



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS 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.

DONATION DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND §

FLC PARKWAY LP, 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 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 tract of land, containing of approximately 0.0818 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").

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.

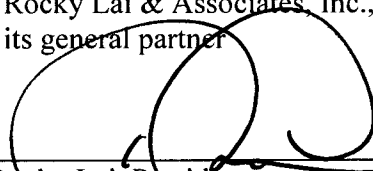
Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED on this the 10th day of April, 2019.

GRANTOR:

FLC PARKWAY LP,
A Texas limited partnership

By: Rocky Lai & Associates, Inc.,
its general partner

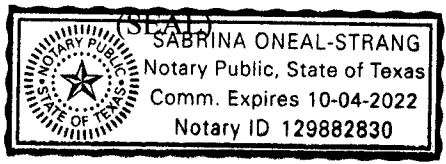



Rocky Lai, President

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 10th day of April,
2018 by Rocky Lai, President [Title], on behalf of
FLC Parkway LP

AS PER ORIGINAL





Notary Public and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to: Bryan Norton
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT "A"

Project Name: Trammel Fresno Road
NE Corner on Hurricane Lane Intersection
Parcel No.: 01
February, 2019

**METES AND BOUNDS DESCRIPTION
OF A 0.0818 OF ONE ACRE (3,563 SQUARE FEET) TRACT OF
LAND SITUATED IN THE ELIJAH ROARK SURVEY,
ABSTRACT 77, FORT BEND COUNTY, TEXAS**

Being a 0.0818 of one acre (3,563 square feet) tract of land situated in the Elijah Roark Survey, Abstract 77, Fort Bend County, Texas, being out of the residue of a called 38.4163 acre tract of land (designated as Tract 3) conveyed to FLC Parkway, LP by deed filed under Clerk's File Number 2014050617 of the Official Public Records of Fort Bend County, Texas, executed January 01, 2014, said 0.0818 of one acre tract being more particularly described by metes and bounds description as follows, all bearings and surface coordinates recited herein are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983, (NAD 83), 1993 adjustment as based on September 2015 survey holding TxDOT Monuments LJA-118 and LJA-119 as provided by TxDOT per construction plans of Trammel Fresno Road, Project No. STP 2010 (596) MM, CSJ 0912-34-144, all surface coordinates and distances recited herein may be converted to grid by dividing surface values by a combined scale factor of 1.00013;

COMMENCING from a point for the Southeasterly corner of said residue of a called 38.4163 acre tract, being on the existing Northerly Right-of-Way line of Trammel Fresno Road (existing R.O.W. width varies, no deed found for original road occupation, Southern widening: F.C. No. 2004011717 & Slide No(s). 1578A, 1578B & 1579A F.B.C.P.R.), from which a 5/8-inch iron rod bears North 62° 35' East, 0.58 feet;

THENCE, South 81° 23' 44" West (called South 84° 17' 58" West, 380.11 feet) along said existing Northerly Right-of-Way line of said Trammel Fresno Road, a distance of 379.82 feet to point for an angle point of said existing Right-of-Way line and being an interior corner of said residue of a called 38.4163 acre tract;


THENCE, South 86° 14' 18" West (called South 89° 08' 32" West) along said existing Northerly Right-of-Way line of said Trammel Fresno Road, same being along the Southerly line said residue of a called 38.4163 acre tract, a distance of 95.12 to a set 5/8-inch iron rod with GeoSurv/TSC cap for the **POINT OF BEGINNING** and the most Easterly corner of the herein described parcel, having surface coordinates of N = 13,760,734.83 and E = 3,082,752.09;

1. **THENCE**, South 86° 14' 18" West (called South 89° 08' 32" West) along said existing Northerly Right-of-Way line of said Trammel Fresno Road, same being along the Southerly line said residue of a called 38.4163 acre tract, a distance of 350.30 to a point for a Right-of-Way cut-back corner for the existing Easterly Right-of-Way line of Hurricane Lane (existing 100-foot width, C.F. No. 2015012991 – width varies at this location) and being the Southerly most Southwesterly corner of the herein described parcel, from which a 5/8-inch iron rod with cap (LJA) bears South 48° 27' East, 0.43 feet;

Project Name: Trammel Fresno Road
NE Corner on Hurricane Lane Intersection
Parcel No.: 01
February, 2019

2. **THENCE**, North 48° 27' 09" West along said existing Easterly Right-of-Way line of said Hurricane Lane, a distance of 35.08 feet to a 5/8-inch iron rod with cap (LJA) found marking an existing Right-of-Way cut-back corner for said Hurricane Lane and being the Westerly most Southwesterly corner of the herein described parcel;
3. **THENCE**, North 03° 51' 00" West along said existing Easterly Right-of-Way line of said Hurricane Lane (existing 100-foot width), a distance of 15.67 feet to a set 5/8-inch iron rod with GeoSurv/TSC cap for a proposed Right-of-Way cut-back corner for the proposed Northerly Right-of-Way line of Trammel Fresno Road (proposed R.O.W. width varies) and being the Northwesterly corner of the herein described parcel, from which a 5/8-inch iron rod with cap (LJA) bears North 03° 51' 00" West, 201.04 feet marking the point of curvature for said Hurricane Lane;
4. **THENCE**, South 48° 27' 09" East along said proposed Northerly Right-of-Way line of said Trammel Fresno Road, a distance of 41.65 feet to a set 5/8-inch iron rod with GeoSurv/TSC cap for a proposed Right-of-Way cut-back corner for said proposed Northerly Right-of-Way line of said Trammel Fresno Road and being the Easterly most Northwesterly corner of the herein described parcel;
5. **THENCE**, North 86° 14' 18" East along said proposed Northerly Right-of-Way line of said Trammel Fresno Road, a distance of 220.71 feet to a set 5/8 inch iron rod with GeoSurv/TSC cap marking an angle point in said proposed northerly Right-of-Way line and being an interior corner of the herein described parcel;
6. **THENCE**, South 88° 43' 57" East along said proposed Northerly Right-of-Way line of said Trammel Fresno Road, a distance of 125.48 feet the **POINT OF BEGINNING** and containing a computed 0.0818 of one acre (3,563 square feet) of land.

The above description was prepared in conjunction with a Parcel Map of the same date and submitted to Fort Bend County Engineer's Office of Fort Bend County, Texas.

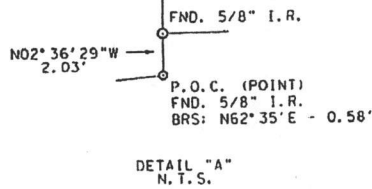

Daniel Paul Coyer, R.P.L.S.
Registered Professional Land Surveyor No. 4867
GeoSurv, Inc. Company d/b/a TSC Surveying
10970 Stancliff Road
Houston, Texas 77099
(713) 784-4466 - Office
Texas Firm Registration No. 10083100



OAC
02/27/2019

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C-1	04° 50' 19"	5,000.00'	422.23'	N85° 35' 19" E - 422.11'

LINE TABLE	
LINE	BEARING & DISTANCE
L1-1	N 48° 27' 09" W - 35.08'
L1-2	N 03° 51' 00" W - 15.67'
L1-3	S 48° 27' 09" E - 41.65'



TRAMMEL FRESNO ROAD EXISTING ROW
 1. NO DEED FOUND FOR ORIGINAL OCCUPATION - PRESCRIPTIVE USE.
 2. F.C. 2004011717
 3. SLIDES 1578A, 1578B & 1579A F.B.C.P.R.

SET 5/8" I.R. W/GEOSURV/TSC SURVEYING CAP
 UNLESS OTHERWISE NOTED
 FOUND PROPERTY CORNER ○
 UNLESS OTHERWISE NOTED
 POINT ○
 PROPERTY LINE R

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

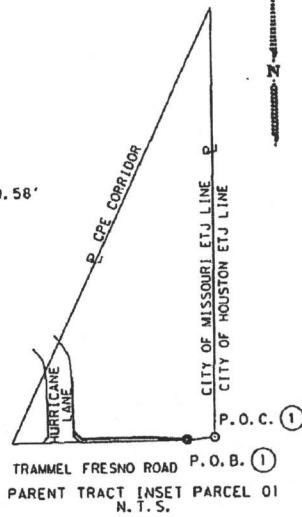
2. TXDOT MONUMENTS LJA-118 AND LJA-119 ALONG TRAMMEL FRESNO ROAD WERE HELD FOR HORIZONTAL CONTROL AS PROVIDED BY TXDOT PER CONSTRUCTION PLANS OF TRAMMEL FRESNO ROAD, PROJECT NO. STP 2010 (596) MM, CSJ 0912-34-144.

3. FOR THIS SHEET, THE ORIGINAL FIELD SURVEYS WERE PERFORMED IN SEPTEMBER 2015 AND UPDATED IN FEBRUARY, 2019.

4. PROPERTY DESCRIPTIONS OF EVEN DATE WERE MADE IN CONJUNCTION WITH THIS MAP HAVING SAME DATE.

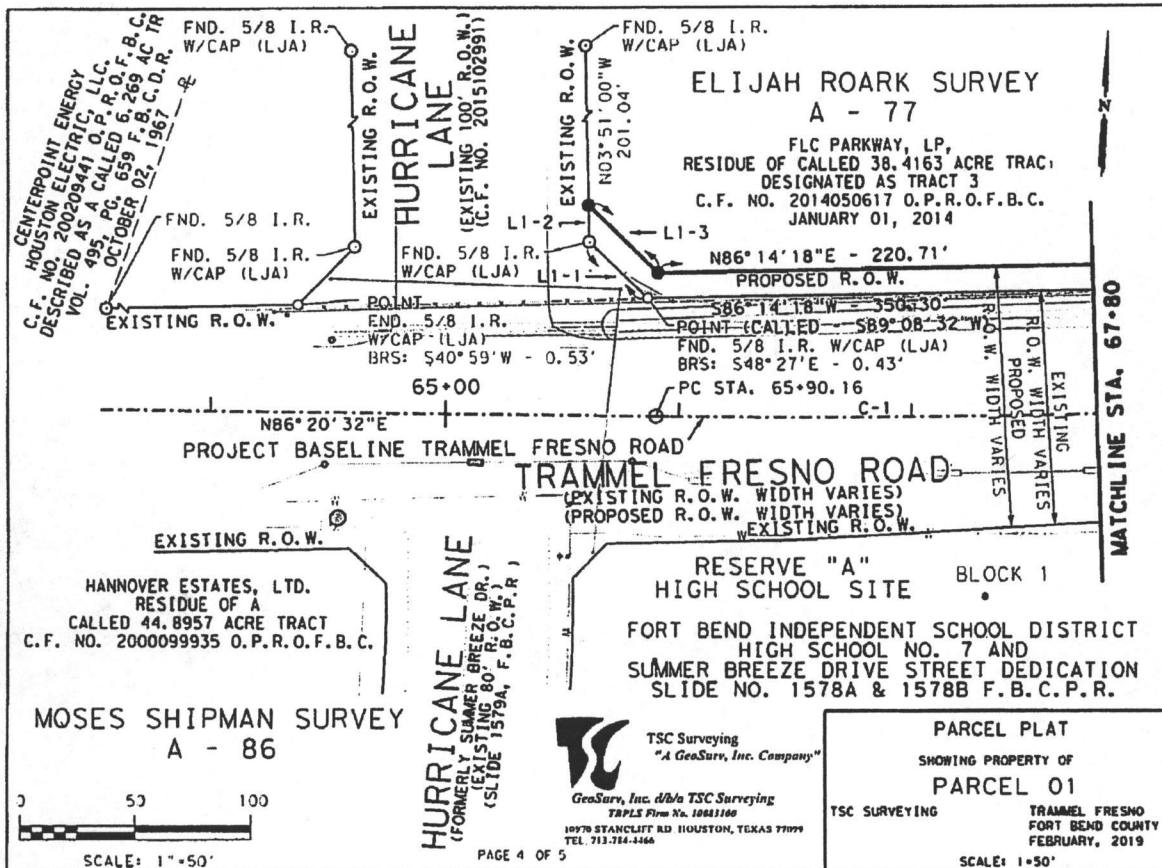


TSC Surveying
 "A GeoSurv, Inc. Company"
 GeoSurv, Inc. d/b/a TSC Surveying
 TSPS Firm No. 10083100
 10970 STANCLIFF RD. HOUSTON, TEXAS 77099
 TEL 713-794-1466

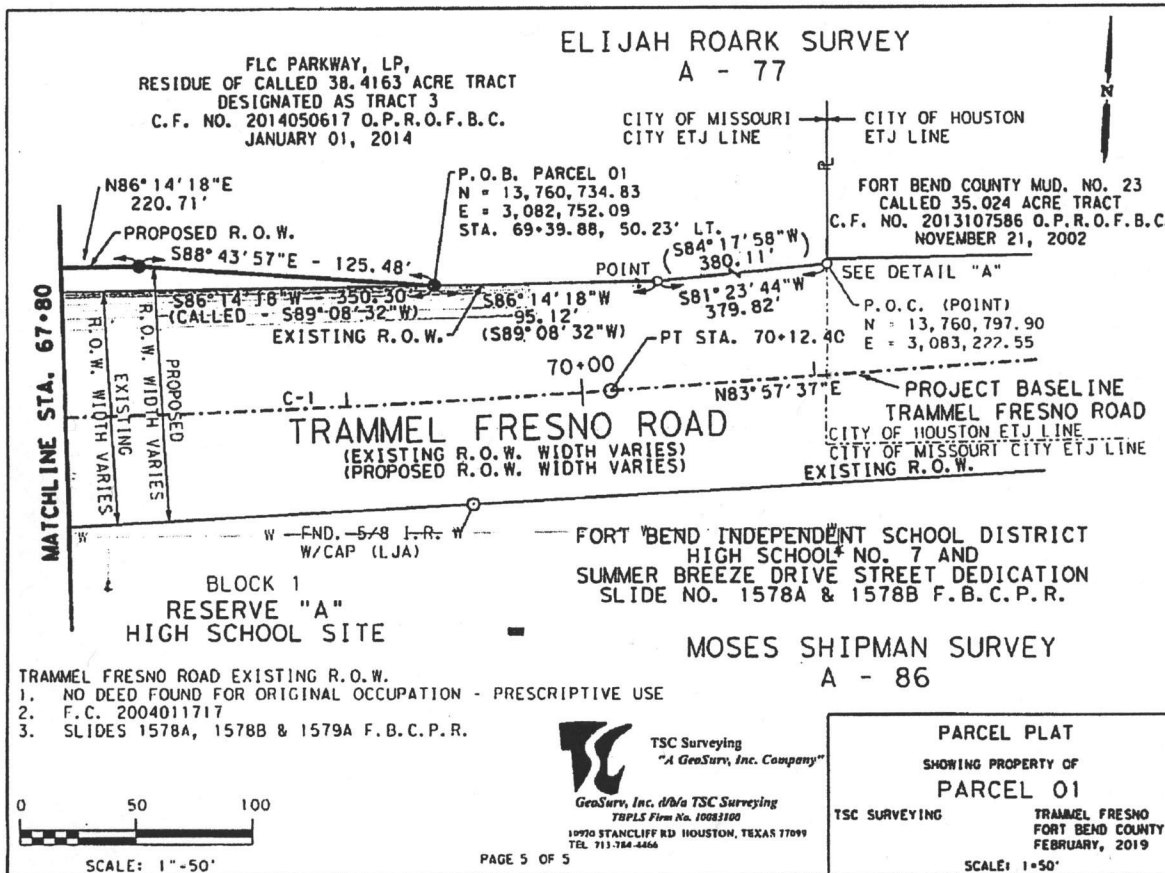


EXISTING ACRES	TAKING ACRES/ S.F.	REMAINDER ACRES
CALL 37.3143	0.0818 3,563	37.2325

PARCEL PLAT
 SHOWING PROPERTY OF
PARCEL 01
 TSC SURVEYING TRAMMEL FRESNO
 FORT BEND COUNTY
 FEBRUARY, 2019
 SCALE: 1"=50'



013186.0000004851-2122-4073.v2



013186.000000\4851-2122-4073.v2

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas
April 26, 2019 03:25:35 PM



FEE: \$0.00 JR

2019042290

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.

FLC Parkway LP
 Missouri City , TX United States

Certificate Number:
 2019-471555

Date Filed:
 04/03/2019

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:
 04/23/2019

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.

0000
 Right of way donation for right turn lane for Trammell Fransno

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)