



DONATION DEED

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

THAT, **FORT BEND COUNTY, TEXAS** a political subdivision of the State of Texas, whose address is 301 Jackson Street, Richmond, Texas 7469, hereinafter called "Grantor", for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has DONATED, pursuant to authority granted under Local Government Code Section 272.001(1), and by these presents does GRANT, GIVE AND CONVEY unto **FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 7**, ("Grantee"), a body corporate and politic under the laws of the State of Texas and unto its successors, and assigns, forever, all that certain lot, tract or parcel of land, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon, containing 0.5388 of an acre of land, 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").

The use of the Property shall be restricted to use only for purposes that provide a public benefit. In the event that the Property ceases to be used for such purposes that provide a public benefit for a period of ninety (90) consecutive days, the title and right of possession of the Property shall immediately revert to Grantor. In such event, Grantee and/or its successors, when applicable, upon Grantor's written request, shall execute and acknowledge all necessary documents evidencing such reversion to Grantor.

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").

EXCEPT FOR THE WARRANTY OF TITLE SET FORTH ABOVE, GRANTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY NATURE, KIND OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, REGARDING THE PHYSICAL AND ENVIRONMENTAL CONDITION OF THE PROPERTY OR THE IMPROVEMENTS ON THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND GRANTEE ACCEPTS SUCH PROPERTY AND IMPROVEMENTS IN AN "AS IS-WHERE IS" CONDITION, WITH ALL FAULTS.

CCM 7-14-2020 # 17
 Fort Bend County Clerk
 Return Admin Serv Coord - RAC

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, but not otherwise, subject only to the Permitted Encumbrances.

Grantee's address is 4525 FM 521, Fresno, Texas 77545.

EXECUTED on this the 14 day of June, 2020.

GRANTOR:

FORT BEND COUNTY, TEXAS,
a political subdivision of the State of Texas

By:

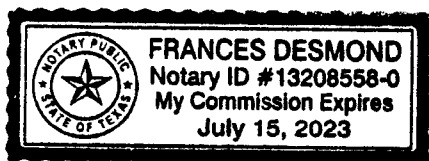

KP George, County Judge

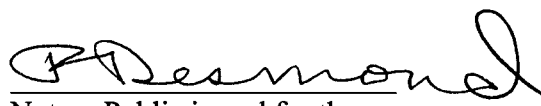
STATE OF TEXAS

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COUNTY OF FORT BEND

This instrument was acknowledged before me on the 14 day of June, 2020, by KP George, County Judge of Fort Bend County on behalf of said County.




Notary Public in and for the
State of Texas

After Recording, Please Return To:

John W. Peeler
Coveler & Peeler, P.C.
820 Gessner, Suite 1710
Houston, Texas 77024-4298

EXHIBIT A

METES AND BOUNDS DESCRIPTION
0.5388 ACRES (23,469 SQ. FT.)
OUT OF CALLED 4.95 ACRE TRACT
M. ESCALERA SURVEY, A-170
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 0.5388 acres (23,469 square feet), more less, situated in the M. Escalera Survey, Abstract No. 170, in Fort Bend County, Texas, said 0.5388 acre tract being out of that certain tract called 4.95 acres conveyed to the County of Fort Bend, recorded in Vol. 1539, Pg. 631, of the Deed Records of Fort Bend County, Texas, said 0.5388 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

BEGINNING at a 5/8-inch iron rod with a Tejas cap set for the southwest corner of said 4.95 acre tract, being the northwest corner of Teleview Terrace Subdivision, as shown in Vol. 326, Pg. 485, of the Deed Records of Fort Bend County, in the east right-of-way line of F.M. 521 (115 feet wide) as widened in Vol. 199, Pg. 565, of the Deed Records of Fort Bend County, and located 165 feet from the centerline of main railroad track located on the west side of F.M. 521;

THENCE North 17°29'14" East along the northwest line of said 4.95 acre tract (called N20°23"E) and the southeast right-of-way line of said F.M. 521, a distance of 180.97 feet to a 5/8-inch iron rod with a Tejas cap set for the north corner of the herein described parcel, being also the southeast corner of an existing 30-foot wide utility easement described in Fort Bend County Clerk's File NO. 2010106888, from which a fence corner post found for the northwest corner of said 4.95 acre tract bears N17°29'14" E, 382.75 feet;

THENCE South 72°32'50" East, along the southerly line of said 30-foot wide utility easement (called N72°29'37"W) , crossing said 4.95 acre tract, a distance of 104.22 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

THENCE South 35°57'13" East, along the southwesterly line of said 30-foot wide utility easement (called N35°54'00"W), crossing said 4.95 acre tract, a distance of 90.11 feet to a 5/8-inch iron rod with a Tejas cap set for the most easterly corner of the herein described parcel, being also the north corner of that certain Lift Station lease parcel called 0.054 acres, described in Fort Bend County Clerk's File No. 2005105253;

THENCE South 54°27'51" West, along the northwesterly line of said Lift Station parcel (called N54°06'00"E), a distance of 31.62 feet to a 5/8-inch iron rod with a Tejas cap set for an interior corner of the herein described parcel;

THENCE South 03°08'46" East, along the westerly line of said Lift Station parcel (called N03°30'37"W) , a distance of 40.02 feet to a 5/8-inch iron rod with a Tejas cap set in the southerly

line of said 4.95 acre tract, being the north line of said Televue Terrace subdivision, for the southeast corner of the herein described parcel, from which a 5/8-inch iron rod found for the northwest corner of Lot 1, Block 1, in said Televue Terrace subdivision bears N86°51'14" E, 153.93 feet;

THENCE South 86°51'14" West, along the south line of said 4.95 acre tract (called S89°32'10"W) and the north line of said Televue Terrace subdivision, a distance of 183.45 feet to the POINT OF BEGINNING and containing 0.5388 acres (23,469 square feet) of land, more or less.

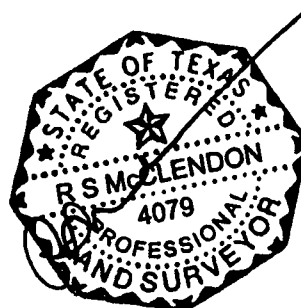
TEJAS SURVEYING, INC.

Firm No. 10031300

Ph: 281 240-9099

Job No. 61-1604A

November 7, 2017



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

July 15, 2020 03:45:14 PM



FEE: \$0.00

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