

**DONATION DEED**

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

THAT THE, **GRAND PARKWAY 1358 LP**, a Texas limited Partnership (“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 does **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, a certain tract of land, containing 1.78 acres, 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 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”).

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.

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.

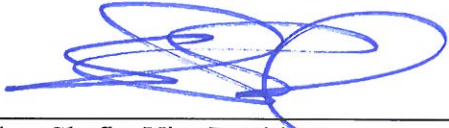
Grantee’s address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED on this the 6<sup>th</sup> day of June, 2016.

**GRANTOR:**

GRAND PARKWAY 1358 LP,  
A Texas limited partnership

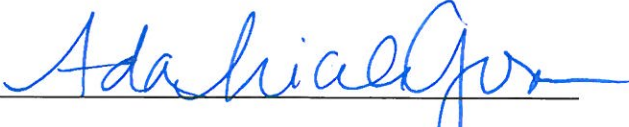
By: Johnson 1358 GP LLC,  
A Texas limited liability company  
Its general partner

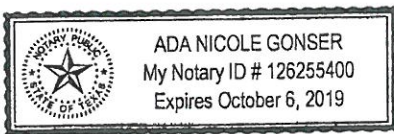
By:   
Shay Shafie, Vice President

THE STATE OF TEXAS           §  
  §  
COUNTY OF Fort Bend       §

This instrument was acknowledged before me on the 6<sup>th</sup> day of June, 2016 by Shay Shafie, Vice President, Johnson 1358 GP LLC, general partner of Grand Parkway 1358 LP.

(SEAL)

  
Notary Public in and for the State of Texas



AGREED to and ACCEPTED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**GRANTEE:**

FORT BEND COUNTY, TEXAS, a body corporate  
and politic under the laws of the State of Texas.

By: \_\_\_\_\_  
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_     §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
2016 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate  
and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)

\_\_\_\_\_  
Notary Public in and for the State of Texas

Attachments:  
Exhibit A – Legal Description of the Property

After Recording Return to:  
Fort Bend County Engineering  
Attn: Bryan Norton  
301 Jackson Street  
Richmond, Texas 77469

# EXHIBIT A

PROPOSED OWENS ROAD  
1.78 ACRES (77,546 SQUARE FEET)  
OUT OF A CALLED TRACT IV, 143.287 ACRES  
JANE WILKENS SURVEY, ABSTRACT 96  
FORT BEND COUNTY, TEXAS

Being 1.78 acres (77,546 square feet) of land, out of a called Tract IV, 143.287 acres, conveyed to Grand Parkway 1358, LP, by deed recorded under County Clerk's File Number (C.F.) 2014037769 Official Public Records of Fort Bend County, Texas (O.P.R. F.B.C.T.), said 1.78 acre tract lying in the Jane Wilkens Survey, Abstract 96 and being more particularly described by metes and bounds as follows;

COMMENCING at a found 5/8 inch iron rod in the southwest right-of-way (R.O.W.) of Grand Parkway, Highway 99, marking the north corner of a called Tract IV, also being an angle point of the Remainder of a called 5656.65 acres, conveyed to the State of Texas, by deed recorded under Volume 152, Page 423 Deed Recorded of Fort Bend County, Texas (D.R. F.B.C.T.);

THENCE South 03°00'25" East, along the east line of said Remainder, a distance of 1310.30 feet to a set 5/8 inch iron rod with cap, marking the northwest corner of a Proposed Owens Road, Section 3 and the POINT OF BEGINNING;

THENCE South 61°03'29" East, a distance of 742.09 feet to a set 5/8 inch iron rod with cap in said southwest R.O.W. of Grand Parkway, marking the northeast corner of the herein described tract;

THENCE South 23°17'56" East, along said Grand Parkway, a distance of 163.31 feet to a set 5/8 inch iron rod with cap, marking the southeast corner of the herein described tract;

THENCE North 61°03'29" West, a distance of 808.84 feet to a found 5/8 inch rod in said east line of said Remainder, marking the southwest corner of the herein described tract;

THENCE North 03°00'25" West, along said east line, a distance of 117.85 feet to the POINT OF BEGINNING and containing a computed 1.78 acres (77,546 square feet) of land.



David J. Strauss, R.P.L.S. - #4833  
Town and Country Surveyors  
25307 Interstate 45 North  
The Woodlands, Texas 77380  
Tele # (281) 465-8730  
Job No. 3696-0001



**LEGEND / ABBREVIATIONS**

- CHAIN LINK FENCE
- POWER POLE
- OFFICE SIGNAL BOX
- WIREHEAD LINE
- WATER VALVE
- GAS VALVE
- UNDERGROUND
- TELEPHONE PEDESTAL
- TELEPHONE CABLE
- UNDERGROUND CABLE
- UNDERGROUND CABLE WITH CAP
- PIPELINE MARKERS

- CLERK'S FILE NUMBER
- IRON ROD FOUND
- IRON ROD
- PORTAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- PORT OF BEGINNING
- PORT-OF-WAY

- C.F.
- F.N.O.
- R.
- O.P.R. F.B.C.T.
- P.O.B.
- R.C.N.

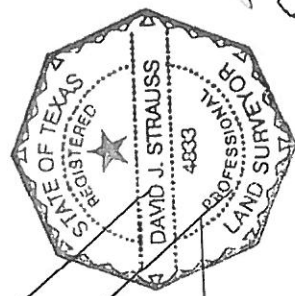
**GRAND PARKWAY (HWY 99)**

P.O.B  
SECTION 1

REMAINDER OF A CALLED 5656.65 ACRES  
STATE OF TEX  
VOL. 152, PG. 423 D.R. F.B.C.T.

CALLED TRACT IV  
143.287 ACRES  
GRAND PARKWAY 135B, LP  
C.F. 2014037769 O.P.R. F.B.C.T.

CALLED TRACT III  
145.368 ACRES  
GRAND PARKWAY 135B, -L  
C.F. 2014037769 O.P.R. F.B.C.T.



David J. Strauss  
R.P.L.S. 4833  
Date: April 10, 2015  
TOWN & COUNTRY SURVEYORS, LLC  
26507 NORTH FREEWAY, SUITE 100  
THE WOODLANDS, TX 77380  
(281) 465-8700  
FAX: (281) 465-0701

**NOTES**

1. The surveyor has not abstracted the site. This survey relies was performed without benefit of title commitment and may not show all easement and encumbrances of record.
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (Nad83) and have been brought to the surface by applying the following combined scale factor of 1.000130.
3. Pipeline markers shown are for Atoms Energy, 866-322-8667.

**OWENS ROAD EXHIBIT  
SECTION 3**

178 ACRES (77,546 SQUARE FEET)  
OUT OF A CALLED TRACT IV  
BEING 143.287 ACRES

RECORDED UNDER C.F. 2014037769 O.P.R. F.B.C.T.  
JANE WILKINS SURVEY, ABSTRACT 96  
FORT BEND COUNTY, TEXAS

SCALE: 1"=1000'  
SHEET 1-2

FILED BY: LP/MH      DRAWN BY: SDR      CHECKED BY: RS



# 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.	<b>OFFICE USE ONLY CERTIFICATION OF FILING</b>
<b>1 Name of business entity filing form, and the city, state and country of the business entity's place of business.</b> Grand Parkway 1358 LP Houston, TX United States	Certificate Number: 2016-49287
<b>2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.</b> Fort Bend County, Texas	Date Filed: 05/03/2016  Date Acknowledged:

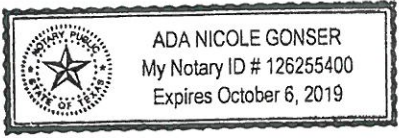
**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods or other property to be provided under the contract.**

1340305242016  
 Donation Deed

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
State of Texas, School Land Board (GLO)	Houston, TX United States	X	
Johnson 1358 Investors LLC	Houston, TX United States	X	

**5 Check only if there is NO Interested Party.**

**6 AFFIDAVIT** I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



*[Handwritten Signature]*

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Shay Shafie, this the 7<sup>th</sup> day of June, 2016, to certify which, witness my hand and seal of office.

Ada Nicole Gonser      Ada Nicole Gonser      Office Administrator  
 Signature of officer administering oath      Printed name of officer administering oath      Title of officer administering oath