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**

203635-K

THE STATE OF TEXAS	§
	§
COUNTY OF MONTGOMERY	§

The undersigned, Ginger Lynn Wooten Lampley (hereinafter called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Project FM 1314 LLC, a Texas limited liability company (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee certain real property, incorporated herein by this reference (the "Land"), lying and being situated in MONTGOMERY County, Texas, together with the buildings, structures, improvements, and fixtures (collectively, the "Improvements") located on the Land, and all rights, privileges, and appurtenances thereto (the Land, Improvements, and the foregoing described rights, privileges, and appurtenances are hereinafter collectively called the "Property"). Said property being described as follows, to-wit:

A tract of land containing 8.0493 Acres in the E.H. Yesiser Survey, Abstract No. 731 of Montgomery County, Texas, being the same tract recorded in the name of Ginger Lynn Wooten Lampley under Document No. 2024074728 (Tract I) of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being further described under Document No. 2014001056 (Tract 1) of the R.P.R.M.C.T., and being more particularly described by metes and bounds as follows: (Bearings based on Document No. 2014001056 (Tract 1) of the R.P.R.M.C.T.)

COMMENCING at the southeast corner of said E.H. Yesiser Survey;

THENCE, NORTH 55° 04' 41" WEST, a distance of 1,008.43 Feet to a 5/8 Inch iron rod found at the intersection of the east right-of-way line of Farm-Marker Road No. 1314 (variable right-of-way), and the north right-of-way line of Village Way Drive (variable right-of-way), being the southwest corner and POINT OF BEGINNING of this tract (from which an iron rod found bears South 12° 51' 23" East, a distance of 564.38 Feet);

THENCE, with said east right-of-way line the following two (2) courses:

- 1. In a northwesterly direction with the arc of a curve to the left, having a radius of 1,482.40 Feet, an arc length of 373.06 Feet, a central angle of 14° 25' 09", a chord bearing of NORTH 31° 02' 24" WEST, and a chord distance of 372.08 Feet to a point at a corner of this tract;
- 2. NORTH 37° 08' 00" WEST, a distance of 67.64 Feet to a 1/2 Inch iron rod with a "PRECISION" cap set at the northwest corner of this tract;

THENCE, with the lines of a tract recorded in the name of Fernando Garza under Document No. 2020006882 of the R.P.R.M.C.T., the following three (3) courses:

- 1. NORTH 77° 01' 00" EAST, a distance of 650.00 Feet to a point at a corner of this tract from which an iron rod found bears South 42° 46' 08" East, a distance of 3.71 Feet;
- 2. NORTH 44° 13' 00" EAST, a distance of 323.98 Feet to a point at a corner of this tract from which an iron rod found bears South 19° 30' 39" West, a distance of 4.17 Feet;
- 3. NORTH 01° 49' 10" EAST, a distance of 249.83 Feet to a 1 Inch iron rod found on a

north line of the aforementioned E.H. Yesiser Survey, being a south line of the Ruben Copeland Survey, Abstract No. 671, and being the northeast corner of this tract;

THENCE, with the lines of said Ruben Copeland Survey, being the lines of the Final Plat of Old Houston Acres in Cabinet Z, Sheet 314 of the Montgomery County Plat Records the following four (4) courses:

- 1. SOUTH 87° 46' 27" EAST, a distance of 249.77 Feet to a 1/2 Inch iron rod with a "PRECISION" cap set at a northeast corner of the aforementioned E.H. Yesiser Survey, and being the northeast corner of this tract;
- 2. SOUTH 01° 54' 10" WEST, a distance of 130.73 Feet to a point at a corner of this tract;
- 3. SOUTH 21° 57' 00" EAST, a distance of 6.39 Feet to a point at a corner of this tract;
- 4. SOUTH 02° 29' 02" WEST, a distance of 156.12 Feet to a 1/2 Inch iron rod found on the aforementioned north right-of-way line of Village Way Drive at the southeast corner of this tract;

THENCE, with said north right-of-way line the following six (6) courses:

- 1. In a southwesterly direction with the arc of a curve to the left, having a radius of 270.00 Feet, an arc length of 283.95 Feet, a central angle of 60° 15' 18", a chord bearing of SOUTH 62° 07' 38" WEST, and a chord distance of 271.04 Feet to a 5/8 Inch iron rod found at a corner of this tract;
- 2. SOUTH 32° 00' 00" WEST, a distance of 478.00 Feet to a point at a corner of this tract from which a 5/8 Inch iron rod found bears North 25° 35' 14" East, a distance of 1.13 Feet:
- 3. SOUTH 49° 31' 34" WEST, a distance of 158.56 Feet to a point at a corner of this tract from which a 5/8 Inch iron rod found bears Norh 24° 25' 20" East, a distance of 0.77 Feet;
- 4. SOUTH 70° 00' 00" WEST, a distance of 15.00 Feet to a point at a corner of this tract from which a 5/8 Inch iron rod found bears North 03° 35' 43" East, a distance of 0.72 Feet;
- 5. SOUTH 81° 18' 36" WEST, a distance of 152.97 Feet to a point at a corner of this tract from which a 5/8 Inch iron rod found bears South 65° 29' 23" East, a distance of 0.75 Feet;
- 6. SOUTH 70° 00' 00" WEST, a distance of 102.80 Feet to the POINT OF BEGINNING and containing 8.0493 Acres of land.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, their heirs, legal representatives, successors, and assigns forever, and Grantor do hereby bind themselves, their heirs, legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, their heirs, legal representatives, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the matters herein excepted.

The warranty contained in this deed is made by Grantor and accepted by Grantee subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, and all outstanding mineral and royalty interests, if any, now of record in the Office of the County Clerk of MONTGOMERY County, Texas, affecting the Property, to the extent that the same are valid and subsisting.

Ad valorem taxes and maintenance fees, if any, have been prorated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligations to pay same as they become

due and payable subsequent to the date hereof.

Words of any gender used in this document shall be held and construed to include any other gender and words in the singular number shall be held to include the plural and vice versa unless context requires otherwise.

**DISCLAIMER:** Grantee and Grantor hereof understand that this instrument and any accompanying instruments therewith associated were prepared by Abrams, Walt & Associates, PLLC, Attorneys at Law, based solely on information and other documentation furnished by Grantee or Grantor, and the preparation does not warrant title in or to Grantee or Grantor, nor does the preparer warrant the property herein described is free of any and all claims which may be asserted against the property by anyone whosever, the description of the property involved or the payment status of any real property taxes assessed against the property.

_		y acknowledgment below, to be
effective as of the 20th day of	September	, 2024.
	•	
	gunge dym	wood Landey
	Ginger Lynn Woo	ten Lampley
	Grantor	

Address of Grantee:

7619 Trailing Daks Dr. spring, TX 77379

THE STATE OF TEXAS §

COUNTY OF HMS §

This instrument was acknowledged before me on the 2014 day of September 2024, by Ginger Lynn Wooten Lampley, Grantor.

[SEAL]



Notary Public in and for The State of Texas

Doc #: 2024097210

Pages 4

## **E-FILED FOR RECORD**

09/30/2024 08:22AM



County Clerk, Montgomery County, Texas

## STATE OF TEXAS, COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

## 09/30/2024

County Clerk, Montgomery County, Texas