

**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**

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

THAT **HW 589 HOLDINGS LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and 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, 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 **1.7487 acres of land**, as more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part thereof 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 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, restriction, covenants, mineral and 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").

The Property is hereby donated to and accepted by Grantee in its present condition, "**AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED.**" **GRANTEE ACKNOWLEDGES THAT GRANTOR AND ITS AGENTS OR EMPLOYEES HAS NOT MADE, AND GRANTOR SPECIFICALLY DISCLAIMS, ANY REPRESENTATIONS, WARRANTIES, OR GUARANTIES OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, WITH RESPECT TO THE PROPERTY, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN.**

TO HAVE AND TO HOLD the Property, together with all the 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 of the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming the same or any part thereof, subject only to the Permitted Encumbrances.

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 the period of ownership.

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

EXECUTED on this the \_\_\_\_ day of \_\_\_\_\_, 2023.

**GRANTOR:**

**HW 589 HOLDINGS LLC,**  
a Delaware limited liability company

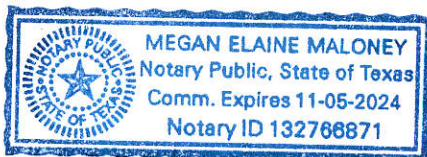
By: Johnson HW Investors LLC,  
a Texas limited liability company,  
its managing member

By: June Tang  
June Tang, Vice President

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 11<sup>th</sup> day of December, 2023, by June Tang, Vice President of Johnson HW Investors, LLC, managing member of HW 589 HOLDINGS LLC, a Delaware limited liability company, on behalf of said companies.

(NOTARY SEAL)



[Signature]  
Notary Public, State of Texas

**GRANTEE:**

**FORT BEND COUNTY, TEXAS,**

a body corporate and politic under the laws of the  
State of Texas

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

THE STATE OF TEXAS           §

§

COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2023, by \_\_\_\_\_, \_\_\_\_\_, as \_\_\_\_\_ of Fort Bend  
County, a body corporate and politic under the laws of the State of Texas.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

**Attachment:**

Exhibit A – Description and Sketch of the Property

**After Recording, Please Return To:**

Fort Bend County Engineering

301 Jackson Street

Richmond, Texas 77469

County: Fort Bend  
Project: Veranda Section Thirty-Two – Lourena Farmer Drive, Colonel Fields Drive  
and Wilkinson Trail  
C.I. No.: 1286-23 (Sketch attached)  
Job Number: 2015150-000-028

**METES AND BOUNDS FOR 1.7487 ACRES**

Being an 1.7487 acre tract of land located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said 1.7487 acre tract being all of Lourena Farmer Drive, Colonel Fields Drive and Wilkinson Trail, all being Public Rights-of-Ways dedicated in the subdivision plat of Veranda Section Thirty-Two, a subdivision recorded in Plat Number 20210271 of the Fort Bend County Plat Records (F.B.C.P.R.); said 1.7487 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System (NAD 83), South Central Zone):

**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwest right-of-way corner of said Lourena Farmer Drive, same being on the easterly right-of-way line of Circle Seven Road (width varies) as established in Plat Number 20180271 of the F.B.C.P.R.;

1. Thence, across said Lourena Farmer Drive right-of-way and with the easterly right-of-way line of said Circle Seven Road, North 05 degrees 29 minutes 36 seconds East, a distance of 60.00 feet to the northerly right-of-way line of said Lourena Farmer Drive;

Thence, with the right-of-way lines of said Lourena Farmer Drive, Colonel Fields Drive and Wilkinson Trail, the following nineteen (19) courses:

2. South 84 degrees 30 minutes 24 seconds East, a distance of 122.62 feet;
3. 39.33 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 07 minutes 58 seconds, a radius of 25.00 feet and a chord that bears North 50 degrees 25 minutes 37 seconds East, a distance of 35.40 feet;
4. 245.66 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 57 minutes 08 seconds, a radius of 1,770.00 feet and a chord that bears North 01 degrees 23 minutes 04 seconds East, a distance of 245.46 feet;
5. 11.89 feet along the arc of a curve to the left, said curve having a central angle of 27 degrees 15 minutes 11 seconds, a radius of 25.00 feet and a chord that bears North 16 degrees 13 minutes 05 seconds West, a distance of 11.78 feet;

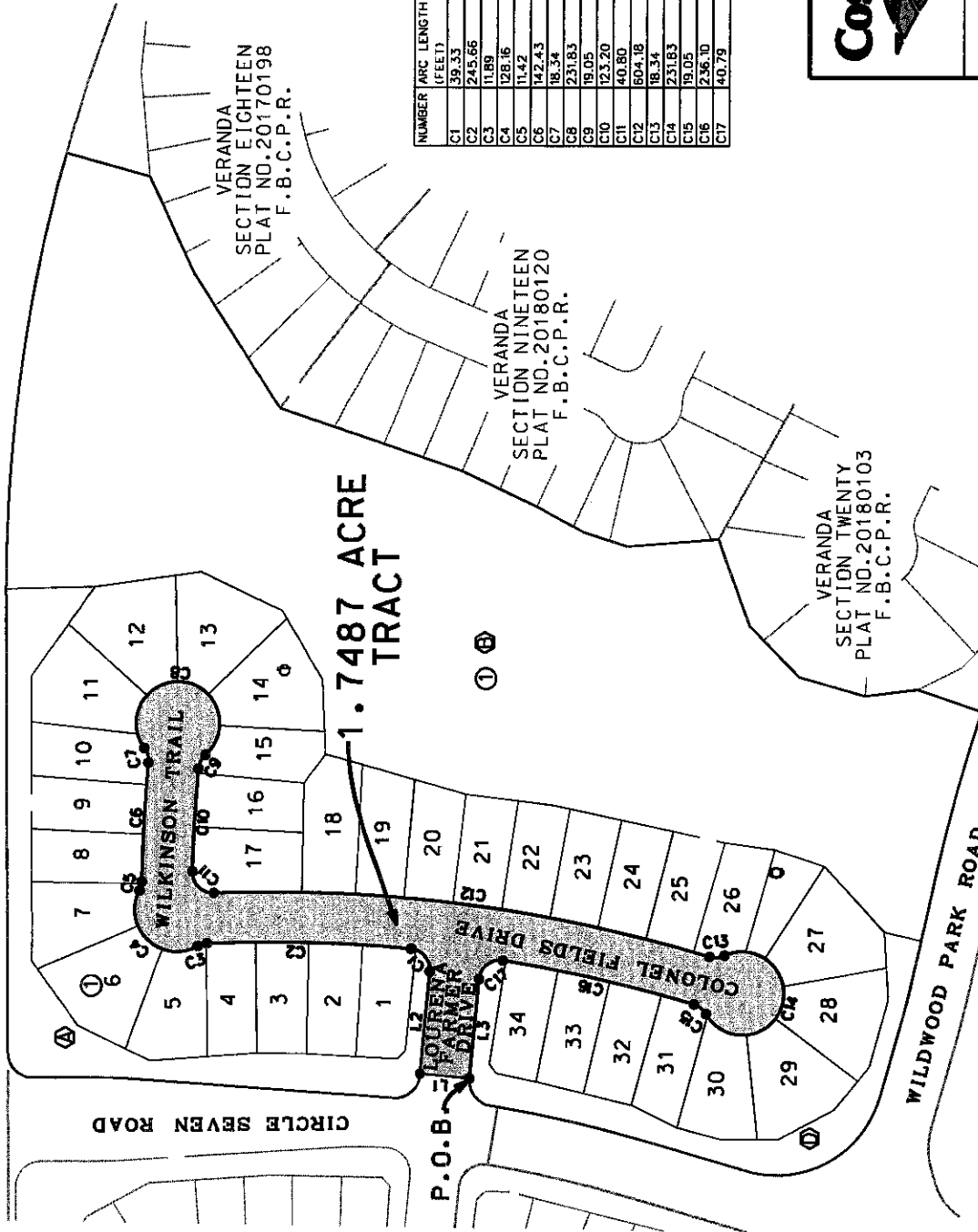
6. 128.16 feet along the arc of a curve to the right, said curve having a central angle of 146 degrees 51 minutes 55 seconds, a radius of 50.00 feet and a chord that bears North 43 degrees 35 minutes 18 seconds East, a distance of 95.85 feet;
7. 11.42 feet along the arc of a curve to the left, said curve having a central angle of 26 degrees 10 minutes 46 seconds, a radius of 25.00 feet and a chord that bears South 76 degrees 04 minutes 08 seconds East, a distance of 11.32 feet;
8. 142.43 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 27 minutes 34 seconds, a radius of 1,830.00 feet and a chord that bears South 86 degrees 55 minutes 44 seconds East, a distance of 142.40 feet;
9. 18.34 feet along the arc of a curve to the left, said curve having a central angle of 42 degrees 02 minutes 24 seconds, a radius of 25.00 feet and a chord that bears North 74 degrees 16 minutes 51 seconds East, a distance of 17.93 feet;
10. 231.83 feet along the arc of a curve to the right, said curve having a central angle of 265 degrees 39 minutes 16 seconds, a radius of 50.00 feet and a chord that bears South 06 degrees 05 minutes 17 seconds West, a distance of 73.34 feet;
11. 19.05 feet along the arc of a curve to the left, said curve having a central angle of 43 degrees 39 minutes 51 seconds, a radius of 25.00 feet and a chord that bears North 62 degrees 55 minutes 00 seconds West, a distance of 18.59 feet;
12. 123.20 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 59 minutes 17 seconds, a radius of 1,770.00 feet and a chord that bears North 86 degrees 44 minutes 34 seconds West, a distance of 123.18 feet;
13. 40.80 feet along the arc of a curve to the left, said curve having a central angle of 93 degrees 30 minutes 46 seconds, a radius of 25.00 feet and a chord that bears South 44 degrees 30 minutes 24 seconds West, a distance of 36.42 feet;
14. 604.18 feet along the arc of a curve to the right, said curve having a central angle of 18 degrees 54 minutes 59 seconds, a radius of 1,830.00 feet and a chord that bears South 07 degrees 12 minutes 31 seconds West, a distance of 601.44 feet;
15. 18.34 feet along the arc of a curve to the left, said curve having a central angle of 42 degrees 02 minutes 24 seconds, a radius of 25.00 feet and a chord that bears South 04 degrees 21 minutes 12 seconds East, a distance of 17.93 feet;

16. 231.83 feet along the arc of a curve to the right, said curve having a central angle of 265 degrees 39 minutes 16 seconds, a radius of 50.00 feet and a chord that bears North 72 degrees 32 minutes 46 seconds West, a distance of 73.34 feet;
17. 19.05 feet along the arc of a curve to the left, said curve having a central angle of 43 degrees 39 minutes 51 seconds, a radius of 25.00 feet and a chord that bears North 38 degrees 26 minutes 57 seconds East, a distance of 18.59 feet;
18. 236.10 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 38 minutes 33 seconds, a radius of 1,770.00 feet and a chord that bears North 12 degrees 47 minutes 45 seconds East, a distance of 235.92 feet;
19. 40.79 feet along the arc of a curve to the left, said curve having a central angle of 93 degrees 28 minutes 52 seconds, a radius of 25.00 feet and a chord that bears North 37 degrees 45 minutes 58 seconds West, a distance of 36.41 feet;
20. North 84 degrees 30 minutes 24 seconds West, a distance of 119.41 feet to the **Point of Beginning** and containing 1.7487 acres of land.

*Mark D. Armstrong*  
12/01/2023



RICHMOND PARKWAY



LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N05°29'36"E	60.00
L2	S84°30'24"E	122.62
L3	N84°30'24"W	119.41

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.33	25.00	90° 7' 58"	N60°25'37"E	35.40
C2	245.66	1770.00	7° 57' 8"	N01°23'04"E	245.46
C3	11.89	25.00	27° 15' 11"	N16°13'05"W	11.78
C4	128.16	50.00	146° 51' 55"	N43°35'18"E	95.85
C5	11.42	25.00	26° 10' 46"	S76°04'08"E	11.32
C6	142.43	1830.00	4° 27' 34"	S86°55'44"E	142.40
C7	18.34	25.00	42° 2' 24"	N74°16'51"E	17.93
C8	231.83	50.00	265° 39' 16"	S06°05'17"W	73.34
C9	19.05	25.00	43° 39' 51"	N62°53'00"W	18.59
C10	123.20	1770.00	3° 59' 17"	N66°44'34"W	123.18
C11	40.80	25.00	93° 30' 46"	S44°30'24"W	36.42
C12	604.18	1830.00	18° 54' 59"	S07°12'31"W	601.44
C13	18.34	25.00	42° 2' 24"	S04°21'12"E	17.93
C14	231.83	50.00	265° 39' 16"	N72°32'46"W	73.34
C15	19.05	25.00	43° 39' 51"	N38°26'57"E	18.59
C16	236.10	1770.00	7° 38' 33"	N12°47'45"E	235.92
C17	40.79	25.00	93° 28' 52"	N37°45'58"W	36.41



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**  
**1.7487 ACRES**  
**VERANDA SECTION THIRTY-TWO**  
**PLAT NO. 20210271**  
**F.B.C.P.R.**

**ABBREVIATIONS**  
P.O.B. - POINT OF BEGINNING  
O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY  
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS

DRAWN BY: BUR DATE: 11-27-2023 SCALE: 1"=200'  
CHECKED BY: MA JOB NO: 2015150-000-028 128623.DGN