



13A

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

§

THAT THE UNDERSIGNED, SILVER RANCH COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation and 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., Suite 728, Richmond, TX 77469, the receipt and sufficiency of which consideration are acknowledged, hereby GRANTS, SELLS and CONVEYS unto Grantee, the real property described on attached Exhibit "A", incorporated herein and made a part hereof for all purposes, together with all right, title and interest of Grantor in (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 mineral rights and interests of Grantor relating to said real property (present or reversionary), save and except as provided herein; (vi) 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; (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, (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 Property, but only to the extent 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; and (3) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any but only to the extent in effect and relating to the Property.

CCM 6-26-12 #13A
Fort Bend County Clerk
Return Admin Serv Coord

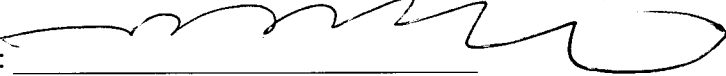
Grantor expressly reserves all oil, gas, and other minerals in, on, or under the Property, but waives all rights to use the surface of the Property for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict the right of Grantor to extract oil, gas, or other minerals from and under the Property by directional drilling or other means that do not unreasonably interfere with or disturb the surface of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto 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 by, through or under Grantor, but not otherwise.

EXECUTED this 15 day of June, 2012.

GRANTOR:

SILVER RANCH COMMUNITY ASSOCIATION, INC.

By: 

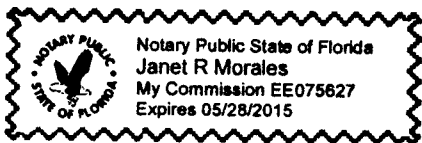
Printed Name: Marvin Shapiro

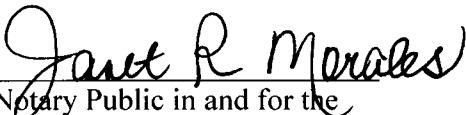
Title: President

STATE OF FLORIDA
COUNTY OF Orange

This instrument was acknowledged before me on the 15 day of June, 2012, by Marvin Shapiro, President, of the SILVER RANCH COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation.

(NOTARY)




Notary Public in and for the
State of Florida

State of Texas
County of Fort Bend

Morris & Cummings Survey
Abstract No. A-295

Description of
Tract 2A -- Reserve A -- Silver Ranch
Gaston Road Right of Way
0.3458 Acres

Description of a 0.3458 acre (15,061 square feet) tract of land out of Silver Ranch Section One (1) Reserves A as recorded in Plat No. 20060283 in Fort Bend County Clerk Records, being out of a 320.1083 acre tract of land being the Morris and Cummings Survey, Abstract 295, Fort Bend County, Texas, said 320.1083 acre tract being that same tract of land described in deed recorded in Volume 9, Page 7, Deed Records, Fort Bend County, Texas and a 188.8482-acre tract of land conveyed to Jafar R. Davoody as recorded in Volume 1491, Page 882 of the Official Records of Fort Bend County, Texas. Base Bearing the Northeast line of Cinco Ranch West, Section 25 (Slide Nos. 2539B and 2540A; Plat Records) and of Cinco Ranch West, Section 26 (File No. 2004114080) North 46° 41' 32" West – Note on Plat: "All bearings are referenced to the Texas Coordinate System, South Central Zone (NAD 27)".

COMMENCING at a found 1/2" iron pipe for the most northerly corner of said Reserve G and in the southeast line of existing Gaston Road right of way as recorded by said Silver Ranch Section One (1) Plat;

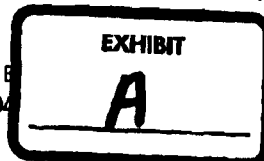
THENCE along said Southeast right of way line and Northeast line of Reserve G to a set 5/8" capped iron rod stamped "JNS Engineers RPLS 4417" a distance of 270.19 feet along a bearing of South 47° 11' 05" East for the most northerly corner of said Reserve A, which bears north 42° 48' 55" East 5.92 feet from a found 5/8" capped iron rod stamped "Brown & Gay" and for the POINT OF BEGINNING of the herein described Tract;

THENCE South 47° 11' 05" East along the common line between the right of way of Gaston Road and said Reserve A a distance of 678.59 feet to a set 5/8-inch capped Iron Rod stamped ("JNS ENGINEERS RPLS 4417") set on the Southwest line of said Gaston Road right of way and a point of curvature of a curve to the right and a point for corner of the herein described Tract;

THENCE along said curve to the right having a radius of 25.00 feet with a length along the curve of 39.27 feet with a chord length of 35.35 feet having a chord bearing of South 02° 10' 19" West to a set "X" chiseled in concrete sidewalk marking a point for corner of the herein described Tract and also on the northwesterly line of existing Roesner Road right of way (100 foot wide) as recorded in said Silver Ranch Section One plat;

THENCE South 42° 48' 37" West, a distance of 21.34 feet along the said Northwest line of existing Roesner Road right of way to a set "X" chiseled in concrete sidewalk and a point for corner of the herein described Tract and a point of curvature of a curve to the left;

I:\Client Correspondence\262 - Fort Bend
Silver Ranch HOA Metes & Bounds 04



04-Falcon Landing\ROW Descriptions\02A

AS PER ORIGINAL

THENCE along said curve to the left having a radius of 25.00' with a length along the curve of 39.27 feet with a chord length of 35.36 feet having a chord bearing of North 02° 11' 34" West to a set capped 5/8" iron rod stamped "JNS Engineers RPLS 4417" marking a point for corner of the herein described Tract;

THENCE across said Reserve A to a set 5/8" capped Iron rod stamped "JNS Engineers RPLS 4417" a distance of 678.59 feet along a bearing of North 47° 11' 45" West to the proposed Southwest line of said Gaston Road right of way and the most westerly corner of Reserve A, and a point for corner of the herein described Tract being on said common line between said Reserve A and G;

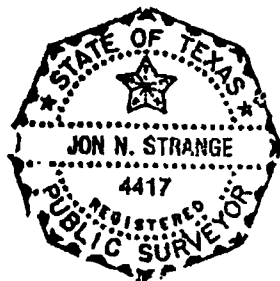
THENCE North 42° 51' 33" East, a distance of 21.47 feet along said common line and the Northwest line of said Reserve A to the POINT OF BEGINNING, containing 0.3458 Acres (15,061 square feet) tract of land and on the said existing Gaston Road right of way to a point for corner of the herein described Tract;

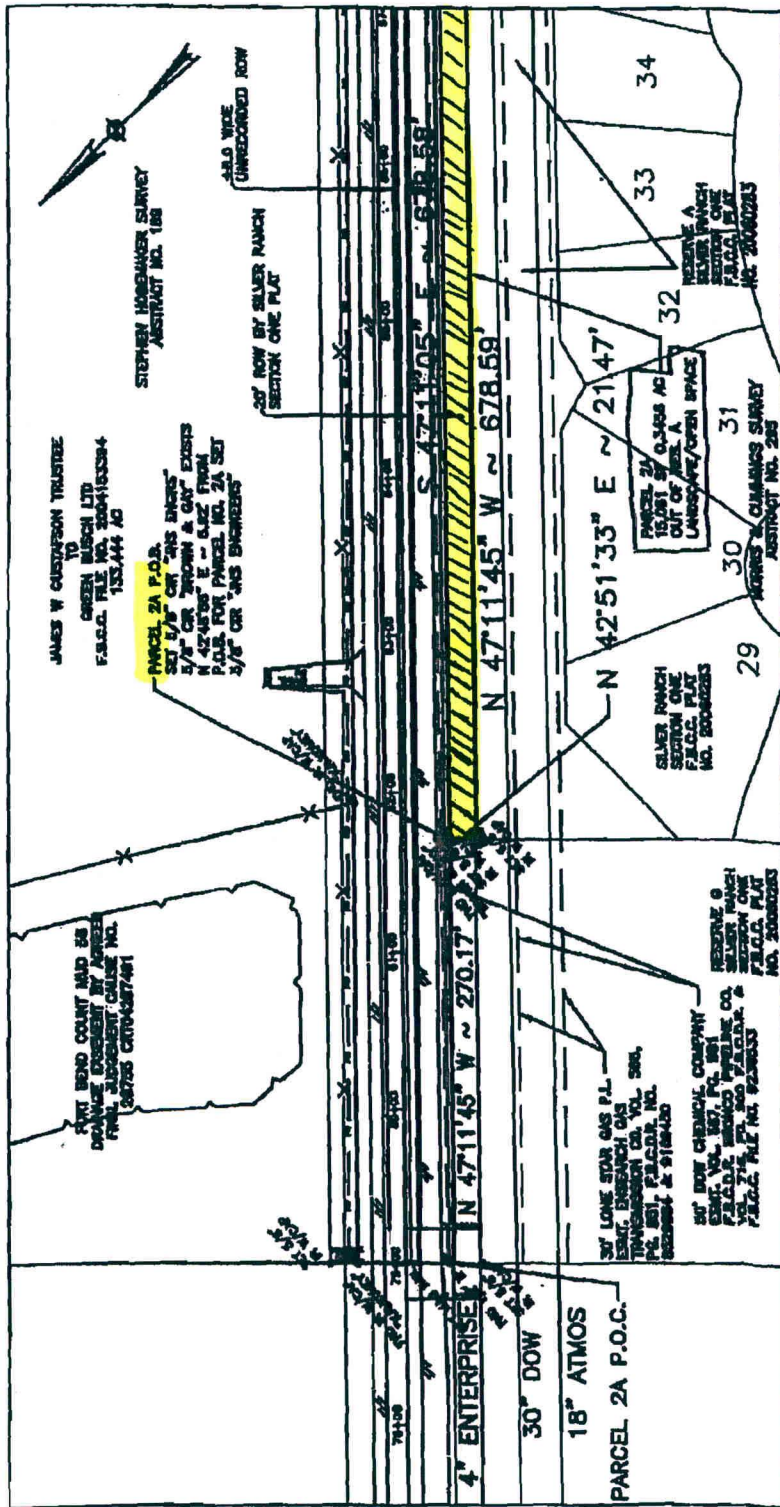
This description is prepared in conjunction with a survey map (Sheets 1 of 3 thru 3 of 3) prepared by JNS Engineers LLC dated April 2, 2012.

Dated: April 2, 2012

Job No.: 262-04
JNS Engineers LLC
722 Pin Oak Road, Suite 202A
Katy, Texas 77494

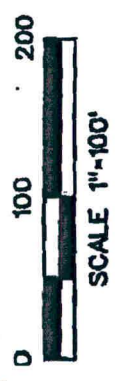

Jon N. Strange
Registered Professional Land Surveyor No. 4417





PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 2A
SHEET 1 OF 3
ROAD
FT. BEND COUNTY, TEXAS
J.N.S. ENGINEERS, LLC
APRIL 2012
SCALE, 1"=100'

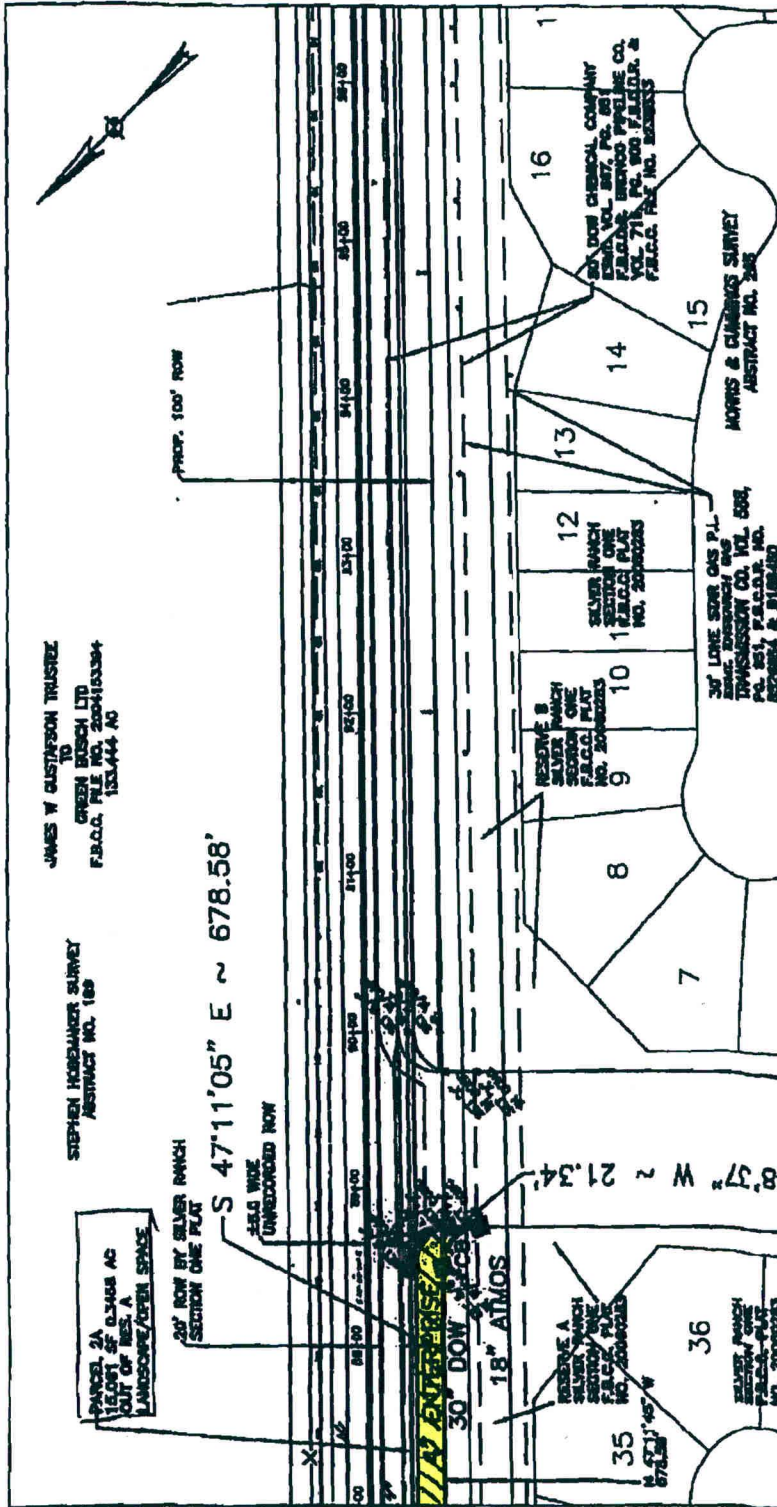
- NOTE:
1. SEE SHEET 3 OF 3 FOR NOTES, ACREAGE SUMMARY AND RPLS CERTIFICATION.
 2. PARCEL NO. 4A HAS A BOUNDARY DISCREPANCY ALONG THE SOUTHWEST LINE OF THE 36.825 AC TRACT ON GASTON RD FRONTAGE. A GAP EXISTS BETWEEN THE 131.2601 AC KISD SITE AND THE 36.825 AC KING PROPERTY (PARCEL NO. 4A) AND AN OVERLAP OF ENCROACHMENT EXISTS BETWEEN THE TWO TRACTS.
 3. FRONTAGE OF SILVER RANCH SECTION ONE HAS AN APPROXIMATE 10' STRIP OF OCCUPIED UNRECORDED ROW.
 4. FRONTAGE OF GREENBUSCH ESTATES AND WOODLAKE ESTATES HAS A OCCUPIED UNRECORDED ROW ALONG THE FRONTAGE OF GREENBUSCH RD. WOODLAKE ESTATES AND GREENBUSCH ESTATES PLAT DEDICATED AN ADDITIONAL 20' OF ROW OUTSIDE OF THE OCCUPIED UNRECORDED ROW.



• NOT FOUND
* RECALCULATED
@ INDICATES FOUND MEASUREMENT AS NOTED

RECORDER'S MEMORANDUM

This page is not satisfactory for photographic recordation due to carbon or photo copy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded.



JAMES W GUSTAFSON TRUSTEE
TO
GREEN BUSH LTD
F.L.C.O. FILE NO. 200103034
133,444 AC

STEPHEN HOEBAUMER SURVEY
ABSTRACT NO. 169

S 47°11'05" E ~ 678.58'

20' ROW BY SILVER RANCH
SECTION ONE PLAT

18" ATMOS

30' DOW SLOPE

30' LINE SLOPE GAS P.L.
STATE OF TEXAS
TRANSMISSION CO. VOL. 589,
P.G. 831, F.L.C.O. NO.
200084 & 21002-80

RESERVE B
SILVER RANCH
SECTION ONE
F.L.C.O. PLAT
NO. 200082023

RESERVE A
SILVER RANCH
SECTION ONE
F.L.C.O. PLAT
NO. 200082023

SILVER RANCH
SECTION ONE
F.L.C.O. PLAT
NO. 200082023

MORRIS & CLARK'S SURVEY
ABSTRACT NO. 248

36.525 AC KING PROPERTY (PARCEL NO. 4A)

36.525 AC KISS SITE

36.525 AC TRACT ON GASTON RD FRONTAGE

36.525 AC TRACT ON GASTON RD FRONTAGE

36.525 AC TRACT ON GASTON RD FRONTAGE

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36.525 AC TRACT ON GASTON RD FRONTAGE

PARCEL PLAT
SHOWING PROPERTY OF

PARCEL 2A

SHEET 2 OF 3

GASTON ROAD
FT. BEND COUNTY, TEXAS

J.N.S. ENGINEERS, LLC
APRIL 2012

SCALE 1"=100'

NOTE:
1. SEE SHEET 3 OF 3 FOR NOTES, ACREAGE SUMMARY AND RELS CERTIFICATION.
2. PARCEL NO. 4A HAS A BOUNDARY DISCREPANCY ALONG THE SOUTHWEST LINE OF THE 36.525 AC TRACT ON GASTON RD FRONTAGE. A GAP EXISTS BETWEEN THE 131-2801 AC KISS SITE AND THE 36.525 AC KING PROPERTY (PARCEL NO. 4A) AND AN OVERLAP OF ENCROACHMENT EXISTS BETWEEN THE TWO TRACTS.
3. FRONTAGE OF SILVER RANCH SECTION ONE HAS AN APPROXIMATE 10' STRIP OF OCCUPIED UNRECORDED ROW.
4. FRONTAGE OF GREENBUSCH ESTATES AND WOODLAKE ESTATES HAS A OCCUPIED UNRECORDED ROW ALONG THE FRONTAGE OF GREENBUSCH RD. WOODLAKE ESTATES AND GREENBUSCH ESTATES PLAT DEDICATED AN ADDITIONAL 20' OF ROW OUTSIDE OF THE OCCUPIED UNRECORDED ROW.

NOT FOUND
UNRECORDED PLAT
UNRECORDED PLAT

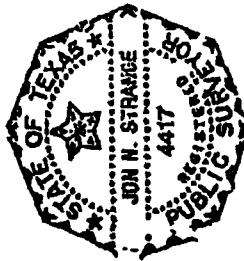
RECORDER'S MEMORANDUM

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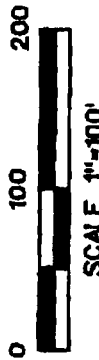
EXISTING	TAKING	REMAINING
1.747 AC.	0.3458 AC.	15,061 SF
		1.4012 AC.

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 JAN. 2012.
4. FIELD SURVEY PERFORMED FEB. 2012.
5. SEE ROW MAPS 1 OF 3, 2 OF 3 & 3 OF 3 FOR GASTON AND GREENBUSCH RD ROW DETAILS FOR GASTON RD FROM FALCON LANDING TO 1100 LF NORTH OF ROESNER RD AND GREENBUSCH RD FROM GASTON RD TO WILLOWFORK BUFFALO BAYOU
6. SEE METES AND BOUNDS DESCRIPTION FOR THIS PARCEL AND OTHER PARCELS DESCRIBING ROW TAKINGS AS REFLECTED ON ROW MAPS DESCRIBED IN ITEM 5 ABOVE.
7. THE BEARINGS HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1983 ADJUSTMENT
8. PARCEL NO. 4A HAS A BOUNDARY DISCREPANCY ALONG THE SOUTHWEST LINE OF THE 38.525 AC TRACT ON GASTON RD FRONTAGE. A GAP EXISTS BETWEEN THE 131.2601 AC KISS SITE AND THE 38.525 AC KING PROPERTY (PARCEL NO. 4A) AND AN OVERLAP OF ENCROACHMENT EXISTS BETWEEN THE TWO TRACTS.
9. FRONTAGE OF SILVER RANCH SECTION ONE HAS AN APPROXIMATE 10' STRIP OF OCCUPIED UNRECORDED ROW.
10. FRONTAGE OF GREENBUSCH ESTATES AND WOODLAKE ESTATES HAS A OCCUPIED UNRECORDED ROW ALONG THE FRONTAGE OF GREENBUSCH RD. WOODLAKE ESTATES AND GREENBUSCH ESTATES PLAT DEDICATED AN ADDITIONAL 20' OF ROW OUTSIDE OF THE OCCUPIED UNRECORDED ROW.



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.



JON N. STRANGE R.P.L.S.NO.4417

JNS CONSULTING ENGINEERS, LLC
 722 FM 944, ROAD 51E, 202A
 KATY, TEXAS 77484
 (281) 391-3366

PARCEL PLAT SHOWING PROPERTY OF
PARCEL 2A
SHEET 3 OF 3
GASTON ROAD FT. BEND COUNTY, TEXAS J.N.S. ENGINEERS, LLC APRIL, 2012 SCALE 1"=100'

• NOT FOUND
 * INDICATES SURVEYOR'S "JOB ENCLOSURE" CAP OR AS NOTED
 © INDICATES FRODO SURVEYMENT, AS NOTED

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2012 Jun 27 08:16 AM

2012069372

BAK \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS