



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.

DONATION DEED

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

THAT, **TWINWOOD (U.S.) INC.**, a Texas corporation (“Grantor”), for and in consideration of Grantor’s full intention of donating the property hereinafter described to the undersigned for public purposes, Grantor has **DONATED**, and by these presents does **GIVE, DONATE, GRANT 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 certain tract of land, containing **0.995 acres**, conveyed to Grantor by a Deed under Order of Sale in Tax Suits recorded in Instrument Number 2014088323 of the Official Public Records of Fort Bend County Texas, said property also being more particularly described as containing 1.0 acre, more or less, in the Survey Plat and Field Notes attached hereto as Exhibit “A”, 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, by, through or under Grantor and not otherwise, 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.

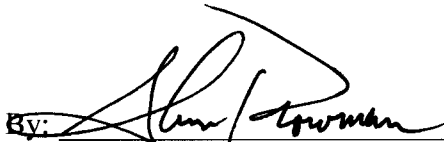
Grantee’s address is 301 Jackson Street, Richmond, Texas 77469.

CCM 9-24-2019 # 30B
Fort Bend County Clerk
Return Admin Serv Coord - RAC

EXECUTED on this the 11th day of September, 2019.

GRANTOR:


Twinwood (U.S.), Inc.,
a Texas corporation

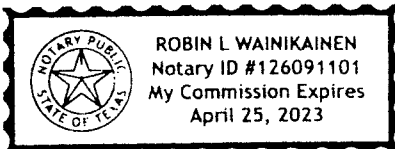
BY: 
Glenn Plowman, President

THE STATE OF TEXAS §
 §
COUNTY OF Ft. Bend §

This instrument was acknowledged before me on the 11th day of September, 2019 by Glenn Plowman, President, Twinwood (U.S.), Inc., a Texas corporation, on behalf of such corporation.

(SEAL)


Notary Public in and for the State of Texas



Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Facilities
Management & Planning
Attn: James Knight
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

CHARLIE KALKOMEY SURVEYING, INC.

A JONES & CARTER COMPANY

6415 READING ROAD

ROSENBERG, TEXAS 77471

281 342-2033

Texas Board of Professional Land Surveying Registration No. 10046104

FIELD NOTES FOR A 1.0 ACRE TRACT OF LAND IN THE NOEL F. ROBERTS LEAGUE, ABSTRACT 79, FORT BEND COUNTY, TEXAS, BEING THAT CERTAIN TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2014088323, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 3.00 ACRE TRACT RECORDED IN VOLUME 860, PAGE 318, DEED RECORDS, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, BASED ON GPS OBSERVATIONS.

COMMENCING at a 3/8 inch iron pipe found at a southwest corner of the apparent occupied right-of-way of Sanders Road, said point being the northwest corner of an adjoining called 47.70 acre tract (Tract "C") recorded under County Clerk's File Number 9658302, Official Public Records, Fort Bend County, Texas;

THENCE North 88 degrees 05 minutes 50 seconds East (adjoiner called North 89 degrees 08 minutes 50 seconds East) along the upper north line of said adjoining called 47.70 acre tract, same being the apparent occupied south right-of-way line of Sanders Road, 50.00 feet (adjoiner called 50.0 feet) to a 5/8 inch iron rod with cap marked "1535-4035" found for the northwest corner of said called 3.00 acre tract, same being the upper northeast corner of said adjoining called 47.70 acre tract, for the northwest corner and **Place of Beginning** of the herein described tract;

THENCE North 88 degrees 05 minutes 50 seconds East (called North 89 degrees 08 minutes 50 seconds East) along the north line of the herein described tract, same being the apparent occupied south right-of-way line of Sanders Road, 99.09 feet to a 5/8 inch iron rod with cap marked "1535-4035" found for the northeast corner of the herein described tract, same being the northwest corner of an adjoining called 21.794 acre tract recorded under County Clerk's File Number 2002127367, Official Public Records, Fort Bend County, Texas;

THENCE South 02 degrees 24 minutes 21 seconds East (adjoiner called South 00 degrees 07 minutes 34 seconds West) along the east line of the herein described tract, same being the upper west line of said adjoining called 21.794 acre tract, 436.93 feet (adjoiner called 439.02 feet) to a 5/8 inch iron rod with cap marked "1535-4035" found for the southeast corner of the herein described tract, same being the upper southwest corner of said adjoining called 21.794 acre tract, said point also being in the south line of the aforementioned called 3.00 acre tract, same being a northerly line of the aforementioned adjoining called 47.70 acre tract;

THENCE South 86 degrees 10 minutes 40 seconds West (called South 88 degrees 30 minutes West) along the common line of the herein described tract and said adjoining called 47.70 acre tract, 99.12 feet to a 5/8 inch iron rod with cap marked "1535-4035" found for the southwest corner of the herein described tract and said called 3.00 acre tract, same being a reentry corner to said adjoining called 47.70 acre tract;

THENCE North 02 degrees 24 minutes 21 seconds West (called North 00 degrees 07 minutes 10 seconds West) continuing along said common line, 440.25 feet (called 440.15 feet) to the **Place of Beginning** and containing 1.0 acre of land, more or less.

For reference and further description see Survey Plat No. R8000-0511-00 prepared by the undersigned on same date.

August 27, 2014

Job Number R8000-0511-00

Charlie Kalkomey Surveying, Inc.
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104



A handwritten signature in black ink, appearing to read "Chris D. Kalkomey".

Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

P:\PROJECTS\R8000-Fort Bend\0511 -00 Twinwood US Inc\Survey\Legal Desc\1.0ac.docx

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

A handwritten signature in black ink, appearing to read "Laura Richard".

Laura Richard, County Clerk
Fort Bend County Texas

October 04, 2019 11:53:04 AM

FEE: \$0.00 NG

2019113733

