

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, Frank Howard, a married man, whose address is 10448 Gaston Road, Katy, TX 77494 and Larry R Allen, a single man, whose address is 10448 Gaston Road, Katy, TX, 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 _____ day of _____, 2017.

GRANTORS:

Larry R Allen

Frank Howard

Title: _____

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned Notary Public, on this day personally appeared Larry R Allen , known to me or proved to me on the oath of _____, 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 _____, for purposes and consideration express in the attached agreement.

GIVEN under my hand and seal of office on the _____ day of _____, 2017.

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, County Judge

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was ACKNOWLEDGED before me on the _____ day of _____, 2017, by Robert E. Hebert, County Judge, of the County of Fort Bend, on behalf of said county.

[S E A L]

Notary Public in and for the State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned Notary Public, on this day personally appeared Frank Howard , known to me or proved to me on the oath of _____, 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 _____, for purposes and consideration express in the attached agreement.

GIVEN under my hand and seal of office on the _____ day of _____, 2017.

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, County Judge

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was ACKNOWLEDGED before me on the _____ day of _____, 2017, by Robert E. Hebert, County Judge, of the County of Fort Bend, on behalf of said county.

[S E A L]

Notary Public in and for the State of Texas

My Commission Expires:

Printed Name of Notary Public

Revised: August 2016
February 2016
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EXHIBIT A

County: Fort Bend County
Project Location: Gaston Road

Property Description for Parcel 19

Being a 0.0337-acre (1,466 square foot) tract of land situated in the George Cartwright Survey, A-149, Fort Bend County, Texas. Said 0.0337-acre tract being out of the residue of a called 0.2387-acre tract of land conveyed to Frank Howard, a married man, and Larry R. Allen, a single man, by deed recorded under Fort Bend County Clerk's File No. 2008080532 of the Official Public Records of Fort Bend County, Texas. Said 0.0337-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=13,830,889.71, E=2,977,825.56) at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of the residue of said 0.2387-acre tract and for the northeast corner of the residue of a called 0.207-acre tract of land conveyed to Mahendra Patel, by deed recorded under Fort Bend County Clerk's File No. 2011007524 of the Official Public Records of Fort Bend County, Texas;

THENCE South 42 deg. 39 min. 15 sec. West, with the northwest line of the residue of said 0.207-acre tract and with the southeast line of the residue of said 0.2387-acre tract, a distance of 81.75 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the **POINT OF BEGINNING (N=13,830,829.60, E=2,977,770.17)** and southeast corner of said tract herein described;

THENCE South 42 deg. 39 min. 15 sec. West, with the northwest line of the residue of said 0.207-acre tract, with the southeast line of the residue of said 0.2387-acre tract and with the southeast line of said tract herein described, a distance of 18.25 feet to a 5/8-inch iron rod with cap found in the northeast right-of-way line of Gaston Road (width varies), for the southwest corner of said tract herein described;

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February 2016

Parcel 19

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THENCE North 47 deg. 18 min. 35 sec. West, with the northeast right-of-way line of said Gaston Road, with the southwest line of the residue of said 0.2387-acre tract and with the southwest line of said tract herein described, a distance of 79.98 feet to a 5/8-inch iron rod found for the southwest corner of the residue of a called 80' X 130' tract of land conveyed to Nora Alene Robinson Cyrus and husband, Robert Lee Cyrus, by deed recorded in Volume 523, Page 662 of the Deed Records of Fort Bend County, Texas and for the northwest corner of said tract herein described;

THENCE North 42 deg. 38 min. 25 sec. East, with the southeast line of the residue of said 80' X 130' tract, with the northwest line of the residue of said 0.2387-acre tract and with the northwest line of said tract herein described, a distance of 18.41 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said tract herein described;

THENCE South 47 deg. 11 min. 25 sec. East, over and across the residue of said 0.2387-acre tract and with the northeast line of said tract herein described, a distance of 79.98 feet to the **POINT OF BEGINNING** and containing 0.0337 acre (1,466 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
Revised: 08/19/2016





