

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

§ **KNOW ALL MEN BY THESE PRESENTS**

COUNTY OF FORT BEND

§

THAT THE UNDERSIGNED, for the City of Fulshear, Texas **located at**, 6611 W Cross Creek Bend Lane, Fulshear, Texas 77441, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by the County of Fort Bend, Texas, hereinafter called Grantee, whether one or more, whose mailing address is 301 Jackson St., Richmond, TX 77469, and other good and valuable consideration, the receipt and sufficiency of which consideration are acknowledged, hereby GRANT, SELL and CONVEY unto Grantee, the real property described on attached Exhibit "A", incorporated herein and made a part hereof for all purposes, together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vi) any and all rights and interests of Grantor in and to any leases covering all or any portion of said real property; and (vii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of widening or of changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property and (d) any and all reversionary interests in and to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (vii) above are herein collectively referred to as the "Property").

This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: (1) any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties; (2) conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; (3) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any but only to the extent they are still in effect and relating to the hereinabove described property; (4) Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives any and 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 other minerals and materials thereon, therein and thereunder.

If current ad valorem taxes on 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, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.

TO HAVE AND TO HOLD the Property described herein and herein conveyed together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, subject to the matters herein stated: and Grantor does hereby bind itself and its successors and assigns, to **WARRANT AND FOREVER DEFEND**, all and singular, the Property 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, but not otherwise.

EXECUTED this _____ day of _____, 2024.

GRANTOR:

By: _____

Printed Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned Notary Public, on this day personally appeared _____, known to me or proved to me on the oath of _____, or proved to me through _____ (Driver's License description and number) to be the person and officer whose name is subscribed to the attached special warranty deed. He acknowledged to me that he/she executed and is duly authorized to execute the attached special warranty deed in the name of and on behalf of the City of Fulshear, Texas, for purposes and consideration expressed in the attached agreement.

GIVEN under my hand and seal of office on the _____ day of _____, 2024.

Notary Public in and for the
State of Texas

Exhibit “A”

on the following 4 pages

WALLIS STREET
CITY OF FULSHEAR
CHURCHILL FULSHEAR
LEAGUE, A-29
FORT BEND COUNTY, TEXAS

PARCEL 19

Being a 0.0018-acre (78 square foot) parcel of land situated in the Churchill Fulshear League, A-29, Fort Bend County, Texas, and being out of a called 8 foot alley tract of land conveyed to City of Fulshear, as recorded in Volume 27, Page 542 of the Fort Bend County Deed Records, 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=13,812,752.61, E=2,951,522.80) at a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set in the east line of a called 4.5-acre tract of land conveyed to Wheatonio McKinney Jr., as recorded under Fort Bend County Clerk's File No. 9574049 of the Official Public Records of Fort Bend County, Texas, for the northwest corner a called 0.60-acre tract of land conveyed to Lance Paul Robinson and Angela Mae Robinson as recorded under Fort Bend County Clerk's File No. 2015040673 of the Official Public Records of Fort Bend County, Texas and for the southwest corner of said 8 foot alley tract;

THENCE North 83° 15' 54" East, a distance of 198.98 feet, with the north line of said 0.60-acre tract and with the south line of said 8-foot alley tract to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set in the proposed west right-of-way line of Wallis Street, for the southwest corner and **POINT OF BEGINNING** of the herein described parcel, said point having a grid coordinate of **N=13,812,775.94, E=2,951,720.38;**

THENCE North 07° 06' 41" West, a distance of 8.00 feet, with the proposed west right-of-way line of Wallis Street, over and across said 8 foot alley tract 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 a point in the south line of a called 2.500-acre tract of land conveyed to Wheatonio McKinney Jr., as recorded under Fort Bend County Clerk's File No. 2011091643 of the Official Public Records of Fort Bend County, Texas, in the north line of said 8 foot alley tract and for the northwest corner of said tract herein described;

THENCE North 83° 15' 54" East, a distance of 9.74 feet, with the south line of said 2.500-acre tract, with the north line of said 8 foot alley tract and with the north line of said tract herein described, to a point in the west right-of-way of said Wallis Street (30 feet wide) by the Town of Fulshear as recorded in Fort Bend County Clerk's File No. 1888173001, Volume U, Page 177 of the Fort Bend County Deed Records and for the southeast corner of said 2.500-acre tract, for the northeast corner of said 8 foot alley tract and for the northeast corner of said tract herein described;

THENCE South 07° 09' 03" East, a distance of 8.00 feet, with the west right-of-way of said Wallis Street, with the east line of said 8 foot alley tract and with the east line of said tract herein described, to a point for the northeast corner of said 0.60-acre tract of land, for the southeast corner of said 8 foot alley tract and for the southeast corner of said tract therein described;

THENCE South 83° 15' 54" West, a distance of 9.75 feet, with the north line of said 0.60-acre tract, with the south line of said 8-foot alley tract and with the south line of said tract herein described to the POINT OF BEGINNING and containing 0.0018-acre (78 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: 10/10/2023



CHURCHILL FULSHEAR LEAGUE, A-29

WALLIS STREET



N.T.S.

19

P.O.B.
PARCEL 19

N 83° 15' 54" E - 198.98'

P.O.C. PARCEL 19
SET 5/8" I.R.
W/CAP STAMPED
"WEISSER ENG,
HOUSTON TX"

PARENT TRACT INSET

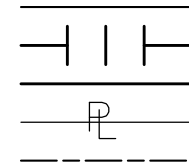
CONVENTIONAL SIGNS:

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)

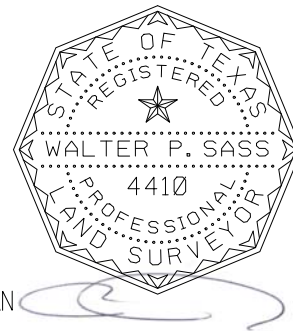


LEGEND:

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:

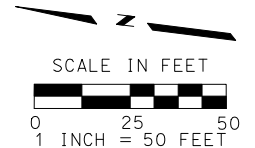
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) RTN NETWORK POSITIONING SERVICE WAS HELD FOR HORIZONTAL AND VERTICAL CONTROL.
2. 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), GEOID12B, 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
CALC. 0.0383 AC.	0.0018 AC 78 SF	0.0365 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 19 WALLIS STREET, FORT BEND COUNTY, TEXAS		
DATE: 10/2023	SCALE: 1"= 50'	JOB No.: IC092
RCSJ No.:		DWG. No.: P-19-01

CHURCHILL FULSHEAR LEAGUE, A-29



BLOCK 24
TOWN OF FULSHEAR
F.B.C.F. NO. 1888173001
VOL. U, PAGE 177
F.B.C.D.R.

LOT 2, THE NORTH 2/3 OF LOT 1
AND THE SOUTH 1/3 OF LOT 3,

FOURTH STREET

(60' R.O.W.)
F.B.C.F. No. 1888173001
F.B.C.D.R.

BLOCK 13
TOWN OF FULSHEAR
VOL. U, PAGE 177
F.B.C.D.R.

LOT 11

LOT 10

LOT 7

LOT 6

EXISTING R.O.W.

EXISTING R.O.W.

1585+00 WALLIS STREET

(30' R.O.W.)
F.B.C.F. No. 1888173001, F.B.C.D.R.

EXISTING R.O.W.

N83° 15' 54" E
9.74'

N07° 06' 41" W
8.00'

PROPOSED R.O.W.

R412756
CALC. 0.0383 ACRES

8' ALLEY
CITY OF FULSHEAR

VOL. 27, PG. 542
F.B.C.D.R.

CALLER 2.500 ACRES
WHEATONIO MCKINNEY JR.

F.B.C.F. No. 2011091643

O.P.R.F.B.C.
VOL. 243 PG. 496

F.B.C.D.R.

P.O.C.
PARCEL 19
SET 5/8" I.R.
N=13,812,752.61
E=2,951,522.80

CALLER 4.5 ACRE
WHEATONIO MCKINNEY JR.
& FLORENCE MCKINNEY
F.B.C.F. No. 9574049
O.P.R.F.B.C.

BASELINE
S 7° 06' 41.39" E

S07° 09' 03" E

8.00'

S83° 15' 54" W

9.75'

1588+00

P.O.B.
PARCEL 19
N=13,812,775.94
E= 2,951,720.38
S/O=1586+91.22, 25.00' RT.

CALLER 0.60 ACRES
LANCE PAUL ROBINSON
& ANGELA MAE ROBINSON
F.B.C.F. No. 2015040673
O.P.R.F.B.C.

CALC.
0.113 ACRES

N83° 15' 54" E-198.98'



19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
PARCEL 19
WALLIS ROAD, FORT BEND COUNTY, TEXAS

DATE: 10/2023

SCALE: 1"= 50'

JOB No.: IC092

RCSJ No.:

DWG. No.: P-19-02

SHEET 4 OF 4