



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 **4.25 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 06/25/2024 # 23Q
Fort Bend County Clerk
Return Div Supervisor Admin 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 29th day of May, 2024.

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 29 day of May, 2024, 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)

M Maloney
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

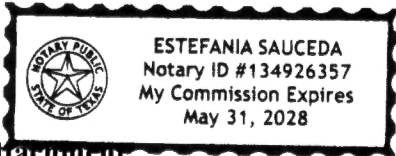
THE STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 25 day of June,
2024, 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)



Estefania Saucedo
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 Sec 35
C.I. No.: 1030-24
Job Number: 2015150-000-028

METES AND BOUNDS FOR 4.25 ACRES

Being an 4.25 acre tract of land located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said 4.25 acre tract all of Bailey Fields Lane, Cohorn Trail, Gibson Forest Drive and Foster Hill Road, all being Public Rights-of-Ways dedicated in the subdivision plat of Veranda Section Thirty-Five, a subdivision recorded in Plat Number 20220113 of the Fort Bend County Plat Records (F.B.C.P.R.); said 4.25 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 south end of a radius return at the east intersection of said Bailey Fields Drive and Richmond Parkway as recorded in Clerk's File Number 2004134394 of the Official Records of Fort Bend County;

Thence, with the right-of-way lines of said Bailey Fields Lane, Cohorn Trail, Gibson Forest Drive and Foster Hill Road, the following forty-nine (49) courses:

1. South 88 degrees 44 minutes 29 seconds West, a distance of 140.00 feet;
2. 47.12 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 59 minutes 58 seconds, a radius of 30.00 feet and a chord that bears North 43 degrees 44 minutes 28 seconds East, a distance of 42.43 feet;
3. North 01 degrees 15 minutes 31 seconds West, a distance of 75.00 feet;
4. North 02 degrees 14 minutes 52 seconds East, a distance of 105.28 feet;
5. 78.97 feet along the arc of a curve to the right, said curve having a central angle of 13 degrees 42 minutes 40 seconds, a radius of 330.00 feet and a chord that bears North 16 degrees 55 minutes 47 seconds East, a distance of 78.78 feet;
6. North 23 degrees 47 minutes 07 seconds East, a distance of 362.70 feet;
7. 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 21 degrees 12 minutes 53 seconds West, a distance of 35.36 feet;
8. North 66 degrees 12 minutes 53 seconds West, a distance of 178.19 feet;

9. 344.91 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 49 minutes 40 seconds, a radius of 220.00 feet and a chord that bears South 68 degrees 52 minutes 17 seconds West, a distance of 310.66 feet;
10. South 23 degrees 57 minutes 27 seconds West, a distance of 406.09 feet;
11. 39.22 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 52 minutes 57 seconds, a radius of 25.00 feet and a chord that bears South 20 degrees 59 minutes 01 seconds East, a distance of 35.32 feet;
12. 119.38 feet along the arc of a curve to the left, said curve having a central angle of 25 degrees 20 minutes 01 seconds, a radius of 270.00 feet and a chord that bears South 78 degrees 35 minutes 30 seconds East, a distance of 118.41 feet;
13. North 88 degrees 44 minutes 29 seconds East, a distance of 112.15 feet;
14. 37.96 feet along the arc of a curve to the left, said curve having a central angle of 86 degrees 59 minutes 41 seconds, a radius of 25.00 feet and a chord that bears North 45 degrees 14 minutes 39 seconds East, a distance of 34.42 feet;
15. 127.92 feet along the arc of a curve to the right, said curve having a central angle of 22 degrees 12 minutes 39 seconds, a radius of 330.00 feet and a chord that bears North 12 degrees 51 minutes 08 seconds East, a distance of 127.13 feet;
16. North 23 degrees 57 minutes 27 seconds East, a distance of 127.54 feet;
17. 10.07 feet along the arc of a curve to the left, said curve having a central angle of 23 degrees 04 minutes 26 seconds, a radius of 25.00 feet and a chord that bears North 12 degrees 25 minutes 14 seconds East, a distance of 10.00 feet;
18. 118.66 feet along the arc of a curve to the right, said curve having a central angle of 135 degrees 58 minutes 32 seconds, a radius of 50.00 feet and a chord that bears North 68 degrees 52 minutes 17 seconds East, a distance of 92.71 feet;
19. 10.07 feet along the arc of a curve to the left, said curve having a central angle of 23 degrees 04 minutes 26 seconds, a radius of 25.00 feet and a chord that bears South 54 degrees 40 minutes 40 seconds East, a distance of 10.00 feet;
20. South 66 degrees 12 minutes 53 seconds East, a distance of 94.93 feet;
21. 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 68 degrees 47 minutes 07 seconds East, a distance of 35.36 feet;

22. South 23 degrees 47 minutes 07 seconds West, a distance of 110.00 feet;
23. 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 21 degrees 12 minutes 53 seconds West, a distance of 35.36 feet;
24. North 66 degrees 12 minutes 53 seconds West, a distance of 83.44 feet;
25. 39.19 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 49 minutes 40 seconds, a radius of 25.00 feet and a chord that bears South 68 degrees 52 minutes 17 seconds West, a distance of 35.30 feet;
26. South 23 degrees 57 minutes 27 seconds West, a distance of 116.06 feet;
27. 98.30 feet along the arc of a curve to the left, said curve having a central angle of 20 degrees 51 minutes 33 seconds, a radius of 270.00 feet and a chord that bears South 13 degrees 31 minutes 41 seconds West, a distance of 97.75 feet;
28. 41.17 feet along the arc of a curve to the left, said curve having a central angle of 94 degrees 21 minutes 25 seconds, a radius of 25.00 feet and a chord that bears South 44 degrees 04 minutes 48 seconds East, a distance of 36.67 feet;
29. North 88 degrees 44 minutes 29 seconds East, a distance of 86.22 feet;
30. 34.33 feet along the arc of a curve to the left, said curve having a central angle of 78 degrees 40 minutes 02 seconds, a radius of 25.00 feet and a chord that bears North 49 degrees 24 minutes 28 seconds East, a distance of 31.69 feet;
31. South 02 degrees 14 minutes 52 seconds West, a distance of 105.28 feet;
32. 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 46 degrees 15 minutes 31 seconds West, a distance of 35.36 feet;
33. South 88 degrees 44 minutes 29 seconds West, a distance of 301.66 feet;
34. 145.70 feet along the arc of a curve to the right, said curve having a central angle of 25 degrees 17 minutes 50 seconds, a radius of 330.00 feet and a chord that bears North 78 degrees 36 minutes 36 seconds West, a distance of 144.52 feet;
35. 39.31 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 04 minutes 52 seconds, a radius of 25.00 feet and a chord that bears South 68 degrees 59 minutes 53 seconds West, a distance of 35.38 feet;

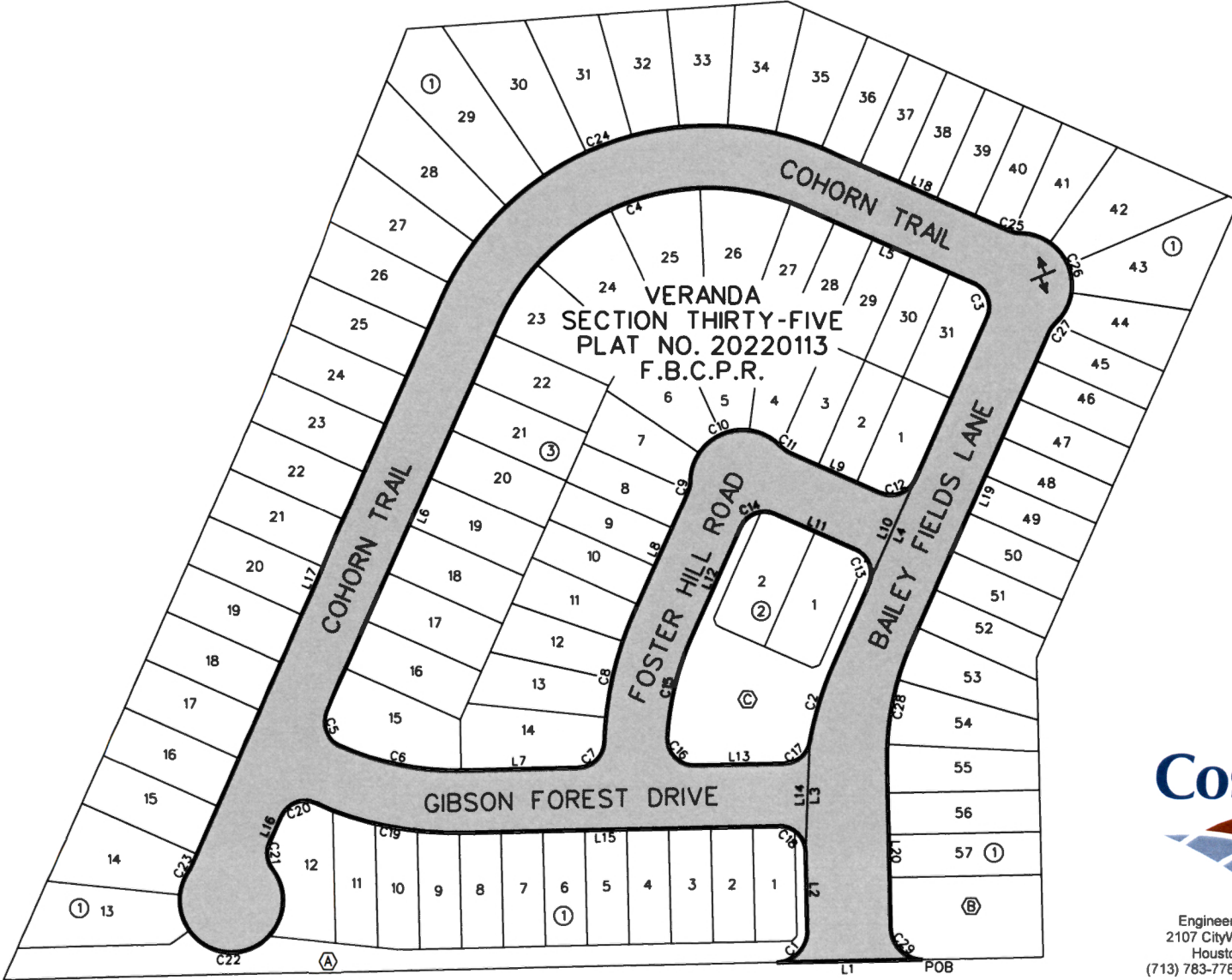
36. South 23 degrees 57 minutes 27 seconds West, a distance of 27.28 feet;
37. 26.56 feet along the arc of a curve to the left, said curve having a central angle of 60 degrees 52 minutes 42 seconds, a radius of 25.00 feet and a chord that bears South 06 degrees 28 minutes 54 seconds East, a distance of 25.33 feet;
38. 220.22 feet along the arc of a curve to the right, said curve having a central angle of 252 degrees 21 minutes 24 seconds, a radius of 50.00 feet and a chord that bears South 89 degrees 15 minutes 27 seconds West, a distance of 80.72 feet;
39. 5.01 feet along the arc of a curve to the left, said curve having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 25.00 feet and a chord that bears North 29 degrees 41 minutes 48 seconds East, a distance of 5.00 feet;
40. North 23 degrees 57 minutes 27 seconds East, a distance of 593.97 feet;
41. 438.98 feet along the arc of a curve to the right, said curve having a central angle of 89 degrees 49 minutes 40 seconds, a radius of 280.00 feet and a chord that bears North 68 degrees 52 minutes 17 seconds East, a distance of 395.38 feet;
42. South 66 degrees 12 minutes 53 seconds East, a distance of 189.79 feet;
43. 10.07 feet along the arc of a curve to the left, said curve having a central angle of 23 degrees 04 minutes 26 seconds, a radius of 25.00 feet and a chord that bears South 77 degrees 45 minutes 06 seconds East, a distance of 10.00 feet;
44. 118.80 feet along the arc of a curve to the right, said curve having a central angle of 136 degrees 08 minutes 15 seconds, a radius of 50.00 feet and a chord that bears South 21 degrees 13 minutes 12 seconds East, a distance of 92.76 feet;
45. 10.06 feet along the arc of a curve to the left, said curve having a central angle of 23 degrees 03 minutes 48 seconds, a radius of 25.00 feet and a chord that bears South 35 degrees 19 minutes 01 seconds West, a distance of 10.00 feet;
46. South 23 degrees 47 minutes 07 seconds West, a distance of 327.09 feet;
47. 118.02 feet along the arc of a curve to the left, said curve having a central angle of 25 degrees 02 minutes 38 seconds, a radius of 270.00 feet and a chord that bears South 11 degrees 15 minutes 48 seconds West, a distance of 117.08 feet;
48. South 01 degrees 15 minutes 31 seconds East, a distance of 158.03 feet;

49. 47.12 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 30.00 feet and a chord that bears South 46 degrees 15 minutes 31 seconds East, a distance of 42.43 feet to the **Point of Beginning** containing 4.25 acres of land.

Mark Armstrong

02/05/2024





RICHMOND PARKWAY



Engineering and Surveying
 2107 CityWest Blvd., 3rd Floor
 Houston, Texas 77042
 (713) 783-7788 (713) 783-3580, Fax

TBPE FIRM REG. No. 280
 TBPLS FIRM REG. No. 100486

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CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	47.12	30.00	89° 59' 58"	N43° 44' 28"E	42.43
C2	78.97	330.00	13° 42' 40"	N16° 55' 47"E	78.78
C3	39.27	25.00	90° 0' 0"	N21° 12' 53"W	35.36
C4	344.91	220.00	89° 49' 40"	S68° 52' 17"W	310.66
C5	39.22	25.00	89° 52' 57"	S20° 59' 01"E	35.32
C6	119.38	270.00	25° 20' 1"	S78° 35' 30"E	118.41
C7	37.96	25.00	86° 59' 41"	N45° 14' 39"E	34.42
C8	127.92	330.00	22° 12' 39"	N12° 51' 08"E	127.13
C9	10.07	25.00	23° 4' 26"	N12° 25' 14"E	10.00
C10	118.66	50.00	135° 58' 32"	N68° 52' 17"E	92.71
C11	10.07	25.00	23° 4' 26"	S54° 40' 40"E	10.00
C12	39.27	25.00	90° 0' 0"	N68° 47' 07"E	35.36
C13	39.27	25.00	90° 0' 0"	N21° 12' 53"W	35.36
C14	39.19	25.00	89° 49' 40"	S68° 52' 17"W	35.30
C15	98.30	270.00	20° 51' 33"	S13° 31' 41"W	97.75
C16	41.17	25.00	94° 21' 25"	S44° 04' 48"E	36.67
C17	34.33	25.00	78° 40' 2"	N49° 24' 28"E	31.69
C18	39.27	25.00	90° 0' 0"	N46° 15' 31"W	35.36
C19	145.70	330.00	25° 17' 50"	N78° 36' 36"W	144.52
C20	39.31	25.00	90° 4' 52"	S68° 59' 53"W	35.38
C21	26.56	25.00	60° 52' 42"	S06° 28' 54"E	25.33
C22	220.22	50.00	252° 21' 24"	S89° 15' 27"W	80.72
C23	5.01	25.00	11° 28' 42"	N29° 41' 48"E	5.00
C24	438.98	280.00	89° 49' 40"	N68° 52' 17"E	395.38
C25	10.07	25.00	23° 4' 26"	S77° 45' 06"E	10.00
C26	118.80	50.00	136° 8' 15"	S21° 13' 12"E	92.76
C27	10.06	25.00	23° 3' 48"	S35° 19' 01"W	10.00
C28	118.02	270.00	25° 2' 38"	S11° 15' 48"W	117.08
C29	47.12	30.00	90° 0' 0"	S46° 15' 31"E	42.43

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S88° 44' 29"W	140.00
L2	N01° 15' 31"W	75.00
L3	N02° 14' 52"E	105.28
L4	N23° 47' 07"E	362.70
L5	N66° 12' 53"W	178.19
L6	S23° 57' 27"W	406.09
L7	N88° 44' 29"E	112.15
L8	N23° 57' 27"E	127.54
L9	S66° 12' 53"E	94.93
L10	N23° 47' 07"E	110.00
L11	N66° 12' 53"W	83.44
L12	S23° 57' 27"W	116.06
L13	N88° 44' 29"E	86.22
L14	N02° 14' 52"E	105.28
L15	S88° 44' 29"W	301.66
L16	S23° 57' 27"W	27.28
L17	N23° 57' 27"E	593.97
L18	S66° 12' 53"E	189.79
L19	S23° 47' 07"W	327.09
L20	S01° 15' 31"E	158.03

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Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax

TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100488

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

June 28, 2024 01:34:21 PM



FEE: \$0.00

BR1

2024061889

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:
 2024-1167008

Date Filed:
 05/28/2024

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

Date Acknowledged:
 06/26/2024

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 35
 Donation Deed - 4.25 acres

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Pool Invest HW 589 LLC	Newport Beach, CA United States	X	
	Johnson HW Investors LLC	Houston, TX 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)