

**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.**

**WARRANTY DEED**

**THE STATE OF TEXAS**

§

§

**KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF FORT BEND**

§

| THAT THE UNDERSIGNED, FIRST LAKEHILL DEVELOPMENT, LTD., whose address is 19500 Park Row, Houston, Texas 77084, 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, such rights being non-exclusive with Grantor reserving the non-exclusive right to use the same; (v) any and all mineral rights and interests of Grantor relating to said real property (present or reversionary), save and except as provided herein; (vi) the non-exclusive right 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; (vii) any and all rights and interests of Grantor in and to any leases covering all or any portion of said real property; and (viii) 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, subject to Grantor's reservation of the right to use such roads, streets, alleys or ways (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 (viii) 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.

**EXECUTED** this 3<sup>RD</sup> day of May, 2017.

**GRANTOR:**

**First Lakehill Development, Ltd.,**  
a Texas limited partnership

By: **First Lakehill Development**  
**GP, LLC**, a Texas limited  
liability company, its sole  
General Partner

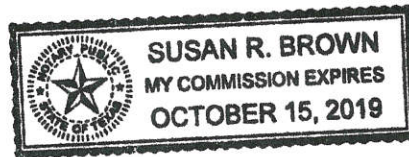
By:   
Barry T. Hufford, President

THE STATE OF TEXAS §

COUNTY OF Harris§

This instrument was acknowledged before me on the 3<sup>RD</sup> day of May, 2017, by Barry T. Hufford, President of First Lakehill Development GP, LLC, a Texas limited liability company, as sole General Partner of First Lakehill Development, Ltd., a Texas limited partnership, for and on behalf of said entities and in the capacity stated.

Susan R. Brown  
Notary Public, State of Texas



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 \_\_\_\_\_, 2017, 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 405

Being a 0.1050 acre (4,575 square feet) parcel of land, out of the C. Fulshear Survey A-29 and the E. Latham Survey, A-50, Fort Bend County, Texas, and being part of and out of that certain called 6.9307 acre tract of land, described in a Deed dated January 28, 2009 from Parr Family Limited Partnership to First Lakehill Development, LTD, filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 2009009618, said 0.1050 acre parcel being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found in the existing east right-of-way line of Katy Fulshear Road (No record information for R.O.W. found) and in the west line of said 6.9307 acre tract; thence as follows:

South 04°51'44" East, a distance of 182.36 feet, along the west line of said 6.9307 acre tract and along the existing east 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 northwest corner and POINT OF BEGINNING of the herein described parcel, said point having Coordinates of N=13,813,733.40 and E=2,955,479.40;\*\*

- 1) THENCE, South 50°55'36" East, a distance of 34.18 feet, along the proposed north right-of-way line of said F.M. 1093, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described parcel;\*\*
- 2) THENCE, North 83°00'31" East, a distance of 334.11 feet, along the proposed north right-of-way line of said F.M. 1093, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described parcel and the beginning of a curve to the right;\*\*
- 3) THENCE, in an easterly direction, with said curve to the right having a radius of 521.00 feet, a central angle of 08°53'06" and chord which bears North 87°27'04" East, 80.71 feet, for an arc length of 80.79 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of said F.M. 1093, and for an angle point in the herein described parcel;\*\*

EXHIBIT A

- 4) THENCE, South 88°06'22" East, a distance of 24.27 feet, along the proposed north right-of-way line of said F.M. 1093, to a 5/8-inch iron rod with TxDOT aluminum cap set in the south line of said 6.9307 acre tract, in the existing north right-of-way line of said F.M. 1093 (120 feet wide) as described in Volume 243, Page 171, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and for the east corner of the herein described parcel;\*\*
- 5) THENCE, South 83°00'31" West, a distance of 463.56 feet, along the south line of said 6.9307 acre tract and along the existing north right-of-way line of said F.M. 1093, to a point in the existing east right-of-way line of said Katy Fulshear Road and for the southwest corner of the herein described parcel;
- 6) THENCE, North 04°51'44" West, a distance of 34.64 feet, along the existing east right-of-way line of said Katy Fulshear Road to the POINT OF BEGINNING and containing 0.1050 acre (4,575 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.

Area of parcel taking by Survey/Abstract:

C. Fulshear Survey, Abstract Number 29	– 0.0485 acre (2,112 sq. ft.)
E.Latham Survey, Abstract Number 50	– 0.0565 acre (2,463 sq. ft.)
Total	0.1050 acre (4,575 sq. ft.)

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.

EXHIBIT A

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

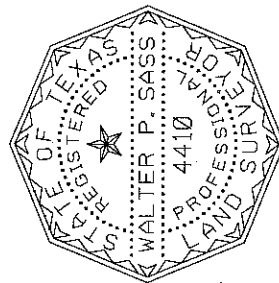
- CONVENTIONAL SIGNS:**
- EXISTING RIGHT-OF-WAY LINE
  - ACCESS DENIAL LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - SURVEY LINE
  - DENOTES PARCEL No.
  - DENOTES BEARING AND DISTANCE NOTE No.
  - SET  $\frac{5}{8}$ " I.R. W/TxDOT ALUM. CAP (SEE NOTE 2)
  - SET  $\frac{5}{8}$ " I.R. W/TxDOT 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

AREA OF PARCEL 404 TAKING BY SURVEY/ABSTRACT:

C. FULSHEAR SURVEY, ABSTRACT NO. 29	0.0485 ACRES (2,112 SQ.FT.)
E. LATHAM SURVEY, ABSTRACT NO. 50	0.0565 ACRES (2,463 SQ.FT.)
TOTAL	0.1050 ACRES (4,575 SQ.FT.)



EXISTING	TAKING AC/SF	REMAINING
6.9307	0.1050 AC 4,575 SF	6.8257 LT.

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

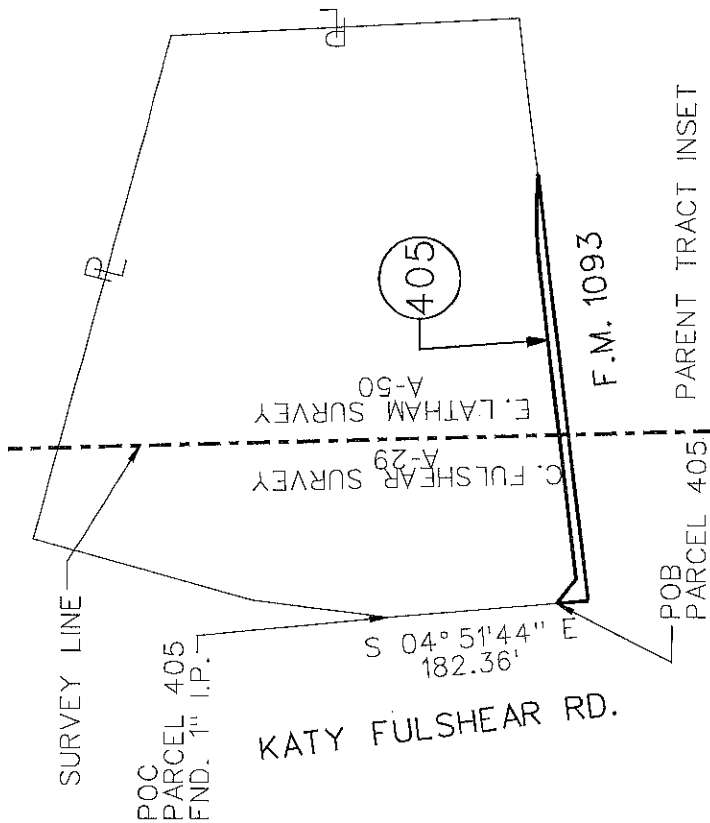
PARCEL PLAT SHOWING  
PARCEL 405

FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015 SCALE: N.T.S. JOB No.: EG676

RCSJ No.: 0543-02-072 DWG. No.: P-405-01

SHEET 4 OF 6



**NOTES:**

- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- \*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE 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.
- 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.
- 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 CONTROL MONUMENTS H-5A AND H-5B PREPARED BY WEISSER ENGINEERING COMPANY DATED OCTOBER 2006.
- ABSTRACTING PERFORMED BY: POSTLE PROPERTY SERVICES 12/2013 TO 01/2014 AND UPDATED ON 07/2015.
- GROUND SURVEY PERFORMED 03/2012, 09/2014 & 07/2015.



C. FULSHEAR SURVEY, A-29

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

P.O.C.  
PARCEL 405  
FND. 1" I.P. FIRST  
EXISTING R.O.W.

CALLED 6.9307 ACRE  
LAKEHILL DEVELOPMENT, LTD  
FILE NO. 2009009618  
DATE: JANUARY 28, 2009  
O.P.R.F.B.C.

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

P.O.B.  
PARCEL 405  
N-13,813.733.40  
E-2,955.479.40  
S/O 152+01.96, 176.11' LT  
S 50° 55' 36" E-34.18'  
17.6' x 10.4' SAN. SWR. LIFT STATION

S 04° 51' 44" E-182.36'  
N 04° 51' 44" W-34.64'

SCALE IN FEET  
0 25 50  
1 INCH = 50 FEET  
30' Dow Chemical  
Pipeline Esm't  
Vol. 571, Pg. 131  
F.B.C.D.R.

MATCH LINE SEE SHEET 5

SURVEY LINE

EXISTING R.O.W.

BASELINE


S 83° 00' 31" W

151+00

FND. 60D NAIL  
(BEARS N05° 50' 21" E-0.88')

F.M. 1093

(120' R.O.W.)  
VOL. 243, PG. 157  
VOL. 243, PG. 171  
F.B.C.D.R.

 <b>WEISSER Engineering Co.</b> 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579-7300 TBPLS Firm Reg No. 100518-00	
PARCEL PLAT SHOWING PARCEL 405 FM 1093, FORT BEND COUNTY, TEXAS	
DATE: 07/2015 RCSJ No.: 0543-02-072	SCALE: 1" = 50' JOB No.: EG676 DWG. No.: P-405-02

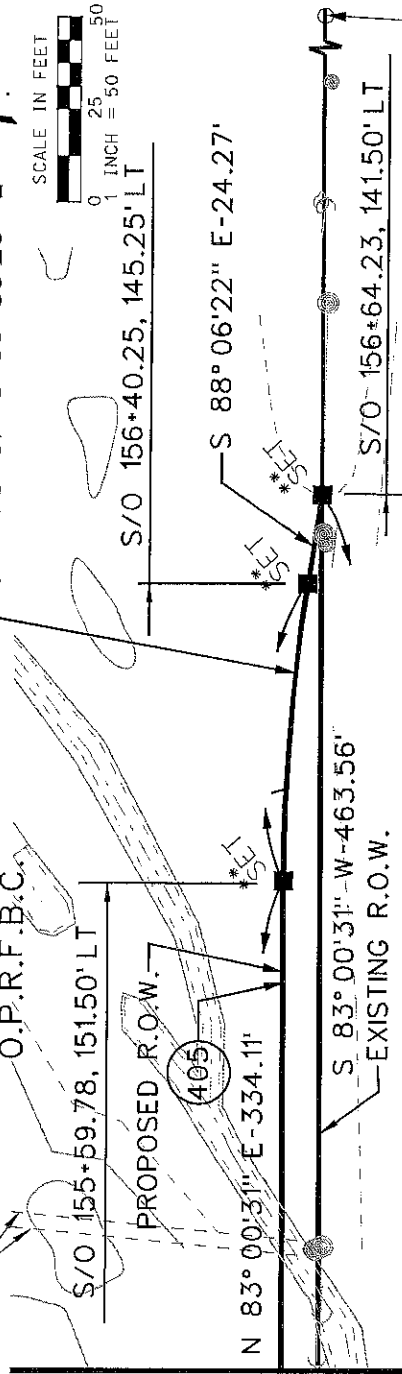
# E. LATHAM SURVEY, A-50

4' CNP Esmt  
Signed April 20, 1927  
Sketch # A-F.0819-4

CALLLED 6.9307 ACRE  
FIRST LAKEHILL DEVELOPMENT, LTD  
FILE NO. 2009009618  
DATE: JANUARY 28, 2009  
O.P.R.F.B.C.

R= 521.00'  
D= 08° 53' 06"  
L= 80.79'  
CH= N 87° 27' 04" E-80.71'  
RAD. BRG.= S 06° 59' 29" E

SCALE IN FEET  
0 25 50  
1 INCH = 50 FEET



MATCH LINE SEE SHEET 4

F.M. 1093  
(120' R.O.W.)  
VOL. 243, PG. 171  
F.B.C.D.R.

FND. 5/8" I.R.  
STAMPED "KALKOMEY"

EXISTING R.O.W.

BASELINE

N 83° 00' 31" E

155+00



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

WEISSER  
Engineering Co.

PARCEL PLAT SHOWING  
PARCEL 405

FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015 SCALE: 1" = 50' JOB No.: EG676  
RCSJ No.: 0543-02-072 DWG. No.: P-405-03

SHEET 6 OF 6