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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 **4.2678 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 jht

GRANTOR:

HW 589 HOLDINGS LLC,
a Delaware limited liability company

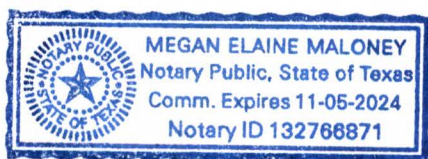
By: Johnson HW Investors LLC,
a Texas limited liability company,
its managing member

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,

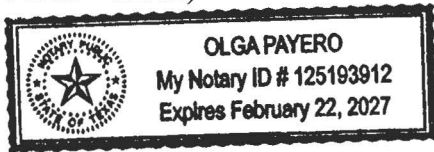
a body corporate and politic under the laws of the
State of Texas

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

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

⁴ or ^P 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)



OP 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 Forty – Masterson Garden Lane, Sweeny Valley Drive,
Travers Hill Road, Colonel Hare Lane & Chalmers Court
C.I. No.: 1285-23 (Sketch attached)
Job Number: 2015150-000-028

METES AND BOUNDS FOR 4.2678 ACRES

Being an 2.0591 acre tract of land (Part 1), a 1.7674 acre tract of land (Part 2) and a 0.4413 acre tract of land (Part 3) located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said tracts being all of Masterson Garden Lane, Sweeny Valley Drive, Travers Hill Road, Colonel Hare Lane and Chalmers Court, all being Public Rights-of-Ways dedicated in the subdivision plat of Veranda Section Forty, a subdivision recorded in Plat Number 20210273 of the Fort Bend County Plat Records (F.B.C.P.R.); said tracts being more particularly described by metes and bounds in three parts as follows (all bearings are based on the Texas Coordinate System (NAD 83), South Central Zone):

Part 1: 2.0591 Acres

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest right-of-way corner of said Masterson Garden Lane, being on the common line of said Section Forty and Veranda Section Thirty-Nine, a subdivision recorded in Plat Number 20210141 of the F.B.C.P.R.;

1. Thence, with said common line and across said Masterson Garden Lane, South 59 degrees 54 minutes 00 seconds East, a distance of 60.00 feet to the easterly right-of-way line of said Masterson Garden Lane;

Thence, with the right-of-way lines of said Masterson Garden Lane, Sweeny Valley Drive, Travers Hill Road and Colonel Hare Lane, the following eleven (11) courses:

2. 37.49 feet along the arc of a curve to the left, said curve having a central angle of 22 degrees 36 minutes 43 seconds, a radius of 95.00 feet and a chord that bears South 18 degrees 47 minutes 38 seconds West, a distance of 37.25 feet;
3. 130.72 feet along the arc of a curve to the left, said curve having a central angle of 20 degrees 14 minutes 35 seconds, a radius of 370.00 feet and a chord that bears South 02 degrees 38 minutes 01 seconds East, a distance of 130.05 feet;
4. South 12 degrees 45 minutes 18 seconds East, a distance of 36.96 feet;

5. 35.54 feet along the arc of a curve to the left, said curve having a central angle of 81 degrees 27 minutes 05 seconds, a radius of 25.00 feet and a chord that bears South 53 degrees 28 minutes 51 seconds East, a distance of 32.62 feet;
6. 114.81 feet along the arc of a curve to the right, said curve having a central angle of 19 degrees 04 minutes 04 seconds, a radius of 345.00 feet and a chord that bears South 84 degrees 40 minutes 21 seconds East, a distance of 114.29 feet;
7. South 75 degrees 08 minutes 19 seconds East, a distance of 90.06 feet;
8. 170.82 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 30 minutes 50 seconds, a radius of 1,775.00 feet and a chord that bears South 77 degrees 53 minutes 44 seconds East, a distance of 170.75 feet;
9. 81.75 feet along the arc of a curve to the right, said curve having a central angle of 55 degrees 06 minutes 24 seconds, a radius of 85.00 feet and a chord that bears South 53 degrees 05 minutes 57 seconds East, a distance of 78.64 feet;
10. 111.54 feet along the arc of a curve to the right, said curve having a central angle of 13 degrees 18 minutes 52 seconds, a radius of 480.00 feet and a chord that bears South 18 degrees 53 minutes 19 seconds East, a distance of 111.29 feet;
11. 36.23 feet along the arc of a curve to the left, said curve having a central angle of 83 degrees 02 minutes 31 seconds, a radius of 25.00 feet and a chord that bears South 53 degrees 45 minutes 08 seconds East, a distance of 33.14 feet;
12. North 84 degrees 43 minutes 37 seconds East, a distance of 97.20 feet to the common line of said Section Forty and Veranda Section Forty-One, a subdivision recorded in Plat Number 20220041 of the F.B.C.P.R.;
13. Thence, with said common line and across said Colonel Hare Lane, South 05 degrees 16 minutes 23 seconds East, a distance of 60.00 feet to the southerly right-of-way line of said Colonel Hare Lane;

Thence, with the right-of-way lines of said Colonel Hare Lane and Travers Hill Road, the following two (2) courses:

14. South 84 degrees 43 minutes 37 seconds West, a distance of 95.85 feet;

15. 36.85 feet along the arc of a curve to the left, said curve having a central angle of 84 degrees 27 minutes 08 seconds, a radius of 25.00 feet and a chord that bears South 42 degrees 30 minutes 03 seconds West, a distance of 33.60 feet;
16. Thence, across said Travers Hill Road right-of-way, North 89 degrees 43 minutes 31 seconds West, a distance of 60.00 feet to the westerly right-of-way line of said Travers Hill Road;

Thence, with right-of-way lines of said Travers Hill Road and Sweeny Valley Drive, the following seven (7) courses:

17. 189.27 feet along the arc of a curve to the left, said curve having a central angle of 25 degrees 49 minutes 14 seconds, a radius of 420.00 feet and a chord that bears North 12 degrees 38 minutes 08 seconds West, a distance of 187.68 feet;
18. 24.04 feet along the arc of a curve to the left, said curve having a central angle of 55 degrees 06 minutes 24 seconds, a radius of 25.00 feet and a chord that bears North 53 degrees 05 minutes 57 seconds West, a distance of 23.13 feet;
19. 176.59 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 30 minutes 50 seconds, a radius of 1,835.00 feet and a chord that bears North 77 degrees 53 minutes 44 seconds West, a distance of 176.52 feet;
20. North 75 degrees 08 minutes 19 seconds West, a distance of 90.06 feet;
21. 422.57 feet along the arc of a curve to the left, said curve having a central angle of 84 degrees 57 minutes 07 seconds, a radius of 285.00 feet and a chord that bears South 62 degrees 23 minutes 07 seconds West, a distance of 384.91 feet;
22. South 19 degrees 54 minutes 34 seconds West, a distance of 104.81 feet;
23. 39.56 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 40 minutes 28 seconds, a radius of 25.00 feet and a chord that bears South 25 degrees 25 minutes 40 seconds East, a distance of 35.56 feet to the northerly right-of-way line of said Traverse Hill Road;
24. Thence, with said northerly right-of-way line, 54.26 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 39 minutes 27 seconds, a radius of 1,170.00 feet and a chord that bears North 69 degrees 26 minutes 10 seconds West, a distance of 54.26 feet;

25. Thence, continuing with said northerly right-of-way line, North 68 degrees 06 minutes 27 seconds West, a distance of 56.94 feet to the westerly right-of-way line of said Sweeny Valley Drive;

Thence, with the right-of-way lines of said Sweeny Valley Drive and Masterson Garden Lane, the following seven (7) courses:

26. 40.14 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 58 minutes 59 seconds, a radius of 25.00 feet and a chord that bears North 65 degrees 54 minutes 04 seconds East, a distance of 35.96 feet;
27. North 19 degrees 54 minutes 34 seconds East, a distance of 102.23 feet;
28. 293.76 feet along the arc of a curve to the right, said curve having a central angle of 48 degrees 47 minutes 13 seconds, a radius of 345.00 feet and a chord that bears North 44 degrees 18 minutes 10 seconds East, a distance of 284.97 feet;
29. 35.54 feet along the arc of a curve to the left, said curve having a central angle of 81 degrees 27 minutes 05 seconds, a radius of 25.00 feet and a chord that bears North 27 degrees 58 minutes 14 seconds East, a distance of 32.62 feet;
30. North 12 degrees 45 minutes 18 seconds West, a distance of 36.96 feet;
31. 151.92 feet along the arc of a curve to the right, said curve having a central angle of 20 degrees 14 minutes 35 seconds, a radius of 430.00 feet and a chord that bears North 02 degrees 38 minutes 01 seconds West, a distance of 151.13 feet;
32. 61.17 feet along the arc of a curve to the right, said curve having a central angle of 22 degrees 36 minutes 43 seconds, a radius of 155.00 feet and a chord that bears North 18 degrees 47 minutes 38 seconds East, a distance of 60.77 feet to the **Point of Beginning** and containing 2.0591 acres of land in Part 1.

Part 2: 1.7674 Acres

Beginning at the south end of the radius return located at the southeast corner of said Colonel Hare Lane and said Travers Hill Road;

Thence, with the right-of-way lines of said Travers Hill Road, the following seventeen (17) courses:

1. 80.07 feet along the arc of a curve to the right, said curve having a central angle of 09 degrees 33 minutes 26 seconds, a radius of 480.00 feet and a chord that bears South 05 degrees 03 minutes 12 seconds West, a distance of 79.97 feet;
2. 17.66 feet along the arc of a curve to the left, said curve having a central angle of 40 degrees 28 minutes 15 seconds, a radius of 25.00 feet and a chord that bears South 10 degrees 24 minutes 13 seconds East, a distance of 17.29 feet;
3. 123.43 feet along the arc of a curve to the right, said curve having a central angle of 141 degrees 26 minutes 26 seconds, a radius of 50.00 feet and a chord that bears South 40 degrees 04 minutes 52 seconds West, a distance of 94.39 feet;
4. 10.02 feet along the arc of a curve to the left, said curve having a central angle of 22 degrees 57 minutes 17 seconds, a radius of 25.00 feet and a chord that bears North 80 degrees 40 minutes 34 seconds West, a distance of 9.95 feet;
5. South 87 degrees 50 minutes 48 seconds West, a distance of 234.66 feet;
6. 516.21 feet along the arc of a curve to the right, said curve having a central angle of 24 degrees 02 minutes 45 seconds, a radius of 1,230.00 feet and a chord that bears North 80 degrees 07 minutes 50 seconds West, a distance of 512.43 feet;
7. North 68 degrees 06 minutes 27 seconds West, a distance of 152.08 feet;
8. 88.30 feet along the arc of a curve to the right, said curve having a central angle of 08 degrees 01 minutes 48 seconds, a radius of 630.00 feet and a chord that bears North 64 degrees 05 minutes 33 seconds West, a distance of 88.22 feet;
9. 12.33 feet along the arc of a curve to the left, said curve having a central angle of 28 degrees 14 minutes 49 seconds, a radius of 25.00 feet and a chord that bears North 74 degrees 12 minutes 03 seconds West, a distance of 12.20 feet;
10. 228.51 feet along the arc of a curve to the right, said curve having a central angle of 261 degrees 51 minutes 13 seconds, a radius of 50.00 feet and a chord that bears North 42 degrees 36 minutes 09 seconds East, a distance of 75.55 feet;
11. 24.53 feet along the arc of a curve to the left, said curve having a central angle of 56 degrees 13 minutes 22 seconds, a radius of 25.00 feet and a chord that bears South 34 degrees 34 minutes 56 seconds East, a distance of 23.56 feet;

12. 53.86 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 24 minutes 50 seconds, a radius of 570.00 feet and a chord that bears South 65 degrees 24 minutes 02 seconds East, a distance of 53.84 feet;
13. South 68 degrees 06 minutes 27 seconds East, a distance of 152.08 feet;
14. 491.03 feet along the arc of a curve to the left, said curve having a central angle of 24 degrees 02 minutes 45 seconds, a radius of 1,170.00 feet and a chord that bears South 80 degrees 07 minutes 50 seconds East, a distance of 487.43 feet;
15. North 87 degrees 50 minutes 48 seconds East, a distance of 218.05 feet;
16. 32.89 feet along the arc of a curve to the left, said curve having a central angle of 75 degrees 22 minutes 49 seconds, a radius of 25.00 feet and a chord that bears North 50 degrees 09 minutes 24 seconds East, a distance of 30.57 feet;
17. 89.37 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 11 minutes 30 seconds, a radius of 420.00 feet and a chord that bears North 06 degrees 22 minutes 14 seconds East, a distance of 89.20 feet;
18. Thence, across said Travers Hill Road, South 89 degrees 43 minutes 31 seconds East, a distance of 60.00 feet to the **Point of Beginning** and containing 1.7674 acres of land in Part 2.

Part 3: 0.4413 Acres

Beginning at the southern end of the radius return of the easterly right-of-way line of aforesaid Chalmers Court and the northerly right-of-way line of said Travers Hill Road;

1. Thence, with the northerly right-of-way line of said Travers Hill Road, South 87 degrees 50 minutes 48 seconds West, a distance of 26.19 feet;
2. Thence, continuing with said northerly right-of-way line, 85.67 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 11 minutes 44 seconds, a radius of 1,170.00 feet and a chord that bears South 89 degrees 56 minutes 40 seconds West, a distance of 85.66 feet to the interior right-of-way line of said Chalmers Court;

Thence, with the interior right-of-way lines of said Chalmers Court, the following seven (7) courses:

3. 40.47 feet along the arc of a curve to the left, said curve having a central angle of 92 degrees 45 minutes 12 seconds, a radius of 25.00 feet and a chord that bears North 45 degrees 39 minutes 56 seconds East, a distance of 36.19 feet;
4. North 00 degrees 42 minutes 40 seconds West, a distance of 16.94 feet;
5. 32.48 feet along the arc of a curve to the left, said curve having a central angle of 74 degrees 25 minutes 39 seconds, a radius of 25.00 feet and a chord that bears North 37 degrees 55 minutes 30 seconds West, a distance of 30.24 feet;
6. North 75 degrees 08 minutes 19 seconds West, a distance of 31.98 feet;
7. 42.92 feet along the arc of a curve to the left, said curve having a central angle of 98 degrees 22 minutes 22 seconds, a radius of 25.00 feet and a chord that bears South 55 degrees 40 minutes 30 seconds West, a distance of 37.84 feet;
8. South 06 degrees 29 minutes 19 seconds West, a distance of 23.59 feet;
9. 40.47 feet along the arc of a curve to the left, said curve having a central angle of 92 degrees 45 minutes 12 seconds, a radius of 25.00 feet and a chord that bears South 39 degrees 53 minutes 17 seconds East, a distance of 36.19 feet to the northerly right-of-way line of said Travers Hill Road;
10. Thence, with said northerly right-of-way line, 112.45 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 30 minutes 23 seconds, a radius of 1,170.00 feet and a chord that bears North 83 degrees 30 minutes 41 seconds West, a distance of 112.40 feet to the westerly right-of-way line of said Chalmers Court;

Thence, with the right-of-way lines of said Chalmers Court, the following nine (9) courses:

11. 40.47 feet along the arc of a curve to the left, said curve having a central angle of 92 degrees 45 minutes 12 seconds, a radius of 25.00 feet and a chord that bears North 52 degrees 51 minutes 54 seconds East, a distance of 36.19 feet;
12. North 06 degrees 29 minutes 19 seconds East, a distance of 23.59 feet;
13. 145.94 feet along the arc of a curve to the right, said curve having a central angle of 98 degrees 22 minutes 22 seconds, a radius of 85.00 feet and a chord that bears North 55 degrees 40 minutes 30 seconds East, a distance of 128.66 feet;
14. South 75 degrees 08 minutes 19 seconds East, a distance of 32.17 feet;

15. 10.62 feet along the arc of a curve to the left, said curve having a central angle of 24 degrees 20 minutes 49 seconds, a radius of 25.00 feet and a chord that bears South 87 degrees 18 minutes 43 seconds East, a distance of 10.54 feet;
16. 106.59 feet along the arc of a curve to the right, said curve having a central angle of 122 degrees 08 minutes 28 seconds, a radius of 50.00 feet and a chord that bears South 38 degrees 24 minutes 54 seconds East, a distance of 87.52 feet;
17. 10.20 feet along the arc of a curve to the left, said curve having a central angle of 23 degrees 22 minutes 00 seconds, a radius of 25.00 feet and a chord that bears South 10 degrees 58 minutes 20 seconds West, a distance of 10.13 feet;
18. South 00 degrees 42 minutes 40 seconds East, a distance of 19.28 feet;
19. 39.90 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 26 minutes 32 seconds, a radius of 25.00 feet and a chord that bears South 46 degrees 25 minutes 56 seconds East, a distance of 35.80 feet to the **Point of Beginning** and containing 0.4413 acres of land in Part 3.

PART 1:	2.0591 Acres
PART 2:	1.7674 Acres
<u>PART 3:</u>	<u>0.4413 Acres</u>
Total	4.2678 Acres

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 39
PLAT NO. 20210141
F.B.C.P.R.

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

PART 1:
2.0591
ACRES

PART 3:
0.4413
ACRES

PART 2:
1.7674
ACRES

WILDWOOD
PARK ROAD

CHALMERS
COURT

SWEENEY VALLEY
DRIVE

HILL TRAIL
ROAD

COLONEL
HARE LANE

TRAVERS HILL ROAD

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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
4.2678 ACRES
VERANDA SECTION FORTY
PLAT NO. 20210273
F.B.C.P.R.

DRAWN BY: BJR	DATE: 11-27-2023	SCALE: NTS
CHECKED BY: MA	JOB NO: 2015150-000-028	128523.DGN

S:\MKT\Marketing\12018200_Veranda_Plate_0909.dgn 12/8/2023 12:52:23 PM

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S59° 54' 00"E	60.00
L2	S12° 45' 18"E	36.96
L3	S75° 08' 19"E	90.06
L4	N84° 43' 37"E	97.20
L5	S05° 16' 23"E	60.00
L6	S84° 43' 37"W	95.85
L7	N89° 43' 31"W	60.00
L8	N75° 08' 19"W	90.06
L9	S19° 54' 34"W	104.81
L10	N68° 06' 27"W	56.94
L11	N19° 54' 34"E	102.23
L12	N12° 45' 18"W	36.96
L13	S87° 50' 48"W	234.66
L14	N68° 06' 27"W	152.08
L15	S68° 06' 27"E	152.08
L16	N87° 50' 48"E	218.05
L17	S89° 43' 31"E	60.00
L18	S87° 50' 48"W	26.19
L19	N00° 42' 40"W	16.94
L20	N75° 08' 19"W	31.98
L21	S06° 29' 19"W	23.59
L22	N06° 29' 19"E	23.59
L23	S75° 08' 19"E	32.17
L24	S00° 42' 40"E	19.28

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	37.49	95.00	22° 36' 43"	S18° 47' 38"W	37.25
C2	130.72	370.00	20° 14' 35"	S02° 38' 01"E	130.05
C3	35.54	25.00	81° 27' 5"	S53° 28' 51"E	32.62
C4	114.81	345.00	19° 4' 4"	S84° 40' 21"E	114.29
C5	170.82	1775.00	5° 30' 50"	S77° 53' 44"E	170.75
C6	81.75	85.00	55° 6' 24"	S53° 05' 57"E	78.64
C7	111.54	480.00	13° 18' 52"	S18° 53' 19"E	111.29
C8	36.23	25.00	83° 2' 31"	S53° 45' 08"E	33.14
C9	36.85	25.00	84° 27' 8"	S42° 30' 03"W	33.60
C10	189.27	420.00	25° 49' 14"	N12° 38' 08"W	187.68
C11	24.04	25.00	55° 6' 24"	N53° 05' 57"W	23.13
C12	176.59	1835.00	5° 30' 50"	N77° 53' 44"W	176.52
C13	422.57	285.00	84° 57' 7"	S62° 23' 07"W	384.91
C14	39.56	25.00	90° 40' 28"	S25° 25' 40"E	35.56
C15	54.26	1170.00	2° 39' 27"	N69° 26' 10"W	54.26
C16	40.14	25.00	91° 58' 59"	N65° 54' 04"E	35.96
C17	293.76	345.00	48° 47' 13"	N44° 18' 10"E	284.97
C18	35.54	25.00	81° 27' 5"	N27° 58' 14"E	32.62
C19	151.92	430.00	20° 14' 35"	N02° 38' 01"W	151.13
C20	61.17	155.00	22° 36' 43"	N18° 47' 38"E	60.77
C21	80.07	480.00	9° 33' 26"	S05° 03' 12"W	79.97
C22	17.66	25.00	40° 28' 15"	S10° 24' 13"E	17.29
C23	123.43	50.00	141° 26' 26"	S40° 04' 52"W	94.39
C24	10.02	25.00	22° 57' 17"	N80° 40' 34"W	9.95
C25	516.21	1230.00	24° 2' 45"	N80° 07' 50"W	512.43
C26	88.30	630.00	8° 1' 48"	N64° 05' 33"W	88.22
C27	12.33	25.00	28° 14' 49"	N74° 12' 03"W	12.20
C28	228.51	50.00	261° 51' 13"	N42° 36' 09"E	75.55
C29	24.53	25.00	56° 13' 22"	S34° 34' 56"E	23.56
C30	53.86	570.00	5° 24' 50"	S65° 24' 02"E	53.84
C31	491.03	1170.00	24° 2' 45"	S80° 07' 50"E	487.43
C32	32.89	25.00	75° 22' 49"	N50° 09' 24"E	30.57
C33	89.37	420.00	12° 11' 30"	N06° 22' 14"E	89.20
C34	85.67	1170.00	4° 11' 44"	S89° 56' 40"W	85.66
C35	40.47	25.00	92° 45' 12"	N45° 39' 56"E	36.19
C36	32.48	25.00	74° 25' 39"	N37° 55' 30"W	30.24
C37	42.92	25.00	98° 22' 22"	S55° 40' 30"W	37.84
C38	40.47	25.00	92° 45' 12"	S39° 53' 17"E	36.19
C39	112.45	1170.00	5° 30' 23"	N83° 30' 41"W	112.40
C40	40.47	25.00	92° 45' 12"	N52° 51' 54"E	36.19
C41	145.94	85.00	98° 22' 22"	N55° 40' 30"E	128.66
C42	10.62	25.00	24° 20' 49"	S87° 18' 43"E	10.54
C43	106.59	50.00	122° 8' 28"	S38° 24' 54"E	87.52
C44	10.20	25.00	23° 22' 0"	S10° 58' 20"W	10.13
C45	39.90	25.00	91° 26' 32"	S46° 25' 56"E	35.80

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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
4.2678 ACRES
VERANDA SECTION FORTY
PLAT NO. 20210273
F.B.C.P.R.**

DRAWN BY: BJR DATE: 11-27-2023 SCALE: NTS
CHECKED BY: MA JOB NO: 2015150-000-028 128423.DGN

S:\AEC\W\Veranda\12010273\000_Veranda_Plate.dgn E:\aeb\12010273.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

2024007405

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:
2023-1104361

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 40
Donation Deed - 4.2678 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)