

90



DONATION DEED

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

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.

THAT, **MIGUEL SOLANO-CRUZ** and **ROMAN SOLANO-CRUZ** ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor 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 tract of land, containing **0.0287 of an acre**, 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 9th day of January, 2017.

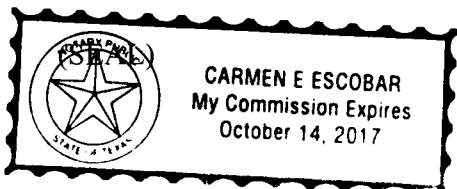
GRANTOR:

Miguel Solano
MIGUEL SOLANO-CRUZ

Roman Solano
ROMAN SOLANO-CRUZ

THE STATE OF TEXAS §
 §
COUNTY OF Texas §

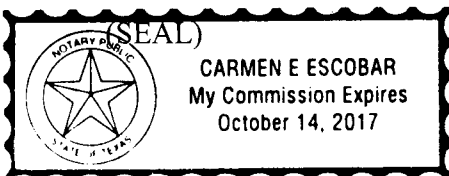
This instrument was acknowledged before me on the 9th day of January, 2017 by Miguel Solano-Cruz.



Carmen E Escobar
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF Texas §

This instrument was acknowledged before me on the 9th day of January, 2017 by Roman Solano-Cruz.



Carmen E Escobar
Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the 24 day of January, 2017.

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

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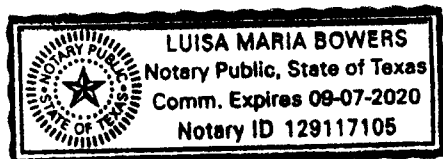
COUNTY OF FORT BEND

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This instrument was acknowledged before me on the 24th day of January, 2017 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

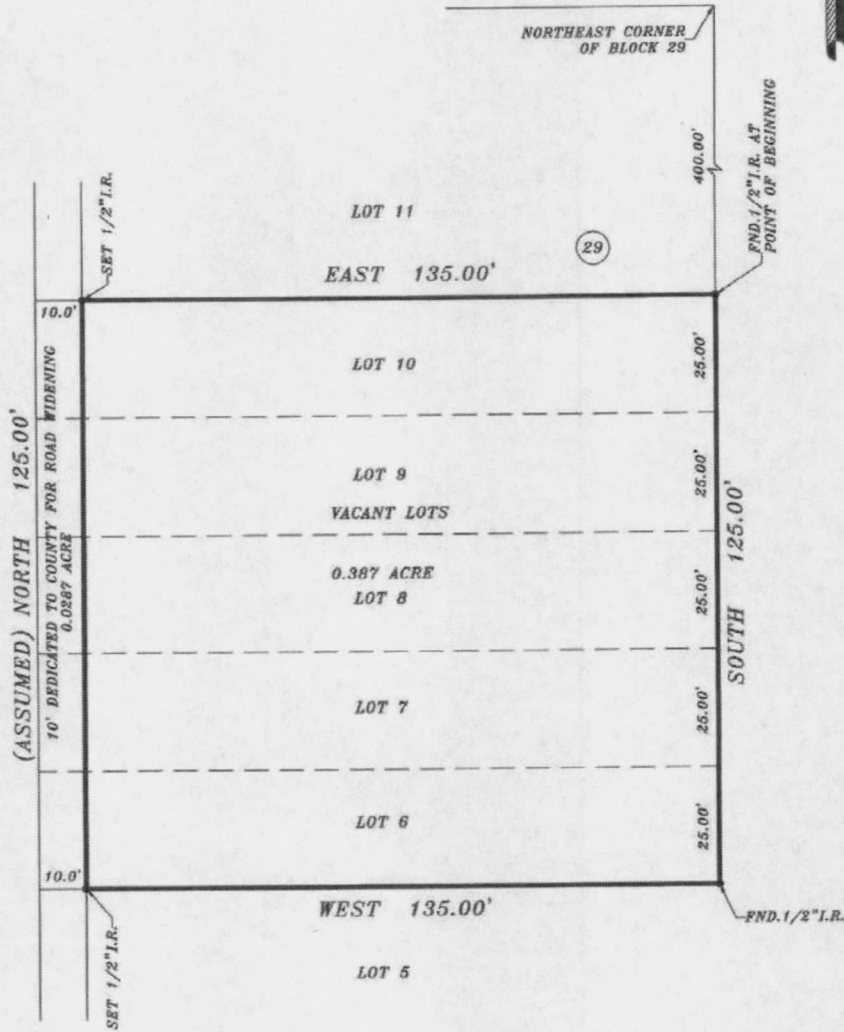
Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

NOTE:
 1. BEARINGS ARE ASSUMED.
 2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS, AND RESTRICTIONS OF SUBDIVISION.
 3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.

EVERGREEN ROAD (R/W VARIES)



BORROWER: MIGUEL SOLANO-CRUZ & ROMAN SOLANO-CRUZ
 ADDRESS: 0 EVERGREEN STREET - PRESNO, TEXAS 77545

LEGAL DESCRIPTION: PART OF LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9) & TEN (10), IN BLOCK TWENTY-NINE (29) OF MAGNOLIA PLACE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 232, PAGE 346 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS. (SEE EXHIBIT "A")

This lot DOES NOT lie in the 100 year flood plain and is in ZONE "X" as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 48157C 0315L Dated 04-02-14 No responsibility assumed for Flood Plain Determination or Floodway.

LENDER:

TITLE COMPANY:

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in G.F. No. _____. This survey is certified for this transaction only.



[Signature]
 TEXAS STAR SURVEYING

G.F. NO.
 SCALE: 1"=30'
 DATE: 11-16-16
 JOB NO. 112316-73

15502 Old Galveston Road, Webster, Texas 77598
 PHONE (281) 331-8414 FAX (281) 486-0642



Texas Star Surveying

15502 Old Galveston Rd Suite# 706 Webster, TX 77598

281-331-8414 Fax 281-486-0642

0.0287 ACRES

10' DEDICATION FOR ROAD WIDENING

OF EVERGREEN ROAD

0.0287 acres, being a part of lots 6, 7, 8, 9, and 10 in Block 29 of Magnolia Place, a subdivision in Fort Bend County, Texas, according to the map or plat recorded in Volume 232, Pg. 346 of the Map Records of Fort Bend County, Texas, said dedication being more particularly described as follows:

BEGINNING at a ½" iron rod set for the Northeast corner of the herein described dedication, said point being South 400.00 feet and West 135.00 feet from the Northeast corner of said Block 29;

THENCE, South severing 10 feet off of the West lines of Lots 10, 9, 8, 7, and 6, 125.00 feet to a ½" iron rod set for the Southeast corner of said dedication;

THENCE, West 10 feet to a point for corner in the West line of dedication;

THENCE, North with the West line of dedication 125.00 feet to a point for the Northwest corner of dedication;

THENCE, East 10 feet to the POINT OF BEGINNING and containing 0.0287 acres.



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13-

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3 PGS
DEED

2015031922

SPECIAL WARRANTY DEED

Grantor: Mr. Francisco I. Gonzalez

Grantor's Mailing Address: 16604 Alice Foster Street B
Sugar Land, TX 77498

Grantee: Mr. Miguel Solano-Cruz and Roman Solano-Cruz

Grantee's Mailing Address: 1029 Evergreen St.
Fresno TX 77545

Consideration: \$10.00 (Ten 00/100) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (Including any Improvements)

All of my interest in and to the following described real property:

A TRACT OR PARCEL OF LAND COMMONLY KNOWN AS LOT 6, 7, 8, 9, AND 10, IN SPECIMEN PLAT OF THE SOUTH 1/2 OF BLOCK 29, OF MAGNOLIA PLACE, A SUBDIVISION LOCATED IN THE THOMAS CHOATE SURVEY, ABSTRACT 148, IN FORT BEND COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM DOROTHY E. SOR RELLS TO MATHEW KRISCHLER DATED FEBRUARY 2, 1940 AND RCORDED IN VOLUME 188, PAGE 526 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; AND BEING THAT SAME PROPERTY IDENTIFIED ON PLAINTIFFS TAX ROLLS AS ACCOUNT NO. 4600000292060907.

Reservations from exceptions to conveyance and warranty:

This deed is subject to such easements, rights-of-way, recorded prescriptive rights, unrecorded prescriptive rights, recorded restrictions, reservations covenants or premises, conditions, leases for oil and gas severances of mineral rights and any other instrument which has effect upon the subject property,

rights or owners in boundary or party walls and fences; discrepancies and conflicts which are noted in boundary lines; rights and other obligations of municipal districts that are created.

Grant:

Grantor, in exchange for the consideration stated herein and subject to the reservation from exceptions to conveyance and warranty stated herein, does make grant, sale and conveyance to Grantee of the property which is described in this deed, together with all and singular the rights and appurtenances which belong thereto to have and to hold to Grantee, Grantee's heirs, executors, administrators, successors, or assigns in perpetuity. Grantors binds Grantor, and Grantor's heirs, executors, administrators or assigns in perpetuity to warrant and forever defend all and singular the said premises unto the said Grantee, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from the exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

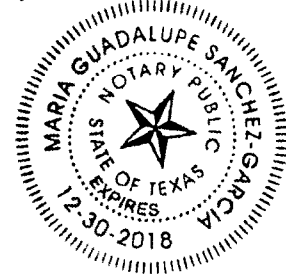
EXECUTED THIS 4th DAY OF MARCH, 2015 BY:

Francisco I. Gonzalez
Francisco I. Gonzalez, Grantor

THE STATE OF TEXAS
COUNTY OF FORT BEND

This instrument was acknowledged before me on this 4th day of March, 2015 by Mr. Francisco I. Gonzalez

Maria G. Sanchez-Garcia
Notary Public



After recording please return to: Miguel Solano Cruz and Roman Solano Cruz
1029 Evergreen St.
Fresno TX 77545

RETURNED AT COUNTER TO:

Miguel Solano.
1029 Evergreen St Fresno TX 77545

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

March 30, 2015 10:21:49 AM

FEE: \$13.00 DK
DEED

2015031922



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

January 26, 2017 12:25:01 PM

FEE: \$0.00 SR1
DEED

2017009349

