

Project:
A. Myers

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.

RIGHT-OF-WAY DONATION DEED

Date: OCTOBER 27, 2023

Grantor: HAVEN GLOBAL, LLC
a Texas limited liability company

Grantor's Mailing Address:

c/o Salim Charolia, Registered Agent
1789 Stuebner-Airline Rd, Suite D
Spring, Texas 77379

Grantee: FORT BEND COUNTY, TEXAS
a political subdivision of the State of Texas

Grantee's Mailing Address:

c/o County Judge
401 Jackson Street
Richmond, Texas 77469

Consideration: Ten and 00/100 Dollars (\$10.00) and other valuable consideration.

Property (including any improvements):

Tract 1: Being a 0.5138 acre tract of land (22, 381 square feet), more or less, located in the Wiley Martin League, Abstract No. 56, Fort Bend County, Texas, and being out of that certain 4.00 acre tract of land conveyed to Haven Global, LLC by deed recorded under Clerk's File No. 2019031096 of the Official Public Records of Fort Bend County, Texas; said 0.5138 acre tract of land being more particularly described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes.

Tract 2: Being a 0.2739 acre tract of land (11,933 square feet), more or less, located in the Wiley Martin League, Abstract No. 56, Fort Bend County, Texas, and being out of that certain 4.00 acre tract of land conveyed to Haven Global, LLC by deed recorded under Clerk's File No. 2019031096 of the Official Public Records of Fort Bend County, Texas; said 0.2739 acre tract also being a portion of that certain thirty-foot (30') right-of-way described in Deed recorded under Clerk's File No. 8720465 of the Official Public Records of Fort Bend County, Texas and being more particularly described by metes and bounds attached hereto as Exhibit "B" and incorporated by reference for all intents and purposes.

Reservations from Conveyance: Grantee is not acquiring herein, and there is reserved to Grantor and Grantor's heirs, successors, and assigns, all rights, if any, in and to the oil, gas, sulphur, uranium, fissional materials, and other minerals in and under the surface of the Property acquired in this conveyance; provided, however, that Grantee, Fort Bend County, is acquiring all surface rights of any kind to or on the Property. The acquisition of such surface rights shall not prevent the owners of any mineral estate, interest, or lease from extracting all oil, gas, sulphur, uranium, fissional materials, and other minerals from under such Property by directional drilling or other means, so long as no part of the surface of the Property is used or affected.

Exceptions to Conveyance: This conveyance is made and accepted subject to any and all valid covenants, easements, and outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect.

The purpose of this conveyance is to donate to Fort Bend County, Texas, a portion of the right-of-way for the A. Myers (the "roadway facility") as provided in the Survey attached hereto as Exhibit "C" and incorporated by reference for all intents and purposes.

Grantor hereby acknowledges that the Property herein conveyed shall become a part of a roadway facility and that Grantor's use of and access to the roadway facility shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof, and Grantor further acknowledges that the design and operation of such roadway facility may require that rights of ingress and egress and the right of direct access to and from Grantor's remaining property (if any) to said roadway facility shall hereafter be governed by the provisions set out in Exhibit "D" attached hereto and incorporated by reference for all intents and purposes; SAVE AND EXCEPT in the event access, or access points may be specifically allowed or permitted in said Exhibit "D", such access shall be subject to such regulation as is determined by Fort Bend County, Texas, or the applicable municipality, if any, to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable state, local municipal, or county zoning, platting, and/or permit requirements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS, GIVES, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever.

If current ad valorem taxes on the 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, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.

Executed on the date of the acknowledgment herein below taken, to be effective as of the date above.

GRANTOR

HAVEN GLOBAL, LLC

a Texas Limited Liability Company

By: Salim Charolia
Salim Charolia, Managing Member

Acknowledgement

THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on the 27 day of October, 2023, by Salim Charolia, managing member of Haven Global, LLC, a Texas limited liability company, on behalf of said limited liability company.

Khairunnisa Maknojia
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Please Return To:
Fort Bend County Engineering Dept.
301 Jackson St., 4th Floor
Richmond, Texas 77469



EXHIBIT A

(Metes and Bounds for Tract 1 Follows Behind)

DESCRIPTION

0.5138 of one acre or 22,381 square feet of land situated in the Wiley Martin League, Abstract Number 56, Fort Bend County, Texas, being a portion of that certain called 4.000 acres of land described in deed and recorded in the Official Public Records of Real Property of Fort Bend County, Texas, under County clerk's File Number 2019031096, said 0.5138 of one acre or 22,381 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found in the Northwestern right-of-way line of Berdett Road (60 foot right-of-way), for the most Easterly Southeast corner of that certain Stonecreek Estates Section One Amending Plat No. 1, a subdivision as shown on map or plat recorded under Instrument Number 20160245 of the Plat Records of Fort Bend County, Texas;

Thence, N 21°34'07" E, along the Northwestern right-of-way line of said Berdett Road, at 1,416.96 feet pass a PK nail with shiner, in all a total distance of 2,470.33 feet to a 5/8 inch iron rod with cap found for the most Easterly Northeast corner of that certain called 371.8877 acres of land described in deed and recorded in the Official Public Records of Real Property of Fort Bend County, Texas, under County Clerk's File Number 2013131554, the most Southerly corner of said 4.000 acre tract and the POINT OF BEGINNING of the herein described tract of land;

Thence, N 68°25'53" W, along an interior line of said 371.8877 acre tract, a distance of 20.00 feet to a point for corner;

Thence, N 21°22'15" E, severing said 4.000 acre tract, a distance of 354.21 feet to a point for corner;

Thence, N 23°14'34" W, a distance of 71.19 feet to a point for corner;

Thence, N 67°51'23" W, a distance of 326.35 feet to the Southeasterly line of that certain Restricted Reserve "B" of Stonecreek Estates Section Seven, a subdivision as shown on map or plat recorded under Instrument Number 20210209 of the Plat Records of Fort Bend County, Texas;

Thence, N 21°34'07" E, along the Northwestern line of said 4.000 acre tract, a distance of 32.20 to a 5/8 inch iron rod with cap found in the Southwesterly right-of-way line of A. Meyers Road (80 foot right-of-way);

Thence, S 67°49'42" E, along the Southwesterly right-of-way line of said A. Meyers Road, a distance of 397.75 feet to a 5/8 inch iron rod with cap found at the intersection with the Northwestern right-of-way line of said Berdett Road;

Thence, S 21°34'07" W, along the Northwestern right-of-way line of said Berdett Road, a distance of 436.00 feet to the POINT OF BEGINNING and containing 0.5138 of one acre or 22,381 square feet of land.

BEARING ORIENTATION BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BERDETT ROAD AS SHOWN ON MAP OR PLAT OF STONECREEK ESTATES SECTION ONE AMENDING PLAT NUMBER 1 RECORDED UNDER INSTRUMENT NUMBER 20160245 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

TRACT BEING SHOWN ON MAP (SEE DWG No. 1812600A.dwg)
HOVIS SURVEYING COMPANY, INC.
Texas Firm Registration No. 10030400

By: 

Date: April 20, 2023
Job No.: 18-126-00
File No.: B18-126.00D
Dwg File: 1812600A.dwg

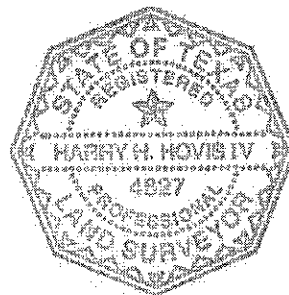


EXHIBIT B

(Metes and Bounds for Tract 2 Follows Behind)

DESCRIPTION
TRACT 2

0.2739 of one acre or 11,933 square feet of land situated in the Wiley Martin League, Abstract Number 56, Fort Bend County, Texas, being a portion of that certain 30 foot Road Easement described in deed and recorded in the Official Public Records of Real Property of Fort Bend County, Texas, under County Clerk's File Number 8720465, said 0.2739 of one acre or 11,933 square feet of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod with cap found in the Northwesterly right-of-way line of Berdett Road (60 foot right-of-way), for the most Easterly Southeast corner of that certain Stonecreek Estates Section One Amending Plat No. 1, a subdivision as shown on map or plat recorded under Instrument Number 20160245 of the Plat Records of Fort Bend County, Texas;

Thence, N 21° 34' 07" E, along the Northwesterly right-of-way line of said Berdett Road, at 1,416.96 feet pass a PK nail with shiner, at 2,470.33 feet pass a 5/8 inch iron rod with cap found for the most Southerly corner of that certain called 4.000 acres of land described in deed and recorded in the Official Public Records of Real Property of Fort Bend County, Texas, under County clerk's File Number 2019031096, in all a total distance of 2,906.33 feet to a 5/8 inch iron rod with cap found at the intersection with the Southwesterly right-of-way line of A. Meyers Road (80 foot right-of-way), for the most Easterly corner of said 4.000 acre tract and the POINT OF BEGINNING of the herein described tract of land;

Thence, N 67° 49' 42" W, along the Southwesterly right-of-way line of said A. Meyers Road, a distance of 397.75 feet to a 5/8 inch iron rod with cap found for the most Northerly corner of said 4.000 acre tract;

Thence, N 21° 34' 07" E, severing said 30 foot Road Easement, a distance of 30.00 feet to the Northeasterly line of said 30 foot Road Easement;

Thence, S 67° 49' 42" E, a distance of 397.75 feet to the Northwesterly right-of-way line of said Berdett Road;

Thence, S 21° 34' 07" W, along the Northwesterly right-of-way line of said Berdett Road, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.2739 of one acre or 11,933 square feet of land.

BEARING ORIENTATION BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BERDETT ROAD AS SHOWN ON MAP OR PLAT OF STONECREEK ESTATES SECTION ONE AMENDING PLAT NUMBER 1 RECORDED UNDER INSTRUMENT NUMBER 20160245 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

TRACT BEING SHOWN ON MAP (SEE DWG No. 1812600A.dwg)
HOVIS SURVEYING COMPANY, INC.
Texas Firm Registration No. 10030400

By: 

Date: May 5, 2023
Job No.: 18-126-00
File No.: C18-126.00D
Dwg File: 1812600A.dwg



EXHIBIT C

(Survey Follows Behind)

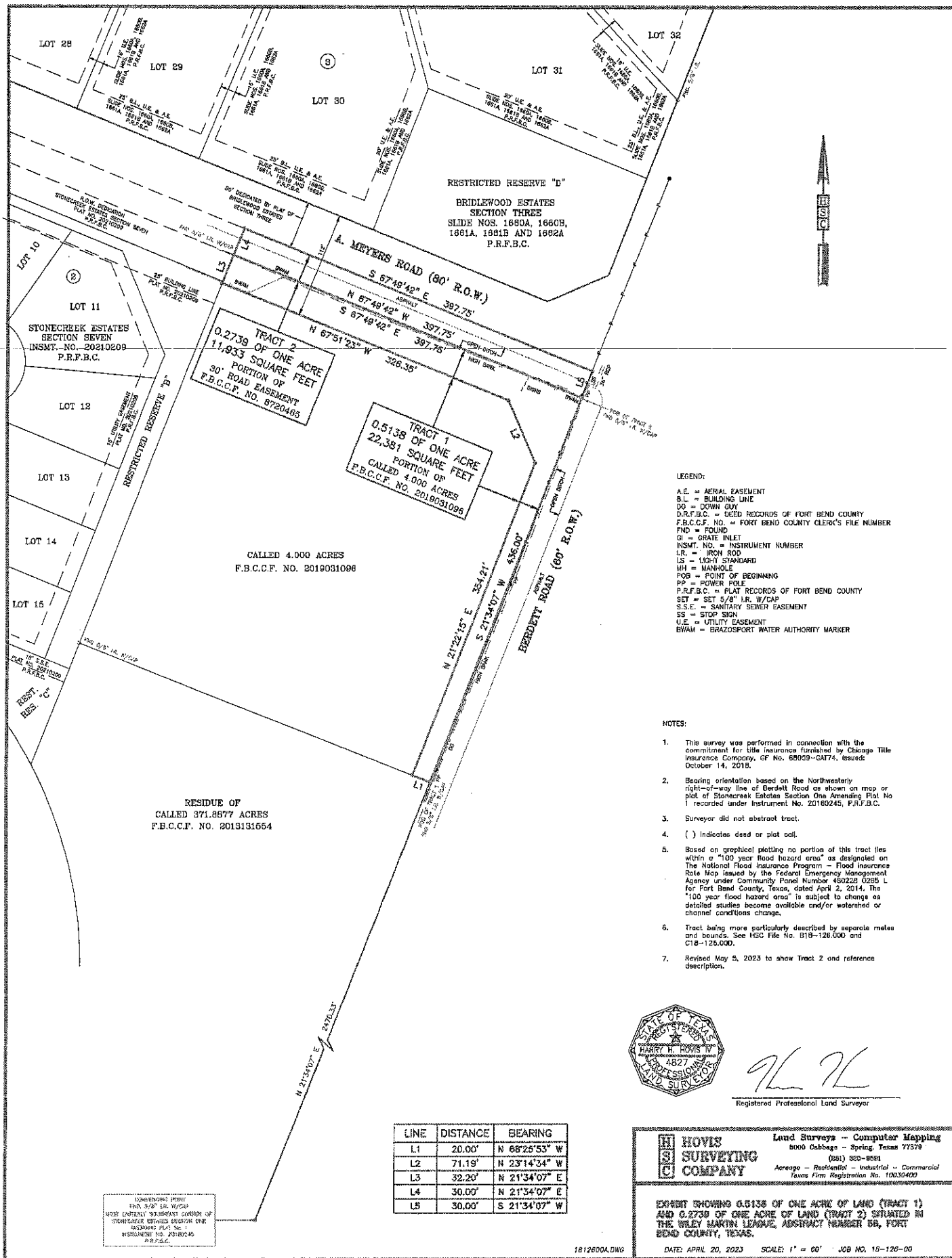


EXHIBIT D

Access is permitted to the roadway facility from the remainder of Grantor's abutting property.
