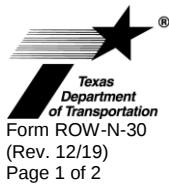


Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



NOTE: THIS FORM IS INTENDED SOLELY FOR USE BY THE TEXAS DEPARTMENT OF TRANSPORTATION. USE OF THIS FORM BY PRIVATE PARTIES ATTEMPTING TO QUITCLAIM OR CONVEY PROPERTY MAY RESULT IN THE UNINTENDED CONVEYANCE OF THE GRANTOR'S INTEREST TO THE STATE OF TEXAS.

QUITCLAIM DEED

THE STATE OF TEXAS

§ **ROW CSJ: 0271-04-077**

§

COUNTY OF WALLER

§ **KNOW ALL MEN BY THESE PRESENTS:**

That, Waller County, a county within the State of Texas, acting through its duly authorized County Judge, Carbett "Trey" J. Duhon III, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have Quitclaimed and do by these presents Bargain, Sell, Release and forever Quitclaim unto the State of Texas all of Grantors' right, title, interest, claim and demand in and to that certain tract or parcel of land, including any improvements thereon, situated in the County of Waller, State of Texas, more particularly described in Exhibit "A," attached hereto and incorporated herein for any and all purposes.

TO HAVE AND TO HOLD for said purposes together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said State of Texas forever.

IN WITNESS WHEREOF, this instrument is executed on this the day of , 2024.

WALLER COUNTY

BY: _____

Carbett "Trey" J. Duhon III

TITLE: Waller County Judge

Grantee's Address: Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701
(Travis County)

(ACKNOWLEDGMENT ON FOLLOWING PAGE)

Acknowledgement

State of Texas
County of Waller

This instrument was acknowledged before me on _____

by Carbett “Trey” J. Duhon III, as Judge of Waller County, Texas.

The acknowledging person(s) 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:

Susan Simmons
Charter Title Company
1717 W Loop South, 12th Floor
Houston, TX 77027

EXHIBIT A

County: Waller
Highway: Interstate Highway 10
Limits: From FM 359 to Fort Bend County Line
RCSJ: 0271-04-077

October, 2022
Parcel No. 133
Page 1 of 4

Property Description of Parcel No. 133

BEING a 0.1648 acre (7,178 square feet) parcel of land situated in the H&TC Railroad Section 126, W.W. Bains Survey, Abstract Number 385, City of Katy, Waller County, Texas, and being out of and a part of Anserra Trail (variable width R.O.W.) dedicated by Anserra Trail and Kingsland Boulevard Street Dedication, according to the plat thereof, recorded in Volume 1424, Page 346 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), further described in a deed to KB Home Lonestar, INC., executed September 28, 2012, recorded in Clerk's File Number 2012111887 of the Official Public Records Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an angle point in the west R.O.W. line of said Anserra Trail, same being in the east line of a called 23.57 acre tract, described in a deed to Anserra Developers, recorded in Clerk's File Number 2114960, O.P.R.W.C.T., and having coordinates of North 13,844,874.64 , East 2,963,626.71;

THENCE, North 03 degrees 57 minutes 04 seconds West, called (North 03 degrees 57 minutes 31 seconds West) along the common west ROW line of said Anserra Trail and the east line of said 23.57 acre tract, a distance of 226.66 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set on the proposed south right-of-way (R.O.W.) line of Interstate Highway 10 (variable width R.O.W.), being the **POINT OF BEGINNING**, at Station 1088+90.12, 247.17 feet right, and having coordinates of North 13,845,100.76, East 2,963,611.10;

- 1) **THENCE**, North 03 degrees 57 minutes 04 seconds West, continuing along the common west ROW line of said Anserra Trail and the east line of said 23.57 acre tract, a distance of 73.63 feet to the intersection of the west R.O.W. line of said Anserra Trail and the existing south R.O.W. line of said Interstate Highway 10 (variable width R.O.W.) described in a Deed to the State of Texas, as recorded in Volume 187, Page 200, O.P.R.W.C.T., same being the northeast corner of said 23.57 acre tract;
- 2) **THENCE**, North 88 degrees 16 minutes 48 seconds East, along the north R.O.W. line of said Anserra Trail and the existing south R.O.W. line of said Interstate Highway 10, a distance of 99.99 feet to the intersection of the east R.O.W. line of said Anserra Trail and the existing south R.O.W. line of said Interstate Highway 10, same being the northwest corner of a called 1.300 acre tract, described in a deed to Trans Investments LLC, recorded in Clerk's File Number 2210655 O.P.R.W.C.T.;
- 3) **THENCE**, South 00 degrees 07 minutes 59 seconds East, departing the existing south R.O.W. line of said Interstate Highway 10, along the east R.O.W. line of said Anserra Trail and the west line of said 1.300 acre tract, a distance of 73.63 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set in the proposed south R.O.W. line of said Interstate Highway 10, being at Station 1089+85.20, 247.17 feet right;

EXHIBIT A

October, 2022
Parcel No. 133
Page 2 of 4

- 4) **THENCE**, South 88 degrees 17 minutes 36 seconds West, departing the west line of said 1.300 acre tract, along the proposed south R.O.W. line of said Interstate Highway 10, a distance of 95.08 feet to the **POINT OF BEGINNING**, containing 0.1648 acres (7,178 square feet) of land.

The Basis of Bearings is the Texas Coordinate System of 1983, South Central Zone (4204), North American Datum (NAD 83) 2011 Adjustment, Epoch (2010.00). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00013. Unit of measure is US Survey Foot.

** The monument described and set in this call may be replaced with 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.

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

Abstracting and deed research was performed June 2021 to October 2022.

Access will be permitted to the remainder property abutting the highway facility.

I, Brian K. Kidd, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my direction or supervision.

 10/31/2022

Brian K. Kidd
Registered Professional Land Surveyor
Texas No. 6494



CP&Y, Inc., an STV Company
115 West 7th Street, Suite 1500
Fort Worth, Texas 76102
Phone Number: 817-354-0189
TBPLS Firm Registration No. 10194305

NOTES:

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM (NAD 83) 2011 ADJUSTMENT, EPOCH (2010.00), ESTABLISHED FROM THE TXDOT CORS NETWORK. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00013. UNIT OF MEASURE IS US SURVEY FOOT.

**THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, 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.

(%) THE MONUMENT WAS UNABLE TO BE SET DUE TO PERMISSION NOT GRANTED BY THE PROPERTY OWNER.

THE STATION AND OFFSET INFORMATION REFERS TO INTERSTATE HIGHWAY 10 (I.H.-10) BASELINE.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

ABSTRACTING AND DEED RESEARCH WAS PERFORMED JUNE 2021 THROUGH OCTOBER 2022.

FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2021 THROUGH AUGUST 2022.

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

LEGEND

INTERSTATE HIGHWAY 10 PROPOSED BASELINE
PROPOSED RIGHT-OF-WAY LINE
ACCESS DENIAL LINE (ADL)
PROPERTY LINE
APPROXIMATE SURVEY LINE
EXISTING R.O.W. LINE
MATCH LINE
EXISTING EASEMENT
STA. = STATION
O/S = OFFSET
LT = LEFT
RT = RIGHT
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
N.T.S. = NOT TO SCALE
D.R.W.C.T. = DEED RECORDS WALLER COUNTY, TEXAS
M.R.W.C.T. = MAP RECORDS WALLER COUNTY, TEXAS
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS WALLER COUNTY, TEXAS
■ = 5/8" IRON ROD SET WITH TXDOT ALUMINUM CAP
— = LINE BREAK (NOT TO SCALE)
Z = SAME OWNER
□ = MONUMENT FOUND (AS NOTED)
⊕ = MONUMENT SET (AS NOTED)
() = CALLED FOR BEARING

Brian Kidd 10/31/2022

BRIAN K. KIDD DATE
RPLS TEXAS NO. 6494

CP&Y 115 WEST 7TH STREET, SUITE 1500
FORT WORTH, TEXAS 76102
TBPLS 10194305
an STV Company



EXHIBIT A
N. T. S.

P.O.B.
PARCEL 133

N = 13,845,100.76
E = 2,963,611.10
STA. 1088+90.12
O/S 247.17 RT

INTERSTATE
HIGHWAY 10

133

PROPOSED R.O.W. LINE

P.O.C.
PARCEL 133

N = 13,844,874.64
E = 2,963,626.71

PARENT TRACT
INSET
PARCEL 133

ANSERRA TRAIL

ANSERRA TRAIL AND KINGSLAND
BOULEVARD STREET DEDICATION
VOL. 1424, PG. 346
O.P.R.W.C.T.
FILED: JUL. 03, 2014

KB HOME LONESTAR, INC.
CALLED 2.87 AC.
CLERK'S FILE 2012111887
O.P.R.F.B.C.T.
EXECUTED: SEPT. 28, 2012



REVISION				
NO.	NOTES			DATE
CALLED AREA AC.	ACQUISITION AC.	ACQUISITION SQ. FT.	REMAINDER CALCULATED	
2.87	0.1648	7,178	N/A	2.71 AC.
PARCEL PLAT SHOWING PARCEL 133			RCSJ NO. 0271-04-077	
CONT	SECT	JOB	HIGHWAY	
0271	04	077	I.H. 10	
OCTOBER, 2022		DIST	COUNTY	SHEET NO.
SCALE N. T. S.		12	WALLER	3 OF 4

CP&Y
an STV Company

115 WEST 7th STREET, SUITE 1500
FORT WORTH, TEXAS 76102
PHONE: 817-354-0189
TBPELS 10194305

Texas Department of Transportation
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EXHIBIT A

1085+00

N88°17'36"E

1090+00

**CITY OF KATY
WALLER COUNTY**

STATE OF TEXAS
VOL. 187, PG. 200
O.P.R.W.C.T.

**INTERSTATE HIGHWAY 10
(VARIABLE WIDTH R.O.W.)**



EXISTING R.O.W. LINE

**P.O.B.
PARCEL 133**

N = 13,845,100.76
E = 2,963,611.10
STA. 1088+90.12
O/S 247.17 RT

ANSERRA DEVELOPERS LP
CALLED 23.57 AC.
CLERK'S FILE 2114960
EXECUTED: DEC. 14, 2021
O.P.R.W.C.T.

**H&TC RR SEC. 126
W. W. BAINS SURVEY
ABSTRACT NUMBER 385**

**P.O.C.
PARCEL 133**

N = 13,844,874.64
E = 2,963,626.71



N88°16'48"E
99.99'

N03°57'04"W
73.63'

133

S00°07'59"E
73.63'

S88°17'36"W
95.08'

STA. 1089+85.20
O/S 247.17 RT

PROPOSED R.O.W. LINE

ANSERRA TRAIL
ANSERRA TRAIL AND KINGSLAND
BOULEVARD STREET DEDICATION
VOL. 1424, PG. 346
FILED: JUL. 03, 2014
O.P.R.W.C.T.

TRANS INVESTMENTS LLC
CALLED 1.300 AC.
CLERK'S FILE 2210655
EXECUTED: AUG. 04, 2022
O.P.R.W.C.T.

ANSERRA DEVELOPERS LP
REMAINDER OF
CALLED 19.32 AC.
CLERK'S FILE 2114960
EXECUTED: DEC. 14, 2021
O.P.R.W.C.T.

PARCEL PLAT SHOWING PARCEL 133				RCSJ NO. 0271-04-077	
CONT	SECT	JOB	HIGHWAY		
0271	04	077	I.H. 10		
OCTOBER, 2022			DIST	COUNTY	SHEET NO.
SCALE 1" = 100'			12	WALLER	4 OF 4



115 WEST 7th STREET, SUITE 1500
FORT WORTH, TEXAS 76102
PHONE: 817-354-0189
TBPELS 10194305

