

74



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

THAT, **Eduardo Morales**, an individual person, (herein referred to as "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 do 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, 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), a certain tract of land, containing **0.1433 acres 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").

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 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 themselves, their 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.

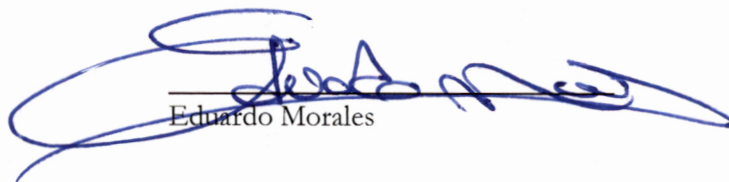
If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

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

EXECUTED on this the 28<sup>th</sup> day of September, 2023.

CCM 11/07/2023 Item # 24J  
Fort Bend County Clerk  
Return Div Supervisor RAC

**GRANTOR:**

  
Eduardo Morales

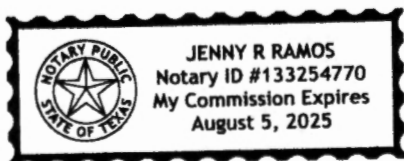
STATE OF TEXAS

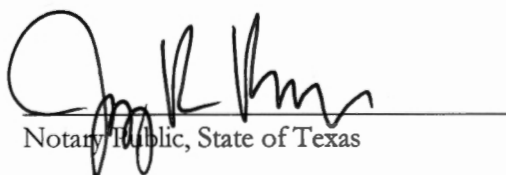
COUNTY OF

Harris

This instrument was acknowledged before me this 28 day of September, 2023, by Eduardo Morales.

(NOTARY SEAL)



  
Notary Public, State of Texas

**Attachments:**

**Exhibit A** – Description and Sketch of Property - 0.1433 acres of land

After Recording Return to:

Fort Bend County Engineering  
301 Jackson Street  
Richmond, Texas 77469

**DESCRIPTION OF A 0.1433-ACRE  
(6,241 SQ. FT.) TRACT SITUATED  
IN THE ENOCH LATHAM SURVEY,  
A-50, FORT BEND COUNTY, TEXAS**

Being a description of a 0.1433-acre (6,241 square foot) tract situated in the Enoch Latham Survey, A-50, Fort Bend County, Texas. Said 0.1433-acre tract being out of the remainder of a called 16.071-acre tract of land conveyed to Eduardo Morales, by deed recorded under Fort Bend County Clerk's File No. 2017121792 of the Official Public Records of Fort Bend County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.00013. All distances are surface:

**COMMENCING (N=13,812,267.91, E=2,957,983.42)** at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found in the existing north right-of-way line of F.M. Highway 1093 (Variable Width Right-Of-Way), by deeds recorded under Fort Bend County Clerk's File No. 2011033793 of the Official Public Records of Fort Bend County Texas, and in Volume 2478, Page 1664 & Volume 243, Page 171, both of the Fort Bend County Deed Records, for the southeast corner of Commercial Reserve "E", Final Plat of Lazy Acres Section 1, Replat No. 1, by plat recorded under Plat No. 20130137 of the Fort Bend County Plat Records, for the most southerly southwest corner of said remainder of the 16.071-acre tract and for the most southerly southwest corner of proposed Unrestricted Reserve "F";

THENCE North 83 deg. 00 min. 27 sec. East, with the existing north right-of-way line of said F.M. Highway 1093, with a south line of said remainder of the 16.071-acre tract and with a south line of said proposed Unrestricted Reserve "F", a distance of 5.40 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for the west corner and **POINT OF BEGINNING (N= 13,812,268.57, E= 2,957,988.78)** of said tract herein described;

THENCE North 83 deg. 04 min. 04 sec. East, over and across said remainder of the 16.071-acre tract, with a south line of said proposed Unrestricted Reserve "F" and with a north line of said tract herein described, a distance of 265.48 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the intersection of the proposed north right-of-way line of said F.M. Highway 1093 and the west right-of-way line of proposed GM Library Road, for the most southerly southeast corner of said proposed Unrestricted Reserve "F" and for an angle point of said tract herein described;

THENCE North 82 deg. 58 min. 33 sec. East, over and across said remainder of the 16.071-acre tract, with a south line of proposed Unrestricted Reserve "H" and with a north line of said tract herein described, a distance of 428.26 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the west line of a called 3.00-acre tract of land conveyed to Andrea Chatam, by deed recorded under Fort Bend County Clerk's File No. 2013030092 of the Official Public Records of Fort Bend County, Texas, in the east line of said remainder of the 16.071-acre tract, for a southeast corner of said proposed Unrestricted Reserve "H" and for the northeast corner of said tract herein described;

THENCE South 02 deg. 21 min. 40 sec. East, with the west line of said 3.00-acre tract, with the east line of said remainder of the 16.071-acre tract and with the east line of said tract herein described, a distance of 10.03 feet to a point in the existing north right-of-way line of said F.M. Highway 1093, for the southwest corner of said 3.00-acre tract, for the southeast corner of said remainder of the 16.071-acre tract and for the southeast corner of said tract herein described;

THENCE South 82 deg. 59 min. 03 sec. West, with the existing north right-of-way line of said F.M. Highway 1093, with a south line of said remainder of the 16.071-acre tract and with a south line of said tract herein described, a distance of 587.19 feet to a point for the southwest corner of said tract herein described;

THENCE North 87 deg. 55 min. 49 sec. West, with the existing north right-of-way line of said F.M. Highway 1093, with a south line of said remainder of the 16.071-acre tract and with a south line of said tract herein described, a distance of 23.98 feet to a point for the beginning of a curve to the left;

THENCE in a westerly direction, with the existing north right-of-way line of said F.M. Highway 1093, with a south line of said remainder of the 16.071-acre tract, with a south line of said tract herein described and along said curve to the left, having a radius of 521.00 feet, a central angle of 09 deg. 03 min. 44 sec., a chord bearing South 87 deg. 32 min. 19 sec. West, a chord distance of 82.32 feet and an arc length of 82.40 feet to the **POINT OF BEGINNING** and containing 0.1433 acre (6,241 square feet) of land.

This description is accompanied by a survey of even survey date.

Compiled by:

Weisser Engineering & Surveying  
19500 Park Row  
Houston, Texas 77084  
TBPLS Reg. No. 10194324  
TBPE Reg. No.: F-68  
Job No. IH067  
Date: 04/21/22  
Revised: 05/05/23



P:\IH067.dwg\Survey\ROW Easements\IH067 - FM 1093 - 0.1433-Acre Right-Of-Way Taking Exhibit.dwg, Parent Tract SHT 1, 05/05/23 10:08:20AM, SPiral

CREEK RUSH AT CROSS CREEK RANCH  
SECTION TWO  
PLAT No. 20220022  
F.B.C.P.R.

CALLED 286.3 ACRES  
COR LOAN SUBSIDIARY 1, L.P.  
F.B.C.C.F. No. 2019136872  
O.P.R.F.B.C.

(PROPOSED DRILL SITE)  
CALLED 2.746 ACRES  
FORT BEND COUNTY, TEXAS  
F.B.C.C.F. No. 2020062515  
O.P.R.F.B.C.

CALLED 0.2130 ACRE  
ARDEN J. MORLEY  
F.B.C.C.F. No. 2006161711  
O.P.R.F.B.C.

**PROPOSED RESERVES:**

- (A) PROPOSED RESTRICTED RESERVE "A" (DETENTION)
- (B) PROPOSED UNRESTRICTED RESERVE "B"
- (C) PROPOSED UNRESTRICTED RESERVE "C"
- (D) PROPOSED UNRESTRICTED RESERVE "D"
- (E) PROPOSED RESTRICTED RESERVE "E" (LIBRARY)
- (F) PROPOSED UNRESTRICTED RESERVE "F"
- (G) PROPOSED UNRESTRICTED RESERVE "G"
- (H) PROPOSED UNRESTRICTED RESERVE "H"
- (I) PROPOSED UNRESTRICTED RESERVE "I"

FND. 5/8" I.R. W/ CAP  
"HUITT ZOLLARS"

CALLED 5.062 ACRES  
FORT BEND COUNTY, TEXAS  
F.B.C.C.F. No. 2021106274  
O.P.R.F.B.C.

REMAINDER OF CALLED 137.294 ACRES  
GM EQUITY GROUP, LLC  
F.B.C.C.F. No. 2008000068  
O.P.R.F.B.C.

NOTE:  
ALL CORNERS MARKED SET  
ARE SET WITH A 5/8" I.R.  
W/CAP STAMPED "WEISSER  
ENG HOUSTON, TX".

NOTE:  
\*\* THE MONUMENT DESCRIBED AND  
SET MAY BE REPLACED WITH A  
TxDOT TYPE II RIGHT-OF-WAY  
MARKER UPON COMPLETION OF THE  
HIGHWAY CONSTRUCTION PROJECT  
UNDER THE SUPERVISION OF A  
REGISTERED PROFESSIONAL LAND  
SURVEYOR, EITHER EMPLOYED OR  
RETAINED BY TxDOT.

REMAINDER OF CALLED 16.071 ACRES  
EDUARDO MORALES  
FR.B.C.C.F. No. 2017121792  
O.P.R.F.B.C.

CALLED 3.00 ACRES  
ANDREA CHATAM  
F.B.C.C.F. No. 2013030092  
O.P.R.F.B.C.

0.1433-ACRE TRACT  
(6,241 SQ. FT.)

FND. 5/8" I.R. W/ CAP  
"KALKOMEY SURVEYING"

P.O.B.  
FND. 5/8" I.R. W/ CAP "WEISSER" (CM)  
N=13,812,268.57  
E=2,957,988.78

P.O.C.  
FND. 5/8" I.R. W/ CAP "WEISSER"  
N=13,812,267.91  
E=2,957,983.42

YORK WAY

FND. 2" HUB W/TACK

(B)

FND. 1/2" I.R. W/ CAP  
"BGE INC"

(D)

REMAINDER OF CALLED 137.294 ACRES  
GM EQUITY GROUP, LLC  
F.B.C.C.F. No. 2008000068  
O.P.R.F.B.C.

(I)

FND. 1/2" I.P.  
DISTURBED

(G)

FND. 1/2" I.P. DISTURBED

FND. 1/2" I.R. W/ CAP "BGE"

FND. 3/4" I.P. W/ CAP

FND. 5/8" I.R.

FND. 5/8" I.R. W/ CAP  
"MBCO ENG"

FND. 3/4" I.P. W/ CAP  
"BGE INC"

FND. 1/2" I.P.

FND. 5/8" I.R. W/ CAP  
"WEISSER"

FND. 5/8" I.R.  
DISTURBED

FND. 3/4" I.R. W/ CAP  
DISTURBED "DEGOLD" (CM)  
N=13,812,342.95  
E=2,958,677.69

F.M. HIGHWAY 1093

FND. 5/8" I.R. W/ CAP  
"WEISSER"

**BASIS OF BEARINGS:**

TEXAS STATE PLANE COORDINATE  
SYSTEM, SOUTH CENTRAL ZONE No.  
4204 NAD 83 (2011) EPOCH 2010.00.  
THE COORDINATES SHOWN HEREON  
ARE GRID COORDINATES AND MAY BE  
BROUGHT TO SURFACE BY  
MULTIPLYING BY THE COMBINED SCALE  
FACTOR OF 1.00013.  
ALL DISTANCES ARE HORIZONTAL  
GROUND SURFACE DISTANCES IN U.S.  
SURVEY FEET.

NOTE:  
A PARCEL DESCRIPTION OF  
EVEN DATE WAS PREPARED IN  
CONJUNCTION WITH THIS  
PARCEL EXHIBIT.

NOTE:  
THIS PARCEL EXHIBIT WAS  
PERFORMED WITHOUT THE  
BENEFIT OF A CURRENT TITLE  
COMMITMENT. ALL ENCUMBRANCES  
MAY NOT BE SHOWN.



WALTER P. SASS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS, No. 4410

REVISED: 05/05/23



**WEISSER**  
Engineering &  
Surveying

19500 Park Row | Houston, Texas 77064  
T&P.E. Reg. No. F-48 | T&P.L.S. Reg. No. 10194324  
www.weissereng.com | 281.579.7300

**PARENT TRACT INSET  
PROPOSED 0.1433-ACRE TRACT  
ENOCH LATHAM SURVEY, A-50  
FORT BEND COUNTY, TEXAS**

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DRAWN BY:	O.P.	CALC'D. BY	R.S.	SCALE:	N.T.S.
F.B. NO:	3876	CHECKED BY:	S.P.	SHEET	01 OF 03
CREW CHIEF:	K.H.	DATE:	04/21/2022	JOB No.:	IH067

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Line Table

Line #	Length	Direction
L1	265.48'	N83° 04' 04"E
L2	428.26'	N82° 58' 33"E
L4	587.19'	S82° 59' 03"W
L5	23.98'	N87° 55' 49"W

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	82.40'	521.00'	09° 03' 44"	S87° 32' 19"W	82.32'

COMMERCIAL RESERVE "E"  
FINAL PLAT OF LAZY J ACRES  
SECTION 1, REPLAT NO. 1  
PLAT No. 20130137  
F.B.C.P.R.

PROPOSED  
UNRESTRICTED RESERVE "F"  
REMAINDER OF CALLED 16.071 ACRES  
EDUARDO MORALES  
F.B.C.C.F. No. 2017121792  
O.P.R.F.B.C.

0.1433-ACRE TRACT  
(6,241 SQ. FT.)

**P.O.C.**  
FND. 5/8" I.R. W/ CAP "WEISSER"  
N=13,812,267.91  
E=2,957,983.42

N83° 00' 27"E  
5.40'

**P.O.B.**  
FND. 5/8" I.R. W/ CAP "WEISSER"  
ENG HOUSTON, TX" (CM)  
N=13,812,268.57  
E=2,957,988.78

PROPOSED RESERVE &  
R.O.W. LINE

PROPOSED RESERVE &  
R.O.W. LINE

EXISTING  
R.O.W. LINE

**F.M. HIGHWAY 1093**  
VARIABLE WIDTH R.O.W.

(F.B.C.C.F. No. 2011033793, VOL. 2478, PG. 1664, F.B.C.D.R., AND  
VOL. 243, PG. 171, F.B.C.D.R.)

PROPOSED GM LIBRARY ROAD

MATCHLINE SHEET 3



**WEISSER**  
**Engineering &  
Surveying**

19500 Park Row | Houston, Texas 77064  
T.B.P.E. Reg. No. F-68 | T.B.P.L.S. Reg. No. 10194324  
www.weissereng.com | 281.579.7300

**0.1433 ACRE (6,241 SQ. FT.)**  
**ENOCH LATHAM SURVEY, A-50**  
**FORT BEND COUNTY, TEXAS**

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DRAWN BY:	D.G.	CALC'D. BY:	R.S.	SCALE:	1" = 50'
F.B. NO:	3876	CHECKED BY:	S.P.	SHEET	02 OF 03
CREW CHIEF:	K.H.	DATE:	04/21/2022	JOB No.:	IH067

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MATCHLINE SHEET 2

PROPOSED GM LIBRARY ROAD

PROPOSED RESERVE & R.O.W. LINE

PROPOSED UNRESTRICTED RESERVE "H"

REMAINDER OF CALLED 16.071 ACRES  
EDUARDO MORALES  
F.B.C.C.F. No. 2017121792  
O.P.R.F.B.C.

PROPOSED RESERVE LINE

CALLLED 3.00 ACRES  
ANDREA CHATAM  
F.B.C.C.F. No. 2013030092  
O.P.R.F.B.C.

0.1433 ACRE-TRACT  
(6,241 SQ. FT.)

PROPOSED RESERVE & R.O.W. LINE

L2

L4

EXISTING R.O.W. LINE

SET\*\*

L3

FND. 3/4" I.R. W/ CAP  
DISTURBED "DE:GOLD" (CM)  
N=13,812,342.95  
E=2,958,677.69

F.M. HIGHWAY 1093

VARIABLE WIDTH R.O.W.  
(F.B.C.C.F. No. 2011033793, VOL. 2478, PG. 1664, F.B.C.D.R., AND  
VOL. 243, PG. 171, F.B.C.D.R.)

Line Table

Line #	Length	Direction
L2	428.26'	N82° 58' 33"E
L3	10.03'	S02° 21' 40"E
L4	587.19'	S82° 59' 03"W



**WEISSER**  
**Engineering & Surveying**

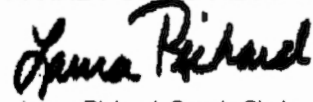
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www.weissereng.com | 281.579.7300

**0.1433 ACRE (6,241 SQ. FT.)**  
**ENOCH LATHAM SURVEY, A-50**  
**FORT BEND COUNTY, TEXAS**

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DRAWN BY:	D.G.	CALC'D. BY:	R.S.	SCALE:	1" = 50'
F.B. NO:	3876	CHECKED BY:	S.P.	SHEET 03 OF 03	
CREW CHIEF:	K.H.	DATE:	04/21/2022	JOB No.: IH067	

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk

Fort Bend County Texas

November 07, 2023 04:18:40 PM

FEE: \$0.00

DP2

**2023107298**

