



Project: Wallis 20305
Parcel: 10-R122244

CORRECTION DEED

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 §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF FORT BEND §**

That Fulshear Real Estate Partners II, LP, a Texas limited partnership (hereinafter "Grantor"), on or about November 13, 2024, executed and delivered to FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the state of Texas (hereinafter "Grantee"), for and in the consideration therein stated, a conveyance of certain real property containing 0.0077 acres (337 SF) located in Fort Bend County, Texas, which conveyance was recorded under Clerk's File No. 2024116662 of the Official Public Records of Fort Bend County, Texas (the "Original Deed") for the purposes ; and

WHEREAS, the Original Deed, by mutual mistake, neglected to state that said 0.0077 acres (337 SF) was being conveyed to Grantee for right-of-way purposes; and

WHEREAS, Grantor did not properly execute the Original Deed in accordance with Texas law; and

WHEREAS, by execution of this Correction Deed, it is the purpose of Grantor and Grantee to correct the Original Deed to convey said 0.0077 acres (337 SF) to Grantee for right-of-way purposes and also correct Grantor's execution of the same.

NOW, THEREFORE, 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 that certain tract of land, containing 0.0077 acres (337 SF), as more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein and made a part hereof for all purposes, together with all rights, titles, and interest appurtenant thereto and improvements situated thereon (collectively, the "Property").

The purpose of this conveyance is to donate to Grantee, a portion of the right-of-way for Wallis Street (the "roadway facility") 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 thereunder (if any), and is executed by Grantor and accepted by Grantee subject to the terms, conditions, and provisions hereof.

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Grantor hereby acknowledges that the Property herein conveyed shall become a part of the roadway facility and that Grantor's use of and access to said roadway facility shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof. Grantor further acknowledges that Grantor's rights of ingress and egress and Grantor's right of direct access to and from Grantor's remaining property (if any) to said roadway facility shall be governed by and is subject to such regulation as is determined by Fort Bend County, Texas, or the applicable municipality, if any, to be necessary in the interest of public safety and in compliance with approved engineering principles and practices, and subject to compliance with any applicable state, local municipal, or county zoning, platting, and/or permit requirements.

This conveyance is made and accepted subject to the terms, conditions, and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral, or royalty interests, mineral reservations, surface waivers, utility conveyances, encumbrances, regulations, or order of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, but only to the extent the same are validly existing and applicable to the Property and enforceable against Grantee (collectively, the "Permitted Encumbrances").

To have and to hold the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND**, all singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the Permitted Encumbrances.

This is a **CORRECTION DEED**, given and accepted in substitution of the Original Deed of November 13, 2024 recorded under Clerk's File No. 2024116662, and it shall be effectual as of, and retroactive to that date pursuant to Texas Property Code Section 5.030. However, except as corrected herein, the Original Deed shall remain in full force and effect.

If current ad valorem taxes on the Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

Grantee's address is: c/o County Auditor, 301 Jackson St, Richmond, Texas 77469

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

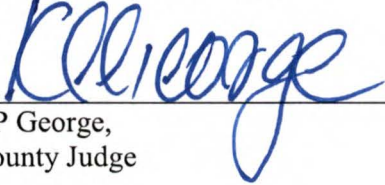
{Execution Pages to Follow}

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ACCEPTED this 10 day of June, 2025.

GRANTEE

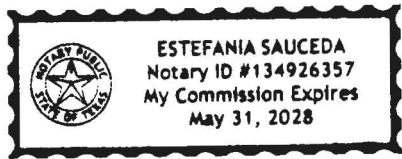
FORT BEND COUNTY, TEXAS


By: 
KP George,
County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me, the undersigned notary, on the 11 day of June, 2025 by KP George, County Judge of Fort Bend County, Texas, a body corporate and politic under the laws of the state of Texas, on behalf of Fort Bend County, Texas.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Attachments:
Exhibit "A" (4 pages)

After Recording Please Return To:
Fort Bend County Engineering
301 Jackson Street, 4th Floor
Richmond, Texas 77469

WALLIS STREET
FULSHEAR REAL ESTATE PARTNERS II LP
CHURCHILL FULSHEAR
LEAGUE, A-29
FORT BEND COUNTY, TEXAS

PARCEL 10

Being a 0.0077-acre (337 square foot) parcel of land situated in the Churchill Fulshear League, A-29, Fort Bend County, Texas, and being out of a called 4.708-acre tract of land conveyed to Fulshear Real Estate Partners II LP, as recorded under Fort Bend County Clerk's File No. 2014081348 of the Official Public Records of Fort Bend County, Texas and being more particularly described as follows with the bearings shown hereon being based on the Texas Coordinate System, South Central Zone 4204, NAD-83 (2011 adj.), the coordinates shown hereon are grid and may be converted to surface by multiplying by the combined scale factor of 1.00013, all distances are surface:

COMMENCING (N=13,813,605.63, E=2,951,656.27) at a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set in the east right-of-way of Wallis Street (Right-of-Way Varies), for the northwest corner of a called 1.6070-acre tract of land conveyed to Fort Bend County Emergency Services District No. 4, as recorded under Fort Bend County Clerk's File No. 2008046810 of the Official Public Records of Fort Bend County, Texas and in the south line of said 4.708-acre tract;

THENCE South 82° 55' 01" West, a distance of 99.62 feet, with the east right-of-way line of said Wallis Street, with the south line of said 4.708-acre tract, to a point for a southwest corner of said 4.708-acre tract;

THENCE North 48° 53' 55" West, a distance of 70.12 feet, with the east right-of-way of said Wallis Street and with the southwest line of said 4.708-acre tract to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set in the proposed east right-of-way line of Wallis Street, for the southeast corner and for the **POINT OF BEGINNING** of the herein described parcel, said point having a grid coordinate of **N=13,813,639.43, E=2,951,504.60**;

THENCE North 48° 53' 40" West, a distance of 85.66 feet, with the northeast right-of-way line of said Wallis Street, with the southwest line of said 4.708-acre tract and with the southwest line of said tract herein described, to a point for a southwest corner of said 4.708-acre tract and for the northwest corner of said tract therein described;

THENCE North 03° 05' 56" East, a distance of 7.88 feet, with a west line of said 4.708-acre tract, with the east line of a tract of land with a calculated acreage of 0.3382-acres and with the west line of said tract herein described, to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set for the northerly point of said tract therein described and for the beginning of a curve to the right;

THENCE in a southeasterly direction, over and across said 4.708-acre tract, with the northeast line of said tract herein described and said curve to the right, having a radius of 875.00 feet, a central angle of $05^{\circ} 56' 37''$, a chord bearing South $44^{\circ} 58' 04''$ East, a chord distance of 90.73 feet and an arc length of 90.77 feet to the POINT OF BEGINNING and containing 0.0077-acre (337 square feet) of land.

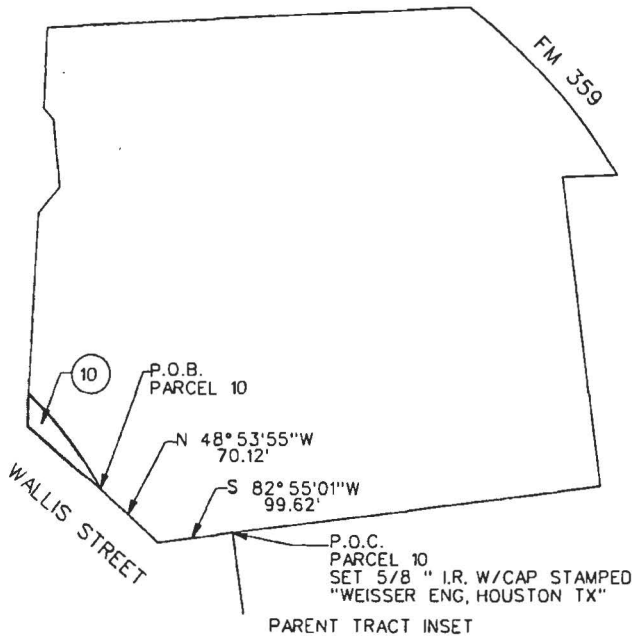
See Exhibit "B" for plat of herein described parcel.

Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68
Job No.: IC092
Date: 12/01/2023



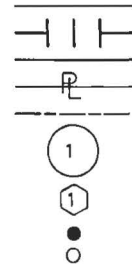
A handwritten signature in black ink, appearing to read "Walter P. Sass", is written below the seal.

CHURCHILL FULSHEAR LEAGUE, A-29



CONVENTIONAL SIGNS:

- EXISTING RIGHT-OF-WAY LINE
- ACCESS DENIAL LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPERTY LINE
- SURVEY LINE



● DENOTES PARCEL NO.

○ DENOTES BEARING AND DISTANCE NOTE NO.

● SET (AS INDICATED)

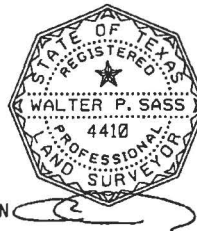
○ FOUND (AS INDICATED)

LEGEND:

- C.F. NO. -CLERK'S FILE NUMBER
- F.C. NO. -FILM CODE NUMBER
- O.P.R.F.B.C.T. -OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. -FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. -FORT BEND COUNTY DEED RECORDS
- F.B.C.C.R. -FORT BEND COUNTY COURT RECORDS
- F.B.C.D.C.R. -FORT BEND COUNTY DISTRICT COURT RECORDS

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) RTN NETWORK POSITIONING SERVICE WAS HELD FOR HORIZONTAL AND VERTICAL CONTROL.
2. ALL COORDINATES SHOWN HERE ARE GRID COORDINATES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES ARE U.S. SURVEY FEET AND DISPLAYED IN SURFACE VALUES.
3. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOD12B, CLOSED DIFFERENTIAL LEVEL LOOPS WERE RUN THROUGHOUT THE CONTROL POINTS USING ELECTRONIC RECORDING DIGITAL LEVELS.
4. A PARCEL PLAT OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PROPERTY DESCRIPTION.



SHEET 3 OF 4

EXISTING	TAKING AC/SF	REMAINING
CALLED 4.708 AC.	0.0077 AC 337 SF	4.7003 LT.
WEISSER Engineering Co. 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300 TBPLS Firm Reg No. 100518-00		
PARCEL PLAT SHOWING PARCEL 10 WALLIS STREET, FORT BEND COUNTY, TEXAS		
DATE: 12/2023	SCALE: 1" = 50'	h
RCSJ No.:		DWG. No.: P-10-01

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
 2025-1313001

Date Filed:
 05/21/2025

Date Acknowledged:
 06/11/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 FULSHEAR REAL ESTATE PARTNERS II, LP
 Fulshear, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
 FORT BEND COUNTY, TEXAS

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 PROJECT #20395
 WALLIS STREET - P10 R122244

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

 Signature of authorized agent of contracting business entity
 (Declarant)