

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS 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.

DONATION DEED

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF FORT BEND §

FLC PARKWAY LP, a Texas limited partnership ("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 of approximately 0.0818 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 10th day of April, 2019.

GRANTOR:

FLC PARKWAY LP,
A Texas limited partnership

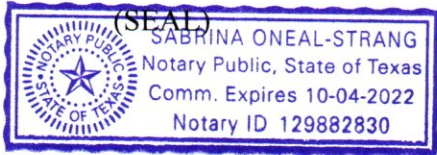
By: Rocky Lai & Associates, Inc.,
its general partner




Rocky Lai, President

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 10th day of April,
2018 by Rocky Lai, President [Title], on behalf of
FLC Parkway LP





Notary Public in and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to: Bryan Norton
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT "A"

Project Name: Trammel Fresno Road
NE Corner on Hurricane Lane Intersection
Parcel No.: 01
February, 2019

**METES AND BOUNDS DESCRIPTION
OF A 0.0818 OF ONE ACRE (3,563 SQUARE FEET) TRACT OF
LAND SITUATED IN THE ELIJAH ROARK SURVEY,
ABSTRACT 77, FORT BEND COUNTY, TEXAS**

Being a 0.0818 of one acre (3,563 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 38.4163 acre tract of land (designated as Tract 3) conveyed to FLC Parkway, LP by deed filed under Clerk's File Number 2014050617 of the Official Public Records of Fort Bend County, Texas, executed January 01, 2014, said 0.0818 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), 1993 adjustment as based on September 2015 survey holding TxDOT Monuments LJA-118 and LJA-119 as provided by TxDOT per construction plans of Trammel Fresno Road, Project No. STP 2010 (596) MM, CSJ 0912-34-144, all surface coordinates and distances recited herein may be converted to grid by dividing surface values by a combined scale factor of 1.00013;

COMMENCING from a point for the Southeasterly corner of said residue of a called 38.4163 acre tract, being on the existing Northerly Right-of-Way line of Trammel Fresno Road (existing R.O.W. width varies, no deed found for original road occupation, Southern widening: F.C. No. 2004011717 & Slide No(s). 1578A, 1578B & 1579A F.B.C.P.R.), from which a 5/8-inch iron rod bears North 62° 35' East, 0.58 feet;

THENCE, South 81° 23' 44" West (called South 84° 17' 58" West, 380.11 feet) along said existing Northerly Right-of-Way line of said Trammel Fresno Road, a distance of 379.82 feet to point for an angle point of said existing Right-of-Way line and being an interior corner of said residue of a called 38.4163 acre tract;


THENCE, South 86° 14' 18" West (called South 89° 08' 32" West) along said existing Northerly Right-of-Way line of said Trammel Fresno Road, same being along the Southerly line said residue of a called 38.4163 acre tract, a distance of 95.12 to a set 5/8-inch iron rod with GeoSurv/TSC cap for the **POINT OF BEGINNING** and the most Easterly corner of the herein described parcel, having surface coordinates of N = 13,760,734.83 and E = 3,082,752.09;

1. **THENCE**, South 86° 14' 18" West (called South 89° 08' 32" West) along said existing Northerly Right-of-Way line of said Trammel Fresno Road, same being along the Southerly line said residue of a called 38.4163 acre tract, a distance of 350.30 to a point for a Right-of-Way cut-back corner for the existing Easterly Right-of-Way line of Hurricane Lane (existing 100-foot width, C.F. No. 2015012991 – width varies at this location) and being the Southerly most Southwesterly corner of the herein described parcel, from which a 5/8-inch iron rod with cap (LJA) bears South 48° 27' East, 0.43 feet;

Project Name: Trammel Fresno Road
NE Corner on Hurricane Lane Intersection
Parcel No.: 01
February, 2019

2. **THENCE**, North 48° 27' 09" West along said existing Easterly Right-of-Way line of said Hurricane Lane, a distance of 35.08 feet to a 5/8-inch iron rod with cap (LJA) found marking an existing Right-of-Way cut-back corner for said Hurricane Lane and being the Westerly most Southwesterly corner of the herein described parcel;
3. **THENCE**, North 03° 51' 00" West along said existing Easterly Right-of-Way line of said Hurricane Lane (existing 100-foot width), a distance of 15.67 feet to a set 5/8-inch iron rod with GeoSurv/TSC cap for a proposed Right-of-Way cut-back corner for the proposed Northerly Right-of-Way line of Trammel Fresno Road (proposed R.O.W. width varies) and being the Northwesterly corner of the herein described parcel, from which a 5/8-inch iron rod with cap (LJA) bears North 03° 51' 00" West, 201.04 feet marking the point of curvature for said Hurricane Lane;
4. **THENCE**, South 48° 27' 09" East along said proposed Northerly Right-of-Way line of said Trammel Fresno Road, a distance of 41.65 feet to a set 5/8-inch iron rod with GeoSurv/TSC cap for a proposed Right-of-Way cut-back corner for said proposed Northerly Right-of-Way line of said Trammel Fresno Road and being the Easterly most Northwesterly corner of the herein described parcel;
5. **THENCE**, North 86° 14' 18" East along said proposed Northerly Right-of-Way line of said Trammel Fresno Road, a distance of 220.71 feet to a set 5/8 inch iron rod with GeoSurv/TSC cap marking an angle point in said proposed northerly Right-of-Way line and being an interior corner of the herein described parcel;
6. **THENCE**, South 88° 43' 57" East along said proposed Northerly Right-of-Way line of said Trammel Fresno Road, a distance of 125.48 feet the **POINT OF BEGINNING** and containing a computed 0.0818 of one acre (3,563 square feet) of land.

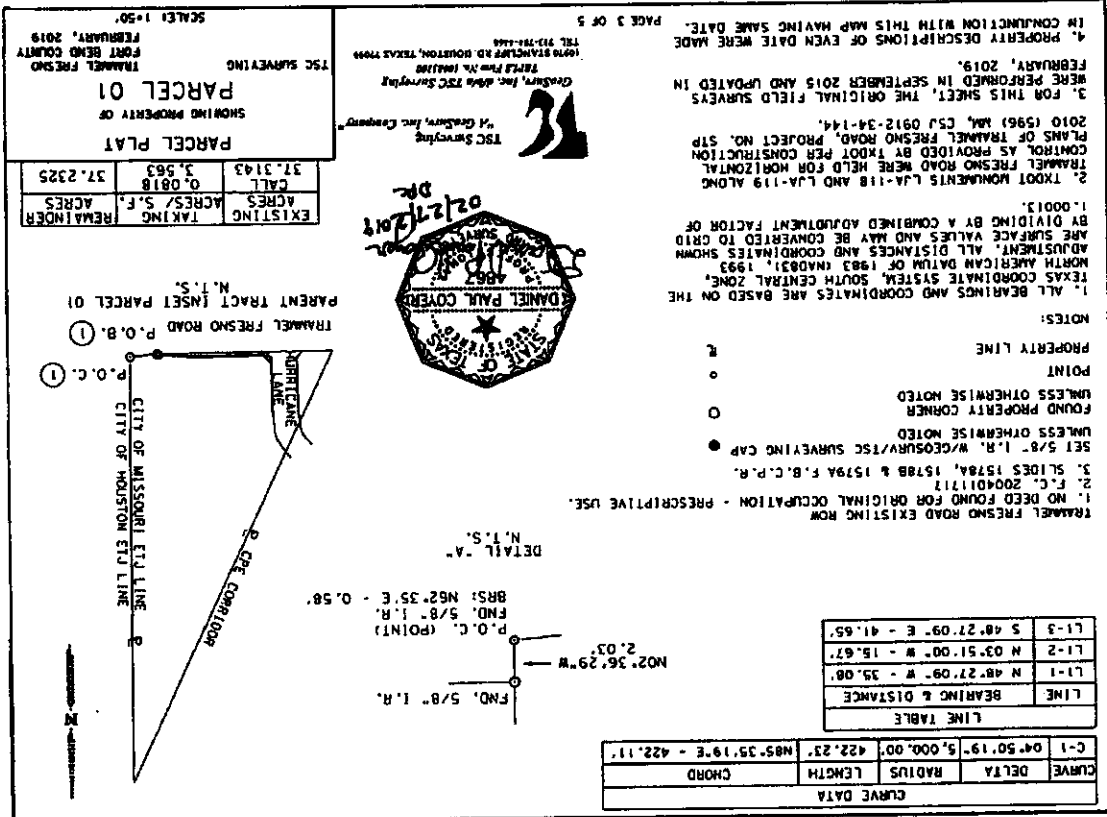
The above description was prepared in conjunction with a Parcel Map of the same date and submitted to Fort Bend County Engineer's Office of Fort Bend County, Texas.

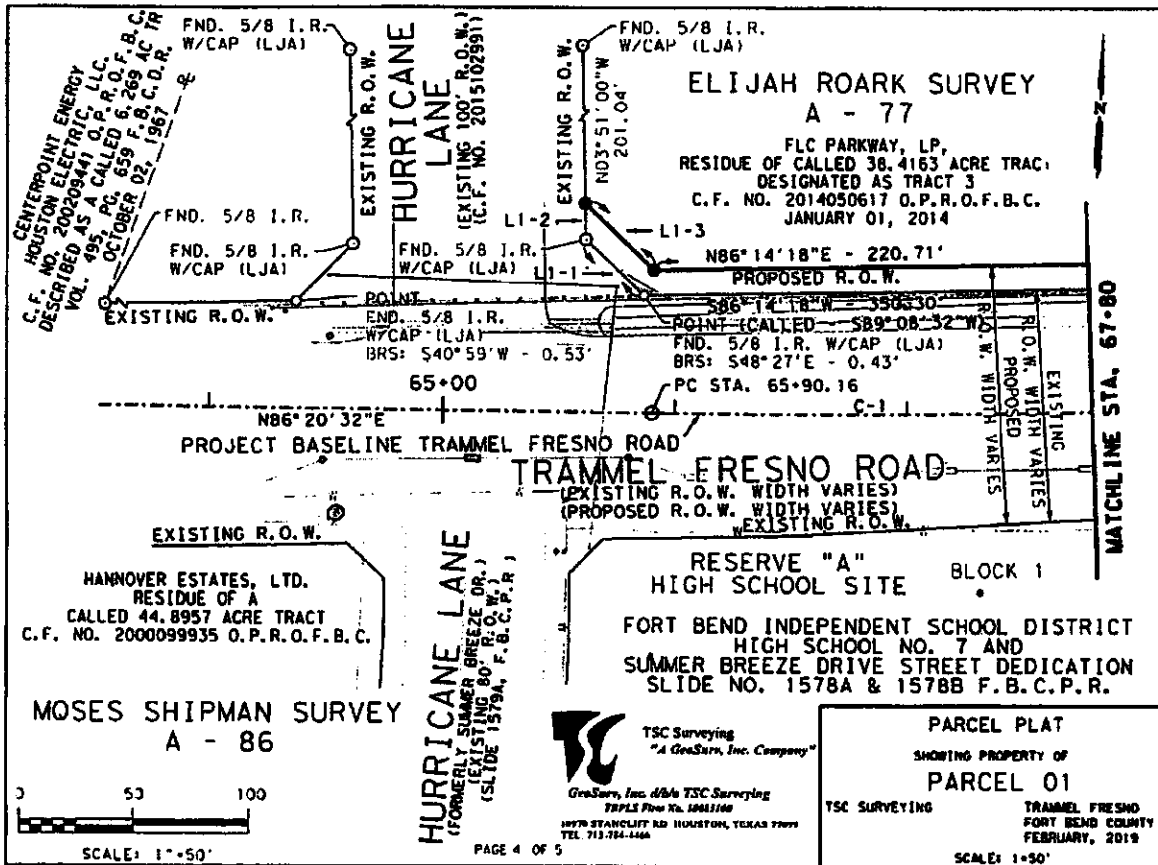

Daniel Paul Coyer, R.P.L.S.
Registered Professional Land Surveyor No. 4867
GeoSurv, Inc. Company d/b/a TSC Surveying
10970 Stancliff Road
Houston, Texas 77099
(713) 784-4466 - Office
Texas Firm Registration No. 10083100



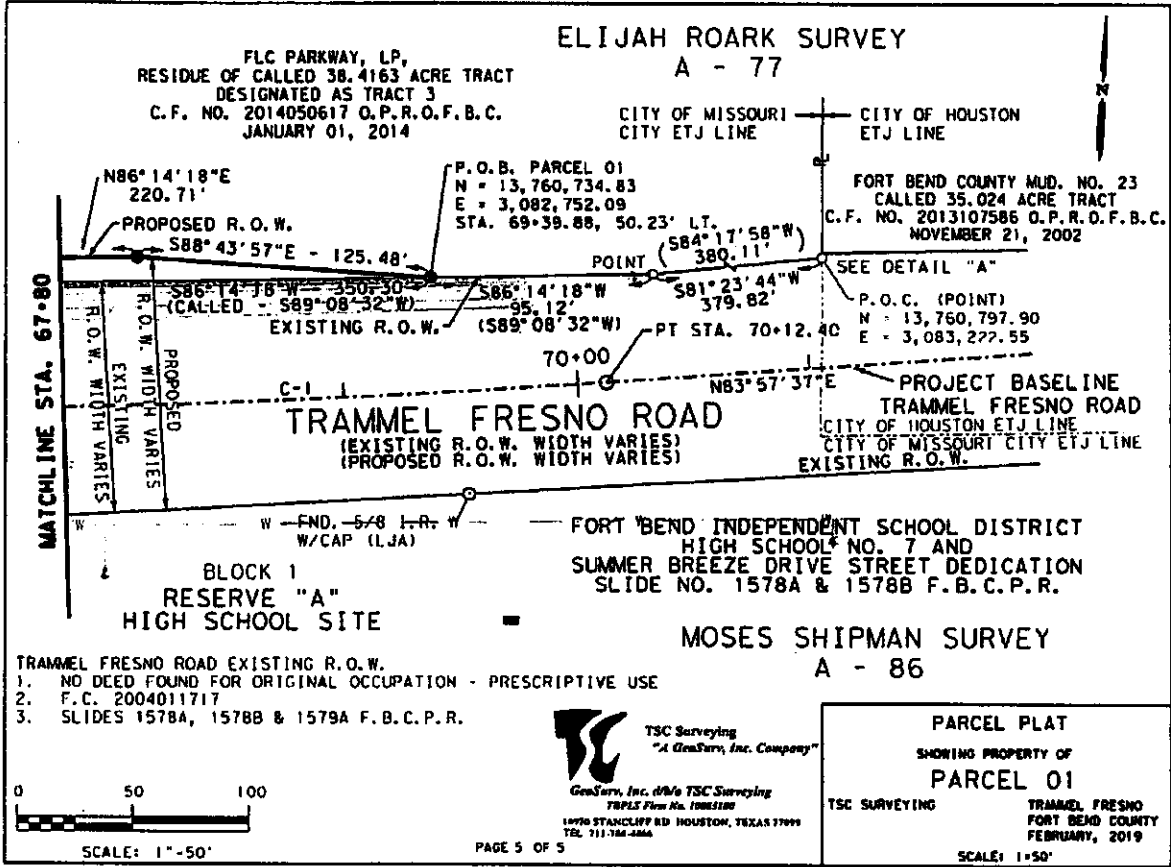
OPC
02/27/2019

013186.0000004851-2122-4073.v2





013186.0000004851-2122-4073.v2



FLC PARKWAY, LP,
RESIDUE OF CALLED 38.4163 ACRE TRACT
DESIGNATED AS TRACT 3
C.F. NO. 2014050617 O.P.R.O.F.B.C.
JANUARY 01, 2014

ELIJAH ROARK SURVEY
A - 77

CITY OF MISSOURI
CITY ETJ LINE

CITY OF HOUSTON
ETJ LINE

P.O.B. PARCEL 01
N = 13,760,734.83
E = 3,082,752.09
STA. 69+39.88, 50.23' LT.

FORT BEND COUNTY MUD. NO. 23
CALLED 35.024 ACRE TRACT
C.F. NO. 2013107586 O.P.R.O.F.B.C.
NOVEMBER 21, 2002

MATCHLINE STA. 67+80

R.O.W. WIDTH VARIES
EXISTING
PROPOSED

TRAMMEL FRESNO ROAD
(EXISTING R.O.W. WIDTH VARIES)
(PROPOSED R.O.W. WIDTH VARIES)

P.O.C. (POINT)
N = 13,760,797.90
E = 3,083,277.55

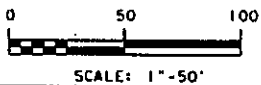
PROJECT BASELINE
TRAMMEL FRESNO ROAD
CITY OF HOUSTON ETJ LINE
CITY OF MISSOURI CITY ETJ LINE
EXISTING R.O.W.

FORT BEND INDEPENDENT SCHOOL DISTRICT
HIGH SCHOOL NO. 7 AND
SUMMER BREEZE DRIVE STREET DEDICATION
SLIDE NO. 1578A & 1578B F.B.C.P.R.

BLOCK 1
RESERVE "A"
HIGH SCHOOL SITE

MOSES SHIPMAN SURVEY
A - 86

- TRAMMEL FRESNO ROAD EXISTING R.O.W.
1. NO DEED FOUND FOR ORIGINAL OCCUPATION - PRESCRIPTIVE USE
2. F.C. 2004011717
3. SLIDES 1578A, 1578B & 1579A F.B.C.P.R.



TSC Surveying
"A GeoSurv, Inc. Company"
GeoSurv, Inc. d/b/a TSC Surveying
TRPLS Firm No. 1006180
14970 STANCLIFF RD HOUSTON, TEXAS 77040
TEL 713.744.4444

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 01
TSC SURVEYING TRAMMEL FRESNO
FORT BEND COUNTY
FEBRUARY, 2019
SCALE: 1"=50'

013186.0000004851-2122-4073.v2