

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, **NNP-TELFAR LLC**, a limited liability company, (herein referred to as "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 do 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, 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 **10.963 acres 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 themselves, their 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 _____ day of _____, 2023.

GRANTOR:

NNP-TELFAIR LLC,
a limited liability company

By: 

Name: Matthew McCafferty

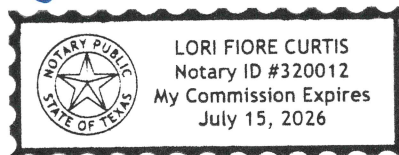
Title: Vice President

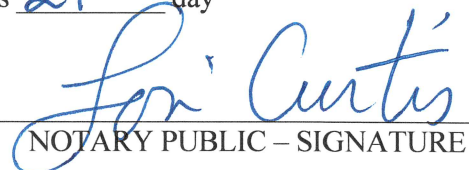
The State of TEXAS §

County of HARRIS §

Before me, the undersigned authority, on this day personally appeared Matthew McCafferty, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in capacity therein and herein stated, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day
of January, 2023.




NOTARY PUBLIC – SIGNATURE

Attachments:

Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Drainage District
1124 Blume Road
Rosenberg, Texas 77471

EXHIBIT A

DESCRIPTION OF
10.963 ACRE
(477,546 SQUARE FEET)

Being 10.963 acre (477,546 square feet) of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P., by instrument of record in File Number 2003149525, Official Public Records of Fort Bend County, Texas, (F.B.C.O.P.R.), said NNP-Keepsake, L.P., formerly known as NNP-Telfair LP, by instrument of record in File Number 2006007940, F.B.C.O.P.R., said NNP-Telfair LP now known as NNP-Telfair LLC, by Certificate of Conversion dated March 22, 2012, said 10.963 acre tract being more particularly described by metes and bounds in two parts as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adjustment):

Part 1 – 2.078 Acres

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the southeast corner of Reserve "F" Crossing at Telfair Phase 1 minor replat of Reserve "F", a subdivision of record under Plat Number 20190074, Fort Bend County Plat Records (F.B.C.P.R.), said point lying on an east line of said 1651.239 acre tract, same being the west line of that certain called 57.2991 acre tract conveyed to Fort Bend County Levee Improvement District Number 2 by an instrument of record in File Number 9574191, Official Records of Fort Bend County, (F.B.C.O.R.);

Thence, South $01^{\circ} 50' 41''$ East, along said common line, 1,486.97 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner on the north line of Meadowcroft Boulevard (called 100 feet wide) as described in Plat Number 20080155, F.B.C.P.R.;

Thence, departing said common line and along the north line of said Meadowcroft Boulevard for the following three (3) courses:

1. South $88^{\circ} 09' 33''$ West, 32.00 feet to a point for corner, the beginning of a curve;

2. 20.96 feet along the arc of a tangent curve to the left, having a radius of 3,050.00 feet, a central angle of $00^{\circ} 23' 37''$, and a chord which bears South $87^{\circ} 57' 44''$ West, 20.96 feet to a point for corner;
3. South $87^{\circ} 45' 56''$ West, 7.04 feet to the southeast corner of that certain called 10.410 acre tract conveyed to Fort Bend County Levee Improvement District Number 17 (described as Part Two) by an instrument of record in File Number 2006126307, F.B.C.O.P.R.;

Thence, North $01^{\circ} 50' 41''$ West, departing the north line of Meadowcroft Boulevard and along the east line of said 10.410 acre tract, and the east line of that certain called 12.366 acre tract conveyed to Fort Bend County Levee Improvement District Number 17 by an instrument of record in File Number 2006126305, F.B.C.O.P.R., and the east line of that certain called 34.323 acre tract conveyed to Fort Bend County Levee Improvement District Number 17 by an instrument of record in File Number 2004077317, F.B.C.O.P.R., and the east line of that certain called 2.449 acre tract conveyed to Fort Bend County Levee Improvement District Number 17 by an instrument of record in File Number 2004077317, F.B.C.O.P.R., 1,529.96 feet to a point for corner on the south line of the aforementioned Reserve "F";

Thence, South $56^{\circ} 17' 38''$ East along the south line of said Crossing at Telfair, 73.74 feet to the POINT OF BEGINNING and containing 2.078 acre (90,506 square feet) of land.

Part 2 – 8.885 Acres

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner on the south line of said Meadowcroft Boulevard, said point lying on the west line of said 57.2991 acre tract and an east line of said 1,651.239 acre tract;

Thence, South $01^{\circ} 50' 41''$ East along said common line, 4,557.02 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner, said point lying on the north line of U.S. Highway Number 59, as described in Volume 460, Page 73, Volume 1821, Page 962, File Number 8600222, F.B.C.D.R, File Number 2003149525, and File Number 2005044869, and File Number 2008099470, and File Number 20160383790, F.B.C.O.P.R.;

Thence, South $52^{\circ} 31' 04''$ West along the north line of said U.S. Highway Number 59, 110.74 feet to a point for the southeast corner of that certain called 1.385 acre tract (described as Part One) conveyed to Fort Bend County Levee Improvement District Number 17 by an instrument of record in File Number 2006126307, F.B.C.O.P.R.;

Thence, departing the north line of said U.S. Highway Number 59 and along the east line of said 1.385 acre tract, and the east line of that certain called 0.661 acre tract conveyed to Fort Bend County Levee Improvement District Number 17 by an instrument of record in File Number 2006126304, F.B.C.O.P.R., and the east line of the aforementioned 10.410 acre tract, North $01^{\circ} 50' 41''$ West, 3,754.62 feet to an easterly corner of said 10.410 acre tract;

Thence, North $88^{\circ} 09' 19''$ East, along an east line of said 10.410 acre tract, 30.00 feet to a point for corner;

Thence, North $01^{\circ} 50' 41''$ West, continuing along an east line of said 10.410 acre tract, 866.80 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner, said point lying on the south line of the aforementioned Meadowcroft Boulevard;

Thence, along the south line of said Meadowcroft Boulevard for the following three (3) courses:

1. North $87^{\circ} 45' 56''$ East, 7.72 feet to a point for corner, the beginning of a curve;
2. 20.27 feet along the arc of a tangent curve to the right, having a radius of 2,950.00 feet, a central angle of $00^{\circ} 23' 37''$, and a chord which bears North $87^{\circ} 57' 44''$ East, 20.27 feet to a point for corner;

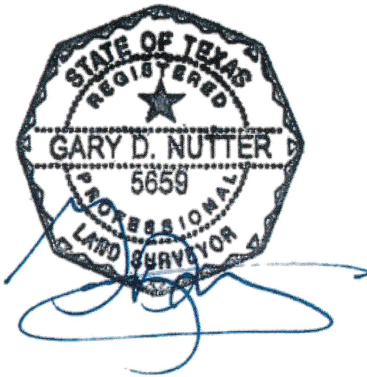
10.963 Acre

December 7, 2021
Job No. 1800-0165A

3. North 88° 09' 33" East, 32.01 feet to the POINT OF BEGINNING and containing 8.885 acres (387,040 square feet) of land.

SAID PART 1 AND PART 2 HAVING A TOTAL COMBINED AREA OF 10.963 ACRE (477,546 SQUARE FEET)

Corner monuments not set at Client's request.



LJA Surveying, Inc.

RESTRICTED RESERVE "A"
MEADOWCROFT BOULEVARD
AND WESCOTT AVENUE
EXTENSION
PLAT NO. 20080155
F.B.C.P.R.
TELFAIR
SECTION 16
PLAT NO. 20070162
F.B.C.P.R.

FORT BEND COUNTY L.I.D. NO. 17
CALLED 86.591 ACRES
F.N. 2008014459
F.B.C.O.P.R.

HOUSTON PIPE LINE CO., LP
PIPELINE EASEMENT
F.N. 2007102287
F.B.C.O.P.R.

TELFAIR
SECTION 34
PLAT NO. 20120042
F.B.C.P.R.

TELFAIR LAKEFRONT DISTRICT
EAST BUSINESS PARK COMMERCIAL
RESERVES PHASE 2
PLAT NO. 20130097, F.B.C.O.P.R.

FORT BEND COUNTY L.I.D. NO. 17
CALLED 1.385 ACRES
(DESCRIBED AS PART ONE)
F.N. 2006126307
F.B.C.O.P.R.

FORT BEND COUNTY L.I.D. NO. 17
CALLED 0.661 ACRE
F.N. 2006126304
F.B.C.O.P.R.

N 01°50'41" W 3,754.62'

8.885 ACRES
(387,040 SQ. FT.)

FORT BEND COUNTY DRAINAGE
DISTRICT EASEMENT
CALLED 13.0203 ACRES
(DESCRIBED AS TRACT 2)
VOL. 2097, PG. 2094, F.B.C.D.R.

S 01°50'41" E 4,557.02'
CALLED 57.2991 ACRES
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 2
F.N. 9574191
F.B.C.O.R.

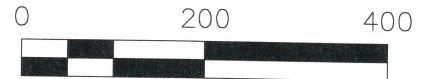
FORT BEND COUNTY L.I.D. NO. 17
CALLED 10.410 ACRES
(DESCRIBED AS PART TWO)
F.N. 2006126307
F.B.C.O.P.R.

NNP-KEEPSAKE, L.P.
RESIDUE OF A
CALLED 1651.239 ACRE TRACT
F.N. 2003149525
F.B.C.O.P.R.

AMENDED AND RENAMED TO NNP-TELFAIR LP
F.N. 2006007940
F.B.C.O.P.R.

NOW KNOWN AS NNP-TELFAIR LLC
CERTIFICATE OF CONVERSION
EFFECTIVE DATE MARCH 22, 2012

U.S. HIGHWAY NO. 59
(WIDTH VARIES)
VOL. 460, PG. 73, VOL. 1821, PG. 962
(FILE NO. 8600222), F.B.C.D.R. AND
FILE NOS. 2003149525, 2005044869, 2008099470,
AND 20160383790 F.B.C.O.P.R.



**BEING 10.963 ACRES
(477,546 SQ. FT.) OF LAND
LOCATED IN THE ALEXANDER
HODGE LEAGUE, ABSTRACT 32
CITY OF SUGAR LAND
FORT BEND COUNTY**

DECEMBER 2021

JOB NO. 1800-0165A

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



MATCH LINE SHEET 2

SHEET 3 OF 4

TELFAIR
SECTION 17
PLAT NO. 20070156
F.B.C.P.R.

3' WATER LINE ESMT.
F.N. 2007014170
F.B.C.O.P.R.

80' UTILITY ESMT.
F.N. 2004131587
F.B.C.O.P.R.

3' SAN. SEW. ESMT.
F.N. 2007009034
F.B.C.O.P.R.

HOUSTON LIGHTING & POWER
(BLANKET ESMT.)
VOL. 454, PAGE 261
F.B.C.D.R.

RESTRICTED RESERVE "A"
MEADOWCROFT BOULEVARD
AND WESCOTT AVENUE
EXTENSION
PLAT NO. 20080155
F.B.C.P.R.

HOUSTON PIPE LINE CO., LP
PIPELINE EASEMENT
F.N. 2007102287
F.B.C.O.P.R.

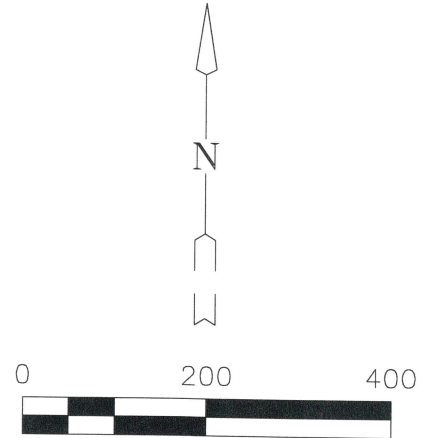
8.885 ACRES
(387,040 SQ. FT.)
S 01°50'41" E 4,557.02'

CALLLED 57.2991 ACRES
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 2
FILE NO. 9574191, F.B.C.O.R.

FORT BEND COUNTY L.I.D. NO. 17
LEVEE & DRAINAGE ESMT.
(WIDTH VARIES)
F.N. 2004108739
F.B.C.O.P.R.

N 01°50'41" W 3,754.62'
FORT BEND COUNTY L.I.D. NO. 17
CALLLED 10.410 ACRES
(DESCRIBED AS PART TWO)
F.N. 2006126307
F.B.C.O.P.R.

MATCH LINE SHEET 4



NNP-KEEPSAKE, L.P.
RESIDUE OF A
CALLLED 1651.239 ACRE TRACT
F.N. 2003149525
F.B.C.O.P.R.
AMENDED AND RENAMED TO NNP-TELFAIR LP
F.N. 2006007940
F.B.C.O.P.R.
NOW KNOWN AS NNP-TELFAIR LLC
CERTIFICATE OF CONVERSION
EFFECTIVE DATE MARCH 22, 2012

**BEING 10.963 ACRES
(477,546 SQ. FT.) OF LAND
LOCATED IN THE ALEXANDER
HODGE LEAGUE, ABSTRACT 32
CITY OF SUGAR LAND
FORT BEND COUNTY**

DECEMBER 2021

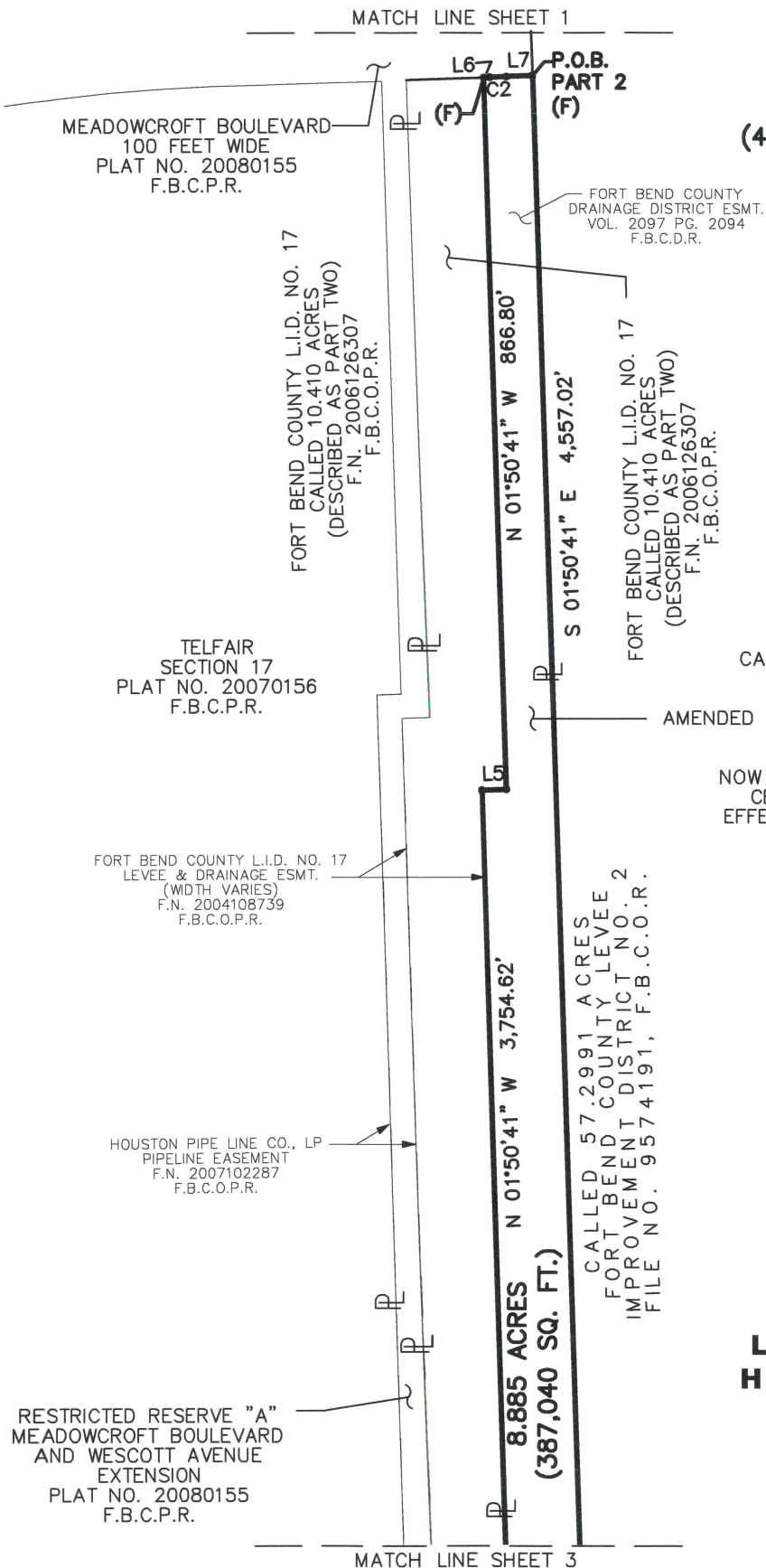
JOB NO. 1800-0165A

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382





**10.963 ACRES
(477,546 SQ. FT.)**



NNP-KEEPSAKE, L.P.
RESIDUE OF A
CALLED 1651.239 ACRE TRACT
F.N. 2003149525
F.B.C.O.P.R.
AMENDED AND RENAMED TO NNP-TELFAIR LP
F.N. 2006007940
F.B.C.O.P.R.
NOW KNOWN AS NNP-TELFAIR LLC
CERTIFICATE OF CONVERSION
EFFECTIVE DATE MARCH 22, 2012

LINE	BEARING	DISTANCE
L1	S 88°09'33" W	32.00'
L2	S 87°45'56" W	7.04'
L3	S 56°17'38" E	73.74'
L4	S 52°31'04" W	110.74'
L5	N 88°09'19" E	30.00'
L6	N 87°45'56" E	7.72'
L7	N 88°09'33" E	32.01'

**BEING 10.963 ACRES
(477,546 SQ. FT.) OF LAND
LOCATED IN THE ALEXANDER
HODGE LEAGUE, ABSTRACT 32
CITY OF SUGAR LAND
FORT BEND COUNTY**

DECEMBER 2021

JOB NO. 1800-0165A

LJA Surveying, Inc.

3600 W Sam Houston Parkway S

Suite 175

Houston, Texas 77042

Phone 713.953.5200



Fax 713.953.5026

T.B.P.E.L.S. Firm No. 10194382



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3,050.00'	20.96'	20.96'	S 87°57'44" W	0°23'37"
C2	2,950.00'	20.27'	20.27'	N 87°57'44" E	0°23'37"

LEGEND SHEET 1 OF 4

- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY
- F.B.C.O.R. OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY
- (F) PREVIOUSLY SET 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
- L.I.D. LEVEE IMPROVEMENT DISTRICT
- SAN. SEW. SANITARY SEWER
- ESMT. EASEMENT
- SQ. FT. SQUARE FEET
- F.N. FILE NUMBER
- NO. NUMBER
- VOL., PG. VOLUME, PAGE
-  PROPERTY LINE
-  LAND HOOK



NNP-KEEPSAKE, L.P.
RESIDUE OF A
CALLED 1651.239 ACRE TRACT
F.N. 2003149525
F.B.C.O.P.R.
AMENDED AND RENAMED TO NNP-TELFAIR LP
F.N. 2006007940
F.B.C.O.P.R.
NOW KNOWN AS NNP-TELFAIR LLC
CERTIFICATE OF CONVERSION
EFFECTIVE DATE MARCH 22, 2012

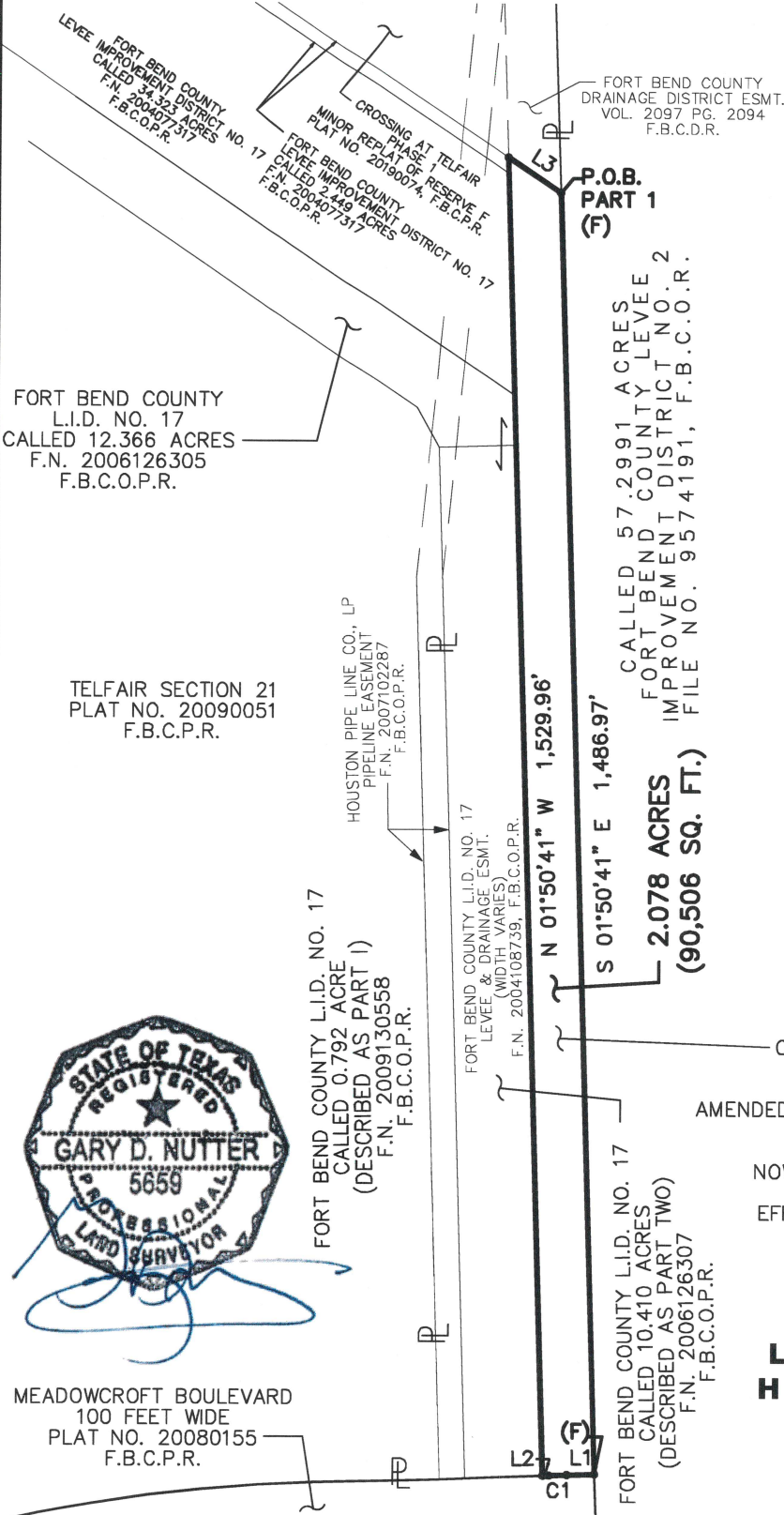
**EXHIBIT OF 10.963 ACRES
(477,546 SQ. FT.) OF LAND
LOCATED IN THE ALEXANDER
HODGE LEAGUE, ABSTRACT 32
CITY OF SUGAR LAND
FORT BEND COUNTY**

DECEMBER 2021 JOB NO. 1800-0165A

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



NOTE:

- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT).
- CORNER MONUMENTS WERE NOT SET PER THE CLIENT'S REQUEST

MATCH LINE SHEET 2