

06/15/2018 Original sent to Britten Harris, Engineering dept.

ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

If current ad valorem taxes on said 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.

EXECUTED as of June 12, 2018.

GRANTOR:

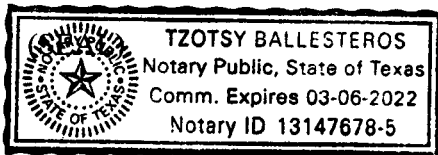
FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas.

By: *Grady Prestage*

Grady Prestage, Commissioner, Precinct 2
Presiding Officer of Commissioners Court, June 12, 2018

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 12th day of June, 2018 by Grady Prestage, Commissioner of FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas, on behalf of said body corporate and politic.



Tzotsy Ballasteros
Notary Public in and for the State of Texas

Attachments:

Exhibit A – Legal Description of the Property
Exhibit B – Survey of the Property

Grantee's Address: ^{Attn:} Amin Makda 11234 Stoney Meadow Dr
Houston TX 77095

EXHIBIT - A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT

TRACT 1:

A TRACT OR PARCEL CONTAINING 1.8934 ACRES (82,476 SQ. FT.) OF LAND, SITUATED IN THE ISAAC MCGARY LEAGUE, ABSTRACT NO. 58, FORT BEND COUNTY, TEXAS, SAID 1.8934 ACRE TRACT BEING OUT OF AND A PORTION OF A CALLED 11.20 ACRES, CONVEYED TO BEAR CREEK US HOLDINGS, AS DESCRIBED IN A DEED RECORDED IN FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2012019338, SAID 1.8934 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; ALL BEARINGS ARE BASED ON TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD88:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR RUN ROAD (WIDTH VARIES) AND THE WEST RIGHT-OF-WAY LINE OF WEST END TAVENER ROAD (60 FEET IN WIDTH);

THENCE, SOUTH 32 DEGREES 43 MINUTES 51 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID TAYLOR RUN ROAD, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WEST END TAVENER ROAD, A DISTANCE OF 1244.72 FEET TO A 5/8 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF A CALLED 20.00 ACRE TRACT CONVEYED TO SNR PROPERTIES AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2010058116;

THENCE, SOUTH 57 DEGREES 16 MINUTES 09 SECONDS WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID WEST END TAVENER ROAD, ALONG THE NORTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 812.76 FEET TO A POINT IN THE EAST LINE OF A CALLED 26.922 ACRE TRACT CONVEYED TO FADI AHMED AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2007077000;

THENCE, SOUTH 32 DEGREES 43 DEGREES MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 26.922 ACRES TRACT, A DISTANCE OF 522.25 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID 26.922 ACRE TRACT;

THENCE, SOUTH 57 DEGREES 49 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 26.922 ACRES TRACT, AT A DISTANCE OF 1658.72 FEET TO AN AXLE FOUND MARKING THE SOUTHWEST CORNER OF SAID CALLED 26.922 AND THE SOUTHEAST CORNER OF A CALLED 25.75 ACRES CONVEYED TO KATIE MURRAY AS DESCRIBED IN A DEED RECORDED IN VOLUME 203, PAGE 340, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) AND CONTINUING IN ALL A TOTAL DISTANCE OF 2081.78 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF A CALLED 24.993 ACRES TRACT CONVEYED TO ROBERT ALLEN JOHNSON AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2008037776, SAME BEING THE NORTHEAST CORNER OF AFORESAID CALLED 11.20 ACRE TRACT AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

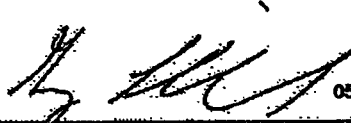
THENCE, SOUTH 32 DEGREES 10 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF SAID 24.993 ACRES, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

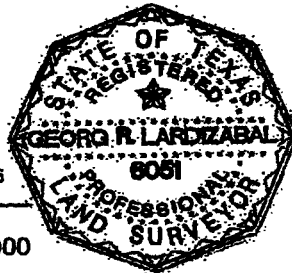
THENCE, SOUTH 57 DEGREES 49 MINUTES 54 SECONDS WEST, THROUGH AND ACROSS SAID CALLED 11.20 ACRE TRACT, A DISTANCE OF 665.62 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT;

THENCE, SOUTH 12 DEGREES 49 MINUTES 54 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A 5/8 INCH IRON ROD SET ON THE EAST LINE OF A CALLED 3.667 ACRE TRACT CONVEYED TO JOYCE POLLARD AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2009008428 AND THE WEST LINE OF AFORESAID CALLED 11.20 ACRE TRACT;

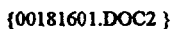
THENCE, NORTH 32 DEGREES 10 MINUTES 12 SECONDS WEST, ALONG THE COMMON LINE OF SAID CALLED 11.20 ACRE TRACT, AT 25.75 FEET MARKING THE NORTHEAST CORNER OF SAID CALLED 3.667 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 5.57 ACRE TRACT CONVEYED TO DETTEGE ARQUINA K. ESTATE AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2009008428, AND CONTINUING IN ALL A TOTAL DISTANCE OF 140.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH LINE OF AFORESAID CALLED 25.75 ACRE TRACT MARKING THE NORTHEAST CORNER OF SAID CALLED 5.57 ACRE TRACT SAME BEING THE NORTHWEST CORNER OF SAID CALLED 11.20 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEGREES 49 MINUTES 54 SECONDS EAST, ALONG THE COMMON LINE OF SAID CALLED 25.75 ACRE TRACT AND CALLED 11.20 ACRES TRACT, A DISTANCE OF 685.61 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT AND CONTAINING 1.8934 ACRES OR 82,476 SQUARE FEET OF LAND.


05/04/15
GEORG R. LARDIZABAL, RPLS 6051
GGC SURVEY, PLLC, FIRM NO. 10146000
TEL. 832-729-7256
4419 ZIMMERLY COURT
SUGAR LAND, TX 77479



SURVEY OF THE PROPERTY



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

June 14, 2018 11:13:59 AM

FEE: \$0.00

RMM

2018065760

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.

Bear Creek US Holdings, Inc.
Houston, TX United States

Certificate Number:

2018-356182

Date Filed:

05/20/2018

Date Acknowledged:

06/12/2018

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

Fort Bend 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.

Humphrey Way
Warranty Deed

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 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)