



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 THE, **VENTANA DEVELOPMENT McCRARY, LTD.** 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 certain tract of land, containing 0.2512 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.

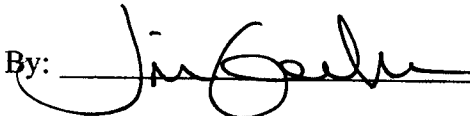
Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

CCM 11-26-2019 # 34G
Fort Bend County Clerk
Return Admin Serv Coord - RAC

EXECUTED on this the 27 day of SEPTEMBER, 2019.

GRANTOR:

Ventana Development McCrary, LTD.

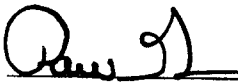
By: 

JAMES B. GROVER, JR
Print Name, Title

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 27 day of SEPTEMBER, 2019 by JAMES B. GROVER, JR, on behalf of Ventana Development McCrary, LTD.

(SEAL)


Notary Public in and for the State of Texas

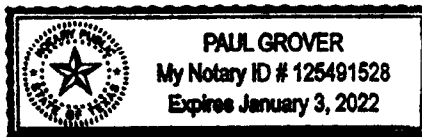


EXHIBIT A

McCRARY ROAD
VENTANA DEVELOPMENT
McCRARY, LTD.
KNIGHT & WHITE SURVEY, A-46
FORT BEND COUNTY, TEXAS

PARCEL 16

Being a 0.2512-acre (10,942 square foot) parcel of land situated in the Knight & White Survey, A-46, Fort Bend County, Texas, and being out of that certain residue of a called 11.873-acre tract of land conveyed to Ventana Development McCrary, LTD., as recorded under Fort Bend County Clerk's File No. 2014097257 in the Official Public Records of Fort Bend County, Texas and being more particularly described as follows with the bearings shown hereon being based on the Texas Coordinate System, South Central Zone 4204, NAD-83 (2011 adj.), the coordinates shown hereon are grid and may be converted to surface by multiplying by the combined scale factor of 1.000121864, all distances are surface:

COMMENCING (N=13,795,309.23, E=2,994,260.04) at a 5/8-inch iron rod with cap stamped "LJA ENG." found in the existing east right-of-way line of McCrary Road (width varies), for the most southerly corner of said 11.873-acre tract and for an angle point of a called 188.344-acre tract of land conveyed to Ventana Development McCrary, LTD. as recorded under Fort Bend County Clerk's File No. 2014121207 in the Official Public Records of Fort Bend County, Texas;

THENCE North 00° 47' 06" West, a distance of 243.24 feet, with the existing east right-of-way line of said McCrary Road and with the most westerly west line of said 11.873-acre tract to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set for the most southerly corner and **POINT OF BEGINNING** of the herein described parcel, said point having a grid coordinate of **N=13,795,552.42, E=2,994,256.71;**

THENCE North 00° 47' 06" West, a distance of 274.04 feet, with the existing east right-of-way line of said McCrary Road and with the most westerly west line of said 11.873-acre tract to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set for an angle point of said tract herein described;

THENCE South 67° 06' 55" East, a distance of 71.73 feet, with the proposed north right-of-way line of said McCrary Road to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set for the beginning of a curve to the right;

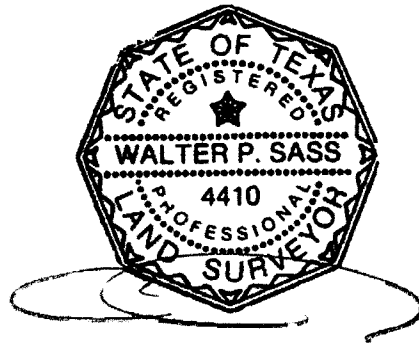
THENCE in a northerly direction, with the proposed west right-of-way line of said McCrary Road and with said curve to the right having a radius of 510.00 feet, a central angle of 12 deg. 34 min. 19 sec. and chord which bears North 29 deg. 10 min. 15 sec. East, 111.68 feet, for an arc length of 111.91 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the end of said curve and for the beginning of a curve to the left;

THENCE in a southerly direction, over and across said 11.873-acre tract and with said curve to the left having a radius of 2,049.98 feet, a central angle of 10 deg. 09 min. 26 sec. and chord which bears South 18 deg. 46 min. 03 sec. West, 362.94 feet, for an arc length of 363.41 to the **POINT OF BEGINNING** and containing 0.2512 acre (10,942 square feet) of land.

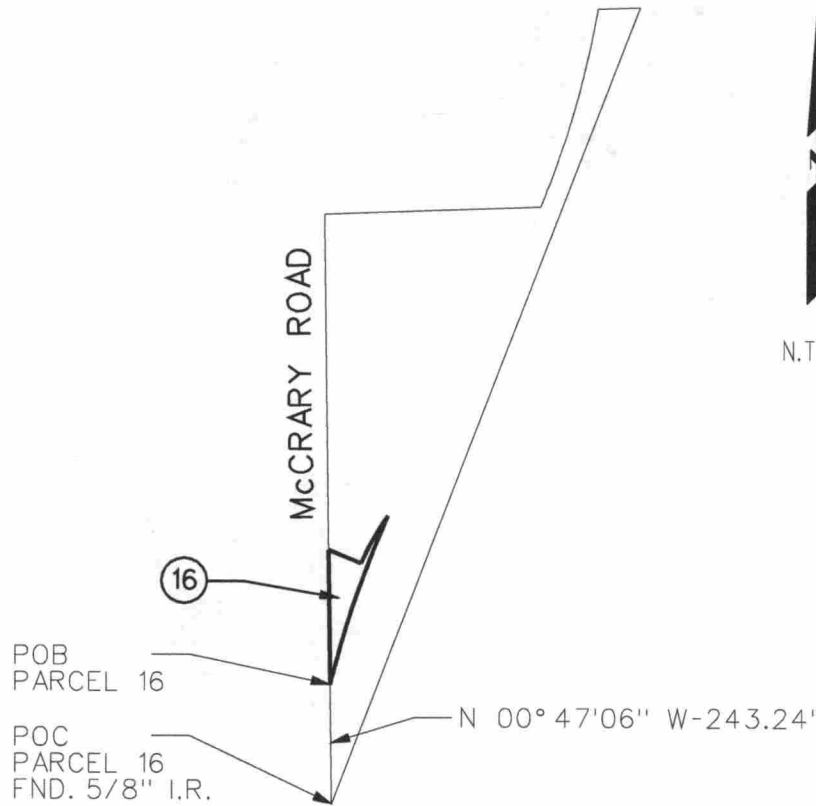
See Exhibit "B" for plat of herein described parcel.

Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

Job No.: IC077
Date: 01/30/19

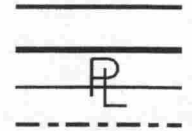


PARENT TRACT INSET



CONVENTIONAL SIGNS:

EXISTING RIGHT-OF-WAY LINE
 PROPOSED RIGHT-OF-WAY LINE
 PROPERTY LINE
 SURVEY LINE



DENOTES PARCEL No.



DENOTES BEARING AND DISTANCE NOTE No.



SET (AS INDICATED)
 FOUND (AS INDICATED)



LEGEND:

C.F. NO. =CLERK'S FILE NUMBER
 F.C. NO. =FILM CODE NUMBER
 O.P.R.F.B.C =OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
 F.B.C.P.R. =FORT BEND COUNTY PLAT RECORDS
 F.B.C.D.R. =FORT BEND COUNTY DEED RECORDS
 F.B.C.C.R. =FORT BEND COUNTY COURT RECORDS
 F.B.C.D.C.R. =FORT BEND COUNTY DISTRICT COURT RECORDS

NOTES:

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), (NAD83, CORS, 2011 ADJUSTMENT. ALL COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000121864, ALL DISTANCES ARE SURFACE.

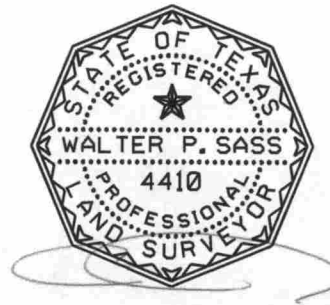
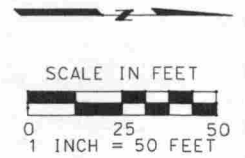


EXHIBIT B

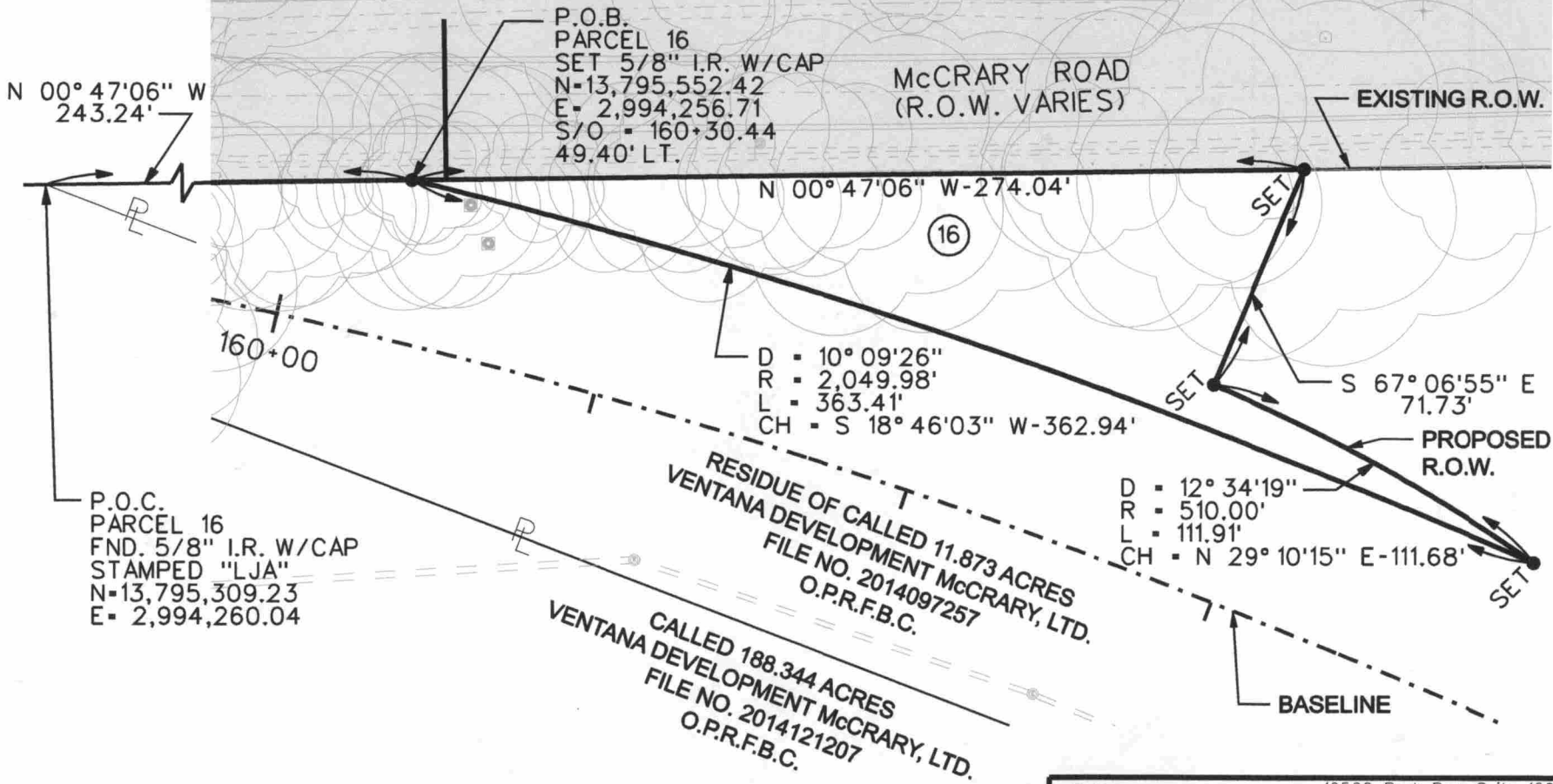
EXISTING	TAKING AC/SF	REMAINING
11.873 AC	0.2512 AC 10,942 SF	11.6218 LT.
WEISSER Engineering Co. 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300 TBPLS Firm Reg No. 100518-00		
PARCEL PLAT SHOWING PARCEL 16 McCRARY ROAD, FORT BEND COUNTY, TEXAS		
DATE: 01/2019	SCALE: N.T.S.	JOB No.: IC077
RCSJ No.:		DWG. No.: P-16-01

KNIGHT & WHITE SURVEY

A-46



EXIST. R.O.W. LINE SHOWN AS OCCUPIED OR FROM MONUMENTATION



P.O.B.
PARCEL 16
SET 5/8" I.R. W/CAP
N=13,795,552.42
E= 2,994,256.71
S/O = 160+30.44
49.40' LT.

McCRARY ROAD
(R.O.W. VARIES)

EXISTING R.O.W.

N 00° 47' 06" W
243.24'

N 00° 47' 06" W - 274.04'

(16)

160+00

D = 10° 09' 26"
R = 2,049.98'
L = 363.41'
CH = S 18° 46' 03" W - 362.94'

S 67° 06' 55" E
71.73'

PROPOSED R.O.W.

D = 12° 34' 19"
R = 510.00'
L = 111.91'
CH = N 29° 10' 15" E - 111.68'

BASELINE

P.O.C.
PARCEL 16
FND. 5/8" I.R. W/CAP
STAMPED "LJA"
N=13,795,309.23
E= 2,994,260.04

RESIDUE OF CALLED 11.873 ACRES
VENTANA DEVELOPMENT McCRARY, LTD.
FILE NO. 2014097257
O.P.R.F.B.C.

CALLED 188.344 ACRES
VENTANA DEVELOPMENT McCRARY, LTD.
FILE NO. 2014121207
O.P.R.F.B.C.

 WEISSER Engineering Co.	19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300 TBPLS Firm Req No. 100518-00	
	PARCEL PLAT SHOWING PARCEL 16 McCRARY ROAD, FORT BEND COUNTY, TEXAS	
DATE: 01/2019	SCALE: 1" = 50'	JOB No.: IC077
RCSJ No.:		DWG. No.: P-16-02

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

December 02, 2019 02:50:05 PM

FEE: \$0.00

EL

2019137552



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:
 2019-545270

Date Filed:
 09/27/2019

Date Acknowledged:
 11/26/2019

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

Ventana Development McCrary, LTD
 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.

McCrary Road Project P16
 ROW Donation

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)