



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, **VICTOR FLORES-VILLANUEVA**, ("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 0.046 acre tract of land, as more particularly identified as "Tract 2" and 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.

CCM 12/9/14 #17A
Fort Bend County Clerk
Return Admin Serv Coord

12/10/2014 original returned to Jillian @ Engineering

EXECUTED on this the 7th day of November, 2014.

GRANTOR:

Victorio Flores V

VICTORIO FLORES-VILLANUEVA

THE STATE OF TEXAS

COUNTY OF Fort Bend

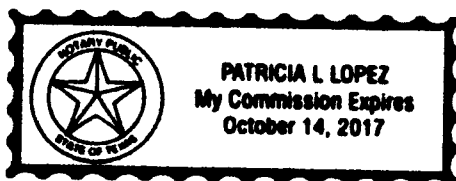
§
§
§

This instrument was acknowledged before me on the 7th day of November, 2014 by VICTORIO FLORES-VILLANUEVA.

(SEAL)

Patricia L. Lopez

Notary Public in and for the State of Texas



AGREED to and ACCEPTED on this the 9 day of December, 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 9 day of December, 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

“ TRACT 2 “

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.046 SITUATED IN THE THOMAS CHOATE SURVEY, ABSTRACT 148, FORT BEND COUNTY, TEXAS AND BEING OUT OF AND A PART OF CALLED LOTS 19 THROUGH 26 OF THE UNRECORDED SUBDIVIDE OF BLOCK 29, MAGNOLIA PLACE AND FRESNO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, AGE 23 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, ALSO BEING THE SAME TRACTS OF LAND CONVEYED TO VICTORIO FLORES-VILLANUEVA RECORDED BY DEED IN FORT BEND COUNTY CLERK'S FILE NO.(S) 2014053805 AND 2014053806 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. SAID 0.046 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND AND THE CALLED BEARING IN THE NORTH RIGHT-OF-WAY LINE EVERGREEN ROAD (40 FOOT RIGHT-OF-WAY) AND BASED OFF THE CENTERPOINT ENERGY SURVEY PER F.B.C.C.F. NO.(S) 2009050504, O.P.R.F.B.C., TX WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

COMMENCING from a 1" iron pipe, found, in the north right-of-way line of said Evergreen Road, the east right-of-way line of California Road (40 foot right-of-way), the southwest corner of Block 27 of said Magnolia Place and Fresno; **THENCE**, along the north right-of-way line of said Evergreen Road and the south line of said Block 27 together with the south line of said Block 28 of said Magnolia Place and Fresno, a distance of 776.35 feet to a point being the southeast corner of said Block 28 and the southwest corner of said Block 29, from which a 1" iron pipe, found, bears N 03°17'41" W, a distance of 1.36 feet; **THENCE**, along the north right-of-way line of said Evergreen Road and the south line of said Block 29, a distance of 185.00 feet to a point being the southeast corner of a 40 foot road easement and the southwest corner of Lot 1 of said unrecorded subdivide of Block 29; **THENCE**, N 03°17'41" W, along the east line of said 40 foot road easement and the west line of said Lot 1 together with the west line of Lots 2 through 18 of said unrecorded subdivide of Block 29, a distance of 1092.38 feet to a ½" capped iron rod marked H&H Land, set, being the northwest corner of said Lot 18, also being the same tract of land conveyed to Russell T. Rudy, Ltd. recorded by deed in Fort Bend County Clerk's File No.(s) 2013123149 of the Official Public Records of said county, the southwest corner of said Lot 19 and for the **southwest corner** and **"Point of Beginning"** of the herein described tract;

THENCE, N 03°17'41" W, along the east line of said 40 foot road easement and the west line of said Lot 19 together with the west line of Lots 20 through 26, a distance of 200.00 feet to a ½" capped iron rod marked H&H Land, set, in the common block line of Block 24 and 29 of said Magnolia Place and Fresno, the northeast corner of said 40 foot road easement, the northwest corner of said Lot 26 and for the **northwest corner** of the herein described tract;

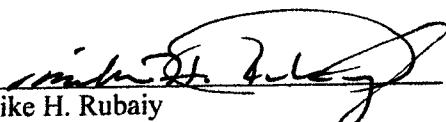
THENCE, N 86°45'45" E, along the common block line of said Block 24 and 29, also being the north line of said Lot 26, a distance of 10.00 feet to a ½" capped iron rod marked H&H Land, set, for the **northeast corner** of the herein described tract;

THENCE, S 03°17'41" E, over and across said Lots 19 through 26, a distance of 200.00 feet to a ½" capped iron rod marked H&H Land, set, being the common lot line of said Lot 18 and 19 and for the **southeast corner** of the herein described tract;

THENCE, S 86°45'45" W, along the common lot line of said Lot 18 and 19, a distance of 10.00 feet to the **"Point of Beginning"** and containing 0.046 acres of land, more or less.

Surveyed: October 24, 2014

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby declare that the foregoing field notes were prepared from a survey made on the ground by me on the date shown and that all lines, boundaries and landmarks are accurately described therein.


Mike H. Rubaiy
R.P.L.S. No. 2907

Job No. 214327 Tract 2
Date: 11-03-2014
hh



BLOCK 24

N 86°45'45" E 135.00'

FND. 5/8" IRON ROD
IN CONCRETE AT
S 39°20'33" W - 1.19'
BLOCK 23

LOT 26

LOT 25

VICTORIO FLORES-VILLANUEVA
F.B.C.C.F. NO.(S) 2014053806, O.P.R.F.B.C., TX
LOT 24

LOT 23

TRACT 1
0.620 ACRES

LOT 22

LOT 21

LOT 20

VICTORIO FLORES-VILLANUEVA
F.B.C.C.F. NO.(S) 2014053805, O.P.R.F.B.C., TX

LOT 19

LOT 18

RUSSELL T. RUDY, LTD.
F.B.C.C.F. NO.(S) 2013123149, O.P.R.F.B.C., TX

LOT 17

BLOCK 30

1" = 30'

LEGENDO.P.R.F.B.C. = OFFICIAL PUBLIC RECORDS
OF FORT BEND COUNTY
D.R.F.B.C. = DEED RECORDS OF
FORT BEND COUNTY
M.R.H.C. = MAP RECORDS OF
FORT BEND COUNTY
F.B.C.C.F. NO.(S) = FORT BEND COUNTY
CLERK'S FILE NUMBER'S
VOL. = VOLUME
PG. = PAGE
-x- = WIRE FENCERESIDUE OF BLOCK 29
DOROTHY E. SOR RELLIS
VOL. 182, PG. 36, D.R.F.B.C., TX

N 03°17'41" W 200.00'

TRACT 2 - 0.046 ACRES TO BE DEDICATED FOR ROAD R.O.W.

N 03°17'41" W 200.00'

"POINT OF
BEGINNING"
TRACT 1"POINT OF
BEGINNING"
TRACT 2"POINT OF
COMMENCEMENT"
TRACT 1 & 2FND. 1" IRON PIPE AT
N 03°17'41" W - 1.36'

N 86°45'45" E 776.35'

N 86°45'45" E 185.00'

EVERGREEN ROAD
(40' R.O.W.)**CALIFORNIA ROAD**
(40' R.O.W.)

DIRT ROAD

NOTES:1. CORNERS ARE PROPERLY MARKED WITH 1/2" CAPPED IRON RODS MARKED H & H
LAND, SET, UNLESS OTHERWISE NOTED.2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR
WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT
TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND
AGREEMENTS OF RECORDED.3. THE MONUMENTS FOUND AND THE CALLED BEARING IN THE NORTH RIGHT-OF-WAY
LINE EVERGREEN ROAD BASED OFF THE CENTERPOINT ENERGY SURVEY PER F.B.C.C.F.
NO.(S) 2009050504, O.P.R.F.B.C., TX WERE USED FOR THE BEARING BASIS DIRECTIONAL
CONTROL LINE.I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H
& H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS
EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS
TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND
SPECIFICATIONS.** TWO TRACTS OF LAND SITUATED IN THE THOMAS CHOATE SURVEY, ABSTRACT 148, FORT BEND
COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:TRACT 1 CONTAINING 0.62 AND TRACT 2 CONTAINING 0.046 ACRES BEING ALL OF CALLED LOTS
19 THROUGH 26 OF THE UNRECORDED SUBDIVIDE OF BLOCK 29, MAGNOLIA PLACE AND FRESNO,
A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 2, AGE 23 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, ALSO
BEING THE SAME TRACTS OF LAND CONVEYED TO VICTORIO FLORES-VILLANUEVA RECORDED BY
DEED IN FORT BEND COUNTY CLERK'S FILE NO.(S) 2014053805 AND 2014053806 OF THE
OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. SAID TRACT 1 AND 2 BEING MORE
PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.

MIKE H. RUBAY, R.P.L.S. NO. 2907, STATE OF TEXAS

H & H		PROFESSIONAL LAND SERVICES		P.O. Box 1974 Mont Belvieu, Tx 77580 (Office) 281 385-2087 (Fax) 281 385-5792
JOB NO. 214227				
LOT: **	BLOCK: 29	SECTION: 29	SUBDIVISION: MAGNOLIA PLACE AND FRESNO	
RECORDATION: **	COUNTY: FORT BEND	STATE: TEXAS	SURVEY: THOMAS CHOATE SURVEY ABSTRACT 148	
LENDER: **	TITLE CO.: **		GF NO.: 11/A	
PURCHASER: VICTORIO FLORES-VILLANUEVA				
ADDRESS: CALIFORNIA STREET & EVERGREEN STREET, FRESNO, TEXAS 77545				
FLOOD ZONE INFORMATION: This lot <u>190514M</u> lies in the 100 year flood plain and is in <u>ZONE "A"</u> according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. <u>480728094</u> dated <u>04-07-2014</u>				
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.				
FIELD WORK	NO.	DESCRIPTION	DATE	SUBMITTALS
10/24/14-JW				
DRAFTED BY				
11/03/14-HH				
CHECKED BY				
11/03/14-ME				
KEY MAP NO.				
611 P				

Return at Counter:

Fort Bend County Clerk
Return Admin Serv Coord

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

December 10, 2014 02:39:30 PM

FEE: \$0.00 KA
DEED

2014134253

