



NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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 §
COUNTY OF FORT BEND §
KNOW ALL MEN BY THESE PRESENTS

That Fort Bend County Municipal Utility District No 162, a special district organized under the laws of the state of Texas, (hereinafter referred to as "Grantor"), for the purpose of a donation to Fort Bend County, Texas, has GRANTED, GIVEN AND CONVEYED, and by these presents does GRANT, GIVE AND CONVEY unto FORT BEND COUNTY, TEXAS, a political subdivision of the state of Texas (hereinafter "Grantee"), all of Grantor's undivided interest in and to the following described real property located in Fort Bend County, Texas, to-wit:

Being a 0.0489 acre (2,128 square feet) tract of land located in the B.B.B. & C.R.R. CO. Survey No. 7, Abstract No. 130 in Fort Bend County, Texas and being out of a called 13.056 acre tract described in deed recorded under Clerk's File No. 2022102393 of the Official Public Records of Fort Bend County, Texas; said 0.0489 acre tract being more particularly described by survey and metes and bounds attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

This Donation Deed and the conveyance hereinabove set forth is made 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 thereunder (if any), and is 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 against Grantee and to the Property (collectively, the "Permitted Encumbrances").

Grantor, for the Consideration and subject to the Permitted Encumbrances, GRANTS, GIVES, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to any reservations from and exceptions to conveyance, when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Executed this 6th day of October, 2022.

GRANTOR:

**FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 162**

By: [Signature]
Name: Dale Clayton
Title: President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me, the undersigned notary, on the 6th day of October, 2022 by Dale Clayton, President of Fort Bend County Municipal Utility District No. 162, acting herein the capacity stated as authorized act and deed of said Municipal Utility District, a special district organized under the laws of the state of Texas.

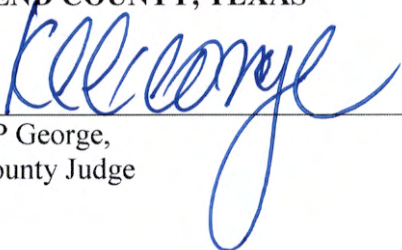
[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



ACCEPTED this 25th day of October, 2022.

GRANTEE

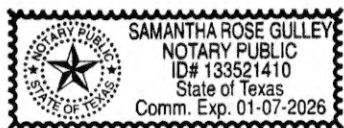
FORT BEND COUNTY, TEXAS

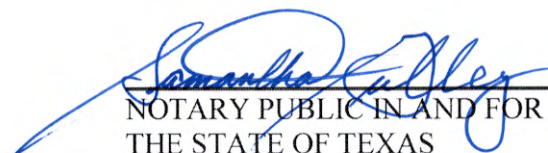
By: 
KP George,
County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me, the undersigned notary, on the 25th day of October, 2022 by KP George, County Judge of Fort Bend County, Texas, acting herein the capacity stated as authorized act and deed of the County of Fort Bend, State of Texas, a political subdivision of the state of Texas.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Attachments:
Exhibit "A"

After Recording Please Return To:
Fort Bend County Engineering
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

Exhibit A, Page 1 of 4 Pages

County: Fort Bend
Project: Arabella on The Prairie
M&B No: 221270
Job No: 4228-EXH-17

FIELD NOTES FOR 0.0489 ACRES OF LAND

Being a 0.0489 acre (2,128 square feet) tract of land located in the B.B.B. & C. R.R. CO. Survey No. 7, Abstract No. 130 in Fort Bend County, Texas; said 0.0489 acre tract being a portion of a called 13.056 acre tract recorded in the name of Fort Bend County Municipal Utility District (M.U.D.) No. 162 under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2022102393; said 0.0489 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83):

COMMENCING at a 5/8-inch iron rod with a cap stamped "Jones & Carter" (J. & C.) found on the southerly Right-of-Way (R.O.W.) line of Powerline Road (width varies per F.B.C.C.F. No. 2017097292), being the northwest corner of a called 2.001 acre tract dedicated for Sunrise Meadow Drive per plat of Lamar CISD Powerline Road Elementary School and Agricultural Facility recorded under F.B.C.C.F. 20220094 (Lamar CISD plat) and Lamar Consolidated Independent School District in F.B.C.C.F. No. 2021046210, and an easterly corner of the remainder of a called 136.997 acre tract recorded in the name of Beazer Homes Texas, L.P., under F.B.C.C.F. No. 2021165760;

THENCE, along the line common to said remainder of a called 136.997 acre tract, and said 2.001 acre tract, the following five (5) courses;

1. South 28 degrees 14 minutes 41 seconds West, a distance of 225.27 feet to a 5/8-inch iron-rod with a cap stamped J. & C. found at the beginning of a curve to the left;
2. 100.01 feet along the arc of said curve to the left having a radius of 2501.03 feet, a central angle of 02 degrees 17 minutes 28 seconds and a chord that bears South 27 degrees 05 minutes 57 seconds West, a distance of 100.00 feet to a 5/8-inch iron-rod with a cap stamped J. & C. found at an angle point in the line common to said remainder of a called 136.997 acre tract and said 2.001 acre tract;
3. South 25 degrees 57 minutes 14 seconds West, a distance of 150.16 feet to a 5/8-inch iron-rod with a cap stamped J. & C. found at the beginning of a curve to the right;
4. 100.00 feet along the arc of said curve to the right having a radius of 2501.04 feet, a central angle of 2 degrees 17 minutes 27 seconds and a chord that bears South 27 degrees 05 minutes 58 seconds West, a distance of 99.99 feet to a 5/8-inch iron-rod with a cap stamped J. & C. found at an angle point in the line common to said remainder of a called 136.997 acre tract, and said 2.001 acre tract;

5. South 28 degrees 14 minutes 41 seconds West, a distance of 412.84 feet to a 5/8-inch iron-rod with a cap stamped J. & C found;

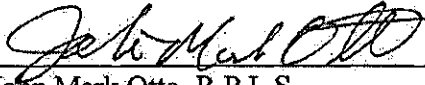
THENCE, along the line common to said remainder of a called 136.997 acre tract, and said 2.001 acre tract (southerly R.O.W.) South 61 degrees 45 minutes 19 seconds East, a distance of 80.00 feet to a 5/8-inch iron-rod stamped J&C found on the westerly line of Lamar CISD Plat and the northeast corner of the herein described tract;

THENCE, along the line common to said Lamar CISD Plat, and said remainder of a called 136.997 acre tract South 28 degrees 14 minutes 41 seconds West, a distance of 381.40 feet to a 5/8-inch iron-rod with a cap stamped J. & C. found and being the southwest corner of said Lamar CISD Plat tract and also being the northerly corner of said 13.056 acre tract and also being the northeasterly corner of the herein described tract, and the **POINT OF BEGINNING**;

THENCE, through and across said 13.056-acre tract, and along the line common to said remainder of a called 136.997 acre tract the following six (6) courses;

1. South 28 degrees 14 minutes 41 seconds West, a distance of 181.03 feet to the beginning of a curve to the right;
2. 65.00 feet along the arc of said curve to the right having a radius of 1240.00 feet, a central angle of 03 degrees 00 minutes 12 seconds and a chord that bears South 29 degrees 44 minutes 47 seconds West, a distance of 64.99 feet to an angle point also being the southwesterly corner of said 13.056 acre tract;
3. North 48 degrees 01 minutes 35 seconds West, a distance of 9.05 feet to the beginning of a curve to the left;
4. 70.03 feet along the arc of said curve to the left having a radius of 27704.06 feet, a central angle of 00 degrees 08 minutes 41 seconds and a chord that bears North 29 degrees 52 minutes 34 seconds East, a distance of 70.03 feet to an angle point in the herein described tract;
5. North 28 degrees 14 minutes 41 seconds East, a distance of 176.04 feet to an angle point in the herein described tract;
6. South 47 degrees 20 minutes 40 seconds East, a distance of 8.78 feet to the **POINT OF BEGINNING** and containing 0.0489 acre (2,128 square feet) of land.

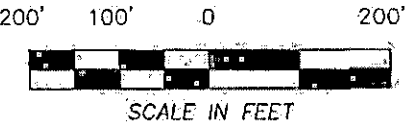
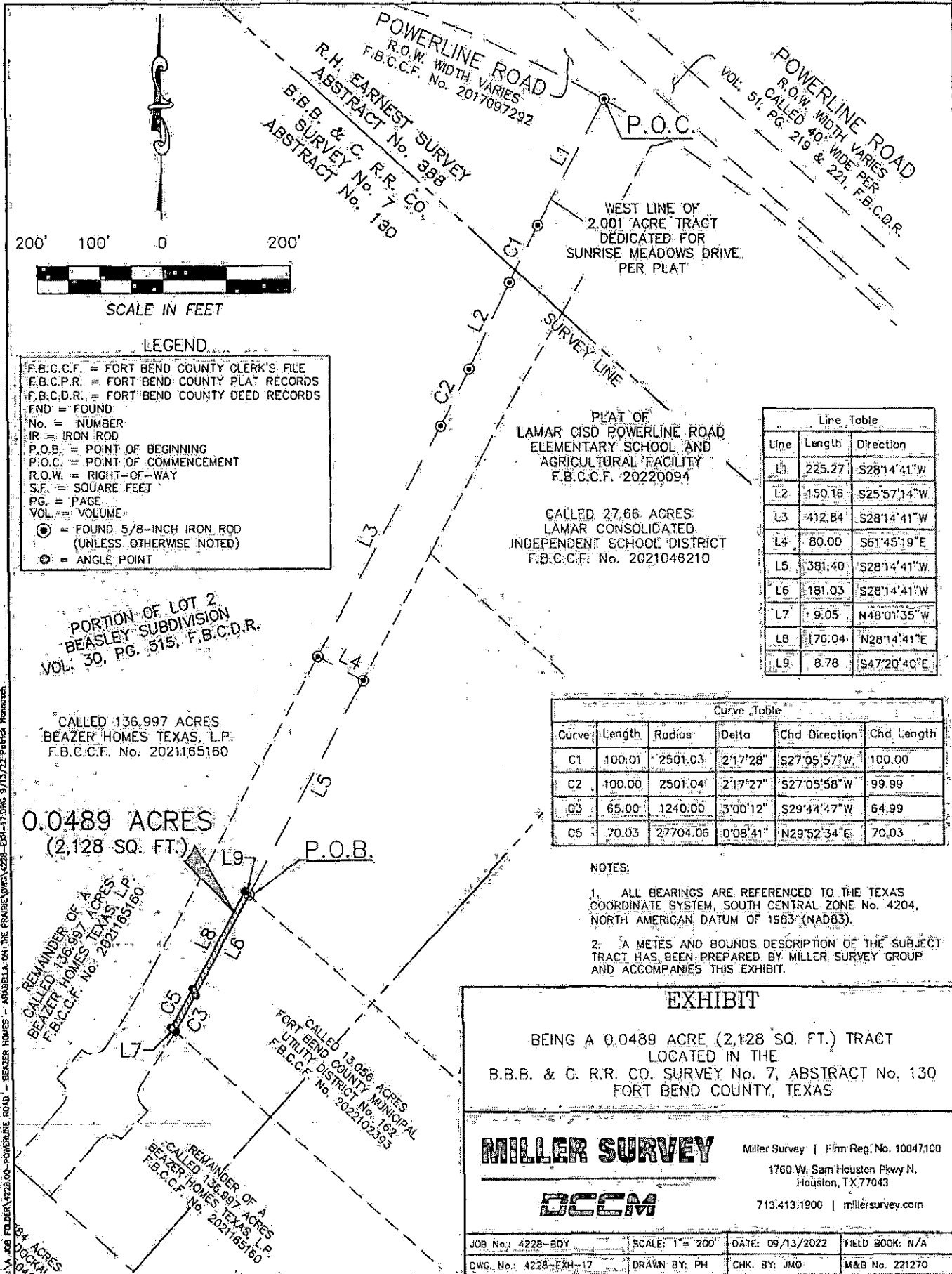
This metes and bounds description was prepared in conjunction with an Exhibit and is filed in our office in Job Number 4228-BDY.



John Mark Otto, R.P.L.S.
Texas Registration No. 6672



Miller Survey | DCCM
Texas Firm Reg. No. 10047100
Ph. (713) 413-1900
M&B No. 221270
DWG: 4228-EXH-17
Date: September 13, 2022



LEGEND

F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
 F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
 F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 FND = FOUND
 No. = NUMBER
 IR = IRON ROD
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT-OF-WAY
 S.F. = SQUARE FEET
 PG. = PAGE
 VOL. = VOLUME
 ● = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
 ○ = ANGLE POINT

Line Table		
Line	Length	Direction
L1	225.27	S28°14'41"W
L2	150.16	S25°57'14"W
L3	412.84	S28°14'41"W
L4	80.00	S61°45'19"E
L5	381.40	S28°14'41"W
L6	181.03	S28°14'41"W
L7	9.05	N48°01'35"W
L8	170.04	N28°14'41"E
L9	8.78	S47°20'40"E

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	100.01	2501.03	2°17'28"	S27°05'57"W	100.00
C2	100.00	2501.04	2°17'27"	S27°05'58"W	99.99
C3	65.00	1240.00	3°00'12"	S29°44'47"W	64.99
C5	70.03	27704.06	0°08'41"	N29°52'34"E	70.03

- NOTES:**
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83).
 - A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

EXHIBIT

BEING A 0.0489 ACRE (2,128 SQ. FT.) TRACT
 LOCATED IN THE
 B.B.B. & C. R.R. CO. SURVEY No. 7, ABSTRACT No. 130
 FORT BEND COUNTY, TEXAS

MILLER SURVEY Miller Survey | Firm Reg. No. 10047100
 1760 W. Sam Houston Pkwy N.
 Houston, TX 77043
 713.413.1900 | millersurvey.com

DCCM

JOB No.: 4228-BDY	SCALE: 1" = 200'	DATE: 09/13/2022	FIELD BOOK: N/A
DWG. No.: 4228-EXH-17	DRAWN BY: PH	CHK. BY: JMO	M&B No. 221270

1/2" = 400' FOLDER 4228-00-POWERLINE ROAD - BEAZER HOMES - ANABELLA ON THE PRAIRIE DWG 4228-EXH-17.DWG 9/13/22 Patrick Hobbins

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas

November 01, 2022 03:49:46 PM

FEE: \$0.00 DP2

2022136613

