

Randon Heights
Randon School Road
24-Eng-100779

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.

RIGHT-OF-WAY DONATION DEED

Grantor: DENALI CAPITAL INVESTMENTS, LLC
a Texas limited liability company

Grantor's Mailing Address:

1885 Ewing St.
Houston, Texas 77004

Grantee: FORT BEND COUNTY, TEXAS
a political subdivision of the State of Texas

Grantee's Mailing Address:

c/o County Auditor
301 Jackson Street
Richmond, Texas 77469

Grantee's Authority: Fort Bend County, Texas, acting by and through the Fort Bend County Commissioners Court, is authorized under the Section 81.032 of the Texas Local Government Code to accept donations of property for the purpose of performing a function conferred by law on the County. Fort Bend County, Texas, acting by and through the Fort Bend County Commissioners Court, is also authorized under Section 252.019 of the Texas Transportation Code to accept donations of property to aid in building or maintaining roads in the County.

Consideration: Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements): Being a 2.272 acre tract of land (98,974 s.f.), more or less, situated in the S.A. & M.G. R.R. Co. Survey, Abstract No. 328, Fort Bend County, Texas; said 2.272 acre tract of being more particularly described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance: This conveyance is made and accepted subject to any and all valid easements and mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect.

The purpose of this conveyance is to donate to Fort Bend County, Texas, a portion of the right-of-way for Randon School Road (the "roadway facility") 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.

Grantor hereby acknowledges that the Property herein conveyed shall become a part of a roadway facility and that Grantor's use of and access to the roadway facility shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof, and Grantor further acknowledges that the design and operation of such roadway facility may require that rights of ingress and egress and the right of direct access to and from Grantor's remaining property (if any) to said roadway facility shall hereafter be permitted from the remainder of Grantor's property. Grantor further acknowledges that such access shall be subject to such regulation as is determined by Fort Bend County, Texas, or the applicable municipality, if any, to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable state, local municipal, or county zoning, platting, and/or permit requirements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS, GIVES, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance.

If current ad valorem taxes on the 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, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.


When the context requires, singular nouns and pronouns include the plural.

{Execution Page Follows}

Executed this 23 day of MAY, 2025.

GRANTOR

DENALI CAPITAL INVESTMENTS, LLC
a Texas limited liability company

By: 

Name: Mike Gutierrez

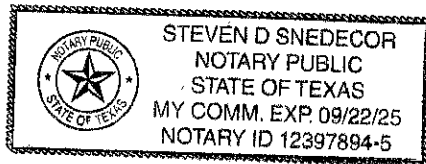
Title: Owner

Acknowledgement

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 23 day of MAY, 2025,
by MIKE GUTIERREZ, owner of Denali Capital
Investments, LLC, a Texas limited liability company, on behalf of said limited liability company.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Please Return To:
Fort Bend County Engineering Dept.
301 Jackson St., 4th Floor
Richmond, Texas 77469

EXHIBIT A

(Metes and Bounds Follow Behind)



DVJ
CIVIL ENGINEERING &
LAND SURVEYING

8118 Fry Road, Ste. 402, Cypress, Texas 77433 * (281) 213-2517
www.dvjlandsurveying.com * TBPELS Reg. No. 10194609

**METES AND BOUNDS DESCRIPTION
2.272 ACRES (98,974 SQUARE FEET)
LOCATED IN THE
S.A. & M.G. R.R. Co. SURVEY, ABSTRACT No. 328
FORT BEND COUNTY, TEXAS**

Being a tract or parcel containing 2.272 acres (98,974 square feet) of land situated in the S.A. & M.G. R.R. Co. Survey, Abstract Number 328, Fort Bend County, Texas; said 2.272 acre tract of record in the name of Fort Bend County in Plat Number 2021162287, in the Plat Records of Fort Bend County (F.B.C.P.R.), Texas; Said tract being more particularly described as follows (Bearings described herein are based on aforesaid subdivision):

BEGINNING at the northwest corner of the herein described tract, being on the former south Right-of-Way (R.O.W.) line of Randon School Road (width varies) and the northeast R.O.W. line (Hamlink Road (width varies);

THENCE, through and across aforesaid Randon School Road the following two (2) courses:

1. North 80 Degrees 51 Minutes 25 Seconds East, a distance of 1,874.82 feet to the northeast corner of the herein described tract;
2. South 48 Degrees 46 Minutes 45 Seconds West, a distance of 112.98 feet to the southeast corner of the herein described tract and the northeast corner of Lot 11 in aforesaid subdivision, being on the west line of a called 93.1462 acre tract of record in the name of Olen D. Tucker III and Wife, Christy S. Tucker in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2012030209, and being on the south R.O.W. line of aforesaid Randon School Road;

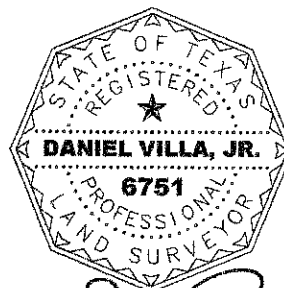
THENCE, coincident the south line of both the herein described tract and aforesaid South R.O.W. line of aforesaid Randon School Road, and the north line of aforesaid Lot 11, South 80 Degrees 51 Minutes 25 Seconds West, a distance of 1,516.01 feet to the southwest corner of the herein described tract and the northwest corner of Lot 5 in said subdivision, and being on the east line of a called 1.000 acre tract of record in the name of Cleatta Hayward in F.B.C.C.F. Number 2007118015;

THENCE, coincident the east line of aforesaid 1.000 acre tract, North 09 Degrees 07 Minutes 03 Seconds West, a distance of 40.00 feet to the northeast corner of said 1.000 acre tract;

THENCE, coincident the north line of aforesaid 1.000 acre tract, South 80 Degrees 51 Minutes 25 Seconds West, a distance of 250.62 feet to the northwest corner of said 1.000 acre tract, being on the south R.O.W. line of aforesaid Randon School Road and the northeast R.O.W. line of aforesaid Hamlink Road;

THENCE, coincident the northeast R.O.W. line of aforesaid Hamlink Road, North 41 Degrees 04 Minutes 42 Seconds West, a distance of 23.57 feet to the **POINT OF BEGINNING** and containing 2.272 acres (98,974 square feet) of land.

Compiled by: Chris Garcia
Checked by: Daniel Villa, Jr.
DVJ Land Surveying
8118 Fry Road, Ste. 402
Cypress, Texas 77433
June 5, 2024
Project Number 24-0445



[Signature]
DANIEL VILLA, JR.
TX REGISTRATION NO. 6751