

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, **DEL WEBB SWEETGRASS HOMEOWNER ASSOCIATION, INC.**, a non-profit corporation authorized to conduct business in Texas ("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, for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), a certain tract of land, containing **0.0513 of an acre of land**, 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 is made for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), and is 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.

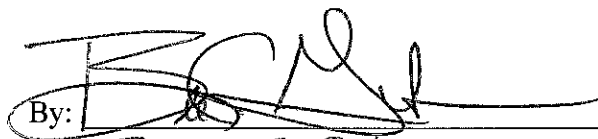
If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED on this the 28 day of OCTOBER, 2021.

**GRANTOR:**

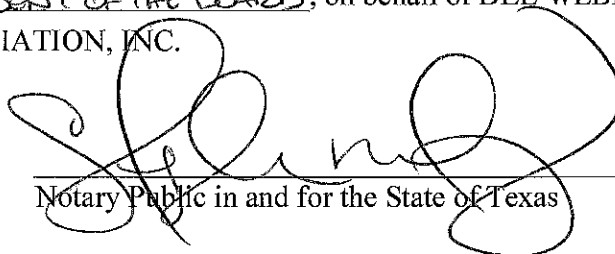
DEL WEBB SWEETGRASS  
HOMEOWNER ASSOCIATION, INC.,  
a non-profit corporation

By:   
Bruce C. Gilman  
President, DW Sweetgrass HOA  
Name, Title

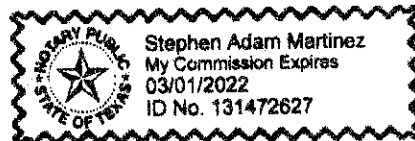
THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §

This instrument was acknowledged before me on the 28 day of OCTOBER, 2021 by BRUCE GILMAN, PRESIDENT OF THE BOARD, on behalf of DEL WEBB SWEETGRASS HOMEOWNER ASSOCIATION, INC.

(SEAL)

  
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  
301 Jackson Street  
Richmond, Texas 77469

# EXHIBIT A

County: Fort Bend  
Project: Dell Webb – Fountain Grass Lane Turnaround  
C.I. No.: 1155-21 (Sketch Prepared)  
Job Number: 2013-179-001

METES AND BOUNDS DESCRIPTION  
0.0513 ACRES

Being a 0.0265 acre tract of land (Tract "A") and a 0.0248 acre tract of land (Tract "B") located in the Jane H. Long League, Abstract No. 55, Fort Bend County, Texas; said Tract "A" being a portion of Restricted Reserve "A" of Dell Webb-Richmond Section Eight, a subdivision recorded in Plat Number 20130136 of the Fort Bend County Plat Records (F.B.C.P.R.); said Tract "B" being a portion of Restricted Reserve "C" of Del Webb-Richmond Section Seven, a subdivision recorded in Plat Number 20130024 of the F.B.C.P.R.; said tracts being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone):

**Tract "A": 0.0265 Acres**

**Commencing** at the northwest corner of said Dell Webb-Richmond Section Eight and the northeast corner of Veranda Section Thirty-Seven, a subdivision recorded in Plat Number 20210053 of the F.B.C.P.R., same being on the south line of a call 6.716 acre H.L.&P. Fee strip recorded in Volume 386, Page 303 and Volume 386, Page 308 of the Fort Bend County Deed Records;

Thence, with the west line of said Section Eight and the east line of said Section Thirty-Seven, South 23 degrees 35 minutes 37 seconds West, a distance of 9.72 feet to the north Right-of-Way line of Fountain Grass Lane (60-feet wide);

Thence, with said north Right-of-Way line, 35.07 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 11 minutes 21 seconds, a radius of 630.00 feet and a chord that bears South 60 degrees 08 minutes 42 seconds East, a distance of 35.06 feet to the **Point of Beginning** of the herein described tract of land;

1. Thence, through aforesaid Restricted Reserve "A", 96.02 feet along the arc of a curve to the right, said curve having a central angle of 110 degrees 02 minutes 02 seconds, a radius of 50.00 feet and a chord that bears South 54 degrees 49 minutes 19 seconds East, a distance of 81.93 feet to said north Right-of-Way line;
2. Thence, with said north Right-of-Way line, 81.99 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 27 minutes 24 seconds, a radius of 630.00 feet and a chord that bears North 54 degrees 49 minutes 19 seconds West, a distance of 81.93 feet to the **Point of Beginning** and containing 0.0265 acres of land.

**Tract "B": 0.0248 Acres**

**Commencing** at the northwest corner of said Dell Webb-Richmond Section Eight and the northeast corner of Veranda Section Thirty-Seven, a subdivision recorded in Plat Number 20210053 of the F.B.C.P.R., same being on the south line of a call 6.716 acre H.L.&P. Fee strip recorded in Volume 386, Page 303 and Volume 386, Page 308 of the Fort Bend County Deed Records;

Thence, with the west line of said Section Eight and the east line of said Section Thirty-Seven, South 23 degrees 35 minutes 37 seconds West, a distance of 69.94 feet to the south Right-of-Way line of Fountain Grass Lane (60-feet wide);

Thence, with said south Right-of-Way line, 24.92 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 30 minutes 19 seconds, a radius of 570.00 feet and a chord that bears South 59 degrees 59 minutes 40 seconds East, a distance of 24.92 feet to the **Point of Beginning** of the herein described tract of land;

1. Thence, continuing with said south Right-of-Way line, 77.99 feet along the arc of a curve to the right, said curve having a central angle of 7 degrees 50 minutes 22 seconds, a radius of 570.00 feet and a chord that bears South 54 degrees 49 minutes 19 seconds East, a distance of 77.93 feet;
2. Thence, through aforesaid Restricted Reserve "C", 89.35 feet along the arc of a curve to the right, said curve having a central angle of 102 degrees 23 minutes 27 seconds, a radius of 50.00 feet and a chord that bears North 54 degrees 49 minutes 19 seconds West, a distance of 77.93 feet to the **Point of Beginning** and containing 0.0248 acres of land.



*Mark D. Armstrong*  
06/22/21

ABBREVIATIONS  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCING  
 F.B.C.D.R. - FORT BEND COUNTY  
 DEED RECORDS  
 F.B.C.P.R. - FORT BEND COUNTY  
 PLAT RECORDS

DEL WEBB-RICHMOND  
 SECTION NINE-A  
 PLAT NO. 20130251  
 F.B.C.P.R.

H.L.P. FEE STRIP  
 6.716 ACRES  
 VOL. 386, PG. 303 & VOL. 386, PG. 308  
 F.B.C.D.R.

P.O.C.

P.O.B. "A"  
 TRACT "A"  
 0.0265 ACRE

RESTRICTED  
 RESERVE "A"

DEL WEBB-RICHMOND  
 SECTION EIGHT  
 PLAT NO. 20130136  
 F.B.C.P.R.

FOUNTAIN GRASS  
 LANE TURNAROUND

P.O.B. "B"  
 TRACT "B"  
 0.0248 ACRE

RESTRICTED  
 RESERVE "C"

DEL WEBB-RICHMOND  
 SECTION SEVEN  
 PLAT NO. 20130024  
 F.B.C.P.R.

VERANDA  
 SECTION THIRTY-SEVEN  
 PLAT NO. 20210053  
 F.B.C.P.R.

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S23° 35' 37" W	9.72
L2	S23° 35' 37" W	69.94

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	35.07	630.00	3° 11' 21"	S60° 08' 42" E	35.06
C2	96.02	50.00	110° 2' 2"	S54° 49' 19" E	81.93
C3	81.99	630.00	7° 27' 24"	N54° 49' 19" W	81.93
C4	24.92	570.00	2° 30' 19"	S59° 59' 40" E	24.92
C5	77.99	570.00	7° 50' 22"	S54° 49' 19" E	77.93
C6	89.35	50.00	102° 23' 27"	N54° 49' 19" W	77.93

**Costello**



2107 CITYWEST BLVD.  
 3RD FLOOR  
 HOUSTON, TEXAS 77042  
 (713) 783-7788 FAX: 783-3580  
 TBPE FIRM REGISTRATION NO. 280  
 TBPLS FIRM REGISTRATION NO. 100486

EXHIBIT OF  
 0.0513 ACRES  
 FOUNTAIN GRASS  
 LANE TURNAROUND

DRAWN BY: BJR DATE: 06-10-2021 SCALE: 1"=60'  
 CHECKED BY: MA JOB NO: 2013-179-001 115521DGN