



11B

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, WILLOW FORK TREES, LTD., a Texas limited partnership, by and through James W. Gustafson, President of The Gustafson Group, Inc., general partner, 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 (said real property 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 (present and reversionary) 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. Grantor specifically retains its reversionary interest relative to Western Gas Resources recorded subsurface storage facility.

Grantor expressly reserves its right of ingress and egress from and across Greenbusch Road into its adjoining and remaining property adjacent to Greenbusch Road.

GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (i) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF AND OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, AND THE EXISTENCE OF ANY ENVIRONMENTAL

HAZARDS OR CONDITIONS THEREON OR COMPLIANCE WITH ALL APPLICABLE LAWS, RULES OR REGULATIONS; (ii) EXCEPT FOR ANY WARRANTIES CONTAINED IN THIS DEED, THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (iii) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL OR OTHER BODY. GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND GRANTEE HAS RELIED SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES THAT THE INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND GRANTOR (x) HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND (y) DOES NOT MAKE ANY REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS", "WHERE IS" BASIS AND WITH ALL FAULTS, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT, IN CONSIDERATION OF THE AGREEMENTS OF GRANTOR HEREIN, EXCEPT AS OTHERWISE SPECIFIED HEREIN, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, TENANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IN RESPECT TO THE PROPERTY.

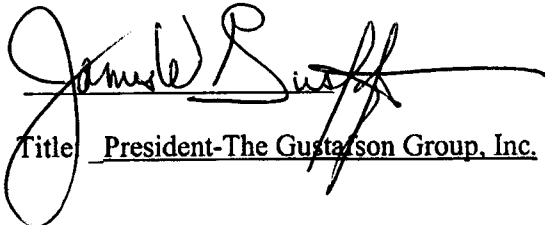
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns, to **WARRANT AND FOREVER 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 25th day of June, 2012.

GRANTOR:

WILLOW FORK TREES, LTD.
a Texas Limited Partnership

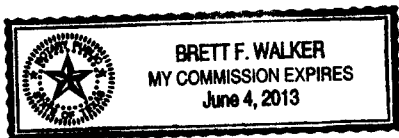
By: **James W. Gustafson, President**
of **The Gustafson Group, Inc., General Partner.**


Title President-The Gustafson Group, Inc.

STATE OF TEXAS
COUNTY OF FORT BEND

This instrument was acknowledged before me on the 25th day of June, 2012, by James W. Gustafson, President of The Gustafson Group, Inc., General Partner of Willow Fork Trees, Ltd., a Texas limited partnership, on behalf of said limited partnership.

(NOTARY)



A handwritten signature in black ink, appearing to be "Brett F. Walker", written over a horizontal line.

Notary Public in and for the
State of Texas

State of Texas
County of Fort Bend

Stephen Hobemaker Survey
Abstract No. 189

Description of
Tract No. 3 – Willow Fork Tree Ltd.
Greenbusch Right of Way
0.4685 Acres

Description of a 0.4685 Acre (20,407 square foot) out of a 30.440 Acres of Land as recorded in Fort Bend County Clerks File No. 100527059 being that portion of a call 163.884 Acre Tract of Land (Volume 563, Page 118; Deed records of Fort Bend County, Texas) which appears to be located inside of the Willow Fork of Buffalo Bayou Floodway as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map Numbers 48157C00858 J and 48157C0100 J for Fort Bend County, Texas and Incorporated areas dated January 3, 1997 being in the Stephen Hobemaker Survey, Abstract No. 189, 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 point for the South corner of said called 163.884 Acre Tract being a found 5/8" iron rod, said corner being in the intersection of the centerline of Gaston Road (called 60 feet wide) with the centerline of Greenbusch Road (called 60 feet wide) and being the South corner of the 133.444 Acre Tract as recorded in FBCC File No. 2004153394 and the Southeast line of said 163.884 Acre Tract;

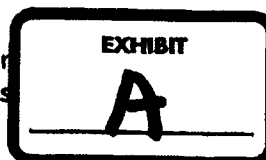
THENCE South 42° 56' 55" East, a distance of 2,910.03 feet along the Southeasterly line of said called 163.884 Acre Tract being along the centerline of said Greenbusch Road to a PK nail set in asphalt and the POINT OF BEGINNING and containing 0.4685 Acres (20,407 square feet) of Land;

THENCE North 62° 34' 58" West, passing a found 5/8 inch iron rod stamped "Kalkomey" at a distance of 36.92 feet continuing for a total distance of 67.67 feet along the Southwesterly line of said called 133.444 Acre Tract being along the common line between said 30.440 acre and 133.444 acre tract and said proposed Gaston Road to a point for the North corner of this tract;

THENCE North 42° 51' 10" East, a distance of 373.59 feet along the Northwesterly line of said herein described Tract to a point for the North corner of this Tract and on the centerline of Willow Fork Buffalo Bayou;

THENCE South 46° 04' 25" East, a distance of 56.20 feet along said centerline of Willow Fork Buffalo Bayou to a point marking the most easterly corner of the herein described Tract, point being in existing bridge over said Willow Fork Buffalo Bayou;

I:\Client Correspondence\262 - Fort Bend
Willow Fork Tree Farm Metes & Bounds



4-Falcon Landing\ROW Descriptions\03

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

THENCE South 42° 56' 55" West, along said Greenbusch Road right of way centerline and the southeast line of the herein described Tract a distance of 356.99 feet to a PK Nail in asphalt set marking the POINT OF BEGINNING of the herein described Tract and containing 0.4685 Acres (20,407 square feet).

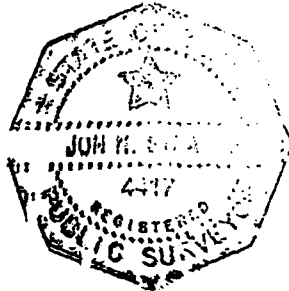
This description is prepared in conjunction with a survey map (Sheets 1 of 2 thru 2 of 2) prepared by JNS Engineers, LLC dated April 2, 2012.

Dated: April 2, 2012

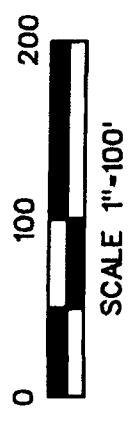
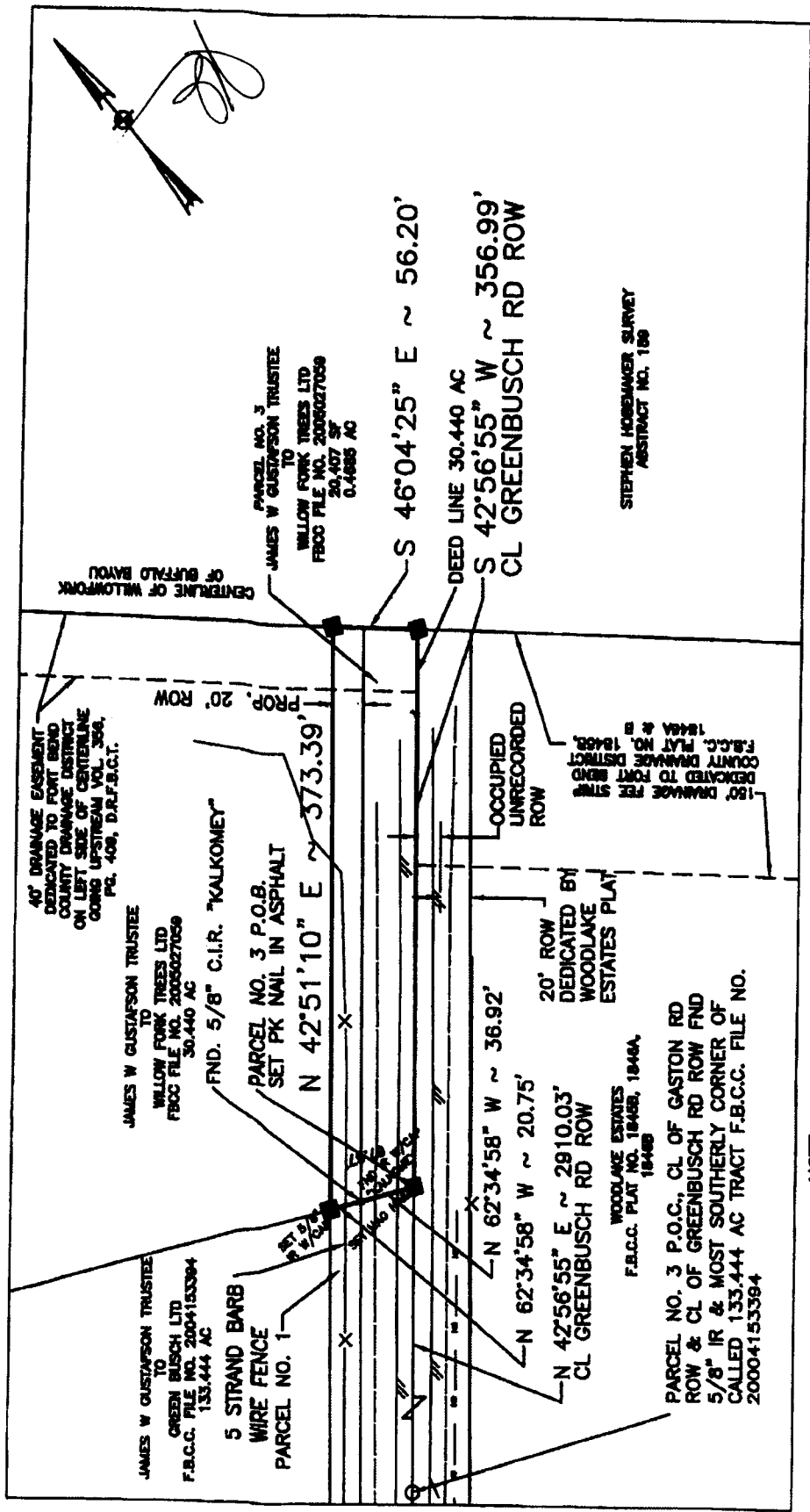
Job No.: 262-04
JNS Engineers, LLC
722 Pin Oak Road, Suite 202A
Katy, Texas 77494
281-391-3366

Jon Strange 5/1/2012

Jon N. Strange
Registered Professional Land Surveyor No. 4417



A handwritten signature in black ink, appearing to be "JNS", located in the bottom right corner of the page.



NOTE:

1. SEE SHEET 2 OF 2 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 131.2801 AC KISD 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.

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

● NOT FOUND
⊙ INDICATES SETBACK. *HAS ENGINEER'S CAP OR AS NOTED
⊙ INDICATES FOUND MONUMENT AS NOTED

STEPHEN HOESMAKER SURVEY
ABSTRACT NO. 106

40' DRAINAGE EASEMENT
DEDICATED TO FRONT BEND
COUNTY DRAINAGE DISTRICT
ON LEFT SIDE OF CENTERLINE
CORING UPSTREAM VOL. 306,
PL. 406, D.R.F.B.C.T.

JAMES W GUSTAFSON TRUSTEE
TO
WILLOW FORK TREES LTD
FBCC FILE NO. 2006027059
30.440 AC

FND. 5/8" C.I.R. "KALKOMEY"
PARCEL NO. 3 P.O.B.
SET PK NAIL IN ASPHALT
N 42°51'10" E ~ 373.39'

PARCEL NO. 3
TO
JAMES W GUSTAFSON TRUSTEE
WILLOW FORK TREES LTD
FBCC FILE NO. 2006027059
20,407 SF
0.4686 AC

S 46°04'25" E ~ 56.20'
DEED LINE 30.440 AC
S 42°56'55" W ~ 356.99'
CL GREENBUSCH RD ROW

OCCUPIED
UNRECORDED
ROW

20' ROW
DEDICATED BY
WOODLAKE
ESTATES PLAT

WOODLAKE ESTATES
F.B.C.C. PLAT NO. 18468, 18469,
18488

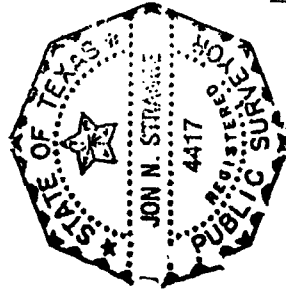
PARCEL NO. 3 P.O.C., CL OF GASTON RD
ROW & CL OF GREENBUSCH RD ROW FND
5/8" IR & MOST SOUTHERLY CORNER OF
CALLED 133.444 AC TRACT F.B.C.C. FILE NO.
20004153384

N 62°34'58" W ~ 20.75'
N 42°56'55" E ~ 2910.03'
CL GREENBUSCH RD ROW

EXISTING	TAKING	REMAINING
30.440 AC.	0.4685 AC. 20,407 SF	29.9715 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 131.2601 AC KISD 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.



SCALE 1"=100'

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

JNS CONSULTING ENGINEERS, LLC.
 722 PIN OAK ROAD, STE 202A
 KATY, TEXAS 77494
 (281) 391-3366

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

• NOT FOUND
 * INDICATES SETBACK
 @ INDICATES FOUND MONUMENT AS NOTED

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2012 Jul 06 08:58 AM

2012073725

JN \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS