

**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.**



## **DEED**

**TxDOT ROW CSJ:** CSJ 1258-03-052

**TxDOT Parcel ID:**

**Grantor(s), whether one or more:**

Fort Bend County, Texas,  
a political subdivision of the state of Texas,  
acting by and through the Fort Bend County Commissioners Court

**Grantor's Mailing Address (including county):**

c/o Fort Bend County Judge  
401 Jackson Street  
Richmond, TX 77469  
Fort Bend County

**Grantee:**

The State of Texas, acting by and through the Texas Transportation Commission

**Grantee's Authority:**

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

**Grantee's Mailing Address (including county):**

c/o of Texas Department of Transportation  
125 E. 11<sup>th</sup> Street  
Austin, Texas 78701

**Consideration:**

The sum of Ten and no/100 Dollars (\$10.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied

**Property:**

All of that certain tract or parcel of land in Fort Bend County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Fort Bend County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, and sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: N/A

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting, or permitting requirements.

**GRANTOR**, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, 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 heirs, 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 the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

EXECUTED on the date(s) of acknowledgment indicated below.

**GRANTOR:**

**FORT BEND COUNTY, TEXAS**

\_\_\_\_\_  
KP George,  
County Judge

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Acknowledgment

State of Texas  
County of Fort Bend

This instrument was acknowledged before me on \_\_\_\_\_, 2024 by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the state of Texas, on behalf of said County. The acknowledging person personally appeared by:

- physically appearing before me.
- appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

\_\_\_\_\_  
Notary Public's Signature

AFTER RECORDING, RETURN TO:  
The State of Texas  
c/o Texas Department of Transportation  
125 E. 11<sup>th</sup> Street  
Austin, Texas 78701

# **EXHIBIT A**

(Metes and Bounds and Survey Follow Behind)

FIELD NOTES FOR 0.2575 OF ONE ACRE OR 11,217 SQUARE FEET OF LAND BEING OUT OF BLOCK 1, RESTRICTED RESERVE "A", FORT BEND COUNTY WESTPARK PARK AND RIDE, AS RECORDED IN PLAT NUMBER 20140036 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ALSO BEING OUT OF A TRACT OF LAND DESCRIBED IN DEED TO COUNTY OF FORT BEND, TEXAS RECORDED IN FILE NO. 9276666 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C., TX) LOCATED IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS: (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD 83)):

**COMMENCING** at the southeast corner of a certain tract of land conveyed to Centerpoint Energy, Inc. by deed recorded under Volume 739, Page 751 of the Fort Bend County Deed Records (F.B.C.D.R.), said corner also being in the northerly right-of-way line of Farm to Market (F.M.) 1093, 100.0 feet wide, recorded under Volume 175, Page 211 of the F.B.C.D.R., from which a found 1/2-inch iron pipe bears North 53°29' West, 0.4 feet;

THENCE South 83°03'35" West, along the north right-of-way line of said F.M. 1093 and the south line of said Centerpoint Energy, Inc. tract, a distance of 375.51 feet to a 5/8-inch iron rod found for the **POINT OF BEGINNING**, the southwest corner of said Centerpoint Energy, Inc. tract and the southeast corner of said Block 1, said County of Fort Bend, Texas tract and the herein described tract;

THENCE South 83°03'35" West, continuing along the north right-of-way line of said F.M. 1093 and the south line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 702.30 feet to a 3/8-inch iron rod with cap stamped "Landtech" found for the southeast corner of a certain tract of land conveyed to Bonaventure Retail II, LLC, recorded in File No. 201505470 of the O.P.R.F.B.C., TX and the southwest corner of said Block 1, said County of Fort Bend, Texas tract and the herein described tract;

THENCE North 06°56'25" West, along the east line of said Bonaventure Retail II, LLC tract and the west line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 16.00 feet to a 3/8-inch iron rod with cap stamped "Landtech" set for the northwest corner of the herein described tract;

THENCE North 83°03'35" East, parallel to and 16.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 699.84 feet to a 5/8-inch iron rod with cap stamped "Landtech" found in the west line of said Centerpoint Energy, Inc. tract and the east line of said Block 1 and said County of Fort Bend, Texas tract for the northeast corner of the herein described tract;

THENCE South 15°40'12" East, along the west line of said Centerpoint Energy, Inc. tract and the east line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 16.19 feet to the POINT OF BEGINNING and containing 0.2575 of one acre or 11,217 square feet of land.

Paul P. Kwan 6/1/2022  
Paul P. Kwan  
Texas Registered Professional Land Surveyor No. 4313, TBPLS Firm No. 10019100  
This metes and bounds description is accompanied by a separate plat.  
Landtech, Inc. - 2525 North Loop West, Suite 300, Houston, TX 77008  
Phone: 713-861-7068  
S:\2022\2220075\DCRP\0.2575AC STRIP.DOC  
Project 2220075.00 - Drawing No. 1936-C-



# H. D. BROWN SURVEY, A - 406

UNITED STATES OF AMERICA  
VOL. 225, PG. 26, F.B.C.D.R.

FND. 5/8" IR W/ CAP STAMPED "RPLS 4729"  
FND. 1/2" IR BEARS S 03°57' W, 0.8'

FND. 3/8" IR W/ CAP STAMPED "LANDTECH"  
FND. 1" IP BEARS N 34°33' W, 0.5'  
FND. 5/8" IR BEARS S 87°20' W, 0.5'

CUBESMART, L.P.  
FILE NO. 2013153425  
O.P.R.F.B.C., TX

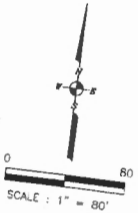
FND. 3/8" IR

COUNTY OF FORT BEND, TEXAS  
FILE NO. 9276666  
O.P.R.F.B.C. TX

BLOCK 1  
RESTRICTED RESERVE "A"  
FORT BEND COUNTY WESTPARK PARK  
AND RIDE  
PLAT NUMBER 20140036  
FORT BEND COUNTY PLAT RECORDS

180' WIDE EASEMENT  
VOL. 437 PG. 116  
F.B.C.D.R.  
RELEASE OF EASEMENT  
VOL. 420 PG. 466  
VOL. 1927 PG. 356  
F.B.C.D.R.

LEGEND  
F.B.C.D.R. FORT BEND COUNTY DEED RECORDS  
O SET SET 3/8" IR W/CAP STAMPED "LANDTECH"  
FND. FOUND  
IP IRON PIPE  
IR IRON ROD  
PG. PAGE  
VOL. VOLUME  
SQ. FT. SQUARE FEET  
AC. ACRE  
O.P.R.F.B.C., TX OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS



NOTES:  
BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83)

CENTERPOINT ENERGY, INC.  
VOL. 739 PG. 571  
F.B.C.D.R.

HOUGHTON RD.  
50' WIDE R.O.W. VOL. 189, PG. 84  
F.B.C.D.R.

BONAVENTURE RETAIL II, LLC  
FILE NO. 2015054570  
O.P.R.F.B.C., TX

0.2575 AC.  
11,217 SQ. FT.

PROPOSED DEDICATION TO TXDOT FOR  
RIGHT-OF-WAY PURPOSE.

POB  
FND. 5/8" IR W/ CAP  
STAMPED "LANDTECH"

POC  
FND. 1/2" IP  
BEARS  
N53°29' W, 0.4'

LINE TABLE	
L1	= N 06°56'25" W 16.00'
L2	= S 15°40'12" E 16.19'

FND. 3/8" IR W/CAP  
STAMPED "LANDTECH"

L1 SET

L2

S 83°03'35" W  
308.47'

FND. 3/8" IR W/CAP  
STAMPED "LANDTECH"

S 83°03'35" W 702.30'

FND. 5/8" IR

S 83°03'35" W 375.51'

FARM TO MARKET (F.M.) 1093  
100' WIDE PER VOL. 175, PG. 211,  
F.B.C.D.R.

SURVEY FOR 0.2575 OF ONE ACRE OR 11,217 SQUARE FEET OF LAND BEING OUT OF BLOCK 1, RESTRICTED RESERVE "A", FORT BEND COUNTY WESTPARK PARK AND RIDE, AS RECORDED IN PLAT NUMBER 20140036 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ALSO BEING OUT OF A TRACT OF LAND DESCRIBED IN DEED TO COUNTY OF FORT BEND, TEXAS RECORDED IN FILE NO. 9276666 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C., TX) LOCATED IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS.



Paul P. Kwan  
6/1/2022

## LANDTECH

2525 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068  
F: 713-861-4131  
TBPELS Registration No. 10019100

DATE: JUNE 1, 2022  
SCALE: 1" = 80'  
DRAWING No.:  
JOB No.: 2220075  
SHEET No.: 1 OF 1