

104



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, **USA INFRASTRUCTURE INVESTMENTS, LP**, a Texas limited partnership ("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 0.8009 acres, referred to as Parcel 3 and 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 9/4/16 #336
Fort Bend County Clerk
Return Admin Serv Coord

EXECUTED on this the 11th day of AUGUST, 2016.

GRANTOR:

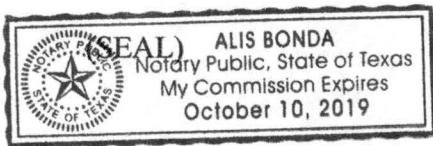
USA Infrastructure Investments, LP,
a Texas limited partnership

By: *Paul Cheng*

PAUL CHENG, PRINCIPAL
Name, Title

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of AUGUST,
2016 by PAUL CHENG, PRINCIPAL, on behalf of USA
Infrastructure Investments, LP.



Alis Bonda

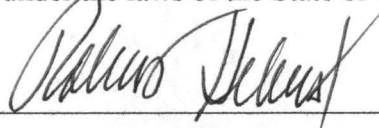
Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the 6 day of September, 2016.

GRANTEE:

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

By: _____



Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 6th day of September, 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)



Luisa Maria Bowers
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

DESCRIPTION OF
0.8009 ACRE (34,888 SQUARE FEET)
PARCEL 3

All that certain tract or parcel containing 0.8009 acre (34,888 square feet) of land in the Andrew M. Clopper Survey, Abstract No. 151, Fort Bend County, Texas, being a portion of that certain tract called 40.000 acres conveyed to USA Infrastructure Investments LP by an instrument of record in File Number 2016020436 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.), said 0.8009 acre tract being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone (NAD83 - 1993 adjustment);

COMMENCING for reference at a 5/8-inch iron rod found for the northwest corner of said 40.000 acre tract, said point being on the east line of that certain tract called 99.971 acres conveyed to Q4 Interests, LTD. by an instrument of record in File Number 2001066213, F.B.C.O.P.R.;

Thence, South $02^{\circ} 42' 48''$ East, along the common line of said 40.000 and 99.971 acre tracts and along the east line of that certain tract called 3.933 acres conveyed to Fort Bend County by an instrument of record in File Number 2007050864, F.B.C.O.P.R., 1,255.67 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for the POINT OF BEGINNING of the herein described tract;

Thence, North $89^{\circ} 53' 52''$ East, departing the easterly line of said 3.933 acre tract and the westerly line of said 40.000 acre tract, 514.31 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 17.50 feet along the arc of a tangent curve to the left, having a radius of 500.00 feet, a central angle of $02^{\circ} 00' 21''$ and a chord which bears North $88^{\circ} 53' 41''$ East, 17.50 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner;

0.8009 acre

July 20, 2016
Job No. 1968-1037

Thence, North 87° 53' 31" East, 472.79 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner;

Thence, North 87° 22' 54" East, 334.15 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner on the east line of said 40.000 acre tract, from which a 5/8-inch iron rod found for the southwest corner of that certain tract called 179.997 acres conveyed to Madden Road Landfill Limited Partnership by an instrument of record in File Number 2004096961, F.B.C.O.P.R., bears North 02° 40' 44" East, 6.15 feet;

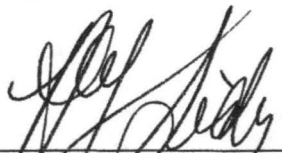
Thence, South 02° 40' 44" East, along the east line of said 40.000 acre tract, 20.02 feet to the southeast corner of said 40.000 acre tract;

Thence, South 87° 27' 25" West, along the south line of said 40.000 acre tract, 1,338.17 feet to the southwest corner of said 40.000 acre tract;

Thence, North 02° 42' 48" West, along the west line of said 40.000 acre tract, 45.51 feet to the POINT OF BEGINNING and containing 0.8009 acre (34,888 square feet) of land.

Field surveying was completed in February, 2016

This description prepared from a survey and plat prepared by the undersigned dated July 20, 2016.

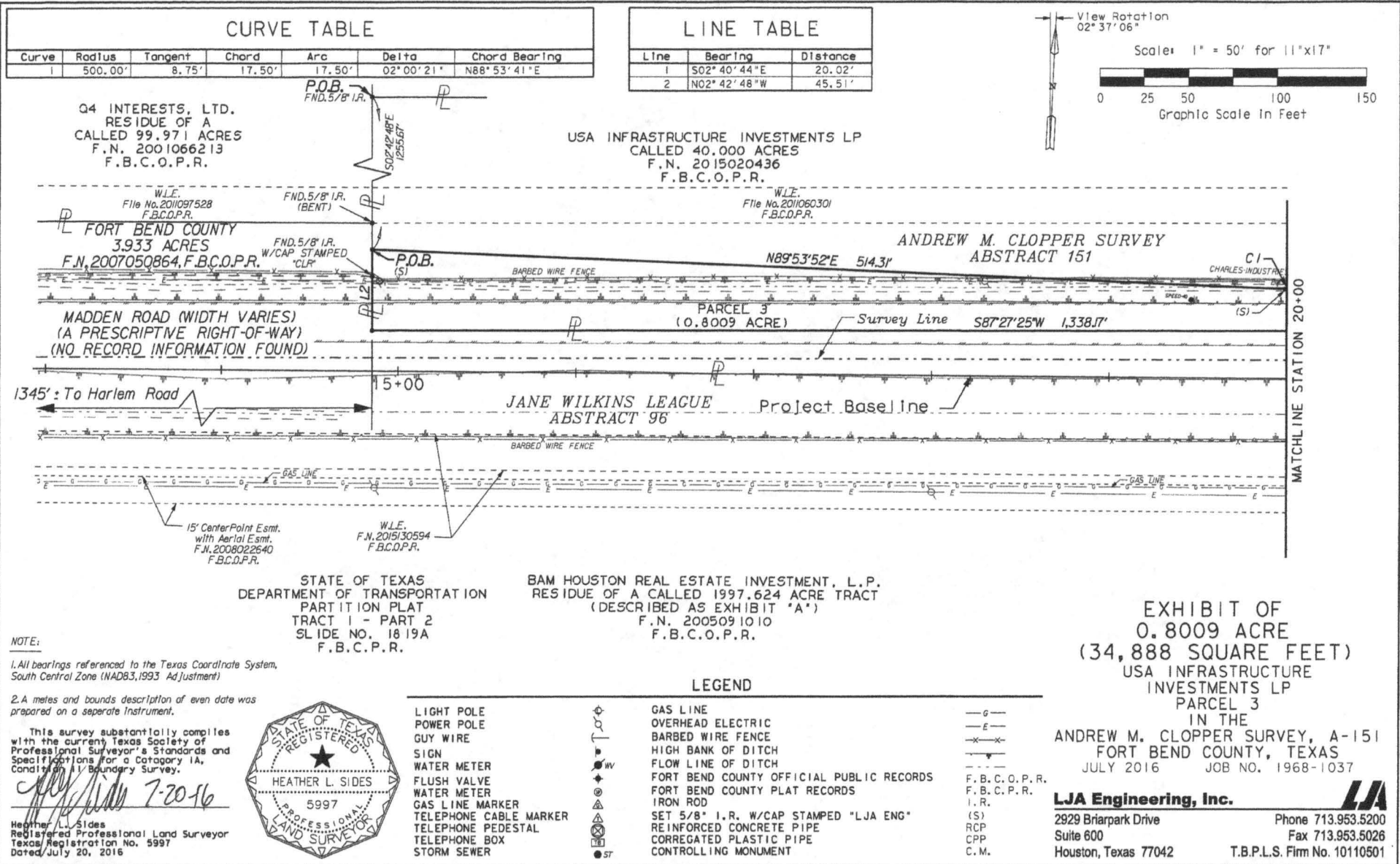
 7-20-16

Heather L. Sides, RPLS, CFedS
Registered Professional Land Surveyor
Texas Registration No. 5997
LJA Engineering, Inc.



RECORDER'S MEMORANDUM

This page is not satisfactory for photographic recordation due to carbon or photocopy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded.



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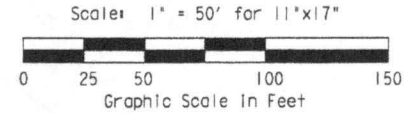
CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	500.00'	8.75'	17.50'	17.50'	02° 00' 21"	N88° 53' 41" E

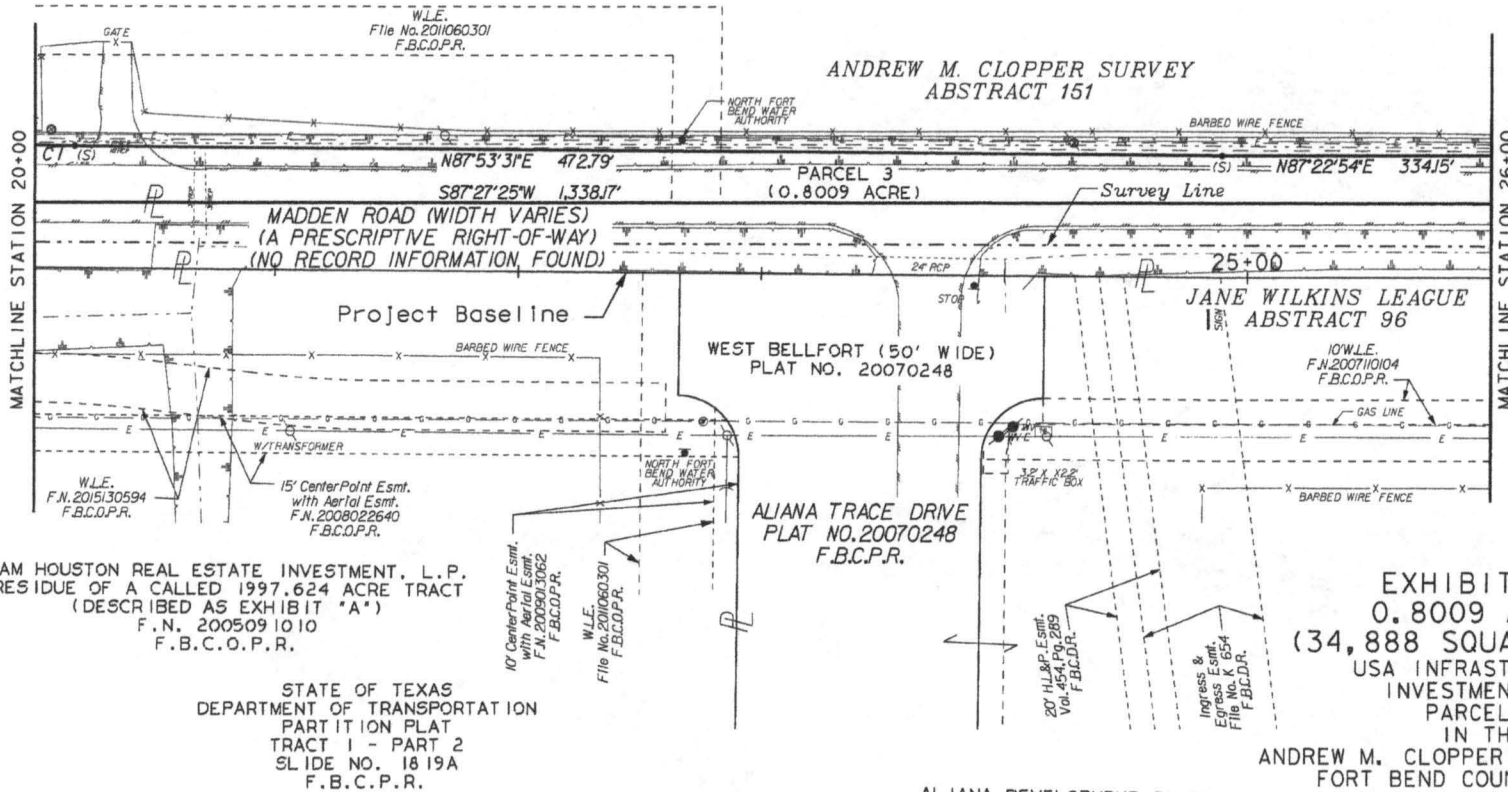
LINE TABLE

Line	Bearing	Distance
1	S02° 40' 44" E	20.02'
2	N02° 42' 48" W	45.51'

View Rotation
02° 37' 06"



USA INFRASTRUCTURE INVESTMENTS LP
 CALLED 40.000 ACRES
 F.N. 2015020436
 F.B.C.O.P.R.



BAM HOUSTON REAL ESTATE INVESTMENT, L.P.
 RESIDUE OF A CALLED 1997.624 ACRE TRACT
 (DESCRIBED AS EXHIBIT "A")
 F.N. 2005091010
 F.B.C.O.P.R.

STATE OF TEXAS
 DEPARTMENT OF TRANSPORTATION
 PARTITION PLAT
 TRACT 1 - PART 2
 SLIDE NO. 1819A
 F.B.C.P.R.

ALIANA DEVELOPMENT COMPANY
 CALLED 231.614 NET ACRES
 (DESCRIBED AS TRACT D)
 F.N. 2012147322
 F.B.C.O.P.R.

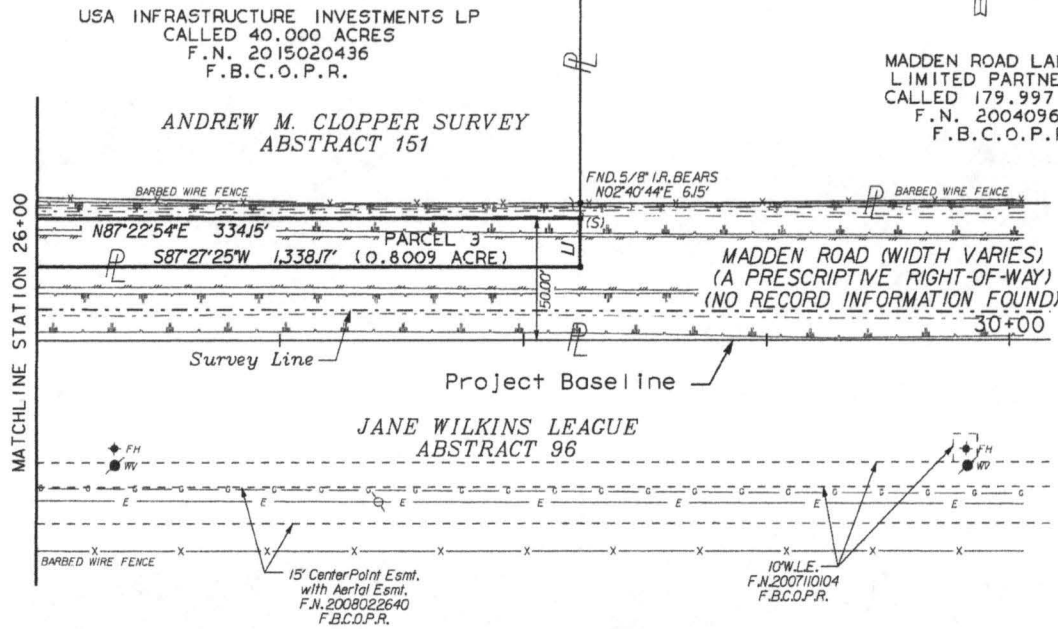
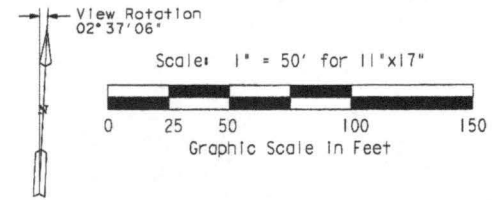
LJA Engineering, Inc.

2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, Texas 77042 T.B.P.L.S. Firm No. 10110501

RECORDER'S MEMORANDUM

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LINE TABLE		
Line	Bearing	Distance
1	S02°40'44"E	20.02'
2	N02°42'48"W	45.51'



STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION
PARTITION PLAT
TRACT 1 - PART 2
SLIDE NO. 1819A
F.B.C.P.R.

ALIANA DEVELOPMENT COMPANY
CALLED 231,614 NET ACRES
(DESCRIBED AS TRACT D)
F.N. 2012147322
F.B.C.O.P.R.

EXHIBIT OF
0.8009 ACRE
(34,888 SQUARE FEET)
USA INFRASTRUCTURE
INVESTMENTS LP
PARCEL 3
IN THE

ANDREW M. CLOPPER SURVEY, A-151
FORT BEND COUNTY, TEXAS
JULY 2016 JOB NO. 1968-1037

LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 10110501

RAC

FORT BEND COUNTY CLERK

RETURN ADMIN SERV COORD

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

September 08, 2016 03:10:03 PM

FEE: \$0.00 PG1
DEED

2016099650



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:
2016-99808

Date Filed:
08/16/2016

Date Acknowledged:

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

USA Infrastructure Investment, LP
Dallas, 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.

Commissioner Court 8/23/2016
Donation of Right-of-Way

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

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.

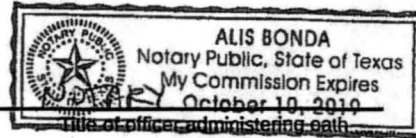
Paul Cheng
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said PAUL CHENG, this the 22nd day of AUGUST, 2016, to certify which, witness my hand and seal of office.

Alis Bonda
Signature of officer administering oath

ALIS BONDA
Printed name 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

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 USA Infrastructure Investment, LP
 Dallas, TX United States

Certificate Number:
 2016-99808

Date Filed:
 08/16/2016

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:
 09/06/2016

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.
 Commissioner Court 8/23/2016
 Donation of Right-of-Way

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

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