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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, **274 BRAZOS, LTD**, a Texas limited partnership ("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 GRANTED, DONATED and CONVEYED, and by these presents does GRANT, DONATE 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 tract of land, containing **1.0929 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"). Grantee agrees that post-conveyance it shall: reasonably cooperate with Grantor in obtaining, at Grantor's expense, an appraisal of the Property and executing, if required, governmental documents further evidencing the donation of the Property to Grantee.

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.

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 7-24-2018 # 31B  
Fort Bend County Clerk  
Return Admin Serv Coord  
RAC

EXECUTED on this the 4th day of June, 2018.

**GRANTOR:**

274 Brazos, Ltd.,  
a Texas limited partnership

By: Land Tejas Development at the Brazos South, LLC,  
a Nevada ~~limited liability~~ company

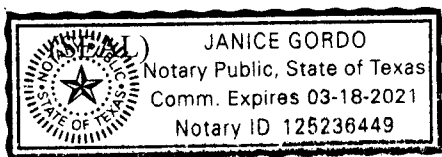
By: [Signature]  
Jerald A. Turboff, Co-Manager

By: L.T. Partnership, Ltd, Co-Manager  
By: L.T. Management, Inc., General Partner

By: [Signature]  
Al P. Bende, President

THE STATE OF TEXAS           §  
  §  
COUNTY OF Harris       §

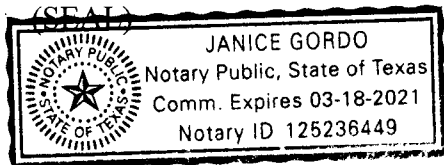
This instrument was acknowledged before me on the 4th day of June, 2018 by Jerald A. Turboff, Co-Manager of Land Tejas Development at the Brazos South, LLC, on behalf of 274 Brazos, Ltd.



[Signature]  
Notary Public in and for the State of Texas

THE STATE OF TEXAS           §  
  §  
COUNTY OF Harris       §

This instrument was acknowledged before me on the 4th day of June, 2018 by Al P. Bende, President of L.T. Management, Inc., on behalf of 274 Brazos, Ltd.



[Signature]  
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

**PARCEL 5**

DESCRIPTION OF A TRACT OF LAND CONTAINING  
1.0929 ACRES (47,608 SQUARE FEET) SITUATED IN  
THE JOSEPH KUYKENDAHL LEAGUE, A-49  
FORT BEND COUNTY, TEXAS

Being a tract of land containing 1.0929 acres (47,608 square feet) situated in the Joseph Kuykendahl League, A-49, Fort Bend County, Texas, being a part of Lot 5 and Lot 6 of the J.W. Blakely subdivision, recorded under Volume Q, Page 554 of the Deed Records of Fort Bend County, Texas, and part of the residue of a called 274.2319-acre tract as conveyed unto 274 Brazos, Ltd., by deed recorded under County Clerk's File No. 1999020603 of the Official Public Records of Fort Bend County, Texas. Said 1.0929-acre tract being more particularly described by metes and bounds as follows:

*Note: The bearings and coordinates referenced herein are grid values, based on the Texas Coordinate System of 1983 (NAD83, 2011 Adjustment), South Central Zone No. 4204. Multiply coordinates by a combined adjustment factor of 1.00013 to convert to surface values.*

**BEGINNING** at a found 1/2-inch iron pipe for an angle point in the southwesterly line of the residue of said 274.2319-acre tract, for the easterly corner of the residue of a called 63.107-acre tract as conveyed unto Williams Way Partnership, Ltd., by deed recorded under County Clerk's File No. 9680818 of the Official Public Records of Fort Bend County, Texas, and for an angle point in the southwesterly line of herein described tract having grid coordinates of X=3,013,615.27 and Y=13,763,526.76;

THENCE North 67° 53' 24" West with the southwesterly line of the residue of said 274.2319-acre tract and the northeasterly line of the residue of said 63.107-acre tract, a distance of 106.18 feet to a found 1/2-inch iron pipe for the southerly corner of Oakbend Medical Center Subdivision as recorded under County Clerk's File No. 20080119 of the Plat Records of Fort Bend County, Texas, for the westerly corner of the residue of said 274.2319-acre tract and for the northwesterly corner of herein described tract, from which a found 5/8-inch iron rod bears North 29° 49" West, a distance of 0.98 feet;

THENCE North 45° 07' 36" East, with the northwesterly line of the residue of said 274.2319-acre tract and the southeasterly line of said Oakbend Medical Center Subdivision, a distance of 147.28 feet to a point for the beginning of a tangent curve to the right from which a found 5/8-inch iron rod bears South 39° 47' 00" West, a distance of 0.31 feet;

THENCE Northeasterly continuing with the northwesterly line of the residue of said 274.2319-acre tract, the southeasterly line of said Oakbend Medical Center Subdivision and with said tangent curve to the right having a radius of 2,060.00 feet and a central angle of  $07^{\circ} 38' 53''$  (chord bears North  $48^{\circ} 57' 02''$  East, a distance of 274.77 feet) at an arc distance of 147.13 feet passing a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" at the intersection with the proposed northwesterly right-of-way line of Sansbury Boulevard (width varies), and continuing with the northwesterly line of the residue of said 274.2139-acre tract and with said curve to the right for a total arc length of 274.98 feet to a point located in the existing southwesterly right-of-way line of Grand Estates Drive (100 feet wide, recorded under County Clerk's File No. 20060158 of the Official Public Records of Fort Bend County, Texas) for the northerly corner of herein described tract, from which a found 5/8-inch iron rod bears South  $80^{\circ} 56''$  East, a distance of 0.39 feet;

THENCE South  $37^{\circ} 10' 34''$  East, with the southwesterly right-of-way line of said Grand Estates Drive, a distance of 120.00 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" in the proposed southeasterly right-of-way line of said Sansbury Boulevard, in the southeasterly line of the residue of said 274.2319-acre tract and the northwesterly line of Reserve "B" of Lakes of Williams Ranch, Sec. 1 as recorded under County Clerk's File No. 20060158 of the Plat Records of Fort Bend County, Texas, for the easterly corner of herein described tract and for the beginning of a non-tangent curve to the left;

THENCE Southwesterly with the proposed southeasterly right-of-way line of said Sansbury Boulevard, the southeasterly line of the residue of said 274.2319-acre tract, the northwesterly line of said Reserve "B" and with said non-tangent curve to the left having a radius of 1,940.00 feet and a central angle of  $09^{\circ} 25' 46''$  (chord bears South  $48^{\circ} 03' 25''$  West, a distance of 318.92 feet) for an arc length of 319.28 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set for a point of tangency;

THENCE South  $43^{\circ} 20' 32''$  West, continuing with the proposed southeasterly right-of-way line of said Sansbury Boulevard, the southeasterly line of the residue of said 274.2319-acre tract and the northwesterly line of said Reserve "B", a distance of 107.42 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for a corner in the southeasterly line of the residue of said 63.107-acre tract, for the southerly corner of the residue of said 274.2319-acre tract and for the southerly corner of herein described tract;

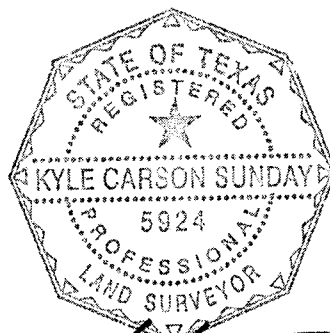
THENCE North 21° 56' 28" East with the southwesterly line of the residue of said 274.2319-acre tract and the southeasterly line of the residue of said 63.107-acre tract, a distance of 67.46 feet to the **POINT OF BEGINNING** and containing 1.0929 acres (47,608 square feet).

Note: This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

**Cobb, Fendley & Associates, Inc.**  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
Phone: 713-462-3242

Job No. 1711-006-01

April 12, 2017



A handwritten signature in black ink, appearing to be "KCS", written over the bottom portion of the professional seal.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE GRID VALUES, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH CENTRAL ZONE NO. 4204, NAD 83 (2011) COORDINATES MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 1.00013.
2. ALL VERTICAL DATUM REFERENCED HEREIN IS BASED ON NAVD88 VALUES. REFERENCE BENCHMARK IS NATIONAL GEODETIC SURVEY MONUMENT PID NO. AW4730, LOCATED ON THE FRONT OF THE HISTORIC COURTHOUSE BUILDING IN THE CITY OF RICHMOND, TEXAS.
3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC., DURING THE MONTHS OF APRIL AND MAY, 2015.
4. 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE.
5. ALL PARCELS ARE REFERENCED TO METES AND BOUNDS DESCRIPTIONS PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE.
6. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF.
7. SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CERTIFY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48157C0265L, LAST REVISED APRIL 2, 2014:

**SHADED ZONE X** - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**ZONE AE (FLOODWAY)** - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

AREA SUMMARY					
PARCEL	EXISTING	OWNER	FILE NO./F.C. NO.	TAKING	REMAINDER
5	1.0929 AC. (CALCULATED)	274 BRAZOS, LTD.	FILE NO. 1999020603	1.0929 AC. 47,608 SQ. FT.	NONE

SURVEYOR'S CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTHS OF APRIL AND MAY, 2015 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF APRIL, 2017, AT HOUSTON, TEXAS.



KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR #5924



NO.	DESCRIPTION	DATE

**CobbFendley**

TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbfendley.com

**FORT BEND COUNTY  
MOBILITY PROJECTS**

**SANSBURY BOULEVARD  
PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS**

**PARCEL 5**

SCALE: HORIZ: 1" = 40'	DSN: KCS	HWY NO
CK: KCS	DRN: BM	SHEET NO
DATE: 03/20/2017	APPVD:	1 OF 3



# JOSEPH KUYKENDAHL LEAGUE ABSTRACT No. 49

OAKBEND MEDICAL  
CENTER  
SUBDIVISION  
FILE NO. 20080119  
P.R.F.B.C.

OAKBEND MEDICAL CENTER  
CALLED 16.642 AC.  
FILE NO. 2008028394  
O.P.R.F.B.C.

FND 1/2" I.P. (CM)  
FND 5/8" I.R.  
(N29° 49' 00"W, 0.98')

FND 5/8" I.R.  
(S39° 47' 00"W,  
0.31')

A=274.98'  
R=2,060.00'  
D=07° 38' 53"  
CB=N 48° 57' 02" E  
CH=274.77'

N45° 07' 36"E 147.28'

L=147.13'

**PARCEL 5 =**  
**1.0929 ACRE**  
**(47,608 SQ.FT.)**  
**OWNER: 274 BRAZOS LTD.**

POB PARCEL 5  
FND 1/2" I.P.  
(CM)  
X=3,013,615.27  
Y=13,763,526.76

274 BRAZOS, LTD.  
RESIDUE OF  
CALLED 274.2319 ACRE  
FILE NO. 1999020603  
O.P.R.F.B.C.

N21° 56' 28"E  
67.46'

S43° 20' 32"W 107.42'

PROPOSED R.O.W.

A=319.28'  
R=1,940.00'  
D=09° 25' 46"  
CB=S 48° 03' 25" W  
CH=318.92'

RESERVE "B"

LAKE OF WILLIAMS  
RANCH SEC. 1  
FILE NO. 20060158  
P.R.F.B.C.

LOT 5

LOT 4

LOT 3

BLOCK 1

LOT 2

MATCHLINE 1 OF 1

0 20 40

NO.	DESCRIPTION	DATE

**CobbFendley**

TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbhendley.com

**FORT BEND COUNTY  
MOBILITY PROJECTS**

**SANSBURY BOULEVARD  
PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS**

**PARCEL 5**

SCALE: HORZ: 1" = 40'	DSN: KCS	HWY NO
	CK: KCS	
	DRN: BM	SHEET NO
DATE: 11/10/2016	APPVD:	2 OF 3

OAKBEND MEDICAL  
CENTER  
SUBDIVISION  
FILE NO. 20080119  
P.R.F.B.C.

OAKBEND MEDICAL CENTER  
CALLED 16.642 ACRES  
FILE NO. 2008028394  
O.P.R.F.B.C.

JOSEPH KUYKENDAHL  
LEAGUE  
ABSTRACT No. 49

A=274.98'  
R=2,060.00'  
D=07° 38' 53"  
CB=N 48° 57' 02" E  
CH=274.77'

FND 5/8" I.R.  
(S80° 56' E,  
0.39')

PROPOSED R.O.W.

L=147.13'

PARCEL 5 =  
1.0929 ACRE  
(47,608 SQ.FT.)  
OWNER: 274 BRAZOS LTD.

274 BRAZOS, LTD.  
RESIDUE OF  
CALLED 274.2319 ACRE  
FILE NO. 1999020603  
O.P.R.F.B.C.

A=319.28'  
R=1,940.00'  
D=09° 25' 46"  
CB=S 48° 03' 25" W  
CH=318.92'

RESERVE "B"

LAKE OF WILLIAMS RANCH  
SEC. 1  
FILE NO. 20060158  
P.R.F.B.C.

EXISTING R.O.W.

GRAND ESTATES DRIVE  
(100' WIDE)  
FILE NO. 20060158  
O.P.R.F.B.C.

SANSBURY  
BOULEVARD  
(120' WIDE)  
FILE NO. 20060158  
O.P.R.F.B.C.

N54° 57' 29" E  
139.71'

FND 5/8" I.R.  
(CM)

EXISTING  
R.O.W.

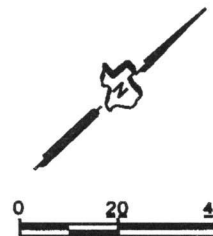
GRAND ESTATES  
DRIVE  
(VARIABLE  
WIDTH)

EXISTING R.O.W.

MATCHLINE 1 OF 1

LOT 2

LOT 1



NO.	DESCRIPTION	DATE

**CobbFendley**

TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbfindley.com

**FORT BEND COUNTY  
MOBILITY PROJECTS**

**SANSBURY BOULEVARD  
PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS**

**PARCEL 5**

SCALE: HORIZ: 1" = 40'	DSN: KCS	HWY NO
CK: KCS		
DRN: BM		SHEET NO
DATE: 11/10/2016	APPVD:	3 OF 3

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

July 26, 2018 10:36:48 AM



FEE: \$0.00

CR1

**2018083552**

# 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.**

274 Brazos, LTD  
Houston, TX United States

**Certificate Number:**  
2018-380247

**Date Filed:**  
07/16/2018

**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, Texas

**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.**

Sansbury Blvd. ROW  
Conation Deed (1.0929 ac)

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 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)

# 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:  
2018-380247

Date Filed:  
07/16/2018

Date Acknowledged:  
07/24/2018

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

274 Brazos, LTD  
Houston, 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, Texas

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.

Sansbury Blvd. ROW  
Conation Deed (1.0929 ac)

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 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)