



DONATION DEED

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

That, PECAN GROVE MUNICIPAL UTILITY DISTRICT, a political subdivision of the State of Texas ("Grantor"), for and in consideration of the District's receipt of facilities relocation costs, have GRANTED and CONVEYED, and by these presents do GRANT and CONVEY unto the said FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas ("Grantee"), all that certain tract or parcel of land situated in the County of Fort Bend, State of Texas, as more particular described on Exhibit A attached hereto (the "Property").

Grantor conveys the Property to Grantee only for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed in the road right of way. If, at any time, after the Property is used for Brandt Road, Grantee ceases to use the Property for public purposes for a continuous period of three hundred sixty-five (365) successive, calendar days or publicly abandons the road, then title to the Property shall revert to Grantor, without further action or cost to Grantor. In such event, within ninety (90) days of such an event, Grantee shall quitclaim all right, title, and interest in the Property to Grantor by quitclaim deed.

CCM 12-15-2020 # 28F
Fort Bend County Clerk
Return Admin Serv Coord - RAC

TO HAVE AND TO HOLD the above described land, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors or assigns forever.

GRANTEE IS TAKING POSSESSION OF THE PROPERTY ON AN "AS IS" "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED OF ANY KIND OR NATURE. WITHOUT LIMITATION, AND GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS, ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OR, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF SUCH PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. WITHOUT LIMITING THE FOREGOING, GRANTOR DOES NOT MAKE, AND HAS NOT MADE, ANY REPRESENTATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, CONSERVATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE CLEAN AIR ACT, THE TEXAS NATURAL RESOURCES CODE, THE TEXAS WATER CODE, THE TEXAS SOLID WASTE DISPOSAL ACT, THE TEXAS HAZARDOUS SUBSTANCES SPILL PREVENTION AND CONTROL ACT, AND SO CALLED FEDERAL, STATE OR LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW, ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO, OR IMPOSING LIABILITY (INCLUDING STRICT LIABILITY) OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES (COLLECTIVELY, THE "HAZARDOUS SUBSTANCE LAWS"). FOR PURPOSES HEREIN, THE TERM "HAZARDOUS SUBSTANCES" SHALL MEAN AND INCLUDE THOSE ELEMENTS OR COMPOUNDS WHICH ARE CONTAINED ON THE LIST OF HAZARDOUS SUBSTANCES ADOPTED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND THE LIST OF TOXIC

POLLUTANTS DESIGNATED BY CONGRESS OR THE ENVIRONMENTAL PROTECTION AGENCY OR UNDER ANY HAZARDOUS SUBSTANCE LAWS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, BEING GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS TAKING POSSESSION OF THE PROPERTY PURSUANT TO GRANTEE'S INDEPENDENT EXAMINATION, STUDY, INSPECTION AND KNOWLEDGE OF THE PROPERTY AND GRANTEE IS RELYING SOLELY UPON GRANTEE'S OWN DETERMINATION OF THE VALUE OF THE PROPERTY AND USES TO WHICH THE PROPERTY MAY BE PUT, AND NOT ANY INFORMATION PROVIDED (OR TO BE PROVIDED) BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED (OR TO BE PROVIDED) WITH RESPECT TO THE PROPERTY WAS OR WILL BE OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE, AND WILL NOT BE OBLIGATED TO MAKE, ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF ANY SUCH INFORMATION AND GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND AS TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION.

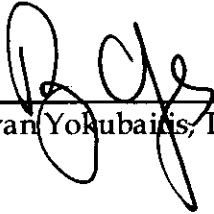
This conveyance is subject to all easements, restrictions and reservations of record in the County Clerk's Official Public Records of Real Property of Fort Bend County, Texas, which affect the property herein conveyed, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

And Grantor does hereby bind itself and its, successors and assigns to warrant and forever defend all and singular the said land 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, except as to the reservations from and exceptions to conveyance and warranty.

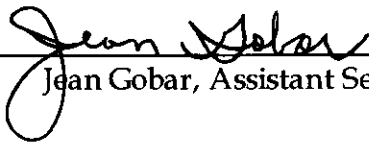
[EXECUTION PAGES FOLLOW]

EXECUTED this 1st day of December, 2020.

PECAN GROVE MUNICIPAL UTILITY DISTRICT

By: 
Ryan Yokubaitis, President

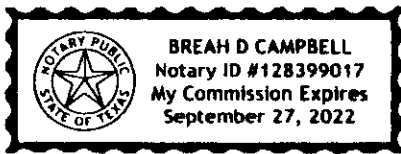
ATTEST:

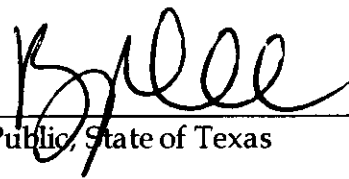
By: 
Jean Gobar, Assistant Secretary

(Seal)

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 24th day of November, 2020, by Ryan Yokubaitis, President, and Jean Gobar, Assistant Secretary, of the Board of Directors of Pecan Grove Municipal Utility District, a political subdivision of the State of Texas, on behalf of said political subdivision.




Notary Public, State of Texas

(PLACE NOTARY SEAL ABOVE)

AGREED TO AND ACCEPTED this 15 day of December, 2020.

KP George
KP George, County Judge

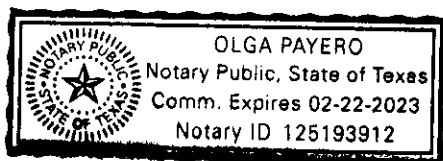
APPROVED AS TO FORM:

Marcus D. Spear
Assistant County Attorney

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 15 day of December, 2020, by KP George, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)



Olga Payero
Notary Public, State of Texas

Attachment:
Exhibit A -Description of the Land

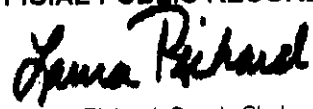
Grantor' address:
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attn: Jane Miller

Grantee's address:
401 Jackson St.
Richmond, TX 77469

Exhibit A

[Property Description]

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk

Fort Bend County Texas

January 04, 2021 04:50:12 PM



FEE: \$0.00

TS1

2021000919