

7-26-11
AGREEMENT
31 A 1



Property Acquisition Services, Inc.

August 2, 2011

Paulette Batts
Executive Assistant
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

**Re: Spur 10 – 90/10 Project
Parcel 10 – Jason Leal**

Dear Ms. Batts:


Please find enclosed the following referenced documents for signature and your review:

- Original Check Request
- Original Deed for County Attorney Review
- Original Title Company Documents/Disclosures:
 - Settlement Statement
 - Waiver of Inspection & Disclosure to Owner
 - Tax Agreement
 - Buyer Correspondence Information Form
 - Info for Real Estate 1099-S Report Filing
 - Affidavit as to Debts, Liens, & Possession

At this time, we ask that the County have the settlement statement and supporting documents executed for processing. Once these agreements are signed and the check requested processed, my office will pick up all documents from you and deliver all original documents along with the check to the title company for closing.

Thank you for your attention to this matter and please contact me at (281) 343-7171 if I can answer any questions or be of further assistance.

Sincerely,


Shelly Johnson
Project Coordinator

Enclosures

*AP provided as to
Dom only of FBC
HAG Office 8/4/11*

8-4-11 copy received

FORT BEND COUNTY
REQUEST FOR CHECK

Date Requested: August 2, 2011

Check Needed By: August 16, 2011

Fort Bend County P.O. No.: _____

Vendor: **Property Acquisition Services, Inc.**

Address: 19855 Southwest Freeway, Suite 200
Sugar Land, TX 77479
Office (281) 343-7171

Project Location: Spur 10 - 90/10 Project

Payee: Stewart Title Company

Payee's Address: 14100 Southwest Freeway, Suite 200
Sugar Land, TX 77478

Payee's Tax ID/SS #: On File

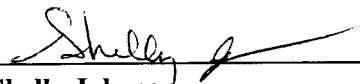
Amount of Check: **\$30,961.95**

Description: Parcel 10 - Jason C. Leal - 1.0422 acres out of H.& T.C.R.R.
Survey, A-211, Ft Bend County, Texas

Comments:

PLEASE RETURN CHECK TO PAULETTE BATTS

Requested By:



Shelly Johnson

**Right of Way
Invoice Transmittal**

Date	August 2, 2011		
Requested By	Property Acquisition Services		
Project Number			
Road Name	Spur 10	Parcel #	10
Type of Expense	<input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Condemnation <input type="checkbox"/> Litigation Expense <input type="checkbox"/> Pipeline		
Reimbursable Expense	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Agency TxDOT
Payee Vendor #	13290	W-9 Required prior to closing for payment***	
Payee	Stewart Title Company		
Payee's Address	14100 Southwest Frwy, Ste 200		
Tax ID #	Sugar Land, TX 77478		
Amount of Check	\$30,961.95		
Date Check is Needed By	August 16, 2011	Closing Date	August 17, 2011
Return Check To	Paulette @ Engineering		
Description	Parcel 10 - Jason C. Leal - 1.0422 acres out of H.& T.C.R.R. Survey, A-211, Ft Bend County, Texas		
Comments			
Accounting Unit	100685888	Account	64500
Activity	P685-06ROWPURCH	Account Category	32000
Purchase Order Number			
Requires CCT Approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Commissioner's Court Approval Date	July 26, 2011		
	<u>Name</u>	<u>Date</u>	
Reviewed by Requestor	Mark Davis	August 2, 2011	
Reviewed by Co. Attorney	W.H.V. Port	8/4/11	
Reviewed by Engineering	Paulette B. Att	8-3-11	
Reviewed by Co. Auditor			

***W-9 required to setup vendor for payment, copy of W-9 sufficient prior to closing with original submitted with closing documents

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.



Parcel 010

DEED

STATE OF TEXAS

§ **ROW CSJ: 0187-05-057**

§

COUNTY OF FORT BEND

§

WHEREAS, the Texas Transportation Commission has been authorized under the Texas Transportation Code Chapters 203, 224, and 361 to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **JASON C. LEAL & MONICA P. LEAL** of the County of Fort Bend, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of THIRTY THOUSAND THREE HUNDRED SEVENTY THREE AND NO/100 Dollars (\$30,373.00) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas all that certain tract or parcel of land lying and being situated in the County of Fort Bend, State of Texas, more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" to wit: None.

Grantors covenant and agree to remove the above-described improvements from said land within thirty (30) days of closing, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive 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 all other minerals and materials thereon, therein and thereunder.

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project (hereafter called highway facility) to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part, shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof; and Grantors further acknowledge that the design and operation of such highway facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Highway facility, shall hereafter be governed by the provisions set out in said Exhibit "A", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the _____ day of _____, 2011.

JASON C. LEAL

MONICA P. LEAL

By: Jason C. Leal

By: Monica P. Leal

Acknowledgement

State of Texas

County of _____

This instrument was acknowledged before me this _____ day of _____, 2011 by Jason C. Leal.

Notary Public's Signature

Acknowledgement

State of Texas

County of _____

This instrument was acknowledged before me this _____ day of _____, 2011 by Monica P. Leal.

Notary Public's Signature

Exhibit A

County: Fort Bend
Highway: Spur 10
Project Limits: U.S. 59 to S.H. 36 (1.5 Mi. S of Pleak)
RCSJ: 0187-05-053

PROPERTY DESCRIPTION FOR PARCEL NO. 10

Being a 1.0422 acre (45,400 square feet) parcel of land, located in the H. & T.C.R.R. Survey, Abstract 211, Fort Bend County, Texas and being out of and a part of that certain called 5.000 acre tract of land conveyed from Grizzard Partnership, LTD. to Jason C. Leal by instrument of record dated October 15, 1996 and recorded under File Number 9670434, of the Official Records of Fort Bend County, Texas (F.B.C.O.R.), said 1.0422 acre parcel being more particularly described as follows:

COMMENCING for reference at a 5/8-inch iron rod w/cap marked "LJA ENG" set on the existing northwesterly right-of way line of Cottonwood School Road (80 feet wide), being the east corner of that certain called 5.000 acre tract of land conveyed from Grizzard Partnership, LTD. to Troy E. Nehls and wife, Dora L. Nehls by instrument dated January 28, 1999 and recorded under File Number 1999011318, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), from which a found 1/2-inch iron rod bears North 42° 03' 36" East, a distance of 1,568.29 feet; thence as follows:

North 47° 56' 34" West, along the northeasterly line of said 5.000 acres conveyed to Troy E. Nehls and wife, Dora L. Nehls, a distance of 276.70 feet to a point, being the east corner of aforementioned 5.000 acres conveyed to Jason C. Leal, being the north corner of said 5.000 acres conveyed to Troy E. Nehls and wife, Dora L. Nehls;

South 42° 06' 25" West, along the common line of said 5.000 acres conveyed to Troy E. Nehls and wife, Dora L. Nehls and said 5.000 acres conveyed to Jason C. Leal, a distance of 625.31 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on the proposed northeasterly right-of-way line of SP 10 (width varies) and the POINT OF BEGINNING, having surface coordinates of X=2,969,978.45, Y=13,746,880.99;

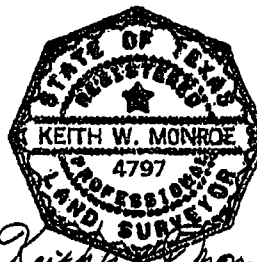
- 1) THENCE, SOUTH 42° 06' 25" West, continuing along the common line of said 5.000 acres conveyed to Troy E. Nehls and wife, Dora L. Nehls and said 5.000 acres conveyed to Jason C. Leal, a distance of 163.36 feet to a point for corner on the existing northeasterly right-of-way line of Hartledge Road (width varies), being the south corner of said 5.000 acres conveyed to Jason C. Leal, same being the west corner of said 5.000 acres conveyed to Troy E. Nehls and wife Dora L. Nehls;

Exhibit A

- 2) THENCE, NORTH 47° 45' 47" West, along the common line of said 5.000 acres conveyed to Jason C. Leal and said existing northeasterly right-of-way line of Hartledge Road, a distance of 277.68 feet to a point for corner, being the west corner of said 5.000 acres conveyed to Jason C. Leal, same being the south corner of that certain called 5.000 acre tract of land conveyed from Michael T. Dome and Barbara J. Dome to Trevor J. Nehls and Kerri M. Nehls by instrument of record dated October 11, 2001 and recorded under File Number 2001097818, F.B.C.O.P.R.;
- 3) THENCE, NORTH 42° 06' 25" East, along the common line of said 5.000 acres conveyed to Jason C. Leal and said 5.000 acres conveyed to Trevor J. Nehls and Kerri M. Nehls, a distance of 163.64 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on said proposed northeasterly right-of-way line of SP 10;
- 4) THENCE, SOUTH 47° 42' 21" East, along said proposed northeasterly right-of-way line of SP 10, a distance of 277.68 feet to the POINT OF BEGINNING and containing 1.0422 acres (45,400 square feet) of land.

This description was prepared from a survey and plat prepared by the undersigned dated May, 2004. Access will be permitted to the highway facility from the remainder of the property lying northeasterly of Spur 10.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE, WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.



Keith W. Monroe
05-07-04

H. & T. C. C. R. R. SURVEY

GRIZZARD PARTNERSHIP, LTD.
TO JASON C. LEAL
CALLED 5000 ACRES
FILE NUMBER 9670434.F.B.C.O.P.R.
OCTOBER 15, 1996

P.O.B.
PARCEL 10
X-2,969,978.45
Y-13,746,880.99

S47°42'21"E 277.68'

PROPOSED R.O.W.

(10)

PROPOSED SPUR 10 (Width Varies)

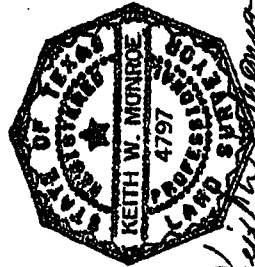
Project Baseline S47°42'21"E 1003.22'

EXISTING R.O.W.

N47°45'47"W 277.68'

HARTLEDGE ROAD (Width Varies) No Record Information Found

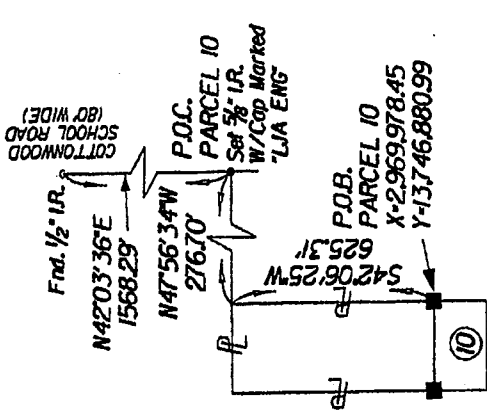
J. T. PEAK SURVEY
A-666



Keith W. Monroe
05-07-04

- FOUND 5/8" IRON ROD (Unless otherwise noted)
- SET 5/8" IRON ROD (Unless otherwise noted)
- FOUND 5/8" IRON ROD W/TXDOT AL. DISC
- SET 5/8" IRON ROD W/TXDOT AL. DISC

GRIZZARD PARTNERSHIP, LTD. TO
TROY E. NEHLS AND WIFE DORA L. NEHLS
CALLED 5000 ACRES
FILE NUMBER 199901318.F.B.C.O.P.R.
JANUARY 28, 1999



HARTLEDGE ROAD
PARENT TRACT INSET
PARCEL 10

NOTES:

1. PROPERTY DESCRIPTION FOR SUBJECT TRACT PREPARED BY SEPARATE INSTRUMENT BY THE UNDERSIGNED, DATED MAY, 2004.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE AND 83' WITH COORDINATES GIVEN IN FEET. ALL COORDINATES ARE TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

PARCEL PLAT
SHOWING

PARCEL 10:

SPUR 10
RCSJ 0187-05-053
LJA ENGINEERING & SURVEYING, INC. MAY, 2004
PROJECT NO. 0650-1009-002
SCALE: 1" = 30'

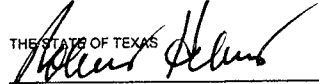
EXIST. ACRES	TOTAL TAKING AREA	AREA WITHIN EXIST. ROW	AREA OF PROPOSED ADDIT. ROW	REMAINDER ACRES	
				LEFT	RIGHT
5.000	1,042.25 S.F.	45,266 S.F.		3.958	

A. Settlement Statement		U.S. Department of Housing and Urban Development		OMB Approval No. 2502-0265	
B. Type of Loan					
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins.		6. File Number: 1015733010		7. Loan Number:	
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins. <input type="checkbox"/> Other		8. Mortgage Insurance Case Number:			
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower: The State of Texas					
E. Name & Address of Seller: Jason C. Leal Monica P. Leal					
F. Name & Address of Lender:					
G. Property Location: Property Address Spur 10 - Parcel No. 10 Texas Metes & Bounds Being a 1.0422 acre parcel of land, located in the H. & T.C.R.R. Survey, Abstract 211, Fort Bend County, Texas, and being more particularly described by metes and bounds attached hereto.					
H. Settlement Agent: Monroe A Ashworth, 170-Stewart Title Company, 14100 Southwest Freeway, Suite 200, Sugar Land, TX 77478, (281)491-7050 Place of Settlement: 14100 Southwest Freeway, Suite 200, Sugar Land, TX 77478					
I. Settlement Date: 8/17/11		Proration Date: 8/17/11		Disbursement Date: 8/17/11	
J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction		
100. Gross Amount Due from Borrower			400. Gross Amount Due to Seller		
101. Contract sales price	\$30,373.00	401. Contract sales price	\$30,373.00		
102. Personal property		402. Personal property			
103. Settlement charges to borrower (line 1400)	\$588.95	403.			
104.		404.			
105.		405.			
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes		406. City/town taxes			
107. County taxes		407. County taxes			
108. Assessments		408. Assessments			
109.		409.			
110.		410.			
111.		411.			
112.		412.			
120. Gross Amount Due from Borrower	\$30,961.95	420. Gross Amount Due to Seller	\$30,373.00		
200. Amounts Paid by or in Behalf of Borrower			500. Reductions in Amount Due to Seller		
201. Deposit or earnest money		501. Excess deposit (see instructions)			
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$0.00		
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to			
204.		504. Payoff of first mortgage loan			
205.		505. Payoff of second mortgage loan			
206.		506.			
207.		507.			
208.		508.			
209.		509.			
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes		510. City/town taxes			
211. County taxes		511. County taxes			
212. Assessments		512. Assessments			
213.		513.			
214.		514.			
215.		515.			
216.		516.			
217.		517.			
218.		518.			
219.		519.			
220. Total Paid by/for Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$0.00		
300. Cash at Settlement from/to Borrower			600. Cash at Settlement to/from Seller		
301. Gross amount due from borrower (line 120)	\$30,961.95	601. Gross amount due to seller (line 420)	\$30,373.00		
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amount due seller (line 520)	\$0.00		
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$30,961.95	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$30,373.00		

L Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700.	Total Sales/Broker's Commission				
	Division of commission (line 700) as follows:				
701.					
702.					
703.	Commission paid at settlement				
704.					
800.	Items Payable in Connection with Loan				
801.	Loan origination fee				
802.	Loan discount				
803.	Appraisal fee				
804.	Credit report				
805.	Lender's inspection fee				
806.	Mortgage insurance application fee				
807.	Assumption fee				
808.					
809.					
810.					
811.					
812.					
813.					
900.	Items Required by Lender to Be Paid in Advance				
901.	Interest from				
902.	Mortgage insurance premium for				
903.	Hazard insurance premium for				
904.					
905.					
1000.	Reserves Deposited with Lender				
1001.	Hazard insurance				
1002.	Mortgage insurance				
1003.	City property taxes				
1004.	County property taxes				
1005.	Annual assessments				
1006.					
1007.					
1008.					
1009.					
1100.	Title Charges				
1101.	Settlement or closing fee to Stewart Title Company		\$150.00		
1102.	Abstract or title search				
1103.	Title examination				
1104.	Title insurance binder				
1105.	Document preparation				
1106.	Notary fees				
1107.	Attorney's fees to				
	Includes above item numbers:				
1108.	Title Insurance to Stewart Title Company		\$369.00		
	Includes above item numbers:				
1109.	Lender's coverage				
1110.	Owner's coverage	\$30,373.00	\$369.00		
1111.	Tax Certificate to Stewart Title Company		\$64.95		
1112.	State Policy Fee to Stewart Title Policy Gty Fee		\$5.00		
1113.					
1200.	Government Recording and Transfer Charges				
1201.	Recording fees:				
1202.	City/county tax/stamps:				
1203.	State tax/stamps:				
1204.					
1205.					
1206.					
1300.	Additional Settlement Charges				
1301.	Survey				
1302.	Pest inspection				
1303.					
1304.					
1305.					
1306.					
1307.					
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$588.95		\$0.00

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this HUD-1 Settlement Statement pertaining to "Comparison of Good Faith Estimate (GFE) and HUD-1 Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

THE STATE OF TEXAS


Judge Robert E. Hebert
Fort Bend County Judge
8-4-2011

Jason C. Leal

Monica P. Leal

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Monroe A Ashworth

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18: U.S. Code Section 1001 and Section 1010.

CERTIFICATION

Seller's and Purchaser's signature hereon acknowledges his/their approval of tax prorations and signifies their understanding that prorations were based on taxes for the preceding year or estimates for the current year, and in the event of any change for the current year, all necessary adjustments must be made between Seller and Purchaser; likewise any default in delinquent taxes will be reimbursed to Title Company by the Seller.

Title Company, in its capacity as Escrow Agent, is and has been authorized to deposit all funds it receives in this transaction in any financial institution, whether affiliated or not. Title Company shall not be liable for any interest or other charges on the earnest money and shall be under no duty to invest or reinvest funds held by it at any time. Seller and Purchasers hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Title Company has or may have other banking relationships and further consent to the retention by Title Company and/or its affiliates of any and all benefits (including advantageous interest rates on loans) Title Company and/or its affiliates may receive from such financial institutions by reason of their maintenance of said escrow accounts.

The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

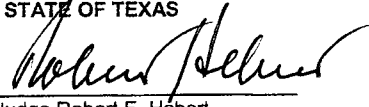
SELLER(S):

By: _____
Jason C. Leal

By: _____
Monica P. Leal

PURCHASER (S):

THE STATE OF TEXAS

By: 
Judge Robert E. Hebert
Fort Bend County Judge
8-4-2011

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

STEWART TITLE

By: _____
Monroe Ashworth, Commercial Escrow Officer
Settlement Agent

Date

WARNING:
It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

WAIVER OF INSPECTION AND DISCLOSURE NOTICE

RE: Stewart Title of Fort Bend GF No.1015733010

Brief Description of Property:

Being a 1.0422 acre parcel of land, located in the H. & T.C.R.R. Survey, Abstract 211, Fort Bend County, Texas

THE UNDERSIGNED BUYER/BORROWER HEREBY ACKNOWLEDGES RECEIPT OF THE FOLLOWING NOTICE FROM STEWART TITLE COMPANY PRIOR TO CLOSING:

1. Waiver of Inspection.

You may refuse to accept an exception to "Rights of Parties in Possession." "Rights of Parties in Possession" means one or more persons who are themselves actually physically occupying the land or a portion thereof under a claim of right which may be adverse to the record owner of the land as shown in Schedule A of the Commitment. The Company may require an inspection and additional charge for reasonable and actual costs to inspect, and may make additional exceptions for matters the inspection reveals. If you do not delete this paragraph, you consent to this exception and waive inspection of the land.

YOU MAY REFUSE TO ACCEPT THIS EXCEPTION BY MARKING OUT THIS PARAGRAPH 1 AND PAYING THE ADDITIONAL COSTS INVOLVED.

2. Receipt of Commitment.

You acknowledge having received and reviewed a copy of the Title Commitment issued in connection with this transaction. You understand that your Owner Policy will contain the exceptions set forth in Schedule B, and any unresolved items set forth in Schedule C of the Commitment, and any additional exceptions to title resulting from the documents involved in this transaction, and any additional exceptions reflected by an exhibit attached hereto.

3. Survey.

If we have been furnished with a current survey of the subject property acceptable to us, you may request amendment of the "Area and Boundary Exception" to read "Shortages in Area." The Area and Boundary Exceptions is as follows: "Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements." You must furnish a current survey. The survey must be acceptable to the Company. You also must pay an additional premium equal to 15% of the basic premium charge. The Company may make additional exceptions for items shown on the survey.

YOU MAY REQUIRE AMENDMENT OF THE AREA AND BOUNDARY EXCEPTION BY MARKING OUT THIS PARAGRAPH 3 AND BY COMPLYING WITH ITS PROVISIONS BEFORE COMPLETION OF THIS CLOSING.

4. Arbitration.

This Paragraph 4 does not apply to the Residential Owner Policy (T-1R), and if applicable the parties must later agree to arbitrate under such policy if the land covers a one to four family residential property or condominium unit.

If this is not residential, as stated above, you may require deletion of the arbitration provision of the Owner Policy. If you do not delete this provision, either you or the Company may require arbitration, if the law allows. There is no charge to delete this provision.

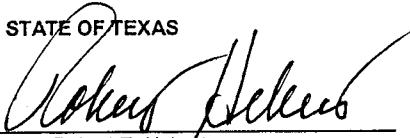
IF YOUR POLICY IS NOT A TEXAS RESIDENTIAL OWNER POLICY (T-1R), YOU MAY REQUIRE DELETION OF THE ARBITRATION PROVISION BY MARKING OUT THIS PARAGRAPH 4.

5. Notice.

You may wish to consult an attorney to discuss matters shown in Schedule B and C of the Commitment. These matters will affect your title and use of your land. Your Title Insurance Policy will be a legal contract between you and the Company. The Commitment and Policy are not abstracts of title, title reports or representations of title. They are contracts of indemnity. We do not represent that your intended use of the property is allowed under the law or in the restrictions on your land.

ACKNOWLEDGED as of August, 4, 2011.

THE STATE OF TEXAS

By: 

Judge Robert E. Hebert
Fort Bend County Judge

TAX AGREEMENT

GF No.: 1015733010

Spur 10

Brief Description of Property:

Being a 1.0422 acre parcel of land, located in the H. & T.C.R.R. Survey, Abstract 211, Fort Bend County, Texas

We, the undersigned, hereby acknowledge that the taxes WERE NOT prorated in the above captioned file at the time of closing.

The Seller(s) acknowledge that they are responsible for all taxes prior to the date of closing. Should it develop at a later date that taxes, other than those collected, are due for prior years, Seller(s) agree to make full settlement to Stewart Title Company, upon notification.

SELLER recognizes their responsibility for current year taxes. Further, SELLER agrees to contact all taxing authorities to notify them of the change in ownership of subject property to assure proper receipt of future tax notice.

By the execution hereof, Buyer(s) and Seller(s) acknowledge that: (1) the tax information obtained by Stewart Title Company was procured only for the benefit of Stewart Title Company and only for the purpose of determining the insurability of the property, (ii) that no party other than Stewart Title Company is entitled to rely on such information, and (iii) that the tax information and prorations have been provided to the Buyer(s), Seller(s), and Lender(s) as a courtesy only. Buyer and Seller hereby release Stewart Title Company from all liability and claims for damages resulting from proration of taxes in this transaction.

We agree that Stewart Title Company shall not be held responsible for such tax prorations in any event.

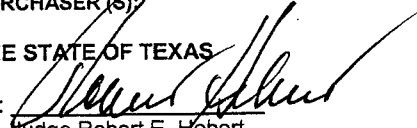
SELLER(S):

Jason C. Leal

Monica P. Leal

PURCHASER(S)

THE STATE OF TEXAS

By: 
Judge Robert E. Hebert
Fort Bend County Judge

August 4, 2011

STEWART TITLE
BUYER CORRESPONDENCE INFORMATION FORM
GF NO. 1015733010

All correspondence in connection with this transaction should be addressed to:

Property Acquisition Services, Inc.
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479
Attention: Shelly Johnson

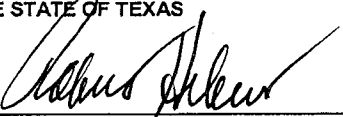
Is this a temporary address? YES NO

If YES, please indicate until what date: NA

PHONE NUMBER: 281-343-7171

E-MAIL ADDRESS: sjohnson@pascorp.com

THE STATE OF TEXAS

By: 

Judge Robert E. Hebert
Fort Bend County Judge

Date: August 4, 2011

INFORMATION FOR REAL ESTATE 1099-S REPORT FILING

As Required by the Internal Revenue Service

SOLICITATION

Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1986, requires the reporting of certain information to the IRS on real estate transactions. The information may also be sent to other third parties. You are required by law to provide Stewart Title Company with your correct taxpayer identification number. If you do not provide Stewart Title Company with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

File No. 1015733010

Taxpayer I. D. No. _____

SELLER'S NAME and MAILING ADDRESS

Jason C. Leal and Monica P. Leal

TRANSACTION INFORMATION

Closing Date: _____, _____, 2011

Brief Description of Property:

Being a 1.0422 acre parcel of land, located in the H. & T.C.R.R. Survey, Abstract 211, Fort Bend County, Texas

Contract Sales Price: \$30,373.00

If multiple Sellers, allocation of sales price amount among the Sellers:

Has the Seller received (or will receive) property (other than cash and consideration treated as cash) or services as part of the consideration for this transaction? _____ (Yes or No)

CERTIFICATION

Under penalty of perjury, I certify that the number shown on this form is my correct Taxpayer Identification Number. I also certify that the other information shown herein is correct. I acknowledge receipt of a copy of this form.

SELLER(S):

SELLER(S):

Jason C. Leal

Monica P. Leal

AFFIDAVIT AS TO DEBTS, LIENS AND POSSESSION

RE: Stewart Title GF No.1015733010

Brief Description of Property:

Being a 1.0422 acre parcel of land, located in the H. & T.C.R.R. Survey, Abstract 211, Fort Bend County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared
Jason C. Leal, Owner/Seller(s)

known to me to be the person(s) whose name(s) are subscribed hereto and upon his/her oath deposes and says to his/her knowledge:

1. No proceedings in bankruptcy or receivership have been instituted by or against him/her or the entity which they represent in the subject transaction.

2. If acting in their individual capacity, that there has been no change in their marital status since acquiring the subject property.

3. There exists no unpaid debts for lighting fixture, plumbing, water heaters, air conditioning, kitchen equipment, carpeting, fences, roofing, street paving, or any other form of personal or fixture items that are located on the subject property whether secured by financing statements, security agreements or otherwise, except the following: _____.

4. There are no loans, unpaid judgments, or liens of any kind, including federal and/or state liens, and no unpaid association fees or governmental taxes, charges or assessments of any kind affecting the subject property except: _____.

5. All labor and material costs associated with any improvements on the subject property have been paid, and there are now no claims for unpaid labor or material costs for the construction of improvements affecting the subject property except: _____.

6. There are no leases, contracts to sell the land, rights of first refusal, or parties in possession other than the party making this Affidavit, except for: _____.

7. If this involves a sale, the Seller is not a non-resident alien, foreign corporation, foreign trust, foreign estate or other foreign entity as defined by the Internal Revenue Service. **The Seller's United States Employer's tax identification number or Social Security Number is:** _____. This information may be disclosed to the Internal Revenue Service, and is furnished to the Buyer to inform the Buyer that withholding of tax on this sale is not required under Section 1445 of the Internal Revenue Code.

8. Except as specifically disclosed herein, the party making this Affidavit agrees to pay on demand any and all amounts secured by any liens, claims, or rights which currently apply to the subject property or are subsequently established against the subject property, and which were created by or known to the undersigned, or have an inception date prior to the closing of this transaction and the recording of the deed and mortgage.

9. The party making this Affidavit hereby acknowledges and agrees that the Buyer/Borrower/Purchaser, Lender, and/or Title Company are relying on the truth of the statements and information contained herein, and would not purchase, lend money thereon or issue title policies unless said statements, information and representations were accurately made. If the party for whom I am making this Affidavit is an entity, I hereby represent that I have authority to sign this Affidavit on behalf of such entity.

IT IS SPECIALLY UNDERSTOOD AND AGREED THAT ANY AND ALL SPACES ON THIS FORM THAT I HAVE NOT COMPLETED OR OTHERWISE LEFT BLANK ARE THEREBY INTENDED TO STATE "NONE" OR "NOT APPLICABLE" AS THE CASE MAY BE.

IN WITNESS WHEREOF I/we have signed my/our name(s):

SELLER(S):

Jason C. Leal

Monica P. Leal

SWORN TO AND SUBSCRIBED before me the undersigned authority, on this ____ day of _____, 2011.

Notary Public in and for
The State of Texas

SWORN TO AND SUBSCRIBED before me the undersigned authority, on this ____ day of _____, 2011.

Notary Public in and for
The State of Texas