

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 **2.1149 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

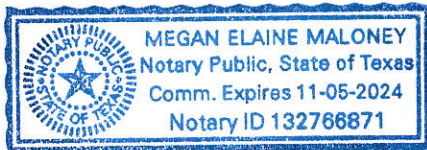
By: Johnson HW Investors LLC,
a Texas limited liability company,
its managing member

By: June Tang
June Tang, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 11th 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)



Mme
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-Seven – Hudgins Pass, Stuart Run Drive and
Meyers Cove Road
C.I. No.: 1283-23 (Sketch attached)
Job Number: 2015150-000-028

METES AND BOUNDS FOR 2.1149 ACRES

Being an 2.1149 acre tract of land located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said 2.1149 acre tract all of Huggins Pass, Stuart Run Drive and Meyers Cove Road, all being Public Rights-of-Ways dedicated in the subdivision plat of Veranda Section Thirty-Seven, a subdivision recorded in Plat Number 20210053 of the Fort Bend County Plat Records (F.B.C.P.R.); said 2.1149 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 southerly radius return of the northerly right-of-way line of said Meyers Cove Road and the easterly right-of-way line of Simpson Valley Lane (60-feet wide) as established in the subdivision plat of Veranda Section Twenty-Seven, a subdivision recorded in Plat Number 20200141 of the F.B.C.P.R.;

Thence, with the right-of-way lines of said Meyers Cove Road, Stuart Run Drive and Hudgins Pass, the following five (5) courses:

1. South 65 degrees 59 minutes 55 seconds East, a distance of 190.00 feet;
2. 39.45 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 24 minutes 09 seconds, a radius of 25.00 feet and a chord that bears North 68 degrees 48 minutes 01 seconds East, a distance of 35.48 feet;
3. North 23 degrees 35 minutes 56 seconds East, a distance of 489.87 feet;
4. 39.09 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 35 minutes 51 seconds, a radius of 25.00 feet and a chord that bears North 21 degrees 11 minutes 59 seconds West, a distance of 35.23 feet;
5. North 65 degrees 59 minutes 55 seconds West, a distance of 191.22 feet to a common corner of said Section Thirty-Seven and said Section Twenty-Seven;

6. Thence, across said Hudgins Pass and with the common line of said Section Thirty-Seven and said Section Twenty-Seven, North 24 degrees 00 minutes 05 seconds East, a distance of 60.00 feet to the northerly right-of-way line of said Hudgins Pass;

Thence, with the right-of-way lines of said Hudgins Pass, Stuart Run Drive and Meyers Cove Road, the following twelve (12) courses:

7. South 65 degrees 59 minutes 55 seconds East, a distance of 190.45 feet;
8. 39.45 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 24 minutes 09 seconds, a radius of 25.00 feet and a chord that bears North 68 degrees 48 minutes 01 seconds East, a distance of 35.48 feet;
9. North 23 degrees 35 minutes 56 seconds East, a distance of 176.68 feet;
10. 119.41 feet along the arc of a curve to the right, said curve having a central angle of 68 degrees 24 minutes 57 seconds, a radius of 100.00 feet and a chord that bears North 57 degrees 48 minutes 25 seconds East, a distance of 112.44 feet;
11. South 87 degrees 59 minutes 06 seconds East, a distance of 52.02 feet;
12. 197.12 feet along the arc of a curve to the right, said curve having a central angle of 225 degrees 53 minutes 05 seconds, a radius of 50.00 feet and a chord that bears South 24 degrees 57 minutes 26 seconds West, a distance of 92.09 feet;
13. 69.82 feet along the arc of a curve to the left, said curve having a central angle of 114 degrees 18 minutes 02 seconds, a radius of 35.00 feet and a chord that bears South 80 degrees 44 minutes 57 seconds West, a distance of 58.81 feet;
14. South 23 degrees 35 minutes 56 seconds West, a distance of 778.22 feet;
15. 9.18 feet along the arc of a curve to the left, said curve having a central angle of 21 degrees 02 minutes 22 seconds, a radius of 25.00 feet and a chord that bears South 13 degrees 04 minutes 45 seconds West, a distance of 9.13 feet;
16. 115.87 feet along the arc of a curve to the right, said curve having a central angle of 132 degrees 46 minutes 42 seconds, a radius of 50.00 feet and a chord that bears South 68 degrees 56 minutes 55 seconds West, a distance of 91.63 feet;

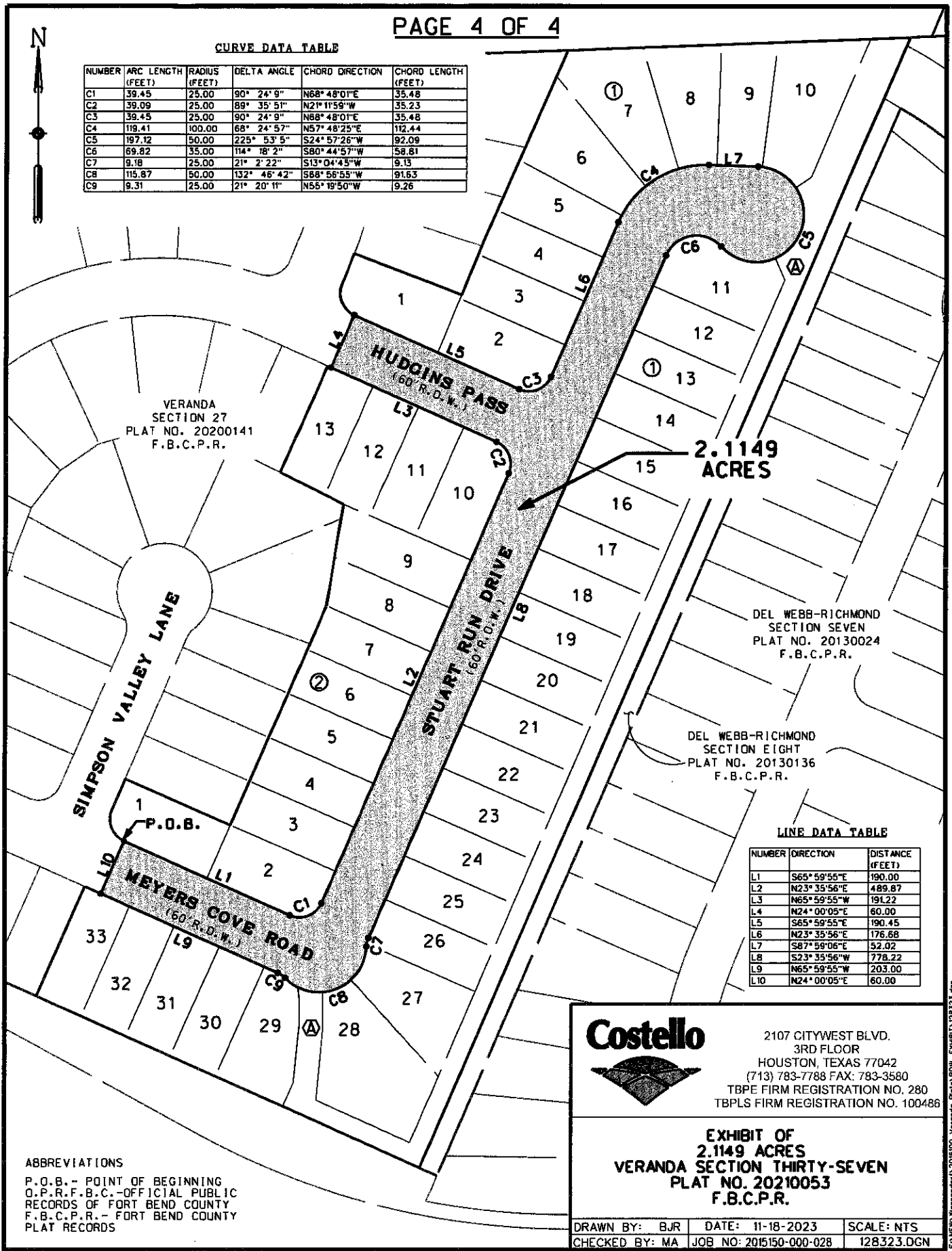
17. 9.31 feet along the arc of a curve to the left, said curve having a central angle of 21 degrees 20 minutes 11 seconds, a radius of 25.00 feet and a chord that bears North 55 degrees 19 minutes 50 seconds West, a distance of 9.26 feet;
18. North 65 degrees 59 minutes 55 seconds West, a distance of 203.00 feet to a common corner of aforesaid Section Twenty-Seven and aforesaid Section Thirty-Seven;
19. Thence, across said Meyers Cove Road and with the common line of said Section Twenty-Seven and said Section Thirty-Seven, North 24 degrees 00 minutes 05 seconds East, a distance of 60.00 feet to the **Point of Beginning** and containing 2.1149 acres of land.

Mark D. Armstrong
12/01/2023



CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.45	25.00	90° 24' 9"	N68° 48' 01"E	35.48
C2	39.09	25.00	89° 35' 51"	N2° 11' 59"W	35.23
C3	39.45	25.00	90° 24' 9"	N68° 48' 01"E	35.48
C4	119.41	100.00	68° 24' 57"	N57° 48' 25"E	112.44
C5	197.12	50.00	225° 53' 5"	S24° 57' 26"W	92.09
C6	69.82	35.00	114° 18' 2"	S80° 44' 57"W	58.81
C7	9.18	25.00	21° 2' 22"	S13° 04' 45"W	9.13
C8	115.87	50.00	132° 46' 42"	S68° 56' 55"W	91.63
C9	9.31	25.00	21° 20' 11"	N55° 19' 50"W	9.26



LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S65° 59' 55"E	190.00
L2	N23° 35' 56"E	489.87
L3	N65° 59' 55"W	191.22
L4	N24° 00' 05"E	60.00
L5	S65° 59' 55"E	190.45
L6	N23° 35' 56"E	176.68
L7	S87° 59' 06"E	52.02
L8	S23° 35' 56"W	778.22
L9	N65° 59' 55"W	203.00
L10	N24° 00' 05"E	60.00

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



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
2.1149 ACRES
VERANDA SECTION THIRTY-SEVEN
PLAT NO. 20210053
F.B.C.P.R.

DRAWN BY: BJR DATE: 11-18-2023 SCALE: NTS
CHECKED BY: MA JOB NO: 2015150-000-028 128323.DGN