



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.

13 B

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.

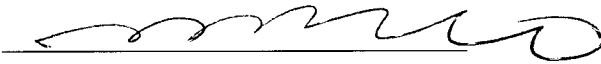
Grantor expressly reserves all oil, gas, and other minerals in, on, or under the Property, but waives all rights to use the surface of the Property for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein 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: 

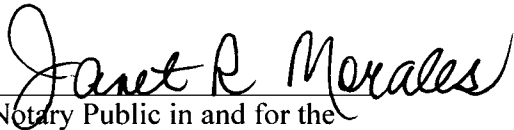
Printed Name: Marvin Shapiro

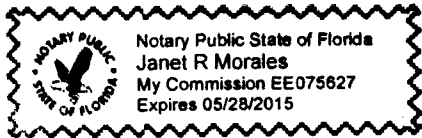
Title: President

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 2B – Reserve B – Silver Ranch
Gaston Road Right of Way
0.3846 Acres

Description of a 0.3846 acre (16,755 square feet) tract of land out of Silver Ranch Section One (1) Reserve B 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)".

Beginning at a found 5/8" capped Iron rod stamped "Kalkomey: being the most easterly corner of the herein described Tract and said Reserve B and in the southwest line of Gaston Road right of way (20 foot wide) as recorded by said Silver Ranch Section One (1) Plat.

THENCE along the common line between said Silver Ranch Section One (1) Plat and the Northwest line of a called 28.796 acre tract recorded in FBCC File No. 200527051 and of the Katy Independent School District High School No. 7 Plat as recorded by Plat No. 20110175 of Fort Bend County Clerk Records, a bearing of South 40° 36' 08" West a distance of 21.18 feet to a found 5/8-inch capped Iron Rod stamped ("JNS ENGINEERS RPLS 4417") on the proposed right of way of Gaston Road (100 foot wide) and being the most southerly line of and a point for corner of the herein described Tract;

THENCE North 47° 11' 45" West, a distance of 762.78 feet along the said Southwest line of the proposed Gaston Road right of way to a set "X" chiseled in concrete sidewalk and to a point for corner of the herein described Tract and a point of curvature of a curve to the left;

THENCE along said curve to the left having a radius of 25.00 feet with a length along the curve of 39.27 feet with a chord length of 35.37 feet having a chord bearing of North 87° 48' 26" West to a set "X" chiseled in concrete sidewalk marking a point for corner of the herein described Tract and also on the Southeasterly line of existing Roesner Road right of way (100 foot wide) as recorded in said Silver Ranch Section one plat;

AS PER ORIGINAL

I:\Client Correspondence\262 - Fort Bend
Silver Ranch HOA Reserve B Metes



g\04-Falcon Landing\ROW Descriptions\02B

THENCE North 42° 48' 37" East, a distance of 21.31 feet along the said Southeast line of said existing Roesner Road right of way to a point for corner of the herein described Tract, and a point of curvature of a curve to the right;

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 35.36 feet having a chord bearing of South 87° 48' 48" 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 South 47° 11' 05" East, a distance of 763.28 feet along the Northeast line of said Reserve B and the said Southwest line of existing Gaston Road right of way to the POINT OF BEGINNING, containing 0.3848 Acres (16,755 square feet) tract of land and to a point for corner of the herein described Tract;

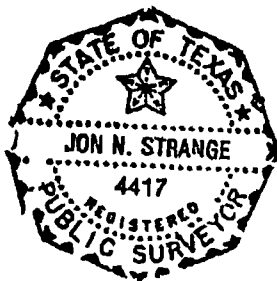
This description is prepared in conjunction with a survey map (sheets 1 of 3 to 3 of 3) prepared by JNS Engineers LLC dated April 2, 2011.

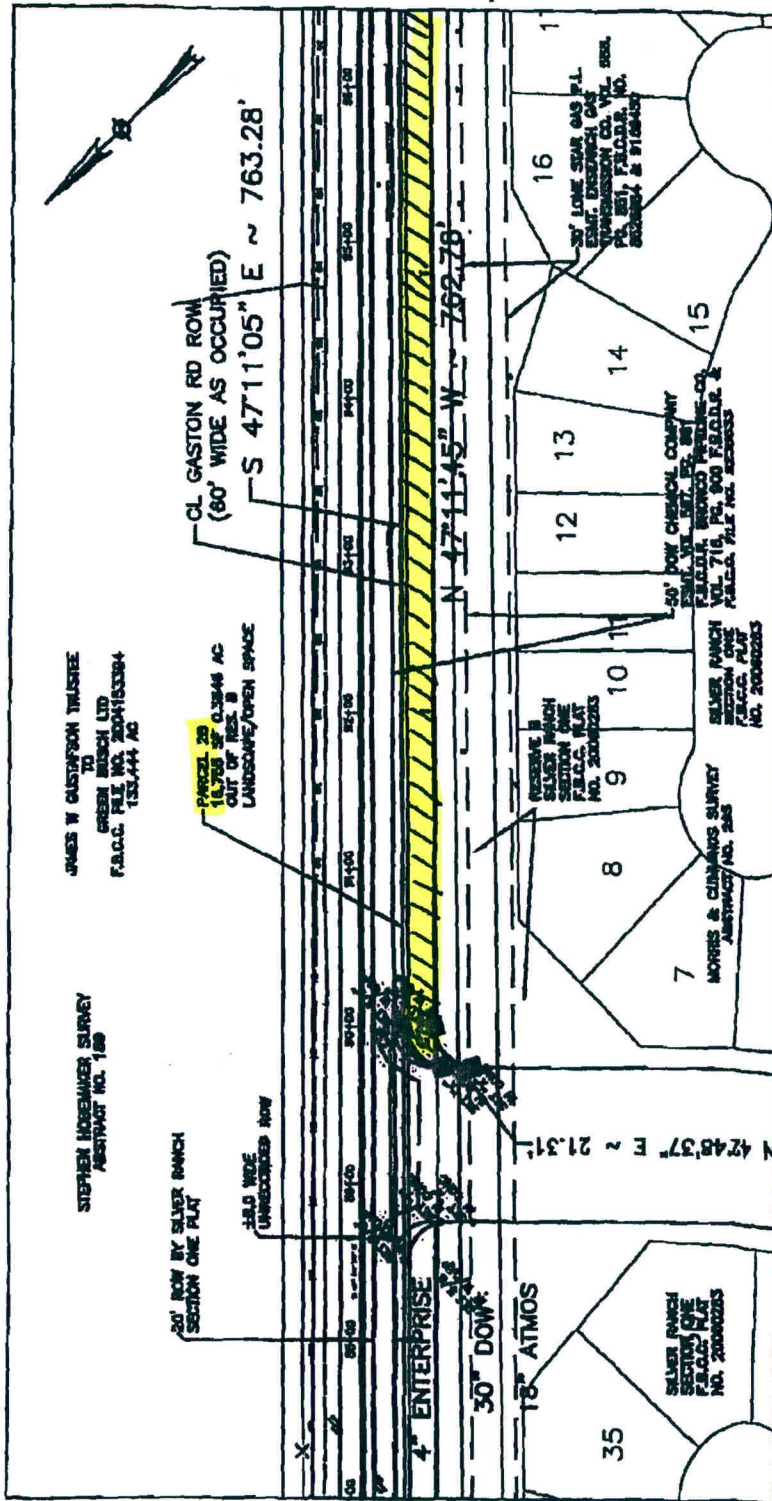
Dated: April 2, 2012

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





JAMES W GASTRICH TRUSTEE
TO
GREEN BUSH LTD
F.D.C. FILE NO. 2004153384
133,444 AC

STEPHEN ROSEMAKER SURVEY
ABSTRACT NO. 189

20' ROW BY SILVER RANCH
SECTION ONE PLAT

34.0' WIDE
UNRECORDED ROW

PARCEL 29
11,708 SQ FT
OUT OF RES. B
LANDSCAPE/OPEN SPACE

CL GASTON RD ROW
(80' WIDE AS OCCUPIED)
S 47°11'05" E ~ 763.28'

4' ENTERPRISE

30" DOWN

18" ATMOS

N 42°48'37" E ~ 21.31'

SILVER RANCH
SECTION ONE
PUBLIC PLAT
NO. 20060285

GREENBUSH
SILVER RANCH
SECTION ONE
PUBLIC PLAT
NO. 20060285

MORRIS & CLAWSON SURVEY
ABSTRACT NO. 245

SILVER RANCH
SECTION ONE
PUBLIC PLAT
NO. 20060285

50' ROW CHURCH COMPANY
PUBLIC PLAT
NO. 716
F.D.C. FILE NO. 20060285

30' LOW SLOPE GAS P.L.
EMC. BROWN CO. V.L. REG.
PL. 851 FOLDER NO.
SUBJECT & 810842



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 36.525 AC TRACT ON GASTON RD FRONTAGE. A GAP EXISTS BETWEEN THE 131-2601 AC MOSS 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 GREENBUSH ESTATES AND WOODLAKE ESTATES HAS A OCCUPIED UNRECORDED ROW ALONG THE FRONTAGE OF GREENBUSH RD, WOODLAKE ESTATES AND GREENBUSH ESTATES PLAT DEDICATED AN ADDITIONAL 20' OF ROW OUTSIDE OF THE OCCUPIED UNRECORDED ROW.

- NOT FOUND
- LOCATED 80% TO 100% ENCROACHMENT GAP OR AS NOTED
- PROBABLY FOUND MEASUREMENT AS NOTED

PARCEL PLAT
SHOWING PROPERTY OF

PARCEL 2B

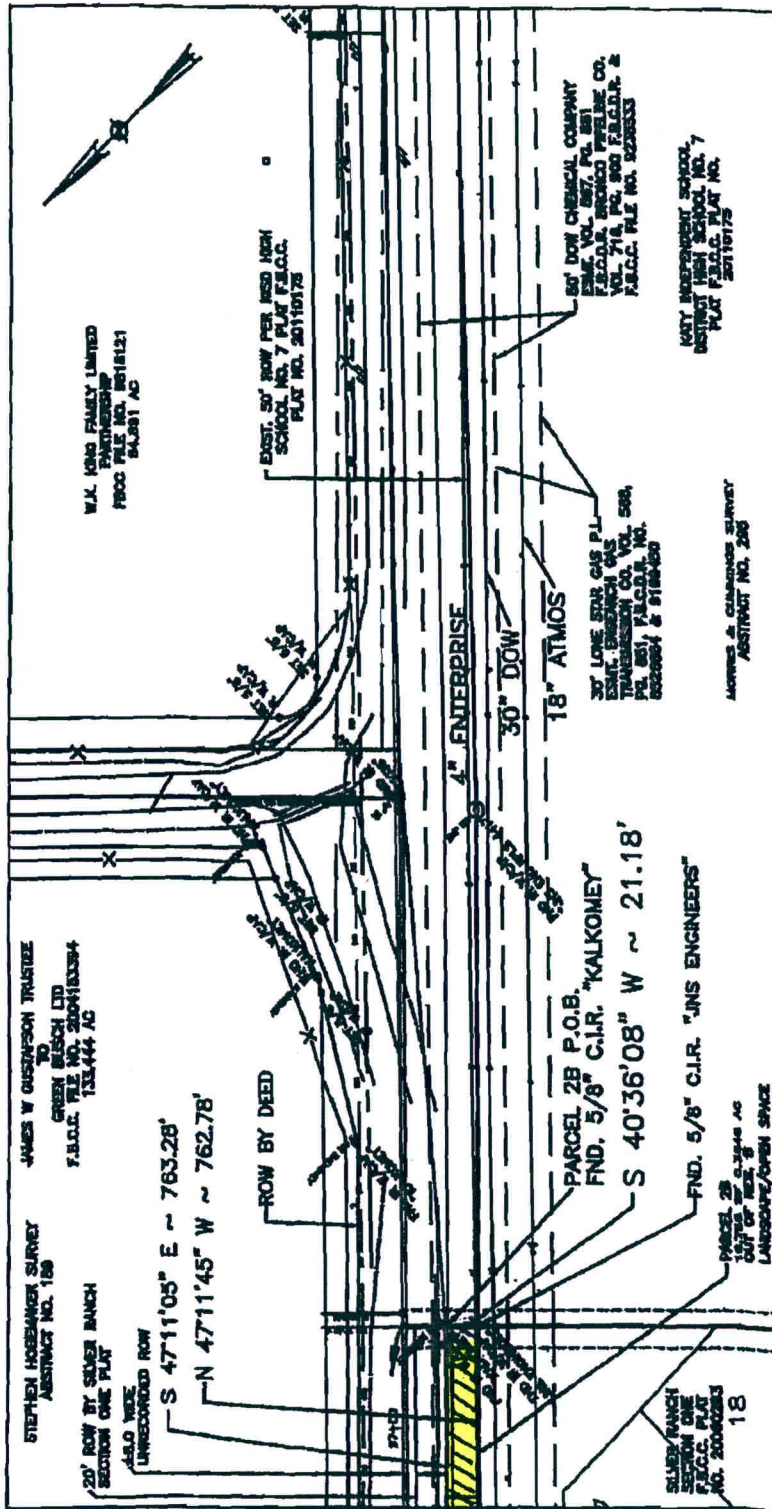
SHEET 1 OF 3

GASTON ROAD
FT. BEND COUNTY, TEXAS

J.N.S. ENGINEERS, LLC

APRIL 2012

SCALE 1"=100'



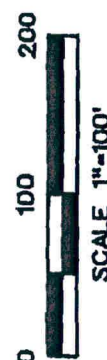
PARCEL PLAT
SHOWING PROPERTY OF

PARCEL 2B

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 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 131.2801 AC KISS 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 GREENBLUSH ESTATES AND WOODLAKE ESTATES HAS A OCCUPIED UNRECORDED ROW ALONG THE FRONTAGE OF GREENBLUSH RD. WOODLAKE ESTATES AND GREENBLUSH ESTATES PLAT DEDICATED AN ADDITIONAL 20' OF ROW OUTSIDE OF THE OCCUPIED UNRECORDED ROW.



NOT FOUND
INDICATES UNRECORDED ROW ENGINEERS' CAP OR AS NOTED
INDICATES FOUND UNRECORDED ROW

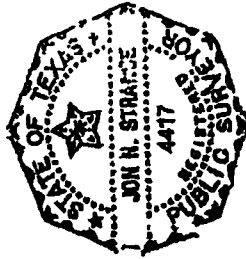
RECORDER'S MEMORANDUM

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.

| EXISTING | TAKING | REMAINING |
|-----------|-------------------------|------------|
| 1.970 AC. | 0.3846 AC. 16,755 SF | 1.5854 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), 1993 ADJUSTMENT
8. 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 131.2901 AC KISS SITE AND THE 36.525 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 7/3/2012
 JON N. STRANGE R.P.L.S.NO.4417
 JNS CONSULTING ENGINEERS, LLC.
 722 PIN OAK ROAD, STE 202A
 KATY, TEXAS 77484
 (281) 397-3366



NOT PLANNED
 UNLESS INDICATED OTHERWISE
 UNLESS POINTS ARE NOTED

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

MINUTES OF A MEETING OF DIRECTORS
OF SILVER RANCH COMMUNITY ASSOCIATION, INC.

A meeting of the Board of Directors of Silver Ranch Community Association, Inc. was held on JUNE 13TH, 2012 at 3:00 p.m. The persons attending the meeting included Ali Ebrahimi, Marvin Shapiro and Charles Schwartz, who are all the Directors.

Mr. Shapiro was appointed Chairman of the meeting and Mr. Ali Ebrahimi was appointed Secretary. All Directors waived formal notice of the meeting.

Mr. Shapiro called for the election of officers of the Association. The following persons were nominated to the offices preceding each name:


| | |
|--------------------------|------------------|
| President | Marvin Shapiro |
| Vice President/Treasurer | Charles Schwartz |
| Secretary | Ali Ebrahimi |

No further nominations being made, the nominations were closed and the Directors proceeded to vote on the nominees. Mr. Shapiro announced that the foregoing nominees were elected to the offices set before their respective names.

There being no further business before the meeting, on motion duly made, seconded and unanimously carried, the meeting was adjourned at 4:00 p.m.

SILVER RANCH COMMUNITY ASSOCIATION, INC.

By: 
MARVIN SHAPIRO, Director

By: 
ALI EBRAHIMI, Director

By: 
CHARLES SCHWARTZ, Director

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



2012 Jun 27 08:16 AM

BAK \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS

2012069373