

**GIFT DEED**

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 CONVEYS 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.

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

§

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That, **HERRIN RANCH DEVELOPMENT II INC**, a Texas corporation, hereinafter referred to as "Grantor", with full intention of conveying the property hereinafter described as a gift, with no reversionary interests whatsoever in favor of Grantor, by these presents does GIVE and CONVEY unto **FORT BEND COUNTY, TEXAS**, 301 Jackson Street, Richmond, Texas 77469, a body corporate and politic under the laws of the State of Texas, hereinafter called "Grantee", all of Grantor's right, title and interest in and to that certain real property located in Fort Bend County, Texas, and more particularly described on Exhibit A attached hereto and by this reference incorporated herein for all purposes, together with all of Grantor's interest in and to all improvements situated on the real property described on Exhibit A (such interest in the real property and improvements situated thereon hereinafter referred to as "Property").

THIS CONVEYANCE is made and the Property is accepted as is and with all faults, and subject to all valid and subsisting restrictions, easements, building set-back lines, rights-of-way, mineral and royalty reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal or governmental authorities and conditions and covenants, if any, applicable to and enforceable against the Property, of record in the Office of the County Clerk of Fort Bend County, Texas.

As a material part of the consideration for this Gift Deed, Grantee is taking the Property "AS IS" with any and all latent and patent defects and hereby acknowledges that there is no warranty by Grantor that the Property is fit for a particular purpose. Grantee is not relying upon any representation, statement or other assertion with respect to the Property condition, but is relying upon its examination of the Property. Grantee takes the Property under the express understanding that there are no warranties.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. All easements, restrictions, building set-back lines and other matters appearing of record in Fort Bend County, Texas, and affecting the Property or any part thereof;
2. An easement for ingress and egress across the Property hereby retained in favor of Grantor;

3. An easement reserved in favor of Grantor for the purpose of construction of improvements, if any, upon the Property;
4. The assumption by Grantee of any and all tax obligations for the calendar year 2019 and all years thereafter on the Property;
5. The right to grant additional easements that is hereby retained in favor of Grantor;
6. All mineral rights in, on, and under the Property that are hereby retained in favor of Grantor; and
7. Grantee's sole permitted uses of the Property shall be as same are more particularly described on the attached **Exhibit A**.

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THIS GIFT DEED IS MADE AND ACCEPTED (A) WITHOUT RECOURSE ON GRANTOR AND (B) WITHOUT REPRESENTATION AND WARRANTY OF ANY KIND (WHETHER EXPRESS, IMPLIED OR STATUTORY) BY GRANTOR. GRANTOR IS CONVEYING THE PROPERTY COVERED BY THIS DEED ON AN "AS IS, WHERE IS" BASIS, WITH ALL FAULTS, AND WITHOUT REPRESENTATION OR WARRANTY (ALL OF WHICH GRANTOR DISCLAIMS).

EXECUTED this the 14th day of December, 2018.

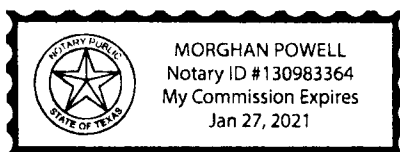
GRANTOR:

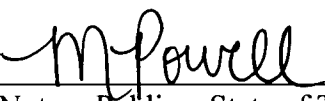
HERRIN RANCH DEVELOPMENT II INC.,
a Texas corporation

By: 
F.W. Reichert III, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 14th day of December, 2018, by F. W. Reichert III, Vice President of Herrin Ranch Development II Inc., a Texas corporation, on behalf of such companies.




Notary Public – State of Texas

County: Fort Bend
Project: Riverstone – Thompson Ferry Road
C.I. No.: 1011-18
Job Number: 2010-169-001

FIELD NOTES FOR 0.0194 ACRES

Being a 0.0194 acre tract of land located in the William Little Survey, Abstract-54 in Fort Bend County, Texas; said 0.0194 acre tract being all of the remainder of the portion a called 0.6788-acre tract of land (Thompson Ferry Road Abandonment) conveyed to Herrin Ranch Development II, Inc in Clerk's File Number 2013020639 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.0194 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the City of Missouri City G.P.S. Monumentation Program, Texas Coordinate System, South Central Zone (NAD 27), using City Survey Marker No. 7096 and 7076):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Creekstone Village at Riverstone Section Eight, a subdivision recorded in Plat Number 20140191 of the Fort Bend County Plat Records (F.B.C.P.R.), same being the centerline of said 0.6778-acre tract;

1. Thence, with the north line of said Creekstone Village at Riverstone Section Eight, South 87 degrees 32 minutes 23 seconds West, a distance of 30.00 feet to the southeast corner of a 27,990 Sq.Ft. right-of-way (R.O.W.) dedication recorded in Plat Number 20060257 of the F.B.C.P.R., same being on the west line of said 0.6778-acre tract;
2. Thence, with the east line of said R.O.W. dedication and the west line of said 0.6778-acre tract, North 02 degrees 52 minutes 25 seconds West, a distance of 29.39 feet to the northwest corner of said 0.6788-acre tract;
3. Thence, with the north line of said 0.6788-acre tract, South 87 degrees 59 minutes 08 seconds East, a distance of 30.11 feet to the centerline of said 0.6778-acre tract;
4. Thence, with the centerline of said 0.6788-acre tract, South 02 degrees 52 minutes 25 seconds East, a distance of 27.04 feet to the **Point of Beginning** and containing 0.0194 acres of land.

Mark D. Armstrong
01/12/18



ABBREVIATIONS

P.O.C. - PLACE OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING



ST. JOHN BAPTIST CHURCH
VOL. 285, PG. 18
F.B.C.D.R.

OILFIELD ROAD
(WIDTH VARIES)

0.0194 ACRE TRACT

27,990 SQ.FT. R.O.W. DEDICATION
PLAT NO. 20060257
F.B.C.P.R.

P.O.B.

CALL 0.4920 ACRES
CITY OF MISSOURI CITY
C.F. NO. 2012029361
O.R.F.B.C.

RESERVE
A

FORT BEND COUNTY MUD 46
C.F. NO. 201320639
O.R.F.B.C.

7

8

CREEKSTONE VILLAGE
AT RIVERSTONE
SECTION EIGHT
PLAT NO. 20140191
F.B.C.P.R.

9

CALL 8.052 ACRES
FBCMUD NO. 46
C.F. NO. 2006004323
O.P.R.F.B.C.

CALL 2.236 ACRES
FBCMUD NO. 46
C.F. NO. 2005099347
O.R.F.B.C.

10

**MAY
RIDGE
LANE**

11



9990 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

EXHIBIT
0.0194 ACRES

DRAWN BY: LD	DATE: 01-11-2018	SCALE: 1"=50'
CHECKED BY: MA	JOB NO: 2012-219-010	101118.DGN

S:\VIEW\Drawings\2012\219-010\101118.dgn

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

January 31, 2019 10:38:21 AM



FEE: \$0.00

DP2

2019010140

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:
2019-437678

Date Filed:
01/03/2019

Date Acknowledged:
01/30/2019

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

Herrin Ranch Development II, Inc.
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.

01-03-2019
Gift Deed to Fort Bend County for 0.0194 Acre Tract

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)