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17A

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**  
**(0.5994 Acre)**

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

THAT, **FULSHEAR LAND INVESTMENT PARTNERS, LTD.**, a Texas limited partnership, hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), the receipt and sufficiency of which are hereby acknowledged, has DONATED and does hereby GRANT, GIVE, AND CONVEY unto **FORT BEND COUNTY, TEXAS**, a political subdivision of the State of Texas ("Grantee"), whose address is 301 Jackson Street, Richmond, Texas 77469, all of that certain tract or parcel of land in Fort Bend County, Texas, more particularly described in Exhibit A attached hereto, incorporated herein and made a part hereof for all purposes (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to any and all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent such matters are validly existing and affect the Property (collectively, the "Permitted Encumbrances").

**TO HAVE AND TO HOLD** the Property, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto Grantee, Grantee's successors and/or assigns forever; and Grantor does hereby bind itself, Grantor's successors and/or assigns, to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto Grantee, Grantee's successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise, subject only to the Permitted Encumbrances.

*[Signature pages follow this page.]*

CCM 10-23-12 #17A  
Fort Bend County Clerk  
Return Admin Serv Coord

EXECUTED on this the 3<sup>rd</sup> day of October, 2012.

**FULSHEAR LAND INVESTMENT PARTNERS, LTD.,** a Texas limited partnership

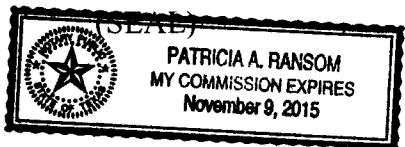
By: New FLIP Management, LLC  
a Texas limited liability company,  
its sole general partner

By: [Signature]  
Name: Duncan K. Underwood  
Title: President

THE STATE OF TEXAS           §  
  §  
COUNTY OF HALL               §

This instrument was acknowledged before me on the 3<sup>rd</sup> day of October, 2012 by Duncan K. Underwood, as President of New FLIP Management, LLC, a Texas limited liability company, the general partner of FULSHEAR LAND INVESTMENT PARTNERS, LTD., a Texas limited partnership.

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







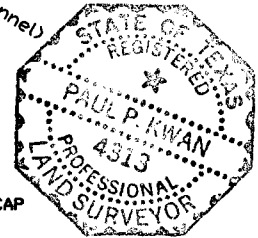
Kenneth G. McCann  
 Gerald W. McCann  
 John D. McCann  
 File No. 2005014002  
 Official Public Records of  
 Fort Bend County Texas

John Douglas McCann and  
 wife Janice Webb McCann  
 File No. 2005106285  
 Official Public Records of  
 Fort Bend County Texas

Call: 110.154 Ac.  
 Less: 0.5994 Ac.  
 Remaining: 109.5546 Ac.

Fulshear Land Investment Partners, Ltd.  
 File No. 2008000215  
 Official Public Records of  
 Fort Bend County Texas

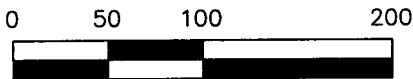
0.5994 AC.  
 (26,109 SQ. FT.)



*Paul Kwan*  
 11/18/2011

**Churchill Fulshear League  
 Abstract No. 29**

NO.	BEARING	DIST.
L1	S80°30'29"E	36.20'
L2	N83°41'15"W	30.01'



SCALE : 1" = 100'

NOTES:

- Bearing orientation is based on Texas Coordinate System, South Central Zone, NAD 83.
- See attached metes and bounds description.

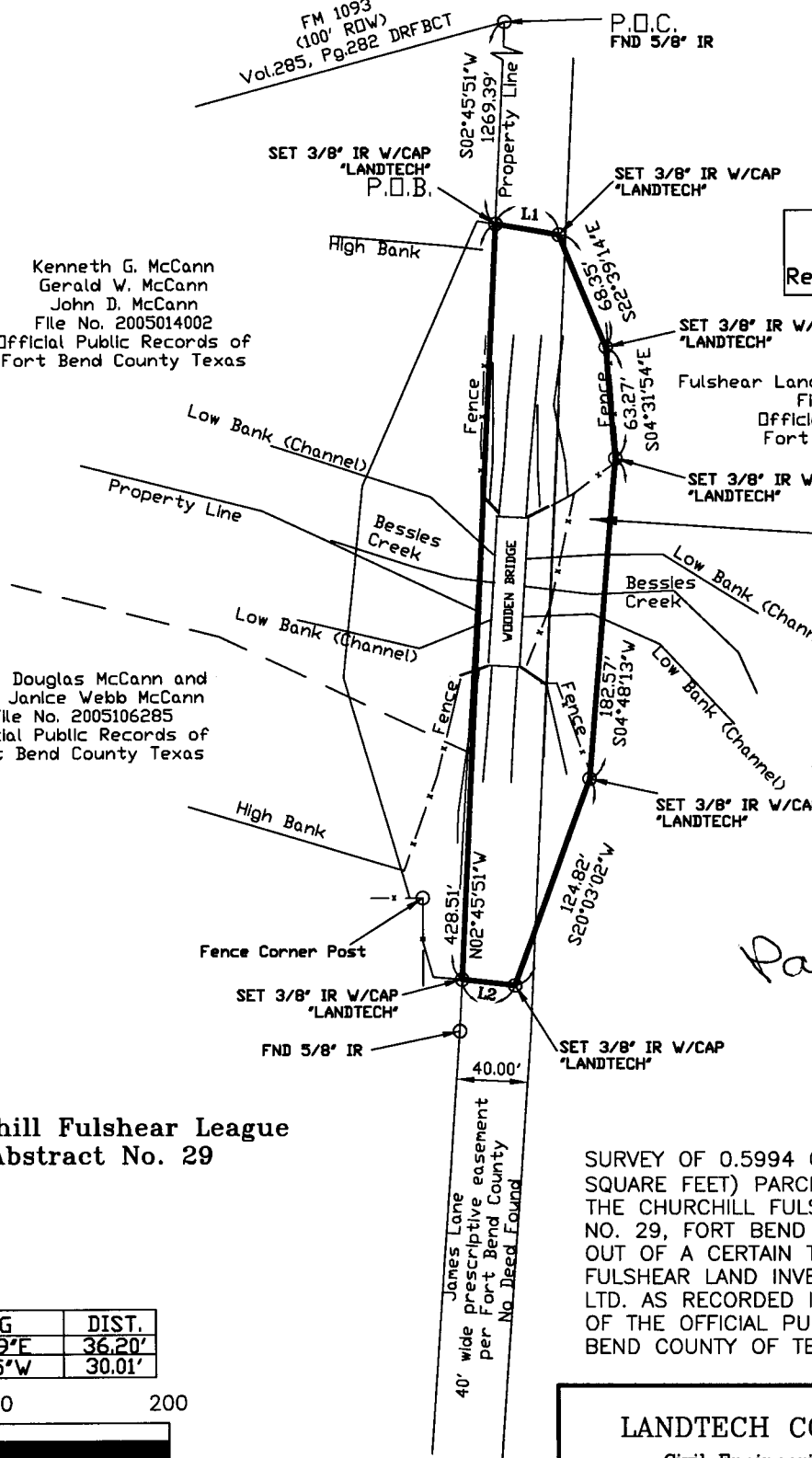
SURVEY OF 0.5994 OF ONE ACRE (26,109 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, BEING OUT OF A CERTAIN TRACT CONVEYED TO FULSHEAR LAND INVESTMENT PARTNERS, LTD. AS RECORDED IN FILE NO. 2008000215 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY OF TEXAS.

**LANDTECH CONSULTANTS, INC.**

Civil Engineering \* Land Surveying  
 2525 North Loop West  
 Suite 300  
 Houston, Texas 77008

Tel.: (713) 861-7068 Fax (713) 861-4131

FIELDWORK DATE: JUNE 21, 2011  
 SCALE: 1" = 100' (8.5x11)  
 DRAWING NO.: 1489-A-4027  
 JOB NO.: 11-1-0099.01  
 FIELD BOOK: M11-002"C"



Field notes for 0.5994 of one acre (26,109 square feet) parcel of land situated in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas, being out of a certain tract conveyed to Fulshear Land Investment Partners, Ltd. as recorded in File No. 2008000215 of the Official Public Records of Fort Bend County of Texas; said parcel is being further described by metes and bounds as follows: (Bearing orientation referenced to Texas Coordinate System, South Central Zone, NAD 83)

**COMMENCING** at a 5/8-inch iron rod found at the intersection of the south right-of-way line of FM 1093 (100.00 feet wide per Volume 285, Page 282 D.R.F.B.C.T.) and the west right-of-way line of James Lane (40.00 feet wide prescriptive easement per Fort Bend County, no deed found), said corner being the northeast corner of a certain tract conveyed to Kenneth G. McCann, Gerald W. McCann, and John D. McCann as recorded in File No. 2005014002 of the Official Public Records;

**THENCE** South 02° 45' 51" West, along the east line of said Kenneth G. McCann, Gerald W. McCann, and John D. McCann tract and the west right-of-way line of said James Lane, a distance of 1269.39 feet to a 3/8-inch iron rod with cap "Landtech" set for the northwest corner and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE** South 80° 30' 29" East, a distance of 36.20 feet to a 3/8-inch iron rod with cap "Landtech" set for the northeast corner of the herein described parcel;

**THENCE** South 22° 39' 14" East, a distance of 68.35 feet to a 3/8-inch iron rod with cap "Landtech" set for an angle point of the herein described parcel;

**THENCE** South 04° 31' 54" East, a distance of 63.27 feet to a 3/8-inch iron rod with cap "Landtech" set for an angle point of the herein described parcel;

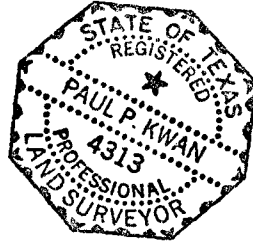
**THENCE** South 04° 48' 13" West, a distance of 182.57 feet to a 3/8-inch iron rod with cap "Landtech" set for an angle point of the herein described parcel;

**THENCE** South 20° 03' 02" West, a distance of 124.82 feet to a 3/8-inch iron rod with cap "Landtech" set for the southeast corner of the herein described parcel;

**THENCE** North 83° 41' 15" West, a distance of 30.01 feet to a 3/8-inch iron rod with cap "Landtech" set for an angle point on the west right-of-way line of said James Lane and on the east line of a certain tract conveyed to John Douglas McCann and wife, Janice Webb McCann, as recorded in File No. 2005106285 of the Official Public Records, said point being the southwest corner of the herein described parcel;

**THENCE** North 02° 45' 51" West, along the east line of said John Douglas McCann and wife, Janice Webb McCann tract, the west right-of-way line of said James Lane, and the east line of said Kenneth G. McCann, Gerald W. McCann, and John D. McCann tract, at a distance of 428.51 feet to the **POINT OF BEGINNING** and containing 0.5994 of one acre (26,109 square feet) of land.

Job No. 11-1-0099.00  
Dwg. No. 1489-A-4027  
Fieldwork date: June 21, 2011  
Landtech Consultants, Inc.



Paul Kwan 11/18/2011

Paul P. Kwan  
Texas Registered Professional Land Surveyor No. 4313

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

Dianne Wilson, County Clerk  
Fort Bend County, Texas

November 01, 2012 02:45:36 PM

FEE: \$0.00  
DEED

2012125881

