

74



8 PGS
DEED

29M
2017044717

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, **RIVERSTONE HOME OWNERS ASSOCIATION, INC.** ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) 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 0.0597 acres, 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.

CCM 4-25-17 #29M
Fort Bend County Clerk
Return Admin Serv Coord *RA*

4/28/2017 Original sent to Britten Harris, Engineering Dept.

EXECUTED on this the 21st day of December, 2015.

GRANTOR:

RIVERSTONE HOME OWNERS ASSOCIATION,
INC.

By: Trey Reichert
Trey Reichert
President

STATE OF TEXAS

COUNTY OF Fort Bend

This instrument was acknowledged before me this 21st day of December, 2015,
by Trey Reichert, President of Riverstone Home Owners Association, Inc., on behalf of said entity.

(NOTARY SEAL)

Sherry C. Fuller
Notary Public, State of Texas



AGREED to and ACCEPTED on this the 25th day of April, 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, Fort Bend County Judge

THE STATE OF TEXAS

§

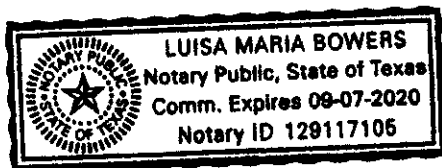
§

COUNTY OF FORT BEND

§

This instrument was acknowledged before me on the 25th day of April, 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)



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
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

County: Fort Bend
Project: Riverstone; University Blvd. Right Turn Lane Right-of-Way
Dedication
C.I. No.: 1362-15
Job Number: 2014130-01

METES AND BOUNDS FOR 0.0597 ACRES

Being a 0.0597 acre tract of land located in the William Little Survey, Abstract-54, in Fort Bend County, Texas; said 0.0597 acre tract being a portion of Reserve "D" of Brookside at Riverstone, a subdivision recorded in Plat Number 20070122 of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.0597 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the southeasterly Right-of-Way (R.O.W.) line of University Boulevard as recorded in Plat Number 20070185 of the F.B.C.P.R.):

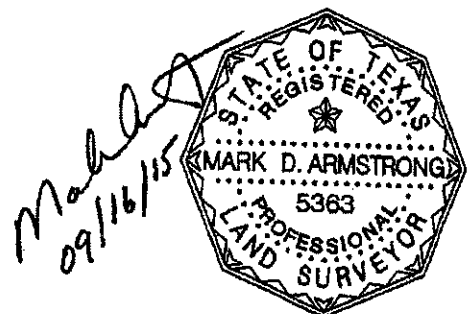
Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most westerly end of a radius return at the southerly corner of said University Boulevard and Oilfield Road (formerly Lake Olympia Parkway) as recorded in Plat Number 20040001 of the F.B.C.P.R., same being a northerly corner of said Reserve "D";

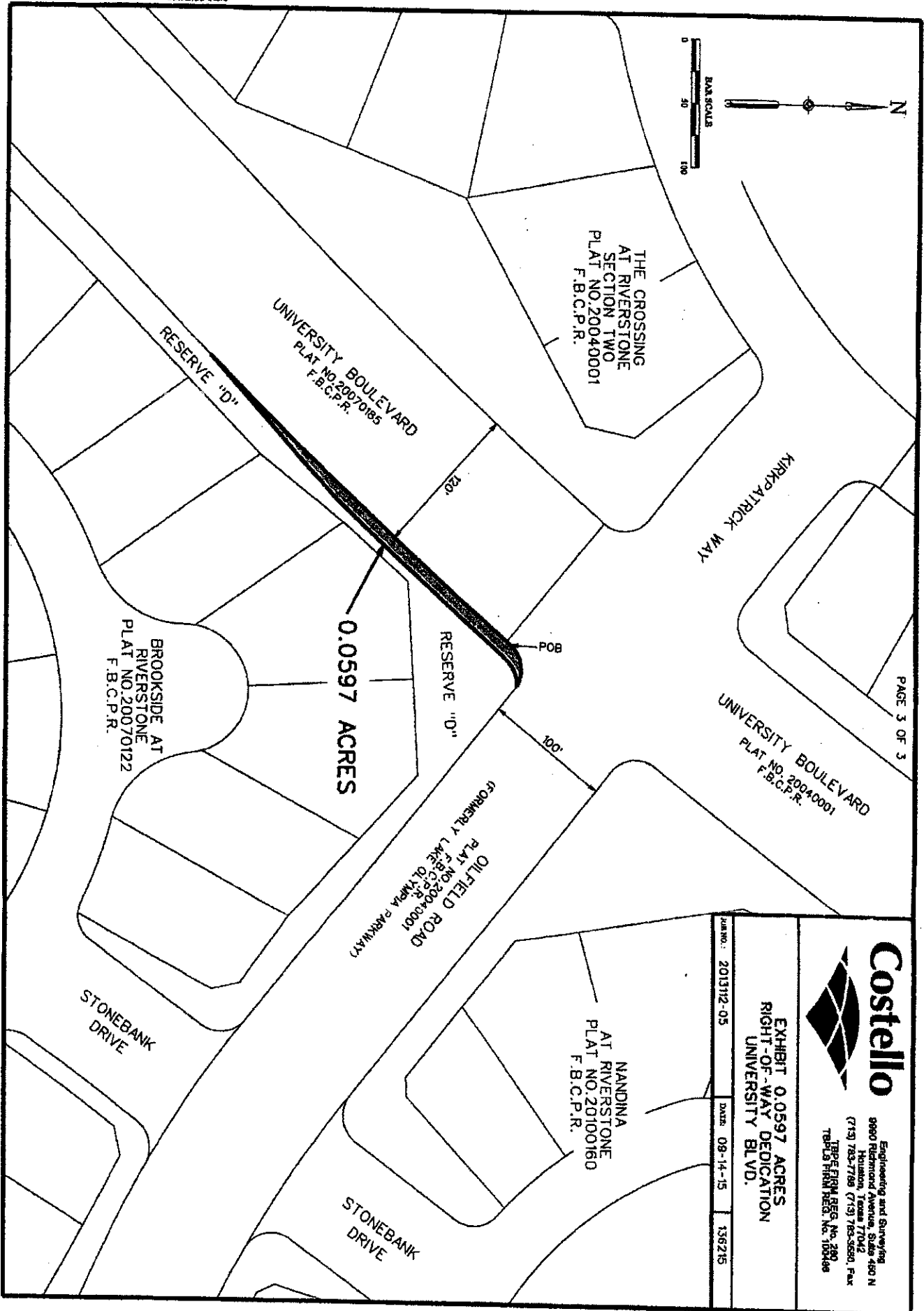
1. Thence, with said radius return, 35.47 feet along the arc of a curve to the right, said curve having a central angle of 81 degrees 17 minutes 23 seconds, a radius of 25.00 feet and a chord that bears North 80 degrees 44 minutes 24 seconds East, a distance of 32.57 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, through said Reserve "D", the following seven (7) courses:

2. 23.52 feet along the arc of a curve to the left, said curve having a central angle of 53 degrees 53 minutes 33 seconds, a radius of 25.00 feet and a chord that bears South 67 degrees 33 minutes 24 seconds West, a distance of 22.66 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. South 41 degrees 12 minutes 04 seconds West, a distance of 62.01 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. South 41 degrees 32 minutes 25 seconds West, a distance of 62.90 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
5. South 42 degrees 36 minutes 09 seconds West, a distance of 32.47 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
6. 46.76 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 15 minutes 13 seconds, a radius of 510.00 feet and a chord that bears South 45 degrees 13 minutes 45 seconds West, a distance of 46.75 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

7. South 47 degrees 51 minutes 22 seconds West, a distance of 116.56 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
8. 9.19 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 04 minutes 28 seconds, a radius of 490.00 feet and a chord that bears South 47 degrees 19 minutes 08 seconds West, a distance of 9.19 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the southeasterly R.O.W. line of aforesaid University Boulevard;
9. Thence, with said southeasterly R.O.W. line, 324.30 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 07 minutes 58 seconds, a radius of 3,620.00 feet and a chord that bears North 42 degrees 39 minutes 42 seconds East, a distance of 324.19 feet to the **Point of Beginning** and containing 0.0597 acres of land.





PAGE 3 OF 3



Engineering and Surveying
9800 Richmond Avenue, Suite 450 N
Houston, Texas 77042
(713) 783-7788 (713) 783-5550, Fax
TBP#18 FIRM REG. No. 100446

EXHIBIT 0.0597 ACRES
RIGHT-OF-WAY DEDICATION
UNIVERSITY BLVD.

PLAN NO.: 2013112-05

DATE: 09-14-15

136215

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard



Laura Richard, County Clerk
Fort Bend County, Texas

April 27, 2017 01:42:39 PM

FEE: \$0.00 CR1
DEED

2017044717

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Riverstone Homeowners Association
Sugar Land, TX United States

Certificate Number:
2017-188478

Date Filed:
04/05/2017

Date Acknowledged: _____

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Fort Bend County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2016-University at Oilfield Rd

Donation Deed – University Boulevard at Oilfield Road for right turn lane, southeast corner

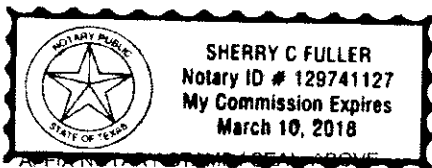
[illegible]

5 Check only if there is NO Interested Party.



6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



Signature of authorized agent of contractor

Signature of authorized agent of contracting business entity

Sworn to and subscribed before me, by the said acme Villegas, this the 6th day of April 2017, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Sherry C Fuller
Printed name of officer administering oath

Marketing Administrator
Title of officer administering oath

CERTIFICATE OF INTERESTED PARTIES**FORM 1295**

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Riverstone Homeowners Association
Sugar Land, TX United States

Certificate Number:
2017-188478

Date Filed:
04/05/2017

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Fort Bend County

Date Acknowledged:
04/25/2017

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2016-University at Oilfield Rd
Donation Deed – University Boulevard at Oilfield Road for right turn lane, southeast corner

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

**6 AFFIDAVIT**

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____,
20_____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath