

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, **Nash Cinco NW, LLC**. (“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 tract of land, containing **0.9965 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 12 day of March, 2019.

GRANTOR:

Nash Cinco NW, LLC,
a Delaware limited liability company

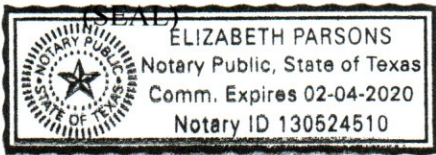
By: 

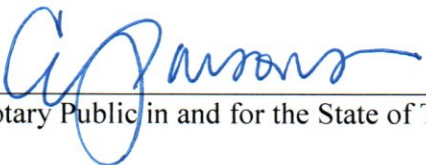
Alan F. Bauer, Authorized Signatory

Name, Title

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 12 day of March,
2019 by Alan F. Bauer, Authorized Signatory [Title], on behalf of Nash
Cinco NW, LLC.




Notary Public in and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

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

EXHIBIT A

SPRING GREEN ROUNDABOUT
0.9965 OF ONE ACRE

FEBRUARY 20, 2019
JOB NO. 1795-00

DESCRIPTION OF A 0.9965 ACRE TRACT OF LAND SITUATED
IN THE ALEXANDER PHILIPS SURVEY, ABSTRACT NO. 300
FORT BEND COUNTY, TEXAS

BEING a 0.9965 acre (43,407 square foot) tract of land situated in the Alexander Philips Survey, Abstract No. 300 of Fort Bend County, Texas and being a portion of the remainder of a called 492.046 acre tract of land as described in an instrument to Nash Cinco NW, LLC recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2010082160, said 0.9965 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to CINCO TRACE DRIVE STREET DEDICATION SEC 1 as cited herein.

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the northeast terminus of Cinco Trace Drive (90 feet wide) as shown on CINCO TRACT DRIVE STREET DEDICATION SEC 1, a subdivision plat recorded under Plat No. 20150104 of the Fort Bend County Plat Records (F.B.C.P.R.), said point lying on the west line of CINCO RANCH NORTHWEST SEC 16, a subdivision plat recorded under Plat No. 20160079 of the F.B.C.P.R.;

THENCE, N 48°14'56" W, along and with said terminus line, a distance of 90.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the northwest terminus of said Cinco Tract Drive and being the beginning of a non-tangent curve to the left of the east line of CINCO RANCH NORTHWEST SEC 19, a subdivision plat recorded under Plat No. 20160252 of the F.B.C.P.R., from which its center bears N 48°15'00" W, 153.02 feet;

THENCE, In a Northeasterly direction, along and with said east line and along said curve to the left, a distance of 66.00 feet, having a radius of 153.02 feet, a central angle of 24°42'38" and a chord which bears N 29°23'41" E, 65.48 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a non-tangent curve to the left, from which its center bears N 73°26'52" W, 215.00 feet;

THENCE, In a Northerly direction, continuing partially along said east line and along the east line of CINCO RANCH NORTHWEST SEC 20, a subdivision plat recorded under Plat No. 20170244 of the F.B.C.P.R. and along said curve to the left, a distance of 75.63 feet, having a radius of 215.00 feet, a central angle of 20°09'21" and a chord which bears N 06°28'27" E, 75.24 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the northeast corner of said CINCO RANCH NORTHWEST SEC 20 and the northwest corner of the herein described tract, same being the north line of said 492.046 acre tract;

THENCE, N 88°08'25" E, along and with the north line of said 492.046 acre tract, a distance of 247.01 feet to the northeast corner of the herein described tract, said point lying on the west right-of-way line of Katy-Flewellen Road (60 feet wide) as recorded under Volume 31, Pages 247 and 249 of the Fort Bend County Deed Records;

THENCE, S 01°59'58" E, along and with said west right-of-way line, a distance of 220.85 feet to the southeast corner of the herein described tract, lying on a non-tangent curve to the right of the north line of said CINCO RANCH NORTHWEST SEC 16, from which its center bears N 38°14'56" E, 2,060.00 feet;

SPRING GREEN ROUNDABOUT
0.9965 OF ONE ACRE

FEBRUARY 20, 2019
JOB NO. 1795-00

THENCE, along and with the north line of said CINCO RANCH NORTHWEST SEC 16, the following courses and distances:

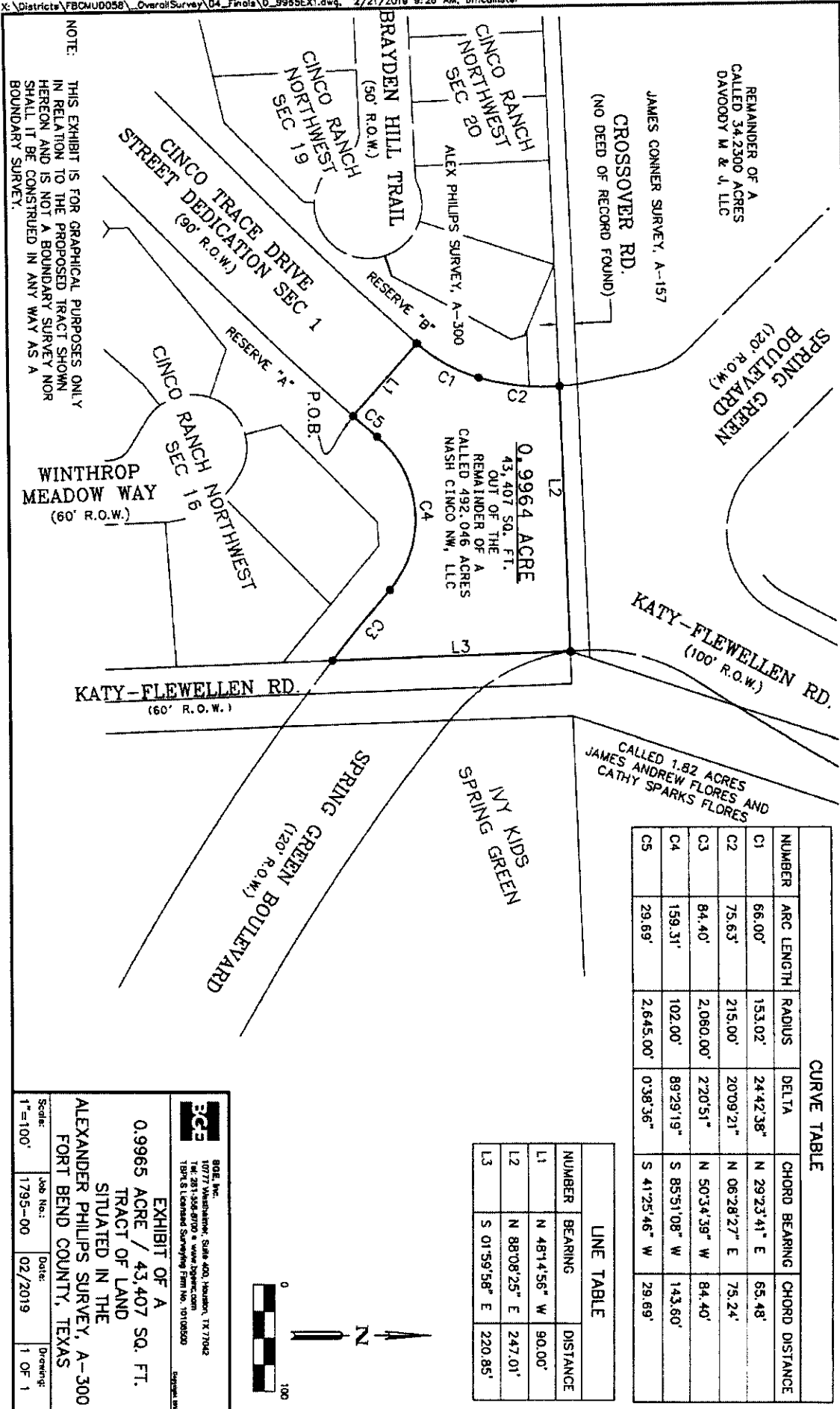
In a Northwesterly direction, along said curve to the right, a distance of 84.40 feet, having a radius of 2,060.00 feet, a central angle of $02^{\circ}20'51''$ and a chord which bears $N 50^{\circ}34'39'' W$, 84.40 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the point of reverse curvature to the left;

In a Westerly direction, along said curve to the left, a distance of 159.31 feet, having a radius of 102.00 feet, a central angle of $89^{\circ}29'19''$ and a chord which bears $S 85^{\circ}51'08'' W$, 143.60 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the point of reverse curvature to the right;

In a Southwesterly direction, along said curve to the right, a distance of 29.69 feet, having a radius of 2,645.00 feet, a central angle of $00^{\circ}38'36''$ and a chord which bears $S 41^{\circ}25'46'' W$, 29.69 feet to the **POINT OF BEGINNING** and containing 0.9965 of one acre (43,407 square feet) of land.



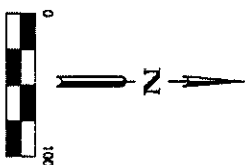
James B. McAllister, Jr. 02/20/19
James B. McAllister, Jr. RPLS No. 5717
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500



NOTE: THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED TRACT SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	66.00'	153.02'	244.238"	N 29°23'41" E	65.48'
C2	75.63'	215.00'	20°09'21"	N 06°28'27" E	75.24'
C3	84.40'	2,060.00'	2°20'51"	N 50°34'39" W	84.40'
C4	159.31'	102.00'	89°29'19"	S 85°51'08" W	143.60'
C5	29.69'	2,645.00'	0°38'36"	S 41°25'46" W	29.69'

NUMBER	BEARING	DISTANCE
L1	N 48°14'56" W	90.00'
L2	N 88°08'25" E	247.01'
L3	S 01°59'58" E	220.85'



BGE
BGE, INC.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBN, S Licensed Surveying Firm No. 10100500

EXHIBIT OF A
0.9965 ACRE / 43,407 SQ. FT.
TRACT OF LAND
SITUATED IN THE
ALEXANDER PHILIPS SURVEY, A-300
FORT BEND COUNTY, TEXAS

Scale: 1" = 100'
Job No.: 1795-00
Date: 02/2019
Drawing: 1 OF 1