

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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, **Eduardo Morales**, an individual person, (herein referred to as "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 do 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, for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), a certain tract of land, containing **0.1433 acres of land**, 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 is made for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), and is 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").

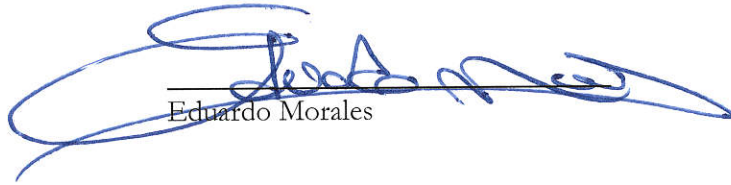
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind themselves, their successors and assigns, to WARRANT AND FOREVER DEFEND, all singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, 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 28th day of September, 2023.

GRANTOR:

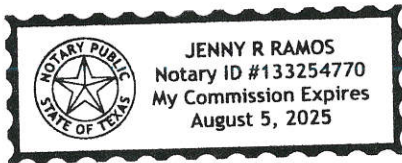

Eduardo Morales

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me this 28 day of September, 2023, by Eduardo Morales.

(NOTARY SEAL)




Notary Public, State of Texas

Attachments:

Exhibit A – Description and Sketch of Property - 0.1433 acres of land

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

**DESCRIPTION OF A 0.1433-ACRE
(6,241 SQ. FT.) TRACT SITUATED
IN THE ENOCH LATHAM SURVEY,
A-50, FORT BEND COUNTY, TEXAS**

Being a description of a 0.1433-acre (6,241 square foot) tract situated in the Enoch Latham Survey, A-50, Fort Bend County, Texas. Said 0.1433-acre tract being out of the remainder of a called 16.071-acre tract of land conveyed to Eduardo Morales, by deed recorded under Fort Bend County Clerk's File No. 2017121792 of the Official Public Records of Fort Bend County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.00013. All distances are surface:

COMMENCING (N=13,812,267.91, E=2,957,983.42) at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found in the existing north right-of-way line of F.M. Highway 1093 (Variable Width Right-Of-Way), by deeds recorded under Fort Bend County Clerk's File No. 2011033793 of the Official Public Records of Fort Bend County Texas, and in Volume 2478, Page 1664 & Volume 243, Page 171, both of the Fort Bend County Deed Records, for the southeast corner of Commercial Reserve "E", Final Plat of Lazy Acres Section 1, Replat No. 1, by plat recorded under Plat No. 20130137 of the Fort Bend County Plat Records, for the most southerly southwest corner of said remainder of the 16.071-acre tract and for the most southerly southwest corner of proposed Unrestricted Reserve "F";

THENCE North 83 deg. 00 min. 27 sec. East, with the existing north right-of-way line of said F.M. Highway 1093, with a south line of said remainder of the 16.071-acre tract and with a south line of said proposed Unrestricted Reserve "F", a distance of 5.40 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for the west corner and **POINT OF BEGINNING (N= 13,812,268.57, E= 2,957,988.78)** of said tract herein described;

THENCE North 83 deg. 04 min. 04 sec. East, over and across said remainder of the 16.071-acre tract, with a south line of said proposed Unrestricted Reserve "F" and with a north line of said tract herein described, a distance of 265.48 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the intersection of the proposed north right-of-way line of said F.M. Highway 1093 and the west right-of-way line of proposed GM Library Road, for the most southerly southeast corner of said proposed Unrestricted Reserve "F" and for an angle point of said tract herein described;

THENCE North 82 deg. 58 min. 33 sec. East, over and across said remainder of the 16.071-acre tract, with a south line of proposed Unrestricted Reserve "H" and with a north line of said tract herein described, a distance of 428.26 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the west line of a called 3.00-acre tract of land conveyed to Andrea Chatam, by deed recorded under Fort Bend County Clerk's File No. 2013030092 of the Official Public Records of Fort Bend County, Texas, in the east line of said remainder of the 16.071-acre tract, for a southeast corner of said proposed Unrestricted Reserve "H" and for the northeast corner of said tract herein described;

THENCE South 02 deg. 21 min. 40 sec. East, with the west line of said 3.00-acre tract, with the east line of said remainder of the 16.071-acre tract and with the east line of said tract herein described, a distance of 10.03 feet to a point in the existing north right-of-way line of said F.M. Highway 1093, for the southwest corner of said 3.00-acre tract, for the southeast corner of said remainder of the 16.071-acre tract and for the southeast corner of said tract herein described;

THENCE South 82 deg. 59 min. 03 sec. West, with the existing north right-of-way line of said F.M. Highway 1093, with a south line of said remainder of the 16.071-acre tract and with a south line of said tract herein described, a distance of 587.19 feet to a point for the southwest corner of said tract herein described;

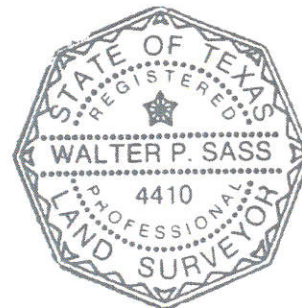
THENCE North 87 deg. 55 min. 49 sec. West, with the existing north right-of-way line of said F.M. Highway 1093, with a south line of said remainder of the 16.071-acre tract and with a south line of said tract herein described, a distance of 23.98 feet to a point for the beginning of a curve to the left;

THENCE in a westerly direction, with the existing north right-of-way line of said F.M. Highway 1093, with a south line of said remainder of the 16.071-acre tract, with a south line of said tract herein described and along said curve to the left, having a radius of 521.00 feet, a central angle of 09 deg. 03 min. 44 sec., a chord bearing South 87 deg. 32 min. 19 sec. West, a chord distance of 82.32 feet and an arc length of 82.40 feet to the **POINT OF BEGINNING** and containing 0.1433 acre (6,241 square feet) of land.

This description is accompanied by a survey of even survey date.

Compiled by:

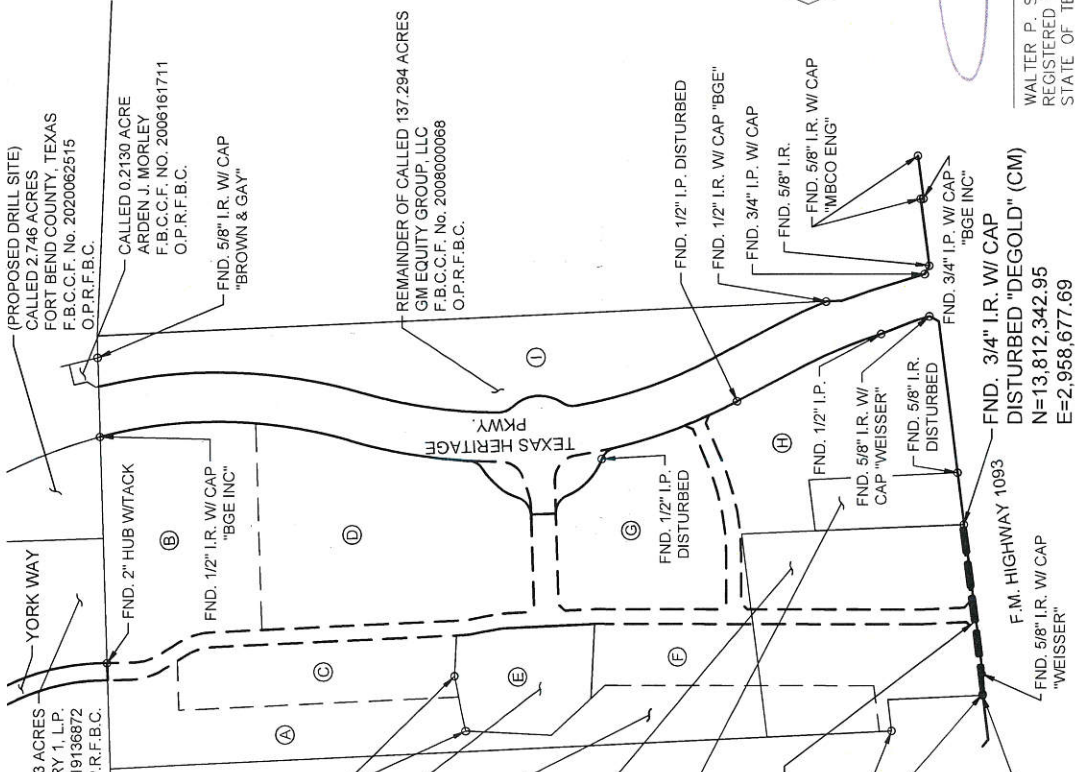
Weisser Engineering & Surveying
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 10194324
TBPE Reg. No.: F-68
Job No. IH067
Date: 04/21/22
Revised: 05/05/23



A handwritten signature in blue ink, appearing to read "Walter P. Sass", written over a faint circular line.

CREEK RUSH AT CROSS CREEK RANCH
SECTION TWO
PLAT No. 20220022
F.B.C.P.R.

CALLLED 286.3 ACRES
COR LOAN SUBSIDIARY 1, L.P.
F.B.C.C.F. No. 2019136872
O.P.R.F.B.C.



PROPOSED RESERVES:

- (A) PROPOSED RESTRICTED RESERVE "A" (DETENTION)
- (B) PROPOSED UNRESTRICTED RESERVE "B"
- (C) PROPOSED UNRESTRICTED RESERVE "C"
- (D) PROPOSED UNRESTRICTED RESERVE "D"
- (E) PROPOSED RESTRICTED RESERVE "E" (LIBRARY)
- (F) PROPOSED UNRESTRICTED RESERVE "F"
- (G) PROPOSED UNRESTRICTED RESERVE "G"
- (H) PROPOSED UNRESTRICTED RESERVE "H"
- (I) PROPOSED UNRESTRICTED RESERVE "I"

CALLLED 5.062 ACRES
FORT BEND COUNTY, TEXAS
F.B.C.C.F. No. 2021106274
O.P.R.F.B.C.

REMAINDER OF CALLED 137.294 ACRES
GM EQUITY GROUP, LLC
F.B.C.C.F. No. 2008000068
O.P.R.F.B.C.

REMAINDER OF CALLED 16.071 ACRES
EDUARDO MORALES
FR.B.C.C.F. No. 2017121792
O.P.R.F.B.C.

CALLLED 3.00 ACRES
ANDREA CHATAM
F.B.C.C.F. No. 2013030092
O.P.R.F.B.C.

0.1433-ACRE TRACT
(6,241 SQ. FT.)
FND. 5/8" I.R. W/ CAP
"KALKOMEY SURVEYING"
P.O.B.

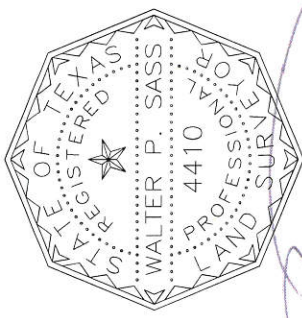
FND. 5/8" I.R. W/ CAP "WEISSER" (CM)
N=13,812,268.57
E=2,957,988.78
P.O.C.

FND. 5/8" I.R. W/ CAP "WEISSER"
N=13,812,267.91
E=2,957,983.42

BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 NAD 83 (2011) EPOCH 2010.00. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013. ALL DISTANCES ARE HORIZONTAL GROUND SURFACE DISTANCES IN U.S. SURVEY FEET.

NOTE:
A PARCEL DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL EXHIBIT.

NOTE:
THIS PARCEL EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ALL ENCUMBRANCES MAY NOT BE SHOWN.



WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410

REVISED: 05/05/23

© Copyright 2022 Weisser Engineering & Surveying			
DRAWN BY:	O.P.	CALC'D. BY	R.S.
F.B. NO:	3876	CHECKED BY:	S.P.
CREW CHIEF:	K.H.	DATE:	04/21/2022
		SCALE:	N.T.S.
		SHEET	01 OF 03
		JOB No.:	IH067

**PARENT TRACT INSET
PROPOSED 0.1433-ACRE TRACT
ENOCH LATHAM SURVEY, A-50
FORT BEND COUNTY, TEXAS**

**WEISSER
Engineering &
Surveying**

19500 Park Row | Houston, Texas 77064
T.B.P.E. Reg. No. F-48 | T.B.P.L.S. Reg. No. 10194324
www.weissereng.com | 281.379.7300



Line Table

Line #	Length	Direction
L1	265.48'	N83° 04' 04"E
L2	428.26'	N82° 58' 33"E
L4	587.19'	S82° 59' 03"W
L5	23.98'	N87° 55' 49"W

COMMERCIAL RESERVE "E"
FINAL PLAT OF LAZY J ACRES
SECTION 1, REPLAT NO. 1
PLAT No. 20130137
F.B.C.P.R.

P.O.C.
FND. 5/8" I.R. W/ CAP "WEISSER"
N=13,812,267.91
E=2,957,983.42

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	82.40'	521.00'	09° 03' 44"	S87° 32' 19"W	82.32'

PROPOSED RESERVE &
R.O.W. LINE

PROPOSED
UNRESTRICTED RESERVE "F"

REMAINDER OF CALLED 16.071 ACRES
EDUARDO MORALES
F.B.C.C.F. No. 2017121792
O.P.R.F.B.C.

0.1433-ACRE TRACT
(6,241 SQ. FT.)

PROPOSED RESERVE &
R.O.W. LINE

N83° 00' 27"E
5.40'

FND. 5/8" I.R. W/CAP
"WEISSER"

P.O.B.

FND. 5/8" I.R. W/ CAP "WEISSER"
ENG HOUSTON, TX" (CM)
N=13,812,268.57
E=2,957,988.78

F.M. HIGHWAY 1093

VARIABLE WIDTH R.O.W.
VOL. 2478, PG. 1664, F.B.C.D.R., AND
VOL. 243, PG. 171, F.B.C.D.R.)

PROPOSED GM LIBRARY ROAD

MATCHLINE SHEET 3



WEISSER
Engineering &
Surveying

19500 Park Row | Houston, Texas 77064
T.B.P.E. Reg. No. F-48 | T.S.P.L.S. Reg. No. 10194324
www.weissereng.com | 281.579.7300

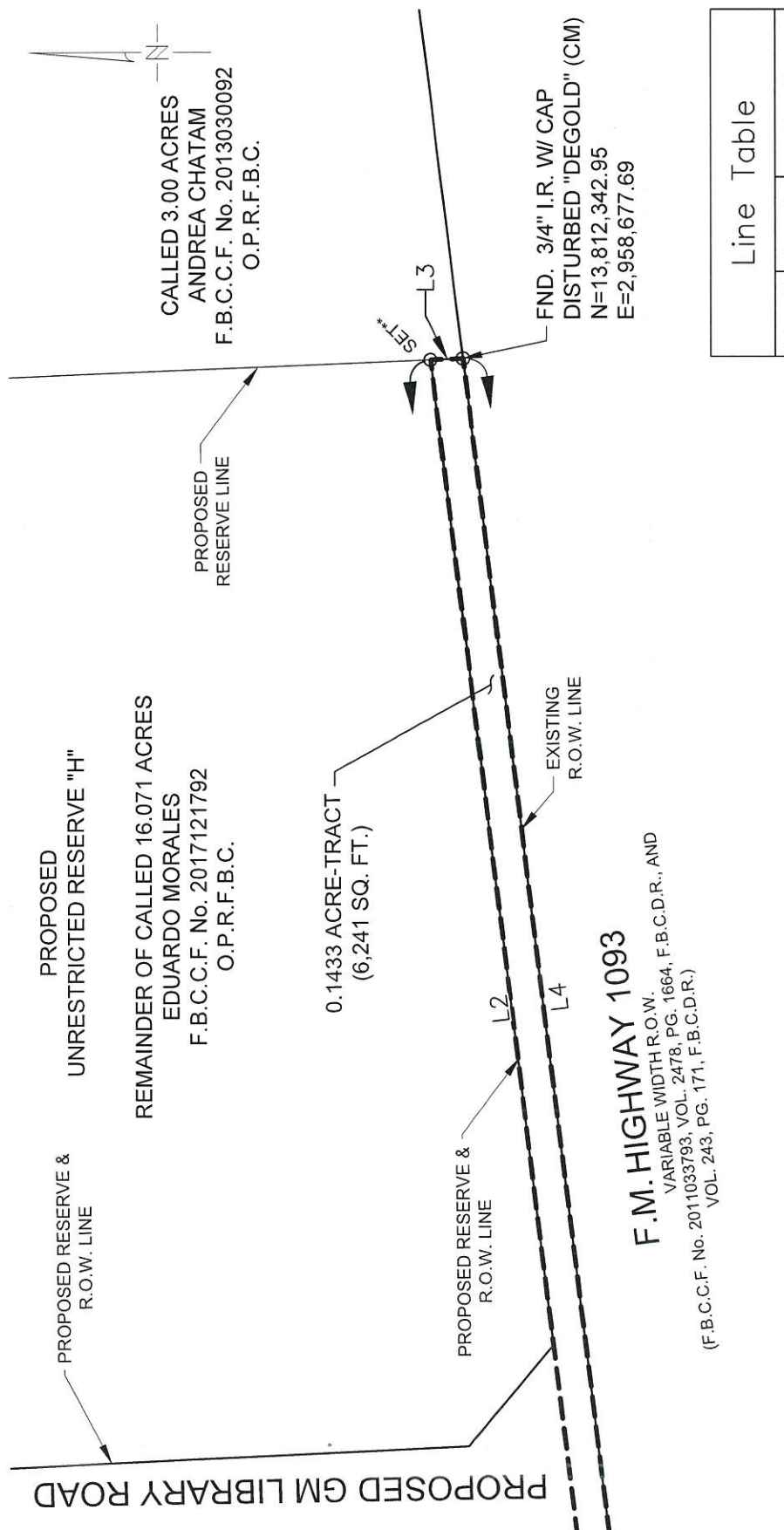
© Copyright 2022 Weisser Engineering & Surveying

**0.1433 ACRE (6,241 SQ. FT.)
ENOCH LATHAM SURVEY, A-50
FORT BEND COUNTY, TEXAS**

DRAWN BY: D.G. CALC'D. BY: R.S. SCALE: 1" = 50'

F.B. NO: 3876 CHECKED BY: S.P. SHEET 02 OF 03

CREW CHIEF: K.H. DATE: 04/21/2022 JOB No.: IH067



FND. 3/4" I.R. W/ CAP
 DISTURBED "DEGOLD" (CM)
 N=13,812,342.95
 E=2,958,677.69

Line Table		
Line #	Length	Direction
L2	428.26'	N82° 58' 33"E
L3	10.03'	S02° 21' 40"E
L4	587.19'	S82° 59' 03"W

© Copyright 2022 Weisser Engineering & Surveying			
DRAWN BY:	D.G.	CALC'D. BY:	R.S.
F.B. NO:	3876	CHECKED BY:	S.P.
CREW CHIEF:	K.H.	DATE:	04/21/2022
		SCALE:	1" = 50'
		SHEET	03 OF 03
		JOB No.:	IH067

0.1433 ACRE (6,241 SQ. FT.)
ENOCH LATHAM SURVEY, A-50
FORT BEND COUNTY, TEXAS

WEISSER
Engineering & Surveying
 19500 Peak Row | Houston, Texas 77064
 T&E Reg. No. F-8118 | L.S. Reg. No. 10194324
 www.weissereng.com | 281.579.7300