

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

DONATION DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

§

§

THAT, **WATERSIDE ESTATES COMMUNITY ASSOCIATION, INC.**, a Texas non-profit corporation, ("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 **0.0073 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").

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, 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 23rd day of August, 2017.

GRANTOR:

WATERSIDE ESTATES COMMUNITY
ASSOCIATION, INC.,
a Texas non-profit corporation

By: Romain Barski
Romain Barski, President

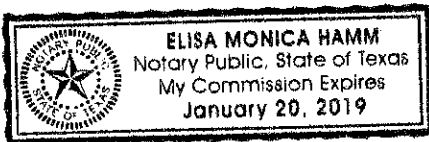
THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 23rd day of August, 2017 by Romain Barski, President, on behalf of Waterside Estates Community Association, Inc.

(SEAL)

Elisa Monica Hamm

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 _____ §

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

EXHIBIT A

County: Fort Bend County
Project Location: W. Belfort Avenue and Mason Road

Property Description for Parcel 4

Being a 0.0073-acre (317 square feet) tract of land situated in the William Morton League Survey, A-62, Fort Bend County, Texas. Said 0.0073-acre tract being part of and out of Restricted Reserve "A", Waterside Village, Section 3, recorded under Slide No. 2509-B of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said 0.0073-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.0001206045, all distances are surface distances):

COMMENCING at a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the existing east right-of-way line of Mason Road (width Varies) as recorded under Slide No. 2098A of the F.B.C.P.R. and in the west line of said Restricted Reserve "A";

THENCE North 02° 20' 26" West, with the existing east right-of-way line of said Mason Road and with the west line of said Restricted Reserve "A", a distance of 410.62 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed right-of-way cut-back of said W. Belfort Avenue, for the southwest corner and **POINT OF BEGINNING** of said tract herein described;

THENCE North 02° 20' 26" West, with the existing east right-of-way line of said Mason Road and with the west line of said tract herein described, a distance of 5.07 feet to a point for the beginning of a curve to the right;

THENCE in a northeasterly direction with the northwest line of said tract herein described and with said curve to the right having a radius of 25.00 feet, a central angle of 89° 49' 03", an arc length of 39.19 feet, a chord bearing of North 42° 34' 06" East and a chord distance of 35.30 feet to a point in the existing south right-of-way line of W. Belfort Avenue (100 feet wide) as recorded under Slide No. 2509-B and Plat No. 20060116 of the F.B.C.P.R.;

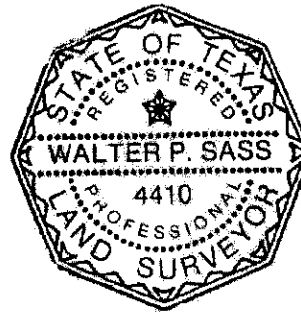
THENCE North 87° 28' 37" East, with the existing south right-of-way line of said W. Belfort Avenue, with the north line of said Restricted Reserve "A" and with the north line of said tract herein described, a distance of 5.07 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said tract herein described;

THENCE South 42° 33' 56" West, over and across said Restricted Reserve "A", with the southeast line of said tract herein described and along the proposed right-of-way cut-back of said W. Belfort Avenue, a distance of 42.48 feet to the **POINT OF BEGINNING** and containing 0.0073 acre (317 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

Job No.: EI457
Date: 04/28/17



WILLIAM MORTON LEAGUE SURVEY, A-62

W. BELFORT AVENUE



POB
PARCEL 4

MASON ROAD
N 02° 20' 26" W - 410.62'

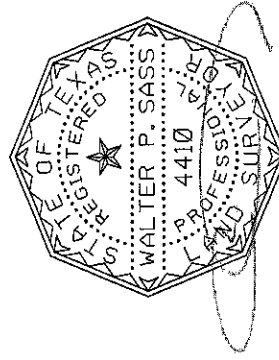
RESTRICTED RESERVE "A"
(LANDSCAPE/ OPEN SPACE)

WATERSIDE VILLAGE
SECTION 3
SLIDE No. 2509B, I.B.C.P.R.

POC
PARCEL 4
SET 5/8" I.R.

PARENT TRACT INSET

N.T.S.



ABBREVIATIONS

- CM = CONTROL MONUMENT
- C.F. NO. = CLERK'S FILE NUMBER
- F.C. NO. = FILM CODE NUMBER
- F.C.M.R. = FORT BEND COUNTY MAP RECORDS
- I.R. = IRON ROD
- PG. PAGE
- R.O.W. = ROW OF WAY
- O.P.R.P.F.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- VOL = VOLUME
- BASIS OF BEARINGS:
- TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:
THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE COORDINATES AND MAYBE COVERED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00001206045.

NOTE:
ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED
WEISSER ENG HOUSTON, TX UNLESS OTHERWISE NOTED.



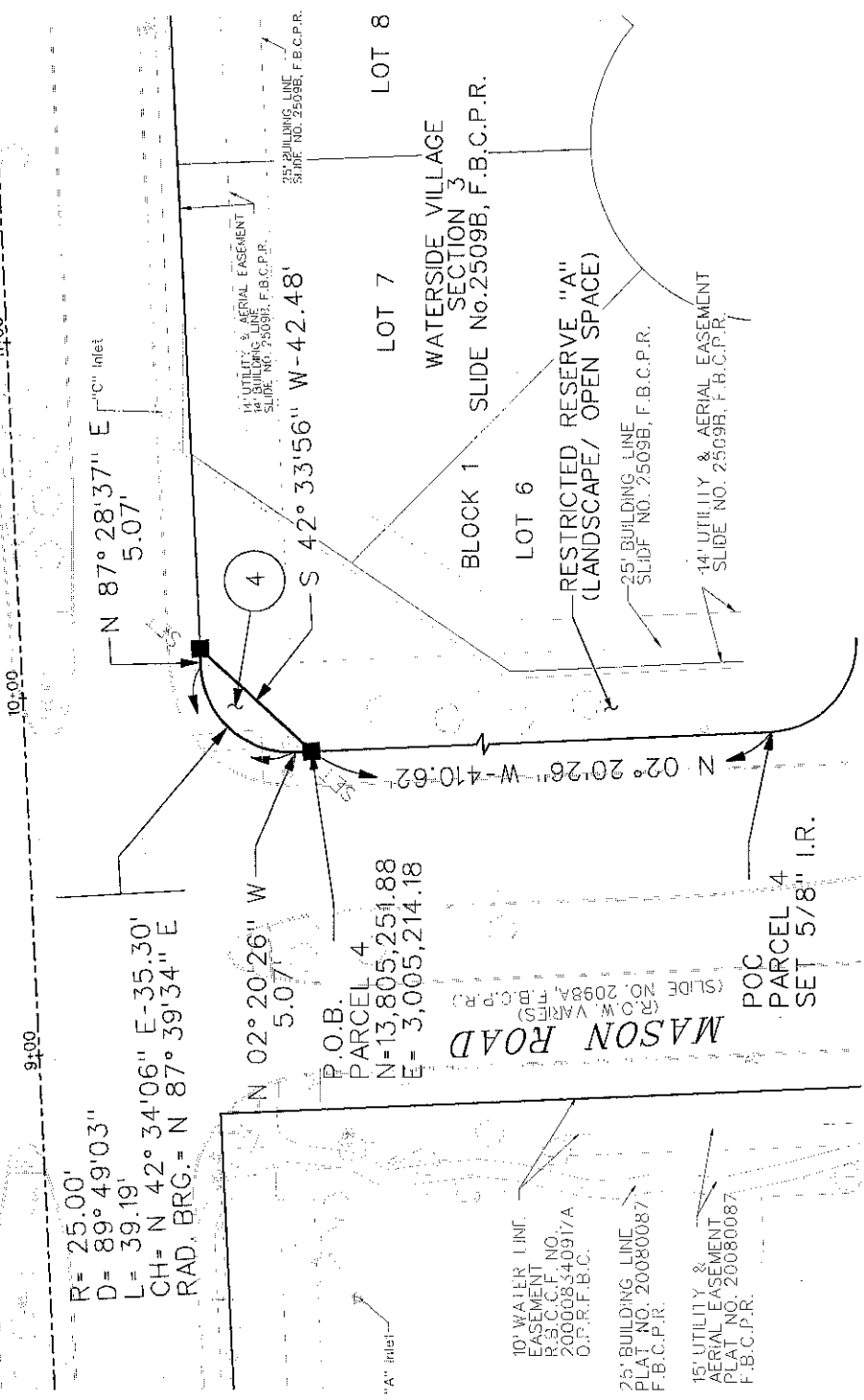
WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

PARCEL 04
RIGHT-OF-WAY TAKING
WILLIAM MORTON LEAGUE
SURVEY, A-62
FORT BEND COUNTY, TEXAS

EXISTING	TAKING AC/SE	REMAINING
0.3498 AC	0.0073 AC 317 SQ. FT.	0.3425 AC
© Copyright 2017 Weisser Engineering Company, Inc.		
DRAWN BY: B.P.	CALCULATED BY: J.H.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 04/28/17	JOB No.: E1457

WILLIAM MORTON LEAGUE SURVEY, A-62

W. BELFORT AVENUE
 (100' R.O.W.)
 (SLIDE NO. 2509-B, F.B.C.P.R.)
 PLAT NO. 20060116, F.B.C.P.R.



WEISSER Engineering Co.
 19500 Park Row, Suite 100
 Houston, Texas, 77084
 (281) 579 - 7300
 TBPLS Reg. No. 100518-00
 TBPE Reg. No. F-68

PARCEL 04
 RIGHT-OF-WAY TAKING
 WILLIAM MORTON LEAGUE
 SURVEY, A-62
 FORT BEND COUNTY, TEXAS

© Copyright 2017 Weisser Engineering Company, Inc.
 DRAWN BY: B.P. CALCULATED BY: J.H. SCALE: 1" = 50'
 F.B. No.: CHECKED BY: L.Y. SHEET 4 OF 4
 CREW CHIEF: DATE: 04/28/17 JOB No.: E1457

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

Certificate Number:
2017-284009

Date Filed:
11/14/2017

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Waterside Estates HOA
Richmond, TX United States

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.

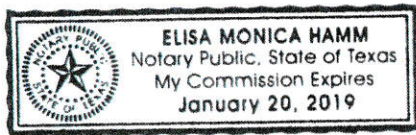
0124201711
Easement donation deed for W Bellfort at Mason traffic signal

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.



HEsteban
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Heather Esteban, this the 11th day of November, 202017, to certify which, witness my hand and seal of office.

Elisa M Hamm
Signature of officer administering oath

Elisa M. Hamm
Printed name of officer administering oath

Title of officer administering oath