

114



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

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

THAT, **CCR TEXAS HOLDINGS, LP**, a Delaware limited partnership, ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other 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 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 **0.3375 of an acre**, 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").

Further, as a donation of the Property by Grantor to Grantee for use in carrying out a purpose that benefits the public interest, being additional right of way to accommodate improvements to the FM 1093/Westpark facility, Grantor waives any benefits that may be available under and agrees that this conveyance is being done in compliance with Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the Property to Grantee, and benefits applicable to the relocation of any displaced person as defined in 49 CFR Section 24.2(g). As additional consideration for such, Grantee shall at all times use the Property to effect and maintain the public purpose for which this conveyance is being made.

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, subject only to the Permitted Encumbrances.

CCM 5-02-17 #21A
Fort Bend County Clerk
Return Admin Serv Coord *RAC*

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.

EXECUTED on this the 29th day of MARCH, 2017.

GRANTOR:

CCR TEXAS HOLDINGS, LP,
a Delaware limited partnership

By: Johnson/CCR GP, LLC
its General Partner

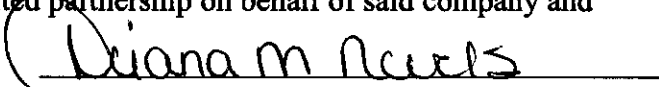
By: 
Robert J. Bamford, Vice President

THE STATE OF TEXAS

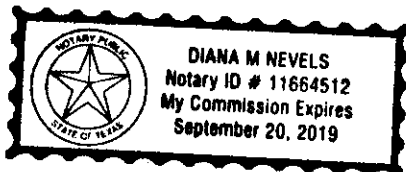
§
§
§

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 29th day of March, 2017 by Robert J. Bamford, Vice President of Johnson/CCR GP, LLC, its general partner of CCR Texas Holdings LP, a Delaware limited partnership on behalf of said company and partnership.




Notary Public in and for the State of Texas



AGREED to and ACCEPTED on this the 2 day of May, 2017.

GRANTEE:

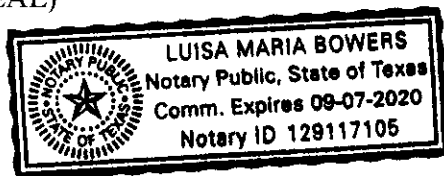
FORT BEND COUNTY, TEXAS, a body corporate
and politic under the laws of the State of Texas.

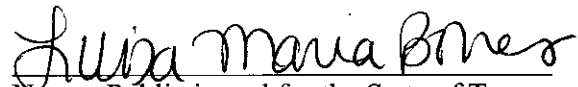
By: 
Robert E. Hebert, County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 2nd day of May,
2017 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)




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

EXHIBIT A

County: Fort Bend
Highway: F.M. 1093
Project Limits: James Lane to FM 1463 / FM 359
RCSJ: 0543-02-071

Property Description for 0.3375 Acre Parcel

Being a 0.3375 acre (14,703 square feet) parcel of land, out of the E. Latham Survey, A-50, Fort Bend County, Texas, and being part of and out of that certain called 33.40 acre tract of land, described in a Deed dated April 12, 2012 to CCR Texas Holdings LP, filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 20122038960, said 0.3375 acre parcel being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found at an angle point being out of Restricted Reserve "A", Cross Creek Ranch Street Dedication, recorded under Clerk's File No. 20070235 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), Fort Bend County, Texas and for an angle point of said 33.40 acre tract; thence as follows:

South 02°18'54" East, a distance of 324.65 feet, along an east line of said 33.40 acre tract and along a west line of said Restricted Reserve "A", to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of F.M. 1093 (120 feet wide)) as described in Volume 243, Page 201 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), for the northeast corner and POINT OF BEGINNING of the herein described parcel, said point having Coordinates of N=13,814,512.59 and E=2,962,020.29;**

- 1) THENCE South 02°18'54" East, a distance of 10.03 feet, along the east line of said 33.40 acre tract and along a west line of said Restricted Reserve "A", to a 5/8-inch iron rod found in the existing north right-of-way line of said F.M. 1093 for the southeast corner of the herein described parcel;
- 2) THENCE, South 82°59'56" West, at a distance of 788.29 feet passing a set 5/8-inch iron rod with TxDOT aluminum cap marking Engineers Station 210+00.00 and continuing for a total distance of 1,470.30 feet, along the existing north right-of-way line of said F.M. 1093, to a 5/8 inch iron rod found for the southwest corner of said 33.40 acre tract, for the southeast corner of a 1.602 acre tract of land, described in a Deed dated February 24, 2004 to Teppco Crude Pipeline, LLC (Teppco Name Change to Enterprise under Clerk's File No. 2010050522, O.P.R.F.B.C), filed in the O.P.R.F.B.C. at Clerk's File No. 2004025376 and for the southwest corner of the herein described parcel;

EXHIBIT A

- 3) THENCE, North 02°37'07" West, a distance of 10.03 feet, along the east line of said 1.602 acre tract and along the west line of said 33.40 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of said FM 1093 (width varies), for the northwest corner of the herein described parcel;**
- 4) THENCE, North 82°59'56" East, a distance of 1,470.35 feet, along the proposed north right-of-way line of said F.M. 1093, to the POINT OF BEGINNING and containing 0.3375 acre (14,703 square feet) parcel of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

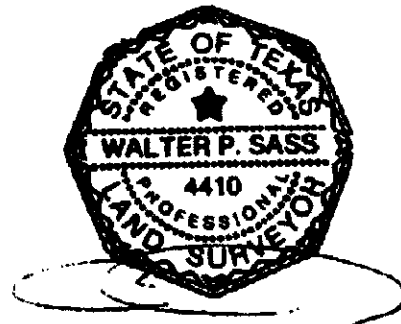
All coordinates shown hereon are established from TxDOT Control Monuments, H-3, H-4, H-5, and H-13 prepared by Costello, Inc. dated February 23, 2000 and TxDOT Control Monuments H-5A and H-5B prepared by Weisser Engineering Company dated October 2006.

** The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

Compiled by:
Weisser Engineering Company
TBPLS Firm Reg. No. 100518-00
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579-7300
November, 2016



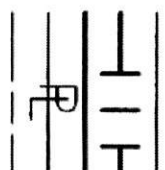
CONVENTIONAL SIGNS:

- EXISTING RIGHT-OF-WAY LINE
- ACCESS DENIAL LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPERTY LINE
- SURVEY LINE
- DENOTES PARCEL No.

DENOTES BEARING AND DISTANCE NOTE NO.

- SET 5/8" I.R. W/TXDOT ALUM CAP (SEE NOTE 2)
- SET 5/8" I.R. W/TXDOT ALUM CAP (STAMPED "ADL")
- FOUND 5/8" I.R. W/TXDOT ALUM CAP
- SET (AS INDICATED)
- FOUND (AS INDICATED)

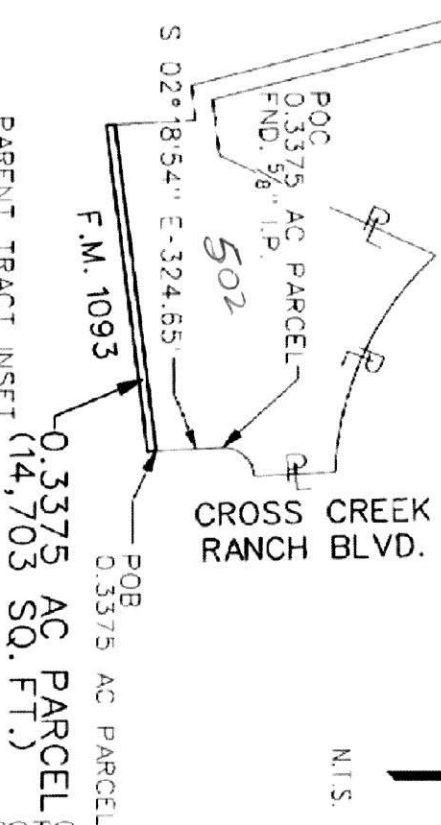
(401)



LEGEND:

- C.F. NO.
- F.C. NO.
- O.P.R.F. B.C.
- F.B.C.P.R.
- F.B.C.D.R.
- F.B.C.C.R.
- F.B.C.D.C.R.
- CLERK'S FILE NUMBER
- F.L.M. CODE NUMBER
- OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- FORT BEND COUNTY PLAT RECORDS
- FORT BEND COUNTY DEED RECORDS
- FORT BEND COUNTY COURT RECORDS
- FORT BEND COUNTY DISTRICT COURT RECORDS

PARENT TRACT INSET (14,703 SQ. FT.)



NOTES:

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
4. ALL COORDINATES AND ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM TXDOT CONTROL MONUMENTS H-3, H-4, H-5 AND H-13 PREPARED BY COSTILLO, INC. DATED FEBRUARY 23, 2000 AND TXDOT CONTROL MONUMENTS H-5A AND H-5B PREPARED BY WEISSER ENGINEERING COMPANY DATED OCTOBER 2006.
5. ABSTRACTING PERFORMED BY: POSTLE PROPERTY SERVICES 12/2015 TO 01/2014 AND UPDATED ON 07/2015.
6. GROUND SURVEY PERFORMED 03/2012, 09/2014 & 07/2015.



SHEET 3 OF 7

EXISTING	TAKING AC/SE	REMAINING
33.3977 (CALC)	0.3375 AC	33.0602 LT.
WEISSER Engineering Co. 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579-7300 18+LS Firm Reg No. 100518.00		
PARCEL PLAT SHOWING 0.3375 ACRE PARCEL FM 1093, FORT BEND COUNTY, TEXAS		
DATE: 11/2016	SCALE: N.T.S.	JOB No.: E6676
PROJ No.: 0543-02-071		DWG. No.: 0.3375 AC

E. LATHAM SURVEY, A-50

CALLED 1.602 ACRES
 TEPPCO CRUDE PIPELINE, LLC
 FILE NO. 2004025376
 DATE: FEBRUARY 24, 2004
 O.P.R.F.B.C.
 (TEPPCO NAME CHANGE
 TO ENTERPRISE
 UNDER FILE NO. 2010050522)

50' FB CMUD No. 169
 Temp. Access Esm't
 File No. 2007083258
 O.P.R.F.B.C.

7'-6" Aerial Easement
 File No. 2007155241
 O.P.R.F.B.C.

14' CNP Gas, CNP Elec., AT&T,
 Comcast Easement
 File No. 2007155241
 O.P.R.F.B.C.

CALLED 33.40 ACRES
 CCR TEXAS HOLDINGS, LP,
 FILE NO. 2012038960
 DATE: APRIL 12, 2012
 O.P.R.F.B.C.

0.3375 AC PARCEL
 (14,703 SQ. FT.)

N 82° 59' 56" E-1,470.35'
 S 82° 59' 56" W-1,470.30'

EXISTING R.O.W.

PROPOSED R.O.W.

END. 5/8" I.R.

F.M. 1093
 (120' R.O.W.)
 VOL. 243, PG. 201
 F.B.C.D.R.

BASELINE

205+00

MATCH LINE SEE SHEET 5

SCALE IN FEET
 0 25 50
 1" = 50 FEET



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579-7300
 13-PLS firm Reg No. 100518-00

PARCEL PLAT SHOWING
 0.3375 ACRE PARCEL
 FM 1093, FORT BEND COUNTY, TEXAS

DATE: 11/2016 SCALE: 1" = 50' JOB NO.: EG676
 RCD No.: 0543-02-071 DWG. No.: 0.3375 AC

ELATHAM SURVEY, A-50

CALLED 33.40 ACRES
 CCR TEXAS HOLDINGS LP,
 FILE NO. 2012038960
 DATE: APRIL 12, 2012
 O.P.R.F.B.C.

0.3375 AC PARCEL
 (14,703 SQ. FT.)

N 82° 59' 56" E-1,470.35'

S 82° 59' 56" W-1,470.30'

EXISTING R.O.W.

PROPOSED R.O.W.

F.M. 1093

(120' R.O.W.)
 VOL. 243, PG. 201
 F.B.C.D.R.

BASELINE

209+00

SHEET 5 OF 7

MATCH LINE SEE SHEET 6

SCALE IN FEET
 0 25 50
 1 INCH = 50 FEET



18500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579-7300
 18PLS firm Reg No. 100518-00

PARCEL PLAT SHOWING
 0.3375 ACRE PARCEL
 FM 1093, FORT BEND COUNTY, TEXAS

DATE: 11/2016 SCALE: 1" = 50' JOB NO.: EG676
 RCDJ No.: 0543-02-071 DWG. No.: 0-3375 AC

E.LATHAM SURVEY, A-50

CALLED 33.40 ACRES
CCR TEXAS HOLDINGS LP,
FILE NO. 2012038960
DATE: APRIL 12, 2012
O.P.R.F.B.C.

0.3375 AC PARCEL
(14,703 SQ. FT.)

PROPOSED R.O.W.

N 82°59'56" E-1,470.35'

S 82°59'56" W-1,470.30'

EXISTING R.O.W.

31.22

F.M. 1093

(120' R.O.W.)

VOL 243 PG. 201

F.B.C.D.R.

BASELINE

213+00

SHEET 6 OF 7

MATCH LINE SEE SHEET 7



19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579-7500
TBDLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
0.3375 ACRE PARCEL
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 11/2016 SCALE: 1" = 50' JOB No: EG676
RCSJ No: 0543-02-071 DWG. No: 0.3375 AC

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 6

H.L.A. THAM SURVEY, A-50

P.O.C.
0.3375 AC. PARCEL
FND. $\frac{5}{8}$ " I.R.

CALLED 33.40 ACRES
CCR TEXAS HOLDINGS LP,
FILE NO. 2012038960
DATE: APRIL 12, 2012
O.P.R.F.B.C.

14' CNP Gas, CNP Elec., AT&T,
Comcast Easement
File No. 2007123571
O.P.R.F.B.C.

P.O.B.
0.3375 AC. PARCEL
N-13.814512.59
E-2.962020.29
S/O 217+89.11, 146.50' LT
0.3375 AC. PARCEL
(14,703 SQ. FT.)

PROPOSED R.O.W.

N 82°59'56" E-1470.35'

S 82°59'56" W-1470.30'

EXISTING R.O.W.

F.M. 1093

(120' R.O.W.)
VOL 243, PG. 201
F.B.C.D.R.

FND. $\frac{5}{8}$ " I.R.

CROSS CREEK RANCH
STREET DEDICATION
RESTRICTED RESERVE "A"
FILE NO. 20070235
F.B.C.P.R.



215+00 BASELINE

SHEET 7 OF 7

WEISSER
Engineering Co.

19500 York Row, Suite 100
Houston, Texas 77084
(281) 579-7500
TBPLS Firm Reg No. 100518-00

DATE: 1/2016 SCALE: 1" = 50' JOB NO.: EG676
RCSJ No.: 0543 02 071 DWG No.: 0.3375 AC

PARCEL PLAT SHOWING
0.3375 ACRE PARCEL
FM 1093, FORT BEND COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard



Laura Richard, County Clerk
Fort Bend County, Texas

May 09, 2017 10:04:23 AM

FEE: \$0.00 PG1
DEED

2017049959

3N



PARTIAL RELEASE OF LIENS

CROSS CREEK RANCH

0.3375 ACRE

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

That for a valuable consideration paid to the undersigned, the agent of the legal owners and holders of those certain promissory notes in the original principal sums of (i) \$9,000,000.00 dated April 12, 2012, executed by CCR Texas Holdings LP ("Borrower") and payable to the order of CCR Texas Lender Inc. and (ii) \$81,000,000 executed by Borrower and payable to PSPIB-CCR Inc., each being secured by a vendor's lien reserved in a deed dated of even date with such notes filed for record in the office of the County Clerk of Fort Bend County, Texas under Clerk's File No. 2012038960 and a Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing of even date therewith to Stewart Title Company, as Trustee, filed for record in the office of the County Clerk of Fort Bend County, Texas, under Clerk's File No. 2012038977, conveying and covering, among other tracts and parcels of land, that property containing **0.3375 of an acre** more particularly described on **Exhibit "A"**, attached hereto and incorporated by reference herein.

The undersigned, the agent for the owners and holders of said notes, does hereby release and discharge said property from said vendor's lien and deed of trust lien and all other liens which secure such notes.

This is a partial release, however, and applies only to the real property as set forth on **Exhibit "A"**, it being understood that the aforesaid liens shall remain in full force and effect as to the other property described in said deed and deed of trust.

[SIGNATURE PAGE FOLLOWS]

EXECUTED the 15 day of March, 2017.

CCR TEXAS AGENT INC., an Ontario corporation
in its capacity as agent

By:

Its: J. Kiel O'Sullivan
Vice President

PROVINCE OF ONTARIO)
COUNTRY OF CANADA) SS

I, Monika Ewa Markus, a Notary Public in and for said Province, DO HEREBY
CERTIFY, that J. Kiel O'Sullivan, personally known to me to be the
Vice President of CCR TEXAS AGENT INC., an Ontario corporation, in its
capacity as agent of CCR Texas Lender Inc. and PSP-CCR Inc., whose name is subscribed to the
within instrument, appeared before me this day in person and acknowledged that he signed and
delivered the said instrument thereto as such Vice President of said corporation, as
his free and voluntary act and as the free and voluntary act and deed of said corporation as agent
on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 15 day of March, 2017.

[Signature]
Notary Public

My Commission Expires:

Commission For Life
April 22 2018

Monika Ewa Markus,
Notary Public, City of Toronto,
limited to the attestation of instruments
and the taking of affidavits, for
Tricon Capital Group Inc. and its subsidiaries.
Expires April 22nd 2018.

AS PER ORIGINAL



EXHIBIT "A"
0.3375 Acres

3

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

May 09, 2017 10:04:23 AM

FEE: \$0.00 PG1
PARTREL

2017049958



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.

CCR Texas Holdings LP
Fulshear, TX United States

Certificate Number:
2017-193554

Date Filed:
04/17/2017

Date Acknowledged:

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, Texas

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.

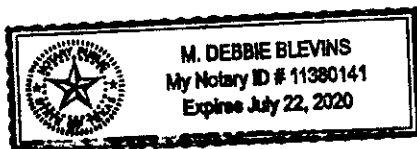
03292017
Donation Deed - 0.3375 Acres

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	CCR Texas Equity LP	Dover, DE United States	X	
	Johnson CCR Investors LLC	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.



AFFIX NOTARY STAMP / SEAL ABOVE

[Signature]
Signature of authorized agent of contracting business entity

Sworn to and subscribed before me, by the said Robert J Bamford, this the 18th day of April, 2017, to certify which, witness my hand and seal of office.

M. Debbie Blevins
Signature of officer administering oath

M. Debbie Blevins
Printed name of officer administering oath

Proj Admin
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**

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

CCR Texas Holdings LP
Fulshear, TX United States

Certificate Number:
2017-193554

Date Filed:
04/17/2017

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, Texas

Date Acknowledged:
05/02/2017

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.

03292017
Donation Deed - 0.3375 Acres

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	CCR Texas Equity LP	Dover, DE United States	X	
	Johnson CCR Investors LLC	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