



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 **1.2834 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 jth}

GRANTOR:

HW 589 HOLDINGS LLC,
a Delaware limited liability company

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

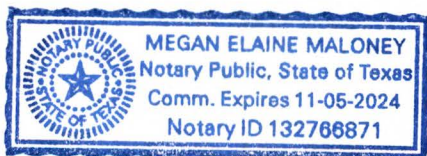
By: June Tang
June Tang, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 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)

[Signature]
Notary Public, State of Texas



GRANTEE:

FORT BEND COUNTY, TEXAS,

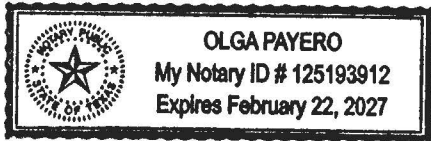
a body corporate and politic under the laws of the
State of Texas

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

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

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 Section Thirty-Nine – Lowry Spring Drive & Masterson Garden Lane
C.I. No.: 1284-23 (Sketch attached)
Job Number: 2015150-000-028

METES AND BOUNDS FOR 1.2834 ACRES

Being an 1.2834 acre tract of land located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said 1.2834 acre tract being all of Lowry Spring Drive (60-feet wide) and Masterson Garden Lane (60-feet wide), both being Public Rights-of-Ways dedicated in the subdivision plat of Veranda Section Thirty-Nine, a subdivision recorded in Plat Number 20210141 of the Fort Bend County Plat Records (F.B.C.P.R.); said 1.2834 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 common westerly corner of said Section Thirty-Nine and Veranda Section Forty, a subdivision recorded in Plat Number 20210273 of the F.B.C.P.R., being the intersection of the southerly right-of-way line of said Lowry Spring Drive and the easterly right-of-way line of Wildwood Park Road (70-feet wide) as established in Plat Number 20200254 of the F.B.C.P.R.;

1. Thence, with the easterly right-of-way line of said Wildwood Park Road, 119.31 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 36 minutes 17 seconds, a radius of 1,035.00 feet and a chord that bears North 23 degrees 21 minutes 47 seconds East, a distance of 119.24 feet to the northerly right-of-way line of said Lowry Spring Drive;

Thence, with the right-of-way lines of said Lowry Spring Drive and Masterson Garden Lane, the following fourteen (14) courses:

2. 40.26 feet along the arc of a curve to the left, said curve having a central angle of 76 degrees 53 minutes 52 seconds, a radius of 30.00 feet and a chord that bears South 18 degrees 23 minutes 18 seconds East, a distance of 37.31 feet;
3. 48.12 feet along the arc of a curve to the right, said curve having a central angle of 08 degrees 21 minutes 17 seconds, a radius of 330.00 feet and a chord that bears South 52 degrees 39 minutes 35 seconds East, a distance of 48.08 feet;

4. 28.57 feet along the arc of a curve to the left, said curve having a central angle of 65 degrees 28 minutes 57 seconds, a radius of 25.00 feet and a chord that bears South 81 degrees 13 minutes 25 seconds East, a distance of 27.04 feet;
5. 114.61 feet along the arc of a curve to the right, said curve having a central angle of 42 degrees 22 minutes 00 seconds, a radius of 155.00 feet and a chord that bears North 87 degrees 13 minutes 06 seconds East, a distance of 112.02 feet;
6. South 71 degrees 35 minutes 54 seconds East, a distance of 114.89 feet;
7. 268.73 feet along the arc of a curve to the left, said curve having a central angle of 10 degrees 28 minutes 27 seconds, a radius of 1,470.00 feet and a chord that bears South 76 degrees 50 minutes 07 seconds East, a distance of 268.35 feet;
8. South 82 degrees 04 minutes 20 seconds East, a distance of 154.04 feet;
9. 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 North 76 degrees 30 minutes 39 seconds East, a distance of 18.26 feet;
10. 231.84 feet along the arc of a curve to the right, said curve having a central angle of 265 degrees 40 minutes 01 seconds, a radius of 50.00 feet and a chord that bears South 07 degrees 55 minutes 40 seconds West, a distance of 73.33 feet;
11. 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 North 60 degrees 39 minutes 20 seconds West, a distance of 18.26 feet;
12. North 82 degrees 04 minutes 20 seconds West, a distance of 154.04 feet;
13. 279.70 feet along the arc of a curve to the right, said curve having a central angle of 10 degrees 28 minutes 27 seconds, a radius of 1,530.00 feet and a chord that bears North 76 degrees 50 minutes 07 seconds West, a distance of 279.31 feet;
14. North 71 degrees 35 minutes 54 seconds West, a distance of 114.89 feet;
15. 129.83 feet along the arc of a curve to the left, said curve having a central angle of 78 degrees 18 minutes 07 seconds, a radius of 95.00 feet and a chord that bears South 69 degrees 15 minutes 03 seconds West, a distance of 119.96 feet;

16. Thence, across said Masterson Garden Lane, North 59 degrees 54 minutes 00 seconds West, a distance of 60.00 feet to the westerly right-of-way line of said Masterson Garden Lane;

Thence, with the right-of-way lines of said Lowry Spring Drive, the following three (3) courses:

17. 35.58 feet along the arc of a curve to the left, said curve having a central angle of 81 degrees 32 minutes 46 seconds, a radius of 25.00 feet and a chord that bears North 10 degrees 40 minutes 23 seconds West, a distance of 32.65 feet;
18. 1.88 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 23 minutes 56 seconds, a radius of 270.00 feet and a chord that bears North 51 degrees 38 minutes 44 seconds West, a distance of 1.88 feet;
19. 53.14 feet along the arc of a curve to the left, said curve having a central angle of 101 degrees 29 minutes 22 seconds, a radius of 30.00 feet and a chord that bears South 77 degrees 24 minutes 37 seconds West, a distance of 46.46 feet to the **Point of Beginning** and containing 1.2834 acres of land.

Mark D. Armstrong
12/01/2023



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

VERANDA
SECTION 41
PLAT NO. 20220041
F.B.C.P.R.

VERANDA
SECTION 40
PLAT NO. 20210273
F.B.C.P.R.

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	119.31	1035.00	6° 36' 17"	N23° 21' 47"E	119.24
C2	40.26	30.00	76° 53' 52"	S18° 23' 18"E	37.31
C3	48.12	330.00	8° 21' 17"	S52° 39' 35"E	48.08
C4	28.57	25.00	65° 28' 57"	S81° 13' 25"E	27.04
C5	114.61	155.00	42° 22' 0"	N87° 13' 06"E	112.02
C6	268.73	1470.00	10° 28' 27"	S76° 50' 07"E	268.35
C7	18.69	25.00	42° 50' 0"	N76° 30' 39"E	18.26
C8	231.84	50.00	265° 40' 1"	S07° 55' 40"W	73.33
C9	18.69	25.00	42° 50' 0"	N60° 39' 20"W	18.26
C10	279.70	1530.00	10° 28' 27"	N76° 50' 07"W	279.31
C11	129.83	95.00	78° 18' 7"	S69° 15' 03"W	119.96
C12	35.58	25.00	81° 32' 46"	N10° 40' 23"W	32.65
C13	1.88	270.00	0° 23' 56"	N51° 38' 44"W	1.88
C14	53.14	30.00	101° 29' 22"	S77° 24' 37"W	46.46

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S71° 35' 54"E	114.89
L2	S82° 04' 20"E	154.04
L3	N82° 04' 20"W	154.04
L4	N71° 35' 54"W	114.89
L5	N59° 54' 00"W	60.00



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
1.2834 ACRES
VERANDA SECTION THIRTY-NINE
PLAT NO. 20210141
F.B.C.P.R.

DRAWN BY: BJR DATE: 11-27-2023 SCALE: 1"=100'
CHECKED BY: MA JOB NO: 2015150-000-028 128423.DGN

S:\ME\Veranda\12015150\Veranda Plots\128423.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

2024007404



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:
2023-1104371

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.

Veranda Sec 39
Donation Deed - 1.2834 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)