

Project No. 13203
Chimney Rock
Parcel 13

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: JUNE 20, 2024

Grantor: HANNOVER ESTATES, LTD.,
a Texas limited partnership

Grantor's Mailing Address:

1616 S Voss Rd.
Suite 618
Houston, Texas 77057

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

Grantee's Authority: Fort Bend County, Texas, acting by and through the Fort Bend County Commissioners Court, is authorized under the Section 81.032 of the Texas Local Government Code to accept donations of property for the purpose of performing a function conferred by law on the County. Fort Bend County, Texas, acting by and through the Fort Bend County Commissioners Court, is also authorized under Section 252.019 of the Texas Transportation Code to accept donations of property to aid in building or maintaining roads in the County. Further, 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 Section 232.010 of the Texas Local Government Code.

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

Property (including any improvements): Being 1.900 acres of land (82,777 s.f.), more or less, consisting of two (2) parts, situated in the T. Hobermaker Survey, Abstract No. 191, Fort Bend County, Texas, and being out of a called 161.292 acre tract of land conveyed to Hannover Estates, LTD., by deed recorded under Clerk's File No. 2017071906 of the Official Public Records of Fort Bend County, Texas; said 1.900 acres 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").

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 Chimney Rock Road (the "roadway facility") as provided in the attached Exhibit "A" 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), and is executed by Grantor and accepted by Grantee subject to the terms, conditions, and provisions hereof.

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 permitted from the remainder of Grantor's property. Grantor further acknowledges that 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. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the

Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the Property or any part thereof.

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

HANNOVER ESTATES, LTD.
a Texas limited partnership

By: AMVEST CORPORATION,
its sole general partner

By: [Signature]

Name: CF WONG

Title: PRESIDENT

Acknowledgement

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 20TH day of JUNE, 2024, by CLINTON WONG, PRESIDENT of Amvest Corporation, the sole general partner of Hannover Estates, Ltd., a Texas limited partnership, on behalf of said limited partnership.

[Signature]
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

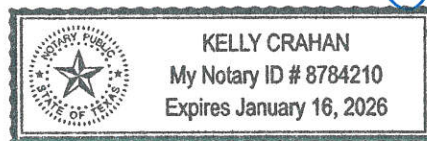


EXHIBIT A

(Metes and Bounds and Survey Follow Behind)

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
1.900 ACRES (82,777 SQ. FT.)
OUT OF CALLED 161.292 ACRE TRACT
T. HOBERMAKER SURVEY, A-191
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 1.900 acres (82,777 square feet), more less, situated in the T. Hobermaker Survey, Abstract No. 191, in Fort Bend County, Texas, said 1.900 acre tract being out of that certain tract called 161.292 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed effectively dated June 29, 2017, recorded in Fort Bend County Clerk's File No. 2017071906, of the Official Public Records of Fort Bend County, Texas, said 1.900 acre parcel being more particularly described by metes and bounds in two parts as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

PART 1: Being 0.8927 acre (38,887 square feet)

COMMENCING at a 1-inch iron pipe (X=3,085,378.45; Y=13,767,250.71; surface, feet) found in the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, for the southwest corner of said 161.292 acre tract, being also the southeast corner of that certain tract called 1.8064 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records Fort Bend County, Texas and by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records Fort Bend County, Texas, in the north line of that certain tract called 472.1079 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed dated April 12, 2000, recorded in Fort Bend County Clerk's File No. 2000089092, of the Official Public Records of Fort Bend County, Texas;

THENCE North 02°32'31" West along the westerly line of said 161.292 acre tract (called N02°38'41"W) and the easterly line of said 1.8064 acre tract (called N0°28'W), at a distance of 27.16 feet (called 26.45') pass a 5/8-inch iron rod found, at a distance of 27.23 feet pass a 1-inch iron pipe found, and continue, (called N02°32'40"W) at a distance of 52.32 feet (called 51.53') pass a 1-inch iron pipe found for the northeast corner of said 1.8064 acre tract, being the southeast corner of that certain tract called 259.7066 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records of Fort Bend County, Texas and by warranty deed (acreage is specifically referenced but the metes and bounds description was not attached) dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records of Fort Bend County, Texas, and continue, along the easterly line of said 259.7066 acre tract (called N02°32'40"W), in all a distance of 724.28 feet to a 5/8-inch iron rod with Tejas cap set for an intersect with the proposed westerly right-of-way line of said Chimney Rock Road, being

also the POINT OF BEGINNING (X=3,085,346.33; Y=13,767,974.28; surface, feet) and southwest corner of the herein described 0.8927 acre (38,887 square feet) tract;

THENCE departing said proposed westerly right-of-way line of said Chimney Rock Road, in a northerly direction, a distance of 775.76 feet, following the arc of a curve to the right having a radius of 2075.00 feet and a central angle of $21^{\circ}25'14''$ (Ch= $N19^{\circ}48'53''E$, 771.25 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

THENCE North $30^{\circ}31'30''$ East, a distance of 904.22 feet to a 5/8-inch iron rod with a Tejas cap set for the most northerly corner of the herein described tract and an angle point in the proposed westerly right-of-way line of said Chimney Rock Road;

THENCE along the proposed westerly right-of-way line of said Chimney Rock Road, the following four courses and distances:

South $16^{\circ}29'20''$ West, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

South $30^{\circ}31'30''$ West, a distance of 816.74 feet to a 5/8-inch iron rod with a Tejas cap set for a point of curvature;

In a southerly direction, a distance of 754.87 feet, following the arc of a curve to the left having a radius of 2050.00 feet and a central angle of $21^{\circ}05'53''$ (Ch= $S19^{\circ}58'34''W$, 750.61 feet) to a 5/8-inch iron rod with a Tejas cap set for a southeasterly corner;

North $80^{\circ}34'23''$ West, a distance of 20.46 feet to the POINT OF BEGINNING of Part 1, containing 0.8927 acres (38,887 square feet) of land, more or less.

PART 2: Being 1.008 acres (43,890 square feet)

COMMENCING at a 1-inch iron pipe (X=3,085,378.45; Y=13,767,250.71; surface, feet) found in the recognized southerly line of said T. Hoebmaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, for the southwest corner of said 161.292 acre tract, being also the southeast corner of that certain tract called 1.8064 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records Fort Bend County, Texas and by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records Fort Bend County, Texas, in the north line of that certain tract called 472.1079 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed dated April 12, 2000, recorded in Fort Bend County Clerk's File No. 2000089092, of the Official Public Records of Fort Bend County, Texas;

THENCE North 88°00'03" East, along the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract (called S86°49'04"W) and the northerly line of said 472.1079 acre tract (called S88°00'02"W), a distance of 104.94 feet to a 5/8-inch iron rod with a Tejas cap set in the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract, in the westerly line of Lot 1, Block 8, in the Offset Properties Subdivision for the northeast corner of said 472.1079 acre tract conveyed to HANNOVER ESTATES, LTD;

THENCE North 03°27'33" West, along the west line of said Lot 1, Block 8, in said Offset Properties subdivision, a distance of 0.70 feet to a ½-inch iron rod found for the northwest corner of said Lot 1, Block 8, Offset Properties;

THENCE North 86°59'22" East along the recognized southerly line of said T. Hobermaker Survey, Abstract No. 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract (called S86°49'04"W) and the northerly line of Lot 1, Block 8, in the Offset Properties Subdivision as recorded in Vol. 232, Pg. 344, of the Deed Records of Fort Bend County, Texas, a distance of 32.00 feet to a 5/8-inch iron rod with a Tejas cap set in a barb wire fence line on said recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract and the northerly line of Lot 1, Block 8, in the Offset Properties Subdivision as recorded in Vol. 232, Pg. 344, of the Deed Records of Fort Bend County, Texas, in the proposed easterly right-of-way line of said Chimney Rock Road;

THENCE North 03°27'33" West, crossing said 161.292 acre tract along the proposed easterly right-of-way line of said Chimney Rock Road, a distance of 104.40 feet to a 5/8-inch iron rod with a Tejas cap set for a cut-back corner;

THENCE North 48°29'58" West, along the proposed easterly right-of-way line of said Chimney Rock Road, a distance of 35.33 feet to a 5/8-inch iron rod with Tejas cap set for the POINT OF BEGINNING (X=3,085,482.49; Y=13,767,384.38; surface, feet) and southerly corner of the herein described 1.008 acre (43,890 square feet) tract;

THENCE continuing along the proposed easterly right-of-way line of said Chimney Rock Road, the following five courses and distances:

North 48°29'58" West, a distance of 16.96 feet to a 5/8-inch iron rod with Tejas cap set for a cut-back corner;

North 03°27'33" West, a distance of 152.98 feet to a 5/8-inch iron rod with Tejas cap set for a point of curvature;

In a northerly direction, a distance of 1,156.62 feet, following the arc of a curve to the right, having a radius of 1950.00 feet and a central angle of 33°59'03" (Ch=N13°31'58"E, 1,139.74 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

North 30°31'30" East, a distance of 780.96 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 44°33'41" East, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for the northerly corner of the herein described tract, being also an angle point in the proposed easterly right-of-way line of said Chimney Rock Road;

THENCE South 30°31'30" West, departing the proposed easterly right-of-way line of said Chimney Rock Road, a distance of 904.22 feet to a 5/8-inch iron rod with a Tejas cap set for a point of curvature;

THENCE, in a southerly direction, a distance of 1,141.79 feet, following the arc of a curve to the left, having a radius of 1925.00 feet and a central angle of 33°59'03" (Ch=S13°31'58"W, 1,125.13 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

THENCE South 03°27'33" East, a distance of 145.68 feet to the POINT OF BEGINNING of Part 2, containing 1.008 acres (43,890 square feet) of land, more or less.

Parcel Acquisition Summary

Part 1 =	0.8927 acre	38,887 square feet
Part 2 =	1.008 acre	43,890 square feet
Total =	1.900 acre	82,777 square feet

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, divide by a scale factor = 1.00013.

TEJAS SURVEYING, INC.

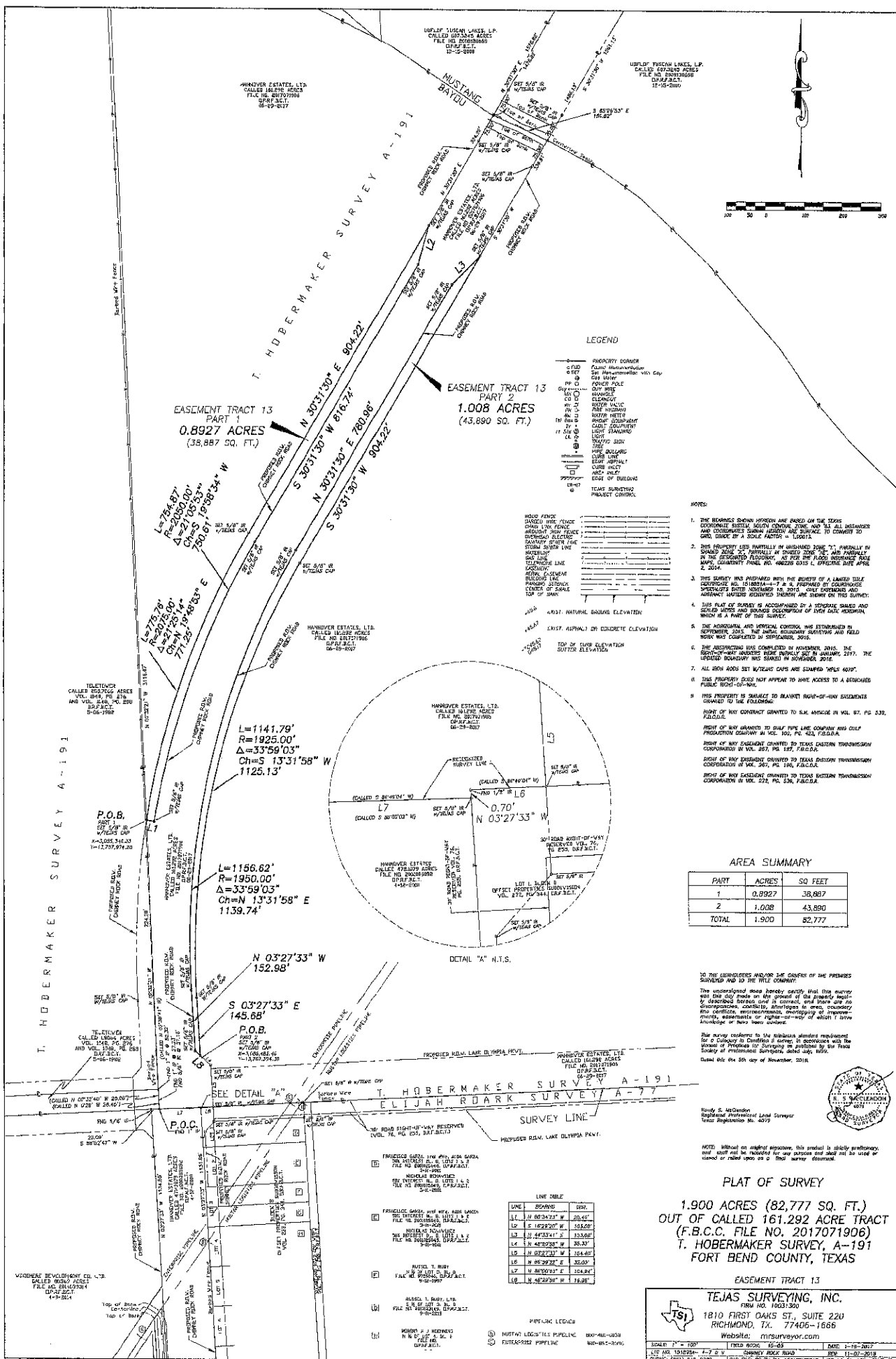
Firm No. 10031300

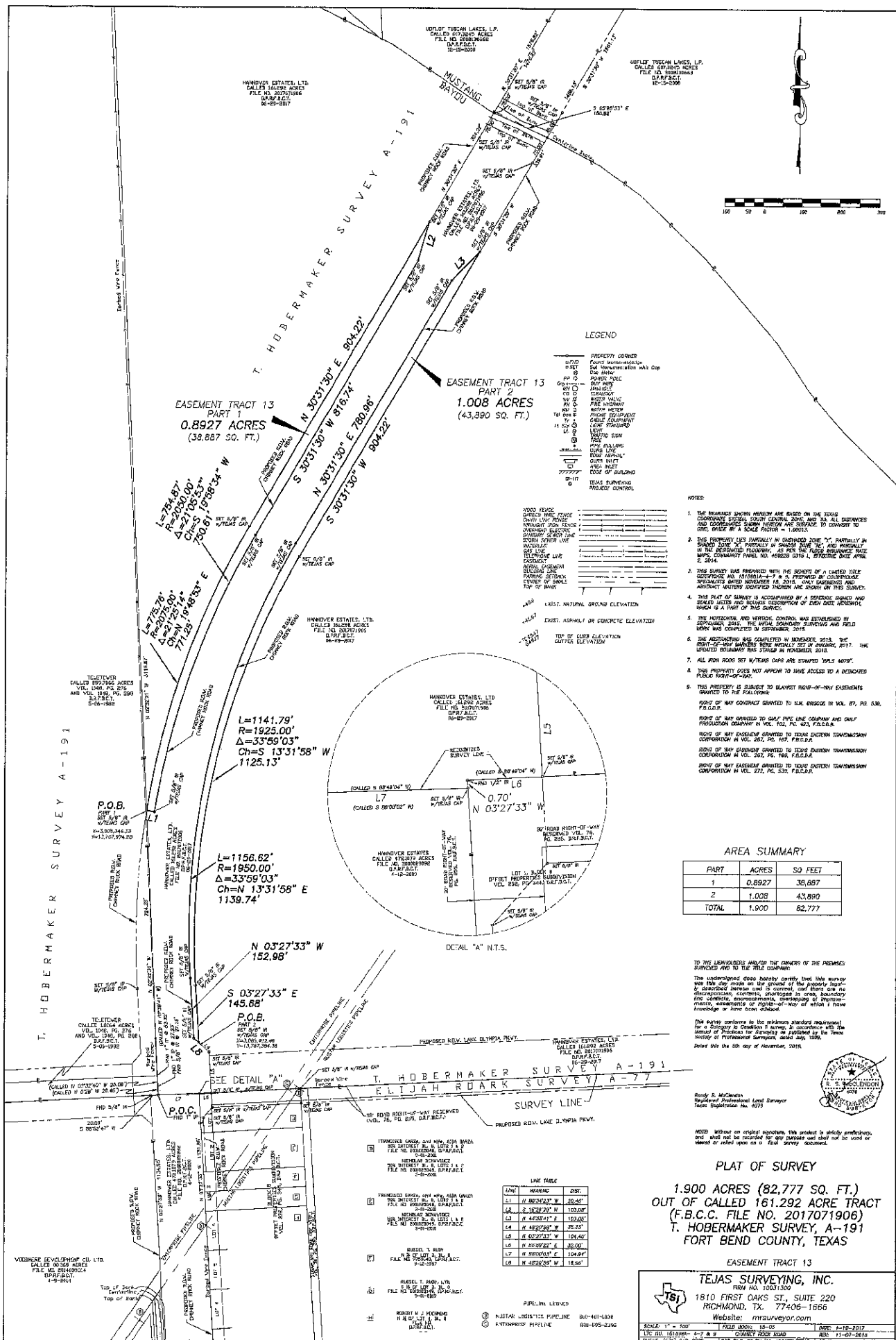
Ph: 281 240-9099

Job No. 61-1501 Easement Tract 13

November 7, 2018







AREA SUMMARY

PART	ACRES	SQ FEET
1	0.8927	38,687
2	1.008	43,890
TOTAL	1.900	82,577

TO THE LANDLORDS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was made on the ground of the property and that the same is correct and that there are no discrepancies, omissions, shortages in area, boundary lines, easements, encroachments, or other matters of which the undersigned is aware and of which a true knowledge is now been obtained.

This survey conforms to the minimum standards required for a Survey of Condition if survey is conducted with the intent of providing for financing as permitted by the Texas Surveyors' Act, Chapter 13, Section 13.01, Texas Property Code, as amended.

Dated this 29th day of November, 2017.

Randy S. McClellan
Registered Professional Land Surveyor
Texas Registration No. 4079

NOTED: Without an explicit signature, this product is strictly preliminary, and may not be relied on for any purpose and shall not be used or relied upon as a final survey document.

PLAT OF SURVEY

1.900 ACRES (82,777 SQ. FT.)
OUT OF CALLED 161.292 ACRE TRACT
(F.B.C.C. FILE NO. 2017071906)
T. HOBERMAKER SURVEY, A-191
FORT BEND COUNTY, TEXAS

EASEMENT TRACT 13

TEJAS SURVEYING, INC.
FROM PG. 10031300

1810 FIRST OAKS ST., SUITE 220
RICHMOND, TX. 77406-1666

Website: mrsurveyor.com

TEJAS SURVEYING, INC.
FROM PG. 10031300

1810 FIRST OAKS ST., SUITE 220
RICHMOND, TX. 77406-1666

Website: mrsurveyor.com