

SPECIAL WARRANTY DEED
(11.415 Acres – Parcel No. 52)

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.

Date:

December 21, 2016

Grantor:

Sienna 325 LP, a Texas limited partnership

Grantor's Mailing Address:

c/o The Johnson Development Corporation
5005 Riverway Drive, Suite 500
Houston, Texas 77056-2196

Grantee:

Fort Bend County Toll Road Authority, a local government corporation

Grantee's Mailing Address:

c/o The Muller Law Group, PLLC
16555 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

Consideration:

Good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Property (including any improvements):

A certain tract of land located in Fort Bend County, Texas, containing 11.415 acres, as more particularly described and shown in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property").

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. However, Grantor waives the right of ingress and egress to and from the surface of the Property relating to the mineral estate reserved by Grantor. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from such existing production or existing lease.

Grantor reserves for itself and its successors and assigns an easement across the Property for purposes of installing, modifying, and maintaining, from time to time, utilities (including without limitation, water, sanitary sewer, storm outfall, telecommunications, electricity, and natural gas) as required or deemed necessary by Grantor (and/or its successors and assigns) to serve Grantor's remaining land located on either side of the Property. Prior installing any such utilities, Grantor shall submit the plans therefore to the Grantee for review and approval, such approval not to be unreasonably withheld, conditioned, or delayed. Utilities shall be installed as close to perpendicular to the road right-of-way as practicable.

Access to and from the Property is DENIED, except as expressly reserved herein. Notwithstanding the foregoing, Grantor reserves the right to access the exit ramp located at the southwest intersection of the future Fort Bend Parkway and Sienna Parkway with Avalon Run, an existing public roadway and one (1) additional public or private road, which will be constructed at GRANTOR'S sole cost and expense. The road must conform to all County roadway and intersection specifications then in effect, must be a minimum of 35 feet in width, and must be at least 425 feet, at the centerline, from the nearest existing intersection or driveway. The Grantee will also be required to construct a deceleration lane with the public or private road. Access to the Property is illustrated on the attached **Exhibit B**.

Exceptions to Warranty

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Property and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are in effect and validly enforceable against the Property (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with the exercise of the rights in the Property and use of the Property.

Grant of Property:

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's heirs, successors, and assigns the Property, together with all and singular the rights and appurtenances there in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part of thereof when the claim is by,

through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and Exceptions to Warranty.
When context requires, singular nouns and pronouns include the plural.

[Signature pages follow this page.]

The individual signing this instrument on behalf of Grantor represents that it has the requisite authority to bind Grantor.

EXECUTED this 28 day of December, 2016.

GRANTOR:

SIENNA 325 LP, a Texas limited partnership

By: Sienna 325 GP LLC, general partner

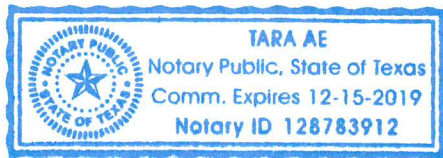
By: *Alvin SanMiguel*
Alvin SanMiguel, Vice President

STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 28 day of December, 2016, by Alvin SanMiguel, Vice President of Sienna 325 GP LLC, general partner of Sienna 325 LP on behalf of said limited partnership.

(NOTARY SEAL)

Tara M. Ae
Notary Public, State of Texas



AGREED to and ACCEPTED this 18th day of January, 2017, 2016, by Grantee.

GRANTEE:

Fort Bend County Toll Road Authority, a local government corporation

By: 

Name: Dr. James D. Condrey, DDS

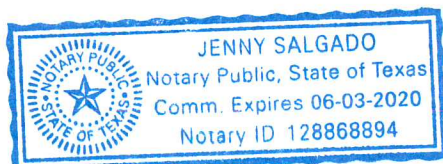
Title: Chairman

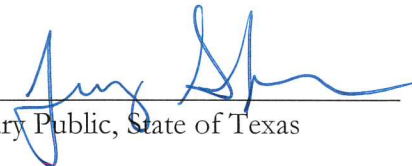
STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 18th day of January, 2017, 2016, by Dr. James D. Condrey, DDS, as Chairman.

(NOTARY SEAL)




Notary Public, State of Texas

Attachment:

Exhibit A – Property Description

Exhibit B – Access to Property

EXHIBIT A

Revised October 19, 2015
July 20, 2010
LJA Job Number 1728-0012

PARCEL NUMBER 52 FORT BEND PARKWAY SEGMENT "B" FORT BEND COUNTY, TEXAS

All that certain tract or parcel containing 11.415 acres of land in the Moses Shipman League, A-86, Fort Bend County, Texas, being part of a residue of that certain tract called 212.202 acres conveyed to Sienna 325 LP by an instrument of record in File Number 2013157640 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.) and being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone (NAD 83); all coordinates and distances are surface and may be converted to grid by multiplying by the combined adjustment factor of 0.9998657;

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found for the northeast corner of said 212.202 acre tract, same being the northwest corner of that certain called 0.136 acre tract conveyed to Fort Bend County Toll Road Authority by an instrument of record in File Number 2011121793, F.B.C.O.P.R. and the POINT OF BEGINNING of the herein described tract on the arc of a curve whose center bears North 68° 43' 35" East and having surface coordinates of X = 3,070,646.81 and Y = 13,757,649.27;

Thence, 69.92 feet along the west line of said 0.136 acre tract and the east line of said 212.202 acre tract and along the arc of a curve to the left, having a central angle of 03° 38' 47", a radius of 1,098.68 feet and chord which bears South 23° 05' 48" East, 69.91 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, South 24° 58' 49" East, continuing along the west line of said 0.136 acre tract and the east line of said 212.202 acre tract, 111.39 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner on the proposed south right-of-way line of Fort Bend Parkway (width varies at this point);

11.415 Acres

Revised October 19, 2015

July 20, 2010

Job Number 1728-0012

Thence, North $59^{\circ} 05' 31''$ West, departing said east and west lines and along the proposed south right-of-way line of Fort Bend Parkway, 33.92 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $87^{\circ} 02' 17''$ West, continuing along said proposed south right-of-way line of Fort Bend Parkway, passing at 1,417.77 feet a 5/8-inch iron rod with cap stamped "GBI PARTNERS" found for a corner on the northerly line of that certain tract called 167.348 acres conveyed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2014000324, F.B.C.O.P.R. and continuing in all a distance of 1,440.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner on a northerly line of said 167.348 acre tract, the beginning of a curve;

Thence, continuing along said proposed south right-of-way line of Fort Bend Parkway and the northerly line of said 167.348 acres, 776.91 feet along the arc of a tangent curve to the left, having a central angle of $22^{\circ} 15' 25''$, a radius of 2,000.00 feet and chord which bears South $75^{\circ} 54' 34''$ West, 772.04 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $64^{\circ} 46' 52''$ West, continuing along said proposed south right-of-way line of Fort Bend Parkway and the northerly line of said 167.348 acres, passing at 679.87 feet a 5/8-inch iron rod with cap stamped "LJA ENG" set for reference and continuing in all a distance of 719.87 feet to a point for corner in the center of Flat Bank Creek, same being the northwest corner of said 167.348 acre tract;

Thence, North $07^{\circ} 28' 26''$ West, departing said proposed south right-of-way line and along the centerline of said Flat Bank Creek, 16.08 feet to a point for corner;

Thence, North $37^{\circ} 49' 46''$ West, continuing along the centerline of said Flat Bank Creek, 189.20 feet to the southwest corner of that certain tract called 35.391 acres save and except the portion west of the centerline of Flat Bank Creek conveyed to the Fort Bend County Toll Road

11.415 Acres

Revised October 19, 2015
July 20, 2010
Job Number 1728-0012

Authority by an instrument of record in File Number 2012006967, F.B.C.O.P.R., same being the northwest corner of the aforementioned 212.202 acre tract;

Thence, North $64^{\circ} 46' 52''$ East, departing the centerline of said Flat Bank Creek, along the common line of said tract called 35.391 acres save and except the portion west of the centerline of Flat Bank Creek and the north line of said 212.202 acre tract, passing at 40.00 feet a 5/8-inch iron rod with cap stamped "LJA ENG" found for reference, continuing in all a distance of 375.34 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

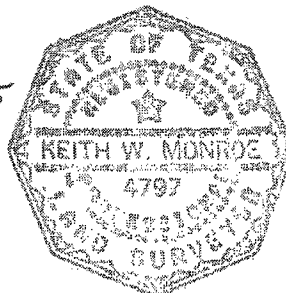
Thence, continuing along said common line, 871.19 feet along the arc of a tangent curve to the right having a radius of 5,000.00 feet, a central angle of $09^{\circ} 58' 59''$, and a chord that bears North $69^{\circ} 46' 22''$ East, 870.09 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for an angle point on said common line;

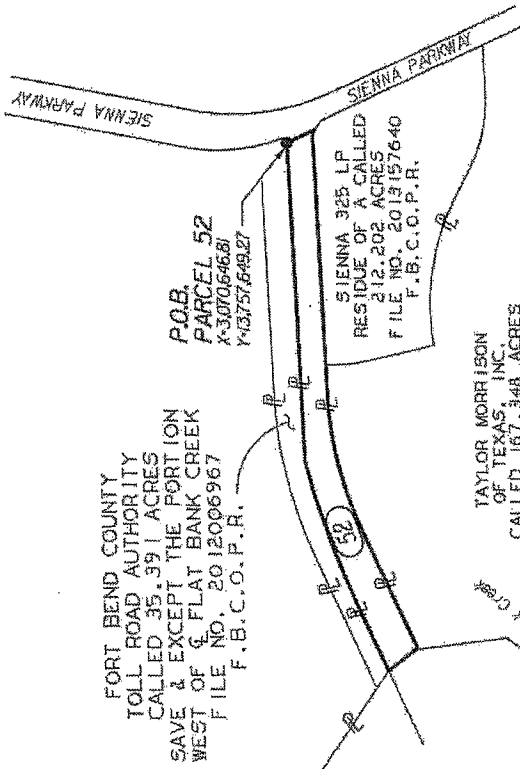
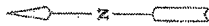
Thence, North $87^{\circ} 02' 17''$ East, continuing along said common line, 1,757.27 feet to the POINT OF BEGINNING and containing 11.415 acres of land.

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Keith W. Monroe 10-19-2015

KEITH W. MONROE, R.P.L.S. DATE
TEXAS REGISTRATION NUMBER 4797
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE - SUITE 600
HOUSTON, TEXAS 77042-3703
PHONE: 713-953-5200





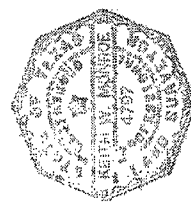
FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALLED 35.391 ACRES
SAVE & EXCEPT THE PORTION
WEST OF FLAT BANK CREEK
FILE NO. 2012006967
F.B.C.O.P.R.

POB
PARCEL 52
X-3070646.81
Y-3757649.27

SIENNA 325 LP
RESIDUE OF A CALLED
212.202 ACRES
FILE NO. 2013157640
F.B.C.O.P.R.

TAYLOR MORRISON
OF TEXAS, INC.
CALLED 167.348 ACRES
FILE NO. 2014000324
F.B.C.O.P.R.

PARENT TRACT INSET
PARCEL 52
(N.T.S.)



I HEREBY CERTIFY THAT THIS PLAT IS
BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION, AND TO
THE BEST OF MY KNOWLEDGE, IS TRUE
AND CORRECT.

Keith W. Monroe
19 OCT 2015

KEITH W. MONROE, R.P.L.S., TEXAS NO. 4797

- NOTES:
1. BEARS AND BEARINGS DESCRIPTION FOR SUBJECT TRACT PREPARED BY
DEPARTMENT INSTRUMENT OF THE UNDERSIGNED, DATED JULY 20, 2010,
AND REVISED OCTOBER 19, 2015.
 2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83), WITH
COORDINATES GIVEN IN FEET. ALL DISTANCES AND LOGS SHOWN
ARE SURFACE AND NOT SLOPE DISTANCES. DISTANCES SHOWN BY A
COMBINED ADDRESS THAT BEGINS WITH "LJA-ENG" ARE
FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
SET 5/8" IRON ROD WITH "LJA-ENG" CAP
UNABLE TO SET

Parcel 52 * CALCULATED AREA

EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
* 36.650	11.415 AC.	25.235	

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA 325 LP

FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
SCALE: 1" = 50'
OCTOBER 2015

SHEET 1 OF 7

PARCEL 52

LJA PROJECT NO. 1728-0012-002

MOSES SHIPMAN LEAGUE A-86

FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALLED 35.391 ACRES
SAVE & EXCEPT THE PORTION
WEST OF FLAT BANK CREEK
FILE NO. 2012006967
F.B.C.O.P.R.

Fort Bend County Drainage District
15' Wide Easement
Parcel 31
Volume 2030 Page 962
F.B.C.O.P.R.

CITY OF MISSOURI CITY
10' Wide Drainage Easement
Parcel 11
Volume 1897 Page 2182
F.B.C.O.P.R.

Fort Bend County Drainage District
15' Wide Easement
Parcel 4
Volume 2030 Page 962
F.B.C.O.P.R.

SIENNA 325 LP
RESIDUE OF A CALLED
212.202 ACRES
FILE NO. 2013157640
F.B.C.O.P.R.

PROPOSED
FORT BEND PARKWAY
(300' Wide)

52

PROPOSED ROW. 140.77'
SB 7° 02' 17" W 4440.00'
B SYD 920+00
L 15000'

MATCH LINE STA. 918+00

MATCH LINE STA. 924+00

PARCEL PLAT
SHOWING PROPERTY OF

SIENNA 325 LP

FORT BEND COUNTY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-9200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10119501
SCALE: 1" = 50'
OCTOBER 2015

SHEET 3 OF 7

PARCEL 52

● FOUND 5/8" IRON ROD (Unless otherwise noted)
■ SET 5/8" IRON ROD WITH "LJA-ENG" CAP
□ UNABLE TO SET

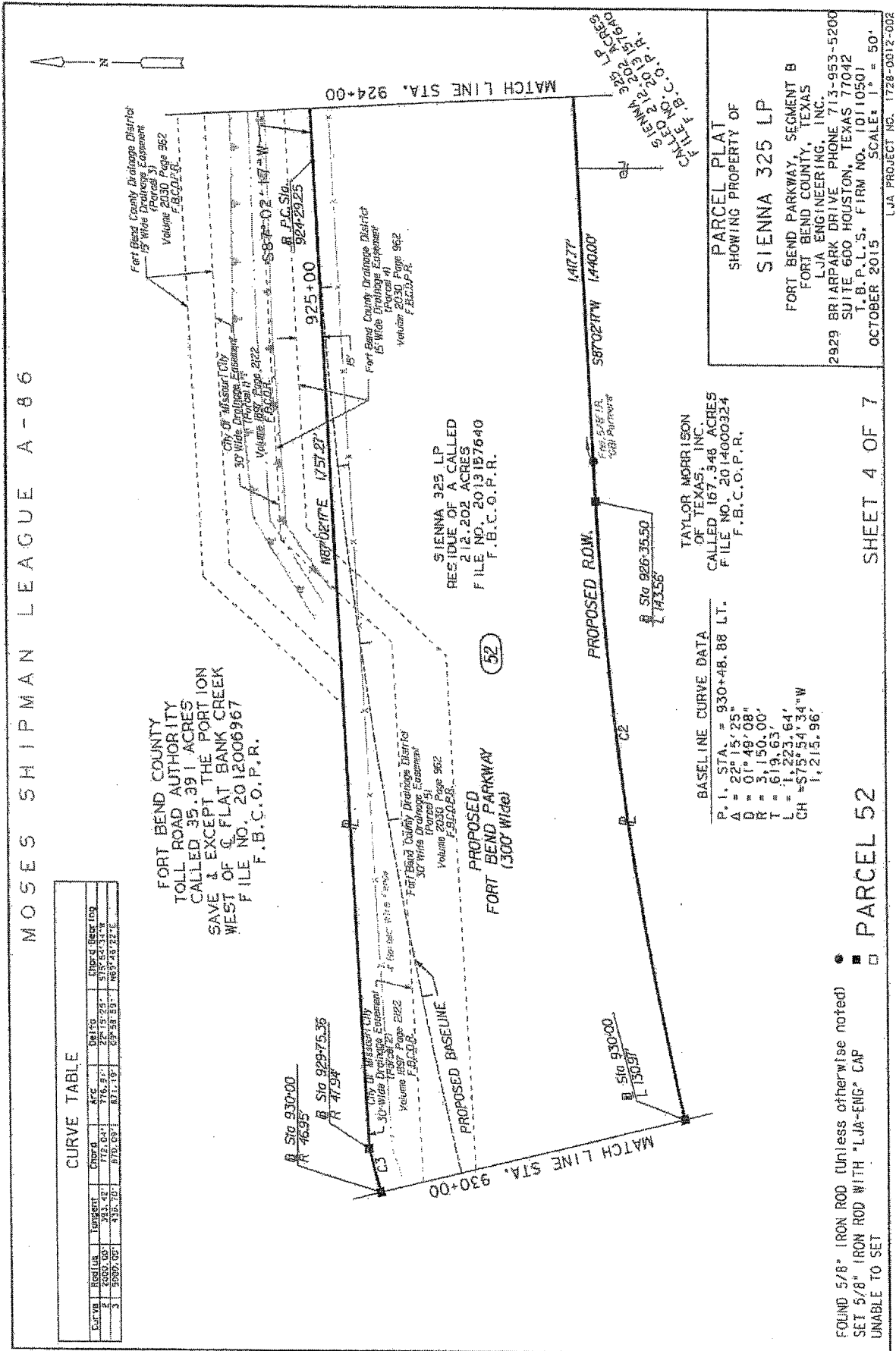
LJA PROJECT NO. 1728-0812-002

MOSES SHIPMAN LEAGUE A-86

CURVE TABLE

Curve	Res. Line	Length	Chord	Δ	Δ/2	Dist. to Base Line
1	2000' CB	243.52	172.64	16.91	8.45	26.94
2	2000' CB	338.12	219.28	21.13	10.56	36.94

FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALLED 39.391 ACRES
SAVE & EXCEPT THE PORTION
WEST OF FLAT BANK CREEK
FILE NO. 2012006967
F.B.C.O.P.R.



PARCEL PLAT
SHOWING PROPERTY OF
SIENNA 325 LP
FORT BEND COUNTY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE, PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
L.J.A. L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

SHEET 4 OF 7

PARCEL 52

● FOUND 5/8" IRON ROD (unless otherwise noted)
■ SET 5/8" IRON ROD WITH "LJA-ENG" CAP
□ UNABLE TO SET

LJA PROJECT NO. 1728-0612-002

MOSES SHIPMAN LEAGUE A-86

CURVE TABLE

Curve	Backsight	Sight	Chord	Chord Bearing
1	5000.00'	5351.70'	6170.09'	87° 11' 15"
2	5000.00'	5351.70'	6170.09'	09° 48' 55"
3	5000.00'	5351.70'	6170.09'	22° 15' 25"

FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALLED 35.391 ACRES
SAVE & EXCEPT THE PORTION
WEST OF FLAT BANK CREEK
FILE NO. 20120006967
F.B.C.O.P.R.

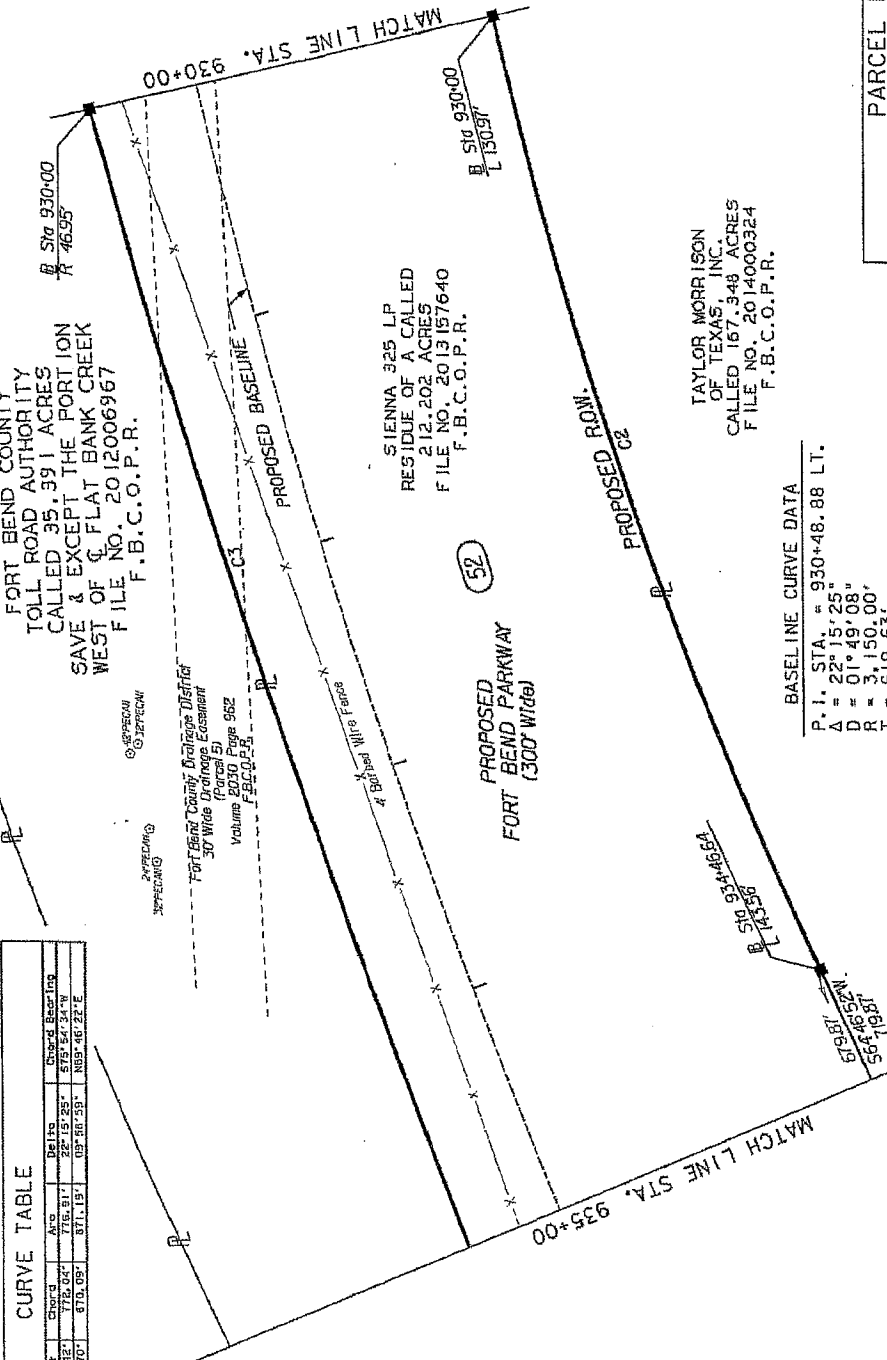
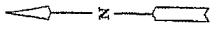
Fort Bend County Drainage District
30' Wide Drainage Easement
Volume 2030 Page 962
F-50-0-53

SIENNA 325 LP
RESIDUE OF A CALLED
212.202 ACRES
FILE NO. 2013157640
F.B.C.O.P.R.

PROPOSED
FORT BEND PARKWAY
(300' Wide)

TAYLOR MORRISON
OF TEXAS, INC.
CALLED 167.348 ACRES
FILE NO. 2014000324
F.B.C.O.P.R.

BASELINE CURVE DATA
P.I. STA. = 930+48.88 LT.
A = 22° 15' 25"
D = 01° 49' 08"
R = 3,150.00'
T = 619.63'
L = 1,223.64'
CH = 575° 54' 34"
1,215.96'



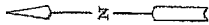
PARCEL PLAT
SHOWING PROPERTY OF
SIENNA 325 LP
FORT BEND COUNTY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'
LJA PROJECT NO. 1728-0012-002

SHEET 5 OF 7

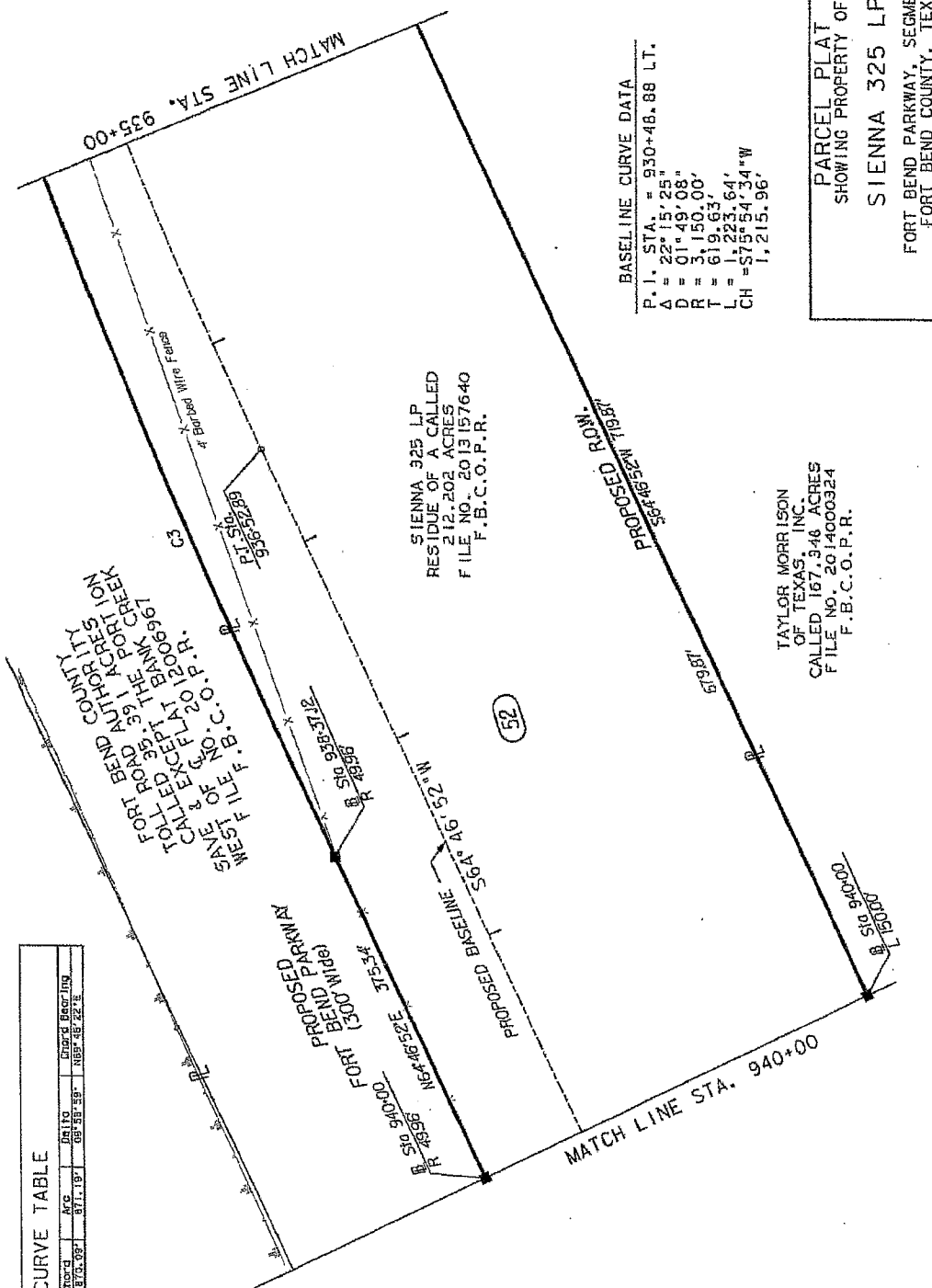
PARCEL 52

FOUND 5/8" IRON ROD (Unless otherwise noted)
SET 5/8" IRON ROD WITH "LJA-ENG" CAP
UNABLE TO SET

MOSES SHIPMAN LEAGUE A-86



Curve	Radius	Tangent	Chord	Delta	Chord Bearing
1	3000.00'	439.19'	570.93'	81° 11' 13"	S 88° 48' 22" E



BASELINE CURVE DATA
 P. I. STA. = 930+46.88 LT.
 Δ = 22° 15' 25"
 D = 01° 49' 08"
 R = 3,150.00'
 T = 619.63'
 L = 1,223.64'
 CH = 575° 54' 34" W
 1, 215.96'

PARCEL PLAT
 SHOWING PROPERTY OF
 SIENNA 325 LP
 FORT BEND PARKWAY, SEGMENT B
 FORT BEND COUNTY, TEXAS
 LJA ENGINEERING, INC.
 2929 BRIARPARK DRIVE, PHONE 713-953-5200
 SUITE 600 HOUSTON, TEXAS 77042
 T.B.P.L.S. FIRM NO. 10110501
 OCTOBER 2015 SCALE: 1" = 50'
 LJA PROJECT NO. 1728-0012-002

SIENNA 325 LP
 RESIDUE OF A CALLED
 212.202 ACRES
 FILE NO. 2013157640
 F.B.C.O.P.R.

TAYLOR MORRISON
 OF TEXAS, INC.
 CALLED 167.946 ACRES
 FILE NO. 2014000324
 F.B.C.O.P.R.

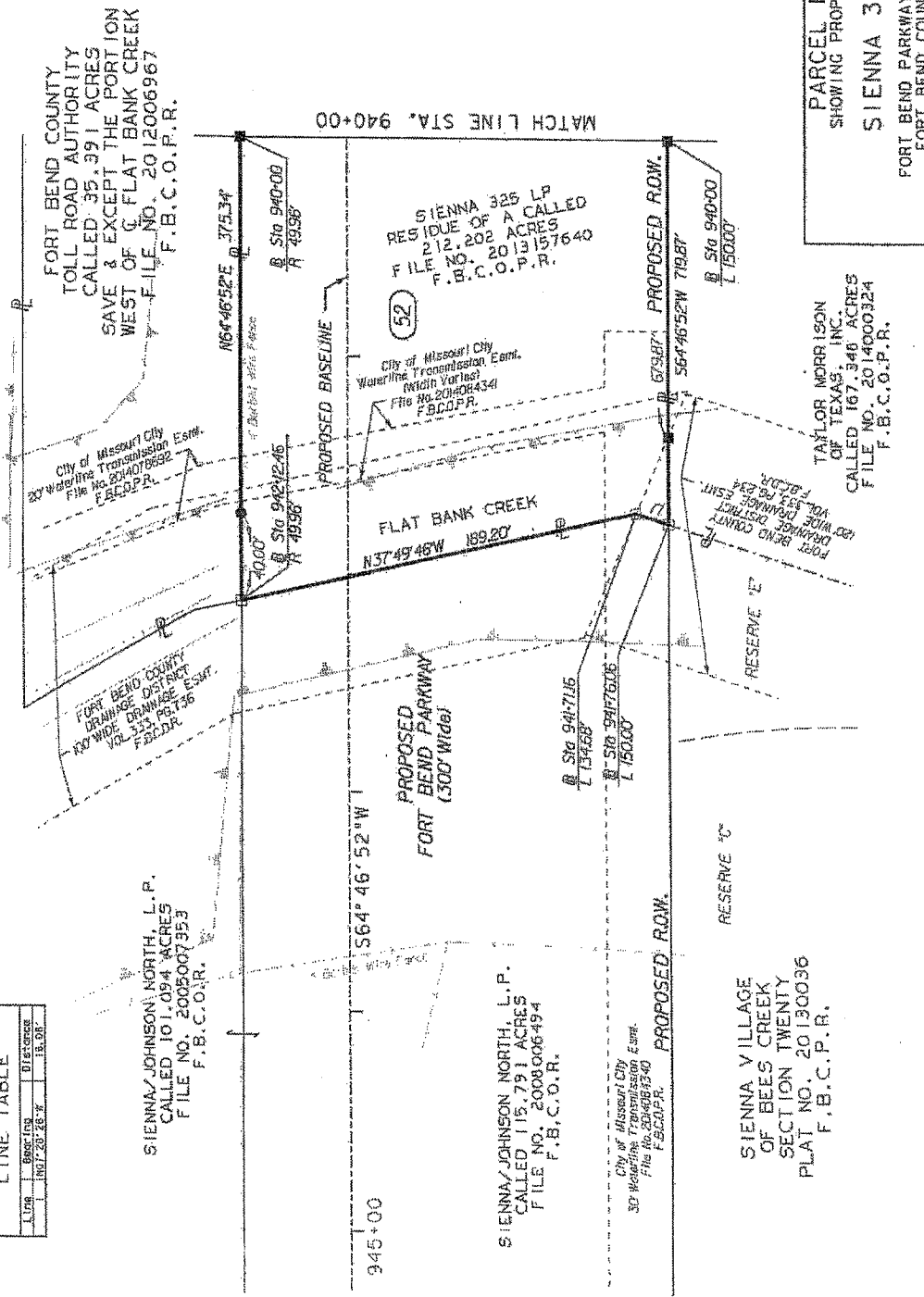
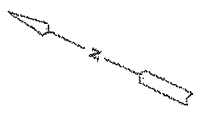
● FOUND 5/8" IRON ROD (Unless otherwise noted)
 ■ SET 5/8" IRON ROD WITH "LJA-ENG" CAP
 □ UNABLE TO SET

PARCEL 52

SHEET 6 OF 7

MOSES SHIPMAN LEAGUE A-86

LINE TABLE	
L 178	896' 153"
L 179	1007' 20" 25" E
L 180	875' 000"
L 181	18' 00"



FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALLED 35.391 ACRES
SAVE & EXCEPT THE PORTION
WEST OF C. FLAT BANK CREEK
FILE NO. 2012006967
F.B.C.O.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 101.094 ACRES
FILE NO. 2008007353
F.B.C.O.P.R.

SIENNA 325 LP
RESIDUE OF A CALLED
212.202 ACRES
FILE NO. 2013157640
F.B.C.O.P.R.

City of Missouri City
Waterline Transmission Esmt.
Width Varies!
File No. 2014084341
F.B.C.O.P.R.

FLAT BANK CREEK
N37°49'48"W 189.20'

PROPOSED
FORT BEND PARKWAY
(300' Wide)

SIENNA/JOHNSON NORTH, L.P.
CALLED 115.791 ACRES
FILE NO. 2008006494
F.B.C.O.P.R.

City of Missouri City Esmt.
File No. 2014081340
F.B.C.O.P.R.

SIENNA VILLAGE
OF BEES CREEK
SECTION TWENTY
PLAT NO. 20130036
F.B.C.O.P.R.

TAYLOR MORRISON
OF TEXAS, INC.
CALLED 167.346 ACRES
FILE NO. 2014000324
F.B.C.O.P.R.

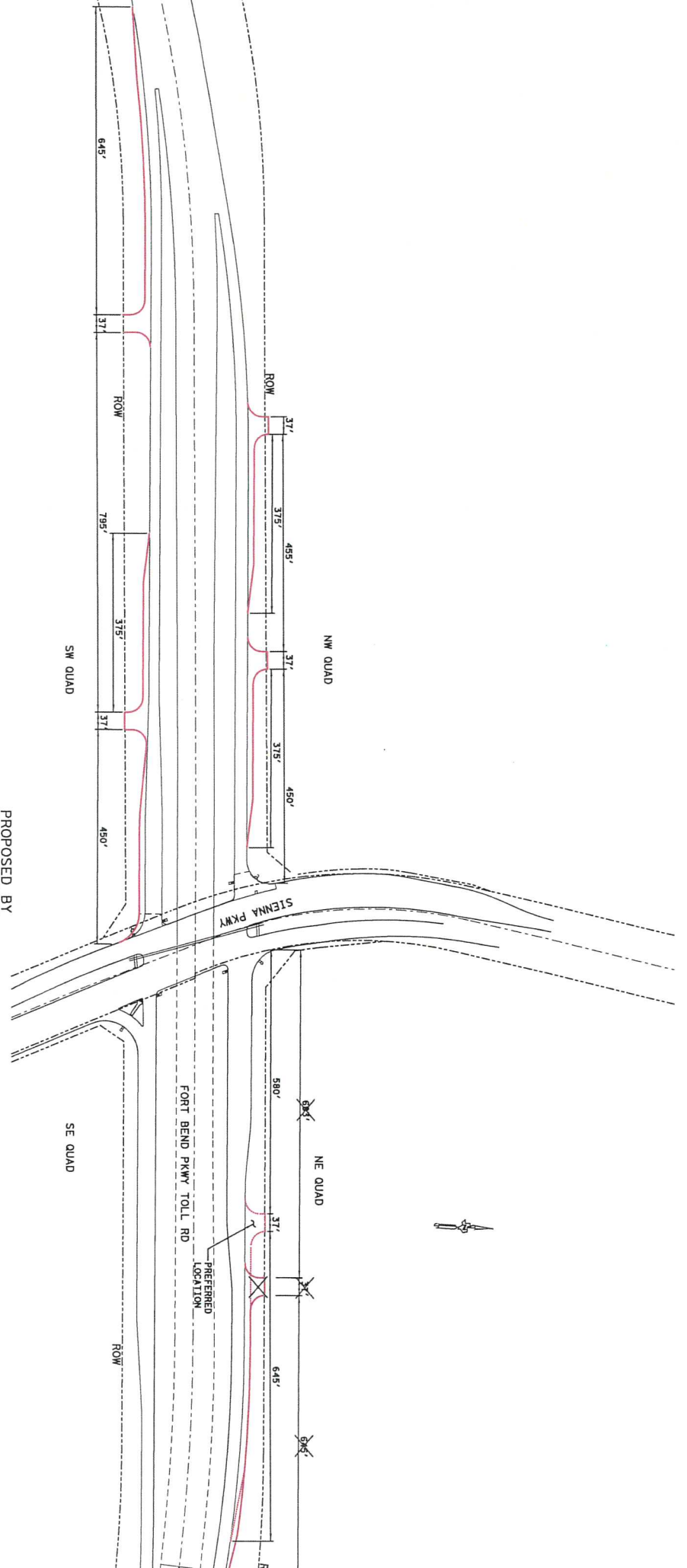
PARCEL PLAT
SHOWING PROPERTY OF
SIENNA 325 LP
FORT BEND COUNTY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
L.J.A. P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

FOUND 5/8" IRON ROD (Unless otherwise noted)
SET 5/8" IRON ROD WITH "LJA-ENG" CAP
UNABLE TO SET

PARCEL 52

SHEET 7 OF 7

LJA PROJECT NO. 1728-0012-952



PROPOSED BY
STENNA JOHNSON