

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.

DONATION DEED

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

THAT, **FULSHEAR LAND INVESTMENT PARTNERS, LTD.**, a Texas limited partnership, ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration to the undersigned 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 **0.0040 of an acre**, as 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").

Further, as a donation of the Property by Grantor to Grantee for use in carrying out a purpose that benefits the public interest, being additional right of way to accommodate improvements to the FM 1093/Westpark facility, Grantor waives any benefits that may be available under and agrees that this conveyance is being done in compliance with Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the Property to Grantee, and benefits applicable to the relocation of any displaced person as defined in 49 CFR Section 24.2(g). As additional consideration for such, Grantee shall at all times use the Property to effect and maintain the public purpose for which this conveyance is being made.

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.

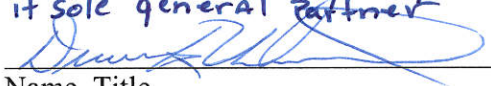
If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

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

EXECUTED on this the 10 day of November, 2017.

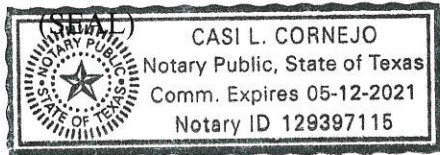
GRANTOR:

Fulshear Land Investment Partners, Ltd.,
a Texas limited partnership

By: NEW FLIP Management, LLC
a Texas limited liability Company
it sole general partner

Name, Title
Duncan K. Underwood, Manager

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 10 day of November,
2017 by Duncan K. Underwood, Manager, on behalf of New FLIP Management, LLC



Casi L. Cornejo
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

County: Fort Bend
Highway: F.M. 1093
Project Limits: James Lane to FM 1463 / FM 359
RCSJ: 1258-02-038

Property Description for 0.0040 Acre Parcel

Being a 0.0040 acre (172 square feet) parcel of land, out of the C. Fulshear Survey A-29, Fort Bend County, Texas, and being part of and out of a calculated 0.0237 acre tract of land being out of the residue of a 0.1427 acre tract of land described in a Deed dated November 25, 2014 to Fulshear Land Investment Partners, LTD, filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.), under Clerk's File No. 2014130581, said 0.0040 of an acre parcel being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod set for the southeast corner of said 0.0237 acre tract and in the west right-of-way line of Fulshear Trace (100 feet wide) as described in the Fort Bend County Plat Records of Fort Bend County, Texas (F.B.C.P.R.), under Clerk's File No. 20140297, thence as follows:

North 07°23'18" West, a distance of 19.34 feet, along the east line of said 0.0040 acre tract and along the west line of said Fulshear Trace, to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of FM 1093 (width varies) for the southeast corner and POINT OF BEGINNING of the herein described parcel, said point having Coordinates of N=13,812,972.84 and E=2,953,001.28; **

- 1) THENCE, South 74°16'54" West, a distance of 16.73 feet, along the proposed south right-of-way line of said FM 1093 and along the south line of the herein described parcel to the existing south right-of-way line of F.M. 1093 (width varies) as described in Volume 285, Page 305, filed in the Deed Records of Fort Bend County, (F.B.C.D.R.), Fort Bend County, Texas, to a point for the southwest corner of the herein described parcel and for the beginning of a curve to the left;
- 2) THENCE, in a northerly direction along the west line of said 0.0237 acre tract, along the south right-of-way line of said FM 1093, and with said curve to the left having a radius of 429.12 feet, a central angle of 02°36'57" and chord which bears North 36°03'25" East, 19.59 feet, for an arc length of 19.59 feet, to the south right-of-way line of the Fort Bend County Tollroad Authority Corridor as described in the O.P.R.F.B.C. under Clerk's File No(s). 2015058468, 2015058447, and 2015058441 and to a point for the northwest corner in the herein described parcel;

EXHIBIT A

- 3) THENCE, South 74°37'46" East, a distance of 1.93 feet, along the existing south right-of-way line of said Fort Bend County Tollroad Authority Corridor and along the north line of the herein described parcel to the existing west right-of-way line of said Fulshear Trace and to a point for the northeast corner of the herein described parcel;
- 4) THENCE, South 07°23'18" East, a distance of 21.06 feet, along the existing west right-of-way line of said Fulshear Trace and along the east line of said 0.0237 acre tract, to the POINT OF BEGINNING and containing 0.0040 acre (172 square feet) parcel of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

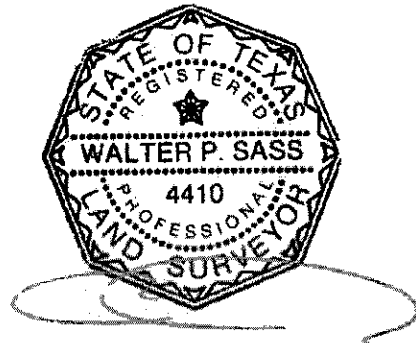
All coordinates shown hereon are established from TxDOT Control Monuments, H-3, H-4, H-5, and H-13 prepared by Costello, Inc. dated February 23, 2000 and TxDOT Control Monuments H-5A and H-5B prepared by Weisser Engineering Company dated October 2006.

** The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

Compiled by:
Weisser Engineering Company
TBPLS Firm Reg. No. 100518-00
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579-7300
November, 2016
Revised: December 2016



CONVENTIONAL SIGNS:

- EXISTING RIGHT-OF-WAY LINE
- ACCESS DENIAL LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPERTY LINE
- SURVEY LINE

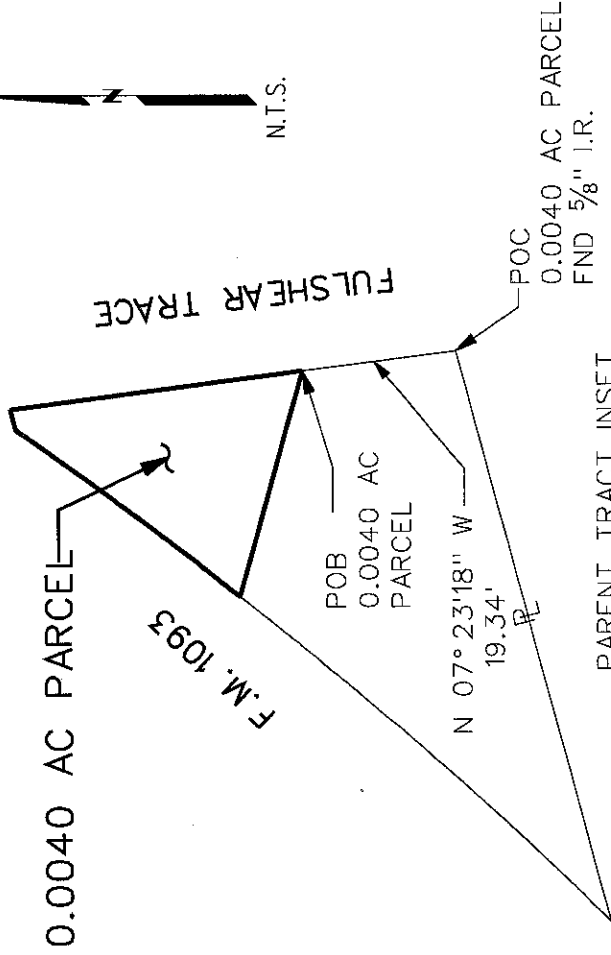
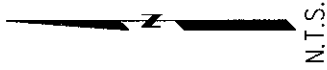
DENOTES PARCEL No.

DENOTES BEARING AND DISTANCE NOTE No.

- SET 5/8" I.R. W/TXDOT ALUM. CAP (SEE NOTE 2)
- SET 5/8" I.R. W/TXDOT ALUM. CAP (STAMPED "ADL")
- FOUND 5/8" I.R. W/TXDOT ALUM. CAP
- SET (AS INDICATED)
- FOUND (AS INDICATED)

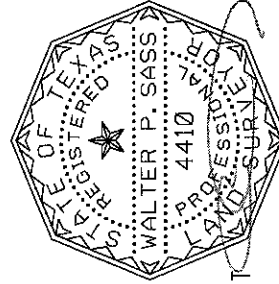
LEGEND:

- C.F. NO. -CLERK'S FILE NUMBER
- F.C. NO. -FILM CODE NUMBER
- O.P.R.F.B.C -OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.P.R. -FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. -FORT BEND COUNTY DEED RECORDS
- F.B.C.C.R. -FORT BEND COUNTY COURT RECORDS
- F.B.C.D.C.R. -FORT BEND COUNTY DISTRICT COURT RECORDS



NOTES:

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
4. ALL COORDINATES AND ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM TXDOT CONTROL MONUMENTS H-3, H-4, H-5, AND H-13 PREPARED BY COSTELLO, INC. DATED FEBRUARY 23, 2000 AND CONTROL MONUMENTS H-5A AND H-5B PREPARED BY WEISSER ENGINEERING COMPANY DATED OCTOBER 2006.
5. ABSTRACTING PERFORMED BY: POSTLE PROPERTY SERVICES 12/2013 TO 01/2014 AND UPDATED ON 07/2015.
6. GROUND SURVEY PERFORMED 03/2012, 09/2014 & 07/2015.



| | | |
|---|---------------------|---------------------|
| EXISTING | TAKING AC/SF | REMAINING |
| 0.0237 (CALC) | 0.0040 AC 172 SF | 0.0197 RT. |
| Weisser Engineering Co. 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300 TBPLS Firm Reg No. 100518-00 | | |
| PARCEL PLAT SHOWING 0.0040 ACRE PARCEL FM 1093, FORT BEND COUNTY, TEXAS | | |
| DATE: 11/2016 | SCALE: N.T.S. | JOB No.: EG676 |
| RCSJ No.: 1258-02-038 | | DWG. No.: 0-0061 AC |

REVISION: DECEMBER 2016 - MODIFIED PARCEL SIZE

AC FULSHEAR SURVEY A-29

125+00

BASELINE

S/O 126+13.04, 158.67' RT

0.0237 (CALC.)
RESIDUE OF 0.1427 ACRE
FULSHEAR LAND INVESTMENT
PARTNERS, LTD

FILE NO. 2014130581
DATE: NOVEMBER 25, 2014
O.P.R.F.B.C.

FORT BEND COUNTY TOLL ROAD
AUTHORITY CORRIDOR
F.C. NO. 2015058468
F.C. NO. 2015058447
F.C. NO. 2015058441

R= 429.12'
D= 02° 36' 57"
L= 19.59' P.P.
CH= N 36° 03' 25" E-19.59'
RAD. BRG.= N 52° 38' 07" W

S 74° 37' 46" E-1.93'
0.0040 AC. PARCEL

S 07° 23' 18" E
21.06'

P.O.B.
0.0040 AC. PARCEL
N-13.812, 972.84
E- 2.953, 001.28
S/O 126+27.71,
166.71' RT

N 07° 23' 18" W
19.34'

P.O.C.
0.0040 AC. PARCEL
SET 5/8" I.R.

F.C. NO. 20140297
(100' R.O.W.)
F.B.C.P.R.

FULSHEAR TRACE

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

PROPOSED R.O.W.

F.M. 1093
(R.O.W. VARIES)
VOL. 285, PG. 305
F.B.C.D.R.

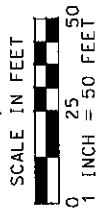
15' U.E.
File No.
2014130575
O.P.R.F.B.C.P

END 5/8" I.R.
STAMPED "PREJEAN"

END 5/8" I.R.
STAMPED "PREJEAN"

EXISTING R.O.W.

Traffic Sign
Fiber Optic Cable
Traffic Sign



REVISION: DECEMBER 2016 - MODIFIED PARCEL SIZE

WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TEPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
0.0040 ACRE PARCEL
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015 SCALE: 1"= 50'
RCSJ No.: 1258-02-038 JOB No.: EG676
DWG. No.: 0-0061 AC

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.
Fulshear Land Investment Partners, Ltd.
Houston, TX United States

Certificate Number:
2017-286525

Date Filed:
11/21/2017

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

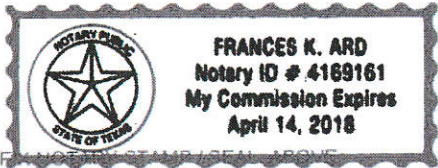
Date Acknowledged:

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.
FM 1093 Westpark Phase 2
Donation Deed for Right-of-Way

| 4 | Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) | |
|---|--------------------------|--|---------------------------------------|--------------|
| | | | Controlling | Intermediary |
| | | | | |
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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.



Robert E. Fordner
Signature of authorized agent of contracting business entity

AFFIDAVIT TO BE COMPLETED ABOVE

Sworn to and subscribed before me, by the said Robert E. Fordner, this the 27 day of November, 2017, to certify which, witness my hand and seal of office.

Frances K. Ard
Signature of officer administering oath

Frances K. Ard
Printed name of officer administering oath

Notary Public
Title of officer administering oath