

54

12-B



6 PGS  
DEED

2014096965

**DONATION DEED**

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.

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

THAT **OLD SOUTH PLANTATION, INC.**, a Texas non-profit corporation ("**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, all that certain 0.0371 acre tract of land, as more particularly described in *Exhibit A*, attached hereto and incorporated herein and made a part hereof for descriptive 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**").

The use of the Property is hereby restricted to ingress and egress by vehicular traffic, utility or other public access uses. These restrictions run with the land and shall be binding on Grantee, its successors and assigns, and shall be enforceable by Grantor, its successors and assigns, and shall inure to the benefit of Grantor, its successors and assigns.

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 and paid at the time of conveyance, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

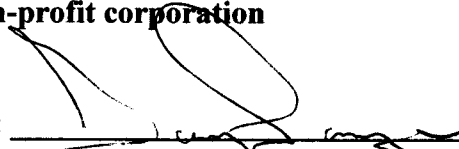
Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

CCM 9-2-14 #12B  
Fort Bend County Clerk  
Return Admin Serv Coord

EXECUTED on this the 19<sup>th</sup> day of August, 2014.

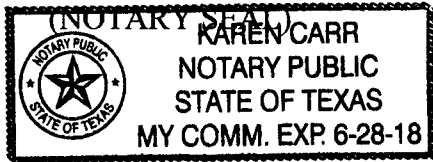
**GRANTOR:**

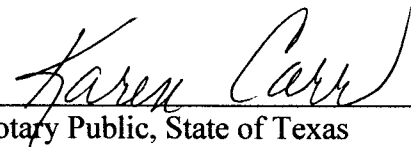
**OLD SOUTH PLANTATION, INC., a Texas  
non-profit corporation**

By:   
Gary Pochyla, President

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on this 19<sup>th</sup> day of August, 2014, by Gary Pochyla, President of Old South Plantation, Inc., a Texas non-profit corporation.

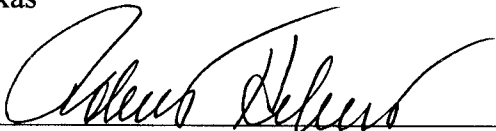


  
Notary Public, State of Texas

AGREED to and ACCEPTED on this the 2 day of September, 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 2<sup>nd</sup> day of September, 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.

(SEAL)  Luisa M. Bowers  
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

County: Fort Bend  
Project: Long Meadow Farms; James Long Parkway Access Esmt.  
C.I. No.: 1149-14R3  
Job Number: 2012-163-091

**FIELD NOTES FOR 0.0371 ACRES**

Being a 0.0371 acre tract of land located in the Randall Jones Survey, A-42 in Fort Bend County, Texas; said 0.0371 acre tract of land being a portion of a call 79.027 acre tract of land recorded in the name of Old South Plantation in Clerk's File Number 9722234 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.0371 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the east line of James Long Parkway Street Dedication Sec 2, a subdivision recorded in Plat Number 20130296 of the Fort Bend County Plat Records, Texas (F.B.C.P.R.):

**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast Right-of-Way (R.O.W.) corner of said James Long Parkway, same being on the west line of said 79.027 acre tract;

1. Thence, with said east R.O.W. line and the west line of said 79.027 acre tract, North 02 degrees 57 minutes 43 seconds West, a distance of 44.60 feet;
2. Thence, through said 79.027 acre tract, South 47 degrees 59 minutes 23 seconds East, a distance of 72.43 feet
3. Thence, continuing through said 79.027 acre tract, North 86 degrees 28 minutes 06 seconds East, a distance of 25.98 feet to the northwest line of a 60-foot wide access easement recorded in Clerk's File Number 2009041818 of the O.R.F.B.C.;
4. Thence, with said northwest easement line, South 41 degrees 45 minutes 59 seconds West, a distance of 72.43 feet to the common line of said 79.027 acre tract and a call 80.9326 acre tract of land recorded in Clerk's File Number 2011101770 of the O.R.F.B.C.;
5. Thence, with said common line, North 02 degrees 57 minutes 43 seconds West, a distance of 31.58 feet to the **Point of Beginning** and containing 0.0371 acres of land.

*Mark D. Armstrong*  
05/19/2014



ABBREVIATIONS  
 P.O.C. - PLACE OF COMMENCEMENT  
 P.O.B. - POINT OF BEGINNING



CALL 80.9326 ACRES  
 TRACT "A"  
 LM DEVELOPMENT, LP  
 C.F. NO. 201101770  
 O.R.F.B.C.

**JAMES LONG PARKWAY**  
 60' R.O.W.  
 PLAT NO. 20130296, F.B.C.P.R.

CALL 6.3689 ACRES  
 C.F. NO. 201211098  
 O.R.F.B.C.

**0.0371 ACRE TRACT**

**SKINNER ROAD**  
 PRESCRIPTIVE

**SKINNER ROAD**  
 R.O.W. VARIES  
 SLIDE NOS. 2548A & 2548B, F.B.C.P.R.

6  
 TEXANA PLANTATION  
 SECTION SIX  
 SLIDE NOS. 2548A & 2548B  
 F.B.C.P.R. 5

**SKINNER ROAD**  
 R.O.W. VARIES  
 SLIDE NOS. 2548A & 2548B  
 F.B.C.P.R.

60' ACCESS ESMT. D.  
 PECAN GROVE M.U.D.  
 C.F. NO. 2009041818  
 O.R.F.B.C.

201 HOUSTON PIPELINE CO.  
 EASEMENT  
 CF. NO. 2006140932  
 O.R.F.B.C.

REMAINDER CALL 79.027 ACRES  
 OLD SOUTH PLANTATION  
 C.F. NO. 9722234  
 O.R.F.B.C.



**Costello, Inc.**

9980 RICHMOND AVENUE SUITE 450  
 NORTH BUILDING  
 HOUSTON, TEXAS 77042  
 (713) 783-7788 FAX: 783-3680  
 TBP&S FIRM REGISTRATION NO. 280  
 TBP&S FIRM REGISTRATION NO. 100488

EXHIBIT  
**0.0371 ACRE TRACT**  
**IN LONG MEADOW FARMS**

DRAWN BY: LD	DATE: 05-19-2014	SCALE: 1"=100'
CHECKED BY: MA	JOB NO: 2012-163-091	174914.DGN

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dianne Wilson*

Dianne Wilson, County Clerk  
Fort Bend County, Texas

September 04, 2014 01:27:51 PM

FEE: \$0.00 KA  
DEED

2014096965

