



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

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

THAT, **LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT**, ("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 tract of land, containing **0.2511 of an acre**, 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").

Further, as a donation of the Property by Grantor to Grantee for use in carrying out a purpose that benefits the public interest, being additional right of way to accommodate improvements to the FM 1093/Westpark facility, Grantor waives any benefits that may be available under and agrees that this conveyance is being done in compliance with Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the Property to Grantee, and benefits applicable to the relocation of any displaced person as defined in 49 CFR Section 24.2(g). As additional consideration for such, Grantee shall at all times use the Property to effect and maintain the public purpose for which this conveyance is being made.

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

01/27/2017 Original sent to Jillian Peterson, Engineering

CCM 1-24-17 #281  
Fort Bend County Clerk  
Return Admin Serv Coord LAC

every person whomsoever lawfully claiming or to claim the same or any part thereof, 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 15th day of December, 2016.

**GRANTOR:**

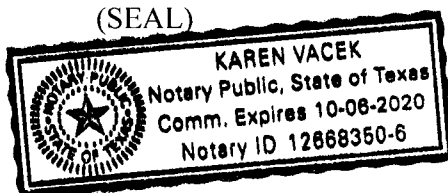
Lamar Consolidated Independent School District

By: Jan Steenbergen

James Steenbergen, Board President  
Name, Title

THE STATE OF TEXAS           §  
   §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 15th day of December, 2016 by James Steenbergen, Board President, on behalf of Lamar Consolidated Independent School District.



Karen Vacek

Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the 24 day of January, ~~2016~~ 2017.

**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, County Judge

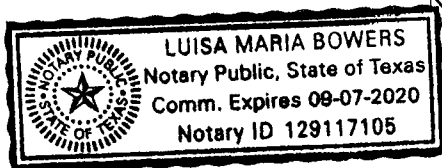
THE STATE OF TEXAS  
COUNTY OF FORT BEND

§  
§  
§

This instrument was acknowledged before me on the 24<sup>th</sup> day of January, 2016 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 Maria 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: Bryan Norton  
301 Jackson Street  
Richmond, Texas 77469

# EXHIBIT A

EXHIBIT A

County: Fort Bend  
Highway: F.M. 1093  
Project Limits: James Lane to FM 1463 / FM 359  
RCSJ: 0543-02-072

Property Description for Parcel 408

Being a 0.2511 acre (10,939 square feet) parcel of land, out of the E. Latham Survey A-50, Fort Bend County, Texas, and being part of and out of that certain called 124.49 acre tract of land, described in a Deed dated December 15, 2008 from Teri Straus, Shelley Jucker, Cynthia Lynn Klein, Sylvia Gandler Solomon, Trustee and Suzanne Stein to Lamar Consolidated Independent School District filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 2008129534, said 124.49 acre tract, also being out of Restricted Reserve "C", Lamar Consolidated Independent School District High School No. 5 Complex recorded under Clerk's File No. 20110054 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), Fort Bend County, Texas, said 0.2511 acre parcel being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found for an interior corner of Restricted Reserve "A" of said Lamar Consolidated Independent School District High School No. 5 Complex and for the northwest corner of a called 1.9206 acre tract of land, described in a Deed dated July 20, 2009 from George Edward Hackett and wife Aline Hackett to MGJ Holdings, L.P. filed in the O.P.R.F.B.C. at Clerk's File No. 2009077986, said 1.9206 acre tract, also being out of Commercial Reserve "A" and Commercial Reserve "B", Lazy J Acres, Section 1, Replat No. 1 recorded under Clerk's File No. 20130137 of the F.B.C.P.R.; thence as follows:

South 02°45'41" East, a distance of 390.78 feet, along an interior line of said Restricted Reserve "A" and along the west line of said 1.9206 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of said FM 1093 (width varies), for the northeast corner and POINT OF BEGINNING of the herein described parcel, said point having Coordinates of N=13,814,002.60 and E=2,957,874.16;\*\*

- 1) THENCE, South 02°45'41" East, a distance of 10.03 feet, , along an interior line of said Restricted Reserve "A" and along the west line of said 1.9206 acre tract, to a point in the existing north right-of-way line of said F.M. 1093 (120' wide) as described in Volume 243, Page 171 of the F.B.C.D.R. and for the southeast corner of the herein described parcel;

EXHIBIT A

- 2) THENCE, South 82°58'36" West, a distance of 562.48 feet, along the south line of said 124.49 acre tract and along the existing north right-of-way line of said F.M. 1093, to an angle point of the herein described parcel;
- 3) THENCE, South 83°00'31" West, a distance of 499.65 feet, along the south line of said 124.49 acre tract and along the existing north right-of-way line of said F.M. 1093 to the existing east right-of-way line of Bois D Arc Lane (Width Varies) as described in Clerk's File No. 20110054 of the F.B.C.P.R., to a point for the southwest corner of the herein described parcel;
- 4) THENCE, North 00°32'37" West, a distance of 35.43 feet, along the existing east right-of-way line of said Bois D Arc Lane, to a 5/8-inch iron rod with TxDOT aluminum cap set for the northwest corner of the herein described parcel;\*\*
- 5) THENCE, South 48°46'03" East, a distance of 33.80 feet, along the proposed north right-of-way line of said F.M. 1093, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described parcel;\*\*
- 6) THENCE, North 83°00'31" East, a distance of 473.15 feet, along the proposed north right-of-way line of said F.M. 1093, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described parcel;
- 7) THENCE, North 82°58'36" East, a distance of 563.22 feet, along the proposed north right-of-way line of said F.M. 1093, to the POINT OF BEGINNING and containing 0.2511 acre (10,939 square feet) parcel of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

All coordinates shown hereon are established from TxDOT Control Monuments, H-3, H-4, H-5, and H-13 prepared by Costello, Inc. dated February 23, 2000 and TxDOT Control Monuments H-5A and H-5B prepared by Weisser Engineering Company dated October 2006.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

Revised: November, 2016

July, 2015

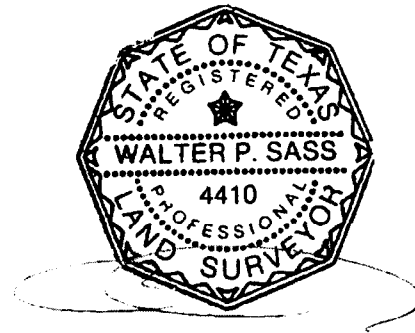
Parcel 408

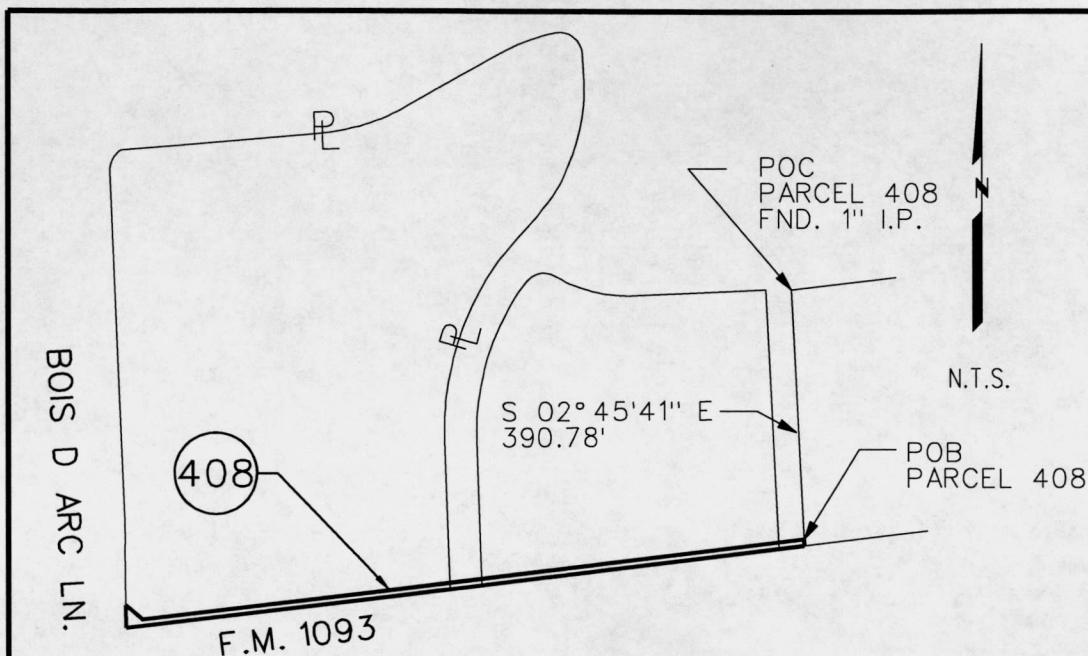
Page 3 of 7 Pages

# EXHIBIT A

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

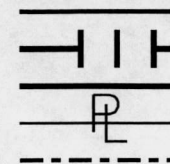
Compiled by:  
Weisser Engineering Company  
TBPLS Firm Reg. No. 100518-00  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
July, 2015  
Revised: November, 2016





# CONVENTIONAL SIGNS:

EXISTING RIGHT-OF-WAY LINE  
ACCESS DENIAL LINE  
PROPOSED RIGHT-OF-WAY LINE  
PROPERTY LINE  
SURVEY LINE



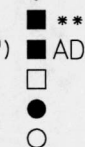
DENOTES PARCEL No.

401

DENOTES BEARING AND DISTANCE NOTE No.

3

SET 5/8" I.R. W/TxDOT ALUM. CAP (SEE NOTE 2)  
SET 5/8" I.R. W/TxDOT ALUM. CAP (STAMPED "ADL")  
FOUND 5/8" I.R. W/TxDOT ALUM. CAP  
SET (AS INDICATED)  
FOUND (AS INDICATED)



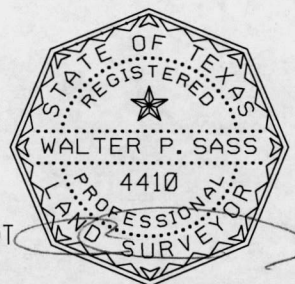
## LEGEND:

C.F. NO. = CLERK'S FILE NUMBER  
F.C. NO. = FILM CODE NUMBER  
O.P.R.F.B.C. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY  
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS  
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS  
F.B.C.C.R. = FORT BEND COUNTY COURT RECORDS  
F.B.C.D.C.R. = FORT BEND COUNTY DISTRICT COURT RECORDS

## NOTES:

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. \*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.
3. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
4. ALL COORDINATES AND ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM TxDOT CONTROL MONUMENTS H-3, H-4, H-5, AND H-13 PREPARED BY COSTELLO, INC. DATED FEBRUARY 23, 2000 AND CONTROL MONUMENTS H-5A AND H-5B PREPARED BY WEISSER ENGINEERING COMPANY DATED OCTOBER 2006.
5. ABSTRACTING PERFORMED BY: POSTLE PROPERTY SERVICES 12/2013 TO 01/2014 AND UPDATED ON 07/2015.
6. GROUND SURVEY PERFORMED 03/2012., 09/2014 & 07/2015.

PARENT TRACT INSET



REVISED: 11/12/2016 - INCREASED ACREAGE

EXISTING	TAKING AC/SF	REMAINING
124.49	0.2511 AC 10,939 SF	124.24 LT.
<b>WEISSER Engineering Co.</b> 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300 TBPLS Firm Reg No. 100518-00		
PARCEL PLAT SHOWING PARCEL 408 FM 1093, FORT BEND COUNTY, TEXAS		
DATE: 07/2015	SCALE: N.T.S.	JOB No.: EG676
RCSJ No.: 0543-02-072	DWG. No.: P-408-01	



E. LATHAM SURVEY, A-50

RESTRICTED RESERVE "C"

LAMAR C.I.S.D. HIGH SCHOOL NO 5 COMPLEX

File No. 20110054

F.B.C.P.R.

CALLLED 124.49 ACRES

LAMAR CONSOLIDATED

INDEPENDENT SCHOOL DISTRICT

FILE NO. 2008129534

DATE: DECEMBER-15, 2008

O.P.R.F.B.C.

BOIS D ARC LN.  
(R.O.W. VARIES)  
CLERK'S FILE NO. 20110054  
F.B.C.P.R.

10' Stm Swr Esmt  
File No. 2011084250  
O.P.R.F.B.C.

EXISTING R.O.W.

S/O 165+52.79, 176.71' LT

S 48° 46' 03" E-33.80'

PROPOSED R.O.W.

N 83° 00' 31" E-473.15'

25' Bldg. Line.  
File No. 20110054  
F.B.C.P.R.

S 83° 00' 31" W-499.65'

EXISTING R.O.W.

S/O 165+75.31, 151.50' LT

F.M. 1093

(120' R.O.W.)

VOL. 243, PG. 171

F.B.C.D.R.

20' W.L.E. & S.S.E.  
File No. 20110054  
F.B.C.P.R.

EXISTING R.O.W.

BASELINE

N 83° 00' 31" E

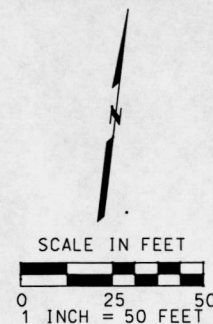
C-3

FM 1093 BASELINE CURVE DATA

166+00

C3  
RADIUS           ▪ 14,100.00'  
CENTRAL ANGLE   ▪ 00° 30' 59" (LT)  
ARC LENGTH       ▪ 127.07'  
TAN LENGTH       ▪ 63.53'  
CHORD BEARING   ▪ N 82° 45' 02" E  
CHORD DISTANCE   ▪ 127.07'  
PI STATION       ▪ 167+78.39  
PI N               ▪ 13,813,750.48  
PI E               ▪ 2,957,065.55

SHEET 5 OF 7



MATCH LINE SEE SHEET 6



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING

PARCEL 408

FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015

SCALE: 1" = 50'

JOB No.: EG676

RCSJ No.: 0543-02-072

DWG. No.: P-408-02

E. LATHAM SURVEY, A-50 LAMAR C.I.S.D. HIGH SCHOOL NO 5 COMPLEX

File No. 20110054

F.B.C.P.R.

RESTRICTED  
RESERVE "C"

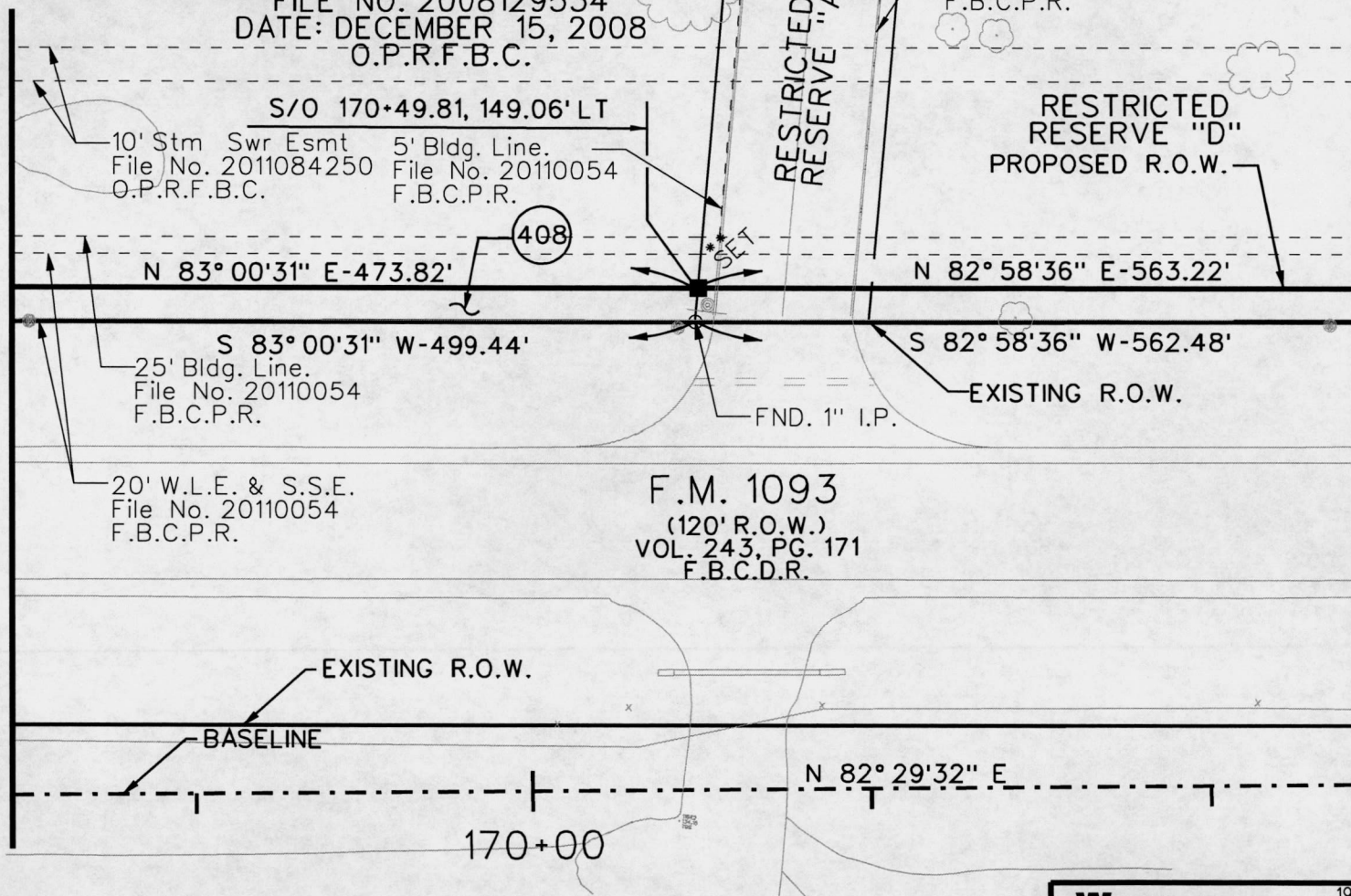
CALLLED 124.49 ACRES  
LAMAR CONSOLIDATED  
INDEPENDENT SCHOOL DISTRICT  
FILE NO. 2008129534  
DATE: DECEMBER 15, 2008  
O.P.R.F.B.C.

5' Bldg. Line.  
File No. 20110054  
F.B.C.P.R.

SCALE IN FEET  
0 25 50  
1 INCH = 50 FEET

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7



SHEET 6 OF 7



**WEISSER  
Engineering Co.**

19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
PARCEL 408  
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015	SCALE: 1" = 50'	JOB No.: EG676
RCSJ No.: 0543-02-072	DWG. No.: P-408-03	



# E. LATHAM SURVEY, A-50

10' Storm Sewer Easement  
File No. 2011084250  
O.P.R.F.B.C.

LAMAR C.I.S.D. HIGH  
SCHOOL NO 5 COMPLEX

File No. 20110054  
F.B.C.P.R.

RESTRICTED RESERVE "D"

CALLLED 124.49 ACRES  
LAMAR CONSOLIDATED  
INDEPENDENT SCHOOL DISTRICT  
FILE NO. 2008129534  
DATE: DECEMBER 15, 2008  
O.P.R.F.B.C.

408

N 82° 58' 36" E-563.22'

S 82° 58' 36" W-562.48'

EXISTING R.O.W.

25' Bldg. Line.  
File No. 20110054  
F.B.C.P.R.

F.M. 1093  
(120' R.O.W.)  
VOL. 243, PG. 171  
F.B.C.D.R.

10' CNP Aerial Easement  
File No. 2011070223  
O.P.R.F.B.C.

5' Bldg. Line.  
File No. 20110054  
F.B.C.P.R.

10' CNP Aerial Easement  
File No. 2011070223  
O.P.R.F.B.C.

10' CNP Easement  
File No. 2011070223  
O.P.R.F.B.C.

P.O.B.  
PARCEL 408  
N-13,814,002.60  
E- 2,957,874.16  
S/O 176+11.70, 145.35' LT

PROPOSED R.O.W.

RESTRICTED RESERVE "A"

P.O.C.  
PARCEL 408  
FND. 5/8" I.R.

5' Bldg. Line.  
File No. 20110054  
F.B.C.P.R.

SCALE IN FEET  
0 25 50  
1 INCH = 50 FEET

5' Bldg. Line.  
File No. 20130137  
F.B.C.P.R.

S 02° 45' 41" E  
10.03'

120.00'

175+00

MATCH LINE SEE SHEET 6



**WEISSER  
Engineering Co.**

19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
PARCEL 408  
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015	SCALE: 1"= 50'	JOB No.: EG676
RCSJ No.: 0543-02-072	DWG. No.: P-408-04	

**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

2017009350