

57



SPECIAL WARRANTY DEED

(Harlem Rd. Right-of-Way Strip – 0.1176 Acres)

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

§

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.

FORT BEND COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1, a political subdivision of the State of Texas (hereinafter called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by **FORT BEND COUNTY**, a body corporate and politic under the laws of the State of Texas having an address of 401 Jackson Street, Richmond, Texas 77469 (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property (the "Property"), to wit:

See Exhibit "A" attached hereto.

This conveyance is made and accepted expressly subject to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities, and is further made subject to all restrictions, covenants, conditions, agreements, assessments, maintenance charges, leases, easements, and previously conveyed or reserved mineral and royalty interests, 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.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee, its successors and assigns, forever. And Grantor does hereby bind itself and its successors to WARRANT and FOREVER DEFEND all and singular the said premises unto said 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.

GRANTOR HAS EXECUTED THIS DEED AND GRANTED, SOLD, AND CONVEYED THE PROPERTY, AND GRANTEE HAS ACCEPTED THIS DEED AND THE PROPERTY, "AS IS, WHERE IS", AND WITH ALL FAULTS. GRANTEE EXPRESSLY WAIVES, TO THE EXTENT ALLOWED BY LAW, ANY CLAIMS UNDER FEDERAL, STATE OR OTHER LAW, AND UNDER COMMON LAW OR IN EQUITY, THAT GRANTEE MIGHT OTHERWISE HAVE AGAINST GRANTOR RELATING TO OR CAUSED BY THE PAST, PRESENT OR FUTURE CONDITION OF THE PROPERTY, WHETHER SUCH CLAIMS ARE KNOWN OR UNKNOWN, FIXED OR CONTINGENT. GRANTEE FURTHER HEREBY ACKNOWLEDGES THAT IT IS RELYING SOLELY UPON ITS OWN PHYSICAL INSPECTION OF THE PROPERTY AND NOT ANY STATEMENTS, ORAL OR WRITTEN, WHICH MAY HAVE BEEN MADE BY GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR CONTRACTORS, IN ACCEPTING THIS CONVEYANCE OF THE PROPERTY.

[EXECUTION PAGE FOLLOWS]

EXECUTED effective as of the 2 day of July, 2021.

CCM 8-3-2021# 24
Fort Bend County Clerk
Return Admin Serv Coord - RAC

08/09/2021 Original (i) sent to Britten Harris, Engineering dept.

GRANTOR:

FORT BEND COUNTY MUNICIPAL
MANAGEMENT DISTRICT NO. 1

By: JOHN G. HERMANN

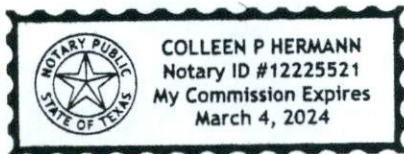
Name: [Signature]

Title: VICE PRESIDENT

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on this 2 day of July, 2021,
by John G. Hermann, Vice President of Fort Bend County Municipal
Management District No. 1 on behalf of said entity.



(SEAL)

[Signature]

Notary Public in and for
the State of Texas

EXHIBIT "A"

County: Fort Bend
Project: HG Misc. Tract "B"
Job No. 191000
MBS No. 19-292

FIELD NOTES FOR 0.1176 ACRE

Being a tract containing 0.1176 acre of land located in the William Morton One and One-Half League Grant, Abstract No. 62, Fort Bend County, Texas. Said 0.1176 acre being a portion of Restricted Reserve "A", of Fort Bend Independent School District High School No. 10, a subdivision recorded in Plat No. 20040219 of the Fort Bend County Plat Records (F.B.C.P.R.). Said 0.1176 acre being a portion of a call 4.188 acre tract of land recorded in the name of Grand Parkway 1358, LP under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2014137293. Said 0.1176 acre of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

BEGINNING at a 5/8 inch capped iron rod stamped "GBI Partners" found at the most easterly southeast corner of Harvest Corner Drive (width varies) as dedicated by plat recorded in Plat No. 20170065 of the F.B.C.P.R., being on the east line of said Fort Bend Independent School District High School No. 10, the west Right-of-Way (R.O.W.) line of Harlem Road (120 foot width) as recorded in Volume 63, Page 203 of the Fort Bend County Deed Records (F.B.C.D.R.) and being on the common line between said Abstract No. 62 and the Jane Wilkins One League Grant, Abstract No. 96, Fort Bend County, Texas;

THENCE, with said east line, said west R.O.W. line and said common survey line, South 02 degrees 39 minutes 16 seconds East, a distance of 410.13 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the south corner of said 4.188 acres and being the beginning of a non-tangent curve to the left;

THENCE, through and across said Restricted Reserve "A" and with the west line of said 4.188 acres, the following four (4) courses:

- 1.) 154.79 feet, along the arc of said curve having a radius of 1,940.00 feet, a central angle of 04 degrees 34 minutes 18 seconds, and a chord which bears North 04 degrees 56 minutes 25 seconds West, a distance of 154.75 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at a point of tangency;
- 2.) North 07 degrees 13 minutes 34 seconds West, a distance of 165.37 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at a point of curvature to the right;
- 3.) 97.16 feet, along the arc of said curve having a radius of 2,060.00 feet, a central angle of 02 degrees 42 minutes 09 seconds, and a chord which bears North 05 degrees 52 minutes 29 seconds West, a distance of 97.16 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at a point of reverse curvature;

4.) 37.79 feet, along the arc of said curve having a radius of 25.00 feet, a central angle of 86 degrees 36 minutes 43 seconds, and a chord which bears North 47 degrees 49 minutes 46 seconds West, a distance of 34.29 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found on the south R.O.W. line of aforesaid Harvest Corner Drive;

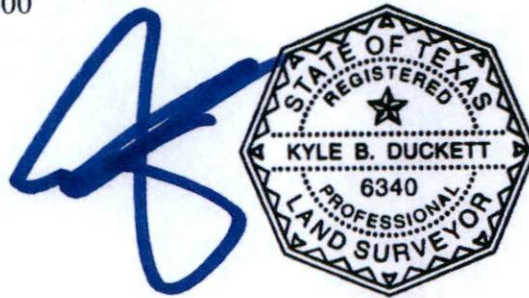
THENCE, with said R.O.W. line, the following two (2) courses:

1.) North 88 degrees 51 minutes 52 seconds East, a distance 19.94 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at a point of curvature to the right;

2.) 46.33 feet, along the arc of said curve having a radius of 30.00 feet, a central angle of 88 degrees 28 minutes 52 seconds, and a chord which bears South 46 degrees 53 minutes 42 seconds East, a distance of 41.86 feet to the **POINT OF BEGINNING** and containing 0.1176 acre of land.

THIS DESCRIPTION WAS PREPARED BASED ON INFORMATION COMPILED FROM SURVEYS MADE ON THE GROUND UNDER THE DIRECTION OF KYLE B. DUCKETT, RPLS 6340 AND FILED IN THE OFFICES OF GBI PARTNERS, L.P. UNDER JOB NOS. 111015 AND 191000.

GBI Partners, L.P.
TBPELS Firm No. 10130300
Ph: 281.499.4539
October 10, 2019



WILLIAM MORTON
1-1/2 LEAGUE
GRANT, A-62

UNRESTRICTED
RESERVE "A"
BLOCK 1

HARVEST GREEN
COMMERCIAL
PLAT NO. 20170153
F.B.C.P.R.

JANE WILKINS
ONE LEAGUE
GRANT, A-96

FND. "X"
IN CONC.

HARVEST CORNER DRIVE
(WIDTH VARIES)
PLAT NO. 20170065 F.B.C.P.R.

UNRESTRICTED
RESERVE "A"
BLOCK 1

HARVEST GREEN
COMMERCIAL
PLAT NO. 20170153
F.B.C.P.R.

R=500'
L=266.56'

REMAINDER OF CALL 4.188 ACRES
GRAND PARKWAY 1358, LP
F.B.C.C.F. NO. 2014137293

P.O.B.

0.1176 ACRE

5,121 SQ.FT.

RESTRICTED
RESERVE "A"

FORT BEND INDEPENDENT
SCHOOL DISTRICT
HIGH SCHOOL NO. 10
PLAT NO. 20040219
F.B.C.P.R.

HARLEM ROAD
(120' R.O.W.)
VOL. 63, PG. 203 H.C.D.R.
F.B.C.C.F. NO. 2015075797

UNRESTRICTED
RESERVE "A"
BLOCK 1

ARVO PLAZA AT
HARVEST GREEN
PLAT NO. 20180216
F.B.C.P.R.

Scale: 1" = 100'

LEGEND

F.B.C.C.F. FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
FND. FOUND
P.O.B. POINT OF BEGINNING



FND. 5/8" CAPPED IRON ROD STAMPED
"GBI PARTNERS"

NOTE:

1. This is an exhibit only. There may be other matters of record not shown.
2. See Pages 1-2 of 3 Pages for metes and bounds description.

EXHIBIT

BEING 0.1176 ACRE OF LAND
LOCATED IN THE WILLIAM MORTON ONE
AND ONE-HALF LEAGUE GRANT, A-62
FORT BEND COUNTY, TEXAS



GBI PARTNERS, L.P.

LAND SURVEYING CONSULTANTS

4724 VISTA ROAD • PASADENA, TX 77505

PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com

TBPLS FIRM #10130300 • www.GBIsurvey.com

SCALE: 1" = 100'

JOB NO. 191000

DATE: 10/10/2019

CREW CHIEF: TB

FIELD BOOK: 14148

DWG.: 19-292EX

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

August 06, 2021 03:07:59 PM



FEE: \$0.00

DP2

2021131476