



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 7 Fee: \$ 35.00

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, **ROBBY MCGINNIS** (“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 GRANTED, GIVEN AND CONVEYED, 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 **0.0115 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 2nd day of August, 2018.

GRANTOR:

Robby McGinnis
Robby McGinnis

THE STATE OF TEXAS §
COUNTY OF Harris §
§

This instrument was acknowledged before me on the 2nd day of August, 2018 by Robby McGinnis.

(SEAL)

Merry Heyne
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.: 07
 October, 2017

**METES AND BOUNDS DESCRIPTION
 OF A 0.0115 OF ONE ACRE (499 SQUARE FEET) TRACT OF
 LAND SITUATED IN THE ELIJAH ROARK SURVEY,
 ABSTRACT 77, FORT BEND COUNTY, TEXAS**

Being a 0.0115 of one acre (499 square feet) tract of land situated in the Elijah Roark Survey, Abstract 77, Fort Bend County, Texas, being out a called 0.115 of one acre tract of land (designated as Director's Lot D) conveyed to Robby McGinnis by deed filed under Clerk's File Number 2006037624 of the Official Public Records of Fort Bend County, Texas, executed February 28, 2006, said 0.0115 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 point for interior corner for a residue of a called 80.369 acre tract of land as described by deed filed under Clerk's File Number 2014039314 of the Official Public Records of Fort Bend County, Texas, executed April 09, 2014, being a Southwesterly corner of 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, being on the Easterly line of a residue of a called 152.586 acre tract of land (designated as Tract I) as described by deed filed under Clerk's File Number 2014050617 of the Official Public Records of Fort Bend County, Texas, executed January 01, 2014 and being on the Easterly line of said called 152.586 acre tract, from which a found 5/8 inch iron rod with cap (LJA Eng.) bears North 86° 47' 02" East, 0.66 feet;

THENCE, North 02° 37' 05" West along the common line between said residue of a called 472.1079 acre tract and said called 152.586 acre tract, in passing at a distance of 361.96 feet a point for the Southwesterly corner of said Director's Lot A (C.F. No. 2004075311);

THENCE, North 87° 01' 47" East, 150.00 feet a point for the Southeasterly corner of said Director's Lot C (C.F. No. 2004075314) and being the Southwesterly corner of aforementioned Director's Lot D;

THENCE, North 02° 37' 05" West along the common line between said Director's Lot C and said Director's Lot D, a distance of 89.93 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 = 13,767,074.42 and E = 3,083,084.51;

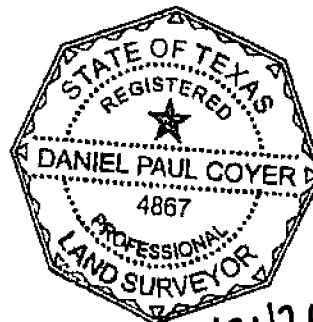
Project Name: Lake Olympia Parkway
 Ft. Bend Toll Rd. to Chimney Rock
 Parcel No.: 07
 October, 2017

1. **THENCE**, North 02° 37' 05" West along the common line between said Director's Lot C and said Director's Lot D, a distance of 10.07 feet to a point for corner, being on an interior line of said residue of said called 472.1079 acre tract, being the Northeasterly corner of said Director's Lot C, being the Northwesterly corner a said Director's Lot D and being the Northwesterly corner of the herein described parcel;
2. **THENCE**, North 87° 01' 47" East along an interior line of said residue of said called 472.1079 acre tract, a distance of 50.00 feet to a point for corner, being the Northwesterly corner of said Director's Lot E (C.F. No. 2015089965), being the Northeasterly corner of said Director's Lot D and being the Northeasterly corner of the herein described parcel;
3. **THENCE**, South 02° 37' 05" East along the common line between said Director's Lot D and said Director's Lot E, a distance of 9.87 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap for corner, being on aforementioned proposed Southerly Right-of-Way line of Lake Olympia Parkway and being the Southeasterly corner of the herein described parcel;
4. **THENCE**, South 86° 47' 40" West along said proposed Southerly Right-of-Way line of said Lake Olympia Parkway, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing a computed 0.0115 of one acre (499 square feet) of land.

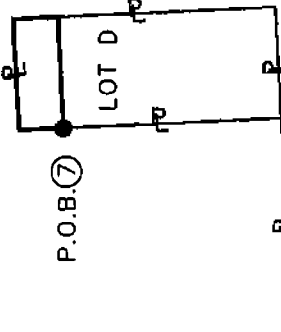
The above description was prepared in conjunction with a Parcel Map of the same date and submitted to Fort Bend County Engineer's Office of Fort Bend County, Texas.

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
 DP



PARENT TRACT INSET PARCEL 7
N.T.S.

P.O.C. 7

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

FOUND PROPERTY CORNER
UNLESS OTHERWISE NOTED

POINT

PROPERTY LINE

-
-
-
- R

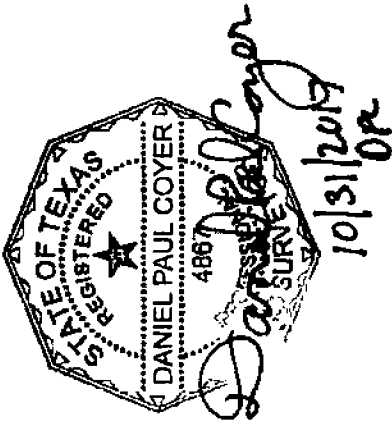
NOTES:

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 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.



EXISTING ACRES	TAKING ACRES/ S.F.	REMAINDER ACRES
CALL 0.115	0.0115 499	0.1035

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 07

TSC SURVEYING
LAKE OLYMPIA
FORT BEND COUNTY
OCTOBER, 2017

SCALE: 1"=50'

TSC Surveying
"A GeoSurv, Inc. Company"
GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 18843180
10970 STANCLIFF RD HOUSTON, TEXAS 77099
TEL 713-784-4466

PROPOSED R.O.W.

THOMAS HABERMACHER SURVEY

A-191

APPROXIMATE THOMAS HABERMACHER SURVEY PA-191
APPROXIMATE ELIJAH ROARK SURVEY A-77

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

ELIJAH ROARK SURVEY
A-77

PROPOSED
150' R.O.W.

TELE TOWER
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

PROJECT B

27+00

28+00

29+00

30+00

PROPOSED R.O.W.

FLC PARKWAY, L.P.
152.586 ACRES
TRACT 1
F.B.C.F. No. 2014050617
JANUARY 01, 2014

P.O.B. PARCEL 7
N 13,767.074.42
E 3,083.084.51
STA. 28+96.58, 50.00' RT.

N02° 37'05"W
10.07'

N87° 01'47"E
50.00'

S02° 37'05"E
9.87'

DEBORAH L. DEPINET
CALLED 0.115 AC. TRACT
DESIGNATED AS LOT E
F.B.C.F. No. 2015089965
AUGUST 10, 2015

ROBBY MCGINNIS
CALLED 0.115 AC. TRACT
DESIGNATED AS LOT D
F.B.C.F. No. 2006037624
FEBRUARY 28, 2006

S86° 47'40"W
50.00'

N87° 01'47"E
150.00'

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

BARBARA ROZELL
CALLED 0.115 AC. TRACT
DESIGNATED AS LOT C
F.B.C.F. No. 2004075314
APRIL 20, 2004

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

P.O.C.
POINT.
FND. 5/8" I.R.
W/CAP (LJA ENG.)
BRS: N86° 47'02"E, 0.66'



SCALE: 1"=50'



TSC Surveying
"A GeoSurvey, Inc. Company"

GeoSurvey, Inc. d/b/a TSC Surveying
TSPS Firm No. 10083180
10970 STANCLIFF RD HOUSTON, TEXAS 77099
TEL 713-784-1466

PAGE 4 OF 4

PARCEL PLAT

SHOWING PROPERTY OF

PARCEL 07

TSC SURVEYING

LAKE OLYMPIA
FORT BEND COUNTY
OCTOBER, 2017

SCALE: 1"=50'