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17B

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, **RODOLFO SUTUJ PICHYA AND ALBERTO SUTUJ PICHYA**, both of Fort Bend County, Texas, ("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, certain tracts of land, as more particularly described as "Easement Dedication Tract" 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.

EXHIBIT A

John T. Jakubik & Associates, LLC

4309 Greenbriar Drive • Stafford, Texas 77477 • 281/240-0498 • Fax 281/240-2435
www.jakubiksurveying.com

EASEMENT DEDICATION TRACT

DESCRIPTION OF A 0.216 ACRE TRACT TO BE DEDICATED FOR PUBLIC ROAD EASEMENT ELIZABETH POWELL LEAGUE, A-71 FORT BEND COUNTY, TEXAS

Being a 0.216 acre tract to be dedicated for a public road easement located in the Elizabeth Powell League A-71, Fort Bend County, Texas and being out of a called 7.500 acre tract described in General Warranty Deed dated September 4, 2013, from Richard Sanchez, et ux to Rodolfo Sutuj Pichiya and Alberto Sutuj Pichiya, recorded under Fort Bend County Clerk's File No. 2013114116 of the Official Public Records of Fort Bend County, Texas, and a certain called 20.992 acre tract described in Warranty Deed With Vendor's Lien dated October 28, 1982, from Gary Geick, Trustee to Constance A. Reilly, recorded in Volume 1094, Page 640 of the Deed Records of Fort Bend County, Texas; said 0.216 acre tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the westerly right-of-way line of Darst Road (Turkey Creek Road) and at the south edge of asphalt of McFarlane Road for the northeast corner of said called 20.992 acre tract, and on the northwesterly line of a 20 foot Road Easement recorded in said Warranty Deed With Vendor's Lien; said 1/2 inch iron rod having a Texas Coordinate of X=2,966,081.62 and Y=598,476.50, South Central Zone (NAD'27);

THENCE, S 57°51'42" W, along said McFarlane Road, said 20 foot Road Easement, and the northwest line of said called 20.992 acre tract, a distance of 1094.96 feet to a Cotton Spindle set on said northwest line, in said road for the north corner of said called 7.500 acre tract, and the east corner of a certain called 2.0 acre tract described in Special Warranty Deed dated October 23, 1998, from Alice T. Smith to Loyce Dorsey, recorded under Harris County Clerk's File No. 9887141;

THENCE, S 31°30'35" E, across said called 20 foot Road Easement and said called 20.992 acre tracts, and along the common line of said called 7.500 and 2.0 acre tracts, at a distance of 20.00 feet to a 5/8 inch iron rod with cap set on said common line and marking the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 31° 30' 35" E, continuing along said common line, a distance of 40.00 feet to a point on said common line for the east corner of the herein described tract;

THENCE, S 57° 51' 42" W, a distance of 234.79 feet to a point for the southern corner of the herein described tract;

THENCE, N 31° 30' 35" W, a distance of 40.00 feet to a 5/8 inch iron rod with cap on the southeast line of said 20 foot Road Easement and being the west corner of the herein described tract;

THENCE, N 57°51'42" E, along the southeast line of said 20 foot Road Easement, a distance of 234.79 feet to the **POINT OF BEGINNING** containing 0.216 acres.

All bearings and coordinates shown are referenced to the Texas Coordinate System, South Central Zone (NAD'27).

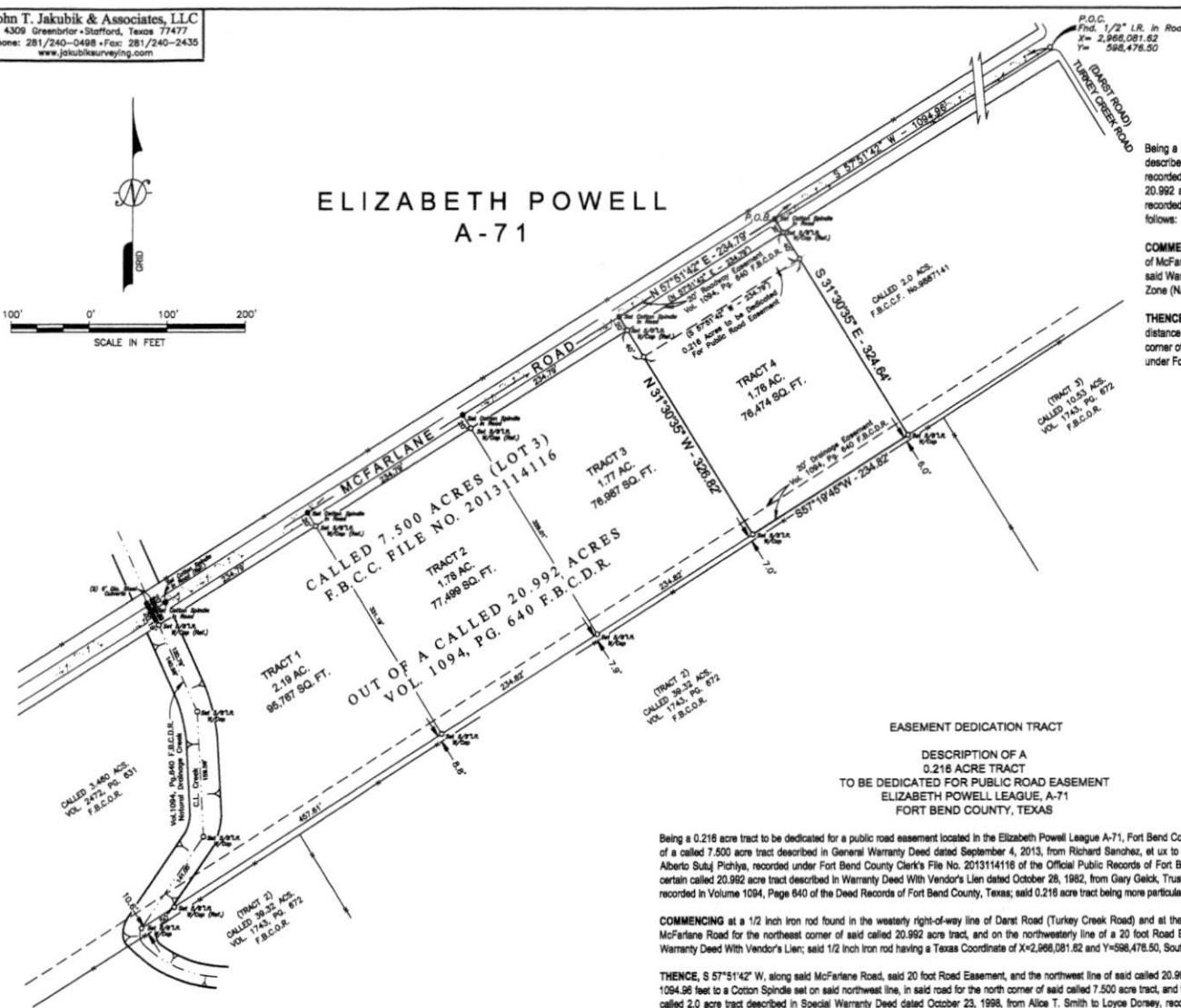
This description is accompanied by a separate plat dated April 2, 2015, prepared by John T. Jakubik & Associates, LLC, Stafford, Texas.

Date: 04-02-15
File: RSP7885-ROW Dedication



ELIZABETH POWELL A-71

SCALE IN FEET



TRACT 4
 DESCRIPTION OF
 1.76 ACRE TRACT
 ELIZABETH POWELL LEAGUE, A-71
 FORT BEND COUNTY, TEXAS

Being a 1.76 acre tract (Tract 4) located in the Elizabeth Powell League A-71, Fort Bend County, Texas and being out of a called 7.500 acre tract described in General Warranty Deed dated September 4, 2013, from Richard Sanchez, et ux to Rodolfo Sutuj Pichiya and Alberto Sutuj Pichiya, recorded under Fort Bend County Clerk's File No. 2013114116 of the Official Public Records of Fort Bend County, Texas, and a certain called 20.992 acre tract described in Warranty Deed With Vendor's Lien dated October 28, 1982, from Gary Geick, Trustee to Constance A. Reilly, recorded in Volume 1094, Page 840 of the Deed Records of Fort Bend County, Texas; said 1.76 acre tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the westerly right-of-way line of Darst Road (Turkey Creek Road) and at the south edge of asphalt of McFarlane Road for the northeast corner of said called 20.992 acre tract, and on the northwesterly line of a 20 foot Road Easement recorded in said Warranty Deed With Vendor's Lien; said 1/2 inch iron rod having a Texas Coordinate of X=2,966,081.62 and Y=598,476.50, South Central Zone (NAD27);

THENCE, S 57°51'42" W, along said McFarlane Road, said 20 foot Road Easement, and the northwest line of said called 20.992 acre tract, a distance of 1094.96 feet to a Cotton Spindle set on said northwest line, in said road for the north corner of said called 7.500 acre tract, and the east corner of a certain called 2.0 acre tract described in Special Warranty Deed dated October 23, 1998, from Alice T. Smith to Loyce Dorsey, recorded under Fort Bend County Clerk's File No. 9887141 and POINT OF BEGINNING of herein described tract;

THENCE, S 31°30'35" E, across said called 20 foot Road Easement and said called 20.992 acre tracts, and along the common line of said called 7.500 and 2.0 acre tracts, at a distance of 20.00 feet passing a 5/8 inch iron rod with cap set for reference on said common line and on the southeast line of said 20 foot Road Easement, for a total distance of 324.64 feet to a 5/8 inch iron rod with cap set on the southeast line of said called 20.992 acre tract, and a 20 foot Drainage Easement recorded in said Warranty Deed With Vendor's Lien, the northwest line of a certain called 39.32 acre tract (Tract 2) described in Warranty Deed dated July 24, 1985, from Burton B. Dillard to Willie L. Chachere, et ux, recorded in Volume 1743, Page 672 of the Official Records of Fort Bend County, Texas, for the east corner of said called 7.500 acre tract and for the south corner of said called 2.0 acre tract and the herein described tract;

THENCE, S 57°19'45" W, along the southeast line of said called 7.500 and 20.992 acre tracts and said 20 foot Drainage Easement, and said northwest line, a distance of 234.82 feet to a 5/8 inch iron rod with cap set on the southeast line of said 20 foot Drainage Easement and said called 7.500 and 20.992 acre tracts, and said northwest line, for the east corner of a certain called 1.77 acre tract (Tract 3), and for the south corner of the herein described tract;

THENCE, N 31°30'35" W, across said called 7.500 and 20.992 acre tracts, said 20 foot Drainage Easement, and said 20 foot Road Easement, at a distance of 306.82 feet passing a 5/8 inch iron rod with cap set for reference on said southeast line of said Road Easement, for a total distance of 326.82 feet to a cotton spindle set in the northwest line of said 20 foot Road Easement, said called 7.500 and 20.992 acre tracts in said McFarlane Road, for the north corner of a called 1.77 acre tract (Tract 3) and west corner of the herein described tract;

THENCE, N 57°51'42" E, along the northwest line of said 20 foot Road Easement, said called 7.500 and 20.992 acre tracts, and along said McFarlane Road, a distance of 234.79 feet to the POINT OF BEGINNING containing 1.76 acres.

EASEMENT DEDICATION TRACT
 DESCRIPTION OF A
 0.216 ACRE TRACT
 TO BE DEDICATED FOR PUBLIC ROAD EASEMENT
 ELIZABETH POWELL LEAGUE, A-71
 FORT BEND COUNTY, TEXAS

Being a 0.216 acre tract to be dedicated for a public road easement located in the Elizabeth Powell League A-71, Fort Bend County, Texas and being out of a called 7.500 acre tract described in General Warranty Deed dated September 4, 2013, from Richard Sanchez, et ux to Rodolfo Sutuj Pichiya and Alberto Sutuj Pichiya, recorded under Fort Bend County Clerk's File No. 2013114116 of the Official Public Records of Fort Bend County, Texas, and a certain called 20.992 acre tract described in Warranty Deed With Vendor's Lien dated October 28, 1982, from Gary Geick, Trustee to Constance A. Reilly, recorded in Volume 1094, Page 840 of the Deed Records of Fort Bend County, Texas; said 0.216 acre tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the westerly right-of-way line of Darst Road (Turkey Creek Road) and at the south edge of asphalt of McFarlane Road for the northeast corner of said called 20.992 acre tract, and on the northwesterly line of a 20 foot Road Easement recorded in said Warranty Deed With Vendor's Lien; said 1/2 inch iron rod having a Texas Coordinate of X=2,966,081.62 and Y=598,476.50, South Central Zone (NAD27);

THENCE, S 57°51'42" W, along said McFarlane Road, said 20 foot Road Easement, and the northwest line of said called 20.992 acre tract, a distance of 1094.96 feet to a Cotton Spindle set on said northwest line, in said road for the north corner of said called 7.500 acre tract, and the east corner of a certain called 2.0 acre tract described in Special Warranty Deed dated October 23, 1998, from Alice T. Smith to Loyce Dorsey, recorded under Harris County Clerk's File No. 9887141;

THENCE, S 31°30'35" E, across said called 20 foot Road Easement and said called 20.992 acre tracts, and along the common line of said called 7.500 and 2.0 acre tracts, at a distance of 20.00 feet to a 5/8 inch iron rod with cap set on said common line and marking the POINT OF BEGINNING of the herein described tract;

THENCE, S 31°30'35" E, continuing along said common line, a distance of 40.00 feet to a point on said common line for the east corner of the herein described tract;

THENCE, S 57°51'42" W, a distance of 234.79 feet to a point for the southern corner of the herein described tract;

THENCE, N 31°30'35" W, a distance of 40.00 feet to a 5/8 inch iron rod with cap on the southeast line of said 20 foot Road Easement and being the west corner of the herein described tract;

THENCE, N 57°51'42" E, along the southeast line of said 20 foot Road Easement, a distance of 234.79 feet to the POINT OF BEGINNING containing 0.216 acres.

NOTES

The surveyor has relied upon the Commitment for Title Insurance dated September 4, 2013, prepared by Old Republic National Title Company to show all easements of record.

This plat is accompanied by a separate description dated January 9, 2015, prepared by John T. Jakubik & Associates, LLC.

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48157C0375L, which bears an effective date of April 2, 2014. The Zone may or may not be correct, because no field surveying was performed to determine this Zone. An elevation certificate may be needed to verify this determination.

Coordinates and bearings shown are based on the Texas Coordinate System, South Central Zone (NAD27).

To: Rodolfo Sutuj Pichiya and Alberto Sutuj Pichiya

I hereby certify that this plat was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

This the 6th day of January, 2015.

PRELIMINARY

John T. Jakubik R.P.L.S. 1717

RODOLFO SUTUJ PICHIIYA & ALBERTO SUTUJ PICHIIYA	
PARTITION OF A CALLED 7.500 ACRES 1.76 ACRES - TRACT 4 ELIZABETH POWELL LEAGUE, A-71 FORT BEND COUNTY, TEXAS	
DRAWN BY: E.S.	SCALE: 1" = 100'
CHECKED BY:	DATE: 01-09-15
SURVEYED BY: E.S.	REV.: 04-02-2015 Add ROW Dedication
JOB No.: 14-12-7885	DWG. No.: RSP7885-4

AGREED to and ACCEPTED on this the 5 day of May, 2015.

GRANTEE:

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

By: _____

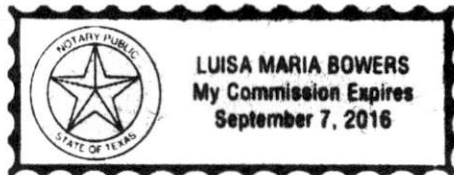
Robert E. Hebert

Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 6th day of May, 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)



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
Attn: Nathan Hatcher
301 Jackson Street
Richmond, Texas 77469

RET: FORT BEND COUNTY CLERK
ADMIN SERVICES COORDINATOR
301 JACKSON STREET
RICHMOND TX 77469

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas



May 06, 2015 03:42:59 PM

FEE: \$0.00 DP2
DEED

2015048486