

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.

### DONATION DEED

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

THAT THE **PROSPERITY BANK, successor by merger to Southern National Bank of Texas** ("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 certain tract of land, containing 0.0232 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, and warrants the title to the same, subject to the Permitted Encumbrances, against ny and all acts, conveyances, liens, and encumbrances affecting such Property made or suffered to be made or done by, through, or under Grantor, but not otherwise.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements

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 11<sup>th</sup> day of February, 2020.

**GRANTOR:**

Prosperity Bank,  
successor by merger to Southern National Bank of Texas

By: *Kathy L. Sheldon*

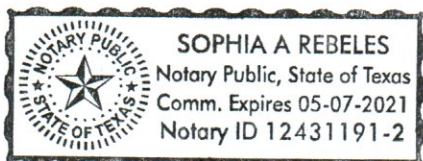
Kathy L. Sheldon  
Print Name

Banking Center President  
Title

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF Fort Bend   §

This instrument was acknowledged before me on the 11 day of February, 2020 by Kathy L. Sheldon, on behalf of Prosperity Bank.

(SEAL)



*[Signature]*  
Notary Public in and for the State of Texas

After Recording Return to:  
Percheron LLC  
Attn: Arlene Kaplan  
1904 W Grand Parkway N, Suite 200  
Katy, Texas 77449

# EXHIBIT A

EXHIBIT A

County: Fort Bend

Highway: S.H. 99

Project Limits: Northwest corner of the intersection of S.H. 99 and Cinco Ranch Blvd.

Property Description for 0.0232 Acre Parcel

Being a 0.0232 acre (1,012 square feet) parcel of land, out of the I. & G.N.R.R. Co. Survey, A-266 Fort Bend County, Texas, and being a portion of that certain 1.248 acre tract of land, described in a Special Warranty Deed dated September 30, 2004 from Westbrook Cinco East, L.P. to Southern National Bank of Texas, filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.), under Clerk's File No. 2004123447, also being a portion of Unrestricted Reserve "A" of Cinco Ranch Greenway Village, Section Two, filed in the Fort Bend County Plat Records (F.B.C.P.R.), under Slide Numbers 1057A thru 1058B, said 0.0232 acre parcel being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "WEISSER ENG, HOUSTON TX" set for the southeast corner of said 1.248 acre tract, in the south line of said Unrestricted Reserve "A", for the southwest corner of a called 2.0074 acre tract of land, described in a Special Warranty Deed from PMT Partners IV, LTD. to Lucky Three Cinco Ranch, LLC, filed under Clerk's File No. 2013036735 of the O.P.R.F.B.C. and in the existing north right-of-way line of Cinco Ranch Blvd. (width varies), as recorded under File No 1172396 of the F.B.C.P.R., thence as follows:

THENCE, South 87°50'40" West, a distance of 16.68 feet, along the existing north right-of-way line of said Cinco Ranch Blvd, along the south line of said 1.248 acre tract and along the south line of said Unrestricted Reserve "A" to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed right-of-way line of Cinco Ranch Boulevard, for the southeast corner and POINT OF BEGINNING of the herein described parcel, said point having Coordinates of N=13,834,083.11 and E=2,993,210.52;\*\*

- 1) THENCE, South 87°50'40" West, a distance of 84.29 feet, along the existing north right-of-way line of said Cinco Ranch Boulevard, along the south line of said 1.248 acre tract and along the south line of said Unrestricted Reserve "A" to a 5/8-inch iron rod found for the southeast corner of a called 0.403 acre tract of land, described in a Conveyance from Westbrook Cinco East, L.P. to Cinco Residential Property Association, Inc., filed under Clerk's File No. 2001024639 of the O.P.R.F.B.C., for the southwest corner of said 1.248 acre tract and for the southwest corner of the herein described parcel;

EXHIBIT A

- 2) THENCE, North 02°09'20" West, a distance of 12.00 feet, along a west line of said 1.248 acre tract and an east line of said 0.403 acre tract to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of Cinco Ranch Boulevard and for the northwest corner of the herein described parcel; \*\*
- 3) THENCE, North 87°50'40" East, a distance of 84.29 feet, over and across said 1.248 acre tract and along the proposed north right-of-way line of said Cinco Ranch Boulevard to a 5/8 inch iron rod with TxDOT aluminum cap set for the northeast corner of the herein described parcel;
- 4) THENCE, South 02°09'20" East, a distance of 12.00 feet, over and across said 1.248 acre tract and along the proposed right-of-way line of said Cinco Ranch Boulevard to the POINT OF BEGINNING and containing 0.0232 acre (1,012 square feet) parcel of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

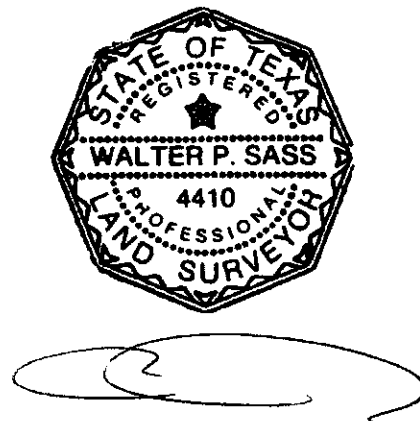
All elevations shown hereon are referenced to the North American Vertical Datum

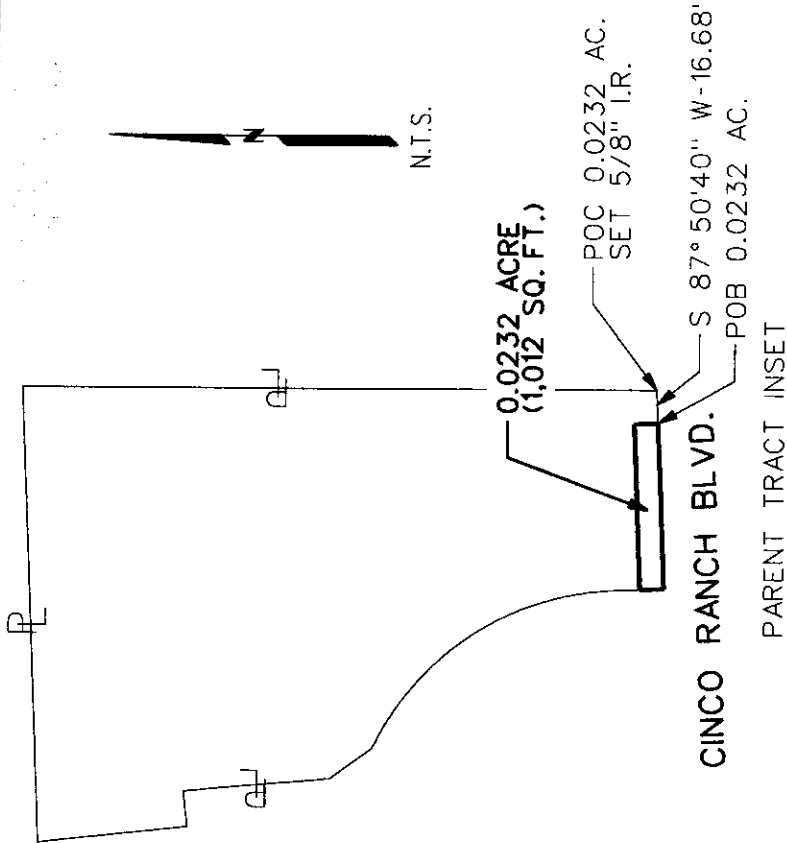
\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

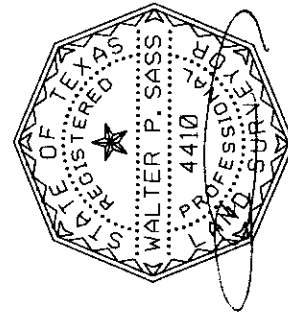
Compiled by:  
Weisser Engineering Company  
TBPLS Firm Reg. No. 100518-00  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
August, 2019





# NOTES:

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. \*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.
3. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88) GEOID12A.
5. ABSTRACTING PERFORMED BY: WEISSER ENGINEERING CO. 07/2018 AND UPDATED ON 06/2019.
6. GROUND SURVEY PERFORMED 07/2018.



## CONVENTIONAL SIGNS:

EXISTING RIGHT-OF-WAY LINE  
ACCESS DENIAL LINE  
PROPOSED RIGHT-OF-WAY LINE  
PROPERTY LINE  
SURVEY LINE

DENOTES PARCEL No.

DENOTES BEARING AND DISTANCE NOTE No.

SET 5/8" I.R. W/TxDOT ALUM. CAP (SEE NOTE 2)

SET 5/8" I.R. W/TxDOT ALUM. CAP (STAMPED "ADL")

FOUND 5/8" I.R. W/TxDOT ALUM. CAP

SET (AS INDICATED)

FOUND (AS INDICATED)

## LEGEND:

C.F. NO.

F.C. NO.

O.P.R.F.B.C.

F.B.C.P.R.

F.B.C.D.R.

F.B.C.C.R.

F.B.C.D.C.R.

= CLERK'S FILE NUMBER

= FILM CODE NUMBER

= OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY

= FORT BEND COUNTY PLAT RECORDS

= FORT BEND COUNTY DEED RECORDS

= FORT BEND COUNTY COURT RECORDS

= FORT BEND COUNTY DISTRICT COURT RECORDS

REVISED: 09/05/2019 - CORRECTED  
NORTH ARROW DIRECTION.

EXISTING	TAKING AC/SF	REMAINING
1.248 AC	0.0232 AC 1,012 SF	1.224 LT.

**WEISSER Engineering Co.**  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg. No. 100518-00

PARCEL PLAT SHOWING

0.0232 ACRE (1,012 SQ. FT.)

SH 99, FORT BEND COUNTY, TEXAS

DATE: 08/2019 SCALE: N.T.S. JOB No.: EH324  
RCSJ No.: DWG. No.: P-0.0232AC-01

I & G N.R.R. CO. SURVEY, A-266

CALLLED 0.403 ACRE  
CINCO RESIDENTIAL PROPERTY  
ASSOCIATION INC.  
FILE NO. 2001024639  
O.P.R.F.B.C.

UNRESTRICTED RESERVE "A"  
CINCO RANCH GREENWAY  
VILLAGE, SECTION TWO  
SLIDE NOS. 1057A THRU 1058B  
F.B.C.P.R.

CALLLED 1.248 ACRE  
(CALLLED AND DESCRIBED  
IN FILE NO. 2004123447)  
PROSPERITY BANK  
FILE NO. 2006049304  
O.P.R.F.B.C.

CALLLED 2.0074 ACRES  
LUCKY THREE  
CINCO RANCH, LLC  
FILE NO. 2013036735  
O.P.R.F.B.C.

S.H. 99  
VOL. 2170, PG. 2025  
O.P.R.F.B.C.  
FILE NO. M425630  
F.C. NO. 163-71-2320  
O.P.R.P.H.C.

SCALE IN FEET  
0 25 50  
1 INCH = 50 FEET

PROPOSED  
R.O.W.

N 02°09'20" W  
12.00'

EXIST. R.O.W.  
FND. 5/8" I.R.

N 87°50'40" E  
84.29'

S 87°50'40" W  
84.29'

S 02°09'20" E-12.00'

P.O.C.  
0.0232 ACRE  
(1,012 SQ. FT.)  
SET 5/8" I.R.

P.O.B.  
0.0232 ACRE  
(1,012 SQ. FT.)  
N-13,834.083.11  
E- 2,933.210.52

15+00  
N 87°50'40" E  
CINCO RANCH BLVD.  
FILE NO. 1172396  
F.B.C.P.R.



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING

0.0232 ACRE (1,012 SQ. FT.)  
SH 99, FORT BEND COUNTY, TEXAS

DATE: 08/2019 SCALE: 1" = 50' JOB No.: EH324  
RCSJ No.: DWG. No.: P-0.0232AC-02

SHEET 4 OF 4