

94



CORRECTION DEED
(Library Site, Tract 1: 5.096 Acres)

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

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND §

That GM EQUITY GROUP, LLC, a Texas limited liability company (hereinafter "Grantor"), on or about June 18, 2021, executed and delivered to FORT BEND COUNTY, TEXAS, a political subdivision of the state of Texas (hereinafter "Grantee"), for and in consideration therein stated, a conveyance of certain real property located in Fort Bend County, Texas, which conveyance was recorded under Clerk's File No. 2021106274 of the Official Public Records of Fort Bend County, Texas (the "Original Deed") for the purposes ; and

WHEREAS, the Original Deed, by mutual mistake, incorrectly described the property as a 5.062 acre tract of land and contained an incorrect survey and metes and bounds description previously attached as Exhibits A and B; and

WHEREAS, by execution of this Correction Deed, it is the intent of Grantor and Grantee to correct the Original Deed to convey the correct acreage amount of 5.096 acres and outline the correct metes and bounds and survey attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes.

NOW, THEREOFRE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto Grantee all of Grantor's undivided interest in and to the following described non-homestead real property located in Fort Bend County, Texas, to-wit:

Being a 5.096 acre tract of land (221,978 square feet), more or less, situated in the Enoch Latham Survey, Abstract Number 50 in Fort Bend County, Texas, and being out of the remainder of a called 137.294 acre tract of land conveyed to GM Equity Group, LLC by deed recorded under Clerk's File No. 2008000068 of the Official Public Records of Fort Bend County, Texas; said 5.096 acre tract of land being more particularly described by metes and bounds and Survey attached hereto as Exhibit "A" (the Property").

This conveyance is made and accepted subject to any and all valid and subsisting easements, rights of way, conditions, restrictions, covenants, agreements, mineral or royalty interests, mineral reservations, leases, surface waivers, liens, encumbrances, and regulations or orders of municipal and/or other governmental authorities, appearing of record in the Official Public Records of Fort Bend County, Texas, but only to the extent they are still in force and effective against the Property or Grantee.

This conveyance is further made and accepted subject to the conditions and reservations made by Grantor in the Original Deed including all oil, gas, and other minerals in, on, or under the Property, a Temporary Access Easement, and a non-exclusive and an unencumbered Utility/ Facility Easement, together with all rights of ingress and egress stated therein.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, GRANTS, SELLS, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's, successors, and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to any reservations from and exceptions to conveyance, when the claim is by, through, or under Grantor but not otherwise.

This is a **CORRECTION DEED**, given and accepted in substitution of the Original Deed of June 18, 2021 recorded under Clerk's File No. 2021106274, and it shall be effectual as of, and retroactive to that date pursuant to Texas Property Code Section 5.030. However, except as corrected herein, the Original Deed shall remain in full force and effect.

When the context requires, singular nouns and pronouns include the plural.

{Execution Pages to Follow}

Executed this 25th day of October, 2022.

GRANTOR:

GM EQUITY GROUP, LLC
a Texas limited liability company

By: [Signature]
David B. Ginter, Manager

By: [Signature]
Eduardo J. Morales, Manager

ACKNOWLEDGMENTS

THE STATE OF TEXAS

COUNTY OF Harris

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This instrument was acknowledged before me, the undersigned notary, on the 10th day of November, 2022, by David B. Ginter, Manager of GM Equity Group, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me, the undersigned notary, on the 25th day of October, 2022, by Eduardo J. Morales, Manager of GM Equity Group, LLC, a Texas limited liability company, on behalf of said limited liability company.



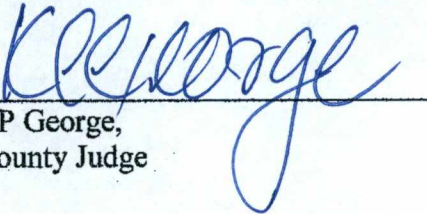
[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

ACCEPTED this 13 day of December, 2022.

GRANTEE

FORT BEND COUNTY, TEXAS

By:


KP George,
County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS

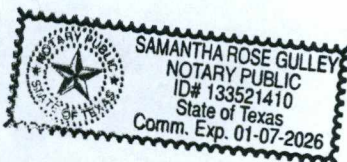
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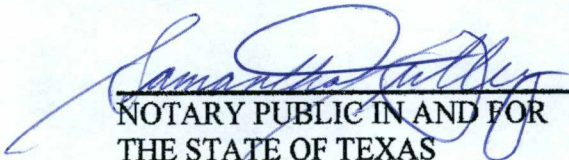
COUNTY OF FORT BEND

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This instrument was acknowledged before me, the undersigned notary, on the 13th day of December, 2022 by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the state of Texas, on behalf of said County.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Attachments:
Exhibit "A" (4 pages)

After Recording Please Return To:
Fort Bend County Engineering
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

(Corrected Metes & Bounds w/Survey Follows Behind)

**DESCRIPTION OF A 5.096-ACRE
(221,978 SQ. FT.) TRACT OF LAND
SITUATED IN THE ENOCH LATHAM
SURVEY, A-50, FORT BEND COUNTY, TEXAS**

Being a description of a 5.096-acre (221,978 Square Foot) tract of land situated in the Enoch Latham Survey, A-50, Harris County, Texas. Said 5.096-acre tract being all of a called 5.062-acre tract of land conveyed to Fort Bend County, Texas, by deed recorded under Fort Bend County Clerk's File Number 2021106274 (hereinafter F.B.C.C.F. No.), of the Official Public Records of Fort Bend County, Texas (hereinafter O.P.R.F.B.C.), being out of the remainder of a called 137.294-acre tract of land conveyed to GM Equity Group, LLC, by deed recorded under F.B.C.C.F. No. 2008000068 of the O.P.R.F.B.C., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (2011) EPOCH 2010.00, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.00013. All distances are surface:

COMMENCING (N=13,812,796.26, E=2,957,871.72) at a 5/8-inch iron rod with cap stamped "KALKOMEY SURVEYING" found in the north line of Commercial Reserve "C", Block 2 of Lazy J Acres, Section 1, Replat No. 1, by plat recorded in File No. 20130137 of the Fort Bend County Plat Records (hereinafter F.B.C.P.R.), for a southeast corner of the remainder of Restricted Reserve "A" of Lamar C.I.S.D. High School No. 5 Complex, by plat recorded in File No. 20110054 of the F.B.C.P.R. and for the most westerly southwest corner of the remainder of a called 16.071-acre tract of land conveyed to Eduardo Morales, by deed recorded in F.B.C.C.F. No. 2017121792 of the O.P.R.F.B.C.;

THENCE North 02 deg. 41 min. 31 sec. West, with the east line of said remainder of Restricted Reserve "A", with the west line of said remainder of a 16.071-acre tract and with the west line of said remainder of a 137.294-acre tract, a distance of 1,388.07 feet to a point;

THENCE North 87 deg. 18 min. 29 sec. East, over and across said remainder of a 137.294-acre tract, a distance of 49.90 to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the most westerly southwest corner and **POINT OF BEGINNING (N=13,814,184.98, E=2,957,856.37)** of said tract herein described;

THENCE North 02 deg. 54 min. 44 sec. East, over and across said remainder of a 137.294-acre tract and with the west line of said tract herein described, a distance of 349.54 feet to a 5/8-inch iron rod with cap stamped "HUITT ZOLLARS" found for the northwest corner of said tract herein described;

THENCE North 78 deg. 10 min. 45 sec. East, over and across said remainder of a 137.294-acre tract and with the northwest line of said tract herein described, a distance of 227.61 feet to a 5/8-inch iron rod with cap stamped "HUITT ZOLLARS" found for an angle point of said tract herein described;

THENCE South 87 deg. 05 min. 16 sec. East, over and across said remainder of a 137.294-acre tract and with the north line of said tract herein described, a distance of 165.43 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 02 deg. 41 min. 10 sec. East, over and across said remainder of a 137.294-acre tract and with an east line of said tract herein described, a distance of 26.98 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 and for the beginning of a curve to the left;

THENCE in a southerly direction, over and across said remainder of a 137.294-acre tract, with an east line of said tract herein described and along said curve to the left, having a radius of 280.00 feet, a central angle of 08 deg. 25 min. 01 sec., a chord bearing South 06 deg. 53 min. 41 sec. East, a chord distance of 41.10 feet and an arc length of 41.13 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 South 11 deg. 06 min. 11 sec. East, over and across said remainder of a 137.294-acre tract and with the northeast line of said tract herein described, a distance of 100.01 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 and for the beginning of a curve to the right;

THENCE in a southerly direction, over and across said remainder of a 137.294-acre tract, with an east line of said tract herein described and along said curve to the right, having a radius of 220.00 feet, a central angle of 08 deg. 23 min. 02 sec., a chord bearing South 06 deg. 54 min. 40 sec. East, a chord distance of 32.16 feet and an arc length of 32.19 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 South 02 deg. 43 min. 09 sec. East, over and across said remainder of a 137.294-acre tract and with an east line of said tract herein described, a distance of 360.66 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 and for the beginning of a curve to the right;

THENCE in a southerly direction, over and across said remainder of a 137.294-acre tract, with an east line of said tract herein described and along said curve to the right, having a radius of 220.00 feet, a central angle of 01 deg. 23 min. 41 sec., a chord bearing South 02 deg. 01 min. 19 sec. East, a chord distance of 5.36 feet and an arc length of 5.36 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of said tract herein described;

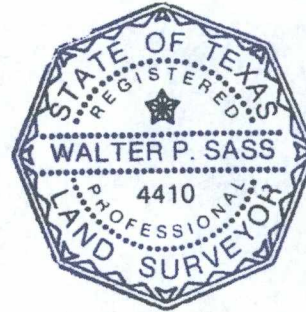
THENCE North 86 deg. 58 min. 50 sec. West, over and across said remainder of a 137.294-acre tract and with the south line of said tract therein described, a distance of 304.05 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described;

THENCE North 42 deg. 53 min. 52 sec. West, over and across said remainder of a 137.294-acre tract and with the southwest line of said tract therein described, a distance of 218.55 feet to the **POINT OF BEGINNING** and containing 5.096 acres (221,978 Square Feet) of land.

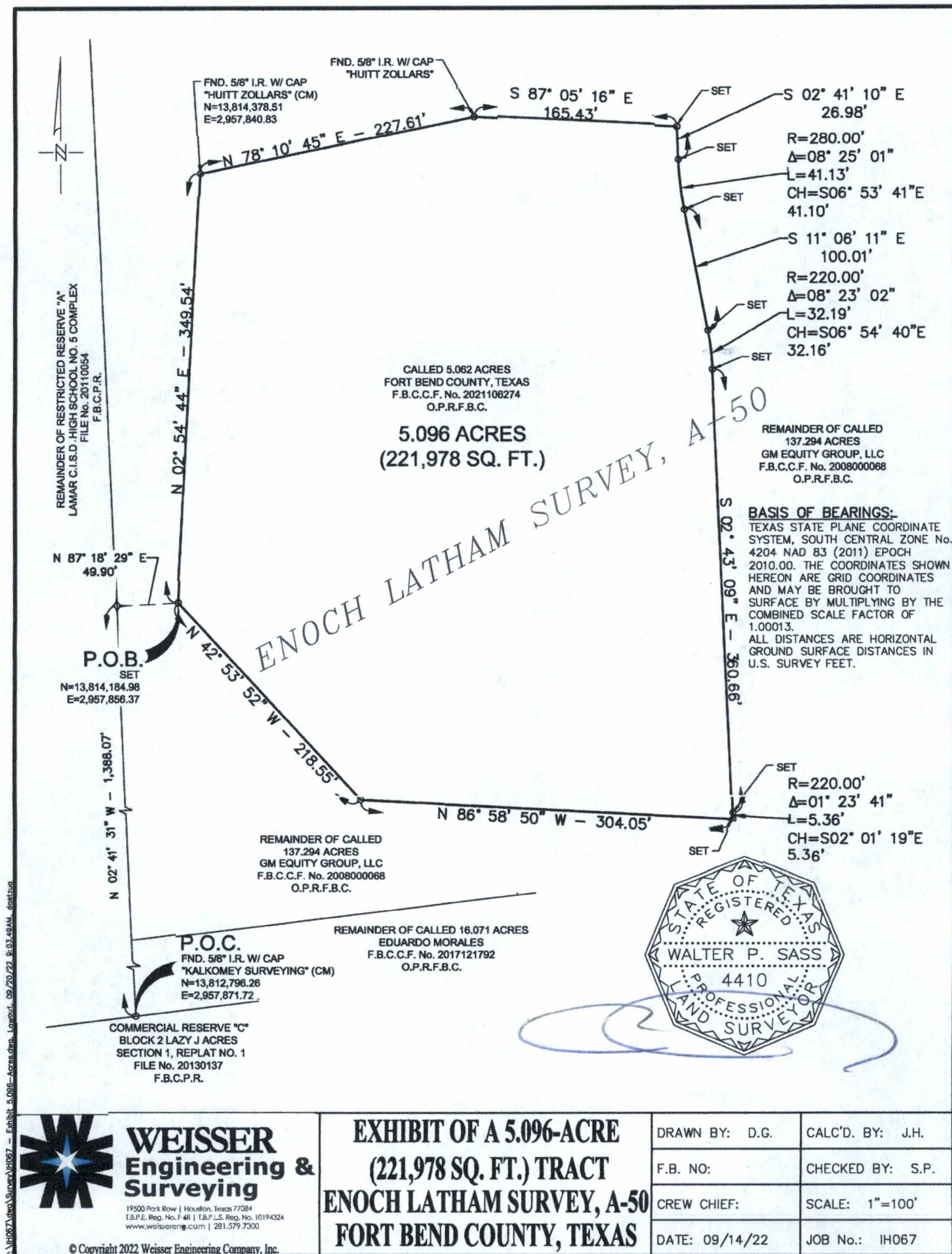
This description is accompanied by a survey of even survey date.

Compiled by:

Weisser Engineering & Surveying
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 10194324
TBPE Reg. No.: F-68
Job No. IH067
Date: 09/14/2022



A handwritten signature in blue ink, appearing to be "Walter P. Sass", written below the professional seal.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

December 20, 2022 03:34:34 PM



FEE: \$0.00

DP2

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