

After Recording Return To:

Huggins Ranch
3823 Elfland Circle,
Dallas, Texas 75229-3902

**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.**

SPECIAL WARRANTY DEED

Date: _____, 2017

Grantor: Huggins Ranch, Ltd.

Grantee: County of Fort Bend, Texas

Grantee's Mailing Address: 301 Jackson St., Richmond, Texas 77469

Consideration: \$10.00 and other good and valuable consideration,

Property: **SURFACE ESTATE ONLY** of a portion (approximately 312 sq. ft) of a called 42.933 acre tract owned by Huggins Ranch, Ltd., File No. 2009007110, January 1, 2009, Official Public Records, Fort Bend County as more fully described by metes and bounds on **Exhibit A** attached hereto.

Reservations from Conveyance: Grantor reserves for itself, its heirs, executors, administrators, successors, and assigns all of the oil, gas and other minerals, including groundwater and groundwater rights, in, on and under and that may be produced from the Property (collectively, the "Oil and Gas and Water"). Grantor waives and relinquishes any use of the surface of the Property for any reason, including, without limitation, the right to enter upon the Property, the exploration and/or removal of such Oil and Gas and Water, and the right to place or maintain any structures, improvements, equipment or pipelines in, on, under or across the Property or to install any fixtures or facilities on the surface of the Property. Notwithstanding the foregoing, such surface use waiver will not prohibit subterranean underground directional drilling

activities under the Property that begin upon and are conducted from the surface of real property other than the Property.

Exceptions to Conveyance and Warranty: Any and all restrictions, covenants, conditions, easements, mineral grants or reservations, oil and gas leases, if any, filed in the Real Property Records, Fort Bend County, Texas as of the date hereof, and to all zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, but only to the extent they are still in effect, relating to the Property. So long as they do not interfere with the County's use of the surface.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE *AS IS, WHERE IS, AND WITH ALL FAULTS*, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S SPECIAL WARRANTY OF TITLE STATED HEREIN. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all (100%) of the interests owned by it in and to the Property, together with all and singular the rights and appurtenances it in and to the Property in any wise belonging, including Grantor's right, title and interest in any utilities, streets, alleys, strips, gores and rights-of way (where such streets, alleys, strips, gores and rights-of-way are adjacent and contiguous to the Property), either at law or in equity, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds its heirs, executors, administrators, and successors, to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty when the claim is by, through or under Grantor, but not otherwise.

There having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee, Grantee, as a governmental entity, shall be responsible for any and all taxes pertaining to the Property for the remainder of calendar year 2017 and subsequent years, and for applying and perfecting any exemption for which it is entitled relating to periods after the closing date.

[Remainder of this page intentionally left blank.]

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

GRANTOR:

Huggins Ranch, Ltd. a Texas Limited Partnership

BY: LACD, LLC a Texas Limited Liability
Company

ITS: General Partner

BY: _____

Carolyn Ann Huggins Michnoff

ITS: President

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2017,
by Carolyn Huggins Michnoff.

Notary Public in and for State of Texas

[Exhibit A starts on next page.]

THE COUNTY OF FORT BEND accepts the foregoing Warranty Deed and consents to its form and substance.

THE COUNTY OF FORT BEND

By: _____
Robert E. Hebert, County Judge

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was ACKNOWLEDGED before me on the _____ day of _____, 2016, by Robert E. Hebert, County Judge, of the County of Fort Bend, on behalf of said county.

[S E A L]

Notary Public in and for the State of
Texas

My Commission Expires:

Printed Name of Notary Public

EXHIBIT A

County: Fort Bend
Highway: F.M. 1093
Project Limits: West of Fulshear to FM 1463 / FM 359
RCSJ: 0543-02-072

Property Description for Parcel 404

Being a 0.0072 acre (312 square feet) parcel of land, out of the C. Fulshear Survey A-29, Fort Bend County, Texas, and being part of and out of that certain called 42.933 acre tract of land, described in a Deed dated January 1, 2009 from Carolyn Ann Huggins Michnoff to Huggins Ranch, LTD., filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 2009007110, said 0.0072 acre parcel being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "Weisser Eng. Houston, Tx." set in the existing west right-of-way line of Katy Fulshear Road (No record information for R.O.W. found) and in the east line of said 42.933 acre tract; thence as follows:

South 04°51'44" East, a distance of 201.91 feet, along the east line of said 42.933 acre tract and along the existing west right-of-way line of said Katy Fulshear Road, to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of FM 1093 (width varies) for the north corner and POINT OF BEGINNING of the herein described parcel, said point having Coordinates of N=13,813,715.28 and E=2,955,410.69;**

- 1) THENCE, South 04°51'44" East, a distance of 25.00 feet, along the east line of said 42.933 acre tract and along the existing west right-of-way line of said Katy Fulshear Road, to a point in the existing north right-of-way line of F.M. 1093 (120' wide) as described in Volume 243, Page 157, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and for the southeast corner of the herein described parcel;
- 2) THENCE, South 83°00'31" West, a distance of 25.00 feet, along the south line of said 42.933 acre tract and along the existing north right-of-way line of said F.M. 1093, to a 5/8-inch iron rod with TxDOT aluminum cap set for the west corner of the herein described parcel;**

EXHIBIT A

- 3) THENCE, North 39°04'24" East, a distance of 36.01 feet, along the proposed north right-of-way line of said F.M. 1093 to the POINT OF BEGINNING and containing 0.0072 acre (312 square feet) parcel of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

All coordinates shown hereon are established from TxDOT Control Monuments, H-3, H-4, H-5, and H-13 prepared by Costello, Inc. dated February 23, 2000 and TxDOT Control Monuments H-5A and H-5B prepared by Weisser Engineering Company dated October 2006.

** The monument described and set in this call 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.

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

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

Compiled by:
Weisser Engineering Company
TBPLS Firm Reg. No. 100518-00
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579-7300
July, 2015

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.

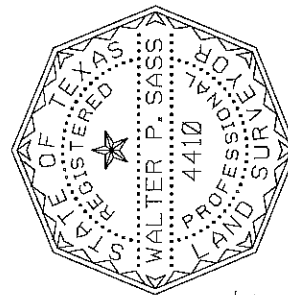
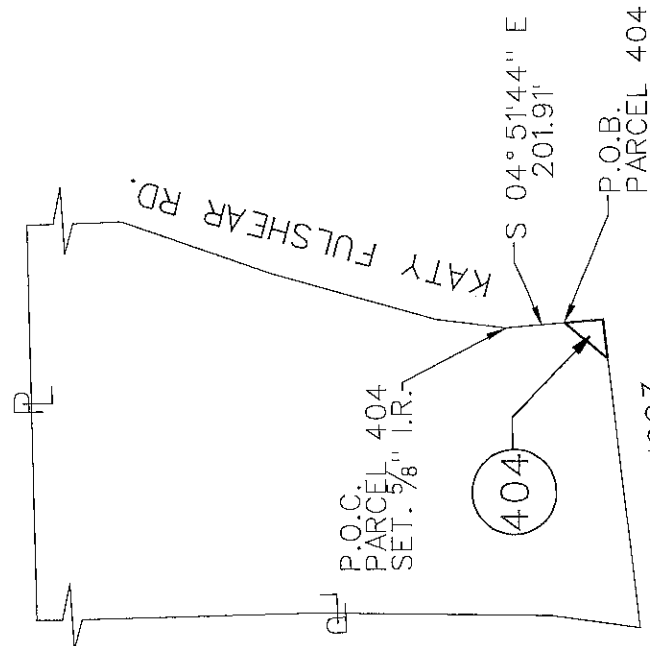
SET $\frac{5}{8}$ " I.R. W/TxDOT ALUM. CAP (SEE NOTE 2)
SET $\frac{5}{8}$ " I.R. W/TxDOT ALUM. CAP (STAMPED "ADL")
FOUND $\frac{5}{8}$ " I.R. W/TxDOT ALUM. CAP
SET (AS INDICATED)
FOUND (AS INDICATED)

LEGEND:

C.F. NO. = CLERK'S FILE NUMBER
F.C. NO. = FILM CODE NUMBER
O.P.R.F.B.C. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
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. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. ** THE MONUMENT 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.
3. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
4. ALL COORDINATES AND ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM TxDOT CONTROL MONUMENTS H-3, H-4, H-5, AND H-13 PREPARED BY COSTELLO, INC. DATED FEBRUARY 23, 2000 AND TxDOT CONTROL MONUMENTS H-5A AND H-5B PREPARED BY WEISSER ENGINEERING COMPANY DATED OCTOBER 2006.
5. ABSTRACTING PERFORMED BY: POSTLE, PROPERTY SERVICES 12/2013 TO 01/2014 AND UPDATED ON 07/2015.
6. GROUND SURVEY PERFORMED 03/2012., 09/2014 & 07/2015.



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

PARCEL PLAT SHOWING
PARCEL 404

FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015 SCALE: N.T.S. JOB No.: EG676
RCSJ No.: 0543-02-072 DWG. No.: P-404-01

C. FULSHEAR SURVEY, A-29

CALLLED 42.933 ACRES
HUGGINS RANCH, LTD.
FILE NO. 2009007110
DATE: JANUARY 01, 2009
O.P.R.F.B.C.

P.O.C.
PARCEL 404
SET. 5/8" I.R.
P.O.B.
PARCEL 404
N=13,813.715.28
E=2,955.410.69
S/O 151+31.55, 166.48' LT

30' Phillips Pipe Line Co.
Pipeline Esmt.
Vol. 309, Pg. 88
F.B.C.D.R.

N 39° 04' 24" E-36.01'
PROPOSED R.O.W.

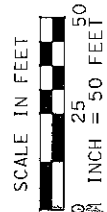
S/O 150+00.00
141.50' LT
EXISTING R.O.W.
FND. 1" I.P.

S/O 151+05.62, 141.50' LT
S 83° 00' 31" W-25.00'

KATY FULSHEAR RD.
(NO RECORD INFORMATION
FOR R.O.W. FOUND)

S 04° 51' 44" E-25.00'
S 04° 51' 44" E-201.91'

CALLLED 6.9307 ACRE
FIRST LAKEHILL DEVELOPMENT, LTD
FILE NO. 20090009618
DATE: JANUARY 28, 2009
O.P.R.F.B.C.



F.M. 1093
(120' R.O.W.)

VOL. 243, PG. 157
VOL. 243, PG. 171
F.B.C.D.R.

EXISTING R.O.W.

BASELINE

S 83° 00' 31" W

150+00



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

PARCEL PLAT SHOWING
PARCEL 404
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015 SCALE: 1" = 50' JOB No.: EG676
RCSJ No.: 0543-02-072 DWG. No.: P-404-02