

74



8 PGS
DEED

29N

2017044718

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, **SUGAR LAND RANCH DEVELOPMENT II, CORP.** ("Grantor"), a Texas corporation, 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 0.0319 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 #2911
Fort Bend County Clerk
Return Admin Serv Coord RAL

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

GRANTOR:

SUGAR LAND RANCH DEVELOPMENT II, CORP.,
a Texas corporation

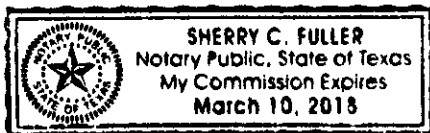
By: 
F. W. Reichert, III
Vice President


STATE OF TEXAS

COUNTY OF Fort Bend

This instrument was acknowledged before me this 21st day of December, 2015,
by F.W. Reichert, III, Vice President of Sugar Land Ranch Development II, Corp., a Texas
corporation, on behalf of said corporation.

(NOTARY SEAL)




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, Fort Bend County Judge

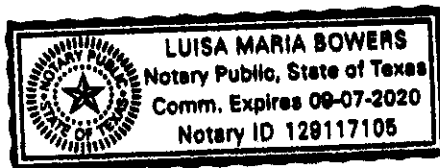
THE STATE OF TEXAS

§
§
§

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.: 136015
Job Number: 2013112-05

METES AND BOUNDS FOR 0.0319 ACRES

Being a 0.0319 acre tract of land located in the William Little Survey, Abstract-54, in Fort Bend County, Texas; said 0.0319 acre tract being a portion of a call 597.7707 acre tract of land recorded in the name of Sugar Land Ranch Development II Corp., in Clerk's File Number 2006092799 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.0319 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 south Right-of-Way (R.O.W.) line of University Boulevard as recorded in Plat Number 20120117 of the Fort Bend County Plat Records):

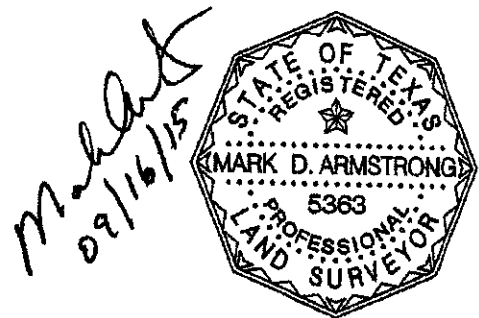
Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most westerly end of a radius return at the southwest corner of LJ Parkway (105-feet wide) and University Boulevard (120-feet wide) as recorded in Plat Numbers 20120039 and 20120177 of the Fort Bend County Plat Records;

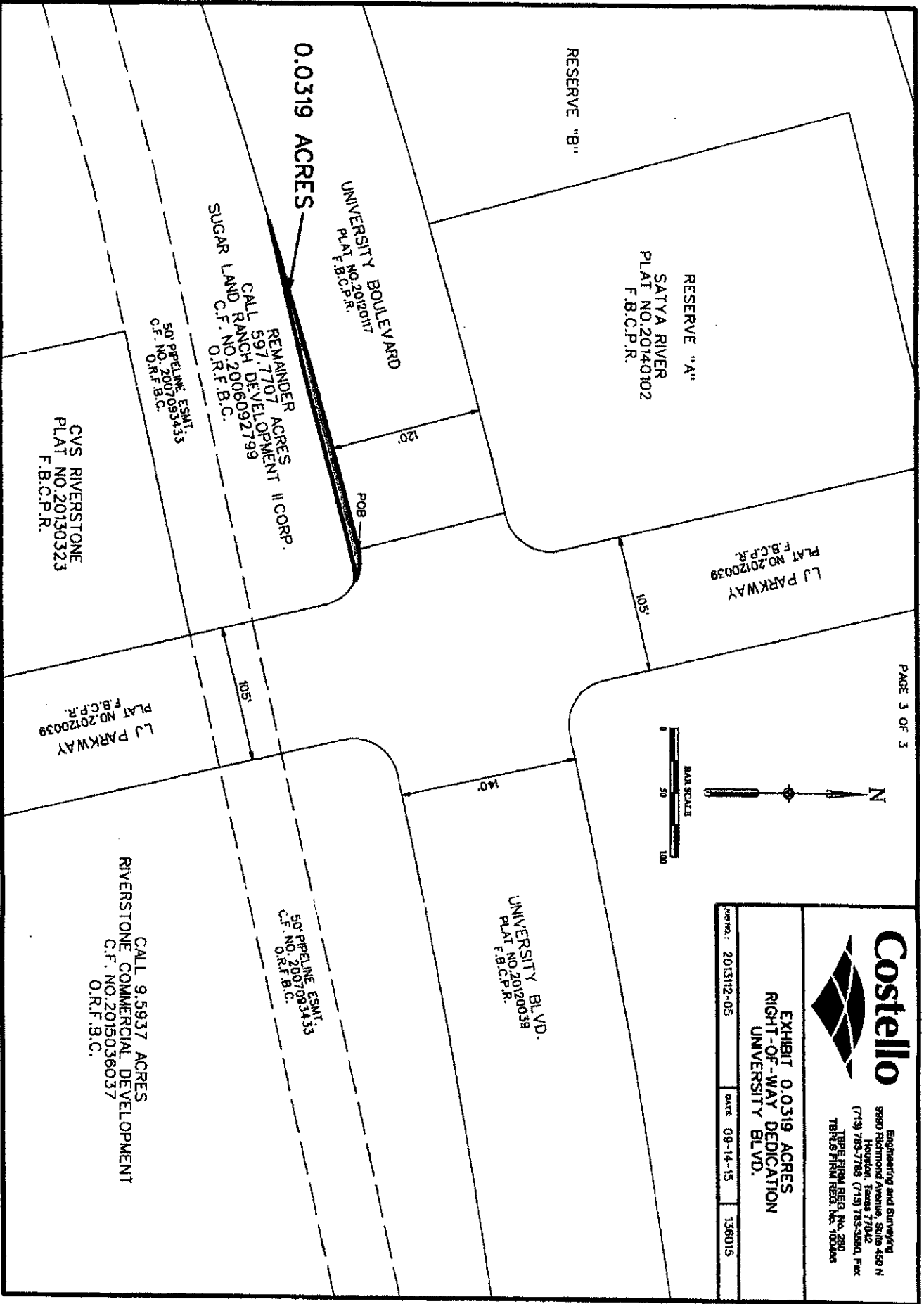
1. Thence, with said radius return, 24.91 feet along the arc of a curve to the right, said curve having a central angle of 40 degrees 46 minutes 12 seconds, a radius of 35.00 feet and a chord that bears South 83 degrees 35 minutes 35 seconds East, a distance of 24.38 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, through said 597.7707 acre tract, the following four (4) courses:

2. 10.43 feet along the arc of a curve to the left, said curve having a central angle of 23 degrees 47 minutes 40 seconds, a radius of 25.11 feet and a chord that bears South 87 degrees 02 minutes 45 seconds West, a distance of 10.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. 127.76 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 14 minutes 01 seconds, a radius of 5,933.50 feet and a chord that bears South 75 degrees 31 minutes 40 seconds West, a distance of 127.76 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. 16.83 feet along the arc of a curve to the right, said curve having a central angle of 01 degrees 53 minutes 26 seconds, a radius of 510.00 feet and a chord that bears South 75 degrees 51 minutes 22 seconds West, a distance of 16.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

5. South 76 degrees 48 minutes 05 seconds West, a distance of 132.09 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the south R.O.W. line of aforesaid University Boulevard;
6. Thence, with said south R.O.W. line, 264.05 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 32 minutes 49 seconds, a radius of 5,940.00 feet and a chord that bears North 74 degrees 44 minutes 55 seconds East, a distance of 264.02 feet to the **Point of Beginning** and containing 0.0319 acres of land.





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

2017044718

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

Certificate Number:
2016-142895

Date Filed:
12/05/2016

Date Acknowledged:

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

Sugar Land Ranch Development LLC
Missouri City, TX United States

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.

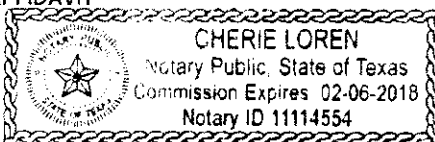
2016 Donation - Univ at LJ int
Donation Deed - Univ Blvd at LJ Parkway intersection

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.

F. W. Reichert III

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said F. W. REICHERT III, this the 5th day of DECEMBER, 2016, to certify which, witness my hand and seal of office.

Cherie Loren

Signature of officer administering oath

CHERIE LOREN

Printed name of officer administering oath

NOTARY

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**

Certificate Number:
2016-142895

Date Filed:
12/05/2016

Date Acknowledged:
04/25/2017

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

Sugar Land Ranch Development LLC
Missouri City, TX United States

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 Donation - Univ at LJ int
Donation Deed - Univ Blvd at LJ Parkway intersection

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