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**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 **1.7487 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.

CCM 01/09/2024 Item # 27N-2  
Fort Bend County Clerk  
Return Div Supervisor RAC

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 <sup>4</sup> jth

**GRANTOR:**

**HW 589 HOLDINGS LLC,**  
a Delaware limited liability company

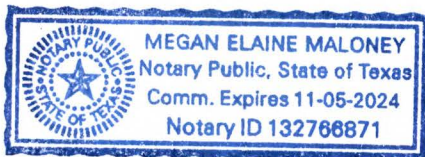
By: Johnson HW Investors LLC,  
a Texas limited liability company,  
its managing member

By: June Tang  
June Tang, Vice President

THE STATE OF TEXAS           §  
   §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 11<sup>th</sup> 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)



[Signature]  
Notary Public, State of Texas

**GRANTEE:**

**FORT BEND COUNTY, TEXAS,**

a body corporate and politic under the laws of the  
State of Texas

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*KP George*  
*KP George*  
*County Judge*

THE STATE OF TEXAS

§

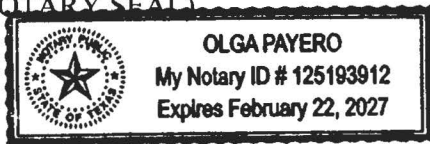
§

COUNTY OF FORT BEND

§

<sup>4</sup> <sup>OP</sup> 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)



*George*  
\_\_\_\_\_  
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 Section Thirty-Two – Lourena Farmer Drive, Colonel Fields Drive  
and Wilkinson Trail  
C.I. No.: 1286-23 (Sketch attached)  
Job Number: 2015150-000-028

**METES AND BOUNDS FOR 1.7487 ACRES**

Being an 1.7487 acre tract of land located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said 1.7487 acre tract being all of Lourena Farmer Drive, Colonel Fields Drive and Wilkinson Trail, all being Public Rights-of-Ways dedicated in the subdivision plat of Veranda Section Thirty-Two, a subdivision recorded in Plat Number 20210271 of the Fort Bend County Plat Records (F.B.C.P.R.); said 1.7487 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 a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwest right-of-way corner of said Lourena Farmer Drive, same being on the easterly right-of-way line of Circle Seven Road (width varies) as established in Plat Number 20180271 of the F.B.C.P.R.;

1. Thence, across said Lourena Farmer Drive right-of-way and with the easterly right-of-way line of said Circle Seven Road, North 05 degrees 29 minutes 36 seconds East, a distance of 60.00 feet to the northerly right-of-way line of said Lourena Farmer Drive;

Thence, with the right-of-way lines of said Lourena Farmer Drive, Colonel Fields Drive and Wilkinson Trail, the following nineteen (19) courses:

2. South 84 degrees 30 minutes 24 seconds East, a distance of 122.62 feet;
3. 39.33 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 07 minutes 58 seconds, a radius of 25.00 feet and a chord that bears North 50 degrees 25 minutes 37 seconds East, a distance of 35.40 feet;
4. 245.66 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 57 minutes 08 seconds, a radius of 1,770.00 feet and a chord that bears North 01 degrees 23 minutes 04 seconds East, a distance of 245.46 feet;
5. 11.89 feet along the arc of a curve to the left, said curve having a central angle of 27 degrees 15 minutes 11 seconds, a radius of 25.00 feet and a chord that bears North 16 degrees 13 minutes 05 seconds West, a distance of 11.78 feet;

6. 128.16 feet along the arc of a curve to the right, said curve having a central angle of 146 degrees 51 minutes 55 seconds, a radius of 50.00 feet and a chord that bears North 43 degrees 35 minutes 18 seconds East, a distance of 95.85 feet;
7. 11.42 feet along the arc of a curve to the left, said curve having a central angle of 26 degrees 10 minutes 46 seconds, a radius of 25.00 feet and a chord that bears South 76 degrees 04 minutes 08 seconds East, a distance of 11.32 feet;
8. 142.43 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 27 minutes 34 seconds, a radius of 1,830.00 feet and a chord that bears South 86 degrees 55 minutes 44 seconds East, a distance of 142.40 feet;
9. 18.34 feet along the arc of a curve to the left, said curve having a central angle of 42 degrees 02 minutes 24 seconds, a radius of 25.00 feet and a chord that bears North 74 degrees 16 minutes 51 seconds East, a distance of 17.93 feet;
10. 231.83 feet along the arc of a curve to the right, said curve having a central angle of 265 degrees 39 minutes 16 seconds, a radius of 50.00 feet and a chord that bears South 06 degrees 05 minutes 17 seconds West, a distance of 73.34 feet;
11. 19.05 feet along the arc of a curve to the left, said curve having a central angle of 43 degrees 39 minutes 51 seconds, a radius of 25.00 feet and a chord that bears North 62 degrees 55 minutes 00 seconds West, a distance of 18.59 feet;
12. 123.20 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 59 minutes 17 seconds, a radius of 1,770.00 feet and a chord that bears North 86 degrees 44 minutes 34 seconds West, a distance of 123.18 feet;
13. 40.80 feet along the arc of a curve to the left, said curve having a central angle of 93 degrees 30 minutes 46 seconds, a radius of 25.00 feet and a chord that bears South 44 degrees 30 minutes 24 seconds West, a distance of 36.42 feet;
14. 604.18 feet along the arc of a curve to the right, said curve having a central angle of 18 degrees 54 minutes 59 seconds, a radius of 1,830.00 feet and a chord that bears South 07 degrees 12 minutes 31 seconds West, a distance of 601.44 feet;
15. 18.34 feet along the arc of a curve to the left, said curve having a central angle of 42 degrees 02 minutes 24 seconds, a radius of 25.00 feet and a chord that bears South 04 degrees 21 minutes 12 seconds East, a distance of 17.93 feet;

16. 231.83 feet along the arc of a curve to the right, said curve having a central angle of 265 degrees 39 minutes 16 seconds, a radius of 50.00 feet and a chord that bears North 72 degrees 32 minutes 46 seconds West, a distance of 73.34 feet;
17. 19.05 feet along the arc of a curve to the left, said curve having a central angle of 43 degrees 39 minutes 51 seconds, a radius of 25.00 feet and a chord that bears North 38 degrees 26 minutes 57 seconds East, a distance of 18.59 feet;
18. 236.10 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 38 minutes 33 seconds, a radius of 1,770.00 feet and a chord that bears North 12 degrees 47 minutes 45 seconds East, a distance of 235.92 feet;
19. 40.79 feet along the arc of a curve to the left, said curve having a central angle of 93 degrees 28 minutes 52 seconds, a radius of 25.00 feet and a chord that bears North 37 degrees 45 minutes 58 seconds West, a distance of 36.41 feet;
20. North 84 degrees 30 minutes 24 seconds West, a distance of 119.41 feet to the **Point of Beginning** and containing 1.7487 acres of land.

*Mark D. Armstrong*  
12/01/2023







RICHMOND PARKWAY

CIRCLE SEVEN ROAD

WILKINSON TRAIL

1.7487 ACRE TRACT

COLONEL FIELDS DRIVE

P.O.B.

WILDWOOD PARK ROAD

VERANDA  
SECTION EIGHTEEN  
PLAT NO.20170198  
F.B.C.P.R.

VERANDA  
SECTION NINETEEN  
PLAT NO.20180120  
F.B.C.P.R.

VERANDA  
SECTION TWENTY  
PLAT NO.20180103  
F.B.C.P.R.

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N05°29'36"E	60.00
L2	S84°30'24"E	122.62
L3	N84°30'24"W	119.41

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.33	25.00	90° 7' 58"	N50°25'37"E	35.40
C2	245.66	1770.00	7° 57' 8"	N01°23'04"E	245.46
C3	11.89	25.00	27° 15' 11"	N16°13'05"W	11.78
C4	128.16	50.00	146° 51' 55"	N43°35'18"E	95.85
C5	11.42	25.00	26° 10' 46"	S76°04'08"E	11.32
C6	142.43	1830.00	4° 27' 34"	S86°55'44"E	142.40
C7	18.34	25.00	42° 2' 24"	N74°16'51"E	17.93
C8	231.83	50.00	265° 39' 16"	S06°05'17"W	73.34
C9	19.05	25.00	43° 39' 51"	N62°55'00"W	18.59
C10	123.20	1770.00	3° 59' 17"	N86°44'34"W	123.18
C11	40.80	25.00	93° 30' 46"	S44°30'24"W	36.42
C12	604.18	1830.00	18° 54' 59"	S07°12'31"W	601.44
C13	18.34	25.00	42° 2' 24"	S04°21'12"E	17.93
C14	231.83	50.00	265° 39' 16"	N72°32'46"W	73.34
C15	19.05	25.00	43° 39' 51"	N38°26'57"E	18.59
C16	236.10	1770.00	7° 38' 33"	N12°47'45"E	235.92
C17	40.79	25.00	93° 28' 52"	N37°45'58"W	36.41

ABBREVIATIONS

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

**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  
1.7487 ACRES  
VERANDA SECTION THIRTY-TWO  
PLAT NO. 20210271  
F.B.C.P.R.

DRAWN BY: BJR DATE: 11-27-2023 SCALE: 1"=200'  
CHECKED BY: MA JOB NO: 2015150-000-028 128623.DGN

SCALE: 1"=200' Veranda Plat 20210271 Exhibit 128623.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

**2024007402**





# 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:**  
2023-1104368

**Date Filed:**  
12/14/2023

**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:**  
01/11/2024

**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.**

Veranda Sec 32  
Donation Deed - 1.7487 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)