

Parcel No. R456001
24-Drng-100854

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.

SPECIAL WARRANTY DONATION DEED

Date: _____, 2024

Grantor: SIENNA/CHIP SHOT TRACT JOINT VENTURE,
a Texas joint venture

Grantor's Mailing Address:

c/o Johnson Development Corp.
5005 Riverway, Suite 500
Houston, Texas 77056

Grantee: FORT BEND COUNTY DRAINAGE DISTRICT,
a Special District organized under the laws of the state of Texas

Grantee's Mailing Address:

c/o County Judge
401 Jackson St.
Richmond, Texas 77469

Grantee's Authority: The Fort Bend County Drainage District, acting by and through the Fort Bend County Commissioners Court, is authorized under the Section 6604.102 of the Texas Special District Local Laws Code to accept donations of property located within the District for the purpose of carrying on the work of the District.

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements): Being a 2.527 acre tract of land, more or less, located in the Elijah Roark Survey, Abstract No. 77, Fort Bend County, Texas, the same being a portion of a call 13.707 acre tract of land recorded under Clerk's File No. 9808185 of the Official Public Records of Fort Bend County, Texas; said 2.527 acre tract of land being more particularly described by metes and bounds in deed recorded under Clerk's File No. 2016064250 of the Official Public Records of Fort Bend County, Texas (the "Property").

Reservations from Conveyance: None

Exceptions to Conveyance: This conveyance is made and accepted subject to any and all valid covenants, easements, and outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect.

The purpose of this donation is to convey to the Fort Bend County Drainage District the Property for drainage related purposes and the work of the District.

GRANTEE IS TAKING POSSESSION OF THE PROPERTY ON AN "AS IS" "WHERE IS" "WITH ALL FAULTS" BASIS. GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER STATUTORY, EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO THE NATURE, QUALITY, OR CONDITION OF THE PROPERTY. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE ACCEPTS THE PROPERTY PURSUANT TO ITS OWN INDEPENDENT EXAMINATION, STUDY, INSPECTION, AND KNOWLEDGE OF THE PROPERTY AND GRANTEE IS RELYING UPON ITS OWN DETERMINATION OF THE VALUE OF THE PROPERTY AND USES TO WHICH THE PROPERTY MAY BE PUT, AND NOT ON ANY INFORMATION PROVIDED BY GRANTOR.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS, GIVES, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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 period of ownership. Grantee, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.

When the context requires, singular nouns and pronouns include the plural.

Executed on the date of the acknowledgments herein below taken, to be effective as of the date above.

GRANTOR

SIENNA/CHIP SHOT TRACT JOINT VENTURE,
a Texas Joint Venture

By: Sienna/Johnson North, L.P.,
Its Managing Venturer

By: Sienna/Johnson North GP, L.L.C.
Its general partner

By: 
Name: Alvin San Miguel


Title: Vice President

Acknowledgement

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 25th day of November, 2024, by Alvin San Miguel, Vice President of Sienna/Johnson North GP, L.L.C., which is the general partner of Sienna/Johnson North, L.P., which is the Managing Venturer of Sienna/Chip Shot Tract Joint Venture, on behalf of said entity.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Please Return To:
Fort Bend County Drainage District
Attn: Chief Engineer
301 Jackson St.
Richmond, TX 77469