

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 **2.4075 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)



[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 Forty-One – Colonel Hare Lane, Carson Field Lane,
Boone Hollow Lane and McElvy Hill Lane
C.I. No.: 1287-23 (Sketch attached)
Job Number: 2015150-000-028

METES AND BOUNDS FOR 2.4075 ACRES

Being an 2.4075 acre tract of land located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said 2.4075 acre tract being all of Colonel Hare Lane, Carson Field Lane, Boone Hollow Lane and McElvy Hill Lane, all being Public Rights-of-Ways dedicated in the subdivision plat of Veranda Section Forty-One, a subdivision recorded in Plat Number 20220041 of the Fort Bend County Plat Records (F.B.C.P.R.); said 2.4075 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 northwest corner of Lot 1, Block 2 of said Section Forty-One, being the common line of said Section Forty-One and Veranda Section Forty, a subdivision recorded in Plat Number 20210273 of the F.B.C.P.R., also being on the south right-of-way line of said Colonel Hare Lane;

1. Thence, with the common line of said Section Forty-One and Section Forty and across said Colonel Hare Lane, North 05 degrees 16 minutes 23 seconds West, a distance of 60.00 feet to the north right-of-way line of said Colonel Hare Lane;

Thence, with the right-of-way lines of said Colonel Hare Lane, Carson Field Lane, Boone Hollow Lane and McElvy Hill Lane, the following twenty-two (22) courses:

2. North 84 degrees 43 minutes 37 seconds East, a distance of 95.28 feet;
3. 40.35 feet along the arc of a curve to the left, said curve having a central angle of 92 degrees 28 minutes 34 seconds, a radius of 25.00 feet and a chord that bears North 38 degrees 29 minutes 20 seconds East, a distance of 36.11 feet;
4. 65.32 feet along the arc of a curve to the left, said curve having a central angle of 02 degrees 32 minutes 45 seconds, a radius of 1,470.00 feet and a chord that bears North 09 degrees 01 minutes 20 seconds West, a distance of 65.31 feet;

5. 19.13 feet along the arc of a curve to the left, said curve having a central angle of 43 degrees 50 minutes 06 seconds, a radius of 25.00 feet and a chord that bears North 32 degrees 12 minutes 46 seconds West, a distance of 18.66 feet;
6. 231.82 feet along the arc of a curve to the right, said curve having a central angle of 265 degrees 38 minutes 56 seconds, a radius of 50.00 feet and a chord that bears North 78 degrees 41 minutes 40 seconds East, a distance of 73.34 feet;
7. 18.28 feet along the arc of a curve to the left, said curve having a central angle of 41 degrees 53 minutes 08 seconds, a radius of 25.00 feet and a chord that bears South 10 degrees 34 minutes 34 seconds West, a distance of 17.87 feet;
8. 219.32 feet along the arc of a curve to the right, said curve having a central angle of 08 degrees 12 minutes 48 seconds, a radius of 1,530.00 feet and a chord that bears South 06 degrees 15 minutes 36 seconds East, a distance of 219.14 feet;
9. South 02 degrees 09 minutes 12 seconds East, a distance of 56.97 feet;
10. 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears South 47 degrees 09 minutes 12 seconds East, a distance of 35.36 feet;
11. North 87 degrees 50 minutes 48 seconds East, a distance of 191.86 feet;
12. 36.54 feet along the arc of a curve to the left, said curve having a central angle of 83 degrees 45 minutes 11 seconds, a radius of 25.00 feet and a chord that bears North 45 degrees 58 minutes 12 seconds East, a distance of 33.38 feet;
13. 283.76 feet along the arc of a curve to the left, said curve having a central angle of 13 degrees 53 minutes 46 seconds, a radius of 1,170.00 feet and a chord that bears North 02 degrees 51 minutes 16 seconds West, a distance of 283.07 feet;
14. North 09 degrees 48 minutes 09 seconds West, a distance of 98.00 feet;
15. 115.95 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 24 minutes 05 seconds, a radius of 1,230.00 feet and a chord that bears North 07 degrees 06 minutes 06 seconds West, a distance of 115.91 feet;
16. 15.63 feet along the arc of a curve to the left, said curve having a central angle of 35 degrees 49 minutes 48 seconds, a radius of 25.00 feet and a chord that bears North 22 degrees 18 minutes 58 seconds West, a distance of 15.38 feet;

17. 231.06 feet along the arc of a curve to the right, said curve having a central angle of 264 degrees 46 minutes 14 seconds, a radius of 50.00 feet and a chord that bears South 87 degrees 50 minutes 45 seconds East, a distance of 73.86 feet;
18. 21.63 feet along the arc of a curve to the left, said curve having a central angle of 49 degrees 34 minutes 25 seconds, a radius of 25.00 feet and a chord that bears South 19 degrees 45 minutes 10 seconds West, a distance of 20.96 feet;
19. 97.37 feet along the arc of a curve to the left, said curve having a central angle of 04 degrees 46 minutes 06 seconds, a radius of 1,170.00 feet and a chord that bears South 07 degrees 25 minutes 05 seconds East, a distance of 97.35 feet;
20. South 09 degrees 48 minutes 09 seconds East, a distance of 73.95 feet;
21. 39.00 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 22 minutes 33 seconds, a radius of 25.00 feet and a chord that bears South 54 degrees 29 minutes 25 seconds East, a distance of 35.16 feet;
22. 95.86 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 10 minutes 31 seconds, a radius of 2,525.00 feet and a chord that bears North 81 degrees 54 minutes 34 seconds East, a distance of 95.86 feet;
23. 47.11 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 57 minutes 58 seconds, a radius of 30.00 feet and a chord that bears North 38 degrees 00 minutes 50 seconds East, a distance of 42.41 feet to the west right-of-way line of Great Blue Heron Lane (70-foot wide) as established in Plat Number 20190038 of the F.B.C.P.R.;
24. Thence, with the west right-of-way line of said Great Blue Heron Lane, South 06 degrees 58 minutes 09 seconds East, a distance of 120.00 feet to the south right-of-way line of said McElvy Hill Lane;

Thence, with the right-of-way lines of said McElvy Hill Lane, Boone Hollow Lane, Carson Field Lane and Colonel Hare Lane, the following fifteen (15) courses:

25. 47.14 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 02 minutes 08 seconds, a radius of 30.00 feet and a chord that bears North 51 degrees 59 minutes 13 seconds West, a distance of 42.44 feet;
26. 95.28 feet along the arc of a curve to the left, said curve having a central angle of 02 degrees 12 minutes 52 seconds, a radius of 2,465.00 feet and a chord that bears South 81 degrees 53 minutes 17 seconds West, a distance of 95.27 feet;

27. 37.81 feet along the arc of a curve to the left, said curve having a central angle of 86 degrees 39 minutes 26 seconds, a radius of 25.00 feet and a chord that bears South 37 degrees 27 minutes 08 seconds West, a distance of 34.31 feet;
28. 208.78 feet along the arc of a curve to the right, said curve having a central angle of 09 degrees 43 minutes 32 seconds, a radius of 1,230.00 feet and a chord that bears South 01 degrees 00 minutes 49 seconds East, a distance of 208.53 feet;
29. 14.49 feet along the arc of a curve to the left, said curve having a central angle of 33 degrees 12 minutes 42 seconds, a radius of 25.00 feet and a chord that bears South 12 degrees 45 minutes 24 seconds East, a distance of 14.29 feet;
30. 122.32 feet along the arc of a curve to the right, said curve having a central angle of 140 degrees 09 minutes 50 seconds, a radius of 50.00 feet and a chord that bears South 40 degrees 43 minutes 10 seconds West, a distance of 94.02 feet;
31. 10.02 feet along the arc of a curve to the left, said curve having a central angle of 22 degrees 57 minutes 17 seconds, a radius of 25.00 feet and a chord that bears North 80 degrees 40 minutes 34 seconds West, a distance of 9.95 feet;
32. South 87 degrees 50 minutes 48 seconds West, a distance of 215.72 feet;
33. 11.22 feet along the arc of a curve to the left, said curve having a central angle of 25 degrees 42 minutes 46 seconds, a radius of 25.00 feet and a chord that bears South 74 degrees 59 minutes 25 seconds West, a distance of 11.13 feet;
34. 123.42 feet along the arc of a curve to the right, said curve having a central angle of 141 degrees 25 minutes 31 seconds, a radius of 50.00 feet and a chord that bears North 47 degrees 09 minutes 12 seconds West, a distance of 94.39 feet;
35. 11.22 feet along the arc of a curve to the left, said curve having a central angle of 25 degrees 42 minutes 46 seconds, a radius of 25.00 feet and a chord that bears North 10 degrees 42 minutes 11 seconds East, a distance of 11.13 feet;
36. North 02 degrees 09 minutes 12 seconds West, a distance of 66.86 feet;
37. 31.64 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 13 minutes 59 seconds, a radius of 1,470.00 feet and a chord that bears North 02 degrees 46 minutes 12 seconds West, a distance of 31.64 feet;

38. 40.09 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 53 minutes 11 seconds, a radius of 25.00 feet and a chord that bears North 49 degrees 19 minutes 47 seconds West, a distance of 35.93 feet;
 39. South 84 degrees 43 minutes 37 seconds West, a distance of 95.85 feet to the **Point of Beginning** and containing 2.4075 acres of land.
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Mark D. Armstrong
12/01/2023





LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N05°16'23"W	60.00
L2	N84°43'37"E	95.28
L3	S02°09'12"E	56.97
L4	N87°50'48"E	191.66
L5	N09°48'09"W	98.00
L6	S09°48'09"E	73.95
L7	S08°58'09"E	120.00
L8	S87°50'48"W	215.72
L9	N02°09'12"W	66.86
L10	S84°43'37"W	95.85

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	40.35	25.00	92° 28' 34"	S38° 29' 20"W	56.11
C2	65.32	1470.00	2° 32' 45"	N09° 01' 20"W	65.31
C3	19.13	25.00	43° 50' 6"	N32° 12' 48"W	18.66
C4	231.82	50.00	765° 38' 56"	N78° 41' 40"E	73.34
C5	18.28	25.00	41° 53' 8"	S10° 34' 34"W	17.87
C6	219.32	1530.00	8° 12' 48"	S06° 15' 36"E	219.14
C7	39.27	25.00	90° 0' 0"	S47° 09' 12"E	55.36
C8	36.54	25.00	83° 45' 11"	N45° 58' 12"E	33.38
C9	283.76	1230.00	13° 53' 48"	N02° 57' 16"W	283.07
C10	15.95	25.00	5° 24' 5"	N07° 06' 06"W	16.91
C11	15.63	25.00	35° 49' 48"	N22° 18' 58"W	15.38
C12	231.06	50.00	284° 45' 14"	S87° 50' 45"E	73.86
C13	21.63	25.00	49° 34' 25"	S19° 45' 10"W	20.96
C14	97.37	1170.00	4° 46' 6"	S07° 25' 05"E	97.35
C15	36.00	25.00	89° 22' 33"	S54° 29' 25"E	35.16
C16	95.86	2525.00	2° 10' 31"	N81° 54' 34"E	95.86
C17	47.11	30.00	99° 57' 58"	N38° 00' 50"E	42.41
C18	47.14	30.00	90° 2' 8"	N51° 59' 13"W	42.44
C19	95.26	2465.00	2° 12' 52"	S81° 53' 17"W	95.27
C20	37.81	25.00	86° 39' 26"	S37° 27' 08"W	34.31
C21	208.78	1230.00	9° 43' 32"	S01° 00' 45"E	208.53
C22	14.49	25.00	33° 12' 42"	S12° 45' 24"E	14.29
C23	122.32	50.00	140° 9' 50"	S40° 43' 10"W	94.02
C24	10.02	25.00	22° 57' 17"	N60° 40' 34"W	9.95
C25	11.22	25.00	25° 42' 46"	S74° 59' 25"W	11.13
C26	123.42	50.00	141° 25' 31"	N47° 09' 12"W	94.39
C27	11.22	25.00	25° 42' 46"	N10° 42' 11"E	11.13
C28	31.64	1470.00	1° 37' 59"	N02° 46' 12"W	31.64
C29	40.09	25.00	91° 53' 11"	N49° 19' 47"W	35.93



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
2.4075 ACRES
VERANDA SECTION FORTY-ONE
PLAT NO. 20220041
F.B.C.P.R.

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

DRAWN BY: BJR DATE: 11-27-2023 SCALE: 1"=200'
CHECKED BY: MA JOB NO: 2015150-000-028 128723.DGN