

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, **WOODMERE DEVELOPMENT CO., LTD.** ("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 **2.266 acres**, 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 29th day of May, 2018.

GRANTOR:

Woodmere Development Co., Ltd.

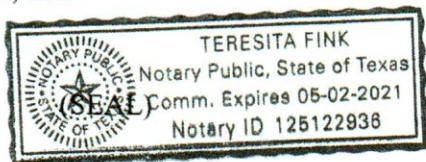
By: Roger B Medors

Name: Roger B Medors

Title: MANAGER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29th day of May, 2018 by Roger Medors, Manager, on behalf of Woodmere Development Co., Ltd.



Teresita Fink
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

Project Name: Lake Olympia Parkway
Ft. Bend Toll Rd. to Chimney Rock
Parcel No.: 09
October, 2017

**METES AND BOUNDS DESCRIPTION
OF A 2.266 OF ONE ACRE (98,709 SQUARE FEET) TRACT OF
LAND SITUATED IN THE ELIJAH ROARK SURVEY,
ABSTRACT 77, FORT BEND COUNTY, TEXAS**

Being a 2.266 of one acre (98,709 square feet) tract of land situated in the Elijah Roark Survey, Abstract 77, Fort Bend County, Texas, being out of the residue of a called 80.369 acre tract of land conveyed to Woodmere Development by deed filed under Clerk's File Number 2014039314 of the Official Public Records of Fort Bend County, Texas, executed April 09, 2014, said 2.266 of one acre tract being more particularly described by metes and bounds description as follows, all bearings and surface coordinates recited herein are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983, (NAD 83), 2011 adjustment, all surface coordinates and distances recited herein may be converted to grid by dividing surface values by a scale factor of 1.00013;

COMMENCING from a 5/8 inch iron rod with cap (LJA Eng.) found for interior corner a residue of a called 472.1079 acre tract of land as described by deed filed under Clerk's File Number 2000089092 of the Official Public Records of Fort Bend County, Texas, executed October 12, 2000 and being an interior corner of said residue of said a called 80.369 acre tract;

THENCE, North 02° 39' 15" West along the common line between said residue of a called 472.1079 acre tract and said residue of a called 80.369 acre tract, a distance of 451.19 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap for corner, being on the proposed Southerly Right-of-Way line of Lake Olympia Parkway (proposed 150 - foot width) and being the **POINT OF BEGINNING** and the Southwesterly corner of the herein described parcel, having surface coordinates of N = 13,767,091.87 and E = 3,083,396.06;

1. **THENCE**, North 02° 39' 15" West along the aforementioned common line between said residue of a called 472.1079 acre tract and said residue of a called 80.369 acre tract, a distance of 50.00 feet to a 5/8 inch iron rod with cap (LJA Eng.) found for corner, being on the Southerly line of a called 1.9409 acre tract of land (designated as Tract II in Exhibit "B", Page 2) as described by deed recorded in Volume 1048, Page 276 of the Deed Records of Fort Bend County, Texas executed May 06, 1982, being the Northeasterly corner of aforementioned residue of a called 472.1079 acre tract, being the Northwesterly corner of said residue of said called 80.36 acre tract and being the Northeasterly corner of the herein described parcel;

Project Name: Lake Olympia Parkway
Ft. Bend Toll Rd. to Chimney Rock
Parcel No.: 09
October, 2017

2. **THENCE**, North $86^{\circ} 47' 40''$ East along the common line between said Southerly line of said called 1.9409 acre tract and the Northerly line of said residue of a called 80.369 acre tract, a distance of 569.92 feet to a 1-inch iron pipe found corner, being the Southwesterly corner of a called 1.8064 acre tract of land (designated as Tract I in Exhibit "B", Page 1) as described by deed recorded in Volume 1048, Page 288 of the Deed Records of Fort Bend County, Texas executed May 06, 1982, being the Southeasterly corner of said called 1.9409 acre tract, being an interior corner of said residue of a called 80.369 acre tract and being an interior corner of the herein described parcel;
3. **THENCE**, North $86^{\circ} 52' 54''$ East along the common line between the Southerly line of a said 1.8064 acre tract and said Northerly line of said residue of a called 80.369 acre tract, in passing at a distance of 1,354.25 feet a found $5/8$ inch iron rod with cap (Tejas), continuing in all, a total distance of 1,397.65 feet to a $5/8$ inch iron rod with cap (Tejas) found for corner, being the Northeasterly corner of said residue of said called 80.369 acre tract, being the Northwesterly corner of a called 3.253 acre tract of land for the proposed Right-of-Way acquisition of proposed Chimney Rock Road (proposed 100 - foot width) per Tejas Surveying Inc. map with revision date February 22, 2017 associated with Job No. 61-1501 designated as Parcel 1 (herein after referred to as Tejas 1 tract) and being the Northeasterly corner of the herein described parcel from which a found $5/8$ -inch iron rod with cap (Tejas) bears North $21^{\circ} 38' 10''$ West, 0.11 feet;
4. **THENCE**, South $03^{\circ} 28' 24''$ East along said proposed Westerly line of said proposed Chimney Rock Road, same being along the Easterly line of said residue of a called 80.369 acre tract, a distance of 75.00 feet to a set $5/8$ inch iron rod with Geosurv/TSC cap for corner, being a proposed Right-of-Way cutback corner for aforementioned proposed Southerly Right-of-Way line of aforementioned Lake Olympia Parkway, and being the Southeasterly corner of the herein described parcel;
5. **THENCE**, North $48^{\circ} 17' 45''$ West along said proposed Southerly Right-of-Way line of said Lake Olympia Parkway, a distance of 35.46 feet to a set $5/8$ inch iron rod with Geosurv/TSC cap for corner and being an interior corner of the herein described parcel;
6. **THENCE**, South $86^{\circ} 52' 54''$ West along said proposed Southerly Right-of-Way line of said Lake Olympia Parkway, a distance of 1,372.92 feet to a set $5/8$ inch iron with Geosurv/TSC cap for corner and being an interior corner of the herein described parcel;

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October, 2017

7. **THENCE**, South $86^{\circ} 47' 40''$ West along said proposed Southerly Right-of Way line of said Lake Olympia Parkway, a distance of 570.36 feet to the **POINT OF BEGINNING** and containing a computed 2.266 of one acre (98,709 square feet) of land.

The above description was prepared in conjunction with a Parcel Map of the same date and submitted to Fort Bend County Engineer's Office of Fort Bend County, Texas.

Daniel Paul Coyer

Daniel Paul Coyer, R.P.L.S.
Registered Professional Land Surveyor No. 4867
GeoSurv, Inc. Company d/b/a TSC Surveying
10970 Stancliff Road
Houston, Texas 77099
(713) 784-4466 - Office
Texas Firm Registration No. 10083100



10/31/2017
DPC

SET 5/8" I.R. W/GEOSURV/TSC SURVEYING CAP
UNLESS OTHERWISE NOTED

FOUND PROPERTY CORNER
UNLESS OTHERWISE NOTED

POINT

PROPERTY LINE

NOTES:

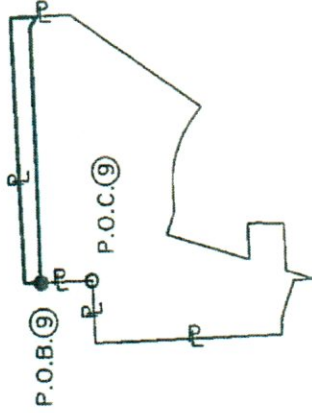
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983, (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00013.

THE BEARINGS & COORDINATES ESTABLISHED FOR THIS PROJECT IS TIED TO THE TXDOT GPS(VRS) NETWORK.

2. **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. PROPERTY DESCRIPTIONS OF EVEN DATE WERE MADE IN CONJUNCTION WITH THIS MAP HAVING SAME DATE.

PARENT TRACT INSET PARCEL 8
N.T.S.



| EXISTING ACRES | TAKING ACRES/ S.F. | REMAINDER ACRES |
|----------------|--------------------|-----------------|
| CALL | 2,266 | 78.103 |
| 80 369 | 98 709 | |

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 09
TSC SURVEYING
LAKE OLYMPIA
FORT BEND COUNTY
OCTOBER, 2017
SCALE: 1"=50'

THOMAS HABERMACHER SURVEY

A-191

TELETOWER
CALLED 1.9409 AC. TRACT
DESIGNATED AS TRACT II, EXHIBIT B, PAGE 2
VOL. 1048, PG. 276 (1/2 INT.)
MAY 06, 1982

VOL. 1048, PG. 288 (1/2 INT.)
MAY 06, 1982

PLATS

APPROXIMATE THOMAS HABERMACHER SURVEY A-191

APPROXIMATE ELIJAH ROARK SURVEY A-77

LAKE OLYMPIA PARKWAY

(PROPOSED 150' R.O.W.)

FND 5/8" I.R.
W/CAP (LJA ENG.)

31+00

32+00

N02° 39'15"W
50.00'

33+00

34+00

N86° 47'40"E
569.92'

PROJECT B

EXISTING R.O.W.

(9)

S86° 47'40"W - 570.36'

WOODMERE DEVELOPMENT

RESIDUE OF A CALLED
80.369 AC. TRACT
F.B.C.F. No. 2014039314
APRIL 09, 2014

PROPOSED R.O.W.

P.O.B. PARCEL 9
N - 13,767,091.87
E - 3,083,396.06
STA. 32+08.62, 50.00' RT.

ELIJAH ROARK SURVEY

A-77

HANNOVER ESTATES, LTD.
RESIDUE OF CALLED
472.1079 AC. TRACT
F.B.C.F. No. 2000089092
OCTOBER 12, 2000

P.O.C.
FND 5/8" I.R.
W/CAP (LJA ENG.)



SCALE: 1"=50'

MATCHLINE STA. 35+00



TSC Surveying
"A GeoSurr, Inc. Company"

GeoSurr, Inc. d/b/a TSC Surveying
TSPS Firm No. 1003109

10078 STANCLIFF RD. HOUSTON, TEXAS 77069
TEL 713-764-4444

PARCEL PLAT

SHOWING PROPERTY OF

PARCEL 09

TSC SURVEYING

LAKE OLYMPIA
FORT BEND COUNTY
OCTOBER, 2017

SCALE: 1"=50'

THOMAS HABERMACHER SURVEY

A-191

TELETOWER
CALLED 1.9409 AC. TRACT
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MAY 06, 1982

VOL. 1048, PG. 288 (1/2 INT.)
MAY 06, 1982

PROPOSED R.O.W.

MATCHLINE STA. 39+00

LAKE OLYMPIA PARKWAY
(PROPOSED 150' R.O.W.)

MATCHLINE STA. 35+00

36+00 N86°47'40"E 37+00
569.92'

38+00 N86°52'54"E
1,397.65'

S86°47'40"W - 570.36'

S86°52'54"W
1,372.92'

PROPOSED R.O.W.

WOODMERE DEVELOPMENT
RESIDUE OF A CALLED
80.369 AC. TRACT
F.B.C.F. No. 2014039314
APRIL 09, 2014

TELETOWER
CALLED 1.8064 AC. TRACT
DESIGNATED AS TRACT I - EXHIBIT B, PAGE 1
VOL. 1048, PG. 288 (1/2 INT.)
MAY 06, 1982

80' H.L. & P. ESM'T
VOL. 614, PG. 06 F.B.C.D.R.

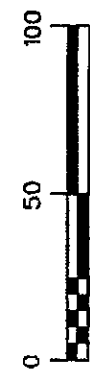
ELIJAH ROARK SURVEY
A-77



TSC Surveying
"A GeoSurr, Inc. Company"

GeoSurr, Inc. d/b/a TSC Surveying
TAPLES FIRM No. 10083104
10970 STANCLIFF RD HOUSTON, TEXAS 77069
TEL 713-264-4466

PAGE 6 OF 10



SCALE: 1"=50'

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 09
TSC SURVEYING

LAKE OLYMPIA
FORT BEND COUNTY
OCTOBER, 2017

SCALE: 1"=50'

