



EXECUTED on this the 11<sup>TH</sup> day of DECEMBER, 2018.

**GRANTOR:**

Cinco Commercial Property Association, Inc.

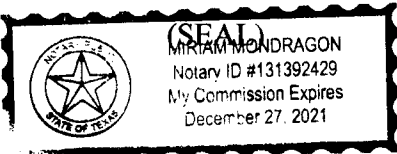
By: *John Buchler III*

Title: MANAGER

Date: 12-11-18

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 11<sup>th</sup> day of DECEMBER, 2018 by John Buchler, on behalf of Cinco Commercial Property Association, Inc.



*Miriam Mondragon*  
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

**Metes and Bounds Description  
Restricted Reserve "D"  
Cinco Village Center Sec. 3, Partial Replat No. 1  
2.407 Acres (104,848 Square Feet)  
Thomas Hobermaker Survey, Abstract No. 190  
Fort Bend County, Texas**

Description of 2.407 acres (104,848 square feet) of land being all of Restricted Reserve "D" of the plat of Cinco Village Center Sec. 3, Partial Replat No. 1, as recorded at Plat Number 20060017 of the Plat Records of Fort Bend County, Texas, and being that same tract described in the deed to Cinco Commercial Property Association, Inc. as recorded under File No. 2013156943, of the Fort Bend County Official Records, in the Thomas Hobermaker Survey, Abstract No. 190, in Fort Bend County, Texas, said 2.407 acre tract being more particularly described as follows (with bearings referenced to the Texas Coordinate System of 1983, South Central Zone. The coordinates shown are grid coordinates and may be converted to surface values by applying a combined scale factor of 0.9998869901. All distances shown are surface distances):

BEGINNING at an "X" cut in concrete found on the northwesterly right-of-way line of Commercial Center Boulevard (100 feet wide) as recorded at Slide No. 2137B of the Plat Records of Fort Bend County, said point marks the southernmost corner of said Restricted Reserve "D" and the beginning of a non-tangent curve to the left, said point having grid coordinates of North = 13,830,132.06 feet, East = 2,991,118.12 feet;

THENCE, in a northwesterly direction along the southwesterly line of said Restricted Reserve "D" and this tract, the following courses and distances:

Northwesterly, 37.64 feet, along the arc of said curve to the left (central angle =  $86^{\circ} 15' 59''$ ; radius = 25.00 feet; chord bearing and distance = North  $08^{\circ} 02' 54''$  West, 34.18 feet) to a 5/8-inch iron rod with "Survcon" cap found for a point of tangency;

North  $51^{\circ} 10' 54''$  West, a distance of 115.36 feet to an "X" cut in concrete found for the beginning of a tangent curve to the right;

Northwesterly, 139.68 feet, along the arc of said curve to the right (central angle =  $15^{\circ} 43' 24''$ ; radius = 509.00 feet; chord bearing and distance = North  $43^{\circ} 19' 12''$  West, 139.24 feet) to an "X" cut in concrete found for a point of tangency;

North  $35^{\circ} 27' 30''$  West, a distance of 58.33 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Northwesterly, 4.14 feet, along the arc of said curve to the left (central angle =  $00^{\circ} 29' 00''$ ; radius = 491.00 feet; chord bearing and distance = North  $35^{\circ} 42' 00''$  West, 4.14 feet) to an "X" cut in concrete found for a point of tangency;

North  $35^{\circ} 56' 30''$  West, a distance of 182.66 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Northwesterly, 23.47 feet, along the arc of said curve to the left (central angle =  $14^{\circ} 51' 35''$ ; radius = 90.50 feet; chord bearing and distance = North  $43^{\circ} 22' 18''$  West, 23.41 feet) to an "X" cut in concrete found for a point of tangency;

North  $50^{\circ} 48' 05''$  West, a distance of 106.40 feet to an "X" found for the beginning of a tangent curve to the right;

Northwesterly, 55.62 feet, along the arc of said curve to the right (central angle =  $45^{\circ} 51' 21''$ ; radius = 69.50 feet; chord bearing and distance = North  $27^{\circ} 52' 25''$  West, 54.15 feet) to a point of tangency, from which a found "X" cut in brick bears South  $06^{\circ} 23'$  East, 0.5 foot;

North  $04^{\circ} 56' 44''$  West, a distance of 100.64 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Northwesterly, 28.14 feet, along the arc of said curve to the left (central angle =  $17^{\circ} 49' 07''$ ; radius = 90.50 feet; chord bearing and distance = North  $13^{\circ} 51' 18''$  West, 28.03 feet) to an "X" cut in concrete found at a point of tangency;

North  $22^{\circ} 45' 51''$  West, a distance of 142.67 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Northwesterly, 200.06 feet, along the arc of said curve to the left (central angle =  $45^{\circ} 45' 30''$ ; radius = 250.50 feet; chord bearing and distance = North  $45^{\circ} 38' 37''$  West, 194.78 feet) to an "X" cut in concrete found at a point of reverse curvature;

Northwesterly, 81.51 feet, along the arc of said curve to the right (central angle =  $09^{\circ} 10' 30''$ ; radius = 509.00 feet; chord bearing and distance = North  $63^{\circ} 56' 07''$  West, 81.42 feet) to an "X" cut in concrete found for a point of tangency;

North  $59^{\circ} 20' 52''$  West, a distance of 65.58 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Southwesterly, 39.79 feet, along the arc of said curve to the left (central angle =  $91^{\circ} 11' 40''$ ; radius = 25.00 feet; chord bearing and distance = South  $75^{\circ} 03' 18''$  West, 35.72 feet) to a 5/8-inch iron rod with "EIC" cap found on the southeasterly right-of-way line of Cinco Ranch Boulevard (100 feet wide) as recorded at Slide No. 1733A of the Plat Records of Fort Bend County, said point marks the most westerly corner of said Unrestricted Reserve "D" and of this herein described tract, and said point having grid coordinates of North = 13,831,125.52 feet, East = 2,990,286.77 feet;

THENCE, North  $29^{\circ} 27' 27''$  East, along the southeasterly right-of-way line of said Cinco Ranch Boulevard and the northwesterly line of said Reserve "D", a distance of 29.88 feet to an "X" cut in concrete set for the beginning of a tangent curve to the right;

THENCE, northeasterly, 111.58 feet, continuing along said southeasterly right-of-way line and along the arc of said curve to the right (central angle =  $03^{\circ} 16' 42''$ ; radius = 1,950.00 feet; chord bearing and distance = North  $31^{\circ} 05' 49''$  East, 111.56 feet) to an "X" cut in concrete found for the most northerly corner of said Restricted Reserve "D" and this herein described tract, said point marks the beginning of a non-tangent curve to the left;

THENCE, in a southeasterly direction, along the northeasterly line of said Restricted Reserve "D" and this tract, the following courses and distances:

Southeasterly, 40.18 feet, along the arc of said curve to the left (central angle =  $92^{\circ} 05' 02''$ ; radius = 25.00 feet; chord bearing and distance = South  $13^{\circ} 18' 21''$  East, 35.99 feet) to a 5/8-inch iron rod with "Survcon" cap found for a point of tangency;

South  $59^{\circ} 20' 52''$  East, a distance of 82.83 feet to a point for the beginning of a tangent curve to the right, from which a found "X" cut in concrete bears South  $74^{\circ} 01'$  West, 0.3 foot;

Southeasterly, 108.02 feet, along the arc of said curve to the right (central angle =  $12^{\circ} 09' 32''$ ; radius = 509.00 feet; chord bearing and distance = South  $53^{\circ} 16' 06''$  East, 107.81 feet) to an "X" cut in concrete found for a point of tangency;

South 47° 11' 20" East, a distance of 58.56 feet to an "X" cut in concrete found for the beginning of a tangent curve to the right;

Southeasterly, 131.94 feet, along the arc of said curve to the right (central angle = 24° 25' 28"; radius = 309.50 feet; chord bearing and distance = South 34° 58' 36" East, 130.94 feet) to an "X" cut in concrete found for a point of tangency;

South 22° 45' 51" East, a distance of 147.97 feet to an "X" cut in concrete set for the beginning of a tangent curve to the left;

Southeasterly, 29.67 feet, along the arc of said curve to the left (central angle = 18° 46' 53"; radius = 90.50 feet; chord bearing and distance = South 32° 09' 18" East, 29.53 feet) to an "X" cut in concrete found for a point of tangency;

South 41° 32' 45" East, a distance of 99.42 feet to an "X" cut in concrete found for the beginning of a tangent curve to the right;

Southeasterly, 32.50 feet, along the arc of said curve to the right (central angle = 26° 47' 23"; radius = 69.50 feet; chord bearing and distance = South 28° 09' 04" East, 32.20 feet) to an "X" cut in concrete found for a point of tangency;

South 14° 45' 22" East, a distance of 98.36 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Southeasterly, 33.46 feet, along the arc of said curve to the left (central angle = 21° 11' 08"; radius = 90.50 feet; chord bearing and distance = South 25° 20' 56" East, 33.27 feet) to an "X" cut in concrete found for a point of tangency;

South 35° 56' 30" East, a distance of 148.89 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left;

Southeasterly, 159.27 feet, along the arc of said curve to the left (central angle = 18° 35' 06"; radius = 491.00 feet; chord bearing and distance = South 45° 14' 03" East, 158.57 feet) to an "X" cut in concrete found for a point of tangency;

South 54° 31' 36" East, a distance of 74.12 feet to an "X" cut in concrete found for the beginning of a tangent curve to the right;

Southeasterly, 29.72 feet, along the arc of said curve to the right (central angle = 03° 20' 42"; radius = 509.00 feet; chord bearing and distance = South 52° 51' 15" East, 29.71 feet) to a 5/8-inch iron rod with "TEAM" cap found for a point of tangency;

South 51° 10' 54" East, a distance of 63.37 feet to a 5/8-inch iron rod with "TEAM" cap found for the beginning of a tangent curve to the left;

Northeasterly, 37.64 feet, along the arc of said curve to the left (central angle = 86° 15' 59"; radius = 25.00 feet; chord bearing and distance = North 85° 41' 06" East, 34.18 feet) to an "X" cut in concrete found on the northwesterly right-of-way line of said Commercial Center Boulevard which marks the most easterly corner of said Restricted Reserve "D" and this herein described tract, and being on the arc of a non-tangent curve to the left;

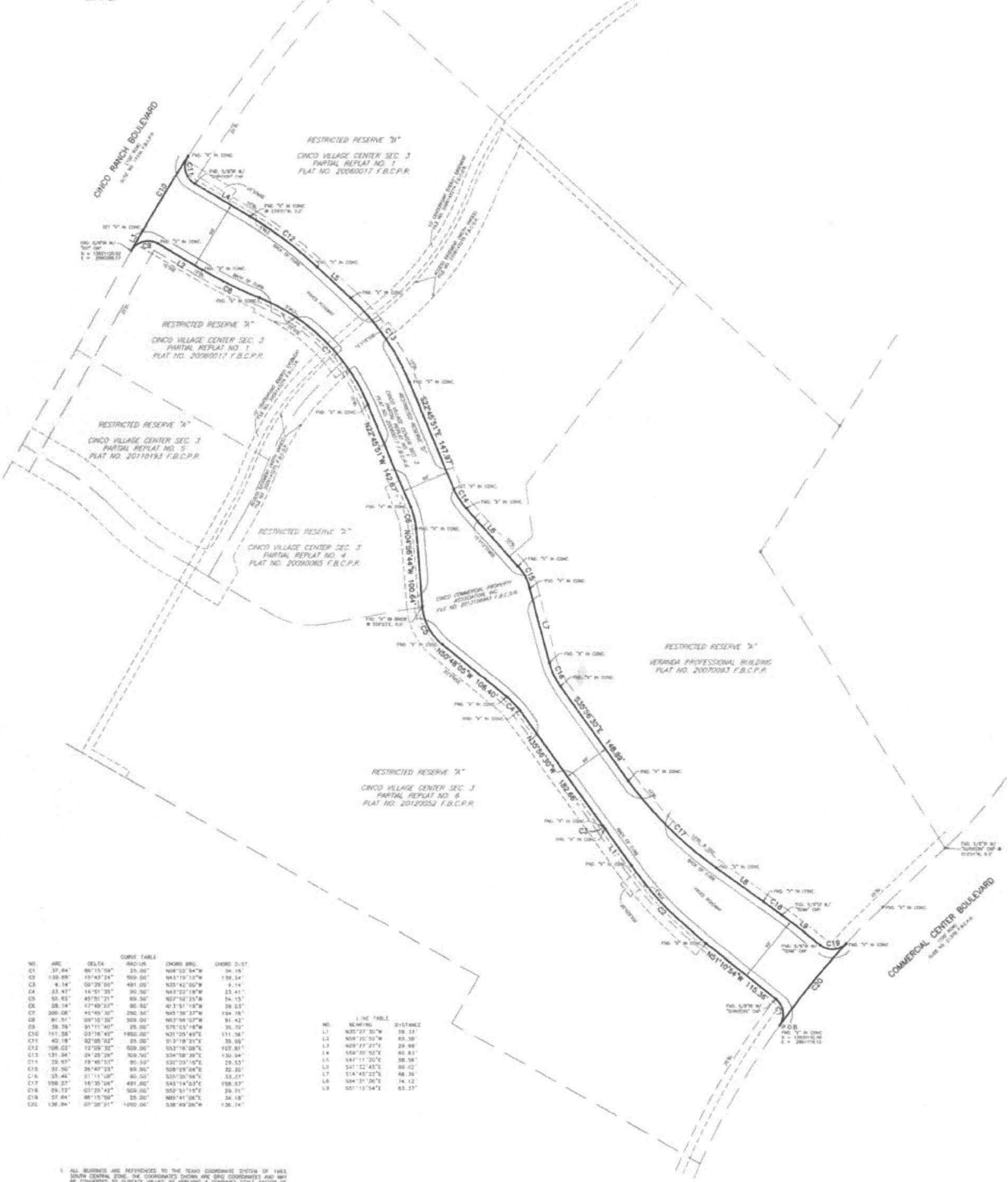
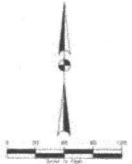
THENCE, southwesterly, 136.84 feet, along said northwesterly right-of-way line and the southeasterly line of said Restricted Reserve "D" and along the arc of said curve to the left (central angle = 07° 28' 01"; radius = 1,050.00 feet; chord bearing and distance = South 38° 49' 06" West, 136.74 feet) to the POINT OF BEGINNING and containing a computed area of 2.407 acres (104,848 square feet) of land.

Compiled by:

McKim & Creed, Inc.  
9960 W. Sam Houston Pkwy. S, Suite 200  
Houston, Texas 77099  
Phone: 713-659-0021  
TBPLS Firm Registration No. 101776-00  
Date: October 9, 2018  
Job No.: 07472-0001



*Robert W. Terry*  
10-10-18



| NO. | SEC.   | DELTA     | CHORD   | CHORD BEG.  | CHORD END | CHORD DIST. |
|-----|--------|-----------|---------|-------------|-----------|-------------|
| 01  | 37.84  | 86°15'58" | 25.00   | N68°12'54"W | 34.16     | 44.16       |
| 02  | 138.88 | 19°43'14" | 630.00  | N61°10'15"W | 138.14    | 138.14      |
| 03  | 4.14   | 00°29'50" | 491.00  | N55°42'50"W | 1.14      | 1.14        |
| 04  | 14.14  | 54°01'30" | 300.00  | N63°22'19"W | 23.41     | 23.41       |
| 05  | 83.14  | 40°51'21" | 30.00   | N57°16'33"W | 34.13     | 34.13       |
| 06  | 38.14  | 17°49'10" | 30.00   | N51°51'18"W | 39.53     | 39.53       |
| 07  | 200.00 | 85°16'30" | 200.00  | N45°30'37"W | 184.14    | 184.14      |
| 08  | 80.14  | 09°13'30" | 300.00  | N62°54'27"W | 81.43     | 81.43       |
| 09  | 30.14  | 81°11'30" | 200.00  | N73°24'18"W | 30.52     | 30.52       |
| 10  | 141.58 | 03°18'48" | 1982.00 | N33°20'47"E | 111.58    | 111.58      |
| 11  | 40.14  | 02°58'54" | 25.00   | N73°10'17"E | 30.89     | 30.89       |
| 12  | 108.02 | 12°59'32" | 608.00  | N53°18'28"E | 103.89    | 103.89      |
| 13  | 131.04 | 04°20'28" | 300.00  | N33°48'28"E | 130.84    | 130.84      |
| 14  | 19.04  | 19°48'13" | 60.00   | N37°29'15"E | 29.32     | 29.32       |
| 15  | 52.04  | 28°40'18" | 60.00   | N58°16'48"E | 22.80     | 22.80       |
| 16  | 18.44  | 01°11'18" | 60.00   | S20°38'54"E | 13.23     | 13.23       |
| 17  | 188.20 | 88°25'44" | 491.00  | S44°14'43"E | 188.20    | 188.20      |
| 18  | 19.22  | 03°25'42" | 608.00  | S58°14'15"E | 29.31     | 29.31       |
| 19  | 37.84  | 68°15'58" | 25.00   | S68°41'18"E | 34.16     | 34.16       |
| 20  | 138.88 | 07°28'14" | 1000.00 | S48°48'28"E | 138.14    | 138.14      |

| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L1  | N05°27'30"W | 58.23    |
| L2  | N05°10'21"W | 63.38    |
| L3  | N03°27'21"E | 29.89    |
| L4  | N00°00'00"E | 60.81    |
| L5  | S47°11'20"E | 30.58    |
| L6  | S41°22'42"E | 88.62    |
| L7  | S34°45'27"E | 48.39    |
| L8  | S04°31'56"E | 14.12    |
| L9  | S01°12'54"E | 63.23    |

1. ALL BEARINGS ARE REFERENCED TO THE TRUE NORTH-SOUTH SYSTEM OF 1983. DOWN BEARINGS ARE IN COMPASS FORM AND ARE CONVERTED AND MAY BE CONVERTED TO DECADE VALUES BY ADDING A COMMA. SCALE FACTOR IS 0.999998. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THE SURVEY WAS NOT FURNISHED WITH A CURRENT TITLE REPORT OR STATEMENT FOR THE SUBJECT PROPERTY, THEREFORE ALL EASEMENTS OR OTHER ENCUMBRANCES OR RECORDS ARE NOT SHOWN.
3. THIS SURVEY DOES NOT DETERMINE THE LOCATION OF METERS, PAUL LINES OR OTHER INSTRUMENTAL RECORDS SHOULD THEY EXIST.
4. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 481510010 N, DATED APRIL 2, 2014, THE SUBJECT PROPERTY IS IN AN UNDESIGNED FLOOD HAZARD ZONE. THE SURVEY IS NOT TO BE USED FOR ANY PURPOSES THAT REQUIRE FLOOD PLANS. THE BEARING AND DISTANCE SHOWN ARE BASED ON THE FLOOD INSURANCE RATE MAP. THE BEARING AND DISTANCE SHOWN ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THE MAP.
5. THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THE FLOOD INSURANCE RATE MAP. THE BEARING AND DISTANCE SHOWN ARE BASED ON THE FLOOD INSURANCE RATE MAP. THE BEARING AND DISTANCE SHOWN ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THE MAP.
6. THE AREA IS SHOWN HEREIN IS BASED ON THE METRIC COORDINATE SYSTEM OF THE UNITED STATES GOVERNMENT. THE BEARING AND DISTANCE SHOWN ARE BASED ON THE METRIC COORDINATE SYSTEM OF THE UNITED STATES GOVERNMENT.
7. NO ENCUMBRANCES WERE LOCATED ON THE SUBJECT PROPERTY OTHER THAN AS SHOWN ON THIS SURVEY.
8. F.C.C.M. INDICATES FORT BEND COUNTY METERS.
9. F.C.C.M. INDICATES FORT BEND COUNTY PLAT RECORDS.
10. BL INDICATES BULLDOG BENCH LINE.
11. SL INDICATES SURVEY BENCH EASEMENT.
12. SLR INDICATES STRIP BENCH EASEMENT.
13. M.I. INDICATES METERS AND DISTANCES.

TO THE CINCO COMMERCIAL PROPERTY ASSOCIATION, INC. AND FORT BEND COUNTY. I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN, THAT THE PLAN OF SURVEY SHOWS THE FACTS FOUND AS THE TIME OF SURVEY AND THAT THE PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 15, CATEGORY B, SURVEY. THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2018.

*Robert H. Terry*  
 ROBERT H. TERRY  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4429



**BOUNDARY SURVEY**  
 2.407 ACRES (104,848 SQ.FT.)  
 BEING ALL OF RESTRICTED RESERVE "D"  
 CINCO VILLAGE CENTER SEC. 3  
 PARTIAL REPLAT NO. 1  
 THOMAS HOBERMAKER SURVEY, A-190  
 FORT BEND COUNTY, TEXAS

**MFKIM & CREED**  
 ENGINEERS, SURVEYORS, PLANNERS  
 1945 West San Houston Parkway South, Suite 200  
 Houston, TX 77058  
 713.637.0001  
 www.mfkimandcreed.com  
 1943 PWS Approver No. 00279-00

SCALE: 1" = 60'  
 DATE: 10-09-18  
 JOB NO.: 07472-0001  
 F.B. NO.: HQJ 1204  
 CHK: WJM  
 PROJECT: CVC 3 RES. D

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

December 20, 2018 11:13:00 AM



FEE: \$0.00

SG

**2018140061**

# 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:  
2018-432675

Date Filed:  
12/11/2018

Date Acknowledged:  
12/18/2018

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

Cinco Commercial Property Association, Inc.  
Katy, 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.**

Cinco Village Center Blvd.  
Donation Deed

| 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 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

My address is \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)