

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

**ORDER AUTHORIZING PARTIAL LOT CONVEYANCE AND ACCEPTANCE OF
DONATION DEED FOR THE WEST BELLFORT RIGHT-OF-WAY**

On the ____ day of _____, 2024, at a duly posted and called meeting of the Commissioners Court of Fort Bend County, Texas (the "County"), on motion of Commissioner _____, seconded by Commissioner _____, duly put and carried;

WHEREAS, Aliana Belfort, LLC ("Aliana Belfort"), a Texas limited liability company, and Springwood at Aliana Holdings, LLC ("Springwood at Aliana Holdings"), a Texas limited liability company, each own certain platted real property located in the Springwood at Aliana subdivision and abutting the West Belfort right-of-way; and

WHEREAS, Aliana Belfort and Springwood at Aliana Holdings each desire to donate and convey a portion of said previously platted lots to the County for the West Belfort right-of-way for the construction of a right turn lane, which portions are legally described as follows (collectively, the "Property"):

From Aliana Belfort:

Being a 0.320 acre tract of land (1,394 square feet), more or less, out of Unrestricted Reserve "B", Block One (1) of Springwood at Aliana, a subdivision located in the Andrew M. Clopper Survey, Abstract No. 151, Fort Bend County, Texas, according to the map or plat thereof recorded under Clerk's File No. 20220065 of the Official Public Records of Fort Bend County, Texas (the "Property"); and

From Springwood at Aliana Holdings:

Being a 0.0162 acre tract of land (706) square feet), more or less, out of Unrestricted Reserve "A", Block One (1) of Springwood at Aliana, a subdivision located in the Andrew M. Clopper Survey, Abstract No. 151, Fort Bend County, Texas, according to the map or plat thereof recorded under Clerk's File No. 20220065 of the Official Public Records of Fort Bend County, Texas (the "Property"); and

WHEREAS, Aliana Belfort and Springwood at Aliana Holdings have each prepared a Right-of-Way Donation Deed for the above-described Property (attached hereto as "Attachment 1") to donate and convey said Property to Fort Bend County, Texas, which Property is described by metes and bounds in the attached Deeds.

WHEREAS, the Fort Bend County Commissioners Court is authorized to allow conveyances of portions of one or more previously platted lots by metes and bounds description without revising the plat under § 232.010 of the Texas Local Government Code; and

WHEREAS, pursuant to Section 81.032 of the Texas Local Government Code and Section 252.019 of the Texas Transportation Code, the Fort Bend County Commissioners Court may accept donations and bequests of property for the purpose of performing a function conferred by law on the County and to aid in building or maintaining roads in the County; and

WHEREAS, the Fort Bend County Commissioners Court is the proper body to receive such donations on the County's behalf.

NOW THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS the following:

1. Aliana Belfort, LLC is authorized to donate and convey the above described 0.320 acre tract of land to Fort Bend County, Texas for public right-of-way purposes without revising the plat recorded under Instrument No. 20220065 of the Official Public Records of Fort Bend County, Texas; and
2. Springwood at Aliana Holdings is authorized to donate and convey the above described 0.0162 acre tract of land to Fort Bend County, Texas for public right-of-way purposes without revising the plat recorded under Instrument No. 20220065 of the Official Public Records of Fort Bend County, Texas; and
3. The Fort Bend County Commissioners Court hereby accepts, on behalf of Fort Bend County, Texas, the attached Right-of-Way Donation Deed conveying all right, title, and interest in and to said Property for public right-of-way purposes; and
4. The County Clerk and/or her designees are hereby authorized to record the attached Right-of-Way Donation Deeds in the Official Public Records of Fort Bend County, Texas at no cost.

SIGNED and ENTERED this _____ day of _____, 2024.

FORT BEND COUNTY, TEXAS

KP GEORGE,
COUNTY JUDGE

ATTEST:

LAURA RICHARD,
COUNTY CLERK

ATTACHMENT 1

(Right-of-Way Donation Deeds Follow Behind)

Project:
W. Bellfort ROW
Rt Turn Lane Dedication

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: December 29th, 2023

Grantor: SPRINGWOOD AT ALIANA HOLDINGS, LLC
a Texas Limited Liability Company

Grantor's Mailing Address:

c/o Registered Agent
4950 Westgrove Drive
Dallas, Texas 75248

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): Being a 0.0162 acre tract of land (706 square feet), more or less, out of Unrestricted Reserve "A", Block One (1) of Springwood at Aliana, a subdivision located in the Andrew M. Clopper Survey, Abstract No. 151, Fort Bend County, Texas, according to the map or plat thereof recorded under Clerk's File No. 20220065 of the Official Public Records of Fort Bend County, Texas; said 0.0162 acre tract of land being more particularly described by metes and bounds and survey attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

Project:
W. Bellfort ROW
Rt Turn Lane Dedication

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 and enforceable against a political subdivision of the state of Texas.

The purpose of this conveyance is to donate to Fort Bend County, Texas, a portion of the right-of-way for W. Bellfort (the "roadway facility") for the construction of a right turn lane as provided in the attached Exhibit "A."

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 "B" 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 "B", 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.

Project:
W. Bellfort ROW
Rt Turn Lane Dedication

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

GRANTOR

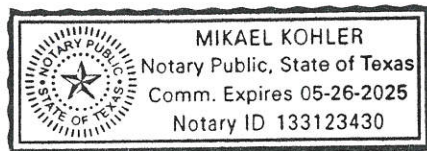
SPRINGWOOD AT ALIANA HOLDINGS, LLC
a Texas Limited Liability Company

By: 
Paul Cheng,
Manager

Acknowledgement

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 29th day of DECEMBER, 2023, by Paul Cheng, Manager of Springwood at Aliana Holdings, LLC, a Texas limited liability company, and on behalf of said limited liability company.




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

Project:
W. Bellfort ROW
Rt Turn Lane Dedication

EXHIBIT A

(Metes and Bounds and Survey Follow Behind)



**TRACT 2
RIGHT OF WAY DEDICATION
METES AND BOUNDS
0.0162-ACRES (706 SQUARE FEET)
IN THE ANDREW M. CLOPPER SURVEY, A-151
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS**

A tract of land containing 0.0162-acre (706 square foot), out of Reserve "A", of Springwood at Aliana, as described in plat recorded under Plat No. 20220065 of the PRFBCT, in the Andrew M. Clopper Survey, A-151, Fort Bend County, Texas, said 0.0162-acre tract, described by metes and bounds as follows (BEARINGS AND DISTANCES BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL, ZONE 4204, US SURVEY FEET):

Commencing, at a set 5/8-inch iron rod with Tri-Tech cap, lying in the north Right-of-Way (ROW) line of West Bellfort Boulevard (Varying Width), as recorded under Fort Bend County Clerks File (FBCCF) No. 2016099650, and the southeast corner of a called 17.728 acre tract conveyed to AAHAR, LLC, as described in a deed recorded under FBCCF No. 2017130989, and the southwest corner of Reserve "B" of said Springwood at Aliana;

THENCE, North 87 deg. 53 min. 30 sec. West, departing said 17.728 acre tract, and along said north ROW line of West Bellfort, a distance of 185.80 feet, to a point, for the southwest corner and the **POINT OF BEGINNING** of the herein described dedication;

THENCE, in a northeasterly direction along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 39°56'38", a chord bearing North 67°55'09" East, a chord distance of 20.49 feet, and for an arc length of 20.91 feet to a point of tangency of said curve;

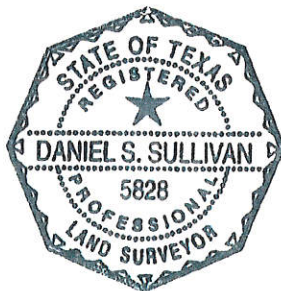
THENCE, North 87 deg. 53 min. 30 sec. East, over and across said Reserve "A" of Springwood at Aliana, a distance of 94.84 feet, to a point, for the northeast corner of the herein described dedication;

THENCE, South 01 deg. 15 min. 55 sec. East, along the common line of Reserve "A" and "C" of said Springwood at Aliana, a distance of 7.00 feet, to a point in aforementioned north ROW line of West Bellfort Boulevard and a point, for the southeast corner of the herein described dedication;

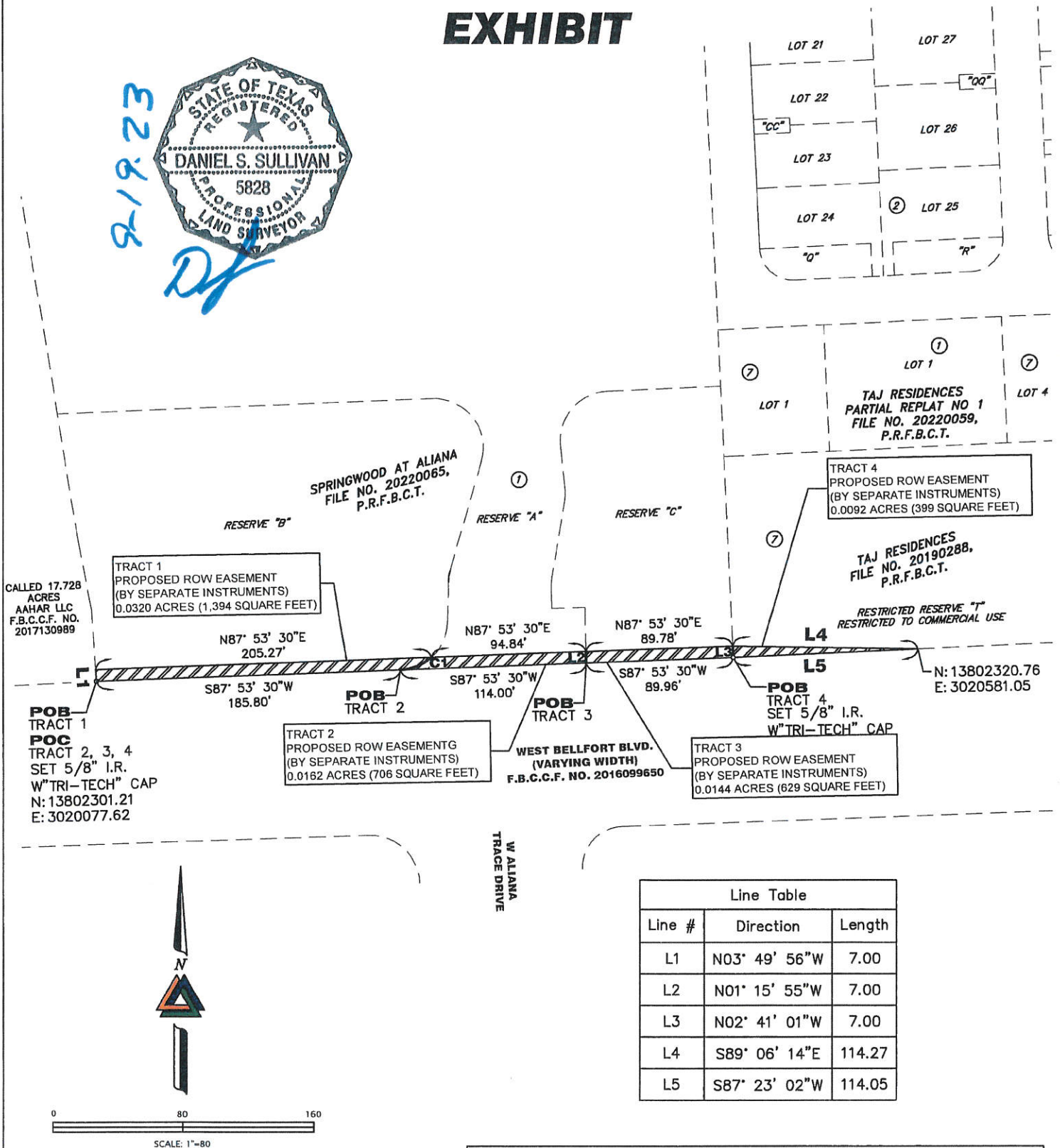
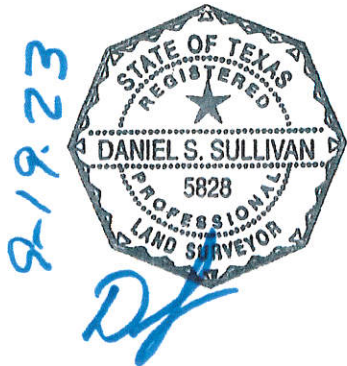
THENCE, South 87 deg. 53 min. 30 sec. West, along said north ROW line of West Bellfort Boulevard, a distance of 114.00 feet, to the **Point of Beginning**, and containing 0.0162 acre (706 square feet) of land.

- 1.) This field note description is part 2 of survey of same date.
- 2.) Bearings shown are based on Texas State Plane Coordinates, South Central Zone 4204.
- 3.) This field note description valid for this transaction only. Copyright 2023, Tri-Tech Surveying Co., L.P.
- 4.) The square footage and acreage values shown hereon are mathematical values calculated from the boundary data shown hereon. These values in no way represent the precision of closure of this survey or the accuracy of boundary monuments found or set.

Daniel S. Sullivan, R.P.L.S. No. 5828
09-19-23
Job No. TTC1235-19



PROPOSED RIGHT-OF-WAY DEDICATION EXHIBIT



Project:
W. Bellfort ROW
Rt Turn Lane Dedication

EXHIBIT B

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

Project:
W. Bellfort ROW
Rt Turn Lane Dedication

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RIGHT-OF-WAY DONATION DEED

Date: January, 11, 2023+

Grantor: ALIANA BELFORT, LLC
a Texas Limited Liability Company

Grantor's Mailing Address:

c/o Registered Agent
18239 Newmachar Way
Richmond, Texas 77407

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): Being a 0.0320 acre tract of land (1,394 square feet), more or less, out of Unrestricted Reserve "B", Block One (1) of Springwood at Aliana, a subdivision located in the Andrew M. Clopper Survey, Abstract No. 151, Fort Bend County, Texas, according to the map or plat thereof recorded under Clerk's File No. 20220065 of the Official Public Records of Fort Bend County, Texas; said 0.320 acre tract of land being more particularly described by metes and bounds and survey attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

Project:
W. Bellfort ROW
Rt Turn Lane Dedication

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 and enforceable against a political subdivision of the state of Texas.

The purpose of this conveyance is to donate to Fort Bend County, Texas, a portion of the right-of-way for W. Bellfort (the "roadway facility") for the construction of a right turn lane as provided in the attached Exhibit "A."

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 "B" 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 "B", 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.

Project:
W. Bellfort ROW
Rt Turn Lane Dedication

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

GRANTOR

ALIANA BELFORT, LLC,
a Texas Limited Liability Company

By: AB Square Ventures, LLC
a Texas limited liability company and sole Manager

By: [Signature]

Name: Roby Abraham Varghese

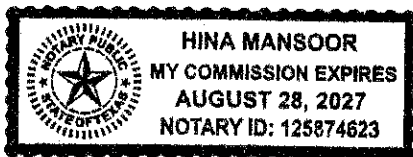
Title: General Partner

Acknowledgement

THE STATE OF TEXAS §

COUNTY OF fort bend §

This instrument was acknowledged before me on the 11th day of January, 2024 ^{H.M}
by Roby Abraham Varghese of AB Square Ventures, LLC, a Texas limited liability company, on behalf of said limited liability company acting in its capacity as the sole manager of Aliana Belfort, LLC, a Texas limited liability company, and on behalf of said limited liability company.



[Signature: Hina Mansoor]
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

Project:
W. Belfort ROW
Rt Turn Lane Dedication

EXHIBIT A

(Metes and Bounds and Survey Follow Behind)



TRI-TECH

ENGINEERING ▲ SURVEYING ▲ PLANNING

**TRACT 1
RIGHT OF WAY DEDICATION
METES AND BOUNDS
0.0320-ACRES (1,394 SQUARE FEET)
IN THE ANDREW M. CLOPPER SURVEY, A-151
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS**

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BEGINNING, at a set 5/8-inch iron rod with Tri-Tech cap, lying in the north Right-of-Way (ROW) line of West Belfort Boulevard (Varying Width), as recorded under Fort Bend County Clerks File (FBCCF) No. 2016099650, and the southeast corner of a called 17.728 acre tract conveyed to AAHAR, LLC, as described in a deed recorded under FBCCF No. 2017130989, and the southwest corner of said Reserve "B" of Springwood at Aliana, marking the southwest corner of the herein described dedication;


THENCE, North 03 deg. 49 min. 56 sec. West, departing said north ROW line of West Belfort, and along said 17.728 acre tract, a distance of 7.00 feet, to a point, for the northwest corner of the herein described dedication;

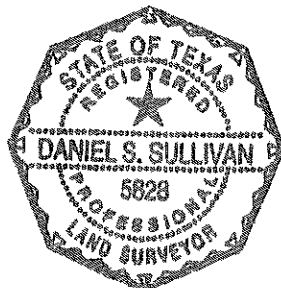
THENCE, North 87 deg. 53 min. 30 sec. East, over and across said Reserve "B", of Springwood at Aliana, a distance of 205.27 feet, to a point lying in common line of aforementioned Reserves "A" & "B" of Springwood at Aliana, for the northeast corner of the herein described dedication;

THENCE, in a southwesterly direction along the arc of a curve to the right, having a radius of 30.00 feet, a central angle of 39°56'38", a chord bearing South 67°55'09" West, a chord distance of 20.49 feet, and for an arc length of 20.91 feet to a point in said north ROW line of West Belfort Boulevard and a point for end of said curve;

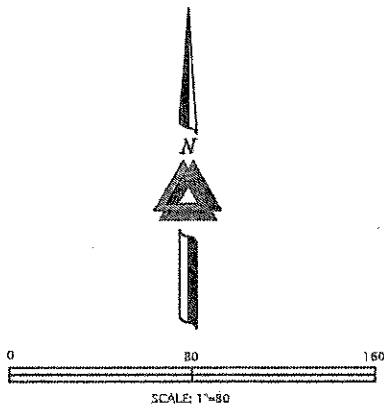
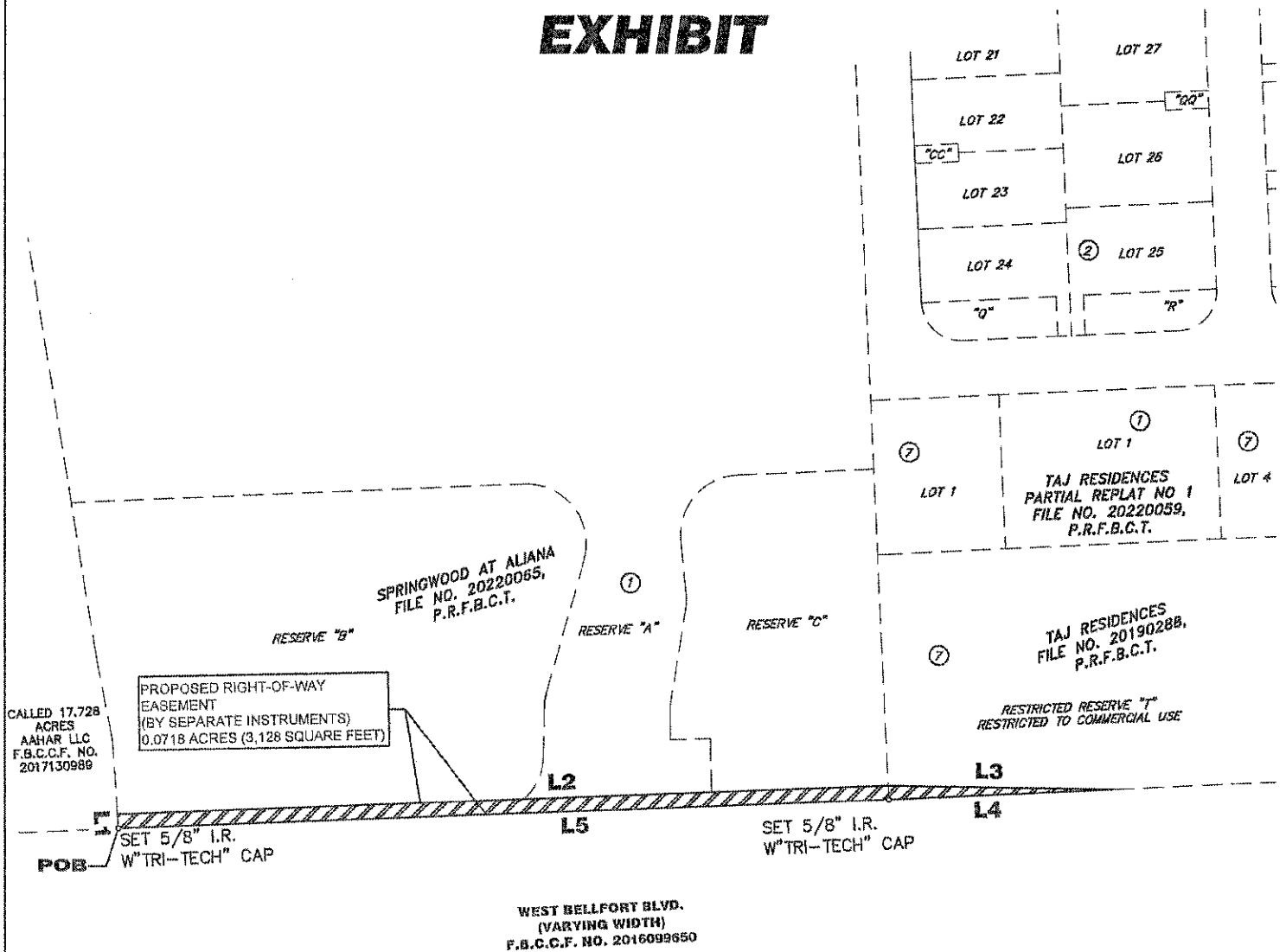
THENCE, South 87 deg. 53 min. 30 sec. West, continuing along said north ROW line of West Belfort Boulevard, a distance of 185.80 feet, to the **Point of Beginning**, and containing 0.0320 acre (1,394 square feet) of land.

- 1.) This field note description is part 2 of survey of same date.
- 2.) Bearings shown are based on Texas State Plane Coordinates, South Central Zone 4204.
- 3.) This field note description valid for this transaction only. Copyright 2023, Tri-Tech Surveying Co., L.P.
- 4.) The square footage and acreage values shown hereon are mathematical values calculated from the boundary data shown hereon. These values in no way represent the precision of closure of this survey or the accuracy of boundary monuments found or set.


Daniel S. Sullivan, R.P.L.S. No. 5828
09-19-23
Job No. TTC1235-19



PROPOSED RIGHT-OF-WAY DEDICATION EXHIBIT



Line Table		
Line #	Direction	Length
L1	N03° 49' 56"W	7.00
L2	N87° 53' 30"E	389.90
L3	S89° 06' 14"E	114.27
L4	S87° 23' 02"W	114.05
L5	S87° 53' 30"W	389.76

Project:
W. Bellfort ROW
Rt Turn Lane Dedication

EXHIBIT B

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