



March 27, 2017

Landy Investments, LLC, a Texas limited liability company  
26505 Willow Lane  
Katy, Texas 77494

RE: **ACCEPTANCE OF OFFER TO PURCHASE:** Gaston Road – Fort Bend County, Texas – P05  
0.1844 acres of land out of a called 5.9406 acre tract of land located in the I. & G. N. R.R. CO., Section "H,"  
Survey, Abstract No. 366, Fort Bend County, Texas

The undersigned seller(s) accept the offer of Fort Bend County to purchase the parcel as described above and agrees to sell the same to Fort Bend County using the following financial breakdown:

1.	Land: (8,032 sf x \$7/sf)	\$56,224.00
2.	Improvements as offered	\$ 8,991.00
3.	Cost of Cure as offered	\$ 5,645.00
	<b>TOTAL OFFER FROM THE COUNTY:</b>	<b>\$70,860.00</b>

**THIS IS AN ACCEPTANCE OF THE OFFER AS PRESENTED BY FORT BEND COUNTY, TEXAS  
FOR THE AMOUNT LISTED ABOVE.**

**SELLER**

Landy Investments, LLC, a Texas limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*[Signature]*  
zhonghu; Liu  
Member

4/17/17  
Date



**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, Landy Investments, LLC, a Texas limited liability company whose address is 26505 Willow Lane, Katy, Texas 77494, 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 17<sup>th</sup> day of April, 2017.

**GRANTORS:**

LANDY INVESTMENTS, LLC, a Texas limited liability company

By: \_\_\_\_\_

Name: Zhonghui Liu

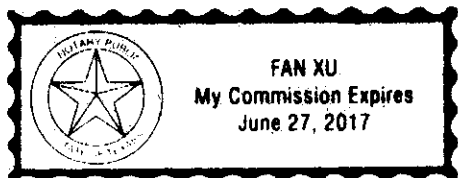
Title: Member

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF Austin

Before me, the undersigned Notary Public, on this day personally appeared Zhonghui Liu, as Member for **Landy Investments, LLC**, a Texas limited liability company known to me 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 for purposes and consideration express in the attached agreement.

GIVEN under my hand and seal of office on the 17<sup>th</sup> day of April, 2017.



Fan Xu  
Notary Public in and for the  
State of Texas



EXHIBIT A

County: Fort Bend County  
Project Location: Gaston Road

Property Description for Parcel 05

Being a 0.1844-acre (8,032 square foot) tract of land situated in the I. & G. N. R.R. CO. Survey, Section "H", A-366, Fort Bend County, Texas. Said 0.1844-acre tract being out of the residue of a called 5.9406-acre tract of land conveyed to Landy Investment, LLC, by deed recorded under Fort Bend County Clerk's File No. 2014042794 of the Official Public Records of Fort Bend County, Texas. Said 0.1844-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000113, all distances are surface distances):

**COMMENCING (N=13,832,894.84, E=2,975,028.93)** at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the southeast line of the residue of said 5.9406-acre tract, for the most westerly corner of the residue of a called 3.0-acre tract of land conveyed to Arthur Charles Wilson and wife, Virginia L. Wilson, by deed recorded in Volume 571, Page 136 of the Deed Records of Fort Bend County, Texas;

THENCE North 42 deg. 55 min. 45 sec. East, with the northwest line of the residue of said 3.0-acre tract and with the southeast line of the residue of said 5.9406-acre tract, a distance of 244.61 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the **POINT OF BEGINNING (N=13,833,073.92, E=2,975,195.52)** and southwest corner of said tract herein described;

THENCE North 47 deg. 15 min. 04 sec. West, over and across the residue of said 5.9406-acre tract and with a southwest line of said tract herein described, a distance of 198.04 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described;

THENCE North 46 deg. 28 min. 47 sec. West, over and across the residue of said 5.9406-acre tract and with a southwest line of said tract herein described, a distance of 208.86 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the southeast right-of-way line of Willow Lane (60-Foot Width) (Vol. 531, Pg. 82, F.B.C.D.R.), for the northwest corner of said tract herein described;

THENCE North 42 deg. 48 min. 17 sec. East, with the southeast right-of-way line of said Willow Lane, with the northwest line of the residue of said 5.9406-acre tract and with the northwest line of said tract herein described, a distance of 16.57 feet to a point in the southwest right-of-way line of Gaston Road (width varies), for the northeast corner of said tract herein described;

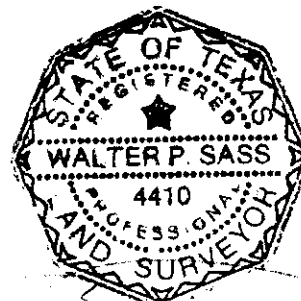
THENCE South 47 deg. 33 min. 19 sec. East, with the southwest right-of-way line of said Gaston Road, with the northeast line of the residue of said 5.9406-acre tract and with the northeast line of said tract herein described, a distance of 406.94 feet to a point for the northeast corner of the residue of said 3.0-acre tract and for the southeast corner of said tract herein described;

THENCE South 42 deg. 55 min. 46 sec. West, with the northwest line of the residue of said 3.0-acre tract, with the southeast line of the residue of said 5.9406-acre tract and with the southeast line of said tract herein described, a distance of 21.54 feet to the **POINT OF BEGINNING** and containing 0.1844 acre (8,032 square feet) of land.

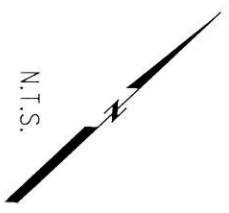
This description is accompanied by a plat of even survey date.

Compiled By:  
Weisser Engineering Company  
19500 Park Row, Suite 100  
Houston, Texas 77084  
TBPLS Reg. No. 100518-00  
TBPE Reg. No. F-68

Job No.: EG312  
Date: 02/03/2016



I. & G. N. R.R. CO. SURVEY, SECTION "H", A-366



ABBREVIATIONS

- CM = CONTROL MONUMENT
- C.F. No. = CLERK'S FILE NUMBER
- F.C. No. = FILM CODE NUMBER
- F.C.M.R. = FORT BEND COUNTY MAP RECORDS
- I.R. = IRON ROD
- PG = PAGE
- R.O.W. = ROW-OF-WAY
- O.P.R.R.P.F.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- VOL = VOLUME

BASIS OF BEARINGS:

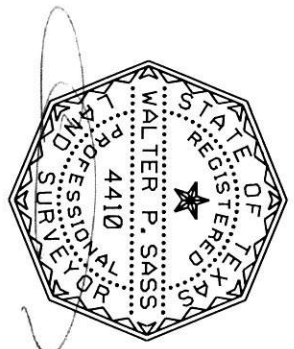
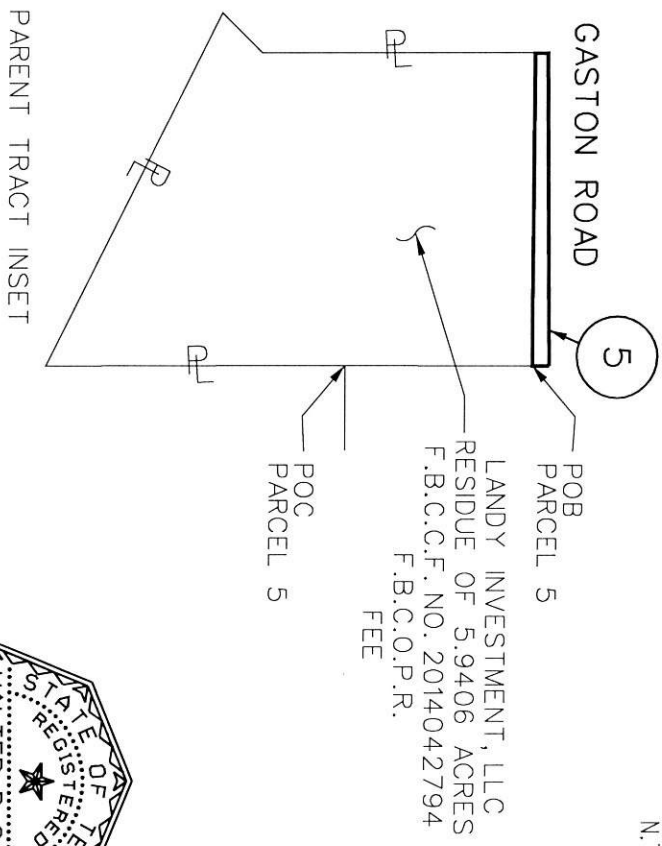
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:

THE COORDINATES SHOWN HEREIN ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000113. ALL DISTANCES ARE SURFACE.

NOTE:

ALL CORNERS SET WITH 5/8" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.



**WEISSER Engineering Co.**  
 19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300  
 TBPLS Reg. No. 100518-00  
 TBPE Reg. No. F-88

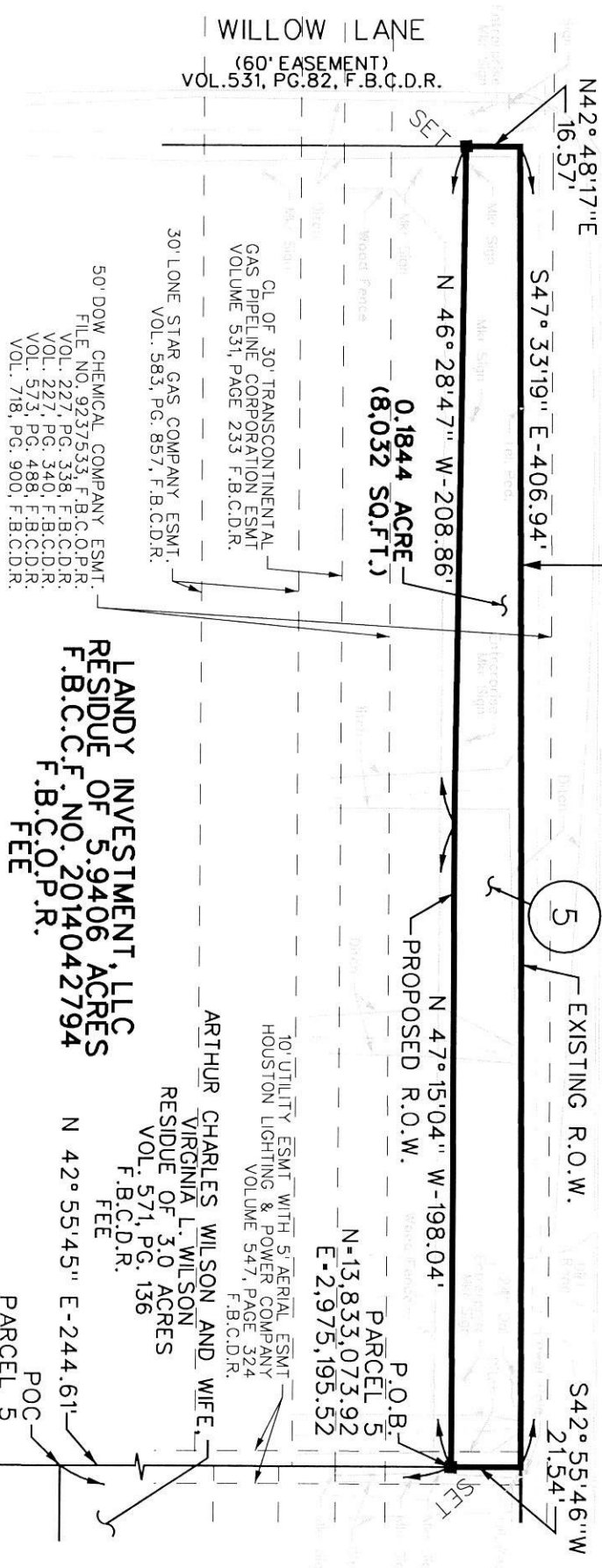
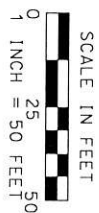
**PARCEL 05**  
**RIGHT-OF-WAY TAKING**  
**I. & G. N. R.R. CO. SURVEY, SECTION "H", A-366**  
**FORT BEND COUNTY, TEXAS**

EXISTING	TAKING AC/SF	REMAINING
5.5150 AC (CALC.)	0.1844 AC 8.032 SQ. FT	5.3306 AC
© Copyright 2016 Weisser Engineering Company, Inc.		
DRAWN BY: C.C.	CALCULATED BY: J.G.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 02/03/16	JOB No.: EG312

L & G. N. R.R. CO. SURVEY, SECTION "H", A-366

EXISTING R.O.W.

GASTON ROAD  
(R.O.W. VARIES)



0.1844 ACRE  
(8,032 SQ.FT.)

CL OF 30' TRANSCONTINENTAL GAS PIPELINE CORPORATION ESMT VOLUME 531, PAGE 233 F.B.C.D.R.  
 30' LONE STAR GAS COMPANY ESMT. VOL. 583, PG. 857, F.B.C.D.R.  
 50' DOW CHEMICAL COMPANY ESMT. FILE NO. 9237533, F.B.C.O.P.R. VOL. 227, PG. 338, F.B.C.D.R. VOL. 227, PG. 340, F.B.C.D.R. VOL. 573, PG. 488, F.B.C.D.R. VOL. 718, PG. 900, F.B.C.D.R.

LANDY INVESTMENT LLC  
RESIDUE OF 5.9406 ACRES  
F.B.C.C.F. NO. 2014042794  
F.B.C.O.P.R. FEE

ARTHUR CHARLES WILSON AND WIFE,  
VIRGINIA L. WILSON  
RESIDUE OF 3.0 ACRES  
VOL. 571, PG. 136  
F.B.C.D.R. FEE

10' UTILITY ESMT WITH 5' AERIAL ESMT HOUSTON LIGHTING & POWER COMPANY VOL. 547, PAGE 324 F.B.C.D.R.

PARCEL 5  
N=13,832,894.84  
E=2,975,028.93



WEISSER Engineering Co.  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
TBPES Reg. No. 100518-00  
TBPES Reg. No. F-68

PARCEL 05  
RIGHT-OF-WAY TAKING  
L & G. N. R.R. CO. SURVEY, SECTION "H", A-366  
FORT BEND COUNTY, TEXAS

© Copyright 2016 Weisser Engineering Company, Inc.			
DRAWN BY: C.C.	CALCULATED BY: J.G.	SCALE: 1" = 50'	
F.B. No.:	CHECKED BY: L.Y.	SHEET	4 OF 4
CREW CHIEF:	DATE: 02/03/16	JOB No.:	EG312

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Laura Richard*



Laura Richard, County Clerk  
Fort Bend County, Texas

May 11, 2017 04:36:10 PM

FEE: \$0.00 EU  
DEED

2017051223

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

Landy Investment, LLC  
Sealy, TX United States

**Certificate Number:**  
2017-193745

**Date Filed:**  
04/17/2017

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

Fortbend County

**Date Acknowledged:**

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

P05  
ROW Aquisition

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

**5 Check only if there is NO Interested Party.**

**6 AFFIDAVIT**

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



AFFIX NOTARY STAMP / SEAL ABOVE

Signature of authorized agent of contracting business entity

Sworn to and subscribed before me, by the said Zhonghui Liu, this the 17th day of April, 2017, to certify which, witness my hand and seal of office.

Fan Xu Signature of officer administering oath      Fan Xu Printed name of officer administering oath      Accountant Title of officer administering oath

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

Landy Investment, LLC  
Sealy, TX United States

Certificate Number:  
2017-193745

Date Filed:  
04/17/2017

Date Acknowledged:  
05/09/2017

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

Fortbend County

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

P05  
ROW Aquisition

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

**5 Check only if there is NO Interested Party.**

**6 AFFIDAVIT** I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

\_\_\_\_\_  
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, to certify which, witness my hand and seal of office.

\_\_\_\_\_  
Signature of officer administering oath

\_\_\_\_\_  
Printed name of officer administering oath

\_\_\_\_\_  
Title of officer administering oath