



**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, Wayne Schramme, whose address is 7510 Foster Island Dr., Richmond, TX 77406-6089, 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 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 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.

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 19<sup>TH</sup> day of March, 2016.

GRANTOR:

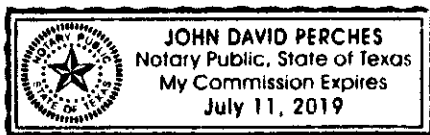
By: Wayne Schramme  
Wayne Schramme

STATE OF TEXAS  
COUNTY OF Fort Bend

Before me, the undersigned Notary Public, on this day personally appeared Wayne Schramme, known to me or proved to me on the oath of WAYNE SCHRAMME, or proved to me through \_\_\_\_\_ (Driver's License description and number) 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 GM Equity Group, LLC, for purposes and consideration express in the attached agreement.

GIVEN under my hand and seal of office on the 19<sup>TH</sup> day of March, 2016.

J.P.  
Notary Public in and for the State of Texas



THE COUNTY OF FORT BEND accepts the foregoing Warranty Deed and consents to its form and substance.

THE COUNTY OF FORT BEND

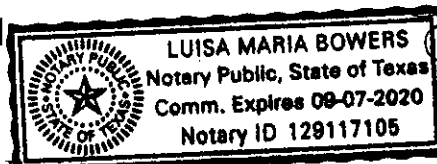
By:

Robert E. Hebert  
Robert E. Hebert, County Judge

STATE OF TEXAS       §  
                                      §  
COUNTY OF FORT BEND §

This instrument was ACKNOWLEDGED before me on the 25<sup>th</sup> day of April, 2016, by Robert E. Hebert, County Judge, of the County of Fort Bend, on behalf of said county.

[SEAL]



Luisa Maria Bowers  
Notary Public in and for the State of Texas

My Commission Expires.

9-7-2020

Luisa Maria Bowers  
Printed Name of Notary Public

AS PER ORIGINAL

EXHIBIT A

County: Fort Bend  
Highway: F.M. 1093  
Project Limits: West of Fulshear to FM 1463 / FM 359  
RCSJ: 0543-02-072  
0543-02-071

Property Description for Parcel 425

Being a 0.1816 acre (7,909 square feet) parcel of land, out of the E. Latham Survey, A-50, Fort Bend County, Texas, and being part of and out of that certain called 3.662 acre tract of land, described in a Deed dated August 03, 2012 from GM & JR Investments to Wayne Schramme, filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 2012087343, said 0.1018 acre parcel being more particularly described as follows:

COMMENCING at a 5/8-inch iron pipe found in the east line of the residue of a 137.294 acre tract of land, described in a Deed dated December 28, 2007 from Gregory S. Baumgartner to GM Equity Group, LLC, filed in the O.P.R.F.B.C. at Clerk's File No. 2008000068 and for the northwest corner of said 3.662 acre tract of land; thence as follows:

South 02°38'35" East, a distance of 350.74 feet, along the east line of said 137.294 acre tract and along the west line of said 3.662 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of FM 1093 (width varies) for the northwest corner and POINT OF BEGINNING of the herein described parcel, said point having Coordinates of N=13,814,302.46 and E=2,959,988.39;\*\*

- 1) THENCE, North 82°58'34" East, a distance of 84.80 feet, along the proposed north right-of-way line of said F.M. 1093, to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point of the herein described parcel;\*\*
- 2) THENCE, South 17°00'34" East, a distance of 14.11 feet, along the proposed north right-of-way line of said F.M. 1093, to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point of the herein described parcel;\*\*
- 3) THENCE, South 62°00'34" East, a distance of 44.02 feet, along the proposed north right-of-way line of said F.M. 1093, to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point of the herein described parcel;\*\*

EXHIBIT A

- 4) THENCE, North 82°59'56" East, a distance of 273.70 feet, along the proposed north right-of-way line of said F.M. 1093 to a 5/8 inch iron rod with TxDOT aluminum cap set in the east line of said 3.662 acre tract, in the west line of a 1.602 acre tract of land, described in a Deed dated February 24, 2004 to Teppco Crude Pipeline, L.P. (now Enterprise Crude Pipeline LLC, under Clerks File No. 2010050522), filed in the O.P.R.F.B.C. at Clerk's File No. 2004025376, for the northeast corner of the herein described parcel;\*\*
- 5) THENCE, South 02°37'40" East, a distance of 10.03 feet, along the east line of said 3.662 acre tract and along the west line of said 1.602 acre tract, to a 1/2 inch iron rod found in the existing north right-of-way line of said F.M. 1093 (120' wide) as described in Volume 243, Page 201 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), for the southeast corner of the herein described parcel;
- 6) THENCE, South 82°59'56" West, a distance of 399.99 feet, along the existing north right-of-way of said F.M. 1093 and the south line of said 3.662 acre tract, to a 5/8 inch iron rod found, for the southwest corner of the herein described parcel;
- 7) THENCE, North 02°38'35" West, a distance of 49.24 feet, along the east line of said 137.294 acre tract and the west line of said 3.662 acre tract, to the POINT OF BEGINNING and containing 0.1816 acre (7,909 square feet) parcel of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

All coordinates shown hereon are established from TxDOT Control Monuments, H-3, H-4, H-5, and H-13 prepared by Costello, Inc. dated February 23, 2000 and TxDOT Control Monuments H-5A and H-5B prepared by Weisser Engineering Company dated October 2006.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

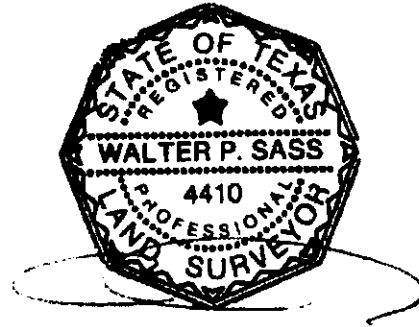
Access will be permitted to the remainder property abutting the highway facility.

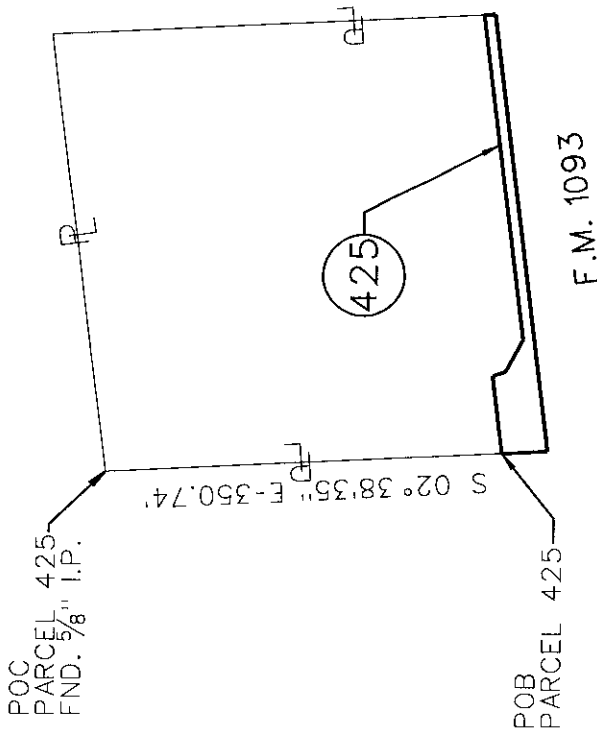
NOTE: A parcel plat of even date was prepared in conjunction with this property description.

July, 2015  
Parcel 425  
Page 3 of 5 Pages

EXHIBIT A

Compiled by:  
Weisser Engineering Company  
TBPLS Firm Reg. No. 100518-00  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
July, 2015

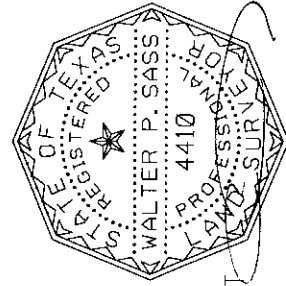




PARENT TRACT INSET

**NOTES:**

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. \*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.
3. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
4. ALL COORDINATES AND ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM TxDOT CONTROL MONUMENTS H-3, H-4, H-5, AND H-13. PREPARED BY COSTELLO, INC. DATED FEBRUARY 23, 2000 AND CONTROL MONUMENTS H-5A AND H-5B PREPARED BY WEISSER ENGINEERING COMPANY DATED OCTOBER 2006.
5. ABSTRACTING PERFORMED BY: POSTLE PROPERTY SERVICES 12/2013 TO 01/2014 AND UPDATED ON 07/2015.
6. GROUND SURVEY PERFORMED 03/2012., 09/2014 & 07/2015.



**CONVENTIONAL SIGNS:**

- EXISTING RIGHT-OF-WAY LINE  
ACCESS DENIAL LINE  
PROPOSED RIGHT-OF-WAY LINE  
PROPERTY LINE  
SURVEY LINE

DENOTES PARCEL NO.

DENOTES BEARING AND DISTANCE NOTE NO.

N.T.S.

SET 5/8" I.R. W/TxDOT ALUM. CAP (SEE NOTE 2)

SET 5/8" I.R. W/TxDOT ALUM. CAP (STAMPED "ADL") ■ ADL

FOUND 5/8" I.R. W/TxDOT ALUM. CAP

SET (AS INDICATED)

FOUND (AS INDICATED)

**LEGEND:**

- C.F. NO. = CLERK'S FILE NUMBER  
 O.C. NO. = FILM CODE NUMBER  
 F.P.R.F.C. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY  
 F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS  
 F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS  
 F.B.C.C.R. = FORT BEND COUNTY COURT RECORDS  
 F.B.C.D.C.R. = FORT BEND COUNTY DISTRICT COURT RECORDS

EXISTING	TAKING AC/SF	REMAINING
3.662	0.1816 AC 7 909 SF	3.480 LT.

**WEISSER**  
**Engineering Co.**  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
TBPLS Firm Reg No. 100518-000

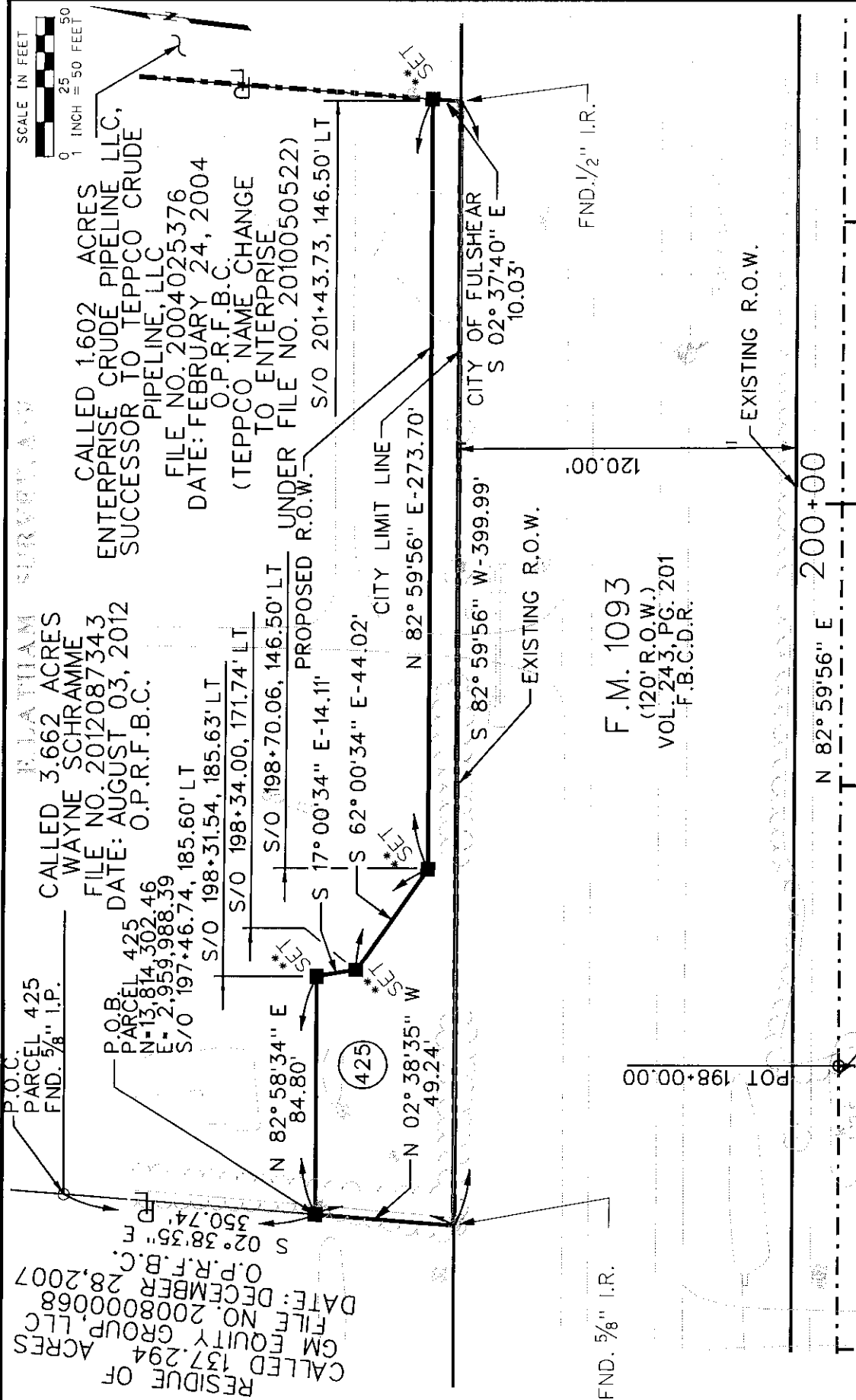
PARCEL PLAT SHOWING  
PARCEL 425

PARCEL 423  
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015 SCALE: N.T.S.

RCSJ No.: 0543-02-072

DWG. No.: P-425-01



<b>WEISSER Engineering Co.</b> 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300 TBPLS Firm Reg No. 100518-00	
PARCEL PLAT SHOWING PARCEL 425 FM 1093, FORT BEND COUNTY, TEXAS	
DATE: 07/2015	SCALE: 1" = 50'
RCSJ No.: 0543-02-072	JOB No.: EC676
RCSJ No.: 0543-02-071	DWC No.: P-425-02

CALLED 3.662 ACRES  
 WAYNE SCHRAMME  
 FILE NO. 2012087343  
 DATE: AUGUST 03, 2012  
 O.P.R.F.B.C.

CALLED 1.602 ACRES  
 ENTERPRISE CRUDE PIPELINE LLC,  
 SUCCESSOR TO TEPPCO CRUDE  
 PIPELINE, LLC  
 FILE NO. 2004025376  
 DATE: FEBRUARY 24, 2004  
 O.P.R.F.B.C.  
 (TEPPCO NAME CHANGE  
 TO ENTERPRISE  
 UNDER FILE NO. 2010050522)

F.M. 1093  
 (120' R.O.W.)  
 VOL. 243, PG. 201  
 F.B.C.D.R.

CALLED 137.294 ACRES  
 GM EQUITY GROUP, LLC  
 FILE NO. 2008000068  
 DATE: DECEMBER 28, 2007  
 O.P.R.F.B.C.

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.



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Laura Richard*



Laura Richard, County Clerk  
Fort Bend County, Texas

April 27, 2017 01:42:39 PM

FEE: \$0.00 CR1  
DEED

**2017044716**