



**SPECIAL WARRANTY DEED**

**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.**

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

THAT, **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 143**, a political subdivision of the State of Texas ("Grantor"), for and in consideration of the abandonment of a portion of the publicly dedicated right of way known as "Regency Creek Drive" dated of even date herewith, executed by the Grantee named below for the benefit of the Grantor and filed of record, the receipt and sufficiency of which is hereby acknowledged and confessed, has **GRANTED, SOLD, and CONVEYED**, and by these presents does **GRANT, SELL, and CONVEY** unto **FORT BEND COUNTY**, a body corporate and politic in the State of Texas, hereinafter called **Grantee**, all that certain tract or parcels of land, being **0.2046 of an acre**, located in Fort Bend County, Texas, and more particularly described as shown in Exhibit "A" attached hereto, incorporated herein and made a part hereof 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 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.

If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.


Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

CCM 9-26-17 #36H  
Fort Bend County Clerk  
Return Admin Serv Coord RAC

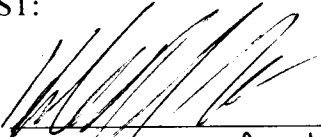
EXECUTED this 7<sup>th</sup> day of August, 2017.

GRANTOR:

**FORT BEND COUNTY MUNICIPAL  
UTILITY NO. 143**

By:   
Name: Mike Olson  
Title: President

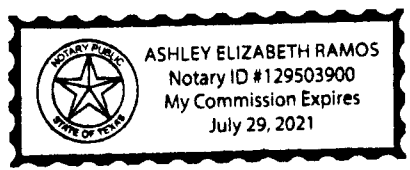
ATTEST:

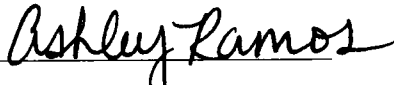
By:   
Name: Kyle Macfarlan  
Title: Secretary

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on this 7<sup>th</sup> day of August, 2017, by Mike Olson, President, of the Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 143, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)



  
Notary Public, State of Texas

AGREED to and ACCEPTED on this the 26 day of September, 2017.

**GRANTEE:**

FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas.

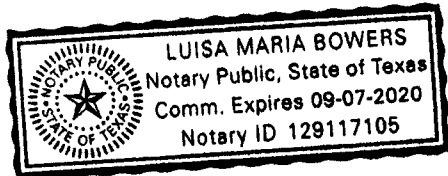
By: 

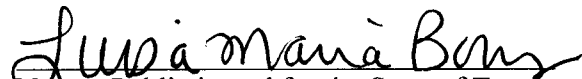
Robert E. Hebert, County Judge

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 26<sup>th</sup> day of September, 2017 by Robert E. Hebert, County Judge of Fort Bend County, Texas, a body corporate and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)



  
Notary Public in and for the State of Texas

Attachments:  
Exhibit A – Legal Description of the Property

After Recording Return to:  
Fort Bend County Engineering  
Attn: Bryan Norton  
301 Jackson Street  
Richmond, Texas 77469

# EXHIBIT A

June 2, 2017  
Job No. 2210-4102E

METES AND BOUNDS DESCRIPTION OF  
0.2046 ACRE OF LAND  
IN THE WALTER C. WHITE AND JAMES  
KNIGHT SURVEY, ABSTRACT NO. 46  
FORT BEND COUNTY, TEXAS

A 0.2046 acre tract of land, located in the Walter C. White and James Knight Survey, A-46, Fort Bend County, Texas, which is a portion of Restricted Reserve "A", Restricted Reserve "B", and a portion of Regency Creek Drive (Private), out of the REGENCY CREEK ESTATES, a subdivision platted under Slide No. 2310A, of the Plat Records of Fort Bend County, Texas, also being a portion of the 14.87 acre tract described in the deed from Ventanna Development McCrary, LTD. to Fort Bend County Municipal Utility District No. 143, recorded under File No. 2017038120, in the Official Public Records of Fort Bend County, Texas, more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, South Central Zone, NAD83, 1993 Adjustment):

**COMMENCING** at a 1" iron pipe found for the northwest corner of said 14.87 acre tract, and the northwest corner of said REGENCY CREEK ESTATES, common to an angle corner of the 13.612 acre tract described in the deed from Ventanna Development McCrary, LTD. to Fort Bend County Municipal Utility District No. 143, recorded under File No. 2015058358, in the Official Public Records of Fort Bend County, Texas; THENCE North 87° 29' 30" East – 966.71' along the north line of said 14.87 acre tract, and the north line of said REGENCY CREEK ESTATES, common to the south line of said 13.612 acre tract and the south line of the 11.73 acre tract described in the deed from Madeley Interests Ltd. III to Ventanna Development McCrary, LTD., recorded under File No. 2014119894, of the Official Public Records of Fort Bend County, Texas to a 3/4" iron rod found for the northeast corner of said 14.87 acre tract, and the northeast corner of said Restricted Reserve "A", common to the northwest corner of Lot 3, of said REGENCY CREEK ESTATES from which a 1" iron pipe found for the northeast corner of said REGNECY CREEK ESTATES bears North 87° 29' 30" East – 950.80'; THENCE South 40° 47' 03" East – 193.83' along the east line of said 14.87 acre tract, and the east line of said Restricted Reserve "A", common to the west line of said Lot 3 to the north corner and **POINT OF BEGINNING** of the herein described tract;

June 2, 2017  
Job No. 2210-4102E

**THENCE** South 40° 47' 03" East – 25.02' continuing along said common line to a 3/4" iron rod found for the southeast corner of said Restricted Reserve "A" and an angle corner of said 14.87 acre tract, common to the southwest corner of said Lot 3, in the north right-of-way line of Regency Creek Drive (70' wide private);

**THENCE** South 46° 14' 49" East – 127.19' along an east line of said 14.87 acre tract, to a 3/4" iron rod found for the northeast corner of aforesaid Restricted Reserve "B" and an angle corner of said 14.87 acre tract, common to the northwest corner of Lot 11 of aforesaid REGENCY CREEK ESTATES, in the south right-of-way line of said Regency Creek Drive;

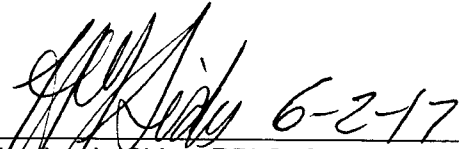
**THENCE** South 51° 55' 01" East – 25.02' along the east line of said Restricted Reserve "B" and the east line of said 14.87 acre tract, common to the west line of said Lot 11, to the east corner of the herein described tract;

**THENCE** South 43° 45' 11" West – 52.47' to the south corner of the herein described tract;

**THENCE** North 46° 14' 49" West – 177.00' to the west corner of the herein described tract;

**THENCE** North 43° 45' 11" East – 52.38' to the **POINT OF BEGINNING** of the herein described tract and containing 0.2046 acre of land.

Corner Monuments were not set at this time at the client's request.

  
Heather L. Sides, RPLS, CFedS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 5997



LJA Engineering, Inc.

WALTER C. BERRY AND JAMES KNIGHT SURVEY, A-46

VENTANNA DEVELOPMENT MCCRARY, LTD  
 TO  
 FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 143.  
 CALLED 13.612 ACRES  
 FILE NO. 2015056356, O.P.R.F.B.C.

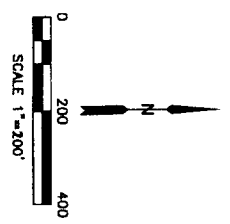
MADELEY INTERESTS LTD. III  
 VENTANNA DEVELOPMENT MCCRARY, LTD.  
 CALLED 17.73 ACRES  
 FILE NO. 201419894  
 F.B.C.O.P.R.

LINE	BEARING	DISTANCE
L1	S 40°47'03" E	25.02'
L2	S 46°14'49" E	127.19'
L3	S 51°55'01" E	25.02'
L4	S 43°45'11" W	52.47'
L5	N 46°14'49" W	177.00'
L6	N 43°45'11" E	52.38'

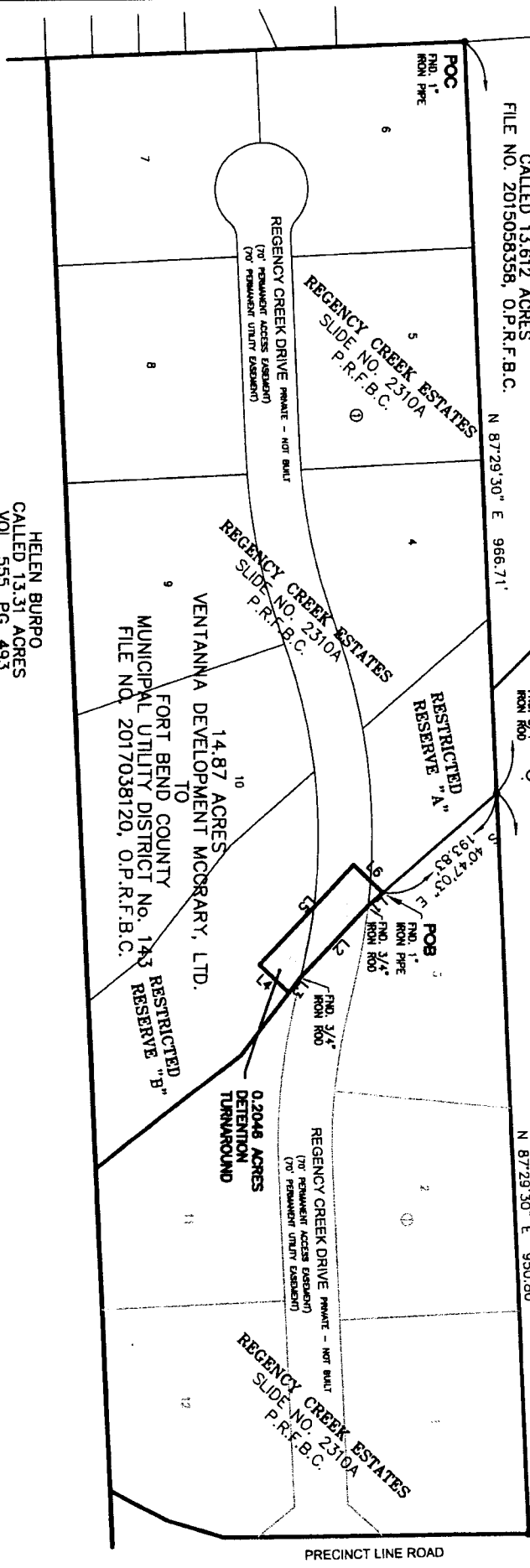
BARBARA JONES SURVEY, A-43

N 87°29'30" E 950.80'

IRON ROD POINT

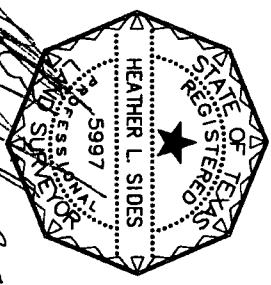


HELEN BURPO  
 CALLED 13.31 ACRES  
 VOL. 555, PG. 493  
 F.B.C.D.R.



LEGEND:  
 P.R.F.B.C. PLAT RECORDS OF FORT BEND COUNTY  
 O.P.R.F.B.C. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY  
 I.R. IRON ROD BECOMING POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT

NOTE:  
 ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.  
 CORNER MONUMENTS WERE NOT SET AT CLIENTS REQUEST.



HEATHER L. SIDES, R.P.L.S., CREDS. PLUS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5997

*Handwritten signature and date: Heather L. Sides 9-7-17*

**EXHIBIT**

IN THE  
 JAMES KNIGHT &  
 WC WHITE SURVEY, A-46  
 FORT BEND COUNTY, TEXAS  
 JUNE 2017 JOB NO. 2210-4102E

**LJA Engineering, Inc.**

2929 Bharatpark Drive  
 Suite 600  
 Houston, Texas 77042  
 Phone 713.953.5200  
 Fax 713.953.5026  
 T.B.P.L.S. Firm No. 10110501

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Laura Richard*



Laura Richard, County Clerk  
Fort Bend County, Texas

October 03, 2017 02:42:48 PM

FEE: \$0.00 RR1  
DEED

2017108745