

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, **AWMAKG, 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, a certain tract of land, containing **0.0662 of an acre**, 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 15th day of February, 2018.

GRANTOR:

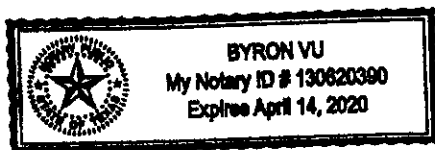
AWMAKG, LLC,
a Texas limited liability company

By: Ahmer Ghauri
Ahmer Ghauri, Manager.
Name, Title

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the 15 day of Feb.,
2018 by Ahmer Ghauri, Manager [Title], on behalf of
AWMAKG, LLC.

(SEAL)



Byron Vu
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.: 1097-17
Job Number: 2014-136-106

METES AND BOUNDS DESCRIPTION FOR 0.0662 ACRES

Being a 0.0662-acre tract of land located in the Leonard Burknapp Survey, A-108 in Fort Bend County, Texas, said 0.0662-acre tract being a portion of a called 1.5657-acre tract of land recorded in the name of Awmakg, LLC in Clerk's File Number 2016122979 of the Official Records of Fort Bend County (O.R.F.B.C.), said 0.0662-acre tract 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):

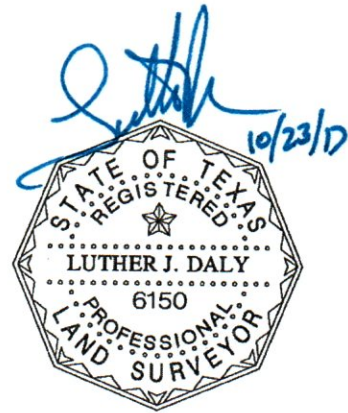
Beginning at a mag nail found for the southeast corner of said called 1.5657-acre tract and the southwest corner of a called 22.2162-acre tract of land recorded in Clerk's File number 2017038656 of the O.R.F.B.C., same being on the north line of a called 1.7859-acre tract of land recorded in Clerk's File Number 2014096964 of the O.R.F.B.C.;

1. Thence, with the south line of said called 1.5657-acre tract and the north line of said called 1.7859-acre tract, South 84 degrees 33 minutes 48 seconds West, a distance of 250.44 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the northwest corner of said called 1.785-acre tract and the southwest corner of said called 1.5657-acre tract, same being the northeast terminus corner of Beechnut Street recorded in Plat Number 20060166 of the Fort Bend County Plat Records, Texas (F.B.C.P.R.);
2. Thence, with the west line of said called 1.5657-acre tract, North 02 degrees 03 minutes 23 seconds West, a distance of 17.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, through said called 1.5657-acre tract, the following three (3) courses:

3. South 48 degrees 47 minutes 20 seconds East, a distance of 8.79 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. North 84 degrees 36 minutes 40 seconds East, a distance of 163.95 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

5. 80.19 feet along the arc of a curve to the left, said curve having a central angle of 02 degrees 21 minutes 20 seconds, a radius of 1,950.50 feet and a chord that bears North 83 degrees 26 minutes 00 seconds East, a distance of 80.18 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the east line of aforesaid called 1.5657-acre tract and the west line of aforesaid called 22.2162-acre tract;
6. Thence, with said east line and said west line, South 02 degrees 03 minutes 23 seconds East, a distance of 12.83 feet the **Point of Beginning** and containing 0.0662 acres of land.



GRAND MISSION BLVD.
PLAT NO. 20060166
F.B.C.P.R.

I. & G.N.R.R. SURVEY, A-367

SUGAR LAND
TELEPHONE CO. ESMT.
C.F. NO. 9359141
O.R.F.B.C.

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

LEONARD BURKNAPP SURVEY, A-108

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

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

0.0662
ACRES

CALL NO. 1.5657 ACRES
O.R.F.B.C.

CALL 1.7859 ACRES
FORT BEND COUNTY
C.F. NO. 2014096964
O.R.F.B.C.

P.O.B.

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

REMAINDER
CALL 1095.0 ACRES
TERRAVISTA LAKES, LLC
C.F. NO. 2006064288
O.R.F.B.C.

CALL 1.4908 ACRES
C.F. NO. 2012089012
O.R.F.B.C.

CALLED
CENTERLINE
HARLEM ROAD

LEONARD BURKNAPP
SURVEY, A-108

GRAND MISSION BLVD.
PLAT NO. 20060166
F.B.C.P.R.

BRADFORD PARK SEC. 1
PLAT NO. 20050034
F.B.C.P.R.

GRAND VISTA SECTION 13
PLAT NO. 20150200
F.B.C.P.R.

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

GRAND VISTA SECTION 11
PLAT 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
0.0662 ACRES
IN GRAND VISTA

DRAWN BY: JBR DATE: 10-23-2017 SCALE: 1"=200'
CHECKED BY: LJD JOB NO: 2014-136-106 109717.DGN

S:\MKT\GRAND VISTA LAKES\2014\10-23-17 Beechnut Bldg\109717.dgn