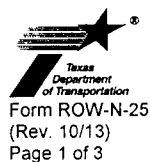


Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



210



7 PGS
DEED

2015014558

DONATION DEED - LPA

TxDOT ROW CSJ:

TxDOT Parcel No.:

Grantor(s), whether one or more:

JDC/Firethorne, Ltd.

By: JDC GP, Inc., a Texas corporation, its
General Partner

By: Wayne C. Meyer, Vice President

Grantor's Mailing Address (including county):

28100 N. Firethorne Road
Fort Bend County
Katy, Texas 77494

Grantee (LPA):

County of Fort Bend Texas

Grantee's Mailing Address (including county):

301 Jackson St.
Fort Bend County
Richmond, Texas 77469

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under Texas Transportation Code Chapters 203 and 224 to request that counties and municipalities acquire highway right of way that the Commission has determined is necessary or convenient to a state highway to be constructed, reconstructed, maintained, widened, straightened, or extended, including the acquisition of land and such other property rights



**Upon recordation please return to:
Clay A. Forister, P.E.
FBC Engineering**

CCM 2/10/15 #210
Fort Bend County Clerk
Return Admin Serv Coord RAC

2/12/2015 - Original sent to Casandra @ Engineering.

deemed necessary for the purposes of facilitating the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Consideration:

The sum of One and no/100 Dollars (\$1.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Fort Bend County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Fort Bend County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: **NONE**

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

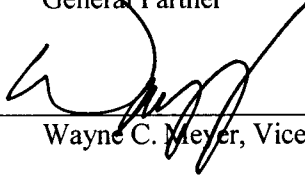
GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

JDC/Firethorne, Ltd.

By JDC GP, Inc., a Texas corporation, its
General Partner

By: 
Wayne C. Meyer, Vice President

Acknowledgement

State of Texas
County of Fort Bend

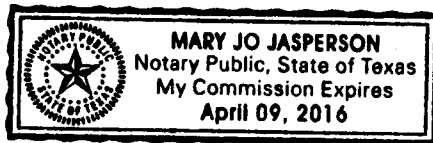
This instrument was acknowledged before me on _____
by _____.

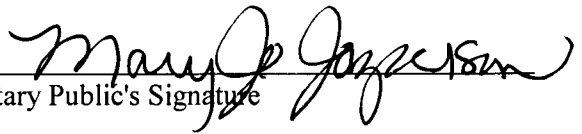
Notary Public's Signature

Corporate Acknowledgment

State of Texas
County of Fort Bend

This instrument was acknowledged before me on October 16, 2014
by Wayne C. Meyer, Vice President
of JDC GP, Inc., a
Texas corporation, its General Partner, on behalf of said entity.




Notary Public's Signature

AGREED to and ACCEPTED on this the 10 day of February, 2015.

GRANTEE:

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

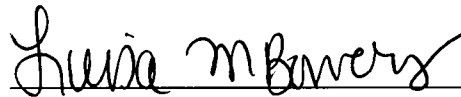


Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 10th day of February
2015 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body
corporate under 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



EXHIBIT A

JDC/Firethorne, Ltd.
FM 1463 ROW Dedication
0.1694 Acres

Thomas Caraway Survey
Abstract No. 156

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES AND BOUNDS** description of a certain 0.1694 acre tract of land situated in the Thomas Caraway Survey, Abstract No. 156 in Fort Bend County, Texas, being a portion of a called 322.886 acre tract of land (Tract One) conveyed to JDC/Firethorne, Ltd. by Special Warranty Deed recorded in Clerk's File No. 2003138620 of the Fort Bend County Official Public Records of Real Property; said 0.1694 acre tract being more particularly described as follows with all bearings being based on North as obtained with Real Time Kinematics Global Positioning Equipment;

BEGINNING at a set 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the northwest corner of Firethorne Section 24, plat of which is recorded in Plat No. 20120204 of the Fort Bend County Plat Records, being in the east line of FM 1463 (100 foot right-of-way), dedication of which is recorded in Volume 275, Page 526 and Volume 275, Page 531, both of the Fort Bend County Deed Records;


THENCE, North 00°30'50" West, along the east line of said FM 1463, 737.94 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the southwest corner of a called 0.0459 acre tract for Right-of-Way Dedication recorded in Clerk's File No. 2006024946 of the Fort Bend County Official Public Records of Real Property;

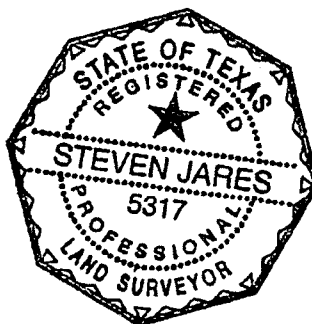
THENCE, North 89°29'10" East, along the south line of said 0.0459 acre tract, 10.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 00°30'50" East, parallel to and 10.00 feet east of the aforementioned east line of said FM 1463, 738.03 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") in the north line of a called 0.0788 acre tract dedicated to the public for right-of-way purposes on the aforementioned plat of Firethorne Section 24;

THENCE, West, along the north line of said 0.0788 acre tract, 10.00 feet to the **POINT OF BEGINNING**, **CONTAINING** 0.1694 acre of land in Fort Bend County, Texas as shown on Drawing No. 8119 in the offices of Cotton Surveying Company in Houston, Texas.

Cotton Surveying Company
6335 Gulfton, Suite 100
Houston, TX 77081-1169
(713) 981-0275
*Texas Board of Professional Land Surveying
Registration No. 10046100*


Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@jonescarter.com



NORTH FIRETHORNE DRIVE

GENERAL NOTES

1. This survey was prepared without the benefit of a current commitment for Title Insurance and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Harris County, Texas regarding these easements or encumbrances was performed by Cotton Surveying Company.

2. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

3. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey.

4. Bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.

**0.0459 ACRE
RIGHT-OF-WAY
DEDICATION**
CF No. 2006024946
FBCOPRRP

LINE	BEARING	DISTANCE
L1	N 89°29'10" E	10.00'
L2	WEST	10.00'

**FORT BEND COUNTY
MUNICIPAL UTILITY
DISTRICT No. 151
BY SPECIAL
WARRANTY DEED**
CF No. 2012031852
FBCOPRRP

LEGEND

- CF CLERK'S FILE
- FBCDR FORT BEND COUNTY DEED RECORDS
- FBCOPRRP FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- FBCPR FORT BEND COUNTY PLAT RECORDS
- NO NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- SQFT SQUARE FEET
- VOL VOLUME
- "F" FOUND 3/4" IRON ROD W/ COTTON SURVEYING CAP
- "S" SET 3/4" IRON ROD W/ COTTON SURVEYING CAP

0.1694 ACRE
7380 SQ FT
SEE NOTE 3

**REMAINDER OF
322.886 ACRE
TO VDC/FIRETHORNE Ltd.**
CF No. 2003138620
FBCOPRRP



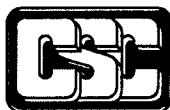
**FIRETHORNE
SEC. 24**
Plat No. 20120204
FBCPR

RUMSON DRIVE

**EXHIBIT
OF
10' WIDE R.O.W DEDICATION
BEING
0.1694 OF AN ACRE**

**OUT OF THE
THOMAS CARAWAY SURVEY, A-156
FORT BEND COUNTY, TEXAS
JULY 2014**

a Jones & Carter Company
Austin • Brenham • Bryan • Dallas • Houston
Rosenberg • San Antonio • The Woodlands
Texas Board of Professional Land Surveying
Registration No. 100461-00



**COTTON SURVEYING
COMPANY**
6335 Gullfion, Suite 103
Houston, Texas 77061-1169
Office (713) 961-0275

**NORTH
SCALE: 1" = 100'**

N 00°30'50" W 737.94'
Thomas Caraway Survey, A-156
William Ames Survey, A-104

S 00°30'50" E 738.03'

POB
5"
(VOL 275 PG 526, VOL 275 PG 531, FBCDR)

**FM 1463
(100' R.O.W.)**

**0.0788 ACRES (3,432 SQ FT)
DEDICATED TO THE PUBLIC
FOR R.O.W. PURPOSES
PLAT No. 20120204 FBCPR**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

February 11, 2015 12:25:31 PM

FEE: \$0.00 KA
DEED

2015014558

