



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.



## WARRANTY DEED

**TxDOT ROW CSJ:** 0543-02-083

**TxDOT Parcel No.:** P00072826

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

Fort Bend County, Texas

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

301 Jackson Street,  
Richmond, Fort Bend Co., Texas 77469

**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):**

P.O. Box 5075  
Austin, Travis Co., Texas 78763-5075  
ATTN: ROW/RES

CCM 05/13/2025 # 32E  
Fort Bend County Clerk  
Return Div Supervisor Admin RAC

**Consideration:**

The sum of \$10 and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either express or implied.

**Property:**

All of that certain tract or parcel of land and improvements thereon located in Fort Bend County, Texas, said land 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 in its present condition, 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, covenants, conditions, and restrictions, 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**, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee 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 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 the claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

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

**GRANTOR:**

Fort Bend County, Texas

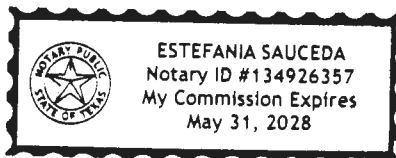
By: KP George  
Name: KP George  
Its: County Judge

---

**Acknowledgment**

State of Texas  
County of Fort Bend

This instrument was acknowledged before me on May 14, 2025, by  
KP George, as County Judge of Fort Bend County, Texas.



Estefania Saucedo  
Notary Public's Signature

My commission expires: May 31, 2028

EXHIBIT "A"

County: Fort Bend  
Highway: F. M. Highway 359  
RCSJ: 0543-02-083  
Limits: FM 1093 to south of Gaston Road

December 19, 2023  
Parcel P00072826  
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PROPERTY DESCRIPTION FOR PARCEL ID# P00072826

**BEING** a 11.7035 acre (509,805 sq.ft.) parcel of land situated in the John Foster 2-½ Leagues Grant, Abstract 26, Fort Bend County, Texas, being that certain called 11.07 acre tract in Right-Of-Way Donation Deed from JDS Nursery Tract, LLC to Fort Bend County, Texas, recorded under County Clerk's File Number 2023076445, Official Public Records, Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

**Beginning** at a 1/2 inch thickwall iron pipe found for the southeast corner of said called 11.07 acre tract, same being the northeast corner of an adjoining called 137.0556 acre tract recorded under County Clerk's File Number 9681280, Official Public Records, Fort Bend County, Texas, and being in the existing west right-of-way line of F. M. Highway 359 (called 80-feet wide), for the southeast corner and **Place of Beginning** of the herein described parcel, said point having coordinates of X = 2,972,111.63, Y = 13,806,882.89;

- 1) **Thence** along the south line of the herein described parcel and the south line of said called 11.07 acre tract, same being the north line of said adjoining called 137.0556 acre tract, South 87 degrees 30 minutes 16 seconds West, a distance of 58.26 feet to a 5/8 inch iron rod with cap marked "Quiddity Property Corner" found for the southwest corner of the herein described parcel and said called 11.07 acre tract, from said point a 1/2 inch thickwall iron pipe found for the southwest corner of the adjoining residue of a called 200.00 acre tract in Special Warranty Deed from Houston Nursery, LLC to JDS Nursery Tract, LLC recorded under County Clerk's File Number 2019095366, Official Public Records, Fort Bend County, Texas, same being the northwest corner of said adjoining called 137.0556 acre tract, bears South 87 degrees 30 minutes 16 seconds West, 2,542.14 feet;

**Thence** along a southwesterly line of the herein described parcel, being a southwesterly line of said called 11.07 acre tract, same being an easterly line of said adjoining residue of a called 200.00 acre tract, being the proposed west right-of-way line of F. M. Highway 359, with the following courses and distances:

- 2) North 01 degree 32 minutes 19 seconds West, a distance of 165.07 feet to a found 5/8 inch iron rod with cap marked "Quiddity Property Corner" at the beginning of a curve to the left;
- 3) Along said curve to the left, having a central angle of 60 degrees 56 minutes 49 seconds, an arc length of 1,717.91 feet, a radius of 1,615.00 feet, and a chord bearing and distance of North 32 degrees 00 minutes 43 seconds West, 1,638.06 feet to a found 5/8 inch iron rod with cap marked "Quiddity Property Corner" at the end of said curve;
- 4) North 62 degrees 29 minutes 07 seconds West, a distance of 350.88 feet to a found 5/8 inch iron rod with cap marked "Quiddity Property Corner" at the beginning of a curve to the right;



EXHIBIT "A"

November 28, 2022

Parcel P00072826

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- 5) Along said curve to the right, having a central angle of 55 degrees 25 minutes 37 seconds, an arc length of 1,997.64 feet, a radius of 2,065.00 feet, and a chord bearing and distance of North 34 degrees 46 minutes 19 seconds West, 1,920.66 feet to a 5/8 inch iron rod with cap marked "Quiddity Property Corner" found at the end of said curve and for the upper northwest corner of the herein described parcel, same being the northeast corner of the adjoining Candela Commercial Reserves, according to map or plat thereof recorded under County Clerk's File Number 20230221, Plat Records, Fort Bend County, Texas, and being in the apparent south right-of-way line of McKinnon Road, from said point a 1/2 inch iron pipe found for the northwest corner of said adjoining Candela Commercial Reserves bears South 87 degrees 48 minutes 40 seconds West, 393.28 feet;

**Thence** along the north line of the herein described parcel and the north line of said called 11.07 acre tract, same being the apparent south right-of-way line of McKinnon Road, and the existing south right-of-way line of F. M. Highway 359, with the following courses and distances:

- 6) North 87 degrees 48 minutes 40 seconds East, a distance of 3.63 feet to a found 1/2 inch iron pipe;
- 7) South 60 degrees 55 minutes 03 seconds East, a distance of 15.40 feet to a found 1/2 inch iron pipe;
- 8) North 87 degrees 49 minutes 30 seconds East, a distance of 114.45 feet to a 5/8 inch iron rod with cap marked "Quiddity Property Corner" found in a non-tangent curve to the left for the upper northeast corner of the herein described parcel and the upper northeast corner of said called 11.07 acre tract, from said point a 5/8 inch iron rod found in the north line of a non-contiguous portion of said residue of a called 200.00 acre tract, same being the south right-of-way line of F.M. Highway 359, and being in a non-tangent curve to the right, bears North 87 degrees 49 minutes 30 seconds East, 1,583.95 feet;

**Thence** along the northeasterly line of the herein described parcel and the northeasterly line of said called 11.07 acre tract, same being a southwesterly line of said adjoining non-contiguous portion of the residue of a called 200.00 acre tract, being the proposed east right-of-way line of F. M. Highway 359, with the following courses and distances:

- 9) Along said non-tangent curve to the left, having a central angle of 54 degrees 51 minutes 37 seconds, an arc length of 1,852.75 feet, a radius of 1,935.00 feet, and a chord bearing and distance of South 35 degrees 03 minutes 19 seconds East, 1,782.78 feet to a found 5/8 inch iron rod with cap marked "Quiddity Property Corner" at the end of said curve;
- 10) South 62 degrees 29 minutes 07 seconds East, a distance of 350.88 feet to a found 5/8 inch iron rod with cap marked "Quiddity Property Corner" at the beginning of a curve to the right;

EXHIBIT "A"

November 28, 2022

Parcel P00072826

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- 11) Along said curve to the right, having a central angle of 43 degrees 11 minutes 21 seconds, an arc length of 1,315.37 feet, a radius of 1,745.00 feet, and a chord bearing and distance of South 40 degrees 53 minutes 26 seconds East, 1,284.45 feet to a found 5/8 inch iron rod with cap marked "Quiddity Property Corner" at the end of said curve, being in the existing west right-of-way line of F.M. Highway 359, from said point a 5/8 inch iron rod found in the east line of said residue of a called 200.00 acre tract, same being the existing west right-of-way line of F.M. Highway 359, bears North 02 degrees 28 minutes 32 seconds West, 2,194.80 feet;
- 12) **Thence** along the east line of the herein described parcel and the east line of said called 11.07 acre tract, same being the existing west right-of-way line of F. M. Highway 359, South 02 degrees 28 minutes 32 seconds East, a distance of 696.39 feet to the **Place of Beginning** and containing 11.7035 acres of land.

All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83). Scale factor = 1.00013

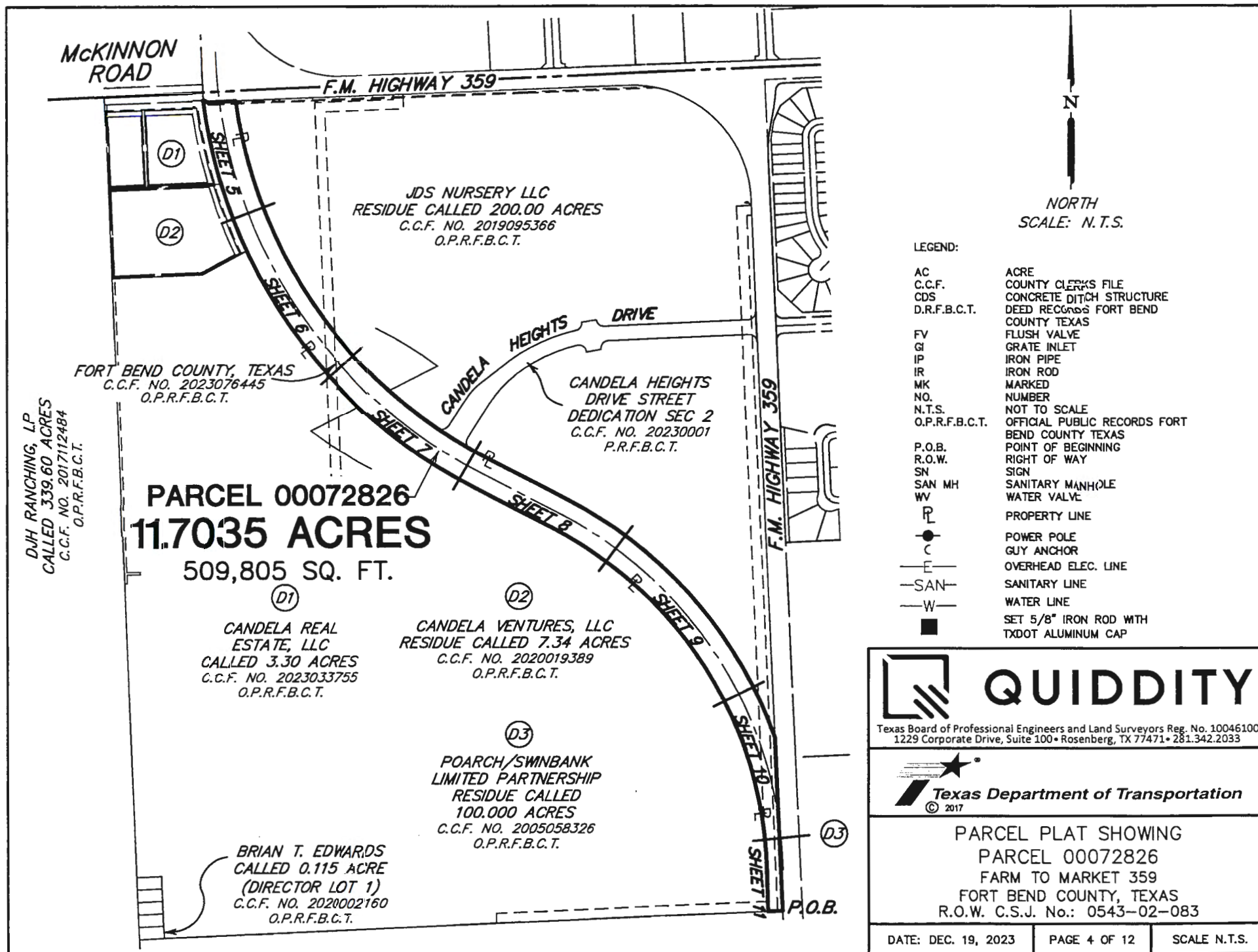
A plat of even date accompanies this property description.

Job Number 16338-0062-00

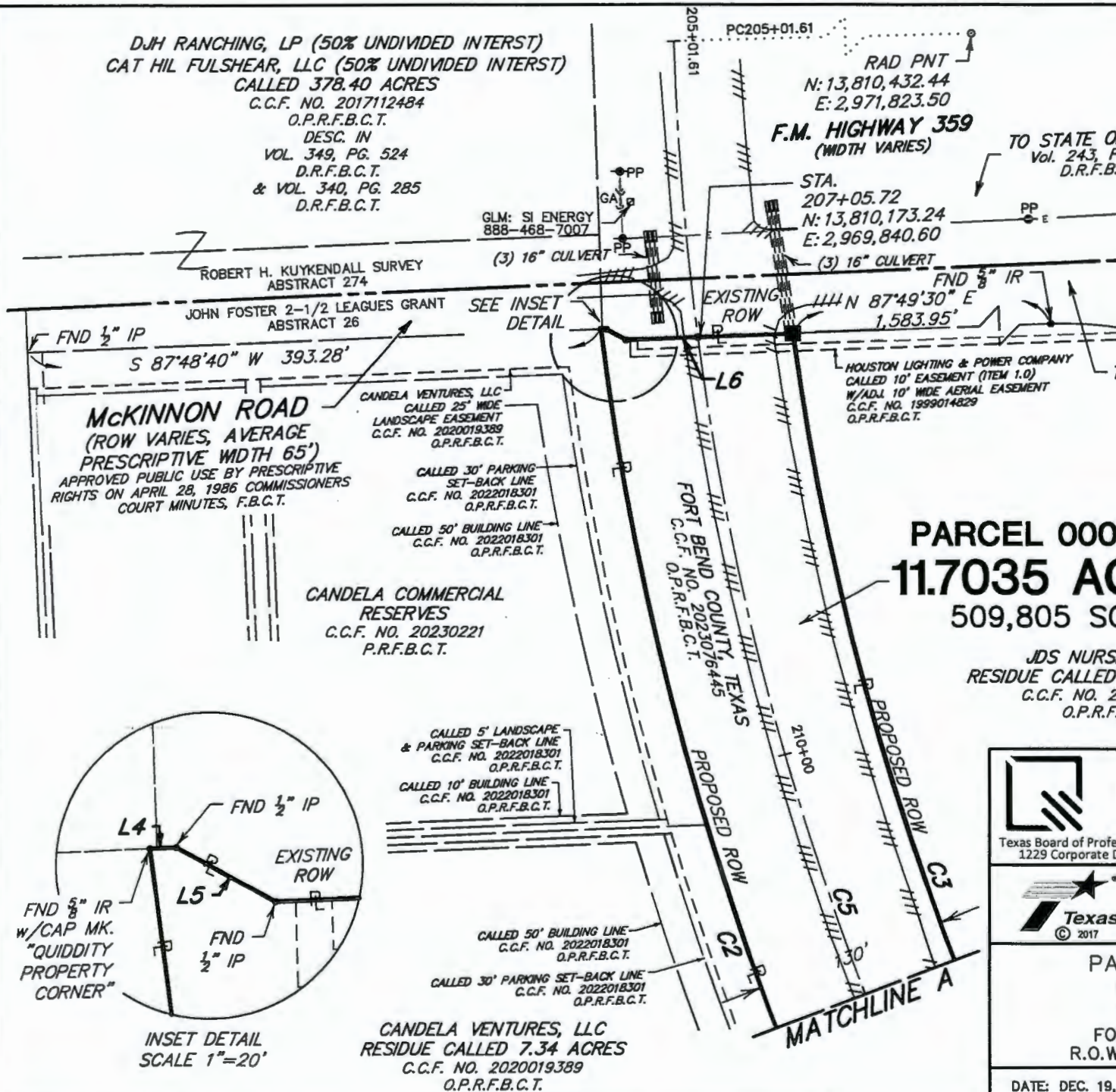


Quiddity Engineering, LLC  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046100

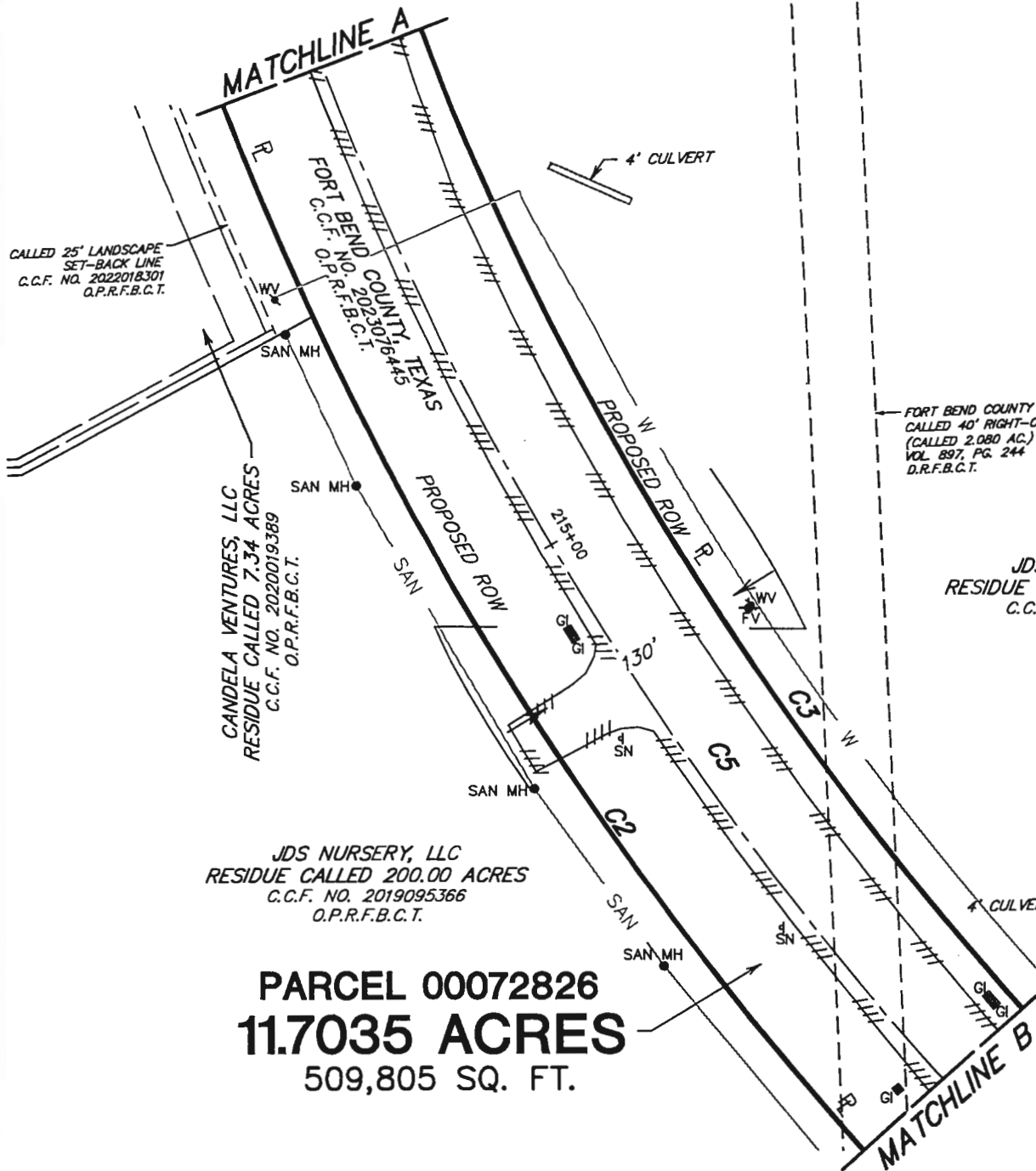
Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
cdkalkomey@quiddity.com











NORTH  
SCALE: 1"=100'

CALLED 25' LANDSCAPE  
SET-BACK LINE  
C.C.F. NO. 2022018301  
O.P.R.F.B.C.T.

CANDELA VENTURES, LLC  
RESIDUE CALLED 7.34 ACRES  
C.C.F. NO. 2020019389  
O.P.R.F.B.C.T.

JDS NURSERY, LLC  
RESIDUE CALLED 200.00 ACRES  
C.C.F. NO. 2019095366  
O.P.R.F.B.C.T.

**PARCEL 00072826**  
**11.7035 ACRES**  
509,805 SQ. FT.

FORT BEND COUNTY DRAINAGE DISTRICT  
CALLED 40' RIGHT-OF-WAY EASEMENT  
(CALLED 2.080 AC.)  
VOL. 897, PG. 244  
D.R.F.B.C.T.

JDS NURSERY, LLC  
RESIDUE CALLED 200.00 ACRES  
C.C.F. NO. 2019095366  
O.P.R.F.B.C.T.

# QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046104  
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

**Texas Department of Transportation**

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PARCEL PLAT SHOWING

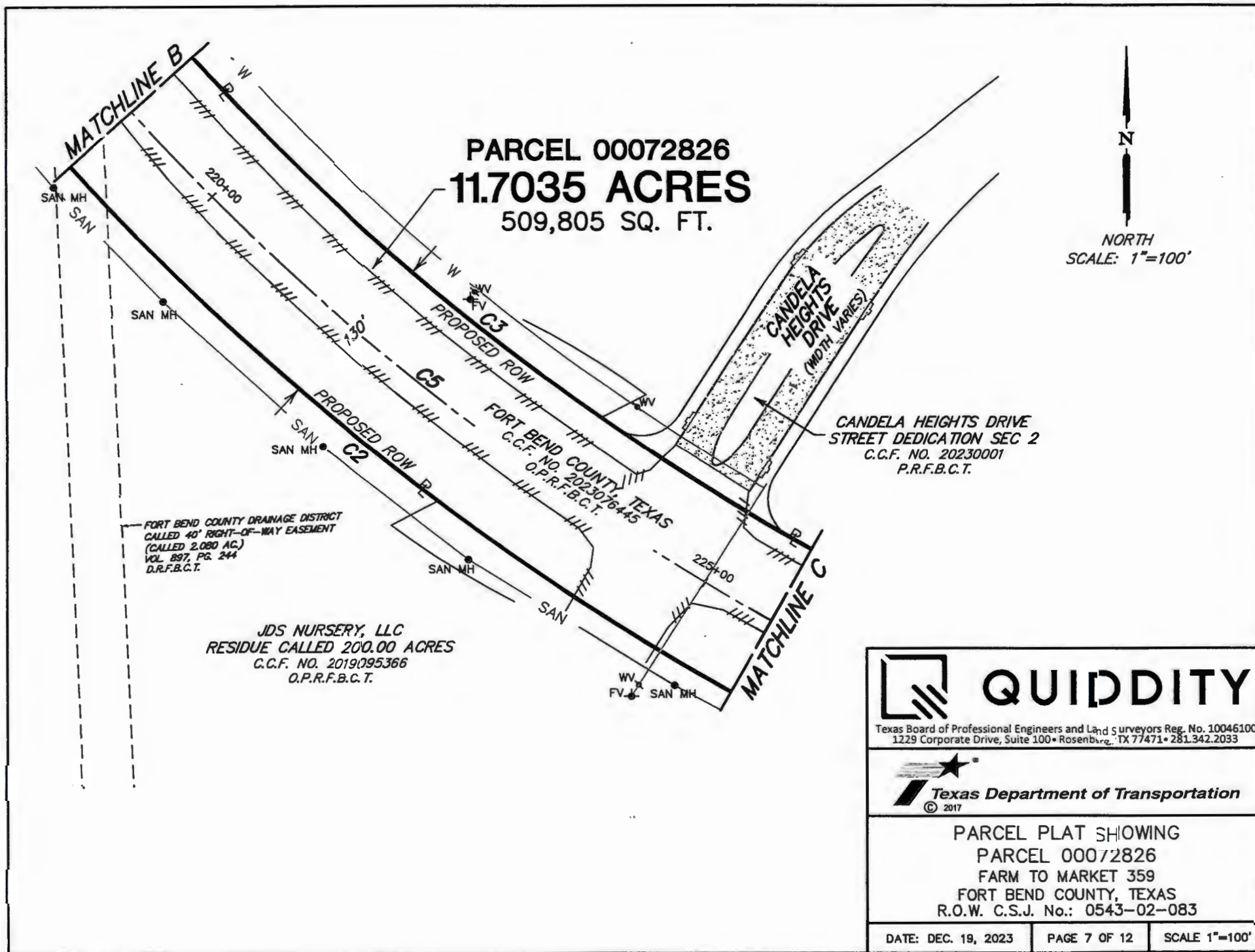
PARCEL C0072'826

FARM TO MARKET 359

FORT BEND COUNTY, TEXAS

R.O.W. C.S.J. No.. 0543-02-083

DATE: DEC. 19, 2023
PAGE 6 OF 12
SCALE 1"=100'



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**Texas Department of Transportation**  
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PARCEL PLAT SHOWING  
PARCEL 00072826  
FARM TO MARKET 359  
FORT BEND COUNTY, TEXAS  
R.O.W. C.S.J. No.: 0543-02-083

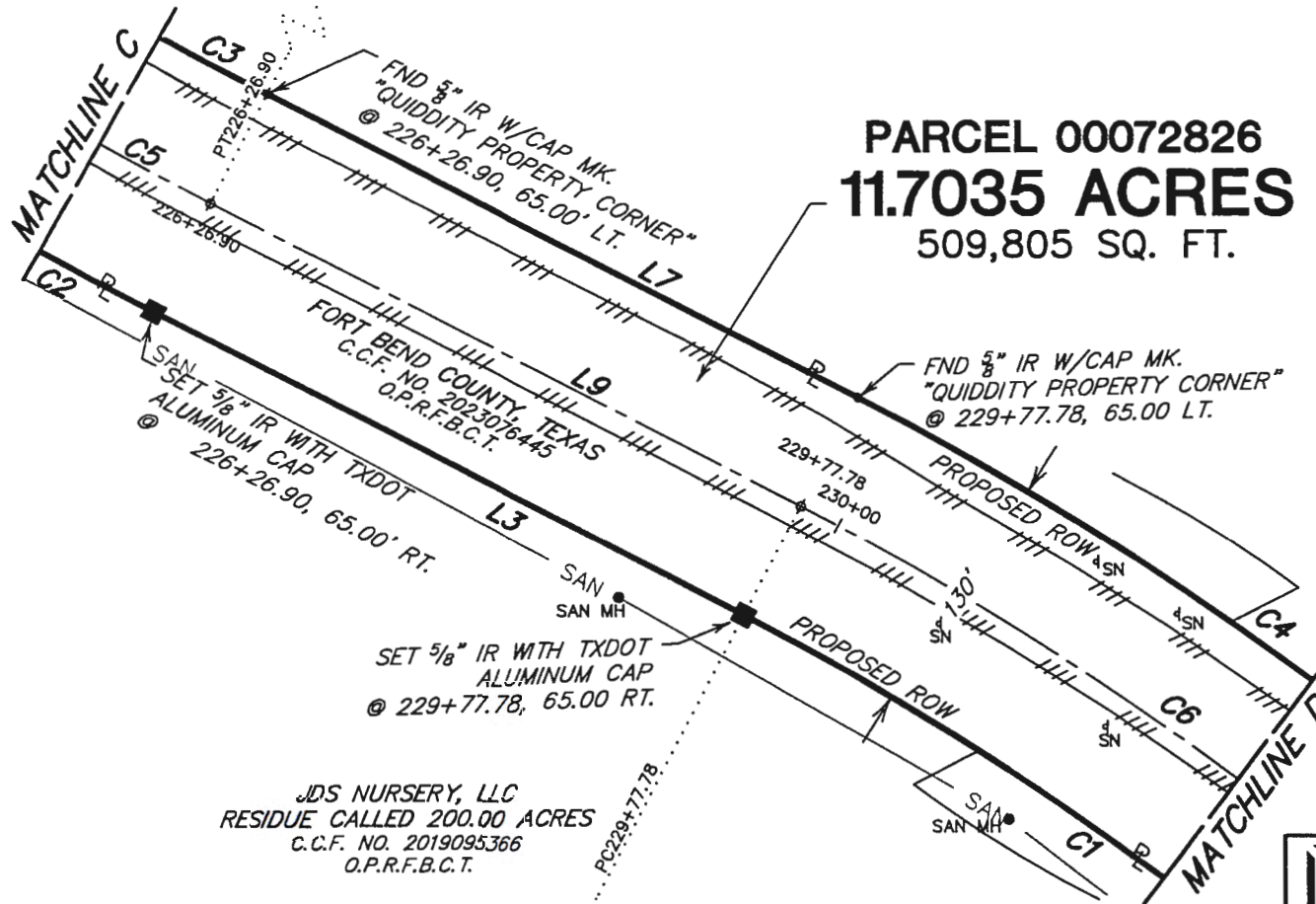
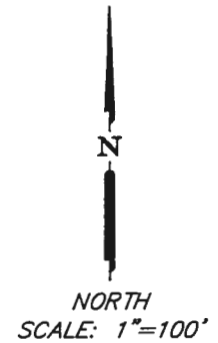
DATE: DEC. 19, 2023



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SCALE 1"=100'

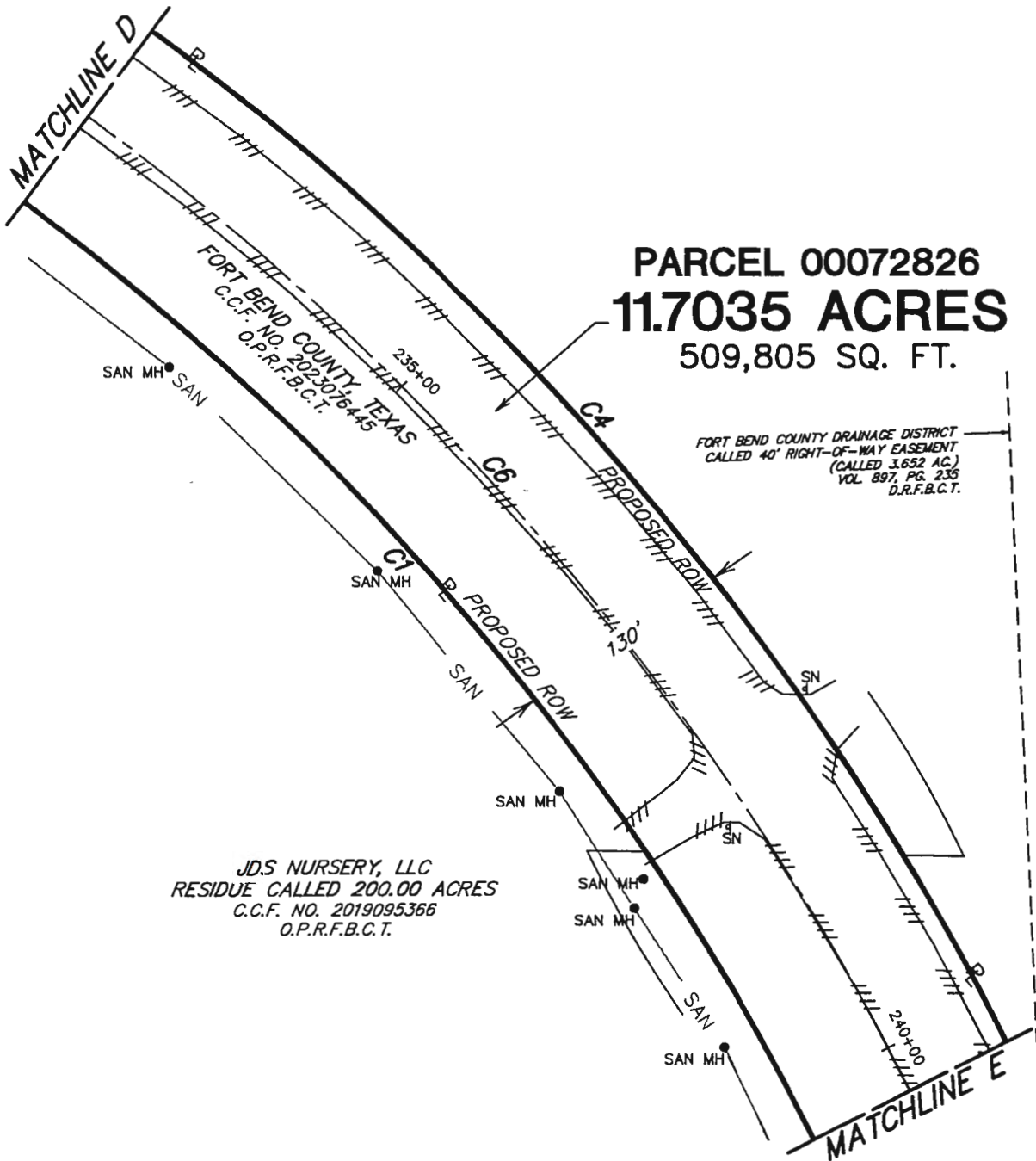
RAD PNT  
N: 13,810,432.44  
E: 2,971,823.50



**PARCEL 00072826**  
**11.7035 ACRES**  
509,805 SQ. FT.



|  |              |               |
|--|--------------|---------------|
|  <b>QUIDDITY</b>  |              |               |
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|  <b>Texas Department of Transportation</b><br>© 2017          |              |               |
| PARCEL PLAT SHOWING<br>PARCEL 00072826<br>FARM TO MARKET 359<br>FORT BEND COUNTY, TEXAS<br>R.O.W. C.S.J. No.: 0543-02-083                          |              |               |
| DATE: DEC. 19, 2023  | PAGE 8 OF 12 | SCALE 1"=100' |





|  |              |               |
|--|--------------|---------------|
|  <b>QUIDDITY</b>  |              |               |
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|  <b>Texas Department of Transportation</b><br><small>© 2017</small>           |              |               |
| <b>PARCEL PLAT SHOWING</b><br><b>PARCEL 00072826</b><br><b>FARM TO MARKET 359</b><br><b>FORT BEND COUNTY, TEXAS</b><br><b>R.O.W. C.S.J. No.: 0543-02-083</b>       |              |               |
| DATE: DEC. 19, 2023  | PAGE 9 OF 12 | SCALE 1"=100' |



FORT BEND COUNTY, TEXAS  
C.C.F. NO. 2023076445  
O.P.R.F.B.C.T.

FND  $\frac{5}{8}$ " IR W/CAP MK.  
"QUIDDITY PROPERTY CORNER"  
@ 247+64.84, 65.00 RT.

RAD PNT  
N: 13,807,006.99  
E: 2,970,434.78

PT247+64.84

BRIAN T. EDWARDS  
CALLED 0.115 ACRE  
(DIRECTOR LOT 1)  
C.C.F. NO. 2020002160  
O.P.R.F.B.C.T.

JDS NURSERY, LLC  
RESIDUE CALLED 200.00 ACRES  
C.C.F. NO. 2019095366  
O.P.R.F.B.C.T.

SET  $\frac{5}{8}$ " IR  
WITH TXDOT  
ALUMINUM CAP

S 87°30'16" W  
FND  $\frac{1}{2}$ " IP  
(THICKWALL)

2,542.14'

SOMERVILLE ACRES, INC.  
CALLED 137.0556 ACRES  
C.C.F. NO. 9681280  
O.P.R.F.B.C.T.

P.O.B.  
FND  $\frac{1}{2}$ " IP  
(THICKWALL)  
N: 13,806,882.89  
E: 2,972,111.63

MATCHLINE F

C1

L2

L1

24" CULVERT

F.M. HIGHWAY 359  
(CALLED 80' WIDE)  
TO STATE OF TEXAS  
Vol. 243 Pg. 137  
D.R.F.B.C.T.

PARCEL 00072826  
11.7035 ACRES  
509,805 SQ. FT.

POARCH/SWINBANK LIMITED PARTNERSHIP  
RESIDUE CALLED 100.00 ACRES  
C.C.F. NO. 2005058326  
O.P.R.F.B.C.T.



QUIDDITY

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PARCEL PLAT SHOWING  
PARCEL 00072826  
FARM TO MARKET 359  
FORT BEND COUNTY, TEXAS  
R.O.W. C.S.J. No.: 0543-02-083

DATE: DEC. 19, 2023

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SCALE 1"=100'



| CURVE | DELTA     | RADIUS    | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT   |
|-------|-----------|-----------|------------|---------------|--------------|-----------|
| C1    | 60°56'49" | 1,615.00' | 1,717.91'  | N 32°00'43" W | 1,638.06'    | 950.30'   |
| C2    | 55°25'37" | 2,065.00' | 1,997.64'  | N 34°46'19" W | 1,920.66'    | 1,084.77' |
| C3    | 54°51'37" | 1,935.00' | 1,852.75'  | S 35°03'19" E | 1,782.78'    | 1,004.30' |
| C4    | 43°11'21" | 1,745.00' | 1,315.37'  | S 40°53'26" E | 1,284.45'    | 690.71'   |
| C5    | 55°02'17" | 2,000.00' | 1,921.19'  | S 34°57'59" E | 1,848.17'    | 1,041.98' |
| C6    | 53°51'47" | 1,680.00' | 1,579.35'  | S 35°33'14" E | 1,521.83'    | 853.47'   |

| LINE | BEARING       | DISTANCE  |
|------|---------------|-----------|
| L1   | S 87°30'16" W | 58.26'    |
| L2   | N 01°32'19" W | 165.07'   |
| L3   | N 62°29'07" W | 350.88'   |
| L4   | N 87°48'40" E | 3.63'     |
| L5   | S 60°55'03" E | 15.40'    |
| L6   | N 87°49'30" E | 114.45'   |
| L7   | S 62°29'07" E | 350.88'   |
| L8   | S 02°28'32" E | 696.39'   |
| L9   | S 62°29'07" E | 350.88'   |
| L10  | N 02°28'32" W | 2,194.80' |

#### GENERAL NOTES:

1. Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
2. Coordinates shown are Surface, divide by 1.00013 to convert to grid.
3. Monuments described And set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.
4. A property description of even date accompanies this plat.

#### ACREAGE TABLE

| EXISTING<br>ACREAGE | TAKING<br>AC/S.F.          | REMAINING |       |
|---------------------|----------------------------|-----------|-------|
|                     |                            | LEFT      | RIGHT |
| 11.7035             | 11.7035 AC<br>509,805 S.F. | N/A       | N/A   |



# QUIDDITY

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PARCEL PLAT SHOWING  
PARCEL 00072826  
FARM TO MARKET 359  
FORT BEND COUNTY, TEXAS  
R.O.W. C.S.J. No.: 0543-02-083

DATE: DEC. 19, 2023

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SCALE N.T.S.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

May 22, 2025 11:36:39 AM



FEE: \$0.00

DP2

**2025050513**