



[FORM OF DEED]

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

That, **City of Sugar Land**, a municipal corporation and home-rule city of the State of Texas ("Grantor"), for and in consideration of the Grantor's receipt of in-kind enhancements to Duhacsek Parks, has GRANTED and CONVEYED, and by these presents does GRANT and CONVEY unto the said **FORT BEND COUNTY**, a body corporate and politic under the laws of the State of Texas ("Grantee"), all that certain tract or parcel of land situated in the County of Fort Bend, State of Texas, as more particular described on Exhibit A attached hereto (the "Property").

Grantor conveys the Property to Grantee only for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed in the road right of way.

TO HAVE AND TO HOLD the above described land, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors or assigns forever.

This conveyance is subject to all easements, restrictions and reservations of record in the County Clerk's Official Public Records of Real Property of Fort Bend County, Texas, which affect the property herein conveyed, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

And Grantor does hereby bind itself and its, successors and assigns to warrant and forever defend all and singular the said land 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, except as to the reservations from and exceptions to conveyance and warranty.

EXECUTED this 06th day of December, 2022

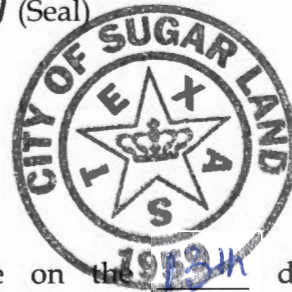
CITY OF SUGAR LAND

By: Joe Zimmerman
Joe Zimmerman, Mayor

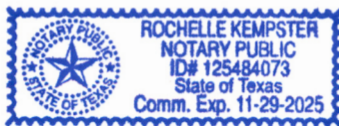
ATTEST:

By: Natalie Senano Deputy City Secretary
Thomas Harris, III, City Secretary (Seal)

THE STATE OF TEXAS §
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COUNTY OF FORT BEND §



This instrument was acknowledged before me on the 06th day of December, 2022, by Joe Zimmerman, Mayor of the City of Sugar Land, a municipal corporation and home-rule city of the State of Texas, on behalf of said city.



Rochelle Kempster
Notary Public, State of Texas

(PLACE NOTARY SEAL ABOVE)

Grantor' address:

2700 Town Center Blvd, North
Sugar Land, Texas 77479

Grantee's address:

401 Jackson St.
Richmond, TX 77469

County: Fort Bend
Roadway: Old Richmond Road
Limits: Old Richmond Road at Voss Road

Property Description for Parcel 1

Being a 0.2188 of one acre (9,532 square feet) parcel of land located in the M.M. Battle Survey, Abstract No. 9, Fort Bend County, Texas and being out of and a part of Restricted Reserve "A", Block 1 of DUHACSEK PARK, a subdivision per plat recorded under Plat Number 20080083 of the Fort Bend County Plat Records (F.B.C.P.R.), also being out of and a part of a called 49.9595 acre tract of land as described in a conveyance to City of Sugar Land recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2001035179, said 0.2188 of one acre parcel being more particularly described by metes and bounds as follows, with all bearings being grid and based on the Texas Coordinate System of 1983 (NAD '83, '93 Adj.), South Central Zone, and being referenced to monuments found along the existing Northwestern right-of-way line of Old Richmond Road (width varies) recorded under F.B.C.C.F. No. 2006074385, F.B.C.C.F. No. 2007046625 and under Slide Number 1851B F.B.C.P.R., as cited herein, and with all coordinates and distances being surface which may be converted to grid by dividing by a scale factor of 1.00013, all measurements are in U.S. Survey feet:

COMMENCING at a 5/8-inch iron rod found on the Northwestern right-of-way line of said Old Richmond Road, being the Southeast corner of Restricted Reserve "G", Block 3 of VILLAGE OF OAK LAKE SECTION THREE, a subdivision per plat recorded under Slide Number 1251A F.B.C.P.R. and being the most Easterly Northeast corner of said Restricted Reserve "A", having surface coordinates of N=13,799,405.30 and E=3,029,129.84, from which a 1/2-inch iron rod found for the common Easterly corner of Lot 52, Block 3 and Lot 53, Block 3 of said VILLAGE OF OAK LAKE SECTION THREE bears North 31°55'37" East, 211.60 feet, thence as follows:

South 31°55'37" West, along the Northwestern right-of-way line of said Old Richmond Road and a Southeasterly line of said Restricted Reserve "A", a distance of 188.84 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" cap set for the Northeasterly corner and **POINT OF BEGINNING** of the herein described parcel and having surface coordinates of N=13,799,245.02, E=3,029,029.97;

1. **THENCE**, South 31°55'37" West, continuing along the Northwestern right-of-way line of said Old Richmond Road and a Southeasterly line of said Restricted Reserve "A", a distance of 13.98 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" cap set for the beginning of a tangent curve to the left;
2. **THENCE**, In a southwesterly direction, continuing along the Northwestern right-of-way line of said Old Richmond Road and a Southeasterly line of said Restricted Reserve "A" and along said curve to the left, an arc distance of 198.33 feet, having a radius of 550.00 feet, a central angle of 20°39'39" and chord which bears South 21°35'47" West, 197.26 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" cap set for the most Southerly corner of the herein described parcel;
3. **THENCE**, North 06°05'10" West, over and across said Restricted Reserve "A", a distance of 16.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" cap set for corner;

4. **THENCE**, North 12°26'02" West, continuing over and across said Restricted Reserve "A", a distance of 95.74 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" cap set for an interior corner of the herein described parcel;
5. **THENCE**, North 77°43'43" West, continuing over and across said Restricted Reserve "A", a distance of 22.02 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" cap set for the most Westerly Southwest corner of the herein described parcel;
6. **THENCE**, North 06°34'28" West, continuing over and across said Restricted Reserve "A", a distance of 40.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" cap set for the Northwest corner of the herein described parcel;
7. **THENCE**, North 66°50'18" East, continuing over and across said Restricted Reserve "A", a distance of 56.37 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" cap set for corner;
8. **THENCE**, North 65°55'45" East, continuing over and across said Restricted Reserve "A", a distance of 25.68 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" cap set for corner;
9. **THENCE**, North 64°18'54" East, continuing over and across said Restricted Reserve "A", a distance of 13.93 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" cap set for corner;
10. **THENCE**, North 86°54'27" East, continuing over and across said Restricted Reserve "A", a distance of 40.68 feet to the **POINT OF BEGINNING** and containing 0.2188 of one acre (9,532 square feet) of land.



Compiled by:
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
(281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

June 07, 2023 03:38:57 PM

FEE: \$0.00

DP2

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