

Linden St. - Evergreen S.R.
R172416

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

Grantors: EDWIN DAVID MORALES
ROGELIO FLORES TRISTAN
BOBBY DAVID HARRIS

Grantors' Mailing Address:

Edwin David Morales
742 Linden St.
Fresno, Texas 77545

Rogelio Flores Tristan
7207 Kelly Ln.
Richmond, Texas 77469

Bobby David Harris
726 Linden St.
Fresno, Texas 77545

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

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

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. The Fort Bend County Commissioners Court is authorized to allow conveyances of portions of one or more previously platted lots by metes and bounds description without revising the plat under Section 232.010 of the Texas Local Government Code.

Property (including any improvements): Being 0.5841 acres of land (25,444 s.f.), more or less, situated in the W.M. Swenson Survey, Abstract No. 317, Fort Bend County, Texas, and being out of and a part of Block 114, of Magnolia Place and Fresno, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Volume 2, Page 6, of the Map Records of Fort Bend County, Texas; said 0.5841 acres of land being more particularly described by metes and bounds and survey attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

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 Linden Street (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 Grantors and accepted by Grantee subject to the terms, conditions, and provisions hereof.

Grantors hereby acknowledge that the Property herein conveyed shall become a part of a roadway facility and that Grantors' 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 Grantors further acknowledge 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 Grantors' remaining property (if any) to said roadway facility 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.

Grantors, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance, 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. Grantors bind Grantors and Grantors' 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, Grantors 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.

GRANTOR:

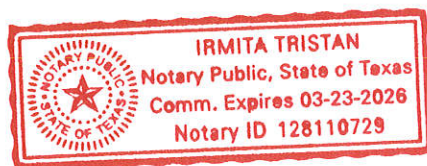
By:


EDWIN DAVID MORALES

Acknowledgement

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 29th day of April, 2025,
by Edwin David Morales.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

GRANTOR

By: 
ROGELIO FLORES TRISTAN

Acknowledgement

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 29th day of April, 2025,
by Rogelio Flores Tristan.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

GRANTOR

By: 
BOBBY DAVID HARRIS

Acknowledgement

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 6th day of May, 2025,
by Bobby David Harris.





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 and Survey Follow Behind)

Metes and Bounds Description – 0.5841 acre

All that Tract of land as described in Special Warranty Deed dated January 18th, 2021, recorded under County Clerk's file number 2021008301 to Edwin David Morrales, Rogelio Flores Tristan and Bobby David Harris. Said land also described as a 0.5841 acre (25,444 square feet) tract of land situated in the W.M. Swenson Survey, A-317, Fort Bend County, Texas, being out of and a part of Block 114 of Magnolia Place and Fresno, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Volume 2, Page 6 of the Fort Bend County Map Records (F.B.C.M.R.); said 0.5841 acre tract being also described by metes and bounds as follows: (Bearings are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.)

COMMENCING for reference at a 3/4 inch iron pipe found in the north right of way line of Linden Street (40 foot wide right of way), marking the southeast corner of Block 112 and the southwest corner of block 113 of said Magnolia Place and Fresno;

THENCE, North 86° 38' 14" East, along the south line of said Block 113 and the north right of way line of said Linden Street, passing at a distance of 185.02 feet a point marking the southeast corner of a tract of land conveyed unto Fort Bend County, by deed filed for record under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016029716 and the southwest corner of a tract of land conveyed unto Horacio Tristan, by deed filed for record under F.B.C.C.F. No. 200803537, continuing for a total distance of 475.06 feet to a 5/8 inch iron rod with cap "MBCO ENG" set on the south line of said Block 114 marking the southeast corner of a called .50 acre tract conveyed unto Marina Alvarez, et. al., by deed filed for record under F.B.C.C.F. No. 2021092376 and the southwest corner and **POINT OF BEGINNING** of the herein described 0.5841 acre tract of land, and having Texas State Plane Grid Coordinates of N: 13,763,735.98, E: 3,093,138.43;

THENCE, North 03° 32' 36" West, along the west line of the herein described tract and across said Block 114, a distance of 635.88 feet to a point on the north line of said Block 114 and the south line of Block 98 of said Magnolia Place and Fresno marking the northwest corner of the herein described tract;

THENCE, North 86° 28' 19" East, along the north line of the herein described tract, the north line of said Block 114 and the south line of said Block 98, a distance of 40.01 feet to a point marking the northeast corner of the herein described tract;

THENCE, South 03° 32' 36" East, along the east line of the herein described tract and across said Block 114, a distance of 636.00 feet to a point on the north right of way line of said Linden Street and the south line of said Block 114, marking the southeast corner of the herein described tract;



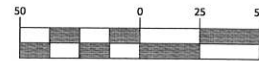
1505 Highway 6 South, Suite 180
Houston, Texas 77077
281.760.1656
MBCOEngineering.com

SBE/WBE/DBE/HUB
TBPELS Engineering Firm #F-16850
TBPELS Surveying Firm #10194810

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°28'19"E	40.01'
L2	S86°38'14"W	40.01'

NORTH LINE OF BLOCK 114 AND THE SOUTH LINE OF BLOCK 98, MAGNOLIA PLACE AND FRESNO, RECORDED IN VOL. 2, PG. 6, PLAT RECORDS OF FORT BEND COUNTY, TEXAS

GRAPHIC SCALE



1 inch = 50 ft.

LINE TABLE

BOUNDARY LINE

ABBREVIATIONS LEGEND:

(CM)	CONTROLLING MONUMENT
F.B.C.C.F.	FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
SQ. FT.	SQUARE FEET
FND	FOUND
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

LOTS 1 & 2
BLOCK 114
MAGNOLIA PLACE
VOL. 2, PG. 6 F.B.C.M.R.
ROGELIO TRISTAN
F.B.C.C.F. NO. 2018065977

CALLED 0.7573 ACRES
LOTS 1, 2, 3 &
THE NORTH HALF OF LOT 4
BLOCK 114
MAGNOLIA PLACE
VOL. 2, PG. 6 F.B.C.M.R.
DEBORAH G. GUILLORY HARRIS &
BOBBY HARRIS
F.B.C.C.F. NO. 2017004860

LOT 3
BLOCK 114
MAGNOLIA PLACE
VOL. 2, PG. 6 F.B.C.M.R.
HONORIO TRISTAN &
PERLITA TRISTAN
F.B.C.C.F. NO. 2018065976

ALL THAT TRACT OF LAND AS DESCRIBED IN
SPECIAL WARRANTY DEED DATED 01/18/2021
RECORDED UNDER F.B.C.C.F. NO. 2021008301
TO EDWIN DAVID MORALES, ROGELIO FLORES
TRISTAN AND BOBBY DAVID HARRIS

LOT 4
NORTH HALF OF BLOCK 114
MAGNOLIA PLACE
VOL. 2, PG. 6 F.B.C.M.R.
STATE OF TEXAS
NO RECORDING INFO FOUND

NOTES:

- THIS SURVEY REFLECTS BOUNDARY AND EASEMENT INFORMATION AS PER AN ABSTRACTOR'S CERTIFICATE ISSUED BY TITLE HOUSTON HOLDINGS, G.F. NUMBER 7910-24-6983, DATED OCTOBER 27, 2024; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY MBCO ENGINEERING LLC.
- THIS TRACT LIES IN ZONE "AE", DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD EVENT, WHERE THE BASE FLOOD ELEVATIONS ARE DETERMINED, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48157C0315L, LATEST AVAILABLE PUBLISHED REVISION DATED APRIL 2, 2014. THE BASE FLOOD ELEVATION IS _____.
- A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY; HOWEVER, THERE IS NO ZONING IN THE CITY OF HOUSTON OR IN HARRIS COUNTY, TEXAS.
- UNDERGROUND UTILITIES AS SHOWN HEREON ARE DERIVED FROM FIELD SURVEYS, RECORD DRAWINGS, AND/OR TONE MARKS PROVIDED BY 811. CONTRACTOR TO VERIFY ACTUAL LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THERE ARE NO NATURAL DRAINAGE COURSES ON THE SUBJECT TRACT.
- MINERAL RIGHTS AND/OR LEASE RIGHTS ARE NOT SURVEY RELATED AND THEREFORE NOT A PART OF THIS SURVEY.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- FENCE LINES, TREE DRIP LINES AND/OR LIMITS OF VEGETATION/WOODED AREAS SHOWN HEREON ARE GRAPHIC, WITH DIMENSIONED TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED; SAID LINES MAY MEANDER BETWEEN SAID LOCATIONS.
- COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES AND MAY BE BROUGHT TO GRID VALUES BY APPLYING THE COMBINED SCALE FACTOR OF 1.00013.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204.

LOT 1
WEST HALF OF THE SOUTH HALF OF BLOCK 114
LOT 5
WEST HALF OF THE NORTH HALF OF BLOCK 114
MAGNOLIA PLACE
VOL. 2, PG. 6 F.B.C.M.R.
EDWIN D. MORALES
F.B.C.C.F. NO. 2002077965

LOT 5 & THE SOUTH HALF OF LOT 4
BLOCK 114
MAGNOLIA PLACE
VOL. 2, PG. 6 F.B.C.M.R.
ANA LOUISA DURON & JODY DURON
F.B.C.C.F. NO. 2014045820

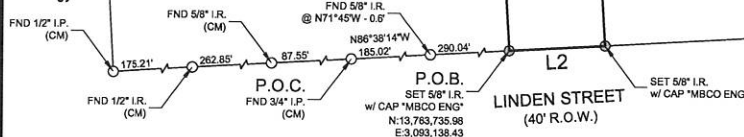
LOT 2
WEST HALF OF THE SOUTH HALF OF BLOCK 114
MAGNOLIA PLACE
VOL. 2, PG. 6 F.B.C.M.R.
CARLOS TORREZ & MAYRA TORREZ
F.B.C.C.F. NO. 2007145449

LOTS 1, 2, 3, 4 & 5
SOUTH HALF OF BLOCK 114
MAGNOLIA PLACE
VOL. 2, PG. 6 F.B.C.M.R.
COLLEEN ANNE NELSON
F.B.C.C.F. NO. 2018135217

LOT 3
WEST HALF OF THE SOUTH HALF OF BLOCK 114
MAGNOLIA PLACE
VOL. 2, PG. 6 F.B.C.M.R.
EDWIN D. MORALES
F.B.C.C.F. NO. 2021067678

CALLLED .50 ACRES
LOTS 4 & 5
WEST HALF OF THE SOUTH HALF OF BLOCK 114
MAGNOLIA PLACE
VOL. 2, PG. 6 F.B.C.M.R.
MARINA ALVAREZ, ET. AL.
F.B.C.C.F. NO. 2021092376

SOUTH POST OAK BOULEVARD
(40' R.O.W.)



12/19/24

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

Brian D. Scott

BRIAN D. SCOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5280

A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY OF A 0.5841 ACRE (25,444 SQUARE FEET) TRACT OF LAND SITUATED IN THE W.M. SWENSON SURVEY, A-317, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF BLOCK 114 OF MAGNOLIA PLACE AND FRESNO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 2, PAGE 6 OF THE FORT BEND COUNTY MAP RECORDS

MBCO
ENGINEERING + SURVEYING

1505 Highway 6 South, Suite 180
Houston, Texas 77077
281.760.1656
MBCOEngineering.com
SBE/AVS/OSI/HUB
TBPELS Engineering Firm No. F-16650
Land Surveying Firm No. 10194810

PROJECT No.: 5-0033-2301

DATE: 12/19/2024

FIELD BOOK: 297

DRAWN BY: DJP

SCALE: 1" = 50'

CHECKED BY: BDS

THENCE, South 86° 38' 14" West, along the south line of the herein described tract and the north right of way line of said Linden Street, a distance of 40.01 feet to the **POINT OF BEGINNING**, said description containing 0.5841 acres (25,444 square feet) of land; This description is submitted in conjunction with a Category 1A, Condition 3 Land Title Survey Plat dated 12/19/2024.



A handwritten signature in cursive script that reads "Brian D. Scott".

Brian D. Scott
Registered Professional Land Surveyor
Texas Registration No. 5280