

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
Texas Heritage Parkway: 0.4158 Acres**

Effective Date:

_____, 2021

Grantor:

Fort Bend County, Texas, a political subdivision of The State of Texas

Grantor's Mailing Address:

301 Jackson Street
Richmond, Texas 77469

Grantee:

City of Fulshear, Texas, a municipal corporation and home-rule city of The State of Texas

Grantee's Mailing Address:

P.O. Box 279
Fulshear, Texas 77441

Consideration:

Good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Property (including any improvements):

That certain tract of land containing 0.4158 acres, located in Fort Bend County, Texas, more particularly described by the metes and bounds description attached hereto shown in **Exhibit A** and incorporated herein for all purposes ("Property").

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. However, Grantor, for itself and on behalf of its successors and assigns, hereby waives and releases all rights of ingress and egress to and from the surface of the Property relating to the mineral estate reserved by Grantor.

Exceptions to Warranty:

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Property and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are in effect and validly enforceable against the Property (collectively, "Permitted Encumbrances"), including but not limited to the terms, restrictions, covenants, etc., in that certain Special Warranty Deed recorded in Fort Bend County Clerk's Official Public Records under File No. 2020071544 and that certain Declaration of Covenants, Conditions and Restrictions for Texas Heritage Parkway Corridor recorded in Fort Bend County Clerk's Official Public Records under File No. 202062122.

Grant of Property:

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys and does hereby grant, sell, and convey to Grantee and Grantee's heirs, successors, and assigns the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and Exceptions to Warranty.

When context requires, singular nouns and pronouns include the plural.

[Execution pages follow.]

The individual signing this instrument on behalf of Grantor represents that it has the requisite authority to bind Grantor.

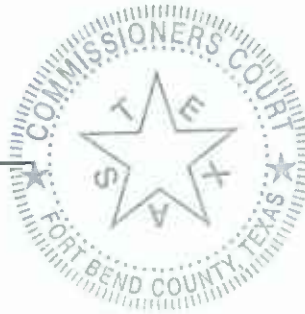
EXECUTED by Grantor this 23 day of March, 2021.

FORT BEND COUNTY, TEXAS

KP George
KP George
County Judge, Fort Bend County, Texas

ATTEST:

Laura Richard
Laura Richard
County Clerk, Fort Bend County, Texas



APPROVED AS TO FORM:

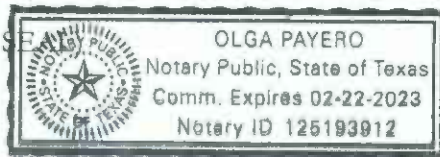
Marcus D. Spencer
Assistant County Attorney

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 23 day of March, 2021, by KP George, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)



Olga Payero
Notary Public, State of Texas

AGREED TO AND ACCEPTED by Grantee this ____ day of _____, 2021.

CITY OF FULSHEAR, TEXAS

Aaron Groff, Mayor

ATTEST:

Kim Kopecky, City Secretary

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF FORT BEND

§

§

This instrument was acknowledged before me on the ____ day of _____, 2021, by
Aaron Groff, Mayor of Fulshear, Texas.

(NOTARY SEAL)

Notary Public, State of Texas

Attachment:

Exhibit A – Property Description

EXHIBIT A

TEXAS HERITAGE PARKWAY
0.4158 OF ONE ACRE
PIPELINE EASEMENT CROSSING

SEPTEMBER 4, 2020
JOB NO. 5880-00

DESCRIPTION OF A 0.4158 ACRE TRACT OF LAND SITUATED
IN THE MICAJAH AUTREY SURVEY, ABSTRACT NO. 100
FORT BEND COUNTY, TEXAS

Being a 0.4158 acre (18,114 square foot) tract of land located in the Micajah Autrey Survey, Abstract No. 100, Fort Bend County, Texas and being a portion of Texas Heritage Parkway (200 feet wide), as set out in conveyances recorded under Fort Bend County Clerk's File (F.B.C.C.F.) Nos. 2020062630 and 2020071544, same being a called 3.690 acre tract designated Parcel 8 and described in a conveyance to Fort Bend County, Texas, recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2020062630, dated October 27, 2017, and a called 24.64 acre tract designated Parcel 6 and described in a conveyance to Fort Bend County, Texas, recorded under F.B.C.C.F. No. 2020071544, dated December 16, 2019, said 0.4158 acre tract being more particularly described by metes and bounds as follows, with all bearings and coordinates being based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010, and all distances and coordinates being surface which may be converted to grid by dividing by a combined adjustment factor of 1.00013:

COMMENCING at a 1/2-inch iron pipe with cap stamped "BGE Inc" found for a point of curvature in the east right-of-way line of said Texas Heritage Parkway, same being the east line of said Parcel 8;

THENCE, South 12° 11' 16" East, a distance of 179.77 feet along and with said east right-of-way line to a point in the northwest line of an 80 foot pipeline easement described in a conveyance to Natural Gas Pipeline Company of America, recorded in Volume 275, Page 225 and in Volume 412, Page 102 of the Fort Bend County Deed Records (F.B.C.D.R.), for the northeast corner and **POINT OF BEGINNING** of the herein described tract, having surface coordinates of N = 13,826,117.18, E = 2,957,619.90;

THENCE, South 12° 11' 16" East, a distance of 90.07 feet, continuing along and with said east right-of-way line, to a point in the southeast line of said 80 foot pipeline easement, for the southeast corner of the herein described tract, being located North 12° 11' 16" East, 65.28 feet from a 1/2-inch iron pipe with cap stamped "BGE Inc" found at the intersection of said east right-of-way line with the north line of a called 583.84 acre tract described in a conveyance to Ronald W. Henriksen "A" Trust and Ronald W. Henriksen "B" Trust recorded under F.B.C.C.F. No. 2008132362, same being the south line of a called 26.35 acre tract described in a conveyance to Cathexis RE Holdings, LP (f/k/a Cathexis RE Development Co., LP) recorded under F.B.C.C.F. No. 2014009889;

TEXAS HERITAGE PARKWAY
0.4158 OF ONE ACRE
PIPELINE EASEMENT CROSSING

SEPTEMBER 4, 2020
JOB NO. 5880-00

THENCE, over and across said Texas Heritage Parkway the following courses and distances:

South 50° 27' 38" West, a distance of 106.72 feet along and with the southeast line of said 80 foot pipeline easement, over and across said Texas Heritage Parkway to a point for corner in the common line of said 583.84 acre tract and said 26.35 acre tract;

North 87° 32' 05" East, a distance of 1.54 feet along and with the common line of said 583.84 acre tract and said 26.35 acre tract to a point for corner in the southeast line of a 75 foot pipeline easement described in a conveyance to Peoples Gulf Coast Natural Gas Pipeline Co., recorded in Volume 408, Page 439 F.B.C.D.R.;

South 50° 32' 27" West, a distance of 120.07 feet along and with the southeast line of said 75 foot pipeline easement, to a point in the west right-of-way line of said Texas Heritage Parkway, for the southwest corner of the herein described tract;

THENCE, North 12° 11' 16" West, along and with said west right-of-way line, at a distance of 73.30 feet, passing a 1/2-inch iron pipe with cap stamped "BGE Inc" found at the intersection of said west right-of-way line with the common line of said 583.84 acre tract and said 26.35 acre tract, continuing for a total distance of 90.92 feet to a point in the northwest line of said 80 foot pipeline easement, for the northwest corner of the herein described tract;

THENCE, North 50° 27' 38" East, a distance of 225.17 feet along and with the northwest line of said 80 foot pipeline easement, over and across said Texas Heritage Parkway to the **POINT OF BEGINNING** and containing 0.4158 of one acre (18,114 square feet) of land.

The above description is not to be used for fee conveyance.



Anthony L. Meier RPLS No. 6712
BGE, Inc.

10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 12° 11' 16" E	90.07'
L2	S 50° 27' 38" W	106.72'
L3	N 87° 32' 05" E	1.54'
L4	S 50° 32' 27" W	120.07'
L5	N 12° 11' 16" W	90.92'
L6	N 50° 27' 38" E	225.17'
L7	S 12° 11' 16" E	179.77'
L8	N 12° 11' 16" W	65.28'

NOTE: THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED EASEMENT(S) SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

REMAINDER OF CALLED 631.26 ACRES (SAVE AND EXCEPT CALLED 26.35 ACRES) D. R. HORTON-TEXAS LTD.

REMAINDER OF CALLED 26.35 ACRES CATHEXIS RE HOLDINGS, LP (F/K/A CATHEXIS RE DEVELOPMENT CO, LP)

50' TEMPORARY WORK SPACE NATURAL GAS PIPELINE CO OF AMERICA

10' ELECTRIC ESMT

10' CATHODIC PROTECTION ESMT NATURAL GAS PIPELINE CO OF AMERICA

20' TEMPORARY WORK SPACE NATURAL GAS PIPELINE CO OF AMERICA

REMAINDER OF A CALLED 583.84 ACRES RONALD W. HENRIKSEN "A" TRUST AND RONALD W. HENRIKSEN "B" TRUST

75' PIPELINE ESMT PEOPLES GULF COAST NATURAL GAS PIPELINE CO

50' CATHODIC PROTECTION ESMT NATURAL GAS PIPELINE CO OF AMERICA

225' PIPELINE CORRIDOR "D"

MICAJAH AUTRY SURVEY A-100

200'

TEXAS HERITAGE PARKWAY (200' ROW)

POC

POB
N=13,826,117.18
E=2,957,619.90

0.4158 ACRES
18,114 SQ. FT.

80' NATURAL GAS PIPELINE COMPANY OF AMERICA ESMT.

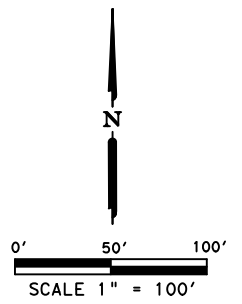
ABBREVIATION LEGEND

ESMT	EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ROW	RIGHT-OF-WAY

60' SEAWAY PIPELINE CO ESMT

50' EXXON PIPELINE CO ESMT

160' PIPELINE CORRIDOR "A"



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 TBPLS Licensed Surveying Firm No. 10106500
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EXHIBIT OF A
 0.4158 ACRE TRACT
 SITUATED IN THE
 MICAJAH AUTRY
 SURVEY A-100
 FORT BEND COUNTY
 SEPTEMBER 2020
 PAGE 1 OF 1 SCALE: 1"=100'

EXHIBIT A