



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

**Date:** August 6, 2025

**Grantor:** Ruby L. Koenig Trust  
Linda S. Koenig Trustee

**Grantor's Mailing Address:**

Ruby L. Koenig Trust  
6310 Archer Ranch Ln.  
Rosenberg, Texas 77471-6602

**Grantee:** FORT BEND COUNTY DRAINAGE DISTRICT  
a Special District organized under the laws of the state of Texas

**Grantee's Mailing Address:**

Fort Bend County Drainage District  
1124 Blume Road  
Rosenberg, Texas 77471

**Consideration:** Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

See Attached Exhibit A

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to any and all valid easements and outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect.

Grantor, for the Consideration and subject to the Reservations from Conveyance and

Exceptions to Conveyance and Warranty, 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 the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

If current ad valorem taxes on the 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.

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

**{Execution Page Follows}**

**GRANTOR**

**Linda S. Koenig, Trustee of the Ruby L. Koenig Trust**

By: Linda S. Koenig

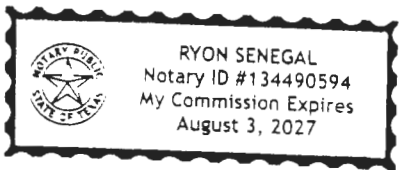
Name: Linda S. Koenig

Title: Trustee of the Ruby L. Koenig Trust

**Acknowledgement**

THE STATE OF TEXAS       §  
  §  
COUNTY OF Fort Bend   §

This instrument was acknowledged before me on the 6<sup>th</sup> day of August, 2025,  
by Linda Koenig, Trustee of Ruby L. Koenig Trust by  
Linda S. Koenig Trustee of the Ruby L. Koenig Trust.



Ryon Senegal  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

ACCEPTED:

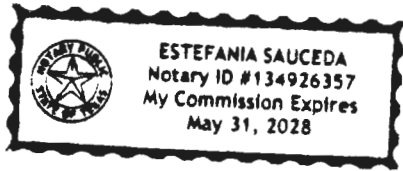
FORT BEND COUNTY DRAINAGE DISTRICT, TEXAS

By: KP George  
KP George,  
Fort Bend County Drainage District Board Director

**Acknowledgement**

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 13 day of August, 2025, by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the state of Texas, on behalf of said political subdivision.



Estefania Saucedo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Please Return To:  
Fort Bend County Drainage District  
1124 Blume Road  
Rosenberg, Texas 77471

## EXHIBIT "A"

15.34 acres of land, more or less, in the William Leech Survey, Abstract 281, Fort Bend County, Texas, being a called 13.5125 acre tract and a called 6.6546 acre tract described in a deed from Walter A. Pumphrey and wife, Joy A. Pumphrey to Douglas R. Koenig, Trustee of the Ruby L. Koenig Trust, recorded in County Clerk's File Number 9706365 of the Official Records of Fort Bend County, Texas, less and except the following tracts below:

- 1) A called 0.8533 acre tract (Parcel 35, Part 1) out of said called 6.4546 acre tract being described in a deed from Douglas R. Koenig, Trustee of the Ruby L. Koenig Trust of the County of Fort Bend County, Texas, to the State of Texas, recorded in County Clerk's File Number 2012069662 of the Official Records of Fort Bend, County, Texas,
- 2) A called 2.8036 acre tract (Parcel 35, Part 2) out of said called 6.4546 acre tract and said called 13.5125 acre tract, being described in a deed from Douglas R. Koenig, Trustee of the Ruby L. Koenig Trust of the County of Fort Bend County, Texas, to the State of Texas, recorded in County Clerk's File Number 2012069662 of the Official Records of Fort Bend County, Texas,
- 3) A called 0.0041 acre tract (Parcel 35, Part 3) out of said called 13.5125 acre tract, being described in a deed from Douglas R. Koenig, Trustee of the Ruby L. Koenig Trust of the County of Fort Bend County, Texas, to the State of Texas, recorded in County Clerk's File Number 2012069662 of the Official Records of Fort Bend County, Texas.
- 4) A called 0.2205 acre tract (Parcel 35, Part 4) out of said called 13.5125 acre tract, being described in a deed from Douglas R. Koenig, Trustee of the Ruby L. Koenig Trust of the County of Fort Bend County, Texas, to the State of Texas, recorded in County Clerk's File Number 2012069662 of the Official Records of Fort Bend County, Texas.
- 5) A called 0.2592 acre tract (Parcel 56) out of said called 13.5125 acre tract, being described in a deed from Linda S. Koenig as the Successor, Trustee of the Ruby L. Koenig Trust of the County of Fort Bend County, Texas, to the State of Texas, recorded in County Clerk's File No. 2016005897 of the Official Records of Fort Bend County, Texas.

BAND ROAD

CALLED 498.79'

STATE SPUR 10



TRACT 17  
RESIDUE OF CALLED 12 557 ACRES  
POSENBERG CAPPET CENTER INC  
VOL 1705 PAGE 323  
FBC DEED RECORDS

15.34 ACRES

6 6546 ACRES  
FILE NO 9708365  
FBC OFF RECORDS

STATE OF TEXAS  
PARCEL 37 PART 1  
0.1245 AC  
FBC FILE NO 2014010872  
STATE OF TEXAS  
PARCEL 33 PART 3  
0.0043 AC  
FBC FILE NO 2012089662

W COTTONWOOD CREEK

FBCDD 80' DR ESMT.  
VOL 337 PG 63  
FBC DEED RECORDS

STATE OF TEXAS  
PARCEL 54  
0.0032 AC  
FBC FILE NO 2015128487

STATE OF TEXAS  
PARCEL 55  
0.0032 AC  
FBC FILE NO 2015128487

STATE OF TEXAS  
PARCEL 35, PART 2  
2.3036 AC  
FBC FILE NO 2012089662

STATE OF TEXAS  
PARCEL 55  
0.0032 AC  
FBC FILE NO 2015128487

10' X 100' EASEMENT  
FILE NO 9706365  
FBC OFF RECORDS  
20' X 100' EASEMENT  
FILE NO 9706365  
FBC OFF RECORDS

WILLIAM LEECH SURVEY  
ABSTRACT 281

15.34 ACRES

WEST CORNER  
13.5125 AC. TR.

13.5125 ACRES  
FILE NO. 9706365  
FBC OFF RECORDS

HOUSTON LIGHTING & POWER CO. 100' STRIP  
VOL 1508 PG 207. FBC DEED RECORDS

TRACT 8  
CALLED 114 534 ACRES  
LINDA CAROL KALINOWSKI ET AL  
FILE NO 2023027907  
FBC OFF RECORDS

TRACT 17  
CALLED 61 534 ACRES  
CAROL SUE CLAYTON  
FILE NO 2013028191  
FBC OFF RECOPDS

TRACT 8  
CALLED 114.534 ACRES  
LINDA CAROL KALINOWSKI ET AL  
FILE NO 2023027907  
FBC OFF RECORDS

SOUTH CORNER  
13.5125 AC. TR.

EXHIBIT OF  
15.34 ACRES, MORE OR LESS  
WILLIAM LEECH SURVEY, ABSTRACT 281  
FORT BEND COUNTY, TEXAS

8-7-2025



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

August 14, 2025 04:10:05 PM

FEE: \$0.00

DP2

**2025083599**

