



Project No. 17218x
Moore Road, Parcel 6

CORRECTION DEED
(0.2205 Acres)

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

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That AURELIA RIVERA, whose address is 1726 Moore Road, Stafford, Texas 77477, (hereinafter "Grantor"), on or about March 30, 2023, executed and delivered to FORT BEND COUNTY, TEXAS, a political subdivision of the state of Texas (hereinafter "Grantee"), for and in consideration therein stated, a conveyance of certain real property located in Fort Bend County, Texas, which conveyance was recorded under Clerk's File No. 2023028738 of the Official Public Records of Fort Bend County, Texas (the "Original Deed") for the purposes ; and

WHEREAS, the Original Deed, by mutual mistake, incorrectly described the property through an incorrect metes and bounds description provided in said deed; and

WHEREAS, by execution of this Correction Deed, it is the purpose of Grantor and Grantee to correct the Original Deed to provide the correct metes and bounds and a survey of the Property attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes.

NOW, THEREOFRE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto Grantee all of Grantor's undivided interest in and to the following described non-homestead real property located in Fort Bend County, Texas, to-wit:

Being a 0.2205 acre tract of land (9,606 square feet), more or less, situated in the W.T. Neal Survey, Abstract Number 64 in Fort Bend County, Texas, and being out of and a part of a called 1 acre tract conveyed to Marin Rivera and wife, Aurelia Rivera, by deed recorded under Vol. 967, Page 458 of the Official Public Records of Fort Bend County, Texas; said 0.2205 acre tract of land being more particularly described by metes and bounds attached hereto as Exhibit "A" (the Property").

This conveyance is made and accepted subject to any and all valid covenants, easements, and outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect and effective against the Property or Grantee.

This conveyance is further made and accepted subject to the conditions and reservations made by Grantor in the Original Deed including all oil, gas, and other minerals in, on, or under the Property, together with all rights of ingress and egress stated therein.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, GRANTS, SELLS, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's, successors, and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to any reservations from and exceptions to conveyance, when the claim is by, through, or under Grantor but not otherwise.

This is a **CORRECTION DEED**, given and accepted in substitution of the Original Deed of March 30, 2023 recorded under Clerk's File No. 2023028738, and it shall be effectual as of, and retroactive to that date pursuant to Texas Property Code Section 5.030. However, except as corrected, the Original Deed shall remain in full force and effect.

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

{Execution Pages to Follow}

Executed this 9th day of January, 2024.

GRANTOR:

By: Aurelia Rivera
Aurelia Rivera

ACKNOWLEDGMENTS

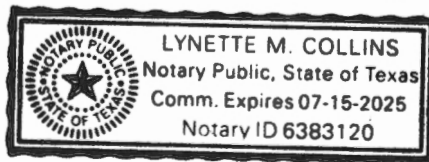
THE STATE OF TEXAS

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COUNTY OF Ft. Bend

This instrument was acknowledged before me, the undersigned notary,
on the 9th day of January, 2024, by Aurelia Rivera.

Lynette M. Collins
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



ACCEPTED this 23rd day of January, 2024.

GRANTEE

FORT BEND COUNTY, TEXAS

By: KP George

KP George,
County Judge

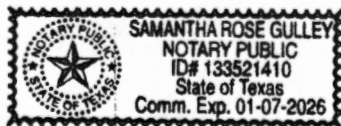
ACKNOWLEDGMENT

THE STATE OF TEXAS

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COUNTY OF FORT BEND

This instrument was acknowledged before me, the undersigned notary, on the 23rd day of January, 2024 by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the state of Texas, on behalf of said County.



Samantha Rose Gulley
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Attachments:

Exhibit "A" (4 pages including cover)

After Recording Please Return To:

Fort Bend County Engineering
301 Jackson Street, 4th floor
Richmond, Texas 77469

AS PER ORIGINAL

EXHIBIT A

(Corrected Metes & Bounds w/Survey Follows Behind)

EXHIBIT A

County: Fort Bend
Highway: Moore Road
Project Limits: 5th Street to Court Road

PROPERTY DESCRIPTION FOR PARCEL NO. 6

BEING a 0.2205 of an acre (9,606 square feet) parcel of land located in the W. T. Neal Survey, Abstract Number 64, Fort Bend County, Texas, and out of and a part of a called 1 acre tract conveyed to Marin Rivera and wife, Aurelia Rivera by deed recorded in Volume 967, Page 458, Fort Bend County Deed Records. Said 0.2205 of an acre parcel being more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, South Central Zone):

COMMENCING at a fence corner post on corner found in the northerly line of a called 13.227 acre tract conveyed to James Brian Revocable Trust by deed recorded under Clerk's File Number 2018135272 of the Official Public Records, Fort Bend County, Texas, marking the westerly corner of said 1 acre tract;

THENCE, North 87° 57' 11" East, with the southerly line of said 1 acre tract and the northerly line of said 13.227 acre tract, a distance of 382.19 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set marking the POINT OF BEGINNING and southwesterly corner of the herein described tract;

THENCE, North 34° 27' 39" West, over and across said 1 acre tract, a distance of 212.07 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set in the southerly line of the remainder of a called 1.64 acre tract conveyed to Daniel and Daisy Matthews by deed recorded under Clerk's File Number 2008003338 of the Official Public Records, Fort Bend County, Texas, and marking the northwesterly corner of the herein described tract;

THENCE, North 54° 15' 42" East, with the northerly line of said 1 acre tract and the southerly line of said 1.64 acre tract, a distance of 42.51 feet to a point in the centerline of Moore Road (width varies – as generally recognized) for the northeasterly corner of said 1 acre tract and the herein described tract;

THENCE, South 34° 27' 39" East, with the centerline of said Moore Road and the northeasterly line of said 1 acre tract, a distance of 240.00 feet to a point for the southeasterly corner of said 1 acre tract and the herein described tract;

EXHIBIT A

THENCE, South 87° 57' 11" West, with the southerly line of said 1 acre tract, at a distance of 32.17 feet pass a 1/2 inch iron pipe found marking the northeasterly corner of said 13.227 acre tract, and continuing with the southerly line of said 1 acre tract and the northerly line of said 13.227 acre tract, in all, a distance of 50.34 feet to the POINT OF BEGINNING and containing 0.2205 of an acre (9,606 square feet) of land.

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

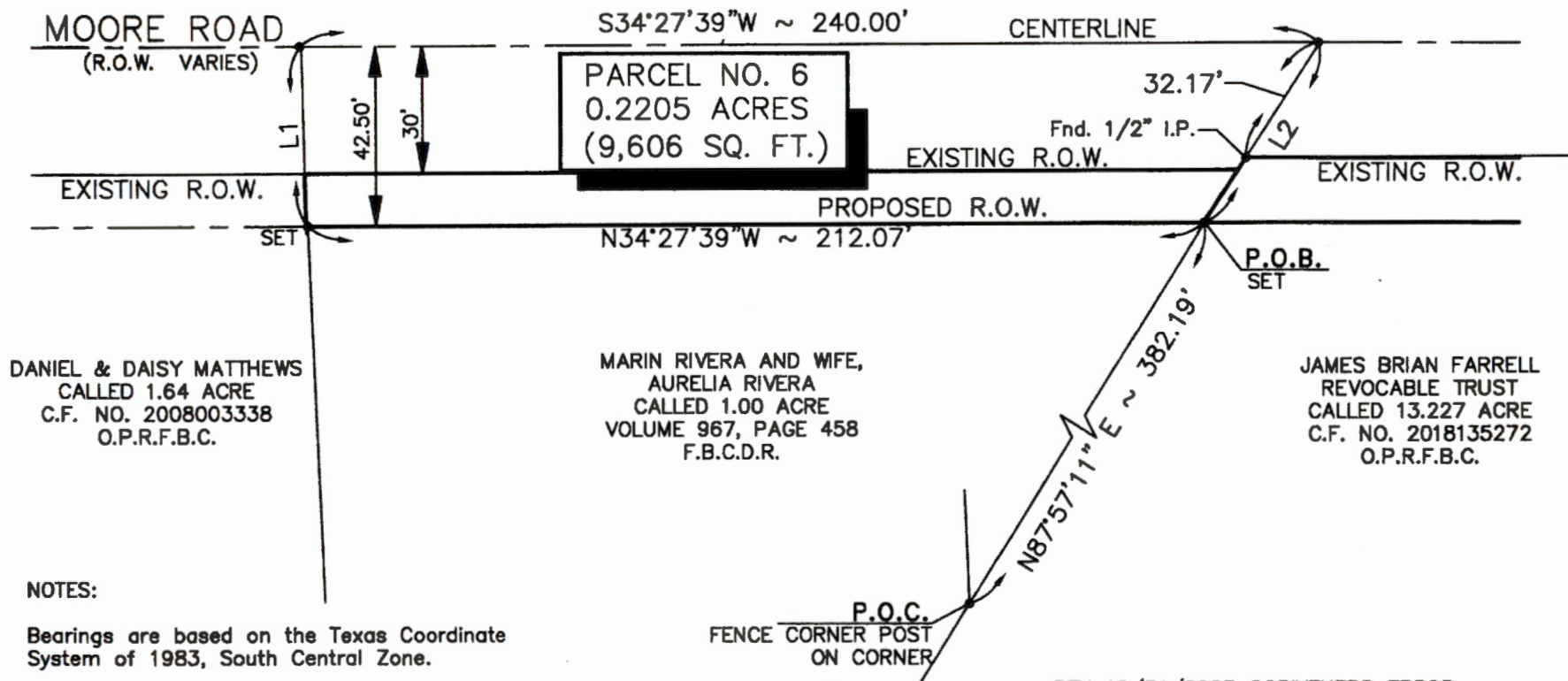
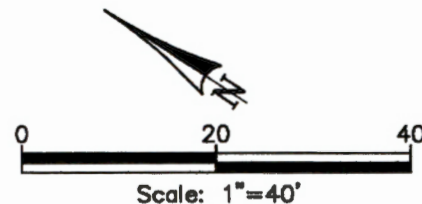
This survey was performed without the benefit of a title commitment, easements, covenants and/or restrictions may exist which are not shown hereon.

Cobb, Fendley & Associates, Inc.
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N54°15'42"E	42.51'
L2	S87°57'11"W	50.34'

W.T. NEAL SURVEY
A-64



REV 10/31/2023 SCRIVENERS ERROR

CobbFendley

TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467

13430 Northwest Freeway, Suite 1100 Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobb fendley.com

DATE: 10-13-2020	SHEET 1 OF 1	REVISED
SCALE: 1"=40'	F.B. NO. 3134	
DRAWN BY: BM	PROJECT NO. 2011-014-01	

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

February 14, 2024 04:10:13 PM

FEE: \$0.00

DP2

2024013692

