

DONATION DEED

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

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, **ESMERALDA SOLANO** ("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 **0.0344 of an acre**, more 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.

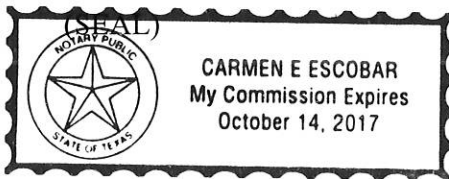
EXECUTED on this the 9th day of January, 2017.

GRANTOR:

Esmeralda Solano
ESMERALDA SOLANO

THE STATE OF TEXAS §
 §
COUNTY OF Texas §

This instrument was acknowledged before me on the 9th day of January, 2017 by Esmeralda Solano.



Carmen E. Escobar
Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the _____ day of _____, 2017.

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 §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____,
2017 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)

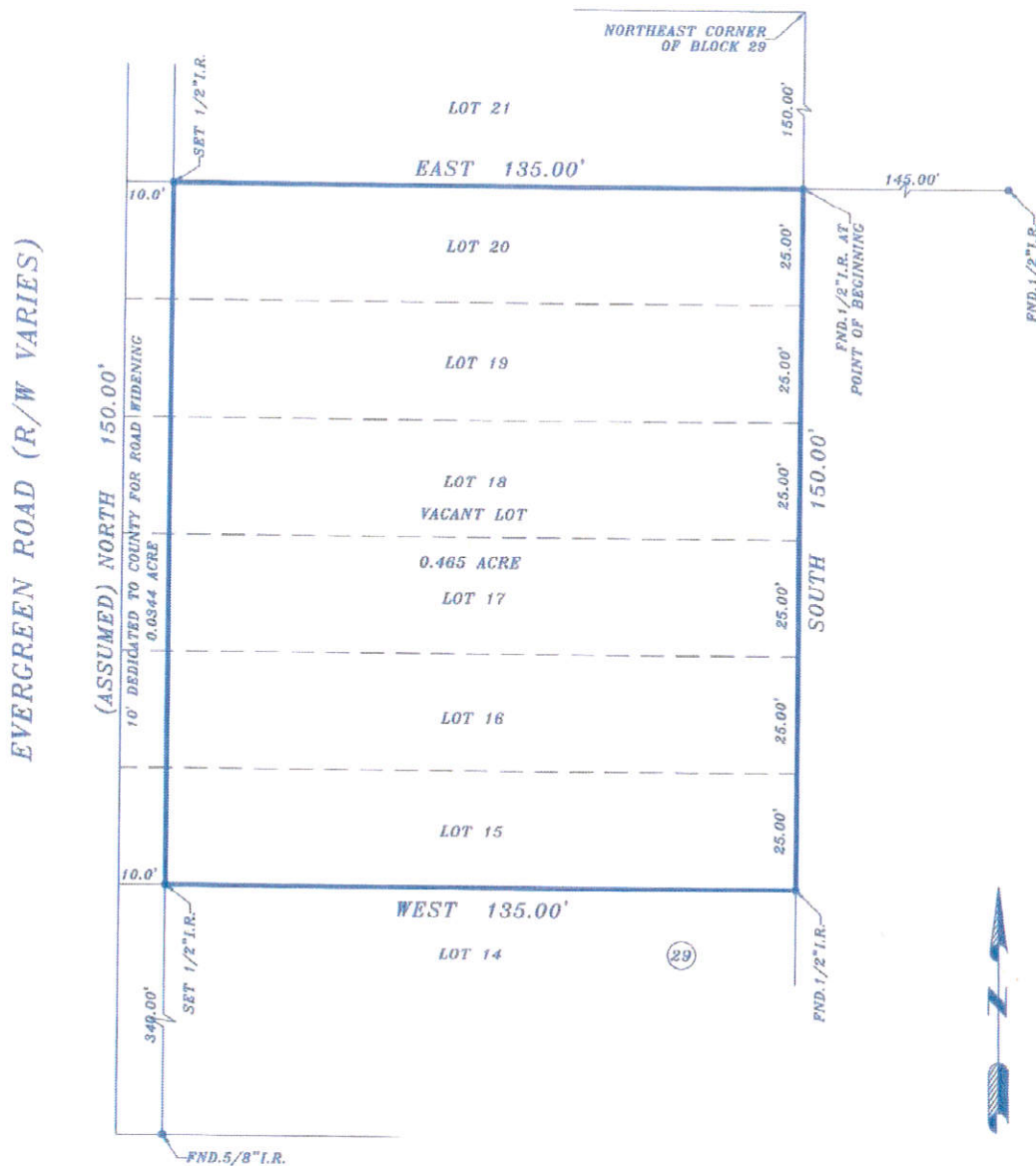
Notary Public in and for the State of Texas

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

NOTE:
 1. BEARINGS ARE ASSUMED.
 2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS, AND RESTRICTIONS OF SUBDIVISION.
 3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.



BORROWER: ESMERALDA SOLANO
 ADDRESS: 0 EVERGREEN STREET - FRESNO, TEXAS 77545

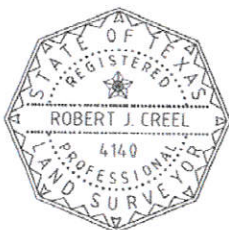
LEGAL DESCRIPTION: PART OF LOTS FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), IN BLOCK TWENTY-NINE (29) OF MAGNOLIA PLACE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 232, PAGE 346 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS. (SEE EXHIBIT "A")

This lot DOES NOT lie in the 100 year flood plain and is in ZONE "X" as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 48157C 0315L Dated 04-02-14 No responsibility assumed for Flood Plain Determination or Floodway.

LENDER:

TITLE COMPANY:

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in G.F. No. _____. This survey is certified for this transaction only.



G.F. NO.
 SCALE: 1"=30'
 DATE: 11-17-18
 JOB NO. 030615-76

[Signature]
 TEXAS STAR SURVEYING

15502 Old Galveston Road, Webster, Texas 77598
 PHONE (281) 331-8414 FAX (281) 486-0642



Texas Star Surveying

15502 Old Galveston Rd Suite# 706 Webster, TX 77598

281-331-8414 Fax 281-486-0642

FIELD NOTE DESCRIPTION

0.0344 ACRES

10' DEDICATION FOR ROAD WIDENING OF EVERGREEN ROAD

0.0344 acres, being a part of Lots 15,16,17,18,19, and 20 in Block 29 of Magnolia Place, a subdivision in Fort Bend County, Texas, according to the map or plat recorded in Vol. 232, Pg. 346 of the map records of Fort Bend County, Texas, said dedication being more particularly described as follows:

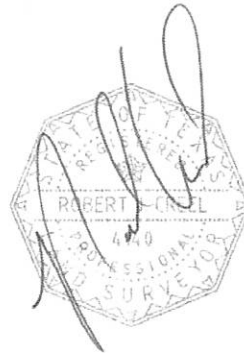
BEGINNING at a 1/2" iron rod set for the Northeast corner of the herein described dedication, said point being South 150.00 feet and West 135.00 feet from the Northeast corner of said Block 29;

THENCE, South severing 10 feet off of the West lines of Lots 20, 19, 18, 17, 16, and 15, 150.00 feet to a 1/2" iron rod set for the Southeast corner of said dedication;

THENCE, West 10 feet to a point for corner in the West line of dedication;

THENCE, North with the West line of dedication 150.00 feet to a point for the Northwest corner of dedication;

THENCE, East 10 feet to the POINT OF BEGINNING and containing 0.0344 acres.





1 PG
DEED

2013012390

When Recorded Mail To:

Esmeralda Solano
10225 Bissonet St. #1159
Houston, Texas 77036

THIS SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

For a valuable consideration, receipt of which is hereby acknowledged, I or we,

Ronnie A. Desierto
1817 Sherwood Forest Circle
League, City, Texas 77573

the Grantor do hereby convey to

Esmeralda Solano
10225 Bissonet St. #1159
Houston, Texas 77036

the Grantee (s)

the following described real property situated in the County of Fort Bend State of Texas:


MAGNOLIA PLACE, BLOCK 29 (S1/2), LOT 15-20, ACRES 0.499

A Subdivision in Fort Bend County, Texas, according to the map thereof recorded in the Map Records of Fort Bend County, Texas.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record.

And the Grantor (s) do (es) warrant the title against all persons whomsoever, subject to the matters above set forth.

DATED: July 24, 2012

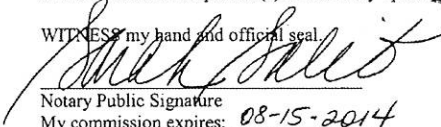

Ronnie A. Desierto

STATE OF TEXAS)

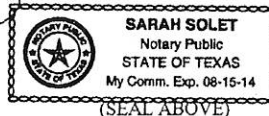
COUNTY OF Galveston) ss.

On July 24, 2012, before me, Sarah Solet, notary public, personally appeared Ronnie A. Desierto personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s) or the entity upon behalf of which the person (s) acted, executed the instrument.

WITNESS my hand and official seal.

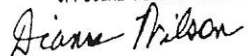

Notary Public Signature

My commission expires: 08-15-2014



(SEAL ABOVE)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

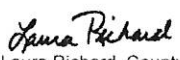

Dianne Wilson, County Clerk
Fort Bend County, Texas
January 31, 2013 10:40:25 AM
FEE: \$11.00 RP
DEED

2013012390

STATE OF TEXAS
COUNTY OF FORT BEND

I, Laura Richard, County Clerk of Fort Bend County, Texas, do hereby certify that the foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records. Note: A portion of a personal identifying number may have been redacted as allowed by law.




Laura Richard, County Clerk
Fort Bend County, Texas
November 1, 2016

