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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 0.299 of an acre 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.

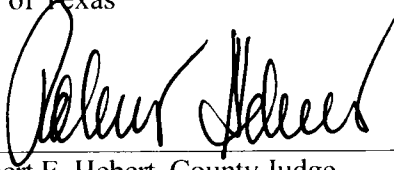
CCM 7-24-2018 = 25B  
Fort Bend County Clerk  
Return Admin Serv Coord

RAC

EXECUTED this 24 day of July, 2018.


**GRANTOR:**

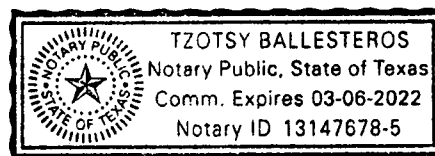
FORT BEND COUNTY, a political subdivision of  
the State of Texas

By:   
Robert E. Hebert, County Judge

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF FORT BEND   §

The foregoing instrument was acknowledged before me on the 24 day of  
July, 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

FIELD NOTE OF 13,044 SQUARE FEET OR 0.299 ACRE OF LAND OUT OF LOT 24, BLOCK B, FRESNO RANCHOS RECORDED IN VOLUME 254, PAGE 239, FORT BEND COUNTY PLAT RECORDS, AND ALSO BEING OUT OF THE SAME PROPERTY CONVEYED TO COUNTY OF FORT BEND AS RECORDED IN FILE NO. 2006014843, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, IN THE ELIJAH ROARK SURVEY, ABSTRACT NO. 77, FORT BEND COUNTY, TEXAS. Bearing orientation referenced to the Texas Coordinates System, South Central Zone

BEGINNING at a 5/8 inch iron rod with "TSC-Geosurv" cap found at the intersection of the east right of way line of Maryland Road per Volume 254, Page 239 Fort Bend County Plat Records and the proposed north right of way line of Trammel Fresno Road as shown on the parcel plat of Parcel 10 per File No. 2006014843 and File No. 2016004778 for the southwest corner of the herein described tract;

THENCE North 3 deg. 01 min. 49 sec. West, along the east right of way line of Maryland Road, 148.04 feet to a 5/8 inch iron rod with "TSC-Geosurv" cap found in the south line of Lot 23, Block B, Fresno Ranchos for the northwest corner of the herein described tract;

THENCE North 86 deg. 47 min. 30 sec. East, along the south line of Lot 23 also being the north line of the above referenced County of Fort Bend tract, 88.02 feet to a 5/8 inch iron rod with "TSC-Geosurv" cap found in the west line of Lot 25, Block B, Fresno Ranchos for the northeast corner of the herein described tract;

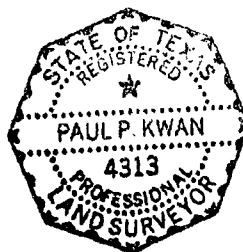
THENCE South 3 deg. 01 min. 49 sec. East, along the west line of Lot 25 also being the east line of the above referenced County of Fort Bend tract, 148.34 feet to a 5/8 inch iron rod with "TSC-Geosurv" cap found in the abovementioned proposed north right of way line of Trammel Fresno Road for the southeast corner of the herein described tract;

THENCE S 86 deg. 59 min. 09 sec. West, along the said proposed north right of way line of Trammel Fresno Road, 88.02 feet to the Point of Beginning.

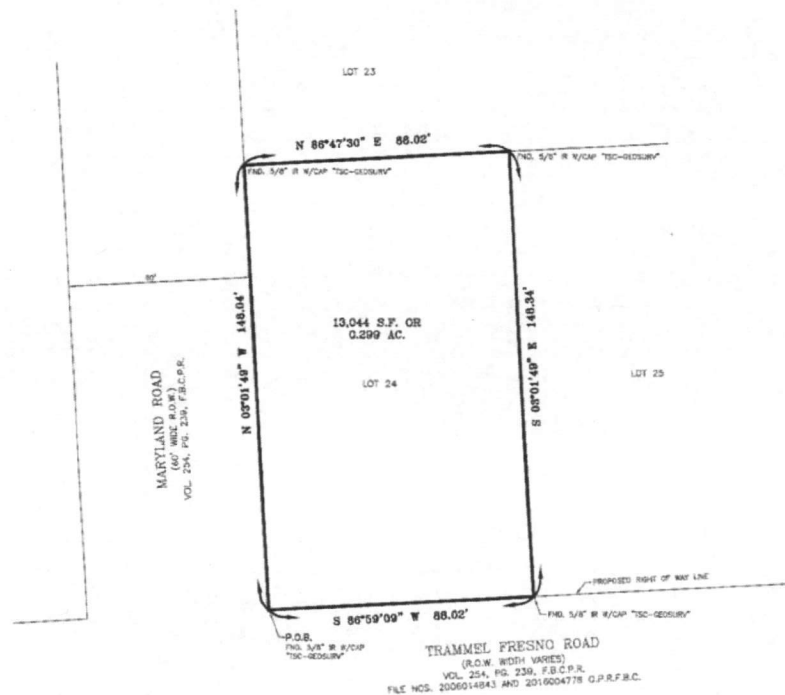
*Paul Kwan*

Paul Kwan 7/9/2018  
Reg. Prof. Land Surveyor No. 4313

Project 1820120 See attached metes and bounds



BLOCK B, FRESNO RANCHOS  
VOLUME 254 PAGE 239 F.B.C.P.R.



NOTE:

1. BEARING ORIENTATION REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTER ZONE.
2. SEE ATTACHED METS AND BOUNDS DESCRIPTION.



*Paul Kwan*  
7/19/2018

SURVEY OF 13,044 SQUARE FEET OR 0.299 ACRE OF LAND OUT OF LOT 24, BLOCK B, FRESNO RANCHOS RECORDED IN VOLUME 254, PAGE 239, FORT BEND COUNTY PLAT RECORDS, AND ALSO BEING OUT OF THE SAME PROPERTY CONVEYED TO COUNTY OF FORT BEND AS RECORDED IN FILE NO. 2006014843, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, IN THE ELIJAH ROARK SURVEY, ABSTRACT NO. 77, FORT BEND COUNTY, TEXAS.

**LANDTECH**  
engineering & surveying  
2225 North Loop West, Suite 500  
Houston, Texas 77008  
Fax (713) 861-4813  
Tel (713) 861-7968  
TBP# No. F-0384; TPPLS No. 02019600

DATE: JULY 9, 2018  
SCALE: 1" = 40'  
DRAWING No.: 2335-C-19.02  
JOB No.: 1820120  
SHEET No.: 1 OF 1

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

July 26, 2018 10:36:48 AM



FEE: \$0.00

CR1

**2018083554**