

The
Johnson
Development Corp.

RECEIVED
APR 27 2018
FBC DRAINAGE DIST.

April 26, 2018

Via FedEx
Mark Vogler
Fort Bend County Drainage District
1124 Blume Road
Rosenberg, Texas 77471

Re: Sienna/Johnson Cathay, L.P.

Dear Mr. Vogler:

Enclosed please find three documents for execution by County. Please return the documents and the file stamped deed.

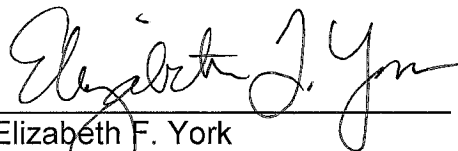
The documents are the following:

- Donation Deed;
- Noncash Charitable Contribution; and
- Certificate of Interested Parties.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

The Johnson Development Corp.



Elizabeth F. York
General Counsel

EY/mac
Enclosures

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.

**DONATION
DEED**

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

THAT, **SIENNA/JOHNSON CATHAY, L.P.**, (“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 DRAINAGE DISTRICT** (“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 **14.984 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, by, through, or under Grantor but not otherwise, subject only to the Permitted Encumbrances.

Grantor has made no warranties or representations concerning the Property and Grantee accepts this deed subject to the terms and conditions hereof. GRANTEE IS PURCHASING THE PROPERTY ON AN "AS IS" "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED OF ANY KIND OR NATURE. GRANTOR MAKES NO REPRESENTATIONS AS TO COMPLIANCE WITH LAWS RELATING

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TO HEALTH, SAFETY OR THE ENVIRONMENT, AND GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS WITH RESPECT TO THE SUBSURFACE CONDITION OF THE PROPERTY OR THE PRESENCE OR ABSENCE THEREIN OF ANY TOXIC OR OTHER HAZARDOUS WASTES OR MATERIALS OF ANY KIND OR NATURE WHATSOEVER.

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 1124 Blume Road, Rosenberg, Texas 77471

EXECUTED on this the 23rd day of April, 2018.

GRANTOR:

SIENNA/JOHNSON CATHAY, L.P.,
a Texas limited partnership

By: Sienna/Johnson Cathay GP, L.L.C., its
general partner

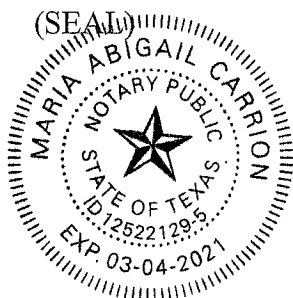
By: Michael J. Smith
Michael J. Smith,
Vice President

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 23rd day of April, 2018 by Michael J. Smith, Vice President, of Sienna/Johnson Cathay GP, L.L.C., general partner on behalf of Sienna/Johnson Cathay, L.P. on behalf of such company and partnership



Maria Abigail Carrion

Notary Public in and for the State of Texas

County: Fort Bend
Project: SPLID
Job No. 103311
MBS No. 10-077 (Revised)

FIELD NOTES FOR 14.984 ACRES

Being a tract containing 14.984 acres of land located in the Elijah Roark Survey, Abstract Number 77, Fort Bend County, Texas; Said 14.984 acre tract being a remaining portion of a call 47.22 acre tract of land recorded in the name of Sienna/Johnson Cathay, L.P. in clerk's file number 2000028766 of the Official Records of Fort Bend County (O.R.F.B.C.); Said 14.984 acre tract of land being more particularly described by metes and bounds as follows (bearings are based on the Texas State Plane Coordinate System, South Central Zone, as derived from GPS Observations):

Beginning at a 5/8-inch iron rod found at the northwest corner of Sienna Village, a subdivision recorded in plat number 20070172 of the F.B.C.P.R. and on the south Right-of-Way (R.O.W.) line of State Highway 6;

Thence, with the west line of said Sienna village, the following five (5) courses:

- 1) South 18 degrees 55 minutes 16 seconds East, a distance of 208.65 feet;
- 2) South 44 degrees 39 minutes 02 seconds East, a distance of 419.81 feet;
- 3) South 41 degrees 44 minutes 27 seconds East, a distance of 887.07 feet;
- 4) South 51 degrees 33 minutes 19 seconds East, a distance of 480.92 feet;
- 5) South 83 degrees 24 minutes 03 seconds East, a distance of 315.94 feet to the west R.O.W. line of Sienna Parkway, as dedicated in volume 1982, page 363 and volume 2066, page 2220 of the O.R.F.B.C.;

Thence, with said west R.O.W. line, South 03 degrees 05 minutes 44 seconds East, a distance of 127.35 feet to the northeast corner of Johnson Estate, a 6.7 acre subdivision recorded in volume 258, page 592 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, with said north line, the following four (4) courses:

- 1) North 82 degrees 13 minutes 19 seconds West, a distance of 177.42 feet;
- 2) North 81 degrees 14 minutes 39 seconds West, a distance of 189.96 feet;
- 3) North 59 degrees 44 minutes 47 seconds West, a distance of 72.61 feet;

- 4) South 86 degrees 57 minutes 45 seconds West, a distance of 32.18 feet to the southeast corner of a call 0.1148 acre tract recorded in the name of Sienna/Johnson North, L.P. in File Number 2004075659 of the O.R.F.B.C.;

Thence, North 02 degrees 53 minutes 30 seconds West, a distance of 100.00 feet to the northeast corner of said 0.1148 acre tract;

Thence, with the northerly line of said 0.1148 acre tract and the northerly lines of a call 0.1148 acre tract recorded in the name of Sienna/Johnson North, L.P. in File Number 2007034580 of the O.R.F.B.C., a call 0.1148 acre tract recorded in the name of Fort Bend MUD No. 60 in File Number 2003143919 of the O.R.F.B.C., a call 0.1148 acre tract recorded in the name of Sienna/Johnson North, L.P. in File Number 2004075658 of the O.R.F.B.C. and a call 0.1148 acre tract recorded in the name of Sienna/Johnson North, L.P. in File Number 2004074480 of the O.R.F.B.C., South 86 degrees 57 minutes 45 seconds West, a distance of 250.00 feet to the northwesterly corner of said 0.1148 acre tract;

Thence, South 02 degrees 53 minutes 30 seconds East, a distance of 100.00 feet to the southwest corner of said 0.1148 acre tract and the aforesaid northerly line of Johnson Estate;

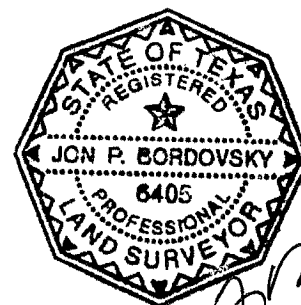
Thence, with said line, South 86 degrees 57 minutes 45 seconds West, a distance of 227.02 feet to the east line of a call 4.150 acre tract recorded in the name of Sienna Plantation Levee Improvement District in clerk's file number 1999050492 of the O.R.F.B.C.;

Thence, with said east line, the following three (3) courses:

- 1) North 25 degrees 16 minutes 35 seconds West, a distance of 158.56 feet;
- 2) 710.00 feet along the arc of a curve to the left, said curve having a radius of 2824.93 feet, a central angle of 14 degrees 24 minutes 01 seconds and a chord that bears North 32 degrees 12 minutes 27 seconds West, a distance of 708.13 feet;
- 3) North 39 degrees 14 minutes 34 seconds West, a distance of 996.53 feet;
- 4) North 24 degrees 18 minutes 08 seconds East, a distance of 33.50 feet to the aforesaid south R.O.W. line of said State Highway 6;

Thence, with said south R.O.W. line, North 87 degrees 50 minutes 31 seconds East, a distance of 346.08 feet to the **Point of Beginning** and containing 14.984 acres of land.

GBI Partners, L.P.
TBPLS Firm No. 10130300
Phn: 281.499.4539
August 24, 2010
(Revised 10/24/2017)



A handwritten signature in black ink, appearing to read "Jon P. Bordovsky", written over the bottom right portion of the seal.

- (A) 0.1148 AC. SIENNA/JOHNSON NORTH, L.P. 2004074480
- (B) 0.1148 AC. SIENNA/JOHNSON NORTH, L.P. 2004075658
- (C) 0.1148 AC. FORT BEND MUD No.60 2003143919
- (D) 0.1148 AC. SIENNA/JOHNSON NORTH, L.P. 2007034580
- (E) 0.1148 AC. SIENNA/JOHNSON NORTH, L.P. 2004075659

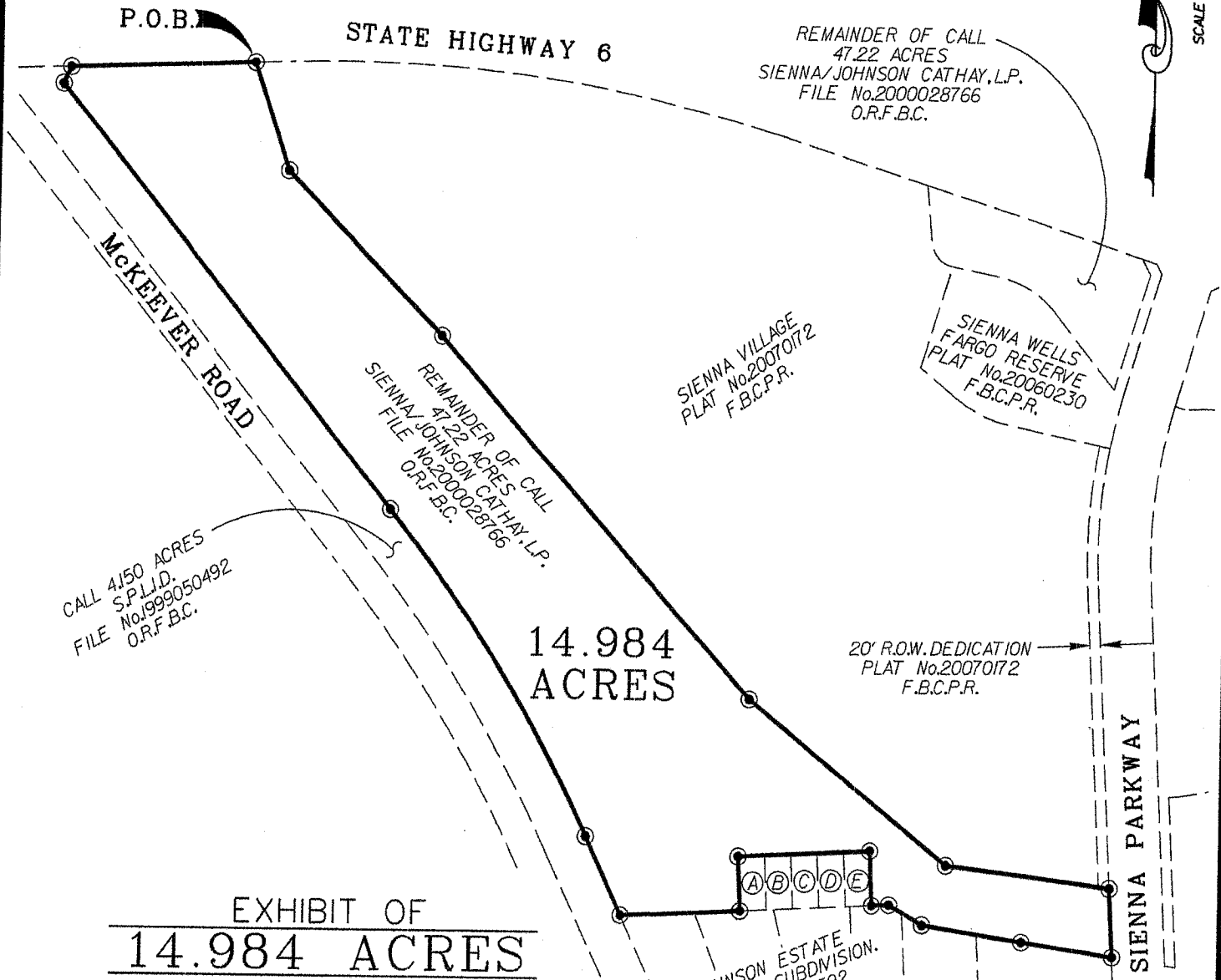
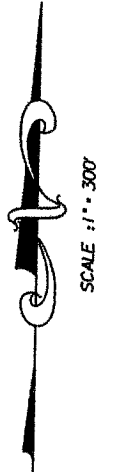


EXHIBIT OF
14.984 ACRES

BEING A PORTION OF A CALL 47.22 ACRE TRACT OF LAND RECORDED IN THE NAME OF SIENNA/JOHNSON CATHAY, L.P. IN FILE NO.2000028766 O.R.F.B.C. LOCATED IN THE ELIJAH ROARK LEAGUE, A-7. FORT BEND COUNTY, TEXAS



GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
 TBPLS FIRM No. 10130300
 13340 S.Gessner Missouri City, TX 77489
 Phone: 281-499-4539 • www.gbisurevey.com

JOB NO: 103311
 SCALE: 1" = 300'
 DATE: 10/24/2017
 MBS No.: 10-077 (REVISED)

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:
 2018-343287

Date Filed:
 04/23/2018

Date Acknowledged:

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

Sienna/Johnson Cathay, LP
 Missouri City, 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.

P30
 Portion of Oyster Creek

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Oyster Creek Investments	Houston, TX United States	X	
US Prime Site Developments GP	Sugarland, TX United States	X	

5 Check only if there is NO interested Party.

6 UNSWORN DECLARATION

My name is Alvin San Miguel

My address is [REDACTED]
 (street)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in [REDACTED] County, State of [REDACTED]

[REDACTED]
 Signature of a

Not For
 Public Distribution
 Without
 Prior Approval