



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

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

THAT **HW 589 HOLDINGS LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and 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 do **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, 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), a certain tract of land, containing **0.7350 acres of land**, as more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part thereof 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 is made for public use and enjoyment as and for 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 and further subject to all easements, conditions, restriction, covenants, mineral and 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").

The Property is hereby donated to and accepted by Grantee in its present condition, "**AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED.**" GRANTEE ACKNOWLEDGES THAT GRANTOR AND ITS AGENTS OR EMPLOYEES HAS NOT MADE, AND GRANTOR SPECIFICALLY DISCLAIMS, ANY REPRESENTATIONS, WARRANTIES, OR GUARANTIES OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, WITH RESPECT TO THE PROPERTY, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN.

TO HAVE AND TO HOLD the Property, together with all the singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever,

and Grantor does hereby bind themselves, their successors and assigns, to WARRANT AND FOREVER DEFEND, all singular the title of the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming the same or any part thereof, subject only to the Permitted Encumbrances.

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 the period of ownership.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED on this the 9 day of January, 2023. ⁴ *jt*

GRANTOR:

HW 589 HOLDINGS LLC,
a Delaware limited liability company

By: Johnson HW Investors LLC,
a Texas limited liability company,
its managing member

By: *June Tang*
June Tang, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 11th day of December, 2023, by June Tang, Vice President of Johnson HW Investors, LLC, managing member of HW 589 HOLDINGS LLC, a Delaware limited liability company, on behalf of said companies.

(NOTARY SEAL)



Yme
Notary Public, State of Texas

GRANTEE:

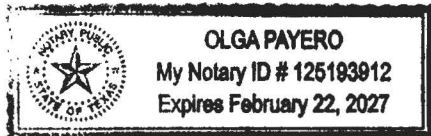
FORT BEND COUNTY, TEXAS,
a body corporate and politic under the laws of the
State of Texas

By: KP George
Name: KP George
Title: County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

OP
4 This instrument was acknowledged before me on the 9 day of January,
2023, by KP, George, as County Judge of Fort Bend
County, a body corporate and politic under the laws of the State of Texas.

(NOTARY SEAL)



Olga
Notary Public, State of Texas

Attachment:

Exhibit A – Description and Sketch of the Property

After Recording, Please Return To:
Fort Bend County Engineering
301 Jackson Street
Richmond, Texas 77469

County: Fort Bend
Project: Veranda- Circle Seven Road
C.I. No.: 1282-23 (Sketch attached)
Job Number: 2015150-000-028

FIELD NOTES FOR 0.7350-ACRES

Being a 0.7350 acre tract of land located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said 0.7350 acre tract being all of Circle Seven Road as recorded in Plat Number 20200231 of the); said 0.7350 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System (NAD 83), South Central Zone):

Beginning at the most northerly corner of said Circle Seven Road, same being on the southerly line of a called 30.68 acre tract of land recorded in Clerk's File Number 2008060001 of the Official Records of Fort Bend County:

Thence, with the northeast terminus of said Circle Seven Road and the southerly line of said 30.68 acre tract, the following three (3) courses:

1. South 17 degrees 37 minutes 45 seconds East, a distance of 12.79 feet;
2. South 66 degrees 12 minutes 53 seconds East, a distance of 44.00 feet;
3. North 63 degrees 00 minutes 54 seconds East, a distance of 14.67 feet to the easterly right-of-way line of said Circle Seven Road;

Thence, with said easterly right-of-way line, the following six (6) courses:

4. 28.00 feet along the arc of a curve to the left, said curve having a central angle of 64 degrees 09 minutes 47 seconds, a radius of 25.00 feet and a chord that bears South 10 degrees 37 minutes 26 seconds West, a distance of 26.56 feet;
5. 76.28 feet along the arc of a curve to the right, said curve having a central angle of 87 degrees 24 minutes 58 seconds, a radius of 50.00 feet and a chord that bears South 22 degrees 15 minutes 02 seconds West, a distance of 69.10 feet;
6. 18.69 feet along the arc of a curve to the left, said curve having a central angle of 42 degrees 50 minutes 00 seconds, a radius of 25.00 feet and a chord that bears South 44 degrees 32 minutes 31 seconds West, a distance of 18.26 feet;

7. South 23 degrees 07 minutes 30 seconds West, a distance of 143.09 feet;
8. 91.63 feet along the arc of a curve to the left, said curve having a central angle of 17 degrees 12 minutes 45 seconds, a radius of 305.00 feet and a chord that bears South 14 degrees 31 minutes 08 seconds West, a distance of 91.28 feet;
9. 50.39 feet along the arc of a curve to the left, said curve having a central angle of 96 degrees 14 minutes 10 seconds, a radius of 30.00 feet and a chord that bears South 42 degrees 12 minutes 20 seconds East, a distance of 44.67 feet to the north right-of-way line of Richmond Parkway (100-feet wide) recorded in Clerk's File Number 2004134394 of the O.R.F.B.C.;
10. Thence, with said north right-of-way line, South 89 degrees 40 minutes 35 seconds West, a distance of 149.38 feet to the westerly right-of-way line of said Circle Seven Road;

Thence, with said westerly right-of-way line, the following eight (8) courses:

11. 44.04 feet along the arc of a curve to the left, said curve having a central angle of 84 degrees 07 minutes 02 seconds, a radius of 30.00 feet and a chord that bears North 47 degrees 37 minutes 04 seconds East, a distance of 40.19 feet;
12. 195.90 feet along the arc of a curve to the right, said curve having a central angle of 28 degrees 24 minutes 56 seconds, a radius of 395.00 feet and a chord that bears North 19 degrees 46 minutes 02 seconds East, a distance of 193.90 feet;
13. North 33 degrees 58 minutes 30 seconds East, a distance of 43.99 feet;
14. 39.43 feet along the arc of a curve to the left, said curve having a central angle of 04 degrees 31 minutes 05 seconds, a radius of 500.00 feet and a chord that bears North 31 degrees 42 minutes 57 seconds East, a distance of 39.42 feet;
15. 19.84 feet along the arc of a curve to the left, said curve having a central angle of 45 degrees 28 minutes 41 seconds, a radius of 25.00 feet and a chord that bears North 06 degrees 43 minutes 04 seconds East, a distance of 19.33 feet;
16. 70.01 feet along the arc of a curve to the right, said curve having a central angle of 80 degrees 13 minutes 45 seconds, a radius of 50.00 feet and a chord that bears North 24 degrees 05 minutes 36 seconds East, a distance of 64.43 feet;
17. 18.81 feet along the arc of a curve to the left, said curve having a central angle of 43 degrees 06 minutes 03 seconds, a radius of 25.00 feet and a chord that bears North 42 degrees 39 minutes 27 seconds East, a distance of 18.37 feet;

18. North 21 degrees 06 minutes 25 seconds East, a distance of 9.80 feet to the **Point of Beginning** and containing 0.7350 acres of land.

Mark D. Armstrong
12/01/2023



ABBREVIATIONS

P.O.B. - POINT OF BEGINNING
O.R.F.B.C. - OFFICIAL RECORDS OF
FORT BEND COUNTY
F.B.C.P.R. - FORT BEND COUNTY
PLAT RECORDS

PAGE 4 OF 4

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S17° 37' 45"E	12.79
L2	S66° 12' 53"E	44.00
L3	N63° 00' 54"E	14.67
L4	S23° 07' 30"W	143.09
L5	S89° 40' 35"W	149.38
L6	N33° 58' 30"E	43.99
L7	N21° 06' 25"E	9.80

1.822 ACRES
AARTSON ENTERPRISES LLC
C.F. NO. 2022151010
O.R.F.B.C.

0.7350
ACRES

CIRCLE SEVEN ROAD
(R.O.W. VARIES)

1.300 ACRES
SNK VENTURES, LLC
C.F. NO. 2021145481
O.R.F.B.C.

REMAINDER OF
32.84 ACRES
HW 589 HOLDINGS LLC
C.F. NO. 2015128843
O.R.F.B.C.

RICHMOND PARKWAY

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	28.00	25.00	64° 9' 47"	S10° 37' 26"W	26.56
C2	76.28	50.00	87° 24' 58"	S22° 15' 02"W	69.10
C3	18.69	25.00	42° 50' 0"	S44° 32' 31"W	18.26
C4	91.63	305.00	17° 12' 45"	S14° 31' 08"W	91.28
C5	50.39	30.00	96° 14' 10"	S42° 12' 20"E	44.67
C6	44.04	30.00	84° 7' 2"	N47° 37' 04"E	40.19
C7	195.90	395.00	28° 24' 56"	N19° 46' 02"E	193.90
C8	39.43	500.00	4° 31' 5"	N31° 42' 57"E	39.42
C9	19.84	25.00	45° 28' 41"	N06° 43' 04"E	19.33
C10	70.01	50.00	80° 13' 45"	N24° 05' 36"E	64.43
C11	18.81	25.00	43° 6' 3"	N42° 39' 27"E	18.37

Costello



2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

EXHIBIT OF 0.7350 ACRES
BEING ALL OF
CIRCLE SEVEN ROAD
PLAT NO. 20200231
F.B.C.P.R.

DRAWN BY: BJR DATE: 11-27-2023 SCALE: 1"=60'
CHECKED BY: MA JOB NO: 2015150-000-028 128223.DGN



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

January 26, 2024 09:47:42 AM

FEE: \$0.00

DP2

2024007401



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
Sugar Land, TX United States

Certificate Number:
2023-1104363

Date Filed:

12/14/2023

Date Acknowledged:

01/11/2024

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.

Circle Seven Road
Donation Deed - 0.7350 acres

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Pool Invest HW 589 LLC	Denver, CO United States	X	

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)