

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, **GRAND VISTA 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 tract of land, containing **0.0311 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 29<sup>TH</sup> day of JANUARY, 2018.

**GRANTOR:**

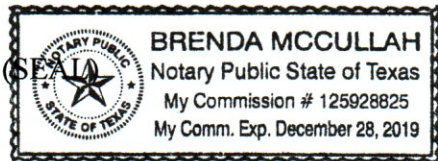
GRAND VISTA COMMUNITY ASSOCIATION, INC.,  
a Texas non-profit corporation

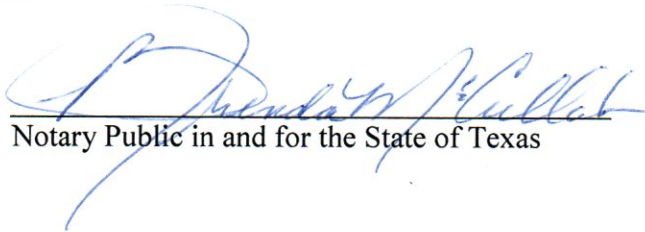
By: 

ROBERT L SKANDOR, PRESIDENT  
Name, Title

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the 29<sup>TH</sup> day of JANUARY,  
2018 by ROBERT L SKANDOR, PRESIDENT [Title], on behalf of GRAND  
VISTA COMMUNITY ASSOCIATION, INC.



  
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

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# EXHIBIT A

County: Fort Bend  
Project: Grand Vista Sec 15  
C.I. No.: 1090-17R  
Job Number: 2015-022-400

**FIELD NOTES FOR 0.0311 ACRES**

Being a 0.0311-acre tract of land located in the Hugh Rogers Survey, A-309 in Fort Bend County, Texas; said 0.0311-acre tract being a portion of Reserve B in Block 2 of Grand Vista Sec 15, a subdivision recorded in Plat Number 20150264 of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.0311-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone):

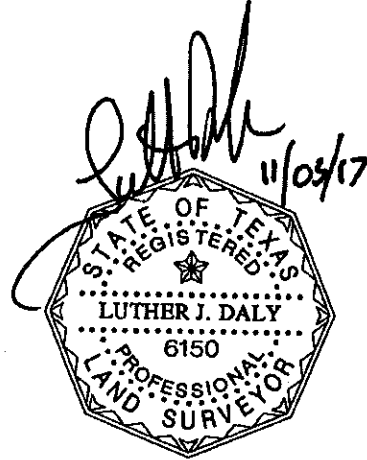
**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most southerly corner of said Reserve B and the southeast corner of Grand Vista Springs Boulevard Street Dedication Sec 2, a subdivision recorded in Plat Number 20150201 of the F.B.C.P.R., same being on the north right-of-way (R.O.W.) line of Beechnut Street (120 feet wide) as recorded in Clerk's File Number 2014127158 of the O.R.F.B.C.;

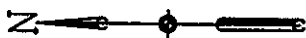
1. Thence, with the common line of said Grand Vista Springs Boulevard Street Dedication Sec 2 and said Reserve B, 47.12 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 30.00 feet and a chord that bears North 50 degrees 28 minutes 41 seconds West, a distance of 42.43 feet;
2. Thence, continuing with said common line, North 05 degrees 28 minutes 41 seconds West, a distance of 7.00 feet;

Thence, through said Reserve B, the following four (4) courses:

3. 47.12 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 30.00 feet and a chord that bears South 50 degrees 28 minutes 41 seconds East, a distance of 42.43 feet;
4. North 84 degrees 31 minutes 19 seconds East, a distance of 106.62 feet;
5. 60.91 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 50 minutes 34 seconds, a radius of 510.00 feet and a chord that bears North 87 degrees 56 minutes 36 seconds East, a distance of 60.87 feet;
6. South 88 degrees 38 minutes 07 seconds East, a distance of 28.26 feet to the south line of aforesaid Reserve B and the north R.O.W. line of aforesaid Beechnut Street;

7. Thence, with the common line of said Reserve B and said Beechnut Street, South 84 degrees 31 minutes 19 seconds West, a distance of 195.44 feet to the **Point of Beginning** and containing 0.0311 acres of land.

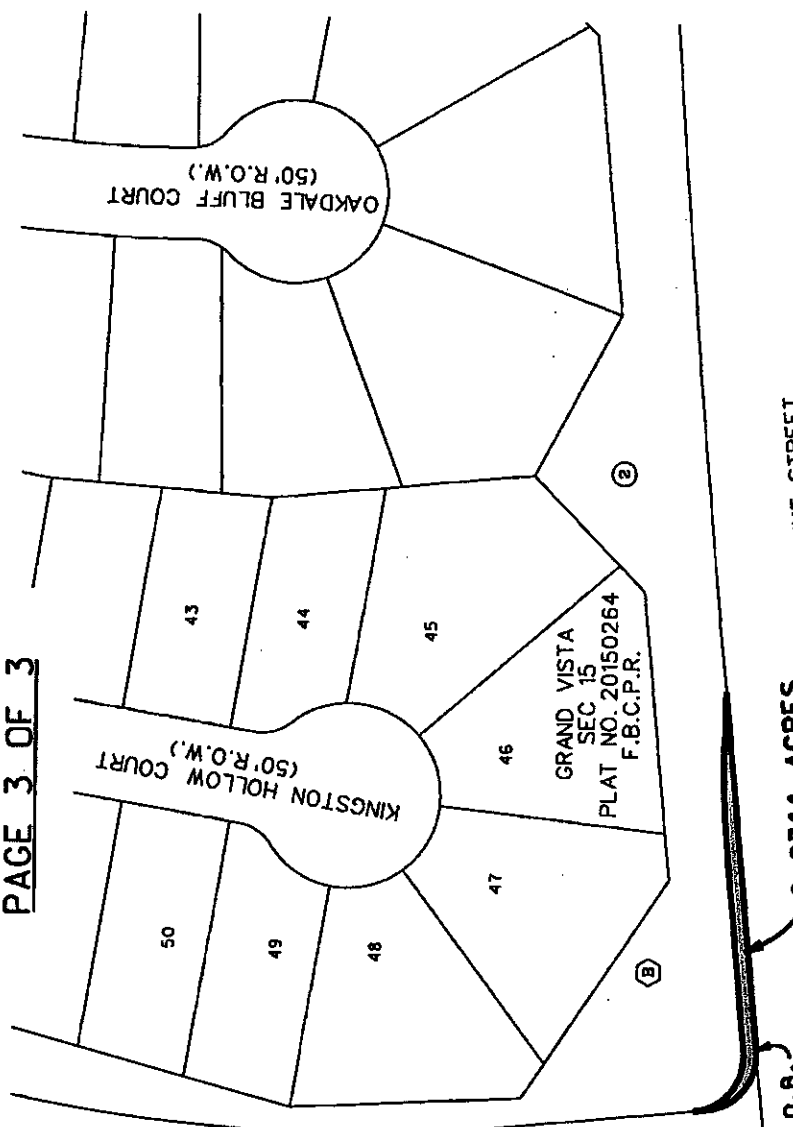




LEONARD BURKNAPP SURVEY, A-108  
 HUGH ROGERS SURVEY, A-309

CALLED 13.03 ACRES  
 FORT BEND INDEPENDENT  
 SCHOOL DISTRICT  
 C.F. NO. 2015033065  
 O.R.F.B.C.

GRAND VISTA SPRINGS BLVD  
 PLAT NO. 20150201, F.B.C.P.R.  
 (R.O.W. VARIES)



BEECHNUT STREET  
 C.F. NO. 2014127158  
 O.R.F.B.C.

0.0311 ACRES  
 MB#1090-17

P.O.B.

GRAND VISTA SPRINGS BLVD  
 PLAT NO. 20140287  
 F.B.C.P.R.

GRAND VISTA  
 SEC 12  
 PLAT NO. 20150064  
 F.B.C.P.R.

ABBREVIATIONS  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCING  
 F.B.C.P.R. - FORT BEND COUNTY  
 PLAT RECORDS  
 O.R.F.B.C. - OFFICIAL RECORDS OF  
 FORT BEND COUNTY

**Costello**



9990 RICHMOND AVENUE SUITE 450  
 NORTH BUILDING  
 HOUSTON, TEXAS 77042  
 (713) 783-7788 FAX: 783-3560  
 TBPE FIRM REGISTRATION NO. 280  
 TBPLS FIRM REGISTRATION NO. 100486

EXHIBIT OF  
 ADDITIONAL R.O.W.  
 AT GRAND VISTA

DRAWN BY: JBR DATE: 11/03/2017 SCALE: 1"=100'  
 CHECKED BY: LJD JOB NO: 2015-022-400 109017R.DGN