



**SPECIAL WARRANTY DEED
(1.853 Acres)**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND §

THAT, WEST KEEGANS BAYOU IMPROVEMENT DISTRICT, a political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto COUNTY OF FORT BEND, TEXAS, a body corporate and politic under the laws of the State of Texas, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), all that certain real property situated in Fort Bend County, Texas, containing 1.853 acres, as more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

596858

Rev 090415

CCM 4-26-16 # 19
Fort Bend County Clerk
Return Admin Serv Coord RAC

4/28/2016 - Original sent to Marcus Spencer, County Attorney

Grantee's address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

[Signature pages follow this page.]

Attachment:

Exhibit A – Description of Property

After recording, please return to:

Jeanette Harris
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

EXHIBIT A

METES AND BOUNDS DESCRIPTION
PROPOSED PARK SITE
1.353 ACRES
PARCEL ONE

Being a tract or parcel containing 1.353 acres of land in the John Leverton Survey, A-102, Fort Bend County, Texas and being a portion of that certain 680.3558 acre tract situated in both Harris and Fort Bend Counties and recorded under File Number F706781, File Code Number 102-65-2295 of the Official Public Records of Real Property of Harris County, Texas, said 1.353 acre being more particularly described by metes and bounds as follows (all bearing referenced to the Texas Coordinate System, South Central Zone):

THENCE for reference at the east northerly northwest cutback corner of the intersection of the northerly right-of-way line of Boss Gaston Road (60' wide) with the westerly right-of-way line of Texas State Highway Number 6 (130' wide):

THENCE departing said intersection and along said westerly right-of-way line of Texas State Highway Number 6, N 02°09'43" W, 2113.63 feet to a point of intersection with the northerly line of a Shell Ranch Pipeline Company Easement, as recorded in Volume 301 Page 291, of the Deed Records of Fort Bend County, Texas:

THENCE departing said easterly right-of-way line of Texas State Highway Number 6 and along the northerly line of said Shell Ranch Pipeline Company Easement, S 87°56'39" W, 7.14 feet to the POINT OF BEGINNING on the proposed northerly projection of the easterly right-of-way line of Emery Hill Drive (60' wide) being situated in Kinshbridge, Texas (line as recorded in Volume , Page , of the Deed Records of Fort Bend County, Texas;

THENCE departing said Emery Hill Drive and continuing along the northerly line of said Shell Ranch Pipeline Company Easement, S 87°56'39" W, 544.81 feet to a point of corner, said point also being on the northeasterly line of a 50 foot wide Eastman Kodak Pipeline Company Easement as recorded in Volume 423, Page 199 of the Deed Records of Fort Bend County, Texas;

THENCE departing said Shell Ranch Pipeline Company Easement and along the northeasterly line of said Eastman Kodak Pipeline Company Easement, N 28°13'08" W, 7.77 feet to a point for corner;

THENCE continuing along the northeasterly line of said Eastman Kodak Pipeline Easement, N 55°50'47" W, 130.38 feet to a point for corner in a westerly line of the aforementioned 680.3558 acre tract;

THENCE departing said Eastman Kodak Pipeline Company Easement and along the westerly line of said 680.3558 acre tract, N 03°16'46" W, 33.16 feet to a point for corner, said point also being an interior corner of said 680.3558 acre tract;

THENCE departing said interior corner and along a southerly line of said 680.3558 acre tract, S 36°42'47" W, 43.31 feet to a point for corner on the northeasterly line of said Eastman Kodak Pipeline Company Easement;

THENCE departing said southerly line and along the northeasterly line of said Eastman Kodak Pipeline Company Easement, N 55°50'47" W, 130.38 feet to a point for corner, said point being 130 feet northerly of (measured at right angles) to the aforementioned northerly line of Shell Ranch Pipeline Company Easement;

THENCE departing the northeasterly line of said Eastman Kodak Pipeline Company Easement and along a line 130 feet northerly of and parallel to said northerly line of the Shell Ranch Pipeline Company Easement, N 87°56'39" E, 713.79 feet to a point for corner on the aforementioned westerly right-of-way line of proposed Emery Hill Drive;

AS PER ORIGINAL

EXHIBIT A

1.053 ACRES
PARCEL ONE
Page 2

THENCE along said westerly right-of-way line of proposed Emery Hill Drive,
S 03°09'43" E, 130.02 feet to the POINT OF BEGINNING and containing 1.053 acres
of land.

Compiled by:
TURNER COLLIE & WARDEN INC.
Consulting Engineers
Houston Dallas Austin Fort Arthur El Paso
Job No. 2608-056
February 4, 1980

Fort Bend County Clerk
Ret Admin Serv Coord

RAC:

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

April 28, 2016 01:20:29 PM

FEE: \$0.00 BAK
DEED

2016043542

