

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, **FOUR PB, LLC**, a Texas limited liability company ("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, two tracts of land, containing **0.6157 of an acre (Tract 1) and 1.86 square feet (Tract 2)**, both 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, 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 21<sup>st</sup> day of February, 2018.

**GRANTOR:**

FOUR PB, LLC,  
a Texas limited liability company

By: *Leah Reed*  
manager Leah Reed  
Name, Title

THE STATE OF TEXAS       §  
  §  
COUNTY OF Harris       §

This instrument was acknowledged before me on the 21 day of February, 2018 by Leah Reed, manager [Title], on behalf of FOUR PB, LLC.



*Kachel M*  
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

County: Fort Bend  
Project: Grand Vista; Beechnut Boulevard  
C.I. No.: 1236-17R  
Job Number: 2015-022-400

**METES AND BOUNDS DESCRIPTION FOR 0.6157 ACRES**

Being a 0.6157-acre tract of land (Tract 1) and a 1.86-Sq. Ft. tract of land (Tract 2), both located in the Leonard Burknapp Survey, A-108 in Fort Bend County, Texas, said 0.6157-acre tract being a portion of a called 22.2162-acre tract of land recorded in the name of Four PB, LLC in Clerk's File Number 2017038656 of the Official Records of Fort Bend County (O.R.F.B.C.) and said 1.86-Sq. Ft. tract being a portion of called 21.08 acre tract of land recorded in the name of Four PB, LLC in Clerk's File Number 2016135100 of the O.R.F.B.C., said tracts being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone):

**Tract 1 – 0.6157 Acres:**

**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the northwest corner of a called 10.6058-acre tract of land recorded in Clerk's File Number 2014127158 of the O.R.F.B.C. and the southwest corner of Grand Vista Sec 13, a subdivision recorded in Plat Number 20150200 of the Fort Bend County Plat Records, Texas (F.B.C.P.R.), same being an east line of said called 22.2162-acre tract;

1. Thence, with the common line of said called 22.2162-acre tract and said called 10.6058-acre tract, South 05 degrees 26 minutes 54 seconds East, a distance of 67.97 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the northeast corner of a called 1.7859-acre tract of land recorded in Clerk's File Number 2014096964 of the O.R.F.B.C. and the southeast corner of said called 22.2162-acre tract;
2. Thence, with the north line of said called 1.7859-acre tract and the south line of said called 22.2162-acre tract, South 84 degrees 33 minutes 48 seconds West, a distance of 616.35 feet to a mag nail found for the southeast corner of a called 1.5657-acre tract of land recorded in Clerk's File Number 2016122979 of the O.R.F.B.C. and a southwest corner of said called 22.2162-acre tract;
3. Thence, with the east line of said called 1.5657-acre tract and the west line of said called 22.2162-acre tract, North 02 degrees 03 minutes 23 seconds West, a distance of 12.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

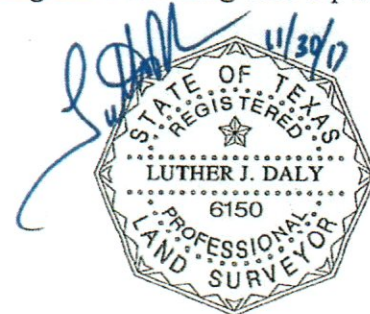
Thence, through said called 22.2162-acre tract, the following four (4) courses:

4. 180.64 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 18 minutes 22 seconds, a radius of 1,950.50 feet and a chord that bears North 79 degrees 36 minutes 09 seconds East, a distance of 180.57 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
5. North 76 degrees 56 minutes 57 seconds East, a distance of 163.10 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
6. 268.90 feet along the arc of a curve to the right, said curve having a central angle of 07 degrees 34 minutes 22 seconds, a radius of 2,034.50 feet and a chord that bears North 80 degrees 44 minutes 08 seconds East, a distance of 268.70 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. North 84 degrees 31 minutes 19 seconds East, a distance of 5.92 feet to the **Point of Beginning** and containing 0.6157 acres of land.

**Tract 2 – 1.86 Sq. Ft.:**

**Beginning** at the northeast corner of a called 1.491-acre tract of land recorded in Clerk's File Number 2017088748 of the O.R.F.B.C., same being the south line of a called 1.7859-acre tract recorded in Clerk's File Number 2014096964 of the O.R.F.B.C.;

1. Thence, with the south line of said called 1.7859-acre tract, North 84 degrees 33 minutes 48 seconds East, a distance of 6.11 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
2. Thence, through aforesaid called 21.08-acre tract, 6.17 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 10 minutes 18 seconds, a radius of 2,060.00 feet and a chord that bears South 78 degrees 56 minutes 40 seconds West, a distance of 6.17 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the east line of aforesaid called 1.491-acre tract;
3. Thence, with the west line of said called 1.491-acre tract, North 02 degrees 05 minutes 13 seconds West, a distance of 0.61 feet to the **Point of Beginning** and containing 1.86 Sq. Ft. of land.



GRAND  
MISSION  
BLVD.

PLAT NO. 20060166  
F.B.C.P.R.

5, SUGAR LAND  
TELEPHONE CO. ESMT.  
S.F. NO. 0350141

O.R.F.B.C.

**BEECHNUT  
STREET.**  
PLAT NO. 20060195  
F.B.C.P.R.

CALL 0.2789 ACRES  
FORT BEND COUNTY  
C.F. NO.2005003524  
O.R.F.B.C.

CALL 2.005 ACRES  
KJM 10  
INVESTMENTS, LLC  
C.F. NO. 2017092874  
O.R.F.B.C.

CALLED  
CENTERLINE  
HARLEM ROAD

500

CALL 1.481 ACRES  
THE WEALTH TEAM, LLC  
C.F. NO. 201708874B  
C.R.F.B.C.

TRACT 2  
86 SQ.FT.

LEONARD BURKNAPP  
SURVEY, A-108

CALL 1.7859 ACRES  
FORT BEND COUNTY  
C.F. NO. 2014098954  
O.R.E.B.C.

CALL 21.08 ACRES  
CALL PB LLC  
FOUR 2016135100  
E NO. 2 B.C.

CALL 1.7859 ACRES  
FORT BEND COUNTY  
C.F. NO. 2014098954  
O.R.E.B.C.

CALL 21.08 ACRES  
CALL PB LLC  
FOUR 2016135100  
E NO. 2 B.C.

—TRACT 2  
1.86 SQ.FT.

CALL 1.491 ACRES  
THE WEALTH TEAM, LLC  
C.F. NO. 2017088748  
O.R.F.B.C.

CALL 21.08 ACRES  
FOUR PB LLC  
C.F. NO.2016135100  
D.R.F.B.C.

Survey A-108

CALL 22.2162 ACRES  
FOUR PB, LLC  
C.F. NO.2017038656  
O.R.F.B.C.

IO' PAN AMERICAN  
GAS CO. ESMT.  
VOL. 490, PG. 482  
F.B.C.D.R. (

CALL 1.7859 ACRES  
FORT BEND COUNTY  
C.F. NO. 2014096964

CALL NO. 1-5657 ACRES  
D.R.R. # B.C.  
2016122919

TRACT 1  
0.6157  
ACRES

BEECHNUT STREET  
CALL 10.6058 ACRES  
FORT BEND COUNTY  
C.F. NO. 2014127158  
C.F. NO. 2014127158

GRAND VISTA SEC 11  
PLAY NO. 20150047  
F.B.C.P.R.

## ABBREVIATIONS

P.O.C. - PLACE OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING

# Costello

9990 RICHMOND AVENUE SUITE 450  
NORTH BUILDING  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

EXHIBIT OF  
2 TRACTS  
IN GRAND VISTA

DRAWN BY: JBR	DATE: 11-29-2017	SCALE: 1"=200'
CHECKED BY: LJD	JOB NO: 2014-136-106	123517R.DGN