

ORDINANCE NO. 08-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTON LAKES, TEXAS, RELEASING CERTAIN TERRITORY CONSISTING OF APPROXIMATELY 46.084 ACRES IN FORT BEND COUNTY OWNED BY FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESTON LAKES; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, the Fort Bend County Emergency Services District No. 4 (ESD #4) have petitioned the City of Weston Lakes, Texas (the "City") to released four parcels of land from the City's extraterritorial jurisdiction ("ETJ") under Texas Local Government Code Chapter 42 Subchapter D; and

WHEREAS, the City Administrator/Secretary of the City of Weston Lakes has issued a verification of the authenticity of the submitted petition attached hereto as Exhibit "A"; and

WHEREAS, ESD #4 has four parcels of land located within the City's ETJ and they have requested the City to reduce its area of ETJ by releasing therefrom a certain 46.084-acre tract of land, said 46.084-acre tract being hereafter referred to as the "Released Tract," said Released Tract being more particularly described and depicted by the petition for release attached hereto as Exhibit "B."

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTON LAKES, TEXAS:

Section 1. Findings

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Consent and Release

Pursuant to and in accordance with Section 42.023, Texas Local Government Code, the City Council of the City hereby consents to the reduction of its area of ETJ by releasing therefrom the Released Tract.

Section 3. Severability

In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 4. **Repeal Conflicting Ordinances**

All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

PASSED, APPROVED, AND ADOPTED on this 24th day of June 2025 by a vote of 3 "ayes" in favor and 0 "nays" against on this first and final reading.



Bob Wall, Mayor

ATTEST:

Jeremy Barcomb, City Administrator / Secretary

Exhibit A



Incorporated May 2008
City of Weston Lakes
PO Box 1082 * Weston Lakes, Texas 77441
8045 FM 359, Fulshear, Tx. 77441
(281) 533-0907

MEMORANDUM FOR RECORD

SUBJECT: FB ESD 4- PETITION FOR RELEASE FROM THE CITY'S ETJ

DISTRIBUTION: ALL CONCERNED PARTIES

DATE: 21 MAY 2025

All Concerned Parties,


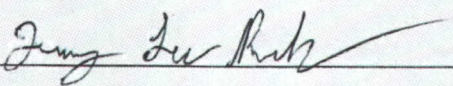
The Petition for Release from the City of Weston Lakes' Extraterritorial Jurisdiction submitted on behalf of the Fort Bend County Emergency Services District Number 4 has been received via email from a representative of Radcliffe Adams Barner PLLC on May 21 , 2025.

I, Jeremy Lee Barcomb, the City Administrator / Secretary of the City of Weston Lakes, have verified the authenticity of the submitted petition.

The City Council will release the four referenced parcels at the next City Council Meeting.

Please let me know how I can best assist with any process needed for completion of the above action.

Yours in Service,



Jeremy L. Barcomb

City Administrator / Secretary
City of Weston Lakes, TX
281.533.0907

Exhibit B

Attached as 23 pages

**PETITION FOR RELEASE FROM THE CITY OF WESTON LAKES'
EXTRATERRITORIAL JURISDICTION**

**THE STATE OF TEXAS
COUNTY OF FORT BEND**

FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4

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TO THE CITY SECRETARY OF THE CITY OF WESTON LAKES, TEXAS:

The undersigned, Tommy Kuykendall, Jr., on behalf of Fort Bend County Emergency Services District No. 4 (the "Petitioner") respectfully petitions the City of Weston Lakes, Texas (the "City") to release four (4) parcels of land described in the attached Exhibit "A" (the "Property") from the City's extraterritorial jurisdiction ("ETJ"). In support of this Petition, the Petitioner would show the following:

I.

By operation of law, Subchapter D, Chapter 42, Texas Local Government Code applies to the City and its ETJ.

II.

In accordance with Section 42.102, Texas Local Government Code, the Petitioner is the sole owner of the Property, consisting of four (4) parcels of land in the City's ETJ.

III.

As required by subsection 42.104(a)(2), Texas Local Government Code, the Petition is executed by an authorized representative of Petitioner, as the sole owner of the Property, as evidenced by the Certificate of Authority, attached hereto as Exhibit "B".

IV.

Exhibit "A" to the Petition includes a deed of the four (4) properties, which include the metes and bounds description, and Fort Bend Central Appraisal District parcel maps of the Property.

V.

In accordance with subsection 42.105(b), Texas Local Government Code, after verification of the Petition by the City Secretary, Petitioner requests that the City notify the Petitioner of the results of the Petition.

VI.

In accordance with subsection 42.105(c), Texas Local Government Code, since the Petition complies with the signature requirements of subsection 42.104(a)(2), Texas Local Government Code, Petitioner hereby requests that the City immediately release the Property from the City's ETJ. If the City does not immediately release the Property from the City's ETJ and fails to take action to release the Property by the later of the 45th day after the date the City receives the Petition or the next meeting of the City Council that occurs the 30th day after the date the City receives the Petition, the Property shall be released by operation of law, pursuant to subsection 42.105(d), Texas Local Government Code.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Secretary perform the required actions outlined in Section 42.105, Texas Local Government Code expeditiously.

RESPECTFULLY SUBMITTED THIS 15th day of April, 2025.

PETITIONER:

FORT BEND COUNTY EMERGENCY SERVICES
DISTRICT NO. 4, a Texas local governmental entity

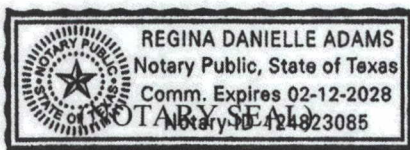
By: Tommy Kuykendall, Jr.
Tommy Kuykendall, Jr., President

THE STATE OF TEXAS

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COUNTY OF FORT BEND

This instrument was acknowledged before me on the 15th day of April, 2025, by Tommy Kuykendall, Jr., President of the Board of Commissioners of Fort Bend County Emergency Services District No. 4.



Regina Danielle Adams
Notary Public in and for the State of Texas

Exhibit "A"
Deed and Map of Property

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ELECTRONICALLY RECORDED
Official Public Records
9/4/2019 4:43 PM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 6 Fee: \$ 33.00

CORRECTION SPECIAL WARRANTY EXCHANGE DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

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

That TWINWOOD (U.S.), INC. a Texas corporation (herein referred to as "Grantor"), for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (herein referred to as "Grantee"), whose address is 30626 Fifth Street, Fulshear, Texas 77441, the sufficiency of which consideration is hereby acknowledged and confessed by Grantor, has GRANTED, EXCHANGED and CONVEYED, and by these presents does GRANT, EXCHANGE and CONVEY unto Grantee the following described real property situated in Fort Bend County, Texas:

- (1) All that certain tract of land 1.41 acres, more or less (hereinafter referred to as the "Land"), being a tract of land in Fort Bend County, Texas, said tract of land being more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof for all purposes.
- (2) Any and all buildings, fences and gates, and other improvements, structures and fixtures situated on the Land, including, without limitation, all trees, plants and landscaping situated on the Land (All such improvements are hereinafter collectively referred as the "Improvements").
- (3) The following:
 - (a) all rights, titles and interests (including, without limitation, all abutters' rights, rights of access and reversionary estates), if any, owned, claimed or held by Grantor in and to any abutting land, including without limitation any easements or rights-of-way that abut any portion of the Land, and (b) all appurtenances belonging to the Land.

(Such rights, titles and interests, and such appurtenances, are hereinafter collectively referred to as the "Incidental Rights"; and the Land, the Improvements and the Incidental Rights are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor binds Grantor's successors and legal representatives, TO WARRANT AND FOREVER

DEFEND the Property, together with all and singular the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor and not otherwise; and SUBJECT, however, to the Permitted Exceptions set forth in Exhibit B attached hereto and made a part hereof, to the extent but only to the extent such exceptions validly affect the Property and are enforceable against it.

This deed and conveyance is executed, delivered and recorded to correct an error in the original exchange transaction evidenced by a Special Warranty Exchange Deed dated effective as of October 17, 2018, recorded at Document No. 2018117664 and a Special Warranty Exchange Deed dated effective as of October 17, 2018, recorded at Document No. 2018117665, both electronically recorded in the Official Public Records of Fort Bend County, Texas on October 17, 2018.

Executed on the date of the acknowledgment herein below taken, to be effective as of the 20th day of AUGUST, 2019.

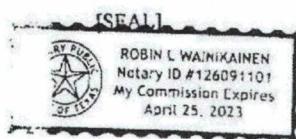
TWINWOOD (U.S.), INC.

By: [Signature]
Name: Abel C. Gonzales
Title: Vice President

"Grantor"

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 30th day of August, 2019, by Abel C. Gonzales, Vice President of TWINWOOD (U.S.), INC., a Texas corporation, on its behalf and as its act and deed.



[Signature]
Notary Public in and for
Said State

[Grantee's acceptance follows on the next page.]

Accepted by:

Fort Bend County Emergency Services
District No. 4

By: Daniel McAnin
Name: Daniel McAnin
Title: President, Board of Commissioners

"Grantee"

EXHIBIT A
(Property Description of 1.41 acres)

[See attached Field Note Description]

51098520.1

- 4 -

EXHIBIT A

METES AND BOUNDS DESCRIPTION

1.41 ACRES (61,432 SQUARE FEET) OF LAND, OUT OF THE ORIGINAL JOHN T. RICKERT CALLED 20.039 ACRE TRACT IN THE NOEL F. ROBERTS LEAGUE, ABSTRACT NO. 79, IN FORT BEND COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR THE SOUTH LINE OF STATE FARM MARKET ROAD NO. 1093 (FM 1093), MARKING THE NORTHWEST CORNER OF SAID 20.039 ACRE TRACT AND THE NORTHEAST CORNER OF THE ORIGINAL JOHN RICKERT CALLED 20 ACRE TRACT (VOLUME 326, PAGE 425, DEED RECORDS):

THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FARM MARKET ROAD, A DISTANCE OF 1,482.80 FEET TO A 5/8 INCH IRON ROD SET MARKING THE MOST NORTHERLY NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FARM MARKET ROAD, A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 05 DEGREES 32 MINUTES 10 SECONDS EAST, ALONG THE ORIGINAL EAST LINE OF SAID 20.039 ACRE TRACT, A DISTANCE OF 859.67 FEET TO A 1/4 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF SAID 20.039 ACRE TRACT;

THENCE SOUTH 88 DEGREES 23 MINUTES 20 SECONDS WEST, A DISTANCE OF 208.71 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 05 DEGREES 32 MINUTES 10 SECONDS WEST, A DISTANCE OF 208.71 FEET TO A 1/4 INCH IRON PIPE FOUND MARKING THE MOST SOUTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

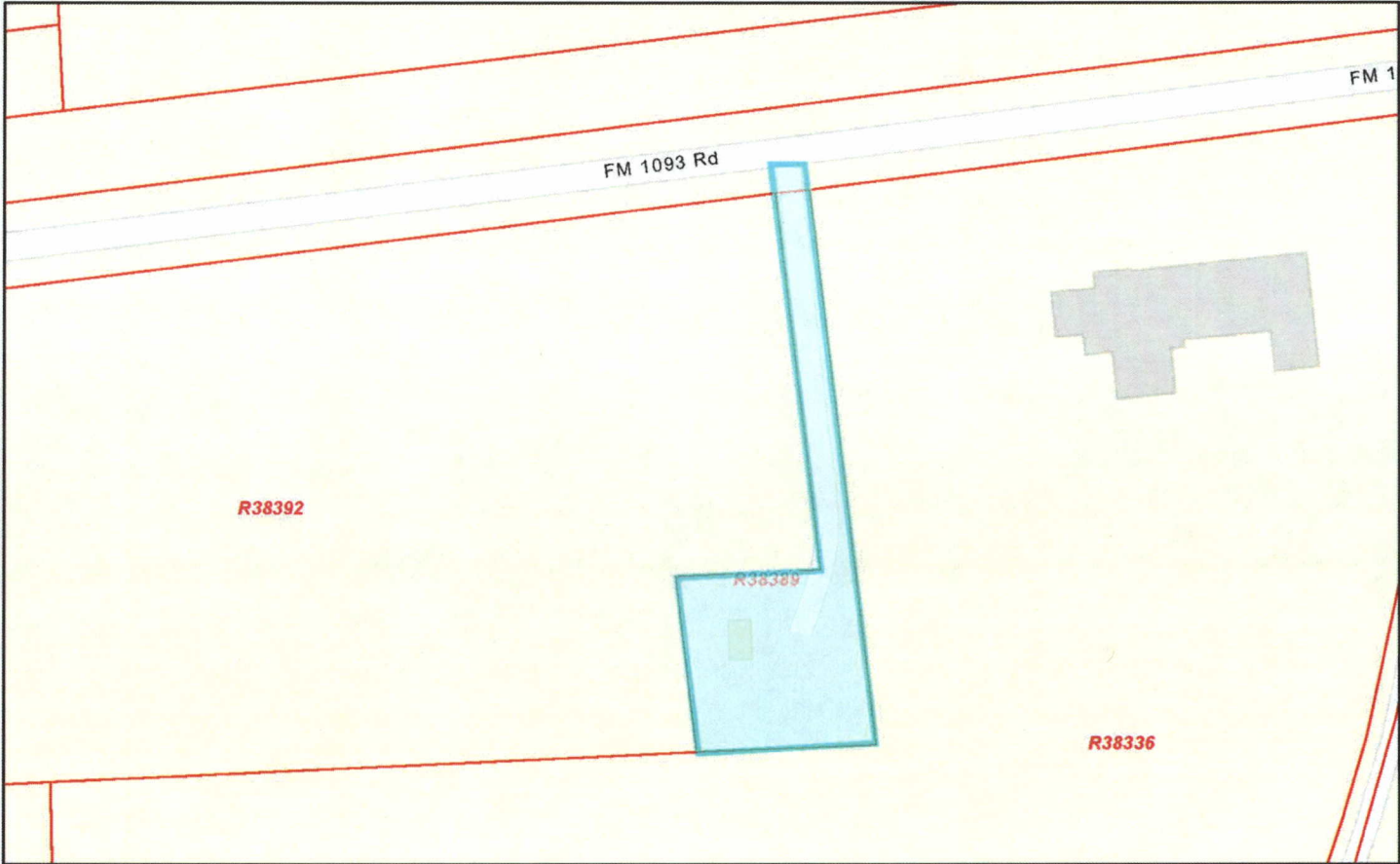
THENCE NORTH 88 DEGREES 23 MINUTES 20 SECONDS EAST, A DISTANCE OF 168.62 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 05 DEGREES 32 MINUTES 11 SECONDS WEST, A DISTANCE OF 447.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.41 ACRES (61,432 SQUARE FEET) OF LAND.

EXHIBIT B
(Permitted Exceptions to 1.41 acres)

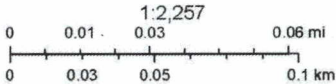
1. Terms and conditions of that certain instrument dated May 8, 1925 regarding a 1/16th interest in the oil, gas and other minerals in and under and that may be produced from the Property, recorded at Volume 107, Page 200 of the Deed Records of Fort Bend County, Texas.
2. A 1/16th non-participating royalty interest in and to the oil, gas and other minerals in and under and that may be produced from the Property, as reserved in instrument dated December 19, 1953, recorded at Volume 318, Page 38 of the Deed Records of Fort Bend County, Texas.
3. Reservation of one half (1/2) of all the oil, gas and other minerals then owned by Catherine Rickert Kinard and Albert H. Rickert, Jr., Independent Executors of the Estate of Albert H. Rickert, Sr., deceased, in and to the Property under instrument dated November 4, 1983, recorded at Volume 1321, Page 128 of the Deed Records of Fort Bend County, Texas, which instrument contains an express waiver of surface rights as therein provided.

Fort Bend CAD Web Map



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- Parcels
- Texas Counties
- Abstracts



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Fort Bend County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

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Official Public Records
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Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 4 Fee: \$ 28.00

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

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

That DAVID NEWSOME, an individual (herein referred to as "Grantor"), whose address is 1801 Branch Avenue, Richmond, Texas 77469, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4, a political subdivision of the State of Texas created and operating pursuant to Chapter 775, Texas Health and Safety Code (herein referred to as "Grantee"), whose address is 30626 Fifth Street, Fulshear, Texas 77441, the sufficiency of which consideration is hereby acknowledged and confessed by Grantor, has GRANTED, EXCHANGED and CONVEYED, and by these presents does GRANT, EXCHANGE and CONVEY unto Grantee the following described real property located in Fort Bend County, Texas as more particularly described on Exhibit "A" attached hereto (the "Property").

This Special Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns forever; and Grantor does hereby binds Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise; subject, however, to the Permitted Exceptions.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S SPECIAL WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON

00346229 2

STEWART TITLE

21157039418 dd/170

SPECIAL WARRANTY DEED

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THE STATE OF TEXAS

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KNOW ALL BY THESE PRESENTS:

COUNTY OF FORT BEND

That DAVID NEWSOME, an individual (herein referred to as "Grantor"), whose address is 1801 Branch Avenue, Richmond, Texas 77469, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4, a political subdivision of the State of Texas created and operating pursuant to Chapter 775, Texas Health and Safety Code (herein referred to as "Grantee"), whose address is 30626 Fifth Street, Fulshear, Texas 77441, the sufficiency of which consideration is hereby acknowledged and confessed by Grantor, has GRANTED, EXCHANGED and CONVEYED, and by these presents does GRANT, EXCHANGE and CONVEY unto Grantee the following described real property located in Fort Bend County, Texas as more particularly described on Exhibit "A" attached hereto (the "Property").

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TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns forever; and Grantor does hereby binds Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise; subject, however, to the Permitted Exceptions.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S SPECIAL WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON

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STEWART TITLE

21157039418 dd/170

GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

Grantor will pay ad valorem taxes for the Property for the calendar year of closing.

Executed on the date of the acknowledgment herein below taken, to be effective as of the day of September, 2021.

GRANTOR:
DAVID NEWSOME, an individual

David Newsome

THE STATE OF TEXAS

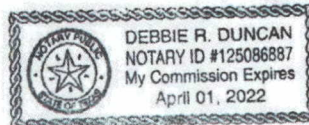
COUNTY OF FORT BEND

Before me, on the 8 day of September, 2021, personally appeared David Newsome, an individual, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Debbie R. Duncan

Notary Public in and for the State of Texas

(NOTARY SEAL)



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Accepted this 3rd day of September, 2021.

GRANTEE:

**FORT BEND COUNTY EMERGENCY
SERVICES DISTRICT NO. 4,**

**a political subdivision of the State of Texas
created and operated pursuant to Chapter 775,
Texas Health and Safety Code**

By: Edward Krenek
Edward Krenek, Vice-President
Board of Commissioners

STATE OF TEXAS

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COUNTY OF FORT BEND

The foregoing instrument was acknowledged before me on the 3 day of Sept., 2021, by Edward Krenek, proved to me to be the person and the Vice-President whose name is subscribed to the foregoing instrument and acknowledged to me that the instrument was the act of the Board of Commissioners of Fort Bend County Emergency Services District No. 4, a political subdivision of the State of Texas created and operated pursuant to Chapter 775, Texas Health and Safety Code and that he executed the instrument for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

Sherrie Kay Lucy
Notary Public in and for the State of Texas

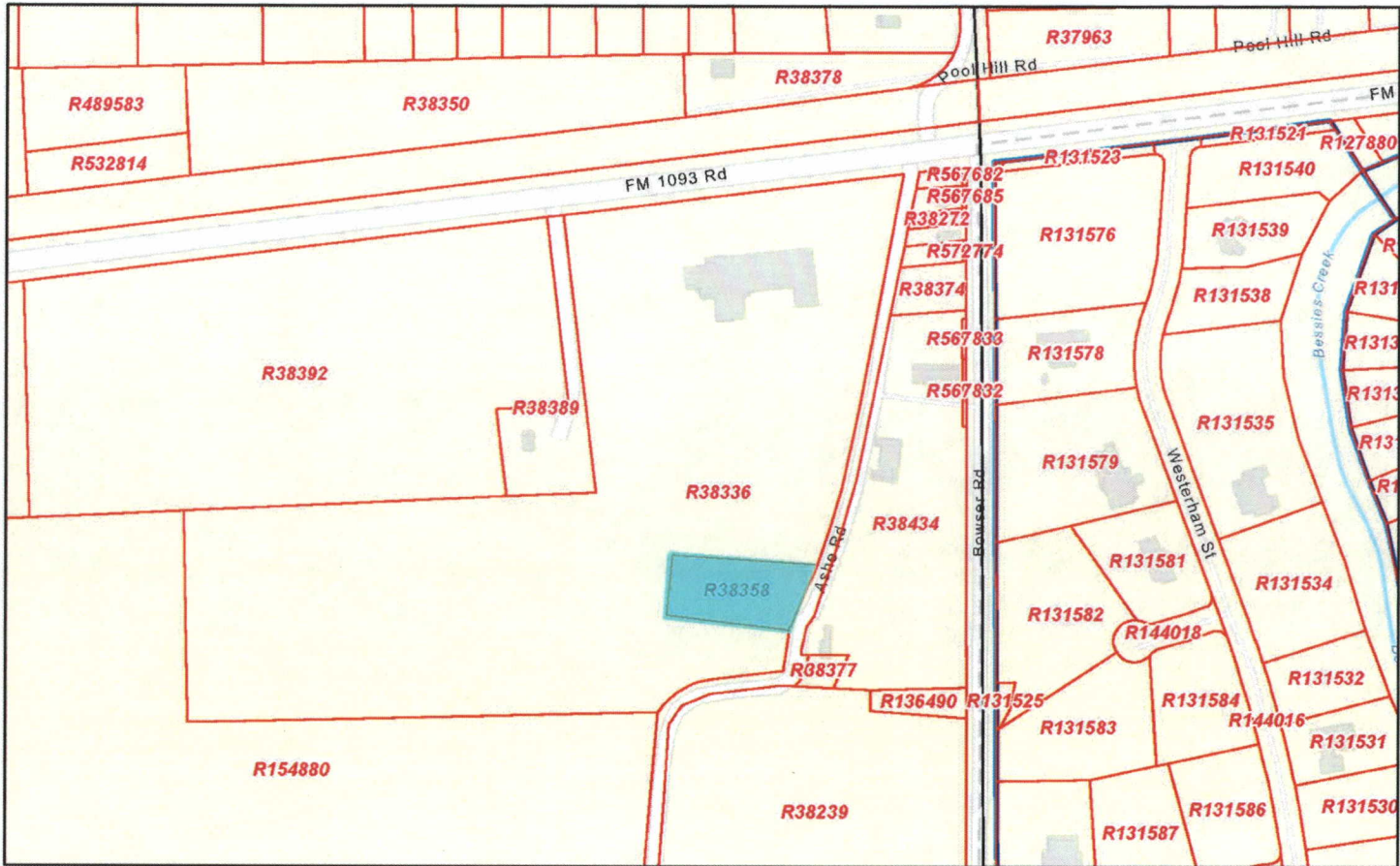
(NOTARY SEAL)




After recording return to:
Fort Bend County Emergency Services District No. 4
c/o Radcliffe Bobbitt Adams Polley PLLC
America Tower
2929 Allen Parkway, Suite 3450
Houston, Texas 77019-7120


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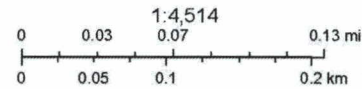
Fort Bend CAD Web Map



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 Parcels
  Subdivisions

 Abstracts
  Texas Counties



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Fort Bend County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

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Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 5 Fee: \$ 27.00

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SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § **KNOW ALL BY THESE PRESENTS: THAT**
COUNTY OF FORT BEND §

CATHERINE SPEZIA, SUCCESSOR SECOND TRUSTEE OF THE EILEEN A. SPEZIA FAMILY TRUST ("Grantor"), whose mailing address is

624 E. El Prado D
San Antonio, TX 78212

for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to Grantor in hand paid by **FORT BEND COUNTY ESD #4 ("Grantee")**, whose mailing address is

P.O. Box 494
Fulshear, TX 77441

the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto Grantee, the following real property, together with all improvements thereon (the "Property"):

Being a tract of land containing 46.463 acres (2,023,939 square feet), situated in the Noel F. Roberts Survey, Abstract 79, Fort Bend County, Texas, being out of a called 53.79 acre tract described in Volume 432, Page 631 of the Deed Records of Fort Bend County, Texas, being all of the tracts of land conveyed unto Eileen Spezia Family Trust by deed recorded under Volume 2472, Page 1892 of the Deed Records of Fort Bend County, Texas. Said 46.463-acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance:

Grantor hereby reserves unto Grantor and Grantor's heirs, successors, and assigns forever all of Grantor's present and reversionary rights, titles and interests in and to all of the oil, gas and other minerals in, on and under or that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Seller does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging to have and to hold unto Grantee, and Grantee's heirs, successors and assigns, forever; and Grantor does hereby bind itself and its heirs and successors to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, provided, however, that this conveyance is made by Grantor and

CF 17157036473-JB-16

accepted by Grantee subject to (i) to the liens securing payment of ad valorem taxes for the current and all subsequent years and (ii) easements, liens, reservations, covenants, conditions, and restrictions of record in Fort Bend County, Texas, or visible or apparent on the ground to the extent the foregoing affect the Property. By acceptance of this Deed, Grantee assumes and agrees to perform all of the obligations of Grantor under said easements, reservations, covenants, conditions and restrictions, and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property, for the current and all subsequent years.

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

EXECUTED AS OF AND EFFECTIVE the 26th day of September, 2017.

GRANTOR:

CA Spezia
CATHERINE SPEZIA, SUCCESSOR SECOND
TRUSTEE OF THE EILEEN A. SPEZIA
FAMILY TRUST

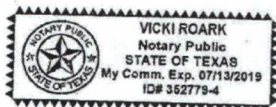
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Bexar

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Before me, a Notary Public, on the 26th day of September, 2017, personally appeared CATHERINE SPEZIA, SUCCESSOR SECOND TRUSTEE OF THE EILEEN A. SPEZIA FAMILY TRUST, who acknowledged that she did sign the foregoing instrument, and acknowledged to me that she executed the same for the uses and purposes and consideration therein expressed.



Vicki Roark
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

THE HAY LEGAL GROUP PLLC
611 W. 5th Street, Suite 300
Austin, Texas 78701

EXHIBIT "A"
LEGAL DESCRIPTION

**DESCRIPTION OF A TRACT OF LAND CONTAINING
46.463 ACRES (2,023,939 SQUARE FEET) SITUATED
IN THE NOEL F. ROBERTS SURVEY, ABSTRACT 79
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 46.463 acres (2,023,939 square feet), situated in the Noel F. Roberts Survey, Abstract 79, Fort Bend County, Texas, being out of a called 53.79 acre tract described in Volume 432, Page 631 of the Deed Records of Fort Bend County, Texas, being all of the tracts of land conveyed unto Eileen Spezia Family Trust by deed recorded under Volume 2472, Page 1892 of the Deed Records of Fort Bend County, Texas. Said 46.463-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the south right-of-way line of F.M. 1093 (100 feet wide) for the northwest corner of said 53.79 acre tract, the northeast corner of a called 13.367 acre tract of land conveyed unto Harish P. Singh, by deed recorded under County Clerk's File No. 9733766 of the Official Public Records of Fort Bend County, Texas, and the northwest corner of the said tract herein described;

THENCE North 81° 25' 12" East, a distance of 1,482.90 feet to a found 3/4-inch iron pipe for the most northerly northwest corner of a called 1.41 acre tract of land conveyed unto Twinwood (U.S.) Inc. by deed recorded under County Clerk's File No. 2012121483 of the Official Public Records of Fort Bend County, Texas, and for the a northeast corner of the said tract herein described;

THENCE South 08° 06' 58" East, with the west line of said 1.41 acre tract, a distance of 447.89 feet to a found 1/2-inch iron pipe for an interior corner of said 1.41 acre tract and a southeast corner of the said tract herein described;

THENCE South 85° 48' 32" West, with the north line of said 1.41 acre tract, a distance of 168.62 feet to the most westerly northwest corner of said 1.41 acre tract, and for an interior corner of the said tract herein described, from which a found 1/2-inch iron pipe bears South 14° 35' West a distance of 0.8 feet;

THENCE South 08° 06' 58" East, with the west line of said 1.41 acre tract, a distance of 208.71 feet to a found 1/2-inch iron pipe for the southwest corner of said 1.41 acre tract and for an interior corner of the said tract herein described;

THENCE North 85° 48' 32" East, with the south line of said 1.41 acre tract, a distance of 208.71 feet to a found 1/2-inch iron pipe for the southeast corner of said 1.41 acre tract and for an interior corner of the said tract herein described;

THENCE North 08° 06' 58" West, with the east line of said 1.41 acre tract, a distance of 659.67 feet to a found 3/4-inch iron pipe in the south right-of-way line of said F.M. 1093 for the northeast corner of said 1.41 acre tract and a northwest corner of the said tract herein described;

THENCE North 81° 25' 12" East, with said south right-of-way line, a distance of 796.60 feet to a found 1/2-inch iron rod at the intersection of said south right-of-way line with the west right-of-way line of Ash Road (40 feet wide) for the most easterly northeast corner of the said tract herein described;

THENCE South 09° 15' 53" West, with said west right-of-way line, a distance of 562.70 feet to a found 1/2-inch iron rod for an angle point in said west right-of-way line and being in the east line of the said tract herein described;

THENCE South 10° 21' 18" West, with said west right-of-way line, a distance of 199.27 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in said west right-of-way line and being in the east line of the said tract herein described;

THENCE South 15° 07' 29" West, with said west right-of-way line, a distance of 99.73 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in said west right-of-way line and being in the east line of the said tract herein described;

THENCE South 16° 55' 45" West, with said west right-of-way line, a distance of 85.49 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a southeast corner of the said tract herein described;

THENCE North 87° 50' 14" West, a distance of 338.02 feet to a 8-inch wood post for an interior corner of the said tract herein described;

THENCE South 03° 55' 44" West, a distance of 143.15 feet to a found 1/2-inch iron rod for an interior corner of the said tract herein described;

THENCE South 84° 40' 58" East, a distance of 291.13 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the west right-of-way line of said Ash Road for the a northeast corner of the said tract herein described;

THENCE South 07° 11' 57" West, with said west right-of-way line, a distance of 100.75 feet to a found 3/8-inch iron rod (bent) for an angle point in said Ash Road and for a southeast corner of the said tract herein described;

THENCE South 81° 57' 53" West, with the north right-of-way line of said Ash Road, a distance of 170.25 feet to a found 5/8-inch iron rod at a point beginning a curve to the left in said north right-of-way line and being in the south line of the said tract herein described;

THENCE along said curve to the left, with said north right-of-way line, having a radius of 180.00 feet, an arc length of 147.61 feet, a chord bearing of South 57° 46' 48" West, and a chord length of 143.51 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most southerly southeast corner of the said tract herein described;

THENCE South $87^{\circ} 07' 42''$ West, a distance of 1,107.59 feet to a found 1-inch iron pipe for the most southerly southwest corner of the said tract herein described;

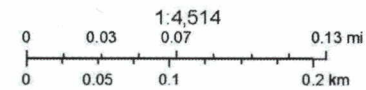
THENCE North $02^{\circ} 52' 18''$ West, a distance of 497.97 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South $85^{\circ} 46' 57''$ West, a distance of 600.41 feet to a found 1 1/4-inch iron pipe in the east line of said 13.367 acre tract and the most westerly southwest corner of the said tract herein described;

THENCE North $02^{\circ} 46' 19''$ West, with the east line of said 13.367 acre tract, a distance of 542.38 feet to the POINT OF BEGINNING and containing 46.463 acres (2,023,939 square feet), more or less.

 Parcels
  Subdivisions

 Abstracts
  Texas Counties

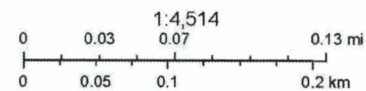


Fort Bend County Appraisal District, BIS Consulting - www.bisconsulting.com
 This map is a simplified representation of the actual survey and represents only the approximate relative location of boundaries.

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

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 Parcels  Subdivisions
 Abstracts  Texas Counties



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Fort Bend County Appraisal District, BIS Consulting - www.bisconsulting.com

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Exhibit "B"
Certificate of Authority

CERTIFICATE OF AUTHORITY

STATE OF TEXAS

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COUNTY OF FORT BEND

I, the undersigned, as the Vice President of the Board of Commissioners of FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (the "District"), created and operating pursuant to Texas Constitution, Article III, Section 48-e and Chapter 775, Texas Health and Safety Code, as amended, does hereby certify that:

- (1) The Board of Commissioners of the District (the "Board") approved and authorized the Petition for Release from the City of Weston Lakes' Extraterritorial Jurisdiction (the "Petition") for ~~two (2)~~ District-owned parcels of land.
(Four (4) - screeners entry - RDA)
- (2) The Board has authorized Tommy Kuykendall, Jr., as President of the Board, to execute the Petition on behalf of the District.

April IN WITNESS WHEREOF, I have executed this Certificate this 15th day of _____, 2025.

**FORT BEND COUNTY EMERGENCY
SERVICES DISTRICT NO. 4**

By: _____

Robert Pechukas
Robert Pechukas, Vice President
Board of Commissioners

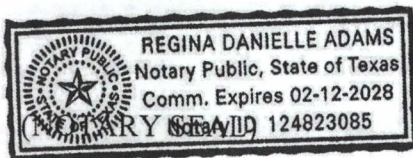
STATE OF TEXAS

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COUNTY OF FORT BEND

This instrument was acknowledged before me on the 15th day of April, 2025 by Robert Pechukas, Vice President of the Board of Commissioners of Fort Bend County Emergency Services District No. 4, on behalf of said entity.

April GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of _____, 2025.



Regina Danielle Adams

Notary Public in and for the State of Texas