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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DONATION DEED
(0.44 Acre)

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

THAT, **CS RANCH PARTNERS, LLC.**, a Texas limited liability company, hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), the receipt and sufficiency of which are hereby acknowledged, has DONATED and does hereby GRANT, GIVE, AND CONVEY unto **FORT BEND COUNTY, TEXAS**, a political subdivision of the State of Texas ("Grantee"), whose address is 301 Jackson Street, Richmond, Texas 77469, all of that certain tract or parcel of land in Fort Bend County, Texas, more particularly described and referred to as "Tract 2 – James Lane" in Exhibit A attached hereto, incorporated herein and made a part hereof for all purposes (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to any and all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent such matters are validly existing and affect the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto Grantee, Grantee's successors and/or assigns forever; and Grantor does hereby bind itself, Grantor's successors and/or assigns, to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto Grantee, Grantee's successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the Permitted Encumbrances.

[Signature pages follow this page.]

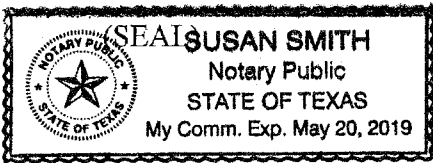
EXECUTED on this the 1st day of October, 2015.

CS RANCH PARTNERS, LLC, a Texas
limited liability company

By: S.L. Cornelius
Name: SIGMUND L. CORNELIUS
Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 1 day of October, 2015 by
Sigmund L. Cornelius, on behalf of CS RANCH PARTNERS, LLC, a Texas
limited liability company.



Susan Smith
Notary Public in and for the State of Texas

AGREED AND ACCEPTED on this the 13 day of October, 2015.

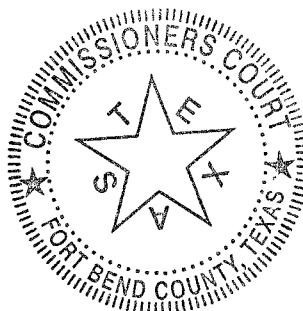
FORT BEND COUNTY, TEXAS

By: *Robert E. Hebert*

Robert E. Hebert, County Judge

ATTEST:

Laura Richard
Laura Richard, County Clerk



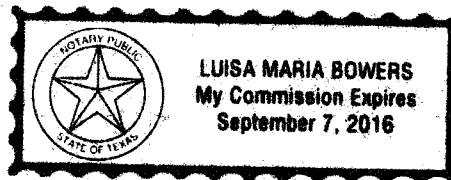
THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 13th day of October, 2015 by Robert E. Hebert, County Judge of Fort Bend County, Texas.

(SEAL)

Luisa Maria Bowers
Notary Public in and for the State of Texas

Attachment:
Exhibit A — Legal Description of the Property



AFTER RECORDING RETURN TO:

Fort Bend County Engineering
Attention: Travis Huff
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

CHARLIE KALKOMEY SURVEYING, INC.
A JONES & CARTER COMPANY

6415 READING ROAD
ROSENBERG, TEXAS 77471
281 342-2033

Texas Board of Professional Land Surveying Registration No. 10046104

TRACT 2 – JAMES LANE

FIELD NOTES FOR A 0.44 ACRE TRACT OF LAND IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 80.00 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2014104250, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, BASED UPON GPS OBSERVATIONS.

COMMENCING at a fence corner post found in concrete for a reentry corner to said called 80.00 acre tract, same being the upper northeast corner of an adjoining called 38.596 acre tract recorded under County Clerk's File Number 2007122637, Official Public Records, Fort Bend County, Texas, said point also being the southeast corner of an adjoining 14.53 acre tract (Tract 1) surveyed by the undersigned this date;

THENCE South 88 degrees 28 minutes 25 seconds West (called South 88 degrees 28 minutes 25 seconds West) along the south line of said adjoining Tract 1 and the south line of said called 80.00 acre tract, same being the north line of said adjoining called 38.596 acre tract, 1,274.68 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the southwest corner of said adjoining Tract 1, for the southeast corner and **Place of Beginning** of the herein described tract;

THENCE South 88 degrees 28 minutes 25 seconds West (called South 88 degrees 28 minutes 25 seconds West) along the south line of the herein described tract and said called 80.00 acre tract, same being the north line of said adjoining called 38.596 acre tract, at 11.13 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" found on said line at its intersection with the existing east right-of-way line of James Lane, and continuing for a total distance of 35.28 feet to a point for the southwest corner of the herein described tract and the southwest corner of said called 80.00 acre tract, same being the upper northwest corner of said adjoining called 38.596 acre tract, and being in the east line of an adjoining called 10.00 acre tract recorded under County Clerk's File Number 2004099392, Official Public Records, Fort Bend County, Texas;

THENCE North 05 degrees 32 minutes 38 seconds East (called North 05 degrees 32 minutes 38 seconds East) along the west line of the herein described tract and the west line of said called 80.00 acre tract, same being the east line of said adjoining called 10.00 acre tract, the east line of an adjoining called 9.341 acre tract recorded in Volume 715, Page 19, Deed Records, Fort Bend County, Texas, and the east line of an adjoining called 5 acre tract recorded under County Clerk's File Number 2003035681, Official Public Records, Fort Bend County, Texas, as located in James Lane, 539.35 feet to a point for the northwest corner of the herein described tract;

THENCE South 83 degrees 38 minutes 07 seconds East establishing the north line of the herein described tract, 51.46 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the northeast corner of the herein described tract, same being the northwest corner of the aforementioned adjoining Tract 1, and being in the proposed east right-of-way line of James Lane;

THENCE South 51 degrees 01 minute 55 seconds West establishing the easterly line of the herein described tract, same being the westerly line of said adjoining Tract 1, and being the proposed east right-of-way line of James Lane, 21.09 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for angle point;

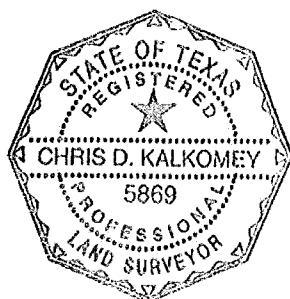
THENCE South 05 degrees 41 minutes 57 seconds West continuing along said line, 519.48 feet to the **Place of Beginning** and containing 0.44 acre of land, more or less.


For reference and further description see Survey Plat No. R8000-0425-02 prepared by the undersigned on same date.

December 15, 2014

Job Number R8000-0425-02

Charlie Kalkomey Surveying, Inc.
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com



FULSHEAR LAND INVESTMENT PARTNERS, LTD.
CALLED 110.4552 AC.
(SAVE & EXCEPT 7.7662 AC.)
C.C.F. NO. 2008000215
O.P.R.F.B.C.T.

NORTH
SCALE: 1" = 200'

CHET A. NELSON
& KAYLEEN M. CHRISTIE
CALLED 10.10 AC.
C.C.F. NO. 2010027117
O.P.R.F.B.C.T.

CHRISTIAAN H. STEVENS, et ux
CALLED 3.00 AC.
C.C.F. NO. 2005026780
O.P.R.F.B.C.T.

CHRISTIAAN H. STEVENS, et ux
CALLED 5 AC.
C.C.F. NO. 2003035681
O.P.R.F.B.C.T.

CS RANCH PARTNERS, LLC
RESIDUE CALLED 80.00 AC.
C.C.F. NO. 2014104250
O.P.R.F.B.C.T.

JAMES E. EITEMAN, et ux
CALLED 9.341 AC.
VOL. 715, PG. 19
D.R.F.B.C.T.

0.44 AC.

KERRY A. KILBURN, et ux
CALLED 10.00 AC.
C.C.F. NO. 2004099392
O.P.R.F.B.C.T.

**EXHIBIT
OF A
0.44 ACRE
ROAD RIGHT-OF-WAY DEDICATION
OUT OF THE
CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS
SEPTEBER 2015**

POINT OF BEGINNING

SIGMUND L. CORNELIUS, et ux
CALLED 38.596 AC.
C.C.F. NO. 2007122637
O.P.R.F.B.C.T.



JONES | CARTER

CHARLIE KALKOMEY SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046104
6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033

P:\PROJECTS\R8000-Fort Bend\0425-03_Sig_Cornelius_Survey\Draw_Files\0.44AC_road_exhibit.dwg Oct 02, 2015 - 7:03am CK

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

October 14, 2015 10:26:22 AM

FEE: \$0.00 CR1
DEED

2015116961

