



**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, James A. Stefano and Randal B. Ratcliff, whose address is P. O. Box 369, Fulshear, TX 77441, 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 1 day of JUNE, 2017.

GRANTOR:

James A. Stefano

By: James A. Stefano

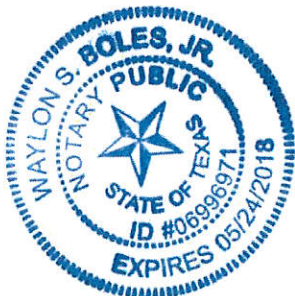
Printed Name: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF FORT BEND

Before me, the undersigned Notary Public, on this day personally appeared JAMES A. Stefano 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 Stefano-Katchikoff, for purposes and consideration express in the attached agreement.

GIVEN under my hand and seal of office on the 1 day of JUNE, 2017.



Waylon S. Boles, Jr.  
Notary Public in and for the  
State of Texas

EXECUTED this 1 day of JUNE, 2017.

GRANTOR:

Randal B. Ratcliff

By: Randal B. Ratcliff

Printed Name: Randal B. Ratcliff

STATE OF TEXAS

COUNTY OF Fort Bend

Before me, the undersigned Notary Public, on this day personally appeared Randal B. Ratcliff 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 Stefano-Ratcliff L.P., for purposes and consideration express in the attached agreement.

GIVEN under my hand and seal of office on the 1 day of JUNE, 2017.



Waylon S. Boles, Jr.  
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

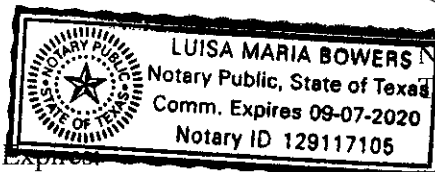
By:

Robert E. Hebert  
Robert E. Hebert, County Judge

STATE OF TEXAS       §  
                                  §  
COUNTY OF FORT BEND §

This instrument was ACKNOWLEDGED before me on the 27<sup>th</sup> day of June, 2017, 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  
Highway: F.M. 1093  
Project Limits: West of Fulshear to FM 1463 / FM 359  
RCSJ: 0543-02-072

Property Description for Parcel 418

Being a 0.8779 acre (38,242 square feet) parcel of land, out of the E. Latham Survey A-50, Fort Bend County, Texas, and being part of and out of a called 4.00 acre tract of land described in a Deed dated July 10, 1997 from Dexter Martin and wife, Mary Lee Martin and Lloyd Randle and wife, Viola Randle to James A. Stefano and Randal B. Ratcliff filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 9744395, said 0.8779 acre parcel being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of said 4.00 acre tract and along the east line of a called 21.363 acre tract of land described in a Deed dated November 5, 2014 to Domala Ventures, LLC filed in the O.P.R.F.B.C at Clerk's File No. 2014122340 thence as follows:

North 01°50'06" West, a distance of 284.55 feet, along the east line of said 21.363 acre tract and along the west line of said 4.00 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of FM 1093 (width varies) for the southwest corner and POINT OF BEGINNING of the herein described parcel, said point having Coordinates of N=13,813,803.33 and E=2,958,792.01;\*\*

- 1) THENCE, North 01°50'06" West, a distance of 80.33 feet, along the east line of said 21.363 acre tract and along the west line of said 4.00 acre tract to a point in the south right-of-way line of Fort Bend County Tollroad Authority Corridor (100' wide) as described under Clerks File No.'s 2015058468, 2015058447, 2015058441, filed in the O.P.R.F.B.C for the northeast corner of said 21.363 acre tract, for the northwest corner of said 4.00 acre tract and marking the northwest corner of the herein described parcel, from which a found axle bears North 20°17'45" West, a distance of 0.79 feet;

EXHIBIT A

- 2) THENCE, North 82°58'36" East, a distance of 478.03 feet, along the north line of said 4.00 acre tract and along the existing south right-of-way line of said Fort Bend County Tollroad Authority Corridor, to the northeast corner of said 4.00 acre tract and to the northwest corner of the residue of a called 12.183 acre tract described in a Deed dated January 22, 1997 to Stefano-Ratcliff Interest Inc. filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 9707378 to a point marking the northeast corner of the herein described parcel;
- 3) THENCE, South 01°50'06" East, a distance of 80.33 feet, along the east line of said 4.00 acre tract and along the west line of said 12.183 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of FM 1093, for the southeast corner of the herein described parcel,
- 4) THENCE, South 82°58'36" West, a distance of 478.03 feet, along the proposed south right-of-way line of FM 1093 to the POINT OF BEGINNING and containing 0.8779 acre (38,242 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.

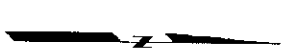
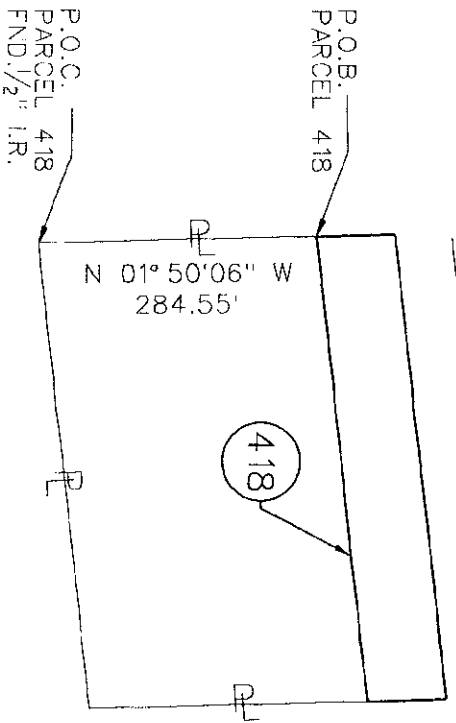
NOTE: A parcel plat of even date was prepared in conjunction with this property description.

July, 2015  
Parcel 418  
Page 3 of 6 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

F.M. 1093



**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.

- SET  $\frac{5}{8}$ " I.R. W/TXDOT ALUM. CAP (SEE NOTE 2)
- SET  $\frac{5}{8}$ " I.R. W/TXDOT ALUM. CAP (STAMPED "ADL")
- FOUND  $\frac{5}{8}$ " I.R. W/TXDOT ALUM. CAP
- SET (AS INDICATED)
- FOUND (AS INDICATED)

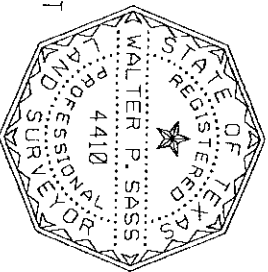
**LEGEND:**

- C.F. NO. = CLERK'S FILE NUMBER
- F.C. NO. = FILM CODE NUMBER
- O.P.R.F.B.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

**NOTES:**

**PARENT TRACT INSET**

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 TXDOT 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.



SHEET 4 OF 6

EXISTING	TAKING AC/SF	REMAINING
4.00	0.8779 AC 38,242 SF	3.12 RT.

**WEISSER Engineering Co.**  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
TPE's Firm Reg No. 100518-00

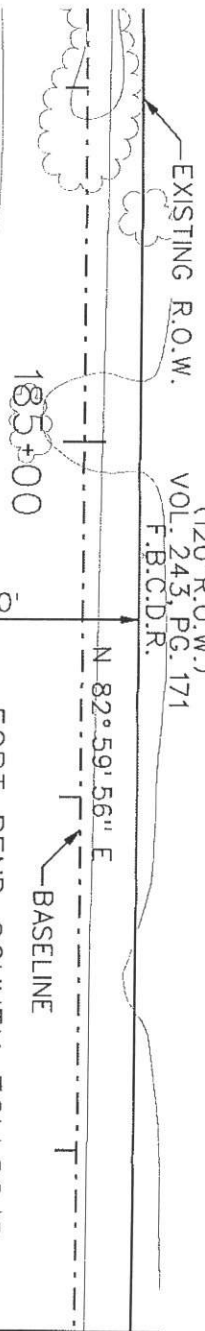
PARCEL PLAT SHOWING  
PARCEL 418  
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 02/2015 SCALE: N.T.S. JOB No.: EG676  
RCSJ No.: 0543-02-072 DWG. No.: P-418-01



F.M. 1093 E. LATHAM SURVEY, A-50

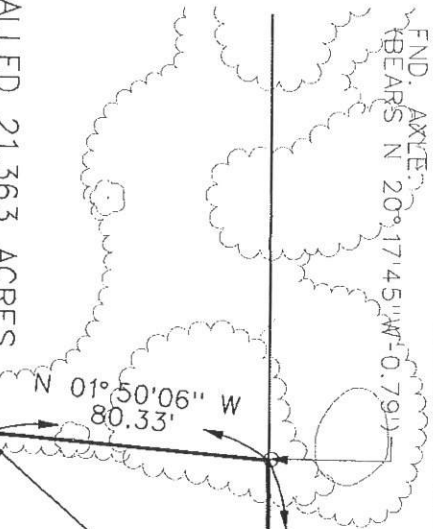
(120' R.O.W.)  
VOL. 243, PG. 171  
F.B.C.D.R.



FORT BEND COUNTY TOLL ROAD  
AUTHORITY CORRIDOR

F.C. NO. 2015058468  
F.C. NO. 2015058447  
F.C. NO. 2015058441

EXISTING R.O.W.



P.O.B. PARCEL 418  
N=13,813.803.33  
E=2,958.792.01  
S/O 184+98.45, 163.99' RT

CALLED 21.363 ACRES  
DOMALA VENTURES, LLC  
FILE NO. 2014122340  
DATE: NOVEMBER 5, 2014  
O.P.R.F.B.C.

CALLLED 4.00 ACRES  
JAMES A. STEFANO AND  
RANDAL B. RATCLIFF  
FILE NO. 9744395  
DATE: JULY 10, 1997  
O.P.R.F.B.C.

P.O.C.  
PARCEL 418  
FND. 1/2" I.R.



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
18PLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
PARCEL 418  
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015 SCALE: 1" = 50' JOB No.: EG676  
RCSJ No.: 0543-02-072 DWG. No.: P-418-02

SHEET 5 OF 6

MATCH LINE SEE SHEET 6

E. LATHAM SURVEY, A-50

F.M. 1093 (120' R.O.W.)

VOL. 243, PG. 171  
VOL. 243, PG. 197  
F.B.C.D.R.

EXISTING R.O.W.

N 82° 59' 56" E

BASELINE

FORT BEND COUNTY TOLLROAD

AUTHORITY CORRIDOR

F.C. NO. 2015058468  
F.C. NO. 2015058447  
F.C. NO. 2015058441

190+00

FND. 5/8" I.R.



100'

N 82° 58' 36" E-478.03'

EXISTING R.O.W.

(418)

S 82° 58' 36" W-478.03'

PROPOSED R.O.W.

S/O 189+76.48, 163.80' RT

SET\*

S 01° 50' 06" E  
80.33'

RESIDUE OF  
CALLED 12.183 ACRES  
STEFANO-RATCLIFF INTEREST INC.  
FILE NO. 9707378  
DATE: JANUARY 22, 1997  
O.P.R.F.B.C.

CALLED 4.00 ACRES  
JAMES A. STEFANO AND  
RANDAL B. RATCLIFF  
FILE NO. 9744395  
DATE: JULY 10, 1997  
O.P.R.F.B.C.

MATCH LINE SEE SHEET 5



WEISSER  
Engineering Co.

19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING

FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015 SCALE: 1" = 50' JOB No.: EG676

RCSJ No.: 0543-02-072 DWG. No.: P-418-03

SHEET 6 OF 6

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*



Laura Richard, County Clerk  
Fort Bend County, Texas

June 29, 2017 04:21:29 PM

FEE: \$0.00 RR1  
DEED

2017072406

# 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.  
Stefano-Ratcliff LP  
Fulshear, TX United States

Certificate Number:  
2017-216761

Date Filed:  
06/01/2017

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.  
The County of Fort Bend Texas

Date Acknowledged:

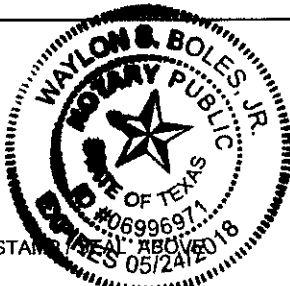
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.  
P418  
Sale of Right of Way on FM 1099

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Stefano, James	Fulshear, TX United States	X	
	Ratcliff, Randal	Fulshear, TX United States	X	

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]*  
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP HERE

Sworn to and subscribed before me, by the said JAMES Stefano, this the 1 day of JUNE, 20 17, to certify which, witness my hand and seal of office.

*[Signature]*  
Signature of officer administering oath

Waylon S. Boles Jr  
Printed name of officer administering oath

NOTARY  
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.**

Stefano-Ratcliff LP  
Fulshear, TX United States

Certificate Number:  
2017-216761

Date Filed:  
06/01/2017

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

The County of Fort Bend Texas

Date Acknowledged:  
06/28/2017

**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.**

P418  
Sale of Right of Way on FM 1099

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Stefano, James	Fulshear, TX United States	X	
	Ratcliff, Randal	Fulshear, TX United States	X	

**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