



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, **PARK 723, LLC**, a Texas limited liability company ("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 **0.7614 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"). 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 11-27-2018 #29c
 Fort Bend County Clerk
 Return Admin Serv Coord RAC

12/03/2018 Original sent to Britten Harris, Engineering dept.

EXECUTED on this the 2 day of Nov, 2018.

GRANTOR:

Park 723, LLC,
a Texas limited liability company

By: Joe Kilgore

THE STATE OF TEXAS

§

§

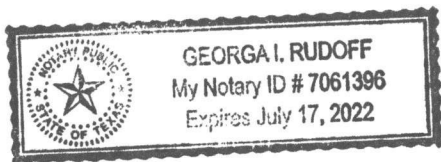
COUNTY OF Fort Bend

§

This instrument was acknowledged before me on the 2 day of November, 2018 by Joe Kilgore, manager, on behalf of Park 723, LLC.

(SEAL)

Georgia I. Rudoff
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
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

FIELD NOTES OF 0.7614 ACRE OF LAND
(Page 1 of 2)

All that certain 0.7614 acre of land situated in the William Andrews League, Abstract No. 3, Fort Bend County, Texas, being out of and a part of that certain called 2.1101 acres of land conveyed to Park 723, LLC, as described in the deed recorded under Clerk's File No. 2018093332 of the Fort Bend County Official Public Records of Real Property (F.B.C.O.P.R.R.P.), also being out of and a part of the residue of a called 9.883 acres of land conveyed to Park 723, LLC, as described in the deed recorded under Clerk's File No. 2018093331 of the F.B.C.O.P.R.R.P., said 0.7614 acre being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the west right-of-way line of F.M. 723 (120 feet wide) with the south right-of-way line of Settegast Ranch Road (60 feet wide according to Volume 458, Page 486 of the Fort Bend County Deed Records), same being the common northeast corner of said 2.1101 acres and the herein described tract of land, from which a found 3/4 inch iron pipe bears witness North 85 deg. East, a distance of 0.95 feet, and a found 1/2 inch iron pipe bears witness North 33 deg. West, a distance of 0.18 feet;

THENCE South 01 deg. 53 min. 38 sec. East, along and with said west right-of-way line of F.M. 723, same being the east line of the 2.1101 acres, at a distance of 224.75 feet pass a 5/8 inch iron rod with cap set for the southeast corner of the 2.1101 and the northeast corner of said residue of 9.883 acres, continuing along and with west right-of-way line of F.M. 723 and the east line of the residue of the 9.883 acres in all a total distance of 432.99 feet to a 5/8 inch iron rod with cap set for the common southeast corner of the residue of the 9.883 acres and the herein described tract of land, same being the northeast corner of a called 2.00 acres of land conveyed to William Montgomery Brisco, as described in the deed recorded under Clerk's File No. 2010072032 of the F.B.C.O.P.R.R.P.;

THENCE South 88 deg. 18 min. 04 sec. West, departing the west right-of-way line of F.M. 723, along and with the south line of the residue of 9.883 acres and the north line of said 2.00 acres, a distance of 60.00 feet to a 5/8 inch iron rod with cap set for the lower southwest corner of the herein described tract of land;

THENCE North 01 deg. 53 min. 38 sec. West, over and through the residue of 9.883 acres, at a distance of 206.95 feet pass the north line of the residue of 9.883 acres and the south line of the 2.1101 acres, continuing over and through the 2.1101 acres in all a total distance of 381.14 feet to a 5/8 inch iron rod with cap set for the point of curvature of a curve to the left;

THENCE in a northwesterly direction, continuing over and through the 2.1101 acres, along the arc of said curve to the left subtending a central angle of 91 deg. 02 min. 39 sec., having a radius of 30.00 feet, an arc length of 47.67 feet, a chord bearing of North 47 deg. 24 min. 58 sec. West, and a chord distance of 42.81 feet to a 5/8 inch iron rod with cap set at the point of tangency;

FIELD NOTES OF 0.7614 ACRE OF LAND
(Page 2 of 2)

THENCE South 87 deg. 03 min. 42 sec. West, continuing over and through the 2.1101 acres, a distance of 320.51 feet to a 5/8 inch iron rod with cap set in the west line of the 2.1101 acres for the upper southwest corner of the herein described tract of land, said 5/8 inch iron rod with cap also marking the northeast corner of Restricted Reserve "A", Block 1, ALLGOOD CONSTRUCTION COMPANY OFFICE, a subdivision of 3.880 acres of land recorded under Plat No. 20130308 of the Fort Bend County Plat Records, also being the southeast corner of a 20' strip of land dedicated to the public for right-of-way purposes as reflected on said plat of ALLGOOD CONSTRUCTION COMPANY OFFICE;

THENCE North 03 deg. 08 min. 53 sec. West, along and with said west line of the 2.1101 acres and the east line of said 20' strip of land, a distance of 20.00 feet to a 5/8 inch iron rod with cap found in said south right-of-way line of Settegast Ranch Road at the common northwest corner of the 2.1101 acres and the herein described tract of land, same being the northeast corner of the 20' strip of land;

THENCE North 87 deg. 03 min. 42 sec. East, along and with the south right-of-way line of Settegast Ranch Road, a distance of 411.51 feet to the POINT OF BEGINNING and containing within these metes and bounds 0.7614 acre (33,168 square feet) of land.

This tract of land surveyed on the ground in the month of October 2018 and based on a Survey prepared by The Pinnell Group, LLC; filed in job number 16-112. Bearings based on the Texas Coordinate System (NAD83), South Central Zone No. 4204.



Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349



10-24-2018

The Pinnell Group, LLC
26730 I-45 North
Spring, TX 77386
281-363-8700
www.thepinnellgroup.com
FIRM Reg. #10039600

1. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204, N.A.V.D. 1988, 2001 ADJUSTED.

2. A METES AND BOUNDS DESCRIPTION OF THIS TRACT OF LAND HAS BEEN PREPARED IN CONJUNCTION WITH THIS SKETCH.

3. ALL ENCUMBRANCES NOT SHOWN.

I.R.	-	IRON ROD
FND.	-	FOUND
C.F.	-	CLERK'S FILE
F.C.	-	FILM CODE
P.O.B.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCING
R.O.W.	-	RIGHT-OF-WAY
F.B.C.P.R.	-	FORT BEND COUNTY PLAT RECORDS
F.B.C.O.P.R.R.P.	-	FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

SURVEY OF 0.7614 ACRE OF LAND
SITUATED IN THE
WILLIAM ANDREWS LEAGUE,
ABSTRACT NO. 3
FORT BEND COUNTY, TEXAS.

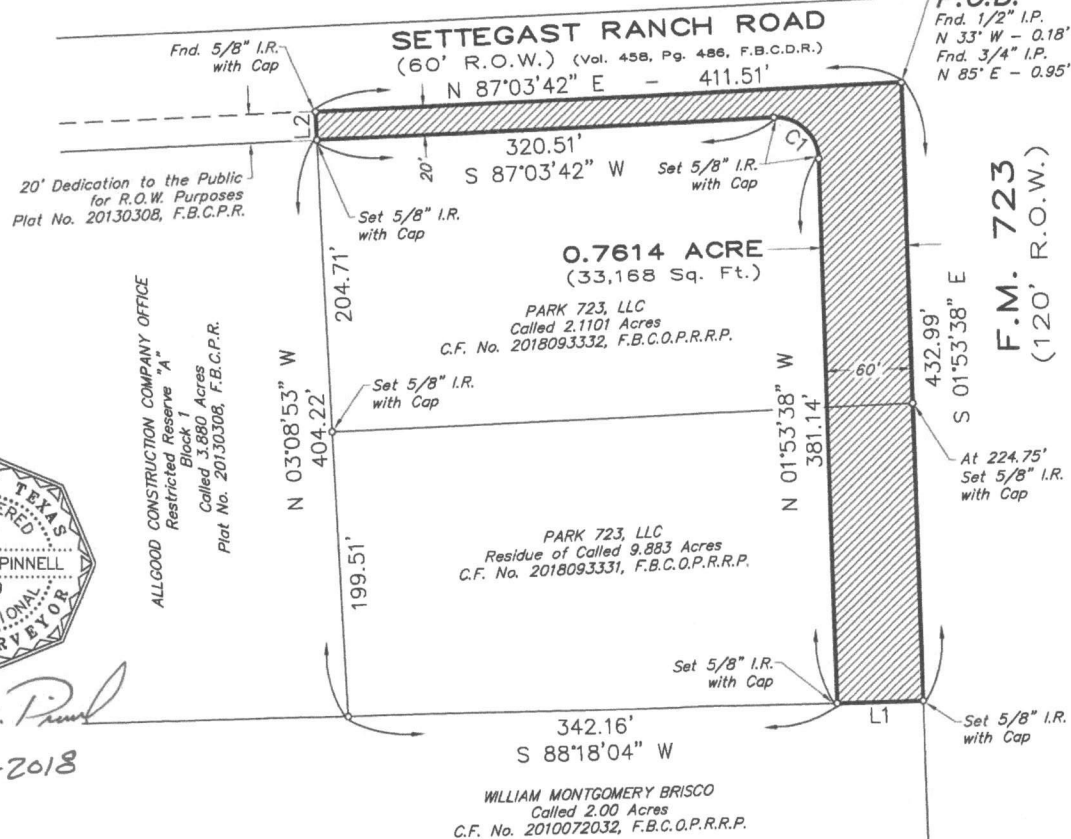
26730 INTERSTATE 45 NORTH
SPRING, TEXAS 77386
Ph. (281) 363-8700
FIRM REGISTRATION NO. 10039600
SCALE: 1" = 100' PROJ. NO. 16-112
DATE: OCTOBER, 2018



Daniel N. Pinner
10-24-2018

CURVE TABLE				
NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	30.00'	091°02'39"	47.67'	N 47°24'58" W - 42.81'

LINE TABLE		
NO.	BEARING	DIST
L1	S 88°18'04" W	60.00
L2	N 03°08'53" W	20.00



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

November 29, 2018 01:54:04 PM

FEE: \$0.00

RR1

2018132005



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:
2018-420334

Date Filed:
10/30/2018

Date Acknowledged:
11/27/2018

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

Park 723, LLC
Richmond, 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.

Settegast Ranch Road & FM 723
Donation Deed

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Holik Associates	Needville, TX United States		X
	Park 723, LLC	Richmond, 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)