

**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, Eduardo R. Barreto, a married man, whose address is 26303 Meadow 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.

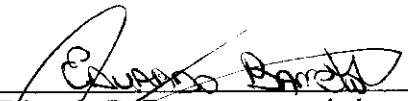
If current ad valorem taxes on Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership. Grantee, as a governmental entity, shall be responsible for applying and perfecting any exemption for 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 18 day of APRIL, 2016.

**GRANTORS:**

EDUARDO R. BARRETO

  
\_\_\_\_\_  
Eduardo R. Barreto, a married man

**ACKNOWLEDGEMENT**

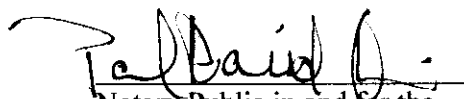
STATE OF TEXAS

COUNTY OF HAMS

Before me, the undersigned Notary Public, on this day personally appeared \_\_\_\_\_, known to me or proved to me to be the person and officer of Eduardo R. Barreto whose name is subscribed to the attached warranty deed. He 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 18 day of April, 2016.



  
\_\_\_\_\_  
Notary Public in and for the  
State of Texas

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

THE COUNTY OF FORT BEND

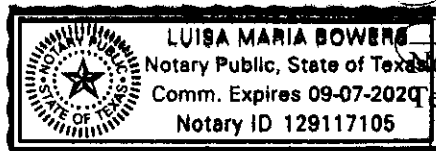
By:

Robert E. Hebert  
Robert E. Hebert, County Judge

STATE OF TEXAS §  
COUNTY OF FORT BEND §

This instrument was ACKNOWLEDGED before me on the 27<sup>th</sup> day of June, 2016, by Robert E. Hebert, County Judge, of the County of Fort Bend, on behalf of said county.

[SEAL]



My Commission Expires:

9-7-2020

Luisa Maria Bowers

Notary Public in and for the State of Texas

Luisa Maria Bowers

Printed Name of Notary Public

EXHIBIT A

County: Fort Bend County  
Project Location: Gaston Road

Property Description for Parcel 07

Being a 0.1071-acre (4,667 square foot) tract of land situated in the I. & G. N. R.R. CO. Survey, Section "H", A-366, Fort Bend County, Texas. Said 0.1071-acre tract being out of the residue of a called 1.5005-acre tract of land conveyed to Eduardo R. Barreto, by deed recorded under Fort Bend County Clerk's File No. 2006099242 of the Official Public Records of Fort Bend County, Texas. Said 0.1071-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=13,832,451.09, E=2,975,508.86)** at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the southeast line of the residue of said 1.5005-acre tract, and for the most westerly corner of the residue of a called 1.5014-acre tract of land conveyed to Shah M. Haleem and Marufa Haleem, husband and wife, by deed recorded under Fort Bend County Clerk's File No. 2014017726 of the Official Public Records of Fort Bend County, Texas;

**THENCE** North 42 deg. 46 min. 35 sec. East, with the northwest line of the residue of said 1.5014-acre tract and with the southeast line of said 1.5005-acre tract, a distance of 244.71 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the **POINT OF BEGINNING (N=13,832,630.69, E=2,975,675.03)** and southwest corner of said tract herein described;

**THENCE** North 47 deg. 15 min. 04 sec. West, over and across the residue of said 1.5005-acre tract, with the southwest line of said tract herein described, a distance of 187.28 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the southeast right-of-way line of Meadow Lane (60-Foot Width) and for the northwest corner of said tract herein described;

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THENCE North 42 deg. 46 min. 35 sec. East, with the southeast right-of-way line of said Meadow Lane, with the northwest line of the residue of said 1.5005-acre tract and with the northwest line of said tract herein described, a distance of 24.35 feet to a point in the southwest right-of-way line of Gaston Road (width varies) and for the northeast corner of said tract herein described;

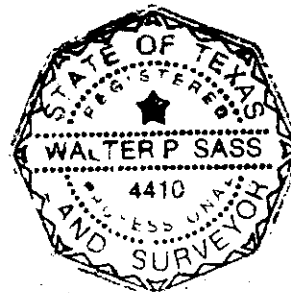
THENCE South 47 deg. 35 min. 50 sec. East, with the southwest right-of-way line of said Gaston Road, with the northeast line of the residue of said 1.5005-acre tract and with the northeast line of said tract herein described, a distance of 187.29 feet to a point for the southeast corner of said tract herein described;

THENCE South 42 deg. 46 min. 35 sec. West, with the northwest line of the residue of said 1.5014-acre tract, with the southeast line of the residue of said 1.5005-acre tract and with the southeast line of said tract herein described, a distance of 25.48 feet to the **POINT OF BEGINNING** and containing 0.1071 acre (4,667 square feet) of land.

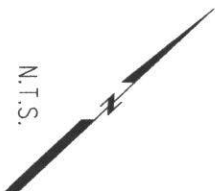
This description is accompanied by a plat of even survey date.

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



# L. & 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:

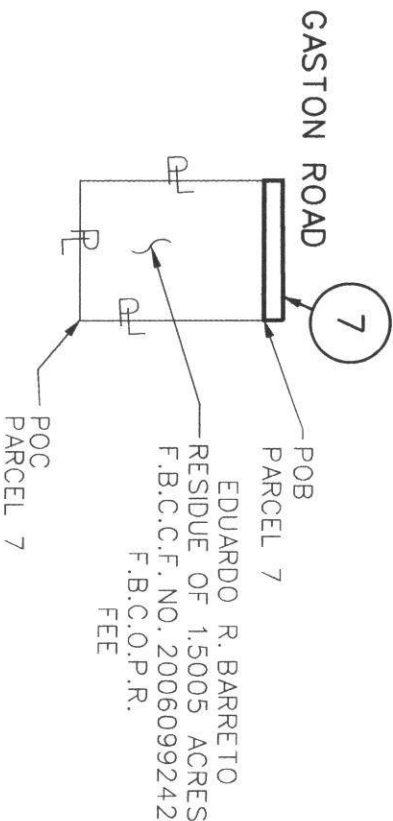
TEXAS STATE PLANE COORDINATE  
 SYSTEM, SOUTH CENTRAL ZONE  
 NO. 4204 (NAD 83) (2011 ADJ.)

## 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.



PARENT TRACT INSET

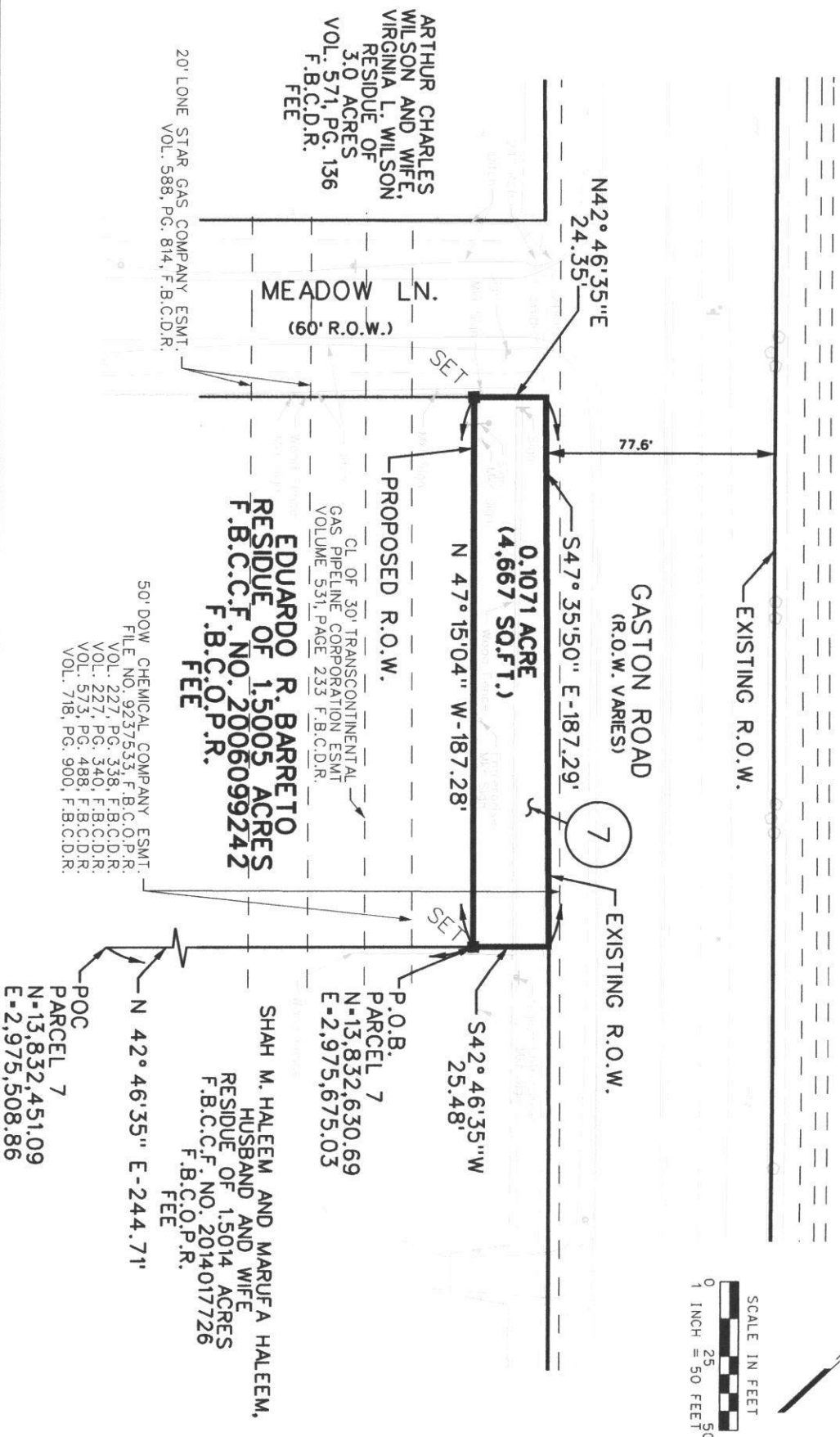


WEISSER  
 Engineering Co.  
 19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579-7300  
 TBPLS Reg. No. 100518-00  
 TBPE Reg. No. F-68

PARCEL 07  
 RIGHT-OF-WAY TAKING  
 L. & G. N. R.R. CO. SURVEY, SECTION "H", A-366  
 FORT BEND COUNTY, TEXAS

EXISTING	TAKING AC/SE	REMAINING
1,344.2 AC (CALC.)	0.1071 AC 4,667 SQ. FT.	1,237.1 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

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



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

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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