

81



DONATION DEED

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

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.

THAT THE, **HW 589 HOLDINGS, LLC**, a Delaware limited company ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has DONATED, and by these presents does 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, a certain tract of land, containing 4.707 acres, as more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof 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 are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or 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").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

If current ad valorem taxes on said 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's address is 301 Jackson Street, Richmond, Texas 77469.

CCM 7/5/16 #22B
Fort Bend County Clerk -RAC
Return Admin Serv Coord

EXECUTED on this the 21st day of JUNE, 2016.

GRANTOR:

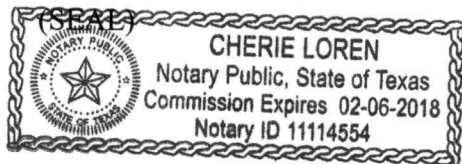
HW 589 Holdings, LLC,
A Delaware limited liability company

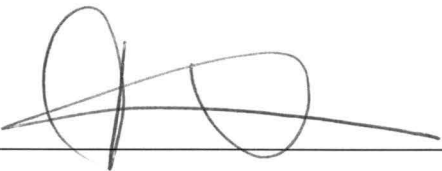
By: 

F.W. Reichert III, Vice President
Name, Title

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 21st day of JUNE,
2016 by F.W. REICHERT III, VICE PRESIDENT, on behalf of HW 589
Holdings, LLC.




Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the 5th day of July, 2016.

GRANTEE:

FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas.

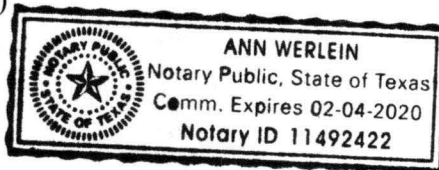
By: _____

Robert E. Hebert
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 5 day of July, 2016 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)



Ann Werlein

Notary Public in and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

County: Fort Bend
Project: Veranda
C.I. No.: 1186-16
Job Number: 2016-100-S01-012

FIELD NOTES FOR 4.707 ACRES

Being a 4.707 acre tract of land located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said 4.707 acre tract being out of a called 251.84 acre tract of land recorded in Clerk's File Number 2015128843 of the Official Records of Fort Bend County (O.R.F.B.C.); said 4.707 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central):

Commencing at a 5/8-inch iron rod with cap found at the northwest corner of Lot 19, Block 3 and the northeast corner of Reserve "B" of Del Webb-Richmond Section Ten, a subdivision recorded in Plat Number 20140118 of the Fort Bend County Plat Records, same being on the south line of said 251.84 acre tract;

Thence, with the common line of said Del Webb-Richmond Section Ten and said 251.84 acre tract, North 64 degrees 26 minutes 58 seconds West, a distance of 9.46 feet to the **Point of Beginning** of the herein described tract;

1. Thence, continuing with said common line, North 64 degrees 26 minutes 58 seconds West, a distance of 70.01 feet;

Thence, through said 251.84 acre tract, the following thirteen (13) courses:

2. 697.11 feet along the arc of a curve to the right, said curve having a central angle of 31 degrees 04 minutes 59 seconds, a radius of 1,285.00 feet and a chord that bears North 40 degrees 08 minutes 07 seconds East, a distance of 688.60 feet;
3. North 55 degrees 40 minutes 36 seconds East, a distance of 154.19 feet;
4. 96.98 feet along the arc of a curve to the right, said curve having a central angle of 11 degrees 06 minutes 46 seconds, a radius of 500.00 feet and a chord that bears North 61 degrees 13 minutes 59 seconds East, a distance of 96.82 feet;
5. 15.13 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 40 minutes 01 seconds, a radius of 1,300.00 feet and a chord that bears North 67 degrees 07 minutes 22 seconds East, a distance of 15.13 feet;

6. 37.67 feet along the arc of a curve to the left, said curve having a central angle of 86 degrees 19 minutes 53 seconds, a radius of 25.00 feet and a chord that bears North 24 degrees 17 minutes 27 seconds East, a distance of 34.21 feet;
7. North 18 degrees 52 minutes 30 seconds West, a distance of 12.72 feet;
8. North 71 degrees 07 minutes 30 seconds East, a distance of 120.00 feet;
9. South 18 degrees 52 minutes 30 seconds East, a distance of 11.47 feet;
10. 38.75 feet along the arc of a curve to the left, said curve having a central angle of 88 degrees 49 minutes 10 seconds, a radius of 25.00 feet and a chord that bears South 63 degrees 17 minutes 05 seconds East, a distance of 34.99 feet;
11. North 72 degrees 18 minutes 21 seconds East, a distance of 138.15 feet;
12. 736.08 feet along the arc of a curve to the left, said curve having a central angle of 44 degrees 23 minutes 39 seconds, a radius of 950.00 feet and a chord that bears North 50 degrees 06 minutes 31 seconds East, a distance of 717.81 feet;
13. North 27 degrees 54 minutes 42 seconds East, a distance of 163.75 feet;
14. 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 10 seconds, a radius of 25.00 feet and a chord that bears North 17 degrees 05 minutes 23 seconds West, a distance of 35.36 feet to the southwest Right-of-Way (R.O.W.) line of Williams Way Boulevard as recorded in Clerk's File Number 2004134394 of the O.R.F.B.C.;
15. Thence, with said R.O.W. line, South 62 degrees 05 minutes 28 seconds East, a distance of 150.00 feet;

Thence, through said 251.84 acre tract, the following fourteen (14) courses:

16. 39.27 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 59 minutes 50 seconds, a radius of 25.00 feet and a chord that bears South 72 degrees 54 minutes 37 seconds West, a distance of 35.35 feet;
17. South 27 degrees 54 minutes 42 seconds West, a distance of 163.76 feet;
18. 813.57 feet along the arc of a curve to the right, said curve having a central angle of 44 degrees 23 minutes 39 seconds, a radius of 1,050.00 feet and a chord that bears South 50 degrees 06 minutes 31 seconds West, a distance of 793.37 feet;

19. South 72 degrees 18 minutes 21 seconds West, a distance of 135.06 feet;
20. 39.79 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 10 minutes 50 seconds, a radius of 25.00 feet and a chord that bears South 26 degrees 42 minutes 55 seconds West, a distance of 35.72 feet;
21. South 18 degrees 52 minutes 30 seconds East, a distance of 8.49 feet;
22. South 71 degrees 07 minutes 30 seconds West, a distance of 120.00 feet;
23. North 18 degrees 52 minutes 30 seconds West, a distance of 6.94 feet;
24. 41.08 feet along the arc of a curve to the left, said curve having a central angle of 94 degrees 08 minutes 16 seconds, a radius of 25.00 feet and a chord that bears North 65 degrees 56 minutes 38 seconds West, a distance of 36.61 feet;
25. 4.14 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 11 minutes 52 seconds, a radius of 1,200.00 feet and a chord that bears South 66 degrees 53 minutes 18 seconds West, a distance of 4.14 feet;
26. 17.72 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 01 minutes 48 seconds, a radius of 500.00 feet and a chord that bears South 67 degrees 13 minutes 13 seconds West, a distance of 17.71 feet;
27. South 68 degrees 14 minutes 07 seconds West, a distance of 101.00 feet;
28. 104.96 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 01 minutes 39 seconds, a radius of 500.00 feet and a chord that bears South 62 degrees 13 minutes 18 seconds West, a distance of 104.77 feet;
29. 671.57 feet along the arc of a curve to the left, said curve having a central angle of 31 degrees 40 minutes 09 seconds, a radius of 1,215.00 feet and a chord that bears South 40 degrees 22 minutes 23 seconds West, a distance of 663.05 feet to the **Point of Beginning** and containing 4.707 acres of land.





BAR SCALE



WILLIAMS WAY BLVD.
C.F. NO. 2004134394 O.R.F.B.C.

CALL 251.84 ACRES
C.F. NO. 2015128843
O.R.F.B.C.

4.707 ACRES

CALL 251.84 ACRES
C.F. NO. 2015128843
O.R.F.B.C.

DEL WEBB-RICHMOND
SECTION TEN
PLAT NO. 20140118
F.B.C.P.R.

SWEETGRASS DRIVE

POB
POC

Costello



Engineering and Surveying
9990 Richmond Avenue, Suite 450 N
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

EXHIBIT OF
RIGHT-OF-WAY
4.707 ACRES

JOB NO. : 2016100-12	DATE: 06-02-16	EXHIBIT NO. :
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S:\NEW\Wessendorf\2016100 Veranda Plats\SO1118616.dgn
6/2/2016 10:40:59 AM

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

July 06, 2016 03:39:35 PM

FEE: \$0.00 BAK
DEED

2016072049



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

HW 589 Holdings LLC
Missouri City, TX United States

Certificate Number:
2016-74371

Date Filed:
06/21/2016

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Fort Bend County

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

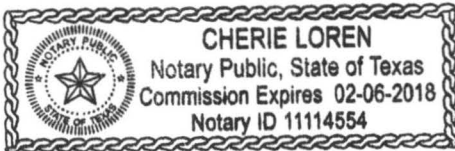
2016100-VP
Veranda Trails Parkway - donation deed

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Riverway 2006 Partners, L.P.	Houston, TX United States	X	

5 Check only if there is NO Interested Party.

6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



F.W. Reichert, III

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said F.W. REICHERT, III, this the 21st day of JUNE, 2016, to certify which, witness my hand and seal of office.

[Signature]

Signature of officer administering oath

CHERIE LOREN

Printed name of officer administering oath

NOTARY PUBLIC

Title of officer administering oath

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2016-74371

Date Filed:
06/21/2016

Date Acknowledged:
07/05/2016

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

HW 589 Holdings LLC
Missouri City, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Fort Bend County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2016100-VP
Veranda Trails Parkway - donation deed

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Riverway 2006 Partners, L.P.	Houston, TX United States	X	

5 Check only if there is NO Interested Party.

6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____, 20_____, to certify which, witness my hand and seal of office.

Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath