

84



9 PGS  
DEED

21C  
2017048478

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, **CROSS CREEK RANCH COMMUNITY ASSOCIATION, INC.**, a Texas non-profit corporation, ("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 **0.0294 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 every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the Permitted Encumbrances.

CCM 5-02-17 #21C  
Fort Bend County Clerk  
Return Admin Serv Coord RAC

5/5/2017 Original sent to Britten Harris, Engineering Dept.


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 29<sup>th</sup> day of MARCH, 2017.

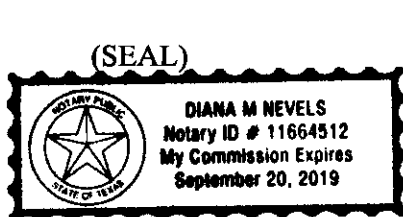
**GRANTOR:**

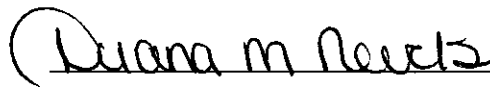
CROSS CREEK RANCH COMMUNITY  
ASSOCIATION, INC., a Texas non-profit corporation

By:   
ROBERT J. BAMFORD, PRESIDENT  
Name, Title

THE STATE OF TEXAS           §  
   §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 29<sup>th</sup> day of March,  
2017 by Robert J. Bamford, President on behalf of Cross Creek Ranch Assoc.



  
Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the 2 day of May, 2017.

**GRANTEE:**

FORT BEND COUNTY, TEXAS, a body corporate  
and politic under the laws of the State of Texas.

By: \_\_\_\_\_

Robert E. Hebert, County Judge

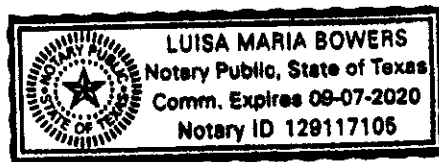
THE STATE OF TEXAS

§  
§  
§

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 2<sup>nd</sup> day of May,  
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 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: 0543-02-071

Property Description for Parcel 502

Being a 0.0294 acre (1,280 square feet) parcel of land, out of the Morris & Cummings Survey, A-294 and the E. Latham Survey, A-50, Fort Bend County, Texas, and being part of and out of that certain called 1.747 acre tract of land, described in a Deed dated June 20, 2008 from Trendmaker Homes, Inc. to Cross Creek Ranch Community Association, Inc, filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 2008078079, said 1.747 acre tract also being out of Restricted Reserve "C", Cross Creek Ranch Street Dedication, recorded under Clerk's File No. 20070235 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), Fort Bend County, Texas, said 0.0294 acre parcel being more particularly described as follows:

COMMENCING at a 5/8-inch iron pipe found in the east line of said 1.747 acre tract and in the west line of that certain called 42.53 acre tract of land, described in a Deed dated April 12, 2012 to CCR Texas Holdings, LP, filed in the O.P.R.F.B.C. at Clerk's File No. 2012038960, thence as follows:

South 02°18'54" East, a distance of 286.28 feet, along the east line of said 1.747 acre tract and along a west line of said 42.53 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of FM 1093 (width varies) for the northeast corner and POINT OF BEGINNING of the herein described parcel, said point having Coordinates of N=13,814,569.82 and E=2,962,486.36;\*\*

- 1) THENCE, South 02°18'54" East, a distance of 10.03 feet, along the east line of said 1.747, and along the west line of said 42.53 acre tract to a 5/8 inch iron rod found in the existing north right-of-way line of FM 1093 (120' wide) as described in Volume 243, Page 169 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and for the southeast corner of the herein described parcel;
- 2) THENCE, South 82°59'56" West, a distance of 107.20 feet, along the existing north right-of-way line of said F.M. 1093, to an angle point of the herein described parcel and the beginning of a curve to the right;

Revised December, 2016

July, 2016

Parcel 502

Page 2 of 4 Pages

## EXHIBIT A

- 3) THENCE, in a westerly direction, with said curve to the right having a radius of 50.00 feet, a central angle of  $36^{\circ}52'12''$  and chord which bears North  $78^{\circ}33'58''$  West, 31.62 feet, at an arc length of 32.18 feet to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of said F.M. 1093, for the northwest corner of the herein described parcel;\*\*
- 4) THENCE, North  $82^{\circ}59'56''$  East, a distance of 138.02 feet, along the proposed north right-of-way line of said F.M. 1093, to the POINT OF BEGINNING and containing 0.0294 acre (1,280 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.

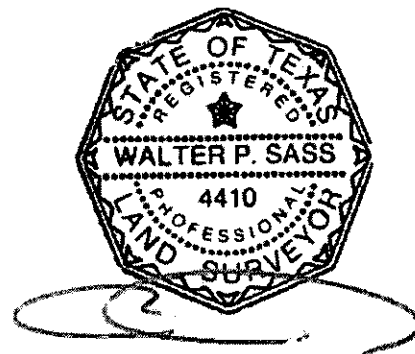
### Area of parcel taking by Survey/Abstract:

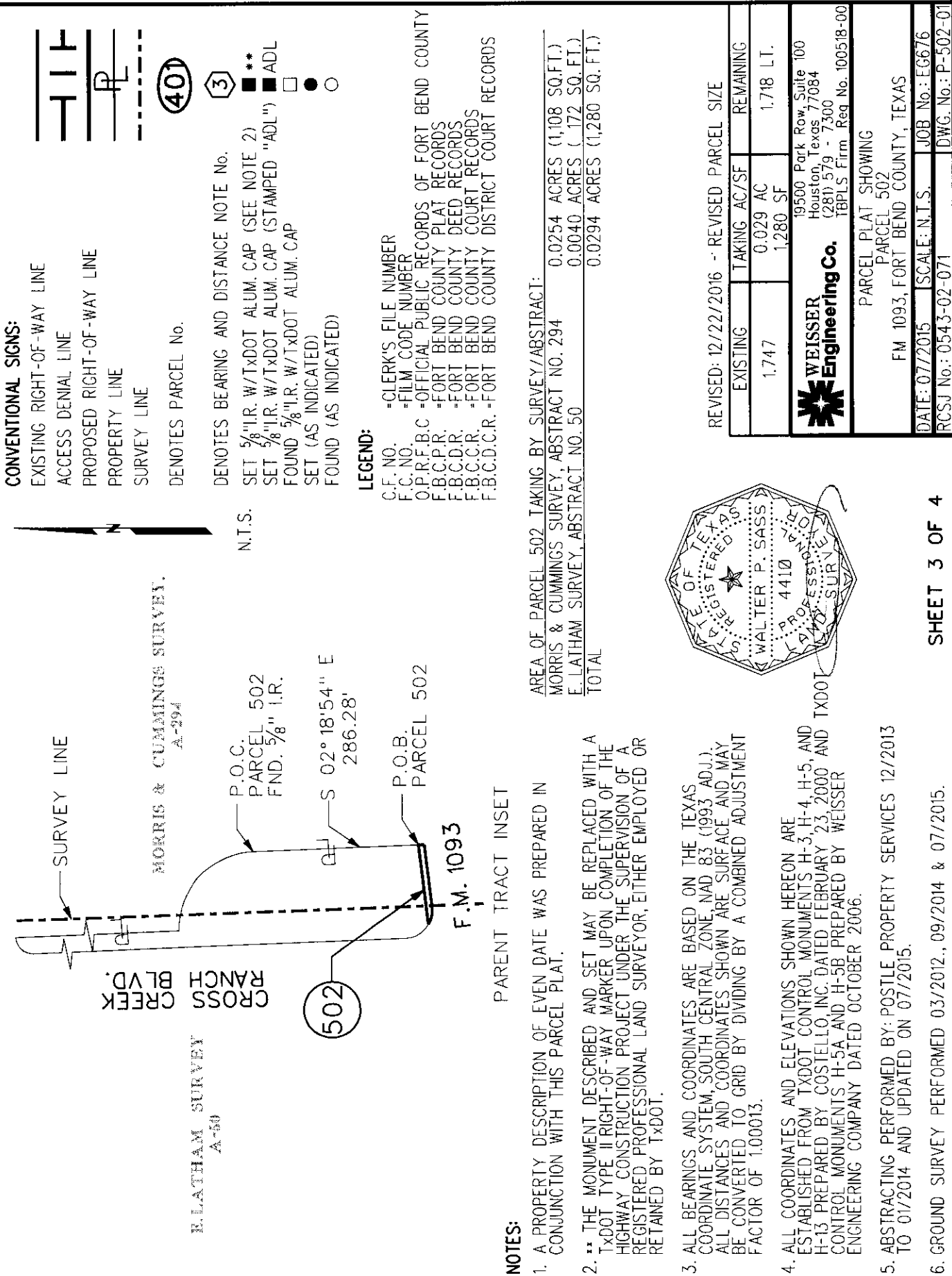
Morris & Cummings Survey, Abstract Number 294	– 0.0254 acre (1,108 sq. ft.)
E.Latham Survey, Abstract Number 50	– 0.0040 acre (172 sq. ft.)
Total	0.0294 acre (1,280 sq. ft.)

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

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, 2016  
Revised: December, 2016  
Revised: March, 2017





B. LATHAM SURVEY  
A-50

CALLLED 1,747 ACRES  
CROSS CREEK RANCH  
COMMUNITY ASSOCIATION, INC.  
FILE NO. 2008078079  
DATE: JUNE 20, 2008  
O.P.R.F.B.C.

CROSS CREEK RANCH  
STREET DEDICATION  
RESTRICTED RESERVE "C"  
FILE NO. 20070235  
F.B.C.P.R.

CROSS CREEK  
RANCH BLVD.  
(R.O.W. VARIES)  
CLERK'S FILE NO. 20070235  
F.B.C.P.R.

R= 50.00'  
D= 36° 52' 12"  
L= 32.18'  
CH= N 78° 33' 58" W-31.62'  
RAD. BRG.- N 07° 00' 04" W

CALLLED 42.53 ACRES  
CCR TEXAS HOLDINGS LP,  
FILE NO. 2012038960  
DATE: APRIL 12, 2012  
O.P.R.F.B.C.

P.O.B. PARCEL 502  
N=13.814, 569.82  
E= 2.962, 486.36  
S/O 222+58.68, 146.50' LT

PROPOSED R.O.W.

EXISTING R.O.W.

S 82° 59' 56" E-138.02'  
S 82° 59' 56" W  
107.20'  
EXISTING R.O.W.

FND. 5/8" I.R.

F.M. 1093  
(120' R.O.W.)  
VOL. 243, PG. 169  
F.B.C.D.R.

EXISTING R.O.W.

N 82° 59' 56" E

220+00

FORT BEND COUNTY TOLLROAD  
AUTHORITY CORRIDOR  
F.C. NO. 2015058468  
F.C. NO. 2015058447  
F.C. NO. 2015058441

SURVEY LINE

BASELINE

MORRIS & CUMMINGS  
SURVEY, A-294  
P.O.C.  
PARCEL 502  
FND. 5/8" I.R.



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

PARCEL PLAT SHOWING  
PARCEL 502

FM 1093, FORT BEND COUNTY, TEXAS

DATE: 07/2015 SCALE: 1"= 50' JOB No.: EG676  
RCSJ No.: 0543-02-071 DWG. No.: P-502-02



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Laura Richard*



Laura Richard, County Clerk  
Fort Bend County, Texas

May 04, 2017 04:28:28 PM

FEE: \$0.00 PG1  
DEED

2017048478

# 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.

Cross Creek Ranch Community Association, Inc.  
Humble, TX United States

Certificate Number:  
2017-196002

Date Filed:  
04/20/2017

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 Municipal Utility District No. 169

Date Acknowledged:

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.

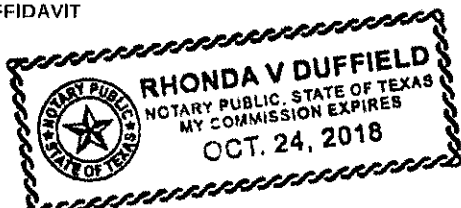
20170329  
Donation Deed

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Nevels, Diane	Fulshear, TX United States	X	
	Blevins, Debbie	Fulshear, TX United States	X	
	Hamilton, Todd	Fulshear, TX United States	X	
	Bamford, Rob	Fulshear, TX United States	X	

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.



AFFIX NOTARY STAMP / SEAL ABOVE

Kristen Craig  
Signature of authorized agent of contracting business entity

Sworn to and subscribed before me, by the said Kristen Craig, this the 20 day of April, 2017, to certify which, witness my hand and seal of office.

Rhonda V Duffield  
Signature of officer administering oath

Rhonda V Duffield  
Printed name of officer administering oath

Title of officer administering oath

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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Cross Creek Ranch Community Association, Inc.  
Humble, TX United States

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20170329  
Donation Deed

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Nevels, Diane	Fulshear, TX United States	X	
	Blevins, Debbie	Fulshear, TX United States	X	
	Hamilton, Todd	Fulshear, TX United States	X	
	Bamford, Rob	Fulshear, TX United States	X	

**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