

**DONATION DEED**

STATE OF TEXAS

§  
§  
§

COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

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, **DOUGLAS JOHN WINTERBOTTOM AND YING NG** ("Grantors"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantors 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 **0.6069 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 Grantors 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 Grantors do hereby bind themselves, their 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 Grantors, 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, Grantors 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 27 day of December, 2018.

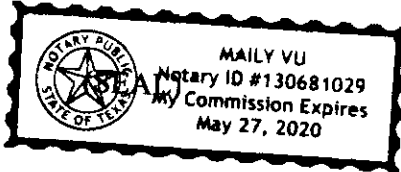
GRANTORS:

Douglas John Winterbottom  
Douglas John Winterbottom

Ying Ng  
Ying Ng

THE STATE OF TEXAS           §  
  §  
COUNTY OF Fort Bend       §

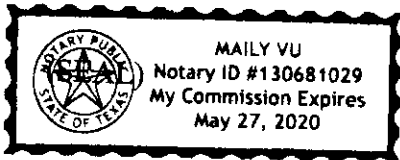
This instrument was acknowledged before me on the 27 day of December, 2018 by Douglas John Winterbottom.



Maily Vu  
Notary Public in and for the State of Texas

THE STATE OF TEXAS           §  
  §  
COUNTY OF Fort Bend       §

This instrument was acknowledged before me on the 27 day of December, 2018 by Ying Ng.



Maily Vu  
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

STATE OF TEXAS       §  
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COUNTY OF FORT BEND §

Metes & Bounds Property Description

20 Foot Wide Strip

A tract of land containing 0.6069 Acres out of the remainder of Lot 1 of the Nellie Johnson 180 Acre Tract as recorded in Volume 4, Page 11 of the Plat Records of Fort Bend County, Texas, being a portion of the same tract recorded in the name of Kevin Dewayne Howard under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2009020412 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 4, Page 11 of the Plat Records of Fort Bend County, Texas)

BEGINNING at a point on the west line of Macha Street at the southeast end of a cut back corner at its intersection with the southerly right-of-way line of State Highway 36, being the southeast corner of a tract recorded in the name of the State of Texas in Volume 1831, Page 1079 of the O.P.R.F.B.C.T. and being the northeast corner of this tract;

THENCE, SOUTH, with said west line of Macha Street, a distance of 1,307.76 Feet to a 3/4 Inch iron pipe found at the southeast corner of this tract;

THENCE, WEST, with the north line of Lot 7 of the aforementioned Nellie Johnson 180 Acre Tract, being the north line of a tract recorded in the name of Lionel Kinsey Jr. et ux, under F.B.C.C.F. No. 9626130, a distance of 20.00 Feet to a point at the southwest corner of this tract;

THENCE, NORTH, across and through the aforementioned Lot 1, a distance of 1,335.95 Feet to a point on the aforementioned southerly right-of-way line of State Highway 36 at the northwest corner of this tract;

THENCE, SOUTH 35° 21' 11" EAST, with said southerly right-of-way line of State Highway 36, being the aforementioned cut back corner, a distance of 34.57 Feet to the POINT OF BEGINNING and containing 0.6069 Acre of land.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 18-00871  
January 31, 2018