



19A

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, **274 BRAZOS, LTD., a Texas limited partnership**, ("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 4.0614 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 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.

EXECUTED on this the 25th day of February, 2015.

GRANTOR:

274 BRAZOS, LTD., A Texas limited partnership

BY: LAND TEJAS DEVELOPMENT
AT THE BRAZOS SOUTH, L.L.C.
a Nevada limited liability company,
General Partner

By: [Signature]
Courtney Grover, Co-Manager

By: L.T. Partnership, Ltd., Co-Manager
By: L. T. Management, Inc.,
General Partner

By: [Signature]
Al Brende, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 25th day of February 2015, by Courtney Grover, Co-Manager of Land Tejas Development Brazos South, L.L.C., General Partner of 274 Brazos Ltd., a Texas limited partnership, in such capacity and on behalf of said company.



[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 25th day of February, 2015, by Al Brende, President of L.T. Management, Inc., General Partner of L.T. Partnership, Ltd., Co-Manager of land Tejas Development Brazos South, L.L.C., General Partner of 274 Brazos Ltd., a Texas limited partnership, in such capacity and on behalf of said company.

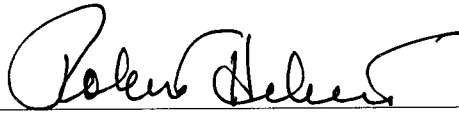


[Signature]
Notary Public, State of Texas

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

GRANTEE:

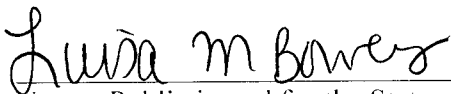
FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas.

By: 
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 March, 2015 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



Windrose Land Services, Inc
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services
Firm Registration No. 10108800

**DESCRIPTION OF
4.0614 ACRES OR 176,915 SQ. FT.**

A TRACT OR PARCEL CONTAINING 4.0614 ACRES OR 176,915 SQUARE FEET OF LAND, BEING PART OF AND OUT OF THE REMAINDER OF A CALLED 274.2319 ACRE TRACT OF LAND CONVEYED TO 274 BRAZOS, LTD. IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 1999020603, SITUATED IN THE JOSEPH KUYKENDAHL SURVEY, ABSTRACT NO. 49, FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

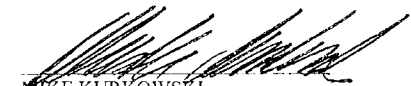
BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "MILLER SURVEY GROUP" FOUND MARKING THE EAST END OF A CURVED CUTBACK CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF GRAND ESTATES DRIVE (CALLED 100' WIDE) AS RECORDED UNDER PLAT NO. 20060158 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND THE CURVED NORTH R.O.W. LINE OF SANSBURY BOULEVARD (CALLED 120' WIDE) AS RECORDED UNDER PLAT NO. 20060158, F.B.C.P.R., AND MARKING A SOUTH CORNER OF RESTRICTED RESERVE "A" OF CARMAX ALATTAR, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20140218, F.B.C.P.R. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN AN EASTERLY DIRECTION ALONG THE CURVED SOUTH LINE OF SAID RESTRICTED RESERVE "A" OF CARMAX ALATTAR, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2060.00 FEET, PASSING AT AN ARC DISTANCE OF 1144.76 FEET THE A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 17.3512 ACRE TRACT OF LAND, AND CONTINUING FOR A TOTAL ARC DISTANCE OF 1518.54 FEET, A CENTRAL ANGLE OF 42 DEG. 14 MIN. 09 SEC., AND A CHORD BEARING AND DISTANCE OF NORTH 77 DEG. 59 MIN. 12 SEC. EAST, 1484.39 FEET TO THE NORTHWEST CORNER OF SANSBURY BLVD. (CALLED 120' WIDE) AS RECORDED UNDER SLIDE NOS. 2545 A AND 2545 B, F.B.C.P.R., THE NORTH CORNER OF CANYON LAKES AT THE BRAZOS SECTION 1 REPLAT NO. 1, MAP OR PLAT THEREOF RECORDED UNDER SLIDE NOS. 2545 A AND 2545 B, F.B.C.P.R., AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID SANSBURY BLVD., SOUTH 09 DEG. 08 MIN. 14 SEC. WEST, A DISTANCE OF 120.00 FEET TO THE WEST END OF A CURVED CUTBACK CORNER OF THE INTERSECTION OF THE CURVED SOUTH R.O.W. LINE OF SAID SANSBURY BLVD. AND THE WEST R.O.W. LINE OF CANYON LAKE DRIVE (CALLED 100' WIDE) AS RECORDED UNDER SLIDE NOS. 2545 A AND 2545 B, F.B.C.P.R., SAME BEING A NORTH CORNER OF RESTRICTED RESERVE "B" OF SAID CANYON LAKES AT THE BRAZOS SECTION 1 REPLAT NO. 1, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT AND WITH THE NORTH LINES OF SAID RESTRICTED RESERVE "B" AND OF RESTRICTED RESERVE "A" OF LAKES OF WILLIAMS RANCH SECTION 1, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20060158, F.B.C.P.R. A DISTANCE OF 1430.04 FEET, HAVING A RADIUS 1940.00 FEET, A CENTRAL ANGLE OF 42 DEG. 14 MIN. 05 SEC., AND A CHORD BEARING AND DISTANCE OF SOUTH 77 DEG. 59 MIN. 07 SEC. WEST, 1397.89 FEET TO THE NORTHWEST CORNER OF RESTRICTED RESERVE "A" OF LAKES OF WILLIAMS RANCH SECTION 1 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 33 DEG. 06 MIN. 58 SEC. WEST, A DISTANCE OF 120.00 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.0614 ACRES OR 176,915 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52134-SANSBURY-R1, PREPARED BY WINDROSE LAND SERVICES, INC..


MIKE KURKOWSKI
R.P.L.S. NO. 5101
STATE OF TEXAS



12/09/2014
DATE
REV: 12/11/2014

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas



March 12, 2015 04:07:47 PM

FEE: \$0.00 KA
DEED

2015025551