

**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, VENTANA DEVELOPMENT KATY, LTD. ("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 0.09 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 17 day of July, 2017.

GRANTOR:

Ventana Development Katy, Ltd.

By: Paul Grover

Paul Grover - Co Manager
Name, Title

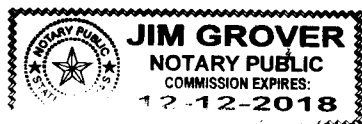
THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 17 day of July,
2017 by Paul Grover, Co Manager, on behalf of Ventana Development Katy, Ltd.

(SEAL)

Jim Grover

Notary Public in and for the State of Texas



AGREED to and ACCEPTED on this the 25 day of July, 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

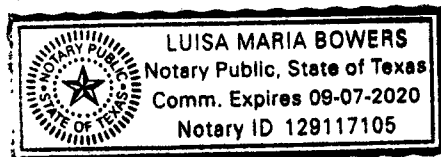
THE STATE OF TEXAS

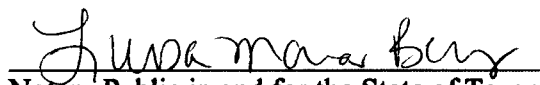
§
§
§

COUNTY OF FORT BEND

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

Kingsland Boulevard
11-Foot Wide Additional ROW
0.09 Acre

Thomas Cresap Survey, Abstract 369
Fort Bend County, Texas

STATE OF TEXAS §

COUNTY OF FORT BEND §

A METES & BOUNDS description of a 0.09 acre tract of land in the Thomas Cresap Survey, Abstract 369, Fort Bend County, Texas, being out of and a part of the residue of that certain called 57.52 acre tract recorded under County Clerk's File Number 2015071440, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD 83, based upon GPS observations;

Commencing at a 5/8 inch iron rod with cap marked "Kalkomey Surveying" found for the southeast corner of an adjoining called 9.82 acre tract recorded under County Clerk's File Number 2014136580, Official Public Records, Fort Bend County, Texas, same being the northeast corner of said called 57.52 acre tract, and being in the west line of a called 123.4 acre tract recorded in Volume 2544, Page 1126, Official Records, Fort Bend County, Texas;

Thence South 87 degrees 57 minutes 59 seconds West (called South 87 degrees 57 minutes 59 seconds West) along the north line of said called 57.52 acre tract, same being the south line of said adjoining called 9.82 acre tract, 29.45 feet to the northeast corner and **Place of Beginning** of the herein described tract, said point being in the proposed west right-of-way line of Cane Island Parkway;

Thence South 01 degree 15 minutes 03 seconds West establishing the east line of the herein described tract, being the proposed west right-of-way line of Cane Island Parkway, 11.02 feet to a point for the southeast corner of the herein described tract;

Thence South 87 degrees 57 minutes 59 seconds West establishing the south line of the herein described tract, being 11.00 feet perpendicular from and parallel to the north line of said called 57.52 acre tract, same being the south line of said adjoining called 9.82 acre tract, 350.00 feet to a point for the southwest corner of the herein described tract;

Thence North 02 degrees 02 minutes 01 second West establishing the west line of the herein described tract, 11.00 feet to a point for the northwest corner of the herein described tract, being in the north line of said called 57.52 acre tract, same being the south line of said adjoining called 9.82 acre tract;

Thence North 87 degrees 57 minutes 59 seconds East (called North 87 degrees 57 minutes 59 seconds East) along the north line of the herein described tract and the north line of said called 57.52 acre tract, same being the south line of said adjoining called 9.82 acre tract, 350.63 feet to the **Place of Beginning**, and containing 0.09 acre of land, more or less.

Kingsland Boulevard
11-Foot Wide Additional ROW
0.09 Acre

Thomas Cresap Survey, Abstract 369
Fort Bend County, Texas


For reference and further description see Survey Plat No. 10957 prepared by the undersigned on same date.

August 17, 2016

Job Number 05535-0037-00

Jones | Carter, Inc.
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

WILLOW POINT MUNICIPAL UTILITY
DISTRICT OF FORT BEND AND WALLER COUNTIES
CALLED 1.37 AC.
C.C.F. NO. 2015018492
O.P.R.F.B.C.T.

VENTANA DEVELOPMENT KATY, LTD.
RESIDUE CALLED 9.82 AC.
C.C.F. NO. 2014136580
O.P.R.F.B.C.T.

COUNTY OF FORT BEND
CALLED 0.0234 AC.
C.C.F. NO. 2015142110
O.P.R.F.B.C.T.

KINGSLAND BLVD.
(50' ROW - THIS AREA)

PROPOSED KINGSLAND BLVD.

PROPOSED KINGSLAND BLVD.

PROPOSED WEST R.O.W.
LINE OF CANE ISLAND PKWY.

P.O.B.
P.O.C.

0.09 ACRE

JEFFERY BALD & VERA G. BALD
RESIDUE CALLED 123.4 AC.
VOL. 2544, PG. 1126
O.P.R.F.B.C.T.

VENTANA DEVELOPMENT KATY, LTD.
RESIDUE CALLED 57.52 AC.
C.C.F. NO. 2015071440
O.P.R.F.B.C.T.

WESTERN GAS RESOURCES STORAGE, INC.
CALLED 50' WIDE EASEMENT
VOL. 2508, PG. 1460
O.P.R.F.B.C.T.

TRAILS OF KATY SEC 2
C.C.F. NO. 201502228
P.R.F.B.C.T.

LEGEND

These standard symbols will be found in the drawing.
IPF - FND 1/2" JP W/CAP
IRF - FND 5/8" JR W/CAP
"KALKOMEY SURVEYING"
"KALKOMEY SURVEYING"

LINE	BEARING	DISTANCE
L1	S 02°02'38" E	50.00'
L2	S 87°57'59" W	29.45'
L3	S 01°15'03" W	11.02'
L4	S 87°57'59" W	350.00'
L5	N 02°02'01" W	11.00'
L6	N 87°57'59" E	350.63'

SCALE: 1" = 100'

P:\PROJECTS\05535 - KB Homes\009-00 Trails of Katy\Survey\Draw Files\TRAILS OF KATY ALL\11' ADDITIONAL ROW KINGSLAND BLVD.dwg Jun 19, 2017 - 3:53pm BH KEY MAP- 483 D & H SURVEYOR-C.D.K., DRAFTSMAN-B.A.H. JOB NO. 05535-0037-00



JONES & CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033

THOMAS CRESAP SURVEY, ABSTRACT 369
FORT BEND COUNTY, TEXAS
JUNE 2017

EXHIBIT
OF
0.09 ACRE
OUT OF THE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

November 03, 2017 11:50:10 AM



FEE: \$0.00

MAM

2017121842

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:
2017-228414

Date Filed:
06/26/2017

Date Acknowledged:

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

Ventana Development Katy, Ltd
Sugar Land, 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.

Ventana Development Katy, Ltd.
ROW dedication *Kingsland Blvd*

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]

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said 25 Paul Grover, this the 25 day of June, 20 17, to certify which, witness my hand and seal of office



[Signature]
Signature of officer administering oath

Printed name of officer administering oath

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:
2017-228414

Date Filed:
06/26/2017

Date Acknowledged:
07/25/2017

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

Ventana Development Katy, Ltd.
Sugar Land, 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.

Ventana Development Katy, Ltd.
ROW dedication

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