

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, Enstor Katy Storage and Transportation, LP, whose address is 20329 SH 249, Suite 500, Houston, Texas 77070, 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 surface 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; SAVE AND EXCEPT, and Grantor hereby RESERVES unto itself, (x) any and all mineral rights, titles, estates and interests relating to said real property (present or reversionary), (y) any and all rights, titles and interests of Grantor to lay, maintain, operate and remove pipelines on said real property and underground appurtenances incidental thereto, and (z) the exclusive right to use said real property to inject, store and withdraw gaseous and/or liquid substances in subsurface formations located, in whole or in part, in, on or beneath the surface of said real property and all rights incidental thereto (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (vii) above, excepting those rights, titles, estates and interests reserved unto Grantor, 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.

Grantor hereby specifically disclaims any and all warranty, guaranty or representation, oral or written, implied, express or statutory, past, present or future, of, as to or concerning (a) the nature and condition of the Property or other items conveyed hereunder, including, without limitation, the water,

soil and geology, the suitability thereof and of the Property or other items conveyed here under for any and all activities and uses which Grantee may elect to conduct thereon, the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of asbestos or other hazardous materials) or compliance with applicable environmental laws, rules, or regulations; (b) the nature and extent of any right-of-way, lease, possession, lien encumbrance, license, reservation, condition or otherwise; and (c) the compliance of the Property or its operation with any laws, ordinances or regulations of any governmental entity or body. Grantee acknowledges that Grantee has inspected the Property and that Grantee is relying solely on Grantee's own investigation of the same and not any information provided or to be provided by or on behalf of Grantor. Grantee further acknowledges that any information provided with respect to the Property or other items conveyed hereunder was obtained from a variety of sources, and Grantor (1) has not made any independent investigation or verification of such information; and (2) does not make any representations as to the accuracy or completeness of such information. This conveyance is made on an "AS IS", "WHERE IS", and "WITH ALL FAULTS" basis and Grantee expressly acknowledges that, except as otherwise specified herein, Grantor has made no warranty or representation, express, implied, arising by operation of law or otherwise, including, but not limited to, any warranty of condition, title (except as specifically set forth and limited in this Deed), habitability, merchantability or fitness for a particular purpose with respect to the Property, all such representations and warranties, as well as any implied and statutory warranties being hereby expressly disclaimed.

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 6th day of JULY, 2017.

GRANTOR:

Enstor Katy Storage and Transportation, LP

By: Enstor Operating Company, LLC,
its general partner



By: [Signature]

Printed Name: NICK NICODEMUS

Title: AUTHORIZED REPRESENTATIVE

By: [Signature]

Printed Name: RODRIGO ALLUB

Title: AUTHORIZED REPRESENTATIVE

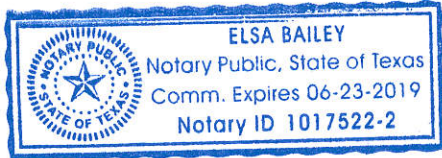
Acknowledgements

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared NICK NICODEMUS, known to me or proved to me to be the person and officer whose name is subscribed to the attached warranty deed. He/She acknowledged to me that he/she executed and is duly authorized to execute the attached warranty deed in the name of and on behalf of Enstor Katy Storage and Transportation, LP, for purposes and consideration express in the attached agreement.

GIVEN under my hand and seal of office on the 6th day of JULY, 2017.



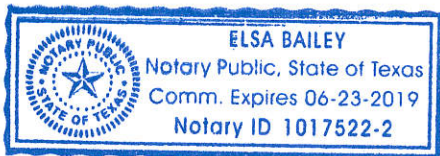
Elsa Bailey
Notary Public in and for the
State of Texas

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared RODRIGO ALLUB, known to me or proved to me to be the person and officer whose name is subscribed to the attached warranty deed. He/She acknowledged to me that he/she executed and is duly authorized to execute the attached warranty deed in the name of and on behalf of Enstor Katy Storage and Transportation, LP, for purposes and consideration express in the attached agreement.

GIVEN under my hand and seal of office on the 6th day of JULY, 2017.



Elsa Bailey
Notary Public in and for the
State of Texas

State of Texas
County of Fort Bend

Stephen Hobermaker Survey
Abstract No. 189

Description of
Parcel No. 139 – Enstor Katy Storage & Transportation
Greenbusch Right of Way
0.131 Acres

Description of a 0.131 acre (5,712 square foot) out of a 3.500 acres of land recorded in Fort Bend County Clerk's File (F.C.C.C.F.) No. 2009037214 Fort Bend County Deed Records (F.B.C.D.R.) being that portion of a called 59.05 acre tract of land as recorded in Volume 773, Page 323, F.B.C.D.R. being in the Stephen Hobermaker Survey. Abstract No. 189 "All bearings are referenced to the Texas Coordinate System, South Central Zone (NAD 83) 2001 Adjustment".

Beginning at a set 5/8 inch capped iron rod stamped "JNS Engineers RPLS 4417", said rod being North 48° 49' 54" East, 1.33 feet from a found 5/8 inch capped iron rod and a point for the most Southerly corner of herein described tract, said corner being on the Southeast line of said 59.05 acre tract and on the Northwestern line of the occupied right of way being 74.15 feet wide as occupied by Greenbusch Road and the most Easterly corner of a 20.00 feet wide right of way as recorded in F.B.C.C.F. No. 20130292 F.B.C.P.R. and Texas Swim Section 1 Plat tract as recorded in F.B.C.C.F. No. 20130292 F.B.C.P.R. and a point for corner of the herein described tract;

THENCE North 47° 04' 03" West, a distance of 26.62 feet along the Northeasterly line of said Texas Swim Section 1 Plat tract and along the Southwesterly line of said 3.50 acre tract and the herein described tract and along said Southwesterly line of said 20.00 feet wide right of way line passing the most Northerly corner of said 20.00 feet wide right of way at 20.00 feet to a set 5/8 inch capped iron rod stamped "JNS Engineers RPLS 4417" being the most Westerly corner of the herein described tract and a point for corner of the herein described tract;

THENCE North 42° 51' 13" East, a distance of 214.96 feet along the Northeasterly line of the herein described tract to a set 5/8 inch capped iron rod stamped "JNS Engineers RPLS 4417" being the most Northerly corner of the herein described and being on the Northeasterly line of said 3.50 acre tract and Southwesterly line of a 5.00 acre tract as recorded in F.B.C.C.F. No. 2011000379 F.B.C.D.R. tract and a point for corner of the herein described tract;

THENCE South 47° 04' 00" East, a distance of 26.53 feet along the Northeasterly line of said 3.50 acre tract and the herein described tract and along the Southwesterly line of said 5.00 acre tract to a set 5/8 inch capped iron rod stamped "JNS Engineers RPLS 4417" and being the most Northerly corner of the herein described tract and being on the Southeasterly line of said 59.05 acre tract and the Northwestern line of said occupied right of way of Greenbusch Road and a point for corner of the herein described tract;

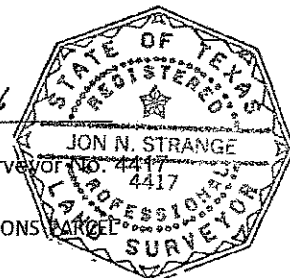
THENCE South 42° 49' 53" West, a distance of 214.96 feet along said Northwestern line of said occupied right of way of Greenbusch Road and the Southeasterly line of said 59.05 acre tract, the said 3.50 acre tract, and the herein described tract to a point for corner of herein described tract marking the POINT OF BEGINNING of the herein described tract and containing 0.131 acres (5,712 square feet);

This description is prepared in conjunction with a survey map (sheets 1 of 1) prepared by JNS Engineers, LLC dated December 19, 2016.

Dated: December 19, 2016

Job No.: 665-01
JNS Engineers, LLC
722 Pin Oak Road, Suite 202A
Katy, Texas 77494
281-391-3366

Jon N. Strange 12-19-16
Jon N. Strange
Registered Professional Land Surveyor No. 4417



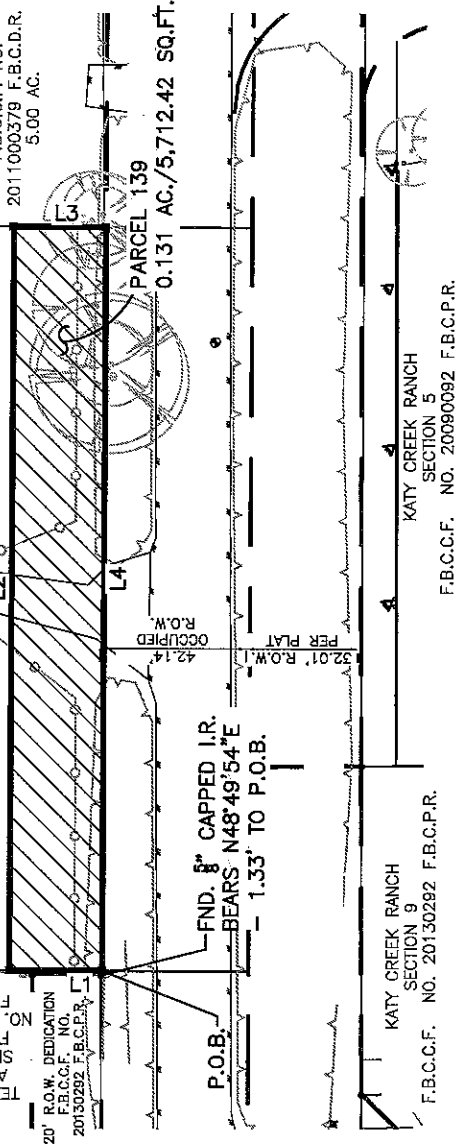
I:\Client Correspondence\665-01_Agguire Fields_Greenbusch Rd\PARCEL DESCRIPTIONS\PARCEL
139\Parcel 139.docx

STEPHEN HOBERMAKER SURVEY-ABSTRACT 189

CHARLES T. MILES &
SHERIAL A. MILES
TO
MILES REAL ESTATE
ENTERPRISES, LTD.
F.B.C.C.F. NO.
2011000379 F.B.C.D.R.
5.00 AC.

TRAUGOTT HOLDINGS, LLC.
TO
ENSTOR KATY STORAGE & TRANSPORTATION, L.P.
F.B.C.C.F. NO. 2009037214 F.B.C.D.R.
3.50 AC.

TEXAS SWIM
ACADEMY
SECTION 1
F.B.C.C.F. NO.
20130292 F.B.C.P.R.
20' R.O.W. DEDICATION
F.B.C.C.F. NO.
20130292 F.B.C.P.R.



NOTES

1. F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE.
2. F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS.
3. ABSTRACTING PERFORMED FEBRUARY, 2016.
4. FIELD SURVEY PERFORMED APRIL, 2016.
5. SEE METES AND BOUNDS DESCRIPTION FOR THIS PARCEL AND OTHER PARCELS DESCRIBING ROW TAKINGS.
6. THE BEARINGS HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD'83), 2001 ADJUSTMENT
7. SEE R.O.W. MAPS 1 OF 9 THROUGH 9 OF 9 FOR GREENBUSCH ROAD FROM GASTON ROAD TO WESTHEIMER PARKWAY FOR FURTHER RIGHT OF WAY DETAIL
8. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. TO CONVERT TO GRID VALUES BY A SCALE FACTOR OF 0.999870017.
9. EASEMENTS SHOWN HEREON ARE BASED ON RECORDED SUBDIVISION PLATS AND RESEARCH PREPARED BY POSTLE SERVICES, DATED MARCH, 2016 NO ADDITIONAL RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY JNS ENGINEERS, LLC.
10. ALL PROPOSED RIGHT OF WAY MONUMENTS ARE SET CAPPED 1" IRON RODS STAMPED "JNS ENG RPLS 4417" UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT, AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.



SYMBOLS LEGEND

- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- BOREHOLE
- LIGHT STANDARD
- MANHOLE
- STOP SIGN
- SIGN
- MAILBOX
- FLAGPOLE
- TYPE "BB" INLET
- GRATE INLET
- CLEAN OUT
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRICAL PULL BOX
- GROUND LIGHT
- UTILITY POLE
- METER POLE
- GUY ANCHOR
- TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE PULLBOX
- TRAFFIC PULL BOX
- TRAFFIC SIGNAL POLE
- FIBER OPTIC CABLE MARKER
- PIPELINE MARKER
- R.O.W., PROPERTY BNDY
- EASEMENT LINES
- FIBER OPTIC PULL BOX
- RECORD DRAWINGS
- GAS METER
- TREE

Line #	Length	Direction
L1	26.62	N47°04'03"W
L2	214.96	N42°51'13"E
L3	26.53	S47°04'00"E
L4	214.96	S42°49'53"W

SCALE 1"=50'

0 50 100

JNS
LLC.

JNS ENGINEERS, LLC
7222 FM OAK ROAD, SUITE 202A
HOUSTON, TEXAS 77064
TELEPHONE: (281) 391-3368 FAX: (281) 391-3375
T.B.P.E. FIRM REGISTRATION NO. F-11853

BOUNDARY SURVEY OF A 0.131 ACRE (5,712.42 SQ.FT.) TRACT OUT OF THE 3.50 AC. F.B.C.C.F. NO. 2009037214 F.B.C.D.R. IN THE STEPHEN HOBERMAKER SURVEY, ABSTRACT-189 FORT BEND COUNTY, TEXAS PARCEL NO. 139

EXISTING	TAKING	REMAINING
3.50 AC.	0.131 AC.	5,712.42 SF 3.369 AC.

DRAWN: BDP	JOB NO. 868-01	1 OF 1
DESIGNED: JNS	DATE: NOV. 2016	
APPROVED: JNS	SCALE: 1"=50'	

• NOT FOUND
• INDICATES SET 5/8" IR. "JNS ENGINEERS" CAP OR AS NOTED
• INDICATES FOUND MONUMENT AS NOTED