

**SPECIAL WARRANTY DEED
(ROW - 0.023 Acre)**

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

THE STATE OF TEXAS §
 § **KNOW ALL BY THESE PRESENTS:**
COUNTY OF FORT BEND §

THAT TOLL-GTIS PROPERTY OWNER LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas ("Grantee"), all of that certain real property situated in Fort Bend County, Texas, containing 0.023 acre, as more particularly described in and shown on Exhibit A attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or 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").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, though, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY REPRESENTATION, WARRANTY, PROMISE, COVENANT, AGREEMENT OR GUARANTY, WHETHER ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (A) THE NATURE AND CONDITION OF THE PROPERTY CONVEYED HEREUNDER, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (B) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON; (C) THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING, BUT NOT LIMITED TO, THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS) OR COMPLIANCE WITH APPLICABLE ENVIRONMENTAL LAWS, RULES, OR REGULATIONS; (D) THE COMPLIANCE OF THE PROPERTY WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY; AND (E) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS INSPECTED THE PROPERTY AND THAT GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN INVESTIGATION OF THE SAME AND NOT ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF GRANTOR. GRANTEE FURTHER ACKNOWLEDGES THAT ANY INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY CONVEYED HEREUNDER WAS OBTAINED FROM A VARIETY OF SOURCES, AND GRANTOR (1) HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND (2) DOES NOT MAKE ANY WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THIS CONVEYANCE IS MADE ON AN "AS IS", "WHERE IS", AND "WITH ALL FAULTS" BASIS, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT, EXCEPT FOR THE WARRANTY OF TITLE CONTAINED IN THIS SPECIAL WARRANTY DEED, GRANTOR HAS MADE NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, TITLE (EXCEPT AS SPECIFICALLY SET FORTH AND LIMITED IN THIS SPECIAL WARRANTY DEED), HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PROPERTY, ALL SUCH REPRESENTATIONS AND WARRANTIES, AS WELL AS ANY IMPLIED WARRANTIES BEING HEREBY EXPRESSLY DISCLAIMED.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

[Signature pages follow this page.]

EXECUTED this 7th day of April, 2021.

GRANTOR:

TOLL-GTIS PROPERTY OWNER LLC,
a Texas limited liability company

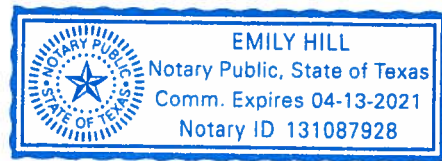
By: JF Jenkins
Name: JIMMIE F JENKINS
Title: AUTHORIZED REPRESENTATIVE

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 7th day of April, 2021, by Jimmie F. Jenkins, Authorized representative of TOLL-GTIS PROPERTY OWNER LLC, a Texas limited liability company, on behalf of said limited liability company.

(NOTARY SEAL)

[Signature]
Notary Public, State of Texas



Attachments:

Exhibit A - Description and Sketch of the Property

After recording, please return to:

Fort Bend County, Texas

401 Jackson Street

Richmond, TX 77469

Exhibit A – Description and Sketch of the Property

Exhibit A Page 1 of 2 Pages

County: Fort Bend
Project: Sienna 34A
Job No. 194935
MBS No. 21-120

FIELD NOTES FOR 0.023 ACRE

Being a tract containing 0.023 acre of land, located in the William Hall Survey, Abstract 31, in Fort Bend County, Texas; Said 0.023 acre tract being a portion of a Reserve "A", Sienna Plantation Section 34A, a subdivision recorded in Plat Number 20200202 of the Fort Bend County Plat Records (F.B.C.P.R.); Said 0.023 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Beginning at a 5/8-inch iron rod found at the northwesterly cutback corner of the intersection of Sienna Oaks Drive (width varies), a street recorded in Plat Number 20200180 of the Fort Bend County Plat Records (F.B.C.P.R.) and Sienna Parkway Section 3 Street Dedication as recorded in Plat Number 20170221 of the F.B.C.P.R., from which a 5/8-inch iron rod found on the northerly line of aforesaid Reserve "A" and the southerly R.O.W. line of said Sienna Parkway Section 3 bears North 74 degrees 05 minutes 06 seconds West, a distance of 217.36 feet;

Thence, with the westerly Right-of-Way (R.O.W.) line of said Sienna Oaks Drive, the following two (2) courses:

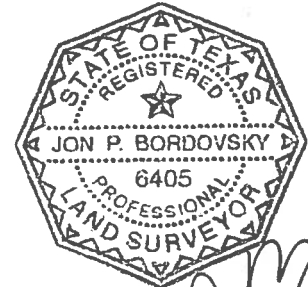
- 1) 52.63 feet along the arc of a curve to the right, said curve having a radius of 35.00 feet, a central angle of 86 degrees 09 minutes 46 seconds and a chord that bears South 31 degrees 00 minutes 13 seconds East, a distance of 47.81 feet to a 5/8-inch iron rod found;
- 2) South 12 degrees 04 minutes 40 seconds West, a distance of 5.57 feet;

Thence, through and across said Reserve "A", the following three (3) courses:

- 1) 43.75 feet along the arc of a curve to the left, said curve having a radius of 30.00 feet, a central angle of 83 degrees 33 minutes 03 seconds and a chord that bears North 29 degrees 41 minutes 51 seconds West, a distance of 39.97 feet;
- 2) 59.97 feet along the arc of a curve to the right, said curve having a radius of 1993.00 feet, a central angle of 01 degree 43 minutes 26 seconds and a chord that bears North 70 degrees 36 minutes 39 seconds West, a distance of 59.96 feet;
- 3) North 69 degrees 45 minutes 35 seconds West, a distance of 87.73 feet to the aforesaid southerly R.O.W. line of Sienna Parkway;

Thence, with said R.O.W. line, South 74 degrees 05 minutes 06 seconds East, a distance of 140.61 feet to the **Point of Beginning** and containing 0.023 acres of land.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
April 5, 2021



Jon P. Bordovsky
4/5/2021



SIENNA PARKWAY SECTION 3
(WIDTH VARIES)
PLAT No.20170221 F.B.C.P.R.

0.023 ACRE

P.O.B.

N74°05'06"W 217.36

RESERVE "A"

SIENNA PLANTATION
SECTION 34A
PLAT No.20200202
F.B.C.P.R.

SIENNA OAKS DRIVE
(WIDTH VARIES)
PLAT No.20200180
F.B.C.P.R.

EXHIBIT OF

0.023 ACRE

BEING A PORTION OF RESERVE "A", SIENNA
PLANTATION SECTION 34A, A SUBDIVISION
RECORDED IN PLAT NUMBER 20200202 OF THE
FORT BEND COUNTY PLAT RECORDS

LOCATED IN THE
WILLIAM HALL SURVEY, A-31
FORT BEND COUNTY, TEXAS

APRIL 2021



GPI PARTNERS
LAND SURVEYING CONSULTANTS
TBPELS FIRM No. 10130300
4724 Vista Road Pasadena, Texas 77505
Phone: 281-499-4539 • www.gbisurvey.com

JOB NO: 194935
SCALE: 1"=50'
DATE: 04/05/2021
MBS No.: 21-120