

**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.**

**CORRECTION DONATION DEED  
(with Special Warranty of Title)  
(0.1240 ACRES)**

Effective Date:

January 1, 2017

Grantor:

Niranjan S. Patel and Jasmin N. Patel

Grantor's Mailing Address:

7039 Greatwood Trails Ct.  
Sugar Land, Texas, 77479

Grantee:

Fort Bend Grand Parkway Toll Road Authority, a local government corporation

Grantee's Mailing Address:

c/o The Muller Law Group, PLLC  
202 Century Square Boulevard  
Sugar Land, Texas 77478

Consideration:

Grantor's intention to make a gift as a charitable contribution under applicable income tax laws and regulations.

Property:

That certain tract of land located in Fort Bend County, Texas, containing 0.1240 acres, and being more particularly described by the metes and bounds attached hereto as **Exhibit A** and made a part hereof for all purposes.

Reservations from Conveyance:

Grantor excepts and reserves, unto itself and its successors and assigns, all oil, gas, sulphur, and other minerals (collectively, "Minerals") located in, on, or under the Property. Grantor, for itself and on behalf of its successors and assigns, hereby waives and releases all rights of ingress and egress upon the surface of the Property for the purpose of and all rights related to exploring, developing, mining, drilling, operating, or producing Minerals on or from the surface of the Property (collectively, the "Surface Waiver"); provided, however, Grantor reserves the right to extract Minerals from and under the Property by directional drilling or other means from property located outside the boundaries of the Property and otherwise in accordance with all applicable local, county and State rules and regulations, so long as Grantee's use of the Property is not disturbed, and the facilities located and to be located on the Property and the public's use of the Property are not obstructed, endangered, or interfered with.

Exceptions to Warranty:

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Property and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are in effect and validly enforceable against the Property (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with the exercise of the rights in the Property and use of the Property.

Grant of Property:

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, donates, dedicates, and conveys, and does hereby grant, donate, dedicate, and convey to Grantee and Grantee's heirs, successors, and assigns, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and Exceptions to Warranty.

When the context requires, singular nouns and pronouns include the plural.

Correction Clause:

This Correction Donation Deed is executed as a non-material correction deed, pursuant to Section 5.028 of the Texas Property Code, in order to correct the effective date of the original Donation Deed, recorded under Document Number 2018-005459, Official Public Records, Fort Bend County, Texas. The original Donation Deed stated an incorrect effective date of November 15, 2017. The effective date in such Donation Deed is hereby corrected to January 1, 2017 pursuant to Texas Property Code Section 5.028. The person executing this correction instrument previously executed the original Donation Deed.

CORRECTION DONATION DEED ACCEPTED ON April 17, 2019,

2019, to be effective as of the Effective Date.

FORT BEND GRAND PARKWAY TOLL ROAD  
AUTHORITY, a local government corporation

By: *James D. Condrey*  
Dr. James D. Condrey, Chairman

ATTEST:

By: *Charles Rencher*

Name: Charles Rencher

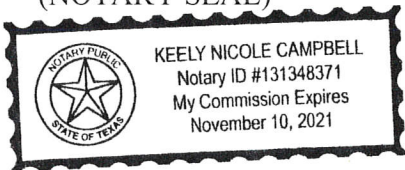
Title: Secretary

(AUTHORITY SEAL)

THE STATE OF TEXAS §  
  §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on this 17th day of April, 2019, by Dr. James D. Condrey as Chairman of the Board of Directors of FORT BEND GRAND PARKWAY TOLL ROAD AUTHORITY, a local government corporation of the State of Texas, on behalf of said Authority.

(NOTARY SEAL)



*Keely Campbell*  
Notary Public, State of Texas

**Attachment: Exhibit A** – Legal Description and Depiction of 0.1240-acre tract

AFTER RECORDING, please return to The Muller Law Group, PLLC, Attention: Keely Campbell, 202 Century Square Boulevard, Sugar Land, Texas 77478

EFFECTIVE DATE

THIS AGREEMENT IS EFFECTIVE ON THE DATE IT IS APPROVED BY THE FORT BEND COUNTY COMMISSIONERS COURT, AND IF NOT SO APPROVED SHALL BE NULL AND VOID.

DATE OF COMMISSIONERS COURT APPROVAL: \_\_\_\_\_

AGENDA ITEM NO.: \_\_\_\_\_

**EXHIBIT A**

**Legal Description and Depiction of 0.1240-acre tract**

County: Fort Bend  
Highway: SH 99 (Grand Parkway Segment C)  
Limits: U.S. Highway 59 to F.M. 762

## Property Description for 0.1240 Acre Tract

BEING a 0.1240 of one acre, (5,400 square foot) tract of land located in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, and being a portion of a called 0.939 of one acre tract of land described in an instrument from 59 Grand Parkway, Ltd. to Niranjana S. Patel, dated April 16, 2004 and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2004046637, same being further described as a portion of Restricted Reserve "C" as shown on CANYON GATE RESERVES, a subdivision per plat recorded under Slides 2563A and 2563B of the Fort Bend County Plat Records (F.B.C.P.R.) and a portion of the remainder of a called 0.9865 of one acre tract of land described in an instrument from Agnes Robbie Dickson to Niranjana S. Patel dated January 28, 1999 and recorded under F.B.C.C.F. No. 1999008371, said 0.1240 of one acre tract being more particularly described by metes and bounds as follows:

**COMMENCING**, at a 5/8-inch iron rod with a TxDOT aluminum cap found for an angle point on the existing South right-of-way line of U.S. Highway No. 59 (variable width) as described in an instrument to the State of Texas dated September 1, 1966 and recorded under Volume 479, Page 246 Fort Bend County Deed Records (F.B.C.D.R.), and being the most Easterly corner of a called 0.1760 of one acre tract of land dedicated to the State of Texas and shown on the plat of said CANYON GATE RESERVES, same being an angle point in the North line of Restricted Reserve "B" as shown on the plat of said CANYON GATE RESERVES;

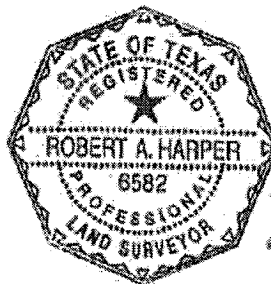
**THENCE**, South 84° 57' 15" East, a distance of 59.79 feet along and with the existing South right-of-way line of said U.S. Highway No. 59, same being the North line of said Restricted Reserve "B" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set at the intersection of the existing South right-of-way line of said U.S. Highway No. 59 and the proposed West right-of-way line of SH 99 (Grand Parkway) (variable width), same being the beginning of a non-tangent curve to the right from which its center bears South 16° 19' 25" West, 550.00 feet;

**THENCE**, along and with said proposed West right-of-way line of said SH 99 and along said curve to right, over and across said Restricted Reserve "B" a distance of 431.95 feet having a radius of 550.00 feet, a central angle of 44° 59' 52" and a chord which bears South 51° 10' 39" East, a distance of 420.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set at the point of intersection with the proposed West right-of-way line of said SH 99 and the West line of said 0.939 of one acre tract and Restricted Reserve "C", same being the East line of said Restricted Reserve "B" and being the **POINT OF BEGINNING** and the most Northerly corner of the herein described tract, having surface coordinates of N= 13,767,570.98 E= 3,020,208.58;

1. **THENCE**, continuing along and with said proposed West right-of-way line of said SH 99 and along said curve to right, over and across said 0.939 acre tract and said Restricted Reserve "C", at a distance of 91.71 feet pass a common line of said 0.939 acre tract and said 0.9865 acre tract, same being a Easterly line of said Restricted Reserve "C", from which a 5/8-inch iron rod with a TxDOT aluminum cap found bears North 28° 53' West, 0.66 feet, and continuing over and across said 0.9865 acre tract, a distance of 195.77 feet, having a radius of 550.00 feet, a central angle of 20° 23' 39" and a chord which bears South 18° 28' 53" East, 194.74 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found on a common line of said 0.9865 acre tract and a called 0.078 of one acre tract of land described in an instrument to CARS-DB10, L.P., dated October 29, 2012 and recorded under F.B.C.C.F. No. 2012127137 and being the Southeast corner of the herein described tract;
2. **THENCE**, North 69° 18' 36" West, a distance of 61.05 feet along and with a common line of said 0.078 acre tract and said 0.9865 acre tract to an "X" in concrete set for the Northwest corner of said 0.078 acre tract, being the most Southerly Southeast corner of said Restricted Reserve "B", same being the most Easterly Northeast corner of Restricted Reserve "A-2" as shown on the plat of CANYON GATE RESERVES REPLAT OF RESERVE "A", a subdivision per plat recorded under File Number 20060143 F.B.C.P.R. same also being the Southwest corner of said 0.9865 acre tract and the herein described tract;
3. **THENCE**, North 22° 15' 38" East, a distance of 10.24 feet along and with a common line of said Restricted Reserve "B" and said 0.9865 acre tract to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the most Northerly Southeast corner of said Restricted Reserve "B", same being the most Southerly corner of said 0.939 acre tract and said Restricted Reserve "C";
4. **THENCE**, North 03° 09' 59" West, a distance of 153.89 feet along and with a common line of said Restricted Reserve "B" and said Restricted Reserve "C" and the West line of said 0.939 acre tract to the **POINT OF BEGINNING** and containing 0.1240 of one acre (5,400 square feet) of land.

All bearings are grid and are based on the Texas Coordinate System, South Central Zone, (NAD 1983, 1993 Adj.) and are referenced to monuments found along the southwest right-of-way line of U.S. Highway 59 as shown hereon. All coordinates and distances are surface and may be converted to grid by dividing by a scale factor of 1.00013.

Compiled by:  
Brown & Gay Engineers, Inc.  
10777 Westheimer, Suite 400  
Houston, Texas 77042  
(281) 558-8700  
TBPLS Licensed Surveying Firm No. 10106500



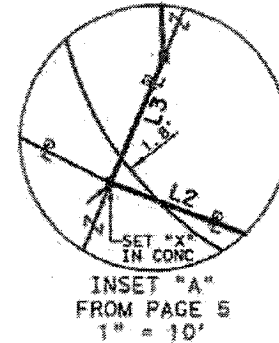
A handwritten signature in black ink, appearing to read "Robert A. Harper".

**NOTES:**

A parcel plat of even date has been prepared in conjunction with this property description.

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983 (1993 ADJ.) AND ARE REFERENCED TO MONUMENTS FOUND ALONG THE PROPOSED WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 99 AS SHOWN HEREON. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. FIELD SURVEYS WERE PERFORMED FROM NOVEMBER, 2014 TO DECEMBER, 2014 AND UPDATED ON APRIL 18, 2017.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.
4. THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THIS VALUE IN NO WAY REPRESENTS THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
5. THE PROPERTY LIES IN 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) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0265L, REVISED APRIL 2, 2014.
6. NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER SUBJECT TRACT.



INSET "A"  
FROM PAGE 5  
1" = 10'

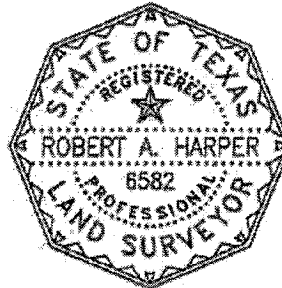
ABBREVIATION LEGEND

- CONC CONCRETE
- FND FOUND
- FBCCF FORT BEND COUNTY CLERK'S FILE
- FBCDR FORT BEND COUNTY DEED RECORDS
- FBCPR FORT BEND COUNTY PLAT RECORDS
- FC FILM CODE
- IP IRON PIPE
- IR IRON ROD
- NO NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- RCL RICHMOND CITY LIMIT
- ROW RIGHT-OF-WAY
- VOL VOLUME

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

SYMBOL LEGEND

- SET 1/2" IRON PIPE WITH "BGE INC" CAP UNLESS OTHERWISE NOTED
- EXISTING TxDOT MONUMENT
- FOUND (AS INDICATED)
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PARCEL LINE



*Robert A. Harper*  
 ROBERT A. HARPER RPLS NO. 6582  
 BROWN & GAY ENGINEERS, INC.  
 10777 WESTHEIMER, SUITE 400  
 HOUSTON, TEXAS 77042  
 TELEPHONE: (281) 558-8700

DATE	REVISION



Brown & Gay Engineers, Inc.  
 10777 Westheimer, Suite 400, Houston, TX 77042  
 Tel: 281-558-8700 • www.browngay.com  
 TEP/Ls Licensed Surveying Firm No. 10108850  
December 2017

SURVEY OF A  
 0.1240 ACRE TRACT  
 SITUATED IN THE  
 J. KUYKENDALL SURVEY,  
 ABSTRACT NO 49  
 FORT BEND COUNTY, TEXAS  
 APRIL 18, 2017  
 PAGE 3 OF 5 SCALE: 1"=50'

DATE: 5/2/2018 FILE: TXBCT0002735.GPJ For: Fort Bend Survey - Large Survey No. 1240B51.dwg

**U.S. HIGHWAY 59 J. KUYKENDALL SURVEY, ABSTRACT NO 49**

(VARIABLE WIDTH ROW)

POC  
STATE OF TEXAS  
CALLED 0.1760 ACRES  
SLIDE NOS 2563A-2563B FBCPR

STATE OF TEXAS  
CALLED 55.935 ACRES  
SEPTEMBER 1, 1966  
VOL 479, PG 246  
FBCDR

180' U.E.  
HOUSTON LIGHTING  
& POWER COMPANY  
AUGUST 9, 1961  
VOL 419, PG 76  
FBCDR

30' A.E.  
RELIANT ENERGY INC.  
DECEMBER 7, 2000  
FBCCF NO 2001011186

25' LANDSCAPE ESMT, BLDG  
SETBACK, AND PARKING SETBACK  
FBCCF NO 2003041014

40' BUILDING LINE SLIDE  
NOS 2563A-2563B FBCPR

30' LANDSCAPE AND UTILITY ESMT  
SLIDE NOS 2563A-2563B FBCPR

10' U.E.  
RELIANT ENERGY INC.  
DECEMBER 7, 2000  
FBCCF NO 2001011186

EASEMENT  
RELIANT ENERGY HL&P  
CALLED 0.870 ACRE  
FBCCF NO 2000013237

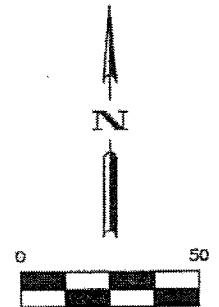
CANYON GATE RESERVES  
SLIDE NOS 2563A-2563B  
FBCPR

ACCESS EASEMENT  
AGREEMENT  
GROUP 1 REALTY, INC.  
TRACT NO. 1  
CALLED 0.463 ACRE  
MARCH 27, 2003  
FBCCF NO 2003041022

RESTRICTED RESERVE "C"

RESTRICTED RESERVE "B"

MATCHLINE PAGE 5 OF 5



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 84° 57' 15" E	59.79'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
CT	431.95'	550.00'	44° 59' 52"	S 51° 10' 39" E	420.93'

**BCE** Brown & Gay Engineers, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.browngay.com  
TBP&LS Licensed Surveying Firm No. 10106500  
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**SURVEY OF A  
0.1240 ACRE TRACT  
SITUATED IN THE  
J. KUYKENDALL SURVEY,  
ABSTRACT NO 49  
FORT BEND COUNTY, TEXAS**

APRIL 18, 2017  
PAGE 4 OF 5 SCALE: 1"=50'

DATE: 5/2/2017 10:50:59 AM FILE: Y:\FBCTRAN\2735-00\_Fort Bend\_Drifer\_Loop\05\_Survey\04\_Final\50\_1240B51.dgn R:\STUDS\VICROSTAT\10N\Plottery\Windows\_Schematic\_half.dwg

