



Project No. 17201
Lake Olympia, Seg. 2
Parcel 01A

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.

RIGHT-OF-WAY DONATION DEED

Date: August 14, 2024

Grantor: HANNOVER ESTATES, LTD.,
a Texas limited partnership

Grantor's Mailing Address:

1616 S Voss Rd.
Suite 618
Houston, Texas 77057

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

Grantee's Mailing Address:

c/o County Judge
401 Jackson Street
Richmond, Texas 77469

Grantee's Authority: Fort Bend County, Texas, acting by and through the Fort Bend County Commissioners Court, is authorized under the Section 81.032 of the Texas Local Government Code to accept donations of property for the purpose of performing a function conferred by law on the County. Fort Bend County, Texas, acting by and through the Fort Bend County Commissioners Court, is also authorized under Section 252.019 of the Texas Transportation Code to accept donations of property to aid in building or maintaining roads in the County. Further, the Fort Bend County Commissioners Court is authorized to allow conveyances of portions of one or more previously platted lots by metes and bounds description without revising the plat under Section 232.010 of the Texas Local Government Code.

Consideration: Ten and 00/100 Dollars (\$10.00) and other valuable consideration.

Property (including any improvements): Being a 9.567 acre tract of land (416,718 s.f.), more or less, situated in the Thomas Habermacher Survey, Abstract No. 191, the Elijah Roark Survey, Abstract No. 77, and in the Thomas Choate Survey, Abstract No. 148, Fort Bend County, Texas, and being a portion of a called 39.1402 acre tract of land conveyed to Hannover Estates, LTD., by deed recorded under Clerk's File No. 2020107932 of the Official Public Records of Fort Bend County, Texas; said 9.567 acre tract of land being more particularly described by metes and bounds and survey attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

Reservations from Conveyance: Grantee is not acquiring herein, and there is reserved to Grantor and Grantor's heirs, successors, and assigns, all rights, if any, in and to the oil, gas, sulphur, uranium, fissional materials, and other minerals in and under the surface of the Property acquired in this conveyance; provided, however, that Grantee, Fort Bend County, is acquiring all surface rights of any kind to or on the Property. The acquisition of such surface rights shall not prevent the owners of any mineral estate, interest, or lease from extracting all oil, gas, sulphur, uranium, fissional materials, and other minerals from under such Property by directional drilling or other means, so long as no part of the surface of the Property is used or affected.

Exceptions to Conveyance: This conveyance is made and accepted subject to any and all valid covenants, easements, and outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect.

The purpose of this conveyance is to donate to Fort Bend County, Texas, a portion of the right-of-way for Lake Olympia Parkway (the "roadway facility") as provided in the attached Exhibit "A" 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.

Grantor hereby acknowledges that the Property herein conveyed shall become a part of a roadway facility and that Grantor's use of and access to the roadway facility shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof, and Grantor further acknowledges that the design and operation of such roadway facility may require that rights of ingress and egress and the right of direct access to and from Grantor's remaining property (if any) to said roadway facility shall hereafter be permitted from the remainder of Grantor's property. Grantor further acknowledges that such access shall be subject to such regulation as is determined by Fort Bend County, Texas, or the applicable municipality, if any, to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable state, local municipal, or county zoning, platting, and/or permit requirements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS, GIVES, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way 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 Property or any part thereof.

If current ad valorem taxes on the 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, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.

Executed on the date of the acknowledgment herein below taken, to be effective as of the date above.

GRANTOR

HANNOVER ESTATES, LTD.
a Texas limited partnership

By: AMVEST CORPORATION,
its sole general partner

By: [Signature]

Name: CF WONG

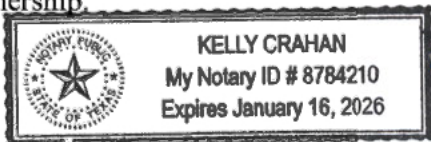
Title: PRESIDENT

Acknowledgement

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 14TH day of AUGUST, 2024, by CLINTON WONG, PRESIDENT of Amvest Corporation, the sole general partner of Hannover Estates, Ltd., a Texas limited partnership, on behalf of said limited partnership.



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

After Recording Please Return To:
Fort Bend County Engineering Dept.
301 Jackson St., 4th Floor
Richmond, Texas 77469

EXHIBIT A

(Metes and Bounds and Survey Follow Behind)

**METES AND BOUNDS DESCRIPTION
OF A 9.567 ACRE (416,718 SQUARE FEET) TRACT OF
LAND SITUATED IN THE ELIJAH ROARK SURVEY,
ABSTRACT 77, IN THE THOMAS HABERMACHER SURVEY,
ABSTRACT 191 AND IN THE THOMAS CHOATE SURVEY,
ABSTRACT 148 OF FORT BEND COUNTY, TEXAS**

Being a 9.567 acre (416,718 square feet) tract of land situated in the Thomas Habermacher Survey, Abstract 191, the Elijah Roark survey, Abstract 77 and in the Thomas Choate Survey, Abstract 148 of Fort Bend County, Texas, being out of the Southerly part of a called 39.1402 acre tract of land conveyed to Hannover Estates, LTD., by deed filed under Clerk's File Number 2017071906 of the Official Public Records of Fort Bend County, Texas, executed June 26, 2017 and being part of a called 66.44 acre tract of land as described by deed filed under Clerk's File Number 2020107932 of the Official Public Records of Fort Bend County, Texas, executed August 14, 2020, said 9.567 acre tract being more particularly described by metes and bounds description as follows, all bearings and surface coordinates recited herein are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983, (NAD 83), 2011 adjustment, all surface coordinates and distances recited herein may be converted to grid by dividing surface values by a scale factor of 1.00013;

COMMENCING from a point located in the center of Mustang Bayou, being on the Westerly line of the Thos W. Thompson Survey, Abstract 335 of Fort bend County, Texas, same being the Easterly line of said Habermacher Survey, being on the Westerly line of a called 166.69 acre tract of land (designated as Tract I) as described by deed filed under Clerk's File Number 2005144303 of the Official Public Records of Fort Bend County, Texas, executed November 21, 2005 and being the Northeasterly corner of called 20.14 acre tract described by deed filed under Clerk's File Number 2020187995 of the Official Public Records of Fort Bend County, Texas, executed December 20, 2020;

THENCE, South 02° 40' 25" East along the common line between said called 166.69 acre tract, said called 20.14 acre tract and said 66.44 acre tract, same being along the common line between said Thompson Survey and said Habermacher Survey, 1,242.53 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap for corner and being the **POINT OF BEGINNING** and the Northeasterly corner of the herein described parcel, having surface coordinates of N = 13,767,593.66 and E = 3,089,741.95;

1. **THENCE**, South 02° 40' 25" East, in passing, at a distance of 65.34 feet, a 1-inch iron pipe found for the called Southwesterly corner of said called 166.69 acre tract, a total distance of 100.00 feet to a 1-1/2-inch iron pipe found for corner, being on the proposed Southerly Right-of-Way line of said Lake Olympia Parkway, being the called Southeasterly corner of said called 66.44 acre tract and being the Southeasterly corner of the herein described parcel;

2. **THENCE**, South $86^{\circ} 49' 00''$ West along said proposed Southerly Right-of-Way line of said Lake Olympia Parkway, same being along said Southerly line of said called 39.1402 acre tract, in passing at a distance of 3,118.29 feet an angle point for said Southerly Right-of-Way line marked by a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap, in all, a total distance of 4,238.03 feet to a point for corner, being on the Easterly line of future Chimney Rock Road per survey prepared by Tejas Surveying, Inc. for Chimney Rock Parcels 13, Project No. 61-1501, Rev. September 05, 2017 and being the Southwesterly corner of the herein described parcel;
3. **THENCE**, North $03^{\circ} 28' 24''$ West along said easterly line of said future Chimney Rock Road, a distance of 93.32 feet to a 5/8-inch iron rod with cap (RPLS 4079) found for corner and being an interior corner of the herein described parcel;
4. **THENCE**, North $48^{\circ} 16' 01''$ West along said easterly line of said future Chimney Rock Road, a distance of 35.48 feet to a 5/8-inch iron rod with cap (RPLS 4079) found for corner and being an interior corner of the herein described parcel;
5. **THENCE**, North $03^{\circ} 28' 24''$ West along said easterly line of said future Chimney Rock Road, a distance of 6.50 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap for corner, being on aforementioned proposed Northerly Right-of-Way line of aforementioned Lake Olympia Parkway, being a proposed Right-of-Way cut-back corner and being the Northwesterly corner of the herein described parcel;
6. **THENCE**, South $48^{\circ} 17' 45''$ East along said proposed Northerly Right-of-Way Line of said Lake Olympia Parkway, a distance of 35.47 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap for corner, being a proposed Right-of-Way cut-back corner and being an interior corner of the herein described parcel;
7. **THENCE**, North $86^{\circ} 52' 54''$ East along said proposed Northerly Right-of-Way Line of said Lake Olympia Parkway, a distance of 243.48 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap marking an angle point in said Right-of-Way line and being an interior corner of the herein described parcel;
8. **THENCE**, South $86^{\circ} 16' 32''$ East along said proposed Northerly Right-of-Way Line of Lake Olympia Parkway, a distance of 100.72 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap marking an angle point in said Right-of-Way line and being an interior corner of the herein described parcel;
9. **THENCE**, North $86^{\circ} 19' 03''$ East along said proposed Northerly Right-of-Way Line of Lake Olympia Parkway, a distance of 600.03 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap marking an angle point in said Right-of-Way line and being an interior corner of the herein described parcel;

Project Name: Lake Olympia Parkway
Chimney Rock to FM 521
Parcel No.: 01A
March, 2023

10. **THENCE**, North 84° 25' 04" East along said proposed Northerly Right-of-Way Line of Lake Olympia Parkway, a distance of 174.83 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap marking an angle point is said Right-of-Way line and being an interior corner of the herein described parcel;
11. **THENCE**, North 86° 49' 00" East along said proposed Northerly Right-of-Way Line of Lake Olympia Parkway, a distance of 3,121.27 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap and **POINT OF BEGINNING** and containing a computed 9.567 acres (416,718 square feet) of land.

The area and square footage mentioned herein for this parcel is based on the mathematical closure of the courses and distances as reflected on this survey and description, it does not include the tolerances that may be present due to position accuracy of the boundary monumentation.

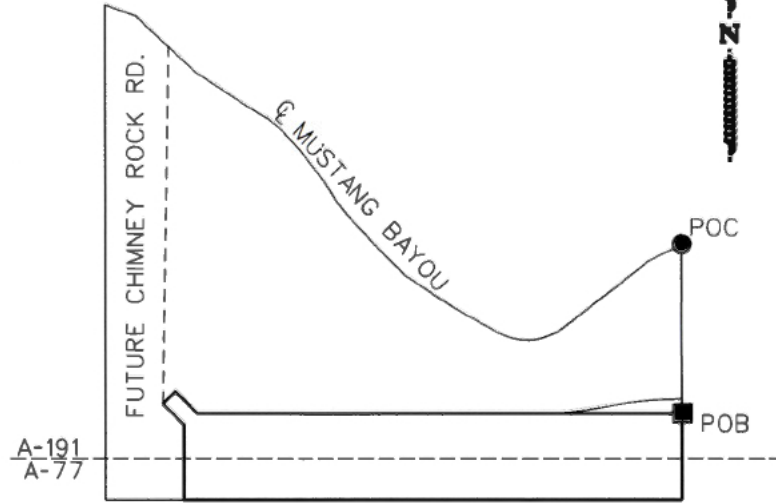
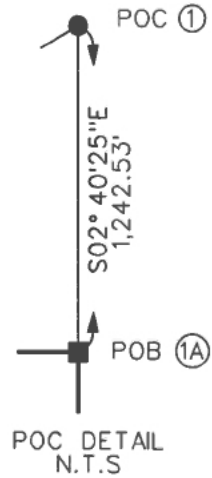
The above description was prepared in conjunction with a Parcel Map of the same date and submitted to Fort Bend County Engineer's Office of Fort Bend County, Texas.



Georg R. Lardizabal, R.P.L.S.
Registered Professional Land Surveyor No. 6051
GeoSurv, Inc. Company d/b/a TSC Surveying
10970 Stancliff Road
Houston, Texas 77099
(713) 784-4466 - Office
Texas Firm Registration No. 10083100



FIELD	
LINE	BEARING & DISTANCE
L1-1	N 48° 16' 01" W - 35.48'
L1-2	N 03° 28' 24" W - 6.50'
L1-3	S 48° 17' 45" E - 35.47'



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983, (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 1.00013.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

3. FIELD SURVEYS WERE PERFORMED FROM JUNE 2018 TO SEPT. 2018 AND NOV. 2020. ABSTRACTING SERVICES (POSTLE PROPERTY SERVICES, INC.) WERE CONDUCTED FROM MAY 2018 TO AUGUST 2018. ABSTRACTING WAS UPDATED JANUARY 2022.

4. SQUARE FOOTAGE NUMBERS WERE COMPUTED FROM METES & BOUNDS AS DESCRIBED IN THIS DOCUMENT.



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100
10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

EXISTING ACRES	TAKING ACRES/ S.F.	REMAINDER ACRES
CALC	9.567	151.725
161.292	416,718	

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 1A
TSC SURVEYING
LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023
SCALE: 1=50'

THOMAS HABERMACHER SURVEY A-191

HANNOVER ESTATES, LTD.
CALLED 39.1402 ACRE TRACT
C.F. NO. 2017071906 F.B.C.O.P.R.
JUNE 26, 2017

PROPOSED R.O.W.

MATCHLINE STA. 4+00

S86° 16' 32" E
100.72'

N86° 19' 03" E - 600.03'

LAKE OLYMPIA PARKWAY (PROPOSED R.O.W. VARIES)

PROPOSED
R.O.W. VARIES

APPROXIMATE THOMAS HABERMACHER SURVEY A-191
APPROXIMATE ELIJAH ROARK SURVEY A-77

PROJECT B

5+00

6+00

7+00

1A

S86° 49' 00" W - 4,238.03'

POINT

PROPOSED R.O.W.

LOT 1
BLOCK 7

RUSSELL T. RUDY
CALLED LOTS 1-6 OF BLOCK 7
C.F. NO. 9759040 F.B.C.O.P.R.
(DESIGNATED AS TRACT 52)
SEPTEMBER 12, 1997

LOT 1
BLOCK 6

PAUL VIGIL
CALLED LOT 1 OF BLOCK 6
C.F. NO. 2012130979 F.B.C.O.P.R.
NOVEMBER 13, 2012

ELIJAH ROARK
A-77

OFFSET PROPERTIES
VOL. 232, PG. 344 F.B.C.D.R.



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100

10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

PARCEL PLAT

SHOWING PROPERTY OF
PARCEL 1A

TSC SURVEYING

LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023

SCALE: 1"=50'



SCALE: 1"=50'



THOMAS HABERMACHER SURVEY

A-191

HANNOVER ESTATES, LTD.
CALLED 39.1402 ACRE TRACT
C.F. NO. 2017071906 F.B.C.O.P.R.
JUNE 26, 2017

PROPOSED R.O.W.

N86°52'54"E - 243.48'

LAKE OLYMPIA PARKWAY

(PROPOSED R.O.W. VARIES)

S86°16'32"E
100.72'

APPROXIMATE THOMAS HABERMACHER SURVEY A-191

APPROXIMATE ELIJAH ROARK SURVEY A-77

PROJECT

1+00

2+00

(1A)

3+00

MATCHLINE STA. 4+00

N08°28'24"W
193.32'
PROPOSED
R.O.W. VARIES

S86°49'00"W - 4,238.03'

POINT

POINT

COUNTY OF FORT BEND, TEXAS
CALLED 0.257 OF ONE ACRE
C.F. NO. 2017135506 F.B.C.O.P.R.
OCTOBER 26, 2017
C.F. NO. 2018000577 F.B.C.O.P.R.
OCTOBER 26, 2017

PROPOSED R.O.W.

FRANCISCO GARZA & WIFE, AIDA GARZA (50% INT.)
C.F. NO. 2001025048 F.B.C.O.P.R.
MARCH 01, 2018

MINERVA BENAVIDEZ, INDIVIDUALLY, &
INDEPENDENT ADMINISTRATOR

BLOCK 8 OF THE ESTATE OF NICHOLAS BENAVIDEZ, DECEASED
(50% INT.)

LOT 1 CASE NO. 16-CPR-028832 F.B.C.O.P.R.
AUGUST 29, 2016

LOT 2 CALLED LOTS 1 & 2 OF OFFSET PROPERTIES S/D
S&E A 0.2527 OF ONE ACRE DESCRIBED IN
C.F. NO. 2018000577 F.B.C.O.P.R.

SUGARLAND ROAD
(EXIST. 20' R.O.W.)
VOL. 232, PG. 344 F.B.C.D.R.

BLOCK 7
LOT 1
LOT 2

FUTURE CHIMNEY ROCK RD.
G1-1501 CHIMNEY ROCK
PARCELS 2 & 3
REV. FEBRUARY 23, 2017

FND. 5/8" I.R.
W/CAP (RPLS 4079)

HANNOVER ESTATES, LTD.
CALLED 472.1079 AC. TRACT
F.B.C.F. No. 2000089092
APRIL 12, 2000

FND. 5/8" I.R.
W/CAP (RPLS 4079)

61-1501 CHIMNEY ROCK PARCEL 1
BY TEJAS SURVEYING
REV. FEBRUARY 22, 2017

ELIJAH ROARK A-77

OFFSET PROPERTIES
VOL. 232, PG. 344 F.B.C.D.R.



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying

TBPLS Firm No. 10083100

10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

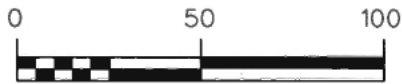
PARCEL PLAT

SHOWING PROPERTY OF
PARCEL 1A

TSC SURVEYING

LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023

SCALE: 1"=50'



SCALE: 1"=50'

S:\Projects\B13002 Lake Olympia Ext Seg2 - TERRA\DGN\2023_03\March\PAR_01A_SH04_2023_03\Mor.dgn 3/22/2023 9:44:43 AM

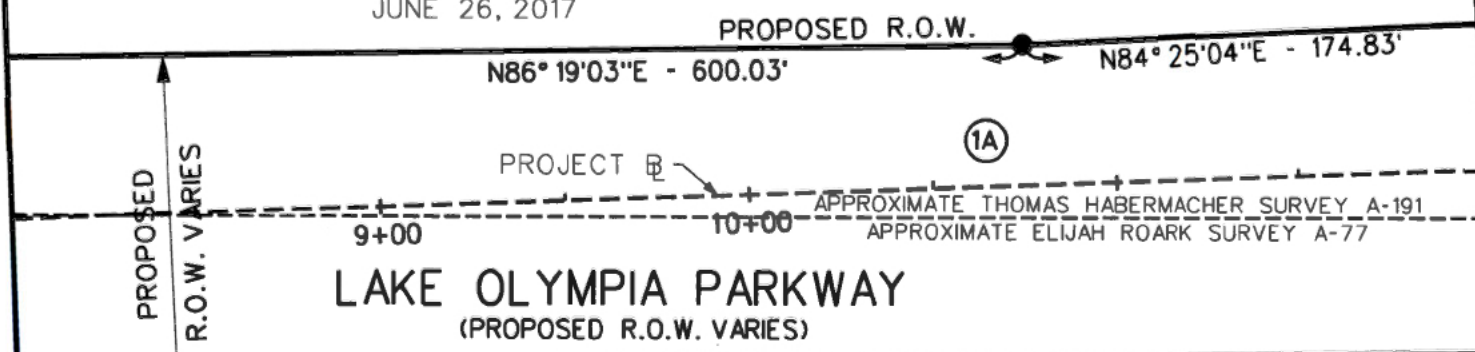
THOMAS HABERMACHER SURVEY

A-191

HANNOVER ESTATES, LTD.
CALLED 39.1402 ACRE TRACT
C.F. NO. 2017071906 F.B.C.O.P.R.
JUNE 26, 2017

MATCHLINE STA. 8+00

MATCHLINE STA. 12+00



LAKE OLYMPIA PARKWAY

(PROPOSED R.O.W. VARIES)

LOT 1
BLOCK 6
PAUL VIGIL
CALLED LOT 1 OF BLOCK 6
C.F. NO. 2012130979 F.B.C.O.P.R.
NOVEMBER 13, 2012

LOT 1
BLOCK 5
RUSSELL T. RUDY LTD.
CALLED LOTS 1 & 2 OF BLOCK 5
(DESIGNATED AS TRACT 21)
C.F. NO. 2013123149 F.B.C.O.P.R.
SEPTEMBER 01, 2013

OFFSET PROPERTIES
VOL. 232, PG. 344 F.B.C.D.R.

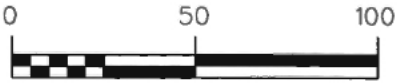
ELIJAH ROARK A-77



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100
10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 1A
TSC SURVEYING LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023
SCALE: 1"=50'



SCALE: 1"=50'

S:\Projects\813002 Lake Olympia Ext. Seg2_TERRA\GN\2023_03\March\PAR_01A_SH05_2023_03Mar.dgn 3/22/2023 9:47:14 AM

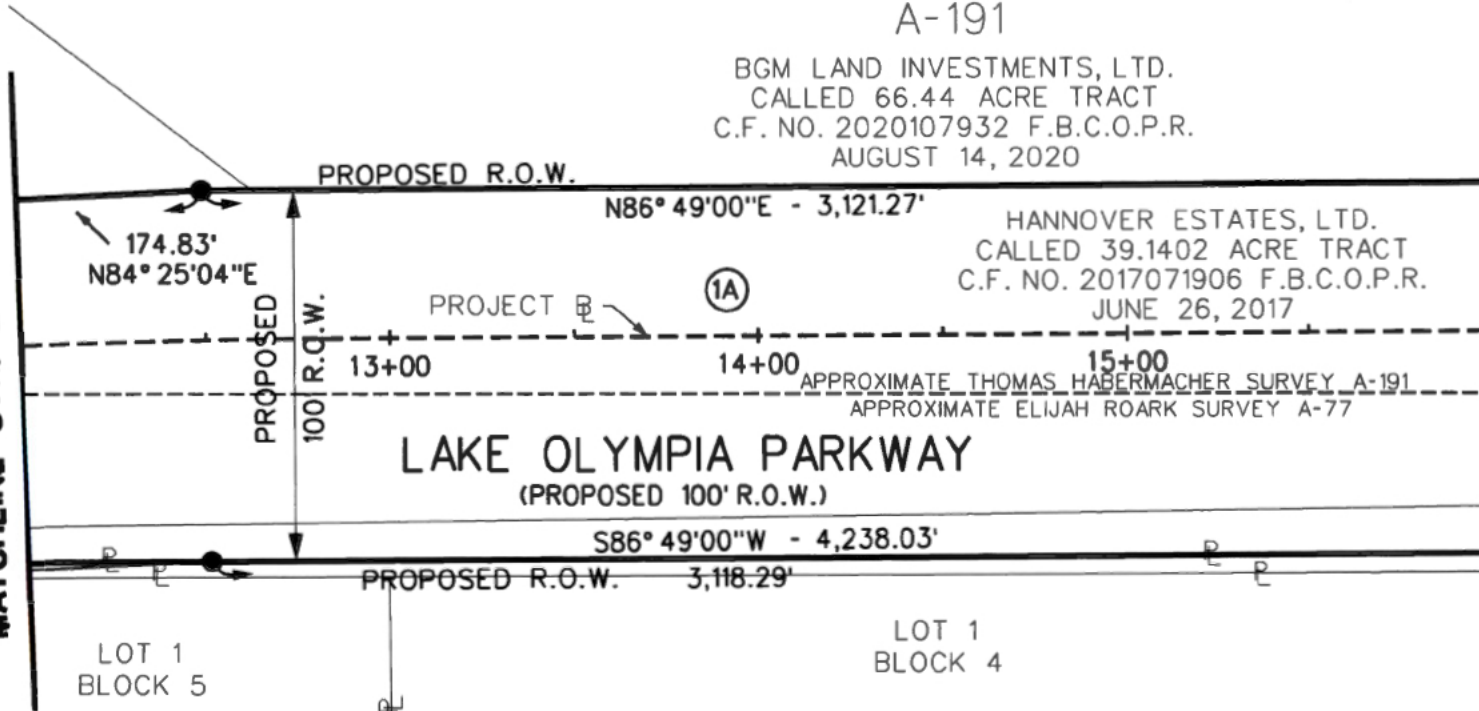
THOMAS HABERMACHER SURVEY A-191

BGM LAND INVESTMENTS, LTD.
CALLED 66.44 ACRE TRACT
C.F. NO. 2020107932 F.B.C.O.P.R.
AUGUST 14, 2020

HANNOVER ESTATES, LTD.
CALLED 39.1402 ACRE TRACT
C.F. NO. 2017071906 F.B.C.O.P.R.
JUNE 26, 2017

MATCHLINE STA. 12+00

MATCHLINE STA. 16+00



LAKE OLYMPIA PARKWAY (PROPOSED 100' R.O.W.)

LOT 1
BLOCK 5

LOT 1
BLOCK 4

MARINA PILAR CASTRO
CALLED LOTS OF 1-5 OF BLOCK 4
C.F. NO. 2012139896 F.B.C.O.P.R.
NOVEMBER 13, 2012

RUSSELL T. RUDY, LTD.
CALLED LOTS 1 & 2 OF BLOCK 5
C.F. NO. 2013123149 F.B.C.O.P.R.
(DESIGNATED AS TRACT 21)
SEPTEMBER 01, 2013

OFFSET PROPERTIES
VOL. 232, PG. 344 F.B.C.D.R.

ELIJAH ROARK
A-77



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100

10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

PARCEL PLAT

SHOWING PROPERTY OF
PARCEL 1A

TSC SURVEYING

LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023

SCALE: 1"=50'



SCALE: 1"=50'

THOMAS HABERMACHER SURVEY A-191

BGM LAND INVESTMENTS, LTD.
CALLED 66.44 ACRE TRACT
C.F. NO. 2020107932 F.B.C.O.P.R.
AUGUST 14, 2020

HANNOVER ESTATES, LTD.
CALLED 39.1402 ACRE TRACT
C.F. NO. 2017071906 F.B.C.O.P.R.
JUNE 26, 2017

MATCHLINE STA. 16+00

MATCHLINE STA. 20+00

PROPOSED R.O.W.

N86° 49'00"E - 3,121.27'

PROPOSED
100' R.O.W.

PROJECT B

(1A)

17+00

18+00

19+00

APPROXIMATE THOMAS HABERMACHER SURVEY A-191
APPROXIMATE ELIJAH ROARK SURVEY A-77

LAKE OLYMPIA PARKWAY

(PROPOSED 100' R.O.W.)

S86° 49'00"W - 4,238.03'

PROPOSED R.O.W. 3,118.29'

FND. 3/8" I.P.

LOT 1
BLOCK 3

LOT 1
BLOCK 2

FRANCISCO GARZA AND WIFE, AIDA GARZA (50% INT.)
C.F. NO. 2001025048 F.B.C.O.P.R.
MARCH 01, 2001

MINERVA BENAVIDEZ, INDIVIDUALLY, & INDEPENDENT ADMINISTRATOR
OF THE ESTATE OF NICHOLAS BENAVIDEZ, DECEASED (50% INT.)
CASE NO. 16-CPR-028832 F.B.C.O.P.R.
CALLED LOTS 1-6 OF BLOCK 3 & LOTS 1-5 OF BLOCK 2
C.F. NO. 028832 F.B.C.O.P.R.
AUGUST 29, 2016

OFFSET PROPERTIES
VOL. 232, PG. 344 F.B.C.D.R.

ELIJAH ROARK A-77



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100
10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

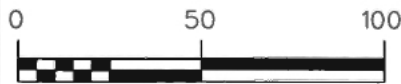
PARCEL PLAT

SHOWING PROPERTY OF
PARCEL 1A

TSC SURVEYING

LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023

SCALE: 1"=50'



SCALE: 1"=50'



S:\Projects\813002 Lake Olympia Ext Seg2 - TERRA\DCN\2023_03\March\PAR_01A_SH07_2023_03Mar.dgn 3/22/2023 9:48:24 AM

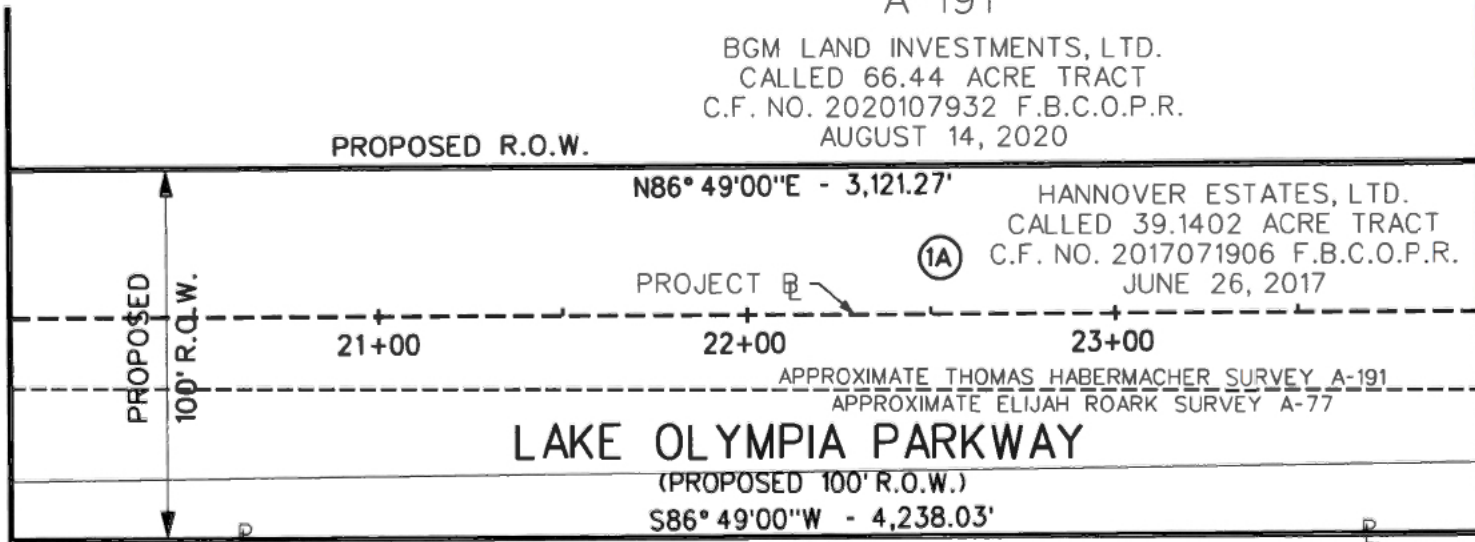
THOMAS HABERMACHER SURVEY A-191

BGM LAND INVESTMENTS, LTD.
CALLED 66.44 ACRE TRACT
C.F. NO. 2020107932 F.B.C.O.P.R.
AUGUST 14, 2020

HANNOVER ESTATES, LTD.
CALLED 39.1402 ACRE TRACT
C.F. NO. 2017071906 F.B.C.O.P.R.
JUNE 26, 2017

MATCHLINE STA. 20+00

MATCHLINE STA. 24+00



LOT 1
BLOCK 2

FRANCISCO GARZA AND WIFE, AIDA GARZA (50% INT.)
C.F. NO. 2001025048 F.B.C.O.P.R.
MARCH 01, 2001

MINERVA BENAVIDEZ, INDIVIDUALLY, & INDEPENDENT ADMINISTRATOR
OF THE ESTATE OF NICHOLAS BENAVIDEZ, DECEASED (50% INT.)
CASE NO. 16-CPR-028832 F.B.C.O.P.R.
CALLED LOTS 1-6 OF BLOCK 3 & LOTS 1-5 OF BLOCK 2
C.F. NO. 028832 F.B.C.O.P.R.
AUGUST 29, 2016

LOT 1
BLOCK 1

FRANCISCO GARZA AND
WIFE, AIDA GARZA,
MINERVA BENAVIDEZ
CALLED LOTS 1-5 OF BLOCK 1
C.F. NO. 028832 F.B.C.O.P.R.
AUGUST 29, 2016

MANVEL ROAD
(EXIST. 20' R.O.W.)
(VOL. 232, PG. 344 F.B.C.D.R.)

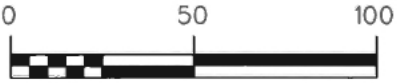
ELIJAH ROARK
A-77

OFFSET PROPERTIES
VOL. 232, PG. 344 F.B.C.D.R.



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100
10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466



SCALE: 1"=50'

PAGE 10 OF 15

PARCEL PLAT

SHOWING PROPERTY OF
PARCEL 1A

TSC SURVEYING

LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023

SCALE: 1-50'

S:\Projects\B13002 Lake Olympia Ext Seg2 - TERRA\DGN\2023_03\March\PAR_01A_SH08_2023_03\Mar.dgn 3/22/2023 9:48:53 AM

THOMAS HABERMACHER SURVEY

A-191

BGM LAND INVESTMENTS, LTD.
CALLED 66.44 ACRE TRACT
C.F. NO. 2020107932 F.B.C.O.P.R.
AUGUST 14, 2020

HANNOVER ESTATES, LTD.
CALLED 39.1402 ACRE TRACT
C.F. NO. 2017071906 F.B.C.O.P.R.
JUNE 26, 2017

MATCHLINE STA 24+00

MATCHLINE STA 28+00

PROPOSED R.O.W.

N86° 49'00"E - 3,121.27'

PROJECT B

1A

PROPOSED
100' R.O.W.

25+00

26+00

27+00

APPROXIMATE THOMAS HABERMACHER SURVEY A-191
APPROXIMATE ELIJAH ROARK SURVEY A-77

LAKE OLYMPIA PARKWAY

(PROPOSED 100' R.O.W.)
S86° 49'00"W - 4,238.03'

PROPOSED R.O.W. 3,118.29'

FND. 1/2" I.R.

OFFSET PROPERTIES
VOL. 232, PG. 344 F.B.C.D.R.

LOT 1
BLOCK 1

FRANCISCO GARZA AND WIFE, AIDA GARZA,
MINERVA BENAVIDEZ
CALLED LOTS 1-5 OF BLOCK 1
C.F. NO. 028832 F.B.C.O.P.R.
AUGUST 29, 2016

ELIJAH ROARK
A-77

MAGNOLIA PLACE &
FRESNO SLIDE NO. 30
VOL. 2, PG. 23 F.B.C.P.R.

CALIFORNIA STREET
(EXIST. 20' R.O.W.)
(VOL. 2, PG. 23 F.B.C.P.R.)

BLOCK 26

FRANCISCO GARZA
AND WIFE, AIDA GARZA,
(50% INT.)
ONOFRE BENAVIDEZ
(50% INT.)
CALLED LOTS 1-6 OF BLOCK 26
C.F. NO. 2001025048 F.B.C.O.D.R.
MARCH 29, 2001

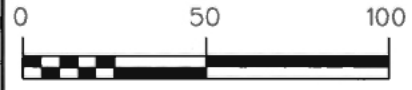
BLOCK 26
SUBJECT TO ACCESS TO LIVE OAK RD. ESM'T
VOL. 2, PG. 23 F.B.C.P.R.)



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100
10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 1A
TSC SURVEYING LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023
SCALE: 1-50'



SCALE: 1"=50'

THOMAS HABERMACHER SURVEY A-191

BGM LAND INVESTMENTS, LTD.
CALLED 66.44 ACRE TRACT
C.F. NO. 2020107932 F.B.C.O.P.R.
AUGUST 14, 2020



MATCHLINE STA 28+00

MATCHLINE STA 32+00

PROPOSED R.O.W.

N86° 49'00"E - 3,121.27'
LAKE OLYMPIA PARKWAY
(PROPOSED 100' R.O.W.)

HANNOVER ESTATES, LTD.
CALLED 39.1402 ACRE TRACT
C.F. NO. 2017071906 F.B.C.O.P.R.
JUNE 26, 2017

PROPOSED
100' R.O.W.

29+00

1A

30+00

31+00

APPROXIMATE THOMAS HABERMACHER SURVEY A-191
APPROXIMATE ELIJAH ROARK SURVEY A-77

S86° 49'00"W - 4,238.03'

PROPOSED R.O.W. 3,118.29'

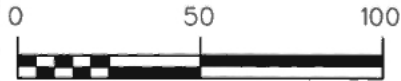
BLOCK 26

FRANCISCO GARZA
AND WIFE, AIDA GARZA, (50% INT.)
ONOFRE BENAVIDEZ (50% INT.)
CALLED LOTS 1-6 OF BLOCK 26
C.F. NO. 2001025048 F.B.C.O.D.R.
MARCH 29, 2001

ELIJAH ROARK
A-77

MAGNOLIA PLACE &
FRESNO SLIDE NO. 30
VOL. 2, PG. 23 F.B.C.P.R.

SUBJECT TO ACCESS TO LIVE OAK RD. ESM'T
VOL. 2 , PG. 23 F.B.C.P.R.)



SCALE: 1"=50'



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100

10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

PARCEL PLAT

SHOWING PROPERTY OF
PARCEL 1A

TSC SURVEYING

LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023

SCALE: 1-50'

S:\Projects\B13002 Lake Olympia Ext Seg2 - TERRA\DON\2023_03\March\PAR_01A_SH10_2023_03\Mar.dgn 3/22/2023 9:52:32 AM

THOMAS HABERMACHER SURVEY A-191

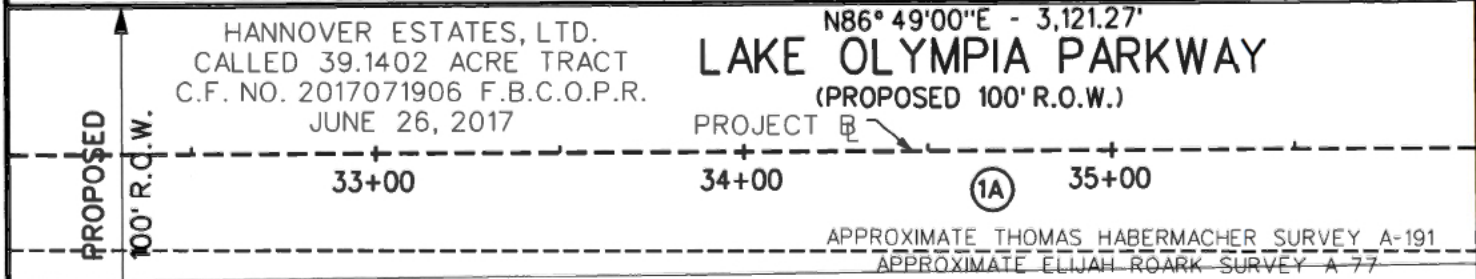
BGM LAND INVESTMENTS, LTD.
CALLED 66.44 ACRE TRACT
C.F. NO. 2020107932 F.B.C.O.P.R.
AUGUST 14, 2020



MATCHLINE STA. 32+00

MATCHLINE STA. 36+00

PROPOSED R.O.W.



HANNOVER ESTATES, LTD.
CALLED 39.1402 ACRE TRACT
C.F. NO. 2017071906 F.B.C.O.P.R.
JUNE 26, 2017

N86° 49'00"E - 3,121.27'
LAKE OLYMPIA PARKWAY
(PROPOSED 100' R.O.W.)
PROJECT

33+00

34+00

1A

35+00

APPROXIMATE THOMAS HABERMACHER SURVEY A-191
APPROXIMATE ELIJAH ROARK SURVEY A-77

S86° 49'00"W - 4,238.03'
3,118.29'

PROPOSED R.O.W.

FND. 3/8" I.P.

BLOCK 25
JEANETTE HAYNES MOORE, ET AL
N1/2 OF BLOCK 25
C.F. NO. 2017046692 F.B.C.O.P.R.
MARCH 23, 2016

BLOCK 24

MAGNOLIA PLACE &
FRESNO SLIDE NO. 30
VOL. 2, PG. 23 F.B.C.P.R.

SUBJECT TO ACCESS TO LIVE OAK RD. ESM'T
VOL. 2 , PG. 23 F.B.C.P.R.)

EDGAR E. TRISTAN & KARLA J. TRISTAN
CALLED LOT 1 OF BLOCK 24
(DESIGNATED AS PARCEL II)
C.F. NO. 2000050141 F.B.C.O.P.R.
MARCH 10, 2000

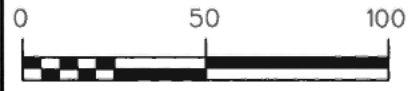
ELIJAH ROARK
A-77



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100
10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 1A
TSC SURVEYING LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023
SCALE: 1-50'



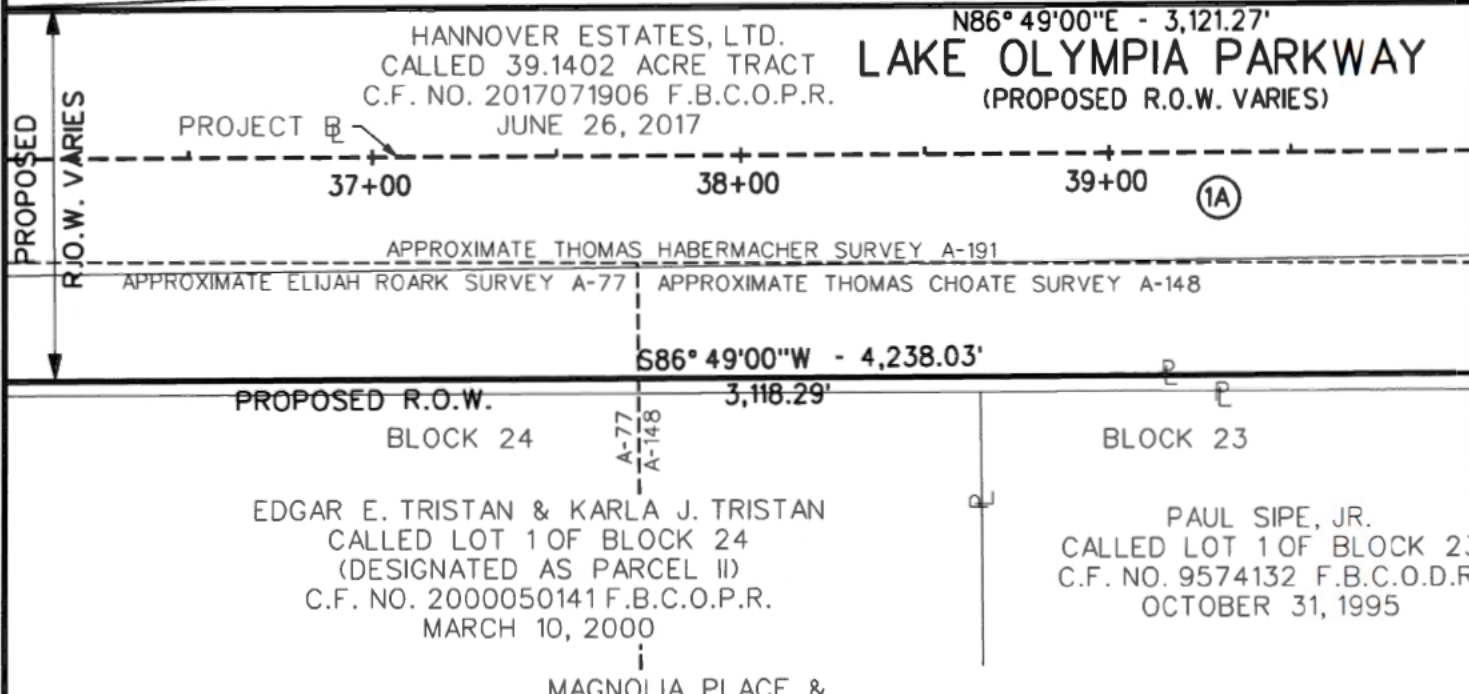
SCALE: 1"=50'

THOMAS HABERMACHER SURVEY A-191

BGM LAND INVESTMENTS, LTD.
CALLED 66.44 ACRE TRACT
C.F. NO. 2020107932 F.B.C.O.P.R.
AUGUST 14, 2020

MATCHLINE STA. 36+00

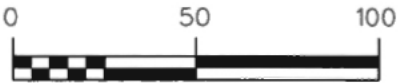
MATCHLINE STA. 40+00



ELIJAH ROARK
A-77

SUBJECT TO ACCESS TO LIVE OAK RD. ESM'T
VOL. 2 , PG. 23 F.B.C.P.R.)

THOMAS CHOATE
A-148



SCALE: 1"=50'



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100

10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 1A

TSC SURVEYING LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023

SCALE: 1-50'

THOMAS HABERMACHER SURVEY A-191

10' SWBT ESM'T
VOL. 598, PG. 662 F.B.C.D.R.

A-191
A-335

BLUE RIDGE LANDFILL TX, LP
CALLED 166.69 ACRE TRACT
(DESIGNATED AS TRACT I)
C.F. NO. 2005144303 F.B.C.O.P.R.
NOVEMBER 21, 2005



PROPOSED R.O.W.

BGM LAND INVESTMENTS, LTD.
CALLED 66.44 ACRE TRACT
C.F. NO. 2020107932 F.B.C.O.P.R.
AUGUST 14, 2020

P.O.B. PARCEL 1A
N = 13,767,593.66
E = 3,089,741.95
STA. 43+70.40, 40.00' LT.

PROPOSED
R.O.W. VARIES

HANNOVER ESTATES, LTD.
CALLED 39.1402 ACRE TRACT
C.F. NO. 2017071906 F.B.C.O.P.R.
JUNE 26, 2017 PROJECT B

N86° 49'00"E - 3,121.27'
LAKE OLYMPIA PARKWAY
(PROPOSED R.O.W. VARIES)

THOS W. THOMPSON
SURVEY A-335

41+00

(1A)

42+00

43+00

44+00

100.00'
65.34'
S02° 40'25"E

FND. 1" I.P.

LIVE OAK
(VOL. 2, PG. 6 F.B.C.P.R.)
FND. 1 1/2" I.P.

S86° 49'00"W - 4,238.03'

PROPOSED R.O.W.

3,118.29'
FND. 1/2" I.R.

BLOCK 23
PAUL SIPE, JR.
CALLED LOT 1 OF BLOCK 23
C.F. NO. 9574132 F.B.C.O.D.R.
OCTOBER 31, 1995

GAP BETWEEN PROPERTY LINES
EVIDENCE OF ACCESS GATES TOWARDS
FM 521 FRONTING
UNDEFINED ACCESS
ESM'T TO LOTS
IN BLOCK 22

BLOCK 22

H.C. ANDERSON
LOTS 1 & 2 (N1/2) OF BLOCK 22
OF MAGNOLIA PLACE S/D
UNRECORDED (NO DEED)

R.T. RUDY PROPERTIES, LLC
CALLED N1/2 OF LOTS 25 & 26
OF BLOCK 22
C.F. NO. 2015081932 F.B.C.O.P.R.
JULY 22, 2015

MAGNOLIA PLACE &
FRESNO SLIDE NO. 30
VOL. 2, PG. 23 F.B.C.P.R.

SUBJECT TO ACCESS TO LIVE OAK RD. ESM'T
VOL. 2, PG. 23 F.B.C.P.R.)



TSC Surveying
"A GeoSurv, Inc. Company"

GeoSurv, Inc. d/b/a TSC Surveying
TBPLS Firm No. 10083100
10970 STANCLIFF RD. HOUSTON, TEXAS 77099
TEL. 713-784-4466

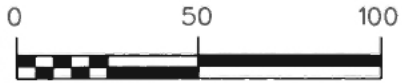
PARCEL PLAT

SHOWING PROPERTY OF
PARCEL 1A

TSC SURVEYING

LAKE OLYMPIA SEG. 2
FORT BEND COUNTY
MARCH, 2023

SCALE: 1"=50'



SCALE: 1"=50'

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas

September 12, 2024 03:39:43 PM

FEE: \$0.00 DP2

2024089310



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:
2024-1207842

Date Filed:
08/29/2024

Date Acknowledged:
09/16/2024

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

Hannover Estates, Ltd.
Houston, 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.

24-Eng-100590
Donation Deed for Parcel 01A of Lake Olympia, 17201

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)