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6 PGS  
DEED

2014112051

16A

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  
(0.0837 ACRE)**

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

THAT, **BILLY JAYNES and wife, KAY JAYNES** ("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 0.0837 acre tract of land, 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, except as to the reservations from and exceptions to conveyance and warranty.

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 401 Jackson Street, Richmond, Texas 77469.

EXECUTED on this the 29 day of Sept., 2014.

GRANTOR:

Billy Jaynes

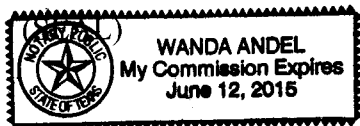
BILLY JAYNES

Kay Jaynes

KAY JAYNES

THE STATE OF TEXAS §  
COUNTY OF Fort Bend §

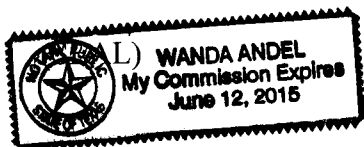
This instrument was acknowledged before me on the 29 day of Sept, 2014 by **BILLY JAYNES**.



Wanda Anzel  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 29 day of Sept, 2014 by **KAY JAYNES**.

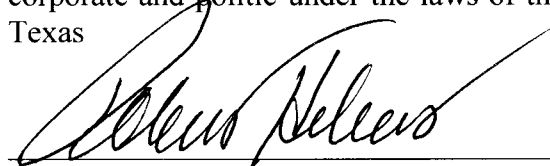


Wanda Anzel  
Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the 7<sup>th</sup> day of October, 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

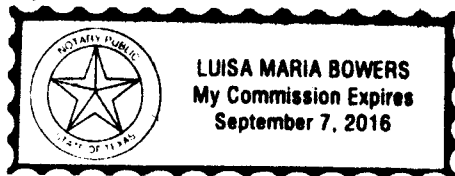
THE STATE OF TEXAS

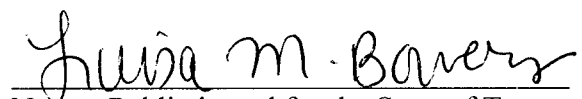
COUNTY OF Fort Bend

§  
§  
§

This instrument was acknowledged before me on the 7<sup>th</sup> day of October, 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)



  
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

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.0837 ACRES (3,645 SQUARE FEET) SITUATED  
IN THE GAIL BORDEN SURVEY, ABSTRACT 12  
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 0.0837 acres (3,645 square feet), situated in the Gail Borden Survey, Abstract 12, Fort Bend County, Texas, being a portion of a called 11.6313 acre tract of land conveyed unto Billy Jaynes and Kay Jaynes, by deed recorded under Volume 2707, Page 657 of the Deed Records of Fort Bend County, Texas. Said 0.0837-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the north right-of-way line of Johnson Road (60.00 feet wide) for the southwest corner of said Jaynes Tract and the southwest corner of the said tract herein described;

THENCE South 89° 07' 40" East, with the north right-of-way line of said Johnson Road, a distance of 57.27 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING and southwest corner of the said tract herein described;

THENCE North 00° 52' 20" East, a distance of 30.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of the said tract herein described;

THENCE South 89° 07' 40" East, a distance of 122.15 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of the said tract herein described;

THENCE South 03°17' 52" West, a distance of 30.03 feet to a found 1/2-inch iron pipe in the north right-of-way line of said Johnson Road for the southeast corner of the said tract herein described;

THENCE North 89° 07' 40" West, with the north right-of-way line of said Johnson Road and the south line of said Jaynes Tract, a distance of 120.88 feet to the POINT OF BEGINNING and containing 0.0837 acres (3,645 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Aug. 18, 2014, job number 8-29979-14.*

Survey 1, Inc.  
P.O. Box 2543  
Alvin, TX 77512  
281-393-1382

GAIL BORDEN  
SURVEY  
ABSTRACT 12

CARL A. WHITE  
FBO CAD 04 R3162

REMAINDER OF  
BILLY JAYNES  
& KAY JAYNES  
VOL. 2707, PG. 657  
D.R.F.B.C.

REMAINDER OF  
BILLY JAYNES  
& KAY JAYNES  
VOL. 2707, PG. 657  
D.R.F.B.C.

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BILLY JAYNES  
& KAY JAYNES  
VOL. 2707, PG. 657  
D.R.F.B.C.

JOHNSON ROAD  
(60' R.O.W.)

LINE	BEARING	DISTANCE
L1	N 00°52'20" E	30.00'
L2	S 03°17'52" W	30.03'

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVERTED INTO BILLY JAYNES & KAY JAYNES, RECORDED IN VOL. 2707, PG. 657 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, FORTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE BUYER BECAUSE THE BUYER REQUESTED THAT THE SURVEY BE COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE BUYER.
  - THIS SURVEY IS DERIVED FROM THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - THESE ARE NOT NATURAL DRAINAGE COURSES OR SURFACE PROPERTY. LAND OWNERS OBTAINING NOTICES.

TITLE COMPANY:

TRADITION TITLE  
COMPANY

281-391-5900

ISSUE DATE: N/A

G.F. # N/A



**SURVEY**

www.survey1100.com

800.800.1100

P.O. Box 25437 Anna, TX 77702

(281)393-1365 • Fax (281)393-1365

PROJECT: A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 0.0837 ACRE (3,645 SQUARE FEET) SITUATED IN THE GAIL BORDEN SURVEY, ABSTRACT 12, FORT BEND COUNTY, TEXAS, BEING A PORTION OF BLOCK 9, OF FRUITLAND FARMS SUBDIVISION, A SUBDIVISION PLAT RECORDED IN VOL. X, PG. 309 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TBD

ADDRESS: 9720 JOHNSON ROAD

FLOOD ZONE: X

FLOOD MAP DATE: APR. 2, 2014

FLOOD MAP #:

FLOOD MAP COUNTY: FORT BEND

PRELIMINARY

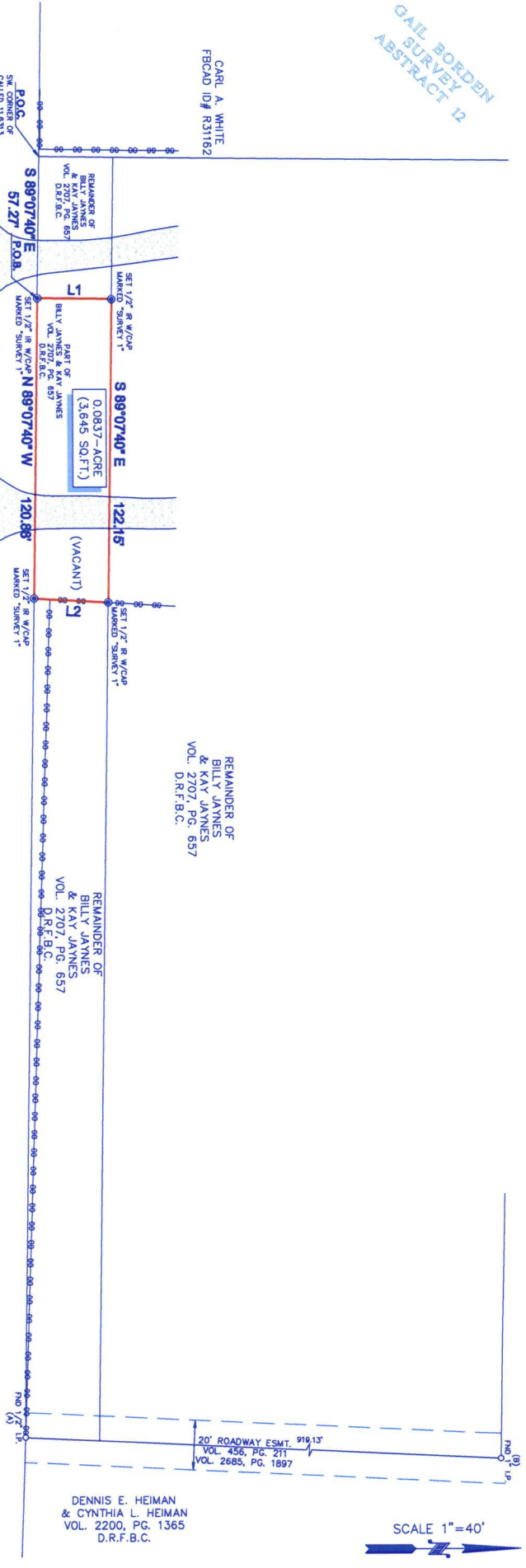
FIELD CREW: JDB

DRAFTER: SF

DATE: AUG. 18, 2014

**LEGEND**

- COVERED WOOD DECK
- GRAVEL
- FENCE
- STEPS
- CHAIN LINK



DENNIS E. HEIMAN  
& CYNTHIA L. HEIMAN  
VOL. 2200, PG. 1365  
D.R.F.B.C.

SCALE 1"=40'

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

Dianne Wilson, County Clerk  
Fort Bend County, Texas

October 13, 2014 01:07:40 PM

FEE: \$0.00 RMM  
DEED

2014112051

