

94



12A

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, **ENNIS ROAD HOLDINGS, LLC**, a Texas limited liability company ("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 0.6158 acre tract of land and a certain 0.3106 acre tract of land, both of which 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, 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 by, through or under Grantor, but not otherwise, 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.

RAC:

CCM 7-22-14 #12A
Fort Bend County Clerk
Return Admin Serv Coord

EXECUTED on this the 11th day of July, 2014.

GRANTOR:

ENNIS ROAD HOLDINGS, LLC,
a Texas limited liability company

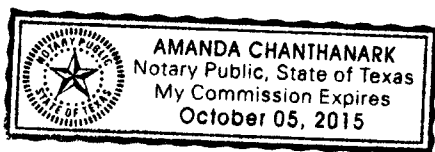
By: [Signature]
Name: MACC INC DONALD
Title: PRESIDENT

THE STATE OF TEXAS §
COUNTY OF FT. BEND §

This instrument was acknowledged before me on the 11th day of July,
2014 by MACC A. McDonald Jr, of ENNIS ROAD HOLDINGS,
LLC, a Texas limited liability company.

(SEAL)

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



AGREED to and ACCEPTED on this the 22 day of July, 2014.

GRANTEE:

FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas

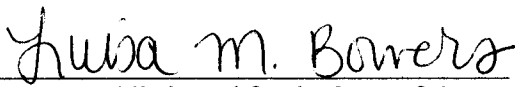


Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 22nd day of July, 2014 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas, on behalf of said body corporate and politic.




Notary Public in and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

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

June 5, 2013

R.O.W. 1

***0.6158 acre of land in the John Leverton Survey, Abstract No. 402,
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 0.6158 acre (26,823 square feet) tract of land in the John Leverton Survey, Abstract No. 402, Fort Bend County, Texas; said 0.6158 acre tract being out of a 3.659 acre tract of land conveyed to Ennis Road Holdings, LLC, as recorded in Fort Bend County Clerk's File No. 2012074004 and being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod with cap stamped "1948-4349" found in the east line of a 15.3527 acre tract of land conveyed to Ivan Musil and Lidia Musil, as recorded in Fort Bend County Clerk's File No. 2008130591 for the southwest corner of the remainder of a 1.000 acre tract of land conveyed to Raul Peralta, et ux, as recorded in Fort Bend County Clerk's File No. 2000056570 and for the northwest corner of a 7.465 acre tract of land conveyed to Ennis Road Holdings, LLC, as recorded in Fort Bend County Clerk's File No. 2012074004; from which a T-post found for the northwest corner of Jessie Parker Road (called 40 feet wide) bears North 02° 16' 44" West – 188.11 feet;

THENCE, South 89° 53' 36" East – 539.15 feet (called South 87° 34' 00" East) with the north lines of said 7.465 acre tract and said 3.659 acre tract to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the for the northwest corner and POINT OF BEGINNING of this tract;

THENCE, South 89° 53' 36" East – 76.35 feet (called South 87° 34' 00" East) with the north line of said 3.659 acre tract to a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the south line of the remainder of a 1.000 acre tract conveyed to Constancio Arana and Maria Arana, as recorded in Fort Bend County Clerk's File No. 2001003128 for the northeast corner of said 3.659 acre tract and for the northeast corner of this tract;

THENCE, South 01° 43' 09" East – 366.94 feet (called South 00° 36' 20" West – 366.85 feet) with the east line of said 3.659 acre tract to a 3/4-inch iron pipe found in the west right-of-way line of Ennis Road (called 60 feet wide) for an angle point of this tract;

THENCE, South 01° 05' 58" East – 183.60 feet (called South 00° 50' 00" West – 183.60 feet) with the east line of said 3.659 acre tract and with the west right-of-way line of said Ennis Road to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southeast corner of said 3.659 acre tract and for the southeast corner of this tract; from which a 5/8-inch iron rod with cap stamped "RPLS 4354" found for the most easterly northeast corner of a 2.0132 acre tract of land conveyed to Ennis Road Holdings, LLC, as recorded in Fort Bend County Clerk's File No. 2009098653 bears South 01° 05' 58" East – 74.74 feet; and from which a 5/8-inch iron rod found for an angle point bears South 01° 05' 58" East – 146.16 feet;

THENCE, South $89^{\circ} 52' 22''$ West – 42.96 feet (called North $88^{\circ} 11' 40''$ West) with the south line of said 3.659 acre tract to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southwest corner of this tract;

THENCE, in a northerly direction with the proposed west right-of-way line of Addicks Clodine Road and with a curve to the left having a radius of 750.00 feet, a central angle of $04^{\circ} 00' 35''$, a length of 52.49 feet and a chord bearing North $01^{\circ} 07' 01''$ East – 52.48 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-tangency;

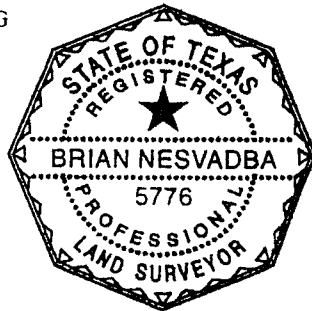
THENCE, North $00^{\circ} 53' 17''$ West – 100.00 feet with the proposed west right-of-way line of Addicks Clodine Road to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-curvature;

THENCE, in a northerly direction with the proposed west right-of-way line of Addicks Clodine Road and with a curve to the left having a radius of 1,950.00 feet, a central angle of $11^{\circ} 48' 05''$, a length of 401.65 feet and a chord bearing North $06^{\circ} 47' 19''$ West – 400.94 feet to the POINT OF BEGINNING and containing 0.6158 acre (26,823 square feet) of land.

Note: This metes-and-bounds description was written in conjunction with a survey performed on even date.

COMPILED BY:

TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Job No. 1048-1



A handwritten signature in black ink, appearing to read "B. Nesvadba", written over a horizontal line.

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

D. A. CONNER SURVEY
ABSTRACT NO. 158

JOHN LEVERTON SURVEY
ABSTRACT NO. 402

ENNIS ROAD HOLDINGS, LLC
CALLED 7.465 ACRES
(F.B.C.F. NO. 2012074004)

SURVEY/ABSTRACT UNIT

IVAN MUSIL AND LIDIA MUSIL
15.3527 ACRES
(F.B.C.F. NO. 2008130591)

P.O.C.

11 02 10 44 W - 100.11
SURVEY/ABSTRACT LINE

REMAINDER OF 1,000 ACRE
(F.B.C.C.F. NO. 2000056570)

SIOMARA SOLEDAD SOLORZANO
REMAINDER OF 0.500 ACRE
(F.B.C.F. NO. 2006039987)

ENNIS ROAD HOLDINGS, LLC
CALLED 2.0132 ACRES
(F.B.C.C.F. NO. 2009098653)

ENNIS ROAD HOLDINGS, LLC
CALLED 3.659 ACRES
(F.B.C.C.F. NO. 2012074004)

$\Delta = 4^{\circ}00'35''$
 $R = 750.00'$
 $L = 52.49'$
 $CH = N 01^{\circ}07'01'' E - 52.48'$

$\Delta = 11^{\circ}48'05''$
 $R = 1,950.00'$
 $L = 401.65'$
 $CH = N\ 06^{\circ}47'19''\ W - 400.94'$

S 89°53'36" E - 539.15
(CALLED S 87°34'00" E)

HUMBERTO SANCHEZ AND
JOSE A. ROMERO
REMAINDER OF 1.000 ACRES
(F.B.C.F. NO. 2001036739)

JESSIE PARKER ROAD
(CALLED 40' R.O.W.)

ZINDLER ROAD
(CALLED 60' R.O.W.)

ENNIS ROAD
(CALLED 60' R.O.W.)

**R.O.W. 1
0.6158 ACRE
(26,823 SQ. FT.)**

STANDARD LAND SURVEY

A 0.6158 ACRE (26,823 SQ. FT.) TRACT OF LAND, BEING OUT OF THE ENNIS ROAD HOLDINGS, LLC 3.659 ACCE TRACT (F.B.C.F. NO. 2012074004) IN THE JOHN LEVERTON SURVEY, ABSTRACT NO. 400, HART BEND COUNTY, TEXAS

TEXAS ENGINEERING AND MAPPING

- 1.) BEHAVIORS SHOWN HEREON ARE BASED ON TEXAS STATE PLANT COMMUNITARY SYSTEM, SOUTH CENTRAL ZONE (MADRID) USING NOS. COMPANION, OBTAINING REFERENCE STRINGS.
- 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT SURVEY OF THE MULTIMEDIA ENCLOSURES, SAYS THAT IF A CURRENT SHOWN HEREON.
- 3.) ARTS AND BONDS DESCRIPTION WAS COMPLETED IN COMPLIANCE WITH THE SURVEY.
- 4.) ALL NOS SET ARE 5/8" RIB ROOFS WITH CAPS STAMPED TEAM 681-481-2535
- 5.) IMPROVEMENTS ARE NOT SHOWN HEREON.

F B C C F - FIRST BEAD COUNTY CLERK'S FILE
F B C D R - FIRST BEAD COUNTY DEED RECORDS
F B D - F B D
I R - IRON PIPE
I R - IRON ROD
P O B - POINT OF BEGINNING
P O C - POINT OF COMMENCEMENT
R D W - RIGHT OF WAY
S Q F T - SQUARE FEET
W - WITH

STATE OF TEXAS
REGISTERED
★
BRIAN NESVADA
5776
PROFESSIONAL
LAND
SURVEYOR

DATE: 6-5-13

JOB NO.: 1048-1 SCALE: 1"=60'

DRAWING INFO: Z:\cib#\1048-1\dwg\1048-1 ROW 1_Exp.bld.dwg JUN 05, 2013 9:59 AM

June 5, 2013

R.O.W. 2

***0.3106 acre of land in the John Leverton Survey, Abstract No. 402,
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 0.3106 acre (13,528 square feet) tract of land in the John Leverton Survey, Abstract No. 402, Fort Bend County, Texas; said 0.3106 acre tract being out of a 2.0132 acre tract of land conveyed to Ennis Road Holdings, LLC, as recorded in Fort Bend County Clerk's File No. 2009098653 and being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod with cap stamped "1948-4349" found in the east line of a 15.3527 acre tract of land conveyed to Ivan Musil and Lidia Musil, as recorded in Fort Bend County Clerk's File No. 2008130591 for the southwest corner of the remainder of a 1.000 acre tract of land conveyed to Raul Peralta, et ux, as recorded in Fort Bend County Clerk's File No. 2000056570 and for the northwest corner of a 7.465 acre tract of land conveyed to Ennis Road Holdings, LLC, as recorded in Fort Bend County Clerk's File No. 2012074004; from which a T-post found for the northwest corner of Jessie Parker Road (called 40 feet wide) bears North 02° 16' 44" West – 188.11 feet;

THENCE, South 89° 53' 36" East – 615.50 feet (called South 87° 34' 00" East) with the north line of said 7.465 acre tract and the north line of a 3.659 acre tract of land conveyed to Ennis Road Holdings, LLC, as recorded in Fort Bend County Clerk's File No. 2012074004 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the south line of the remainder of a 1.000 acre tract conveyed to Constancio Arana and Maria Arana, as recorded in Fort Bend County Clerk's File No. 2001003128 for the northeast corner of said 3.659 acre tract;

THENCE, South 01° 43' 09" East – 366.94 feet (called South 00° 36' 20" West – 366.85 feet) with the east line of said 3.659 acre tract to a 3/4-inch iron pipe found in the west right-of-way line of Ennis Road (called 60 feet wide) for an angle point;

THENCE, South 01° 05' 58" East (called South 00° 50' 00" West) with the west right-of-way line of said Ennis Road, at a distance of 183.60 feet (called 183.60 feet) pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southeast corner of said 3.659 acre tract and continuing for a total distance of 258.34 feet to a 5/8-inch iron rod with cap stamped "RPLS 4354" found for the most easterly northeast corner of said 2.0132 acre tract and for the northeast corner and POINT OF BEGINNING of this tract;

THENCE, South 01° 05' 58" East – 71.42 feet (called South 00° 50' 00" West – 71.49 feet) with the west right-of-way line of said Ennis Road and with an east line of said 2.0132 acre tract to a 5/8-inch iron rod found for an angle point of this tract;

THENCE, South 28° 17' 26" West (called South 30° 50' 00" West) with the northwest right-of-way line of said Ennis Road and with the southeast line of said 2.0132 acre tract, at a distance of 104.54 feet (called 104.59 feet) pass a 5/8-inch iron rod with cap stamped "RPLS 4354" found and continuing for a total distance of 119.64 feet (called 119.99 feet) to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point of this tract;

THENCE, South 01° 30' 05" East – 132.96 feet (called South 00° 50' 00" West – 132.76 feet) with the west right-of-way line of said Ennis Road and with an east line of said 2.0132 acre tract to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southeast corner of said 2.0132 acre tract and for the southeast corner of this tract; from which a found 5/8-inch iron rod bears South 88° 00' 05" East – 0.51 feet; and from which a found 1/2-inch iron pipe bears South 65° 20' 08" West – 0.61 feet;

THENCE, North 88° 00' 05" West – 40.07 feet (called North 85° 28' 00" West) with the north line of a 1.00 acre tract of land conveyed to James P. Mills, Jr., as recorded in Fort Bend County Clerk's File No. 2004113802 and with the south line of said 2.0132 acre tract to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southwest corner of this tract; from which a 5/8-inch iron rod with cap stamped "Gruller 5476" found in the east line of said 7.465 acre tract for the southwest corner of said 2.0132 acre tract bears North 88° 00' 05" West – 229.16 feet (called North 85° 28' 00" West);

THENCE, in a northerly direction with the proposed west right-of-way line of Addicks Clodine Road and with a curve to the right having a radius of 550.00 feet, a central angle of 10° 33' 01", a length of 101.28 feet and a chord bearing North 03° 46' 25" East – 101.13 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-tangency;

THENCE, North 09° 02' 56" East – 207.46 feet with the proposed west right-of-way line of Addicks Clodine Road to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-curvature;

THENCE, in a northerly direction with the proposed west right-of-way line of Addicks Clodine Road and with a curve to the left having a radius of 750.00 feet, a central angle of 00° 11' 00", a length of 2.40 feet and a chord bearing North 08° 57' 26" East – 2.40 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set in a north line of said 2.0132 acre tract for the northwest corner of this tract;

THENCE, North 89° 52' 22" East – 52.24 feet (called South 88° 11' 40" East) with a north line of said 2.0132 acre tract to the POINT OF BEGINNING and containing 0.3106 acre (13,528 square feet) of land.

Note: This metes-and-bounds description was written in conjunction with a survey performed on even date.

COMPILED BY:

TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Job No. 1048-1



A handwritten signature in black ink, appearing to read "B. Nesvadba".

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

D. A. CONNER SURVEY
ABSTRACT NO. 158

ALBERT COCKSEY AND WIFE,
EMILY COCKSEY
10.04 ACRES
(VOL. 385, PG. 91, F.B.C.D.R.)

IVAN MUSIL AND LUDIA MUSIL
13.3527 ACRES
(F.B.C.F. NO. 2005150591)

P.O.B.

SURVEY/ABSTRACT LINE

JOHN LEVERTON SURVEY
ABSTRACT NO. 402

ENNIS ROAD HOLDINGS, LLC
CALLED 7.465 ACRES
(F.B.C.F. NO. 2012074064)

ENNIS ROAD HOLDINGS, LLC
CALLED 2.0132 ACRES
(F.B.C.F. NO. 2009098653)

ENNIS ROAD HOLDINGS, LLC
CALLED 3.659 ACRES
(F.B.C.F. NO. 2012074004)

HUMBERTO SANCHEZ AND
ROSE ROMERO
REMAINDER OF 1.000 ACRE
(F.B.C.F. NO. 2007036739)

LEONEL HUMBERTO LOBO AND
SOMARA SOLEDAD SOLARZANO
REMAINDER OF 0.500 ACRE
(F.B.C.F. NO. 2008039987)

JESSIE PARKER ROAD
(CALLED 40' R.O.W.)

LINE	BEARING	DISTANCE
L1	N 88°00'05" W	40.07'
L2	N 89°52'22" E	52.24'
CALLED	S 88°11'40" E	-

ENNIS ROAD
(CALLED 60' R.O.W.)

0.3106 ACRES
(13,528 SQ. FT.)

ENNIS ROAD
(CALLED 60' R.O.W.)

ZINDLER ROAD
(CALLED 60' R.O.W.)

ENNIS ROAD
(CALLED 60' R.O.W.)

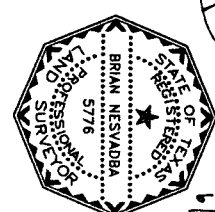
STANDARD LAND SURVEY

OF
A 0.3106 ACRE (13,528 SQ. FT.) TRACT OF LAND,
BEING OUT OF THE ENNIS ROAD HOLDINGS, LLC
2.0132 ACRE TRACT (F.B.C.F. NO. 2009098653)
IN THE JOHN LEVERTON SURVEY, ABSTRACT NO. 402
FORT BEND COUNTY, TEXAS

TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAYTORD, TEXAS 77477
PHONE: 281.491.2555 FAX: 281.491.2555

DATE: 6-5-13

JOB NO.: 1048-1 SCALE: 1"=60'



- LEGEND
- F.B.C.F. - FORT BEND COUNTY CLERK'S FILE
 - NO. - NUMBER
 - PG. - PAGE
 - RD. - ROAD
 - R.O.W. - RIGHT OF WAY
 - ST. - STREET
 - W. - WEST
 - E. - EAST
 - N. - NORTH
 - S. - SOUTH
 - CH. - CHAIN
 - L. - LINE
 CALLED - CALLED |

- NOTES
- 1) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, FORT BEND COUNTY (LAMB) USING NAD 83 CONTINENTAL DATUM AND THE SERVICE SURVEY.
 - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT SURVEY OF THE ADJACENT LANDS.
 - 3) A LIES-AND-BOUND DESCRIPTION WAS COMPILED IN CONFORMANCE WITH THIS SURVEY.
 - 4) ALL ROADS SET ARE 5/8" NON ROADS WITH CURBS STAMPED "T.E.M." 281-491-2555.
 - 5) IMPROVEMENTS ARE NOT SHOWN HEREON.

A.T. LINDSEY AND WIFE,
MARIE LEE LINDSEY
1.50 ACRES
(VOL. 481, PG. 196, F.B.C.D.R.)

CONSTANCIO ARANA AND
MARIA ARANA
REMAINDER OF 1.000 ACRE
(F.B.C.F. NO. 2007036739)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

July 24, 2014 03:32:21 PM

FEE: \$0.00 DP2
DEED

2014078962

