

ky



**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, **A-S 134 KATY GASTON-FALCON LANDING, L.P.**, a Texas limited partnership ("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 **0.0560 of an acre**, 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 2-27-2018 # 260  
Fort Bend County Clerk  
Return Admin Serv Coord  
RAC

EXECUTED on this the 24<sup>th</sup> day of January, 2018.

**GRANTOR:**

A-S 134 Katy Gaston-Falcon Landing, L.P.,  
a Texas limited partnership

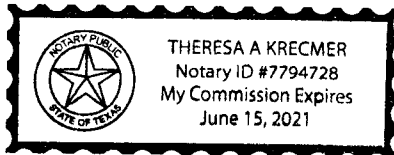
By: A-S 134, L.C., a Texas limited liability company,  
its general partner

By: *Steven P. Alvis*  
Name: Steven P. Alvis  
Title: Manager

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

This instrument was acknowledged before me on the 24<sup>th</sup> day of January  
2018 by Steven D. Alvis, Manager of A-S 134, L.C., a Texas limited liability company,  
general partner of A-S 134 Katy Gaston-Falcon Landing, L.P., a Texas limited partnership, on  
behalf of such limited liability company and limited partnership.

(SEAL)



*Theresa A. Krecmer*

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

County: Fort Bend County  
Project Location: Gaston Road

Property Description for Parcel 22

Being a 0.0560-acre (2,440 square foot) tract of land situated in the Stephen Hobermaker Survey, A-189, Fort Bend County, Texas. Said 0.0560-acre tract being out of a called 17.9465-acre tract of land conveyed to A-S 134 Katy Gaston-Falcon Landing, L.P., by deed recorded under Fort Bend County Clerk's File No. 2015076320 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas, said 17.9465 acre tract, also being out of Restricted Reserve "A" and "B", Marketplace at Falcon Landing recorded under Clerk's File No. 20160075 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), Fort Bend County, Texas,. Said 0.0560-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be brought to grid by multiplying by the combined scale factor of 0.999887, all distances are surface distances):

**COMMENCING (N=13,829,993.77, E=2,980,177.41)** at a 1/2-inch iron rod with cap found in the southeast right-of-way line of Greenbusch Road (80-Foot Width) under Fort Bend County Clerk's File No. 19578 of the F.B.C.P.R, and under Fort Bend County Clerk's File No. 2012069375, of the O.P.R.F.B.C., in the north corner of Restricted Reserve "A" of said Marketplace at Falcon Landing and for the north corner of the said 17.9465 acre tract;

THENCE South 42 deg. 42 min. 22 sec. West, with the southeast right-of-way line of Greenbusch Road, with the northwest line of said Restricted Reserve "B" of said Marketplace at Falcon Landing and with the northwest line of said 17.9465-acre tract, a distance of 983.70 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the **POINT OF BEGINNING (N=13,829,270.91, E=2,979,510.23)** and north corner of said tract herein described;

THENCE South 02 deg. 26 min. 11 sec. East, over and across said Restricted Reserve "B" of said Marketplace at Falcon Landing, over and across said 17.9465-acre tract and with the east line of said tract herein described, a distance of 35.26 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point in said tract herein described;

THENCE South 47 deg. 34 min. 44 sec. East, over and across said Restricted Reserve "B" of said Marketplace at Falcon Landing, over and across said 17.9465-acre tract and with a northeast line of said tract herein described, a distance of 119.23 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point in said tract herein described;

THENCE South 40 deg. 41 min. 46 sec. East, over and across said Restricted Reserve "B" of said Marketplace at Falcon Landing, over and across said 17.9465-acre tract and with a northeast line of said tract herein described, a distance of 101.02 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in northeast right-of-way line of Gaston Road (width varies) for the south corner of said tract herein described;

THENCE North 47 deg. 31 min. 06 sec. West, with the existing northeast right-of-way line of said Gaston Road, with the southwest line of the said Restricted Reserve "B" of said Marketplace at Falcon Landing, with the southwest line of the said 17.9465-acre tract and with the southwest line of said tract herein described, a distance of 214.47 feet to a point in the herein described parcel and the beginning of a curve to the right;

THENCE, in a northerly direction, with the existing northeast right-of-way line of said Gaston Road and with said curve to the right having a radius of 30.00 feet, a central angle of 90 deg. 12 min. 49 sec. and chord which bears North 02 deg. 24 min. 22 sec. West, 42.50 feet, for an arc length of 47.23 feet, to a point in the existing southeast right-of-way line of said Greenbusch Road, and for an angle point in the herein described parcel;

THENCE North 42 deg. 42 min. 22 sec. East, with the southeast right-of-way line of said Greenbusch Road, with the northwest line of the said Restricted Reserve "B" of said Marketplace at Falcon Landing, with the northwest line of the said 17.9465-acre tract, and with the northwest line of said tract herein described, a distance of 6.73 feet to the **POINT OF BEGINNING** and containing 0.0560 acre (2,440 square feet) of land.

This description is accompanied by a plat of even survey date.

Compiled By:  
Weisser Engineering Company  
19500 Park Row, Suite 100  
Houston, Texas 77084  
TBPLS Reg. No. 100518-00  
TBPE Reg. No. F-68

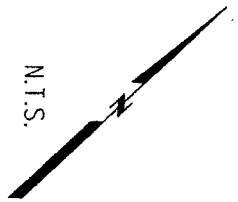
Job No.: EG312  
Date: 02/03/2016



A handwritten signature or scribble, possibly the name of the surveyor, written in black ink below the seal.

STEPHEN HOBERMAKER SURVEY, A-189

POC  
PARCEL 22



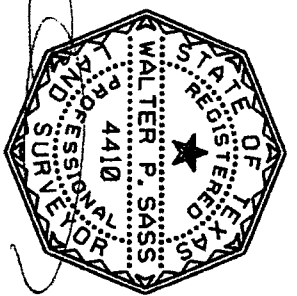
34.4289 ACRES  
MARKETPLACE AT FALCON LANDING  
F.B.C.C.F. NO. 20160075  
O.P.R.F.B.C.

17.9465 ACRES  
A-S 134 KATY  
GASTON-FALCON LANDING, L.P.  
CLERK'S FILE NO. 2015076320  
O.P.R.F.B.C.

POB  
PARCEL 22

22 GASTON ROAD

PARENT TRACT INSET



ABBREVIATIONS

- CM - CONTROL MONUMENT
- C.F. NO. - CLERK'S FILE NUMBER
- F.C. NO. - FILM CODE NUMBER
- F.C.M.R. - FORT BEND COUNTY MAP RECORDS
- I.R. - IRON ROD
- PG - PAGE
- R.O.W. - ROW-OF-WAY
- O.P.R.R.P.F.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- SO. FT. - SQUARE FEET
- VOL - VOLUME

BASIS OF BEARINGS:

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:

THE COORDINATES SHOWN HEREIN ARE SURFACE COORDINATES AND MAY BE BROUGHT TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999887 ALL DISTANCES ARE SURFACE.

NOTE:

ALL CORNERS SET WITH 5/8" I.R. W/ CAP STAMPED \*WEISSER ENG HOUSTON, TX\* UNLESS OTHERWISE NOTED.



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
TBP'S Reg. No. 100518-00  
TBP'E Reg. No. F-68

PARCEL 22  
RIGHT-OF-WAY TAKING  
STEPHEN HOBERMAKER SURVEY, A-189  
FORT BEND COUNTY, TEXAS

EXISTING	TAKING AC/ST	REMAINING
17.9465 AC	0.0560 AC 2,440 SQ FT	17.8905 AC

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DRAWN BY: C.C.	CALCULATED BY: J.G.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 11/01/17	JOB No.: EG312

STEPHEN HOBBERMAKER SURVEY, A-189

POC  
PARCEL 22  
N-13,829,993.77  
E-2,980,177.41

34.4289 ACRES  
MARKETPLACE AT FALCON LANDING  
F.B.C.C.F. NO. 20160075  
O.P.R.F.B.C.

S42° 42'22"W-983.70'

P.O.B.  
PARCEL 22  
N-13,829,270.91  
E-2,979,510.23

S02° 26'11"E-35.26'  
(2,440 SQ.FT.)

A-S 134 KATY GASTON-FALCON LANDING, L.P.  
F.B.C.C.F. No. 2015076320  
O.P.R.R.P.F.B.C.

17 9465 ACRES

PROPOSED R.O.W.  
S40° 4'46"E-101.02'

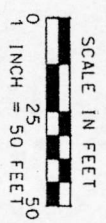
GREENBUSCH ROAD  
(80' R.O.W.)  
PLAT No. 19578, F.B.C.P.R.  
F.B.C.C.F. No. 2012069375  
O.P.R.F.B.C.

R : 30.00'  
Δ : 90° 12' 49"  
CH : 47.23'  
N02° 24' 22" W  
42.50'

156.772 ACRES  
KATY INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL NO. 7  
F.B.C.C. PLAT NO. 20110175  
F.B.C.P.R.

GASTON ROAD  
(R.O.W. VARIES)  
EXISTING R.O.W.

EXISTING R.O.W.



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
TBP&S Reg. No. 100518-00  
TBP&S Reg. No. F-68

PARCEL 22  
RIGHT-OF-WAY TAKING  
STEPHEN HOBBERMAKER SURVEY, A-189  
FORT BEND COUNTY, TEXAS

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DRAWN BY: C.C.	CALCULATED BY: J.G.	SCALE: 1" = 50'
F.B. No.:	CHECKED BY: L.Y.	SHEET 4 OF 4
CREW CHIEF:	DATE: 11/01/17	JOB No.: EG312

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

March 02, 2018 01:47:01 PM

FEE: \$0.00

RMM

**2018022628**



# 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.**  
A-S 134 Katy Gaston-Falcon Landing, L.P.  
Houston, TX United States

**Certificate Number:**  
2018-311765

**Date Filed:**  
02/08/2018

**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:**  
02/27/2018

**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.**  
NEW004  
Donation Deed

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Sears, Jay	Houston, TX United States	X	
	Alvis, Steven	Houston, TX United States	X	

**5 Check only if there is NO Interested Party.**

### 6 UNSWORN DECLARATION

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

My address is \_\_\_\_\_ (street), \_\_\_\_\_ (city), \_\_\_\_\_ (state), \_\_\_\_\_ (zip code), \_\_\_\_\_ (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)