

## DONATION DEED

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

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.

THAT, **CINCO COMMERCIAL PROPERTY ASSOCIATION, INC.**, a Texas corporation ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor 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 referred to as **Restricted Reserve "D"**, containing **2.407 acres**, respectively, 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 11<sup>TH</sup> day of DECEMBER, 2018.

**GRANTOR:**

Cinco Commercial Property Association, Inc.

By: *John Buchler III*

Title: MANAGER

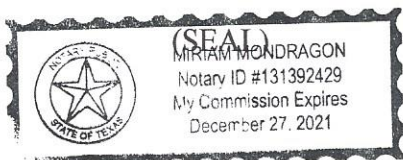
Date: 12-11-18

THE STATE OF TEXAS

COUNTY OF HARRIS

§  
§  
§

This instrument was acknowledged before me on the 11<sup>th</sup> day of December, 2018 by John Buchler, on behalf of Cinco Commercial Property Association, Inc.



*Miriam Mondragon*  
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



Metes and Bounds Description  
Restricted Reserve "D"  
Cinco Village Center Sec. 3, Partial Replat No. 1  
2.407 Acres (104,848 Square Feet)  
Thomas Hobermaker Survey, Abstract No. 190  
Fort Bend County, Texas

Description of 2.407 acres (104,848 square feet) of land being all of Restricted Reserve "D" of the plat of Cinco Village Center Sec. 3, Partial Replat No. 1, as recorded at Plat Number 20060017 of the Plat Records of Fort Bend County, Texas, and being that same tract described in the deed to Cinco Commercial Property Association, Inc. as recorded under File No. 2013156943, of the Fort Bend County Official Records, in the Thomas Hobermaker Survey, Abstract No. 190, in Fort Bend County, Texas, said 2.407 acre tract being more particularly described as follows (with bearings referenced to the Texas Coordinate System of 1983, South Central Zone. The coordinates shown are grid coordinates and may be converted to surface values by applying a combined scale factor of 0.9998869901. All distances shown are surface distances):

BEGINNING at an "X" cut in concrete found on the northwesterly right-of-way line of Commercial Center Boulevard (100 feet wide) as recorded at Slide No. 2137B of the Plat Records of Fort Bend County, said point marks the southernmost corner of said Restricted Reserve "D" and the beginning of a non-tangent curve to the left, said point having grid coordinates of North = 13,830,132.06 feet, East = 2,991,118.12 feet;

THENCE, in a northwesterly direction along the southwesterly line of said Restricted Reserve "D" and this tract, the following courses and distances:

Northwesterly, 37.64 feet, along the arc of said curve to the left (central angle =  $86^{\circ} 15' 59''$ ; radius = 25.00 feet; chord bearing and distance = North  $08^{\circ} 02' 54''$  West, 34.18 feet) to a 5/8-inch iron rod with "Survcon" cap found for a point of tangency;

North  $51^{\circ} 10' 54''$  West, a distance of 115.36 feet to an "X" cut in concrete found for the beginning of a tangent curve to the right;

Northwesterly, 139.68 feet, along the arc of said curve to the right (central angle =  $15^{\circ} 43' 24''$ ; radius = 509.00 feet; chord bearing and distance = North  $43^{\circ} 19' 12''$  West, 139.24 feet) to an "X" cut in concrete found for a point of tangency;

North  $35^{\circ} 27' 30''$  West, a distance of 58.33 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Northwesterly, 4.14 feet, along the arc of said curve to the left (central angle =  $00^{\circ} 29' 00''$ ; radius = 491.00 feet; chord bearing and distance = North  $35^{\circ} 42' 00''$  West, 4.14 feet) to an "X" cut in concrete found for a point of tangency;

North  $35^{\circ} 56' 30''$  West, a distance of 182.66 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Northwesterly, 23.47 feet, along the arc of said curve to the left (central angle =  $14^{\circ} 51' 35''$ ; radius = 90.50 feet; chord bearing and distance = North  $43^{\circ} 22' 18''$  West, 23.41 feet) to an "X" cut in concrete found for a point of tangency;

North  $50^{\circ} 48' 05''$  West, a distance of 106.40 feet to an "X" found for the beginning of a tangent curve to the right;

Northwesterly, 55.62 feet, along the arc of said curve to the right (central angle =  $45^{\circ} 51' 21''$ ; radius = 69.50 feet; chord bearing and distance = North  $27^{\circ} 52' 25''$  West, 54.15 feet) to a point of tangency, from which a found "X" cut in brick bears South  $06^{\circ} 23'$  East, 0.5 foot;

North  $04^{\circ} 56' 44''$  West, a distance of 100.64 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Northwesterly, 28.14 feet, along the arc of said curve to the left (central angle =  $17^{\circ} 49' 07''$ ; radius = 90.50 feet; chord bearing and distance = North  $13^{\circ} 51' 18''$  West, 28.03 feet) to an "X" cut in concrete found at a point of tangency;

North  $22^{\circ} 45' 51''$  West, a distance of 142.67 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Northwesterly, 200.06 feet, along the arc of said curve to the left (central angle =  $45^{\circ} 45' 30''$ ; radius = 250.50 feet; chord bearing and distance = North  $45^{\circ} 38' 37''$  West, 194.78 feet) to an "X" cut in concrete found at a point of reverse curvature;

Northwesterly, 81.51 feet, along the arc of said curve to the right (central angle =  $09^{\circ} 10' 30''$ ; radius = 509.00 feet; chord bearing and distance = North  $63^{\circ} 56' 07''$  West, 81.42 feet) to an "X" cut in concrete found for a point of tangency;

North  $59^{\circ} 20' 52''$  West, a distance of 65.58 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Southwesterly, 39.79 feet, along the arc of said curve to the left (central angle =  $91^{\circ} 11' 40''$ ; radius = 25.00 feet; chord bearing and distance = South  $75^{\circ} 03' 18''$  West, 35.72 feet) to a 5/8-inch iron rod with "EIC" cap found on the southeasterly right-of-way line of Cinco Ranch Boulevard (100 feet wide) as recorded at Slide No. 1733A of the Plat Records of Fort Bend County, said point marks the most westerly corner of said Unrestricted Reserve "D" and of this herein described tract, and said point having grid coordinates of North = 13,831,125.52 feet, East = 2,990,286.77 feet;

THENCE, North  $29^{\circ} 27' 27''$  East, along the southeasterly right-of-way line of said Cinco Ranch Boulevard and the northwesterly line of said Reserve "D", a distance of 29.88 feet to an "X" cut in concrete set for the beginning of a tangent curve to the right;

THENCE, northeasterly, 111.58 feet, continuing along said southeasterly right-of-way line and along the arc of said curve to the right (central angle =  $03^{\circ} 16' 42''$ ; radius = 1,950.00 feet; chord bearing and distance = North  $31^{\circ} 05' 49''$  East, 111.56 feet) to an "X" cut in concrete found for the most northerly corner of said Restricted Reserve "D" and this herein described tract, said point marks the beginning of a non-tangent curve to the left;

THENCE, in a southeasterly direction, along the northeasterly line of said Restricted Reserve "D" and this tract, the following courses and distances:

Southeasterly, 40.18 feet, along the arc of said curve to the left (central angle =  $92^{\circ} 05' 02''$ ; radius = 25.00 feet; chord bearing and distance = South  $13^{\circ} 18' 21''$  East, 35.99 feet) to a 5/8-inch iron rod with "Survcon" cap found for a point of tangency;

South  $59^{\circ} 20' 52''$  East, a distance of 82.83 feet to a point for the beginning of a tangent curve to the right, from which a found "X" cut in concrete bears South  $74^{\circ} 01'$  West, 0.3 foot;

Southeasterly, 108.02 feet, along the arc of said curve to the right (central angle =  $12^{\circ} 09' 32''$ ; radius = 509.00 feet; chord bearing and distance = South  $53^{\circ} 16' 06''$  East, 107.81 feet) to an "X" cut in concrete found for a point of tangency;



South 47° 11' 20" East, a distance of 58.56 feet to an "X" cut in concrete found for the beginning of a tangent curve to the right;

Southeasterly, 131.94 feet, along the arc of said curve to the right (central angle = 24° 25' 28"; radius = 309.50 feet; chord bearing and distance = South 34° 58' 36" East, 130.94 feet) to an "X" cut in concrete found for a point of tangency;

South 22° 45' 51" East, a distance of 147.97 feet to an "X" cut in concrete set for the beginning of a tangent curve to the left;

Southeasterly, 29.67 feet, along the arc of said curve to the left (central angle = 18° 46' 53"; radius = 90.50 feet; chord bearing and distance = South 32° 09' 18" East, 29.53 feet) to an "X" cut in concrete found for a point of tangency;

South 41° 32' 45" East, a distance of 99.42 feet to an "X" cut in concrete found for the beginning of a tangent curve to the right;

Southeasterly, 32.50 feet, along the arc of said curve to the right (central angle = 26° 47' 23"; radius = 69.50 feet; chord bearing and distance = South 28° 09' 04" East, 32.20 feet) to an "X" cut in concrete found for a point of tangency;

South 14° 45' 22" East, a distance of 98.36 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Southeasterly, 33.46 feet, along the arc of said curve to the left (central angle = 21° 11' 08"; radius = 90.50 feet; chord bearing and distance = South 25° 20' 56" East, 33.27 feet) to an "X" cut in concrete found for a point of tangency;

South 35° 56' 30" East, a distance of 148.89 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Southeasterly, 159.27 feet, along the arc of said curve to the left (central angle = 18° 35' 06"; radius = 491.00 feet; chord bearing and distance = South 45° 14' 03" East, 158.57 feet) to an "X" cut in concrete found for a point of tangency;

South 54° 31' 36" East, a distance of 74.12 feet to an "X" cut in concrete found for the beginning of a tangent curve to the right;

Southeasterly, 29.72 feet, along the arc of said curve to the right (central angle = 03° 20' 42"; radius = 509.00 feet; chord bearing and distance = South 52° 51' 15" East, 29.71 feet) to a 5/8-inch iron rod with "TEAM" cap found for a point of tangency;

South 51° 10' 54" East, a distance of 63.37 feet to a 5/8-inch iron rod with "TEAM" cap found for the beginning of a tangent curve to the left;

Northeasterly, 37.64 feet, along the arc of said curve to the left (central angle = 86° 15' 59"; radius = 25.00 feet; chord bearing and distance = North 85° 41' 06" East, 34.18 feet) to an "X" cut in concrete found on the northwesterly right-of-way line of said Commercial Center Boulevard which marks the most easterly corner of said Restricted Reserve "D" and this herein described tract, and being on the arc of a non-tangent curve to the left;

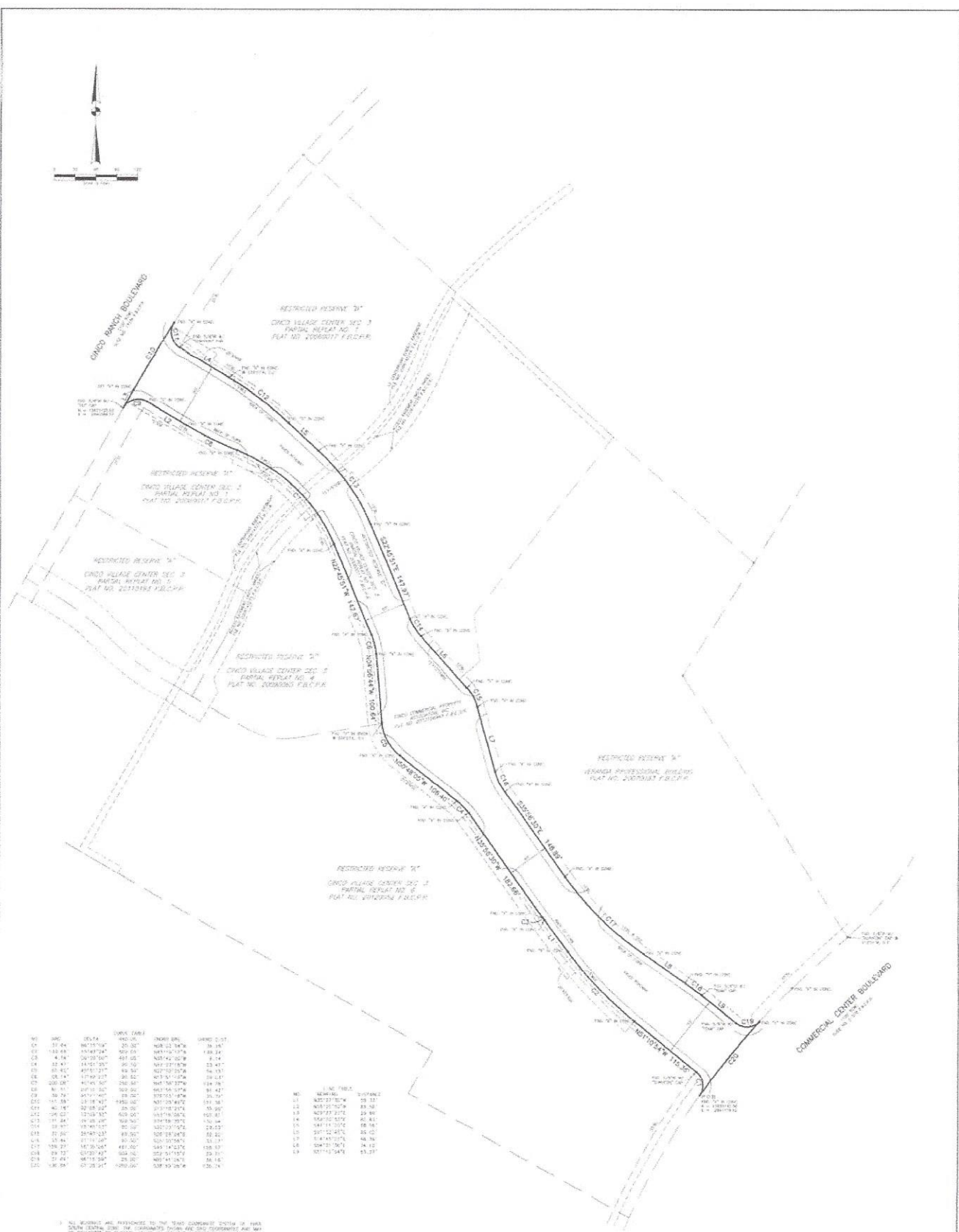
THENCE, southwesterly, 136.84 feet, along said northwesterly right-of-way line and the southeasterly line of said Restricted Reserve "D" and along the arc of said curve to the left (central angle = 07° 28' 01"; radius = 1,050.00 feet; chord bearing and distance = South 38° 49' 06" West, 136.74 feet) to the POINT OF BEGINNING and containing a computed area of 2.407 acres (104,848 square feet) of land.

Compiled by:

McKim & Creed, Inc.  
9960 W. Sam Houston Pkwy. S, Suite 200  
Houston, Texas 77099  
Phone: 713-659-0021  
TBPLS Firm Registration No. 101776-00  
Date: October 9, 2018  
Job No.: 07472-0001



*Robert W. Terry*  
10-10-18



- | NO. | ADDRESS        | TELEPHONE |
|-----|----------------|-----------|
| 1.1 | 6251 23rd St W | 59 33     |
| 1.2 | 6251 23rd St W | 59 33     |
| 1.3 | 6251 23rd St W | 59 33     |
| 1.4 | 6251 23rd St W | 59 33     |
| 1.5 | 6251 23rd St W | 59 33     |
| 1.6 | 6251 23rd St W | 59 33     |
| 1.7 | 6251 23rd St W | 59 33     |
| 1.8 | 6251 23rd St W | 59 33     |
| 1.9 | 6251 23rd St W | 59 33     |

Robert W. J. [Signature] 10-10-18



**MFKIM & CREED**  
 400 GARDEN CITY BLVD. #2000 GARDEN CITY, NY 11530  
 TEL: 516-466-8800 FAX: 516-466-8801

4402 West 24th Avenue, Parkview Square, Suite 100  
Denver, CO 80202  
773.699.0001  
www.mhcfarmhouse.com  
Dated 11/11/2010, 11:22:00 AM

SCALE:	1" = 10'	JOB NO.	07472-0001
DATE:	10-29-18	F.B. NO.	H091 5204
DRW. BY:	CHW, 0000	PROJECT:	CHW & HNS D