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**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**

**THE STATE OF TEXAS**

§

§

**KNOW ALL MEN BY THESE PRESENTS**

§

**COUNTY OF FORT BEND**

THAT FORT BEND COUNTY, a body politic organized and existing under the laws of the State of Texas, hereinafter called "Grantor", for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by FORT BEND COUNTY FRESHWATER SUPPLY DISTRICT NO. 1, a body politic organized and existing under the laws of the State of Texas, hereinafter called "Grantee", whose mailing address is c/o 1980 Post Oak Boulevard, Suite 1380, Houston, Texas 77056, the receipt and sufficiency of which consideration are acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon, containing 2.255 acres of land, as more particularly described in Exhibit "A", attached hereto and 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 conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: (1) any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties; (2) conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and (3) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any but only to the extent they are still in effect and relating to the hereinabove described property.

**TO HAVE AND TO HOLD** the Property described herein and herein conveyed together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by and through Grantor, but not otherwise.

Grantor, as a governmental entity, was exempt from payment of ad valorem taxes on the Property during its period of ownership. Grantee shall be responsible for payment of any such ad valorem taxes on Property subsequent to the conveyance herein and applicable to Grantee's period of ownership.

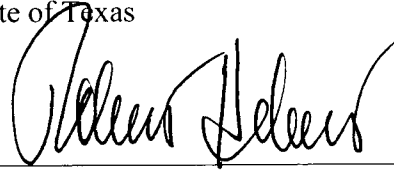
Grantor's address is 301 Jackson Street, Richmond, Texas 77469.

CCM 3-6-2018 # 19A  
Fort Bend County Clerk  
Return Admin Serv Coord  
RAC

EXECUTED this 6 day of March, 2018.

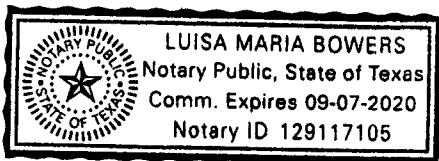
**GRANTOR:**

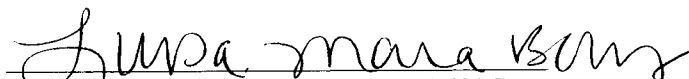
FORT BEND COUNTY, a political subdivision of the State of Texas

By:   
Robert E. Hebert, County Judge

THE STATE OF TEXAS    §  
  §  
COUNTY OF FORT BEND §

The foregoing instrument was acknowledged before me on the 6<sup>th</sup> day of March, 2018, by Robert E. Hebert, acting in his capacity as County Judge, on behalf of Fort Bend County, a political subdivision of the State of Texas.



  
NOTARY PUBLIC, STATE OF TEXAS

After Recording, Please Return To:

Michael R. Willis  
Sanford Kuhl Hagan Kugle Parker Kahn LLP  
1980 Post Oak Boulevard, Suite 1380  
Houston, Texas 77056



Proposed FBC-FWSD Water Plant No.2  
Metes and Bounds – 2.255 Acre tract

January 29, 2018

Description of a 2.255 acre tract of land situated in the M. Escalera Survey, Abstract 170, Fort Bend County, Texas, being out of a called 5.5610 acre tract as described by General Warranty Deed to Fort Bend County, recorded in Fort Bend County Clerk's File Number 2015106878, Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

Note: The bearings in this survey are based on the Texas State Plane Coordinate System, NAD 83, South Central Zone and were determined from GPS observations made with Leica equipment and the Leica Smartnet.

COMMENCING at a 5/8 inch iron rod found for the northwest corner of a called 19.12 acre tract, described in General Warranty Deed with Third Party Vendor's Lien to The First Baptist Church of Fresno, recorded in Fort Bend County Clerk's File Number 9819427, Official Public Records of Fort Bend County, Texas, and on the east right of way line of Farm to Market Road 521 (a 120 foot wide right-of-way) and the south right of way line of Renfrow-Burford Road (a 60 foot wide right of way), and having GRID coordinates N = 13,754,502.25 and E = 3,095,662.90;

THENCE South 64 Degrees 35 Minutes 47 Seconds East, with the south right of way line of said Renfrow-Burford Road and the north line of said 19.12 acre tract, a distance of 466.89 feet to the POINT OF BEGINNING of the herein described tract;

THENCE South 64 Degrees 35 Minutes 47 Seconds East, continuing with the south right of way line of said Renfrow-Burford Road and the north line of said 5.5610 acre tract, a distance of 385.00 feet to a 5/8 inch iron rod with cap marked "ALES" set for the northeast corner of the herein described tract;

THENCE South 01 Degrees 38 Minutes 55 Seconds East, over and across said 5.5610 acre tract, a distance of 216.77 feet to a 5/8 inch iron rod with cap marked "ALES" set for the southeast corner of the herein described tract;

THENCE North 71 Degrees 03 Minutes 12 Seconds West, over and across said 5.5610 acre tract, a distance of 494.79 feet to a 5/8 inch iron rod with cap marked "ALES" set for the southwest corner of the herein described tract;

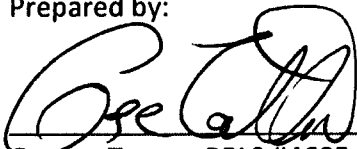


THENCE North 17 Degrees 00 Minutes 17 Seconds East, with the east line of said 19.12 acre tract and the west line of the herein described tract, a distance of 7.31 feet to a 5/8 inch iron rod with cap marked "ALES" set for corner;

THENCE North 27 Degrees 34 Minutes 12 Seconds East, with the east line of said 19.12 acre tract and the west line of the herein described tract, a distance of 241.64 feet to the place of BEGINNING, containing 2.255 acres (98,237 square feet) of land, more or less.

Note: This description is submitted in conjunction with an Exhibit Map of same date.

Prepared by:

 1/29/2018

George Totten, RPLS #4605

Date:

Arborleaf Engineering & Surveying, Inc.

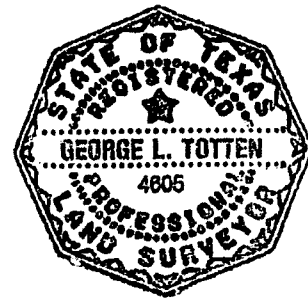
TBPLS 100543-00 TBPE 7705

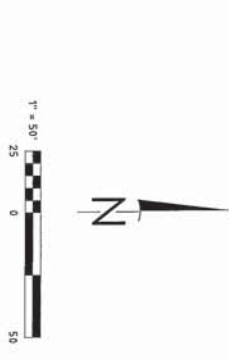
990 Village Square Drive, Suite P

Tomball, Texas 77375

281-655-0634

www.ArborLeaf.com





**GENERAL NOTES:**

1. THE SURVEYOR WAS NOT SURPRSED A TITLE COMMITMENT WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESERVATIONS, OR OTHER INTERESTS IN THE SUBJECT PROPERTY HAS BEEN PERFORMED BY THE SURVEYOR.
2. THE BASIS FOR THE BEARINGS IN THIS SURVEY IS THE NATIONAL TRIPANGULAR SYSTEM OF CONTROL POINTS AND IS DETERMINED BY GPS OBSERVATIONS UTILIZING LEICA EQUIPMENT AND THE LEICA SMARTNET.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C-0315L, WITH A REVISED DATE OF APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAN.

**CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM A SURVEY MADE UNDER MY SUPERVISION AND THAT THE FACTS AT THE TIME OF THIS SURVEY ARE AS SHOWN HEREON. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2017.

DATE OF PLAT OR MAP: JANUARY 25, 2018.

*George L. Totten*  
 George L. Totten, PLS No. 4605



**Arborleaf**  
 990 Village Square Drive,  
 Houston, Texas 77078  
 Telephone: 281-465-0034  
 281-465-0034  
 ENGINEERING AND SURVEYING, INC. | PHONE: 7705 1991L 1000009

**FORT BEND FRESHWATER SUPPLY DISTRICT No. 1 - WATER PLANT No. 2**

BING A 2.255 ACRE TRACT OF LAND, OUT OF A CALLED 5.5810 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED TO FORT BEND COUNTY, TEXAS, RECORDED IN FORT BEND COUNTY CLERK'S FILE No. 2015106878, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND SITUATED IN THE M. ESCALERA SURVEY, ABSTRACT 170, FORT BEND COUNTY, TEXAS.

NO.	DESCRIPTION	DATE
1	AS SHOWN	01/26/2018
2	AS SHOWN	01/26/2018
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4	AS SHOWN	01/26/2018
5	AS SHOWN	01/26/2018
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50	AS SHOWN	01/26/2018

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

March 09, 2018 02:25:03 PM



FEE: \$0.00

CR1

**2018025191**