

24



**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.**

**SPECIAL WARRANTY DEED**

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

THAT, **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23**, a political subdivision of the State of Texas ("Grantor"), for and in consideration of the abandonment of dedicated right of way of the same date as this instrument by the Grantee named below benefitting the Grantor, 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 those certain tracts or parcels of land identified as **Parcel 01, being a 0.0879 of an acre tract of land and Parcel 03, being a 0.2713 of an acre tract of land**, both 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.

By Resolution and Order to Abandon Road Right of Way (the "Order") of the same date as this instrument, Grantee has abandoned a 0.5429 of an acre right of way, as described by field notes in the Order. Grantor, as the abutting property owner, accepts such abandoned right of way as consideration for the conveyance from Grantor to Grantee in this instrument. Grantor and Grantee agree that no lien, either express or implied, shall arise in favor of Grantor or Grantee as a result of the exchange of property between Grantor and Grantee.

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

EXECUTED this 26th day of October, 2017.

**GRANTOR:**

**FORT BEND COUNTY MUNICIPAL  
UTILITY NO. 23**

By: [Signature]

Name: William Thomas

Title: PRESIDENT

**ATTEST:**

By: [Signature]

Name: Steven Gates

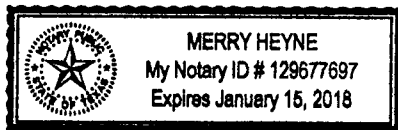
Title: Asst. Secretary

THE STATE OF TEXAS           §  
  §  
COUNTY OF Harris           §

This instrument was acknowledged before me on this 26th day of October, 2017, by William Thomas, President, and Steven Gates, Asst. Secretary, of the Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

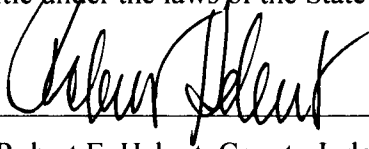
[Signature]  
Notary Public, State of Texas



AGREED to and ACCEPTED on this the 19 day of December, 2017.

**GRANTEE:**

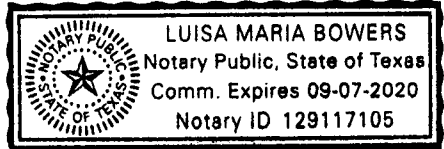
FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas.

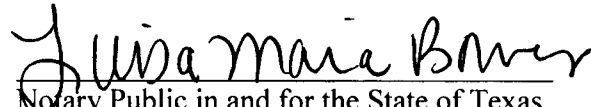
By:   
Robert E. Hebert, County Judge

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 19<sup>th</sup> day of December, 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

EXHIBIT A

County: Fort Bend County

Project Location: Sycamore Rd from 50' East of Eaglewood Trail to 600' West along Rabb Rd

Property Description for Parcel 01

Being a 0.0879-acre (3,830 square foot) tract of land situated in the Moses Shipman Survey, A-86, Fort Bend County, Texas. Said 0.0879-acre tract being out of a residue of a said 10.003-acre tract of land conveyed to Fort Bend Municipal Utility District No. 23., as recorded under Volume 2202, Page 1817 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), residue of a said 10.003 acre tract also being out of the Fort Bend Municipal Utility District No. 23 Administration Building, Restricted Reserve "A", as recorded under Clerk's File No. 20040144 of the Fort Bend County Plat Records, Texas (F.B.C.P.R.). Said 0.0879-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.00013, all distances are surface distances):

**COMMENCING (N=13,757,913.07, E=3,089,526.42)** at a 5/8-inch iron rod with cap stamped "LJA Eng" found which bears North 36 deg. 32 min. 15 sec. East, a distance of 0.37 feet for the northeast corner of said 3.524-acre tract and for the northwest corner of the residue of a 69.566-acre tract of land conveyed to New Teal Run, LTD., as recorded under Clerk's File No. 9754741 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.);

THENCE South 02 deg. 55 min. 35 sec. East, with the east line of said 3.524 acre tract and with the west line of the residue of said 69.566 acre tract, a distance of 346.04 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed right-of-way line of Sycamore Road, for the northeast corner and **POINT OF BEGINNING (N=13,757,567.47, E=3,089,544.09)** of said tract herein described;

THENCE South 02 deg. 55 min. 35 sec. East, with the east line of said 3.524 acre tract and with the west line of the residue of said 69.566 acre tract, a distance of 17.11 feet, to a 5/8-inch iron rod with cap stamped "LJA Eng" found in the existing north right-of-way line of Sycamore Road (width varies) as recorded in Volume 58, Page 75, Volume 51, Page 307 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), Clerk's File No. 20040144 of the O.P.R.F.B.C. and Slide No. 2098B of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.) and for the southeast corner of said tract herein described;

Revised: April 22, 2016

December, 2015

Parcel 1

Page 1 of 4

THENCE South 86 deg. 52 min. 15 sec. West, with a north right-of-way line of said Sycamore Road and with the south line of the residue of a said 10.003-acre tract, a distance of 223.24 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner of said tract herein described;

THENCE North 03 deg. 04 min. 01 sec. West, over and across said residue of a said 10.003-acre tract, with the west line of said tract herein described and along the proposed north right-of-way of said Sycamore Road, a distance of 17.20 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of said tract herein described;

THENCE North 86 deg. 53 min. 39 sec. East, over and across said residue of a said 10.003-acre tract, with the north line of said tract herein described and along the proposed north right-of-way of said Sycamore Road, a distance of 223.29 feet to the **POINT OF BEGINNING** and containing 0.0879 acre (3,830 Sq. Ft.) of land

This description is accompanied by a plat of even survey date.

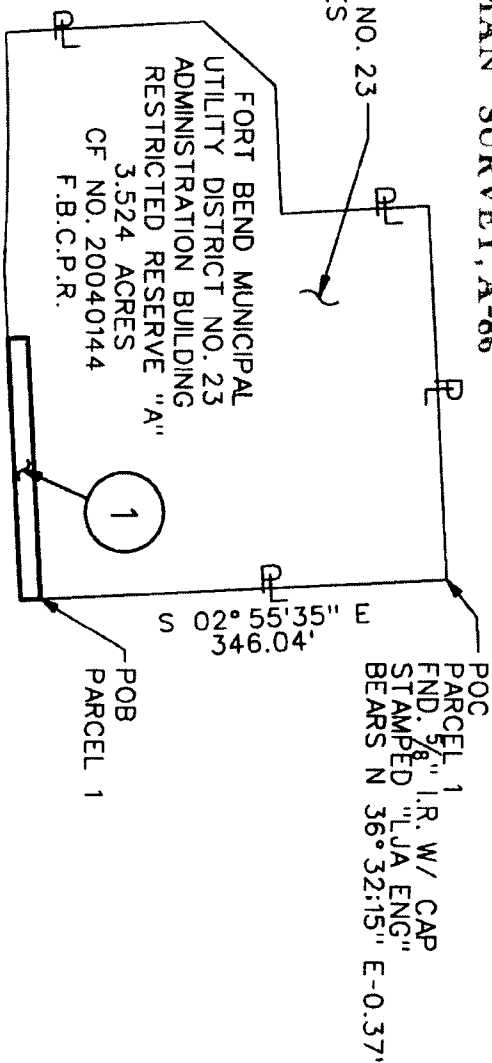
Compiled By:  
Weisser Engineering Company  
19500 Park Row, Suite 100  
Houston, Texas 77084  
TBPLS Reg. No. 100518-00  
TBPE Reg. No. F-68

Job No.: EI456  
Date: 12/15/2015  
Revised: 04/22/2016



MOSES SHIPMAN SURVEY, A-86

FORT BEND UTILITY DISTRICT NO. 23  
RESIDUE OF 10.003 ACRES  
VOL. 2202, PG. 1817  
F.B.C.D.R.



N.T.S.

ABBREVIATIONS

- CM = CONTROL MONUMENT
- C.F. No. = CLERK'S FILE NUMBER
- F.C. No. = FILM CODE NUMBER
- F.C.M.R. = FORT BEND COUNTY MAP RECORDS
- I.R. = IRON ROD
- PG = PAGE
- R.O.W. = ROW-OF-WAY
- O.P.R.R.P.F.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- VOL = VOLUME

BASIS OF BEARINGS:

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:

THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE COORDINATES AND MAYBE COVERED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

NOTE:

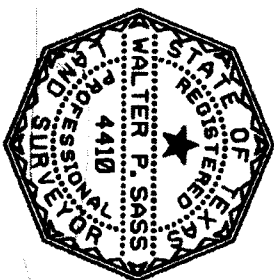
ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.



**WEISSER Engineering Co.**  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
TBP&S Reg. No. 100518-00  
TBP&S Reg. No. F-68

PARCEL 01  
RIGHT-OF-WAY TAKING  
MOSES SHIPMAN SURVEY A-86  
FORT BEND COUNTY, TEXAS

SYCAMORE ROAD  
PARENT TRACT INSET



REVISED: 04/22/76 - REDUCED THE ACREAGE FOR PARCEL 1

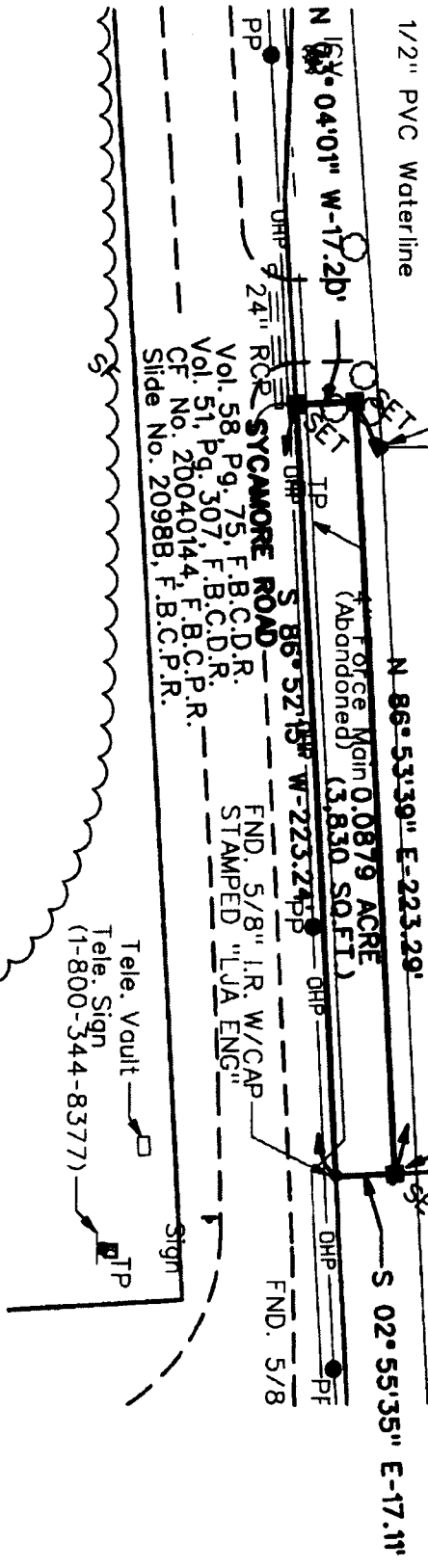
EXISTING	TAKING A/S	REMAINING
3.524 AC	0.0879 AC 3,850 SQ FT	3.436 AC
© Copyright 2015 Weisser Engineering Company, Inc.		
DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E456

**MOSES SHIPMAN SURVEY, A-86**  
**FORT BEND UTILITY DISTRICT NO. 23**  
**RESIDUE OF 10.003 ACRES**  
**VOL. 2202, PG. 1817**  
**F.B.C.D.R.**  
**ADMINISTRATION BUILDING**  
**3.524 ACRES**  
**CF NO. 20040144**  
**F.B.C.P.R.**

San. MH  
 Rim El. - 68.60  
 16" PVC W El. - 45.75  
 16" PVC E El. - 45.75  
 12" PVC N El. - 62.50

P.O.B.  
**PARCEL 1**  
 N-13,757,567.47  
 E- 3,089,544.09

POC  
**PARCEL 1**  
 FND. 5/8" I.R. W/ CAP  
 STAMPED "LJA ENG"  
 BEARS N 36° 32'15" E-0.37'  
**NEW TEAL RUN LTD**  
**RESIDUE OF 69.566 ACRES**  
**CF NO. 9754741**  
**O.P.R.F.B.C.**



**WEISSBR**  
**Engineering Co.**  
 19500 Park Row, Suite 100  
 Houston, Texas 77064  
 (281) 579-7300  
 TBE'S Reg. No. 100518-00  
 TBE Reg. No. F-69

**PARCEL 01**  
**RIGHT-OF-WAY TAKING**  
**MOSES SHIPMAN SURVEY A-86**  
**FORT BEND COUNTY, TEXAS**

© Copyright 2005 Velour Engineering Company, Inc.

DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: 1" = 50'
F.B. No.:	CHECKED BY: L.Y.	SHEET 4 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E456

EXHIBIT A

County: Fort Bend County

Project Location: Sycamore Rd from 50' East of Eaglewood Trail to 600' West along Rabb Rd

Property Description for Parcel 03

Being a 0.2713-acre (11,817 square foot) tract of land situated in the Moses Shipman Survey, A-86, Fort Bend County, Texas. Said 0.2713-acre tract being out of a 3.303-acre tract of land conveyed to Fort Bend Municipal Utility District, as recorded in Volume 2202, Page 1817 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.). Said 0.2713-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.00013, all distances are surface distances):

**COMMENCING (N=13,757,068.51, E=3,089,606.83)** at a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of said 3.303 acre tract and in the west right-of-way of Sycamore Road (width varies);

THENCE North 03 deg. 23 min. 07 sec. West, with the east line of said 3.303 acre tract and with the west right-of-way line of said Sycamore Road, a distance of 362.18 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed south right-of-way line of Sycamore Road, for the southeast corner and **POINT OF BEGINNING (N=13,757,430.06, E=3,089,585.45)** of said tract herein described and for the beginning of a curve to the left;

THENCE over and across said 3.303 acre tract, along the proposed south right-of-way line of said Sycamore Road, with the south line of said tract herein described and with said curve to the left having a radius of 440.00 feet, a central angle of 24 deg. 23 min. 36 sec., an arc length of 187.33 feet, a chord bearing of North 80 deg. 52 min. 13 sec. West and a chord distance of 185.92 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the south line said tract herein described;

THENCE South 86 deg. 55 min. 59 sec. West, with the proposed south right-of-way line of said Sycamore Road and with the south line said tract herein described, a distance of 75.51 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner of said tract herein described;

THENCE North 03 deg. 04 min. 01 sec. West, with the proposed south right-of-way line of said Sycamore Road and with the west line of the said tract herein described, a distance of 36.80 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the existing south right-of-way line of Sycamore Road (width varies) as recorded in Volume 58, Page 75, Volume 51, Page 307 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), Clerk's File No. 20040144 and Slide No. 2098B of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.) and for the northwest corner of said tract herein described;

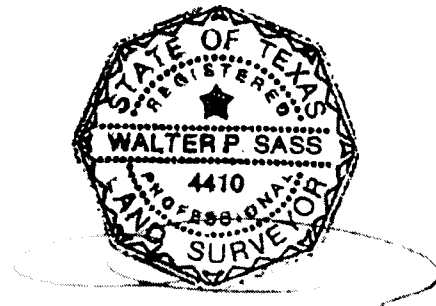
THENCE North 86 deg. 52 min. 15 sec. East, with the existing south right-of-way line of said Sycamore Road, with the north line of said 3.303 acre tract and with the north line of said tract herein described, a distance of 256.69 feet to an angle point for the northeast corner of said 3.303 acre tract and for the northeast corner of said tract herein described;

THENCE South 03 deg. 28 min. 32 sec. East, with the existing west right-of-way line of said Sycamore Road, with the east line of said 3.303 acre tract and with the east line of said tract herein described, a distance of 76.36 feet to the **POINT OF BEGINNING** and containing 0.2713 acre (11,817 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled By:  
Weisser Engineering Company  
19500 Park Row, Suite 100  
Houston, Texas 77084  
TBPLS Reg. No. 100518-00  
TBPE Reg. No. F-68

Job No.: EI456  
Date: 12/15/2015



MOSES SHIPMAN SURVEY, A-86  
SYCAMORE ROAD



ABBREVIATIONS

- CM = CONTROL MONUMENT
- CF No. = CLERK'S FILE NUMBER
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- F.C.M.R. = FORT BEND COUNTY MAP RECORDS
- IR = IRON ROD
- PG = PAGE
- R.O.W. = ROW-OF-WAY
- O.P.R.R.P.F.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- VOL = VOLUME

BASIS OF BEARINGS:

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO 4204 (NAD 83) (2011 ADJ.)

NOTE

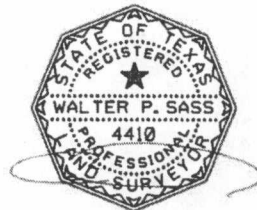
THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE COORDINATES AND MAYBE COVERED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

NOTE

ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.

Fort Bend County M.U.D. No. 23  
130' Drainage Ditch Easmt.  
Vol. 1508, Pg. 317  
F.B.C.D.R.

POC  
PARCEL 3  
SET 1/2" I.R. W/CAP  
STAMPED "WEISSER  
ENG HOUSTON, TX"



PARENT TRACT INSET

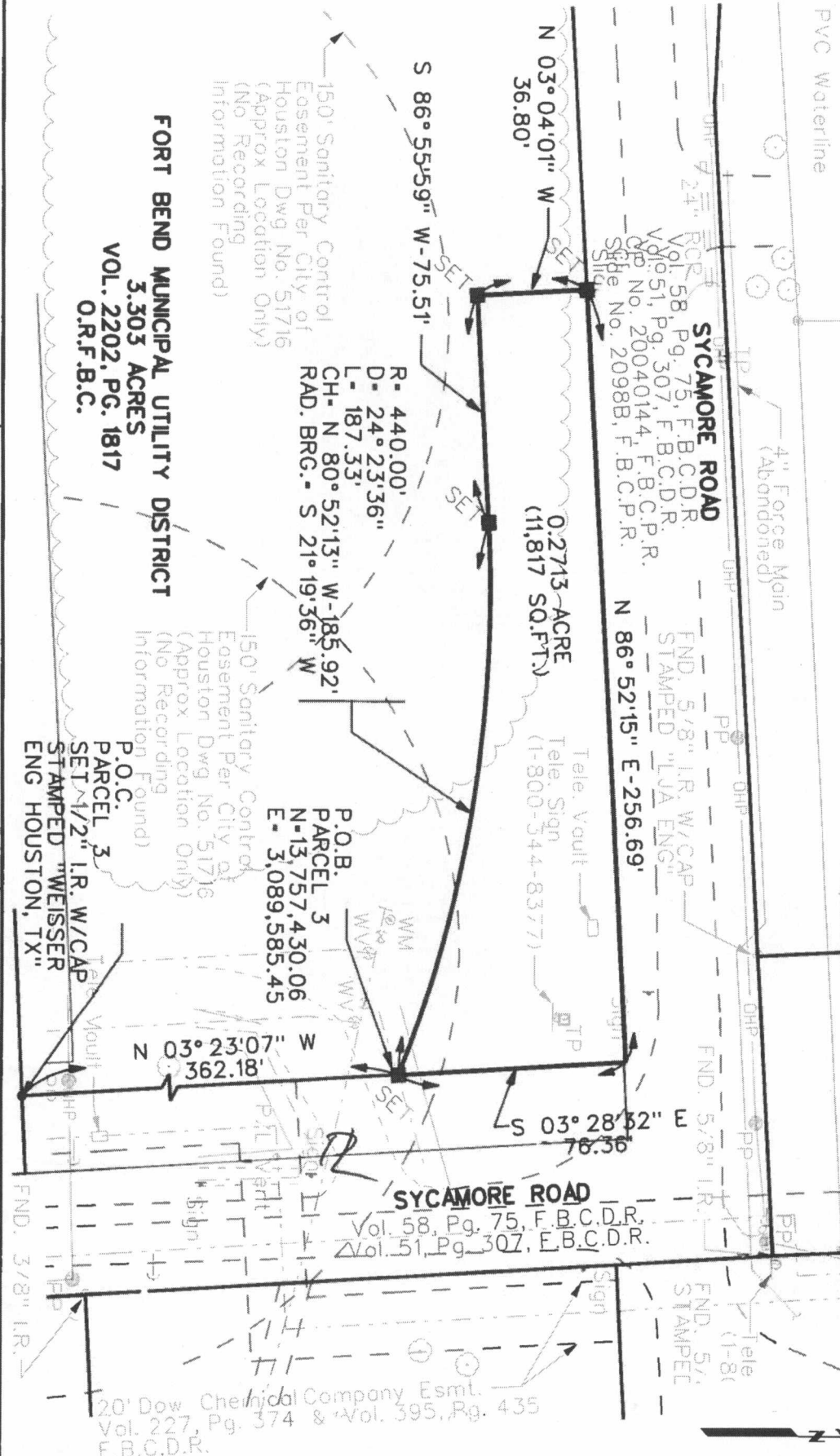
**WEISSER Engineering Co.**  
19500 Park Row, Suite 100  
Houston, Texas 77084  
12811 579 - 7300  
TSPS Reg. No. 100518-00  
TBPE Reg. No. F-68

PARCEL 03  
RIGHT-OF-WAY TAKING  
MOSES SHIPMAN SURVEY, A-86  
FORT BEND COUNTY, TEXAS

EXISTING	TAKING AC/FT	REMAINING
3.303 AC	0.2715 AC 11,817 SQ. FT.	3.032 AC
© Copyright 2015 Weisser Engineering Company, Inc.		
DRAWN BY B.P.	CALCULATED BY J.G.	SCALE N.T.S.
FB No.	CHECKED BY L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE 12/13/15	JOB No. E1456

MOSES SHIPMAN SURVEY, A-86

20' H&AP Co. Esmt.  
W/ 11-1/2" Aerial Esmt.  
Vol. 1571, Pg. 122  
F.B.C.D.R.



**FORT BEND MUNICIPAL UTILITY DISTRICT**  
**3.303 ACRES**  
**VOL. 2202, PG. 1817**  
**O.R.F.B.C.**

P.O.C. PARCEL 3  
 SET 1/2" I.R. W/CAP  
 STAMPED "WEISSER  
 ENG HOUSTON, TX"

P.O.B. PARCEL 3  
 N=13,757.430.06  
 E= 3,089,585.45

**WEISSER Engineering Co.**  
 19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300  
 TBPE Reg. No. 100518-00  
 TBPE Reg. No. F-68

**PARCEL 03**  
**RIGHT-OF-WAY TAKING**  
**MOSES SHIPMAN SURVEY, A-86**  
**FORT BEND COUNTY, TEXAS**

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DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: 1" = 50'
F.B. No.:	CHECKED BY: L.Y.	SHEET 4 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E456

20' Dow Chemical Company Esmt.  
 Vol. 227, Pg. 374 & Vol. 395, Pg. 435  
 F.B.C.D.R.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

December 21, 2017 09:56:47 AM

FEE: \$0.00

RMM

**2017139482**

