

DONATION DEED

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

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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.

THAT THE, **LRI INVESTMENT GROUP, LTD**, a Texas limited partnership ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has DONATED, and by these presents does GRANT, GIVE AND CONVEY unto **FORT BEND COUNTY, TEXAS** ("Grantee"), a body corporate and politic under the laws of the State of Texas and unto its successors, and assigns, forever, a certain tract of land, containing 6.245 acres, particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Donation Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

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.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED on this the 19th day of October, 2016.

GRANTOR:

LRI Investment Group, Ltd,
a Texas limited partnership

By: Tenotex Partners, Inc.
General Partner

By: _____

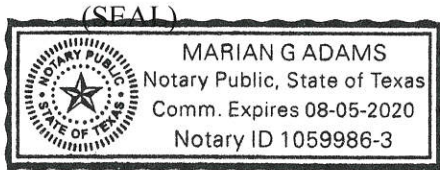
Israel Fogiel, President
Name, Title

THE STATE OF TEXAS

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COUNTY OF BEXAR

This instrument was acknowledged before me on the 19th day of October,
2016 by Israel Fogiel, President of Tenotex Partners, Inc.,
General Partner, on behalf of LRI Investment
Group, Ltd.



Marian G. Adams

Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the _____ day of _____, 2016.

GRANTEE:

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

By: _____
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS §
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COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____,
2016 by Robert E. Hebert, County Judge 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.

(SEAL)

Notary Public in and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

LRI Investment Group, Ltd
6.245 Acres

Jesse H. Cartwright Survey, A – 16
Jane Wilkins Survey, A – 96

STATE OF TEXAS §

COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 6.245 acre tract of land situated in the Jesse H. Cartwright Survey, Abstract No. 16 and the Jane Wilkins Survey, Abstract No. 96 in Fort Bend County, Texas, being out of the residue of a called 151.2 acre tract of land conveyed to LRI Investment Group, Ltd. by Deed without Warranties recorded in Clerk's File No. 2008008821 of the Fort Bend County Official Public Records; said 6.245 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a found 5/8-inch iron rod (with aluminum cap stamped "TxDOT") in the westerly right-of-way of FM 1464 (right-of-way varies) dedication of which is recorded in Volume 275, Page 244 of the Fort Bend County Deed Records and in Clerk's File Nos. 2009128249 and 2010050011 of the Fort Bend County Official Public Records, also being the southernmost southwest corner of a called 5.909 acre tract of land conveyed to the State of Texas by Deed without Warranty recorded in Clerk's File No. 2010001139 and being the southernmost southeast corner of a called 7.24 acre tract of land (Tract 2) conveyed to Fort Bend County by Deed recorded in Clerk's File No. 2016009155, both of the Fort Bend County Official Public Records;

THENCE, South 00°28'45" East, along the westerly right-of-way of said FM 1464, 120.00 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner at a northeasterly corner of a proposed 1.1145 acre tract, from which a found 5/8-inch iron rod (with aluminum cap stamped "TxDOT") bears South 00°28'45" East, 154.07 feet;

THENCE, North 50°14'22" West, along a northerly line of proposed 1.1145 acre tract, 124.76 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner;

THENCE, North 67°15'52" West, continuing along a northerly line of proposed 1.1145 acre tract, 160.46 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") for corner in a north line of Windsor Estates Sec. 1, plat of which is recorded in Plat No. 20130085 of the Fort Bend County Plat Records, being common with an easterly corner of a proposed 0.7724 acre tract;

THENCE, North 64°47'30" West, along a northerly line of proposed 0.7724 acre tract, 253.25 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner;

THENCE, North 68°11'14" West, continuing along a northerly line of proposed 0.7724 acre tract, 1737.68 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner;

THENCE, North 61°02'45" West, partially along a northerly line proposed 0.7724 acre tract, passing at 329.80 feet a found 3/4-inch iron rod (with cap stamped "Cotton Surveying"), continuing in all a total distance of 1016.21 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner;

LRI Investment Group, Ltd
6.245 Acres

Jesse H. Cartwright Survey, A – 16
Jane Wilkins Survey, A – 96

THENCE, North 61°20'20" West, 1159.60 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner;

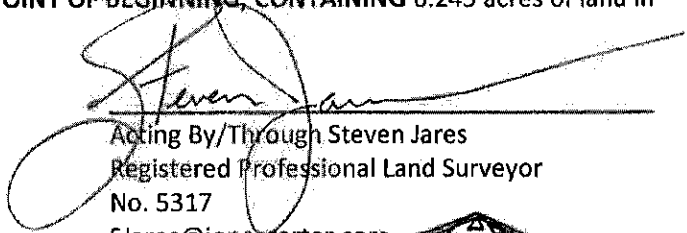
THENCE, South 53°37'03" West, 114.77 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner in an easterly line of a called 97.179 acre tract of land conveyed to Texas Transportation Commission by Deed recorded in Clerk's File No. 9203043 and Volume 2367, Page 2413, both of the Fort Bend County Official Public Records, also known as Grand Parkway (State Highway 99), being common with a westerly line of the aforementioned called 151.2 acre tract;

THENCE, North 23°18'11" West, along said common line, 258.13 feet to a found 3/4-inch iron rod (with camp stamped "Cotton Surveying") for corner at the north corner of said called 151.2 acre tract, and being in a southwesterly line of the aforementioned called 7.24 acre tract;

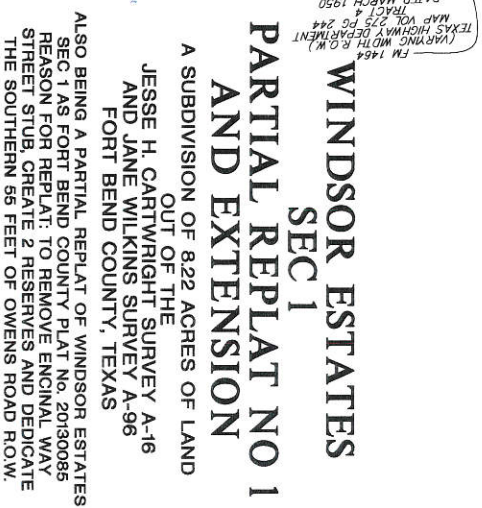
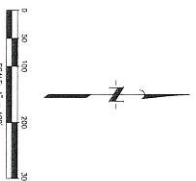
THENCE, along the northeasterly lines of said called 151.2 acre tract, being common with the southwesterly lines of said called 7.24 acre tract, the following three (3) courses and distances:

1. South 61°20'20" East, 1411.48 feet to a found 3/4-inch iron rod (with camp stamped "Cotton Surveying") for corner;
2. South 61°02'45" East, 1012.92 feet to a found 3/4-inch iron rod (with camp stamped "Cotton Surveying") for corner;
3. South 68°11'14" East, 2220.66 feet to the **POINT OF BEGINNING, CONTAINING 6.245 acres of land in Fort Bend County, Texas.**

Jones|Carter
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100


Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@jonescarter.com





SUBDIVISION OF 8.22 ACRES OF LAND
OUT OF THE
JESSE H. CARTWRIGHT SURVEY A-16
AND JANE WILKINS SURVEY A-96
FORT BEND COUNTY, TEXAS

BEING A PARTIAL REPLAT OF WINDSOR ESTATES
SECTION 1 AS FORT BEND COUNTY PLAT NO. 20130085
FOR REPLAT: TO REMOVE ENCINAL WAY
EASEL STUB, CREATE 2 RESERVES AND DEDICATE
TO SOUTHERN 56 FEET OF OWENS ROAD ROW.

0 LOTS 2 RESERVES 1 BLOCK

0 LOTS

2 RESERVES

FEBRUARY 2016

1 BLOCK

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.**

LRI Investment Group, Ltd.
San Antonio, TX United States

Certificate Number:
2016-145704

Date Filed:
12/13/2016

Date Acknowledged:

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

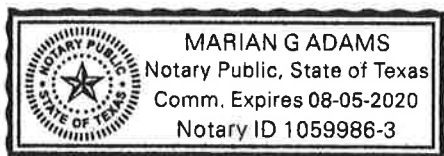
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

12202016
None

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 AFFIDAVIT**

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



AFFIX NOTARY STAMP / SEAL ABOVE

David Garrett
Signature of authorized agent of contracting business entity

Sworn to and subscribed before me, by the said David Garrett, this the 13th day of December, 2016, to certify which, witness my hand and seal of office.

Marian G. Adams Marian G. Adams
Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath