

DONATION DEED
(Public Right-of-Way - 0.146 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 MH SIENNA RETAIL II, LLC, a Texas limited liability company ("Grantor"), for the purpose of a donation to Grantee (as hereinafter defined), has GRANTED, GIVEN AND CONVEYED, and by these presents does GRANT, GIVE AND CONVEY unto FORT BEND COUNTY, TEXAS, a political subdivision of the state of Texas 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 0.146 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 Donation Deed and the conveyance hereinabove set forth is made for public use and enjoyment as and for public rights-of-way, together with the right to install, construct, maintain, repair, and operate facilities thereunder for electrical power and telecommunications, gas, water, sanitary sewer, and storm sewer, if any.

Further, this Donation Deed is executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and is further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, if any, or other matters of record in the Official Public Records of Fort Bend County, Texas, but only to the extent the same are validly existing, applicable to the Property, and enforceable against a political subdivision of the State of Texas (collectively, the "Permitted Encumbrances").

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.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors or 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, through, or under Grantor, but not otherwise, 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.

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

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

Grantee's address is 401 Jackson Street, Richmond, Texas 77469.

[Signature pages follow this page.]

EXECUTED this 26th day of March, 2025.

GRANTOR:

MH SIENNA RETAIL II, LLC,
a Texas limited liability company

By: Malabar Hill Capital, LLC,
a Texas limited liability company,
its Manager

By: 

Name: PARVEZ MERCHANT
Title: MANAGER

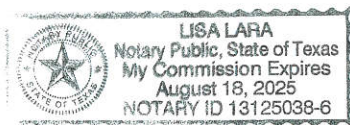
THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 26th day of March, 2025, by Parvez Merchant, Manager of Malabar Hill Capital, LLC, a Texas limited liability company, Manager of MH SIENNA RETAIL II, LLC, a Texas limited liability company, on behalf of said limited liability companies.

(NOTARY SEAL)



Notary Public, State of Texas



EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

FORT BEND COUNTY, TEXAS

By: _____
Name: KP George
Title: County Judge

APPROVED AS TO FORM:

By: _____
Name: _____
Title: Assistant County Attorney

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2025, by KP George, County Judge of FORT BEND COUNTY, TEXAS, a political subdivision of the state of Texas body corporate and politic under the laws of the State of Texas, on behalf of said political subdivision and body corporate and politic under the laws of the State of Texas.

(NOTARY SEAL)

Notary Public, State of Texas

Attachment:

Exhibit A – Description and Sketch of the Property

After recording, please return to:

Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attention: Real Estate Department

Exhibit A - Description and Sketch of the Property

County: Fort Bend
Project: Sienna
Job No. 244904
MBS No. 25-064

FIELD NOTES FOR 0.146 ACRE

Being a tract containing 0.146 acre of land, located in the William Hall Survey, Abstract Number 31, in Fort Bend County, Texas; said 0.146 acre tract being a portion of a call 4.549 acre tract recorded in the name of MH Sienna Retail II, LLC in File Number 2024107114 of the Official Records of Fort Bend County (O.R.F.B.C); said 0.146 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 corner of said 4.549 acre tract and being on the southerly Right-of-Way (R.O.W.) line of Sienna Parkway (width varies) as dedicated in Plat Number 20170221 of the F.B.C.P.R.;

Thence, with said southerly line, the following three (3) courses:

- 1) North 88 degrees 11 minutes 37 seconds East, a distance of 530.74 feet;
- 2) 58.52 feet along the arc of a curve to the right, said curve having a radius of 490.00 feet, a central angle of 06 degrees 50 minutes 34 seconds and a chord that bears South 88 degrees 23 minutes 06 seconds East, a distance of 58.49 feet;
- 3) South 84 degrees 57 minutes 49 seconds East, a distance of 19.05 feet to the northeasterly corner of aforesaid 4.549 acre tract;

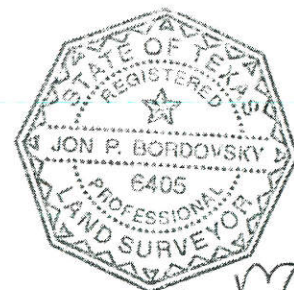
Thence, with the easterly line of said 4.549 acre tract, South 05 degrees 00 minutes 43 seconds West, a distance of 4.38 feet;

Thence, leaving easterly line, though and across said 4.549 acre tract the following three (3) courses:

- 1) South 88 degrees 01 minute 16 seconds West, a distance of 294.30 feet;
- 2) South 88 degrees 11 minute 37 seconds West, a distance of 243.29 feet;
- 3) 69.95 feet along the arc of a curve to the right, said curve having a radius of 2039.50 feet, a central angle of 01 degrees 57 minutes 54 seconds and a chord that bears South 89 degrees 10 minutes 34 seconds West, a distance of 69.95 feet to the westerly line of said 4.549 acre tract;

Thence, with said westerly line, North 01 degree 48 minutes 35 seconds West, a distance of 9.80 feet to the **POINT OF BEGINNING** and containing 0.146 acre of land.

GBI PARTNERS
TBPELS Firm No.10130300
Phone: 281.499.4539
February 7, 2025



JMB
2/7/2025

W. HALL SURVEY, A-31

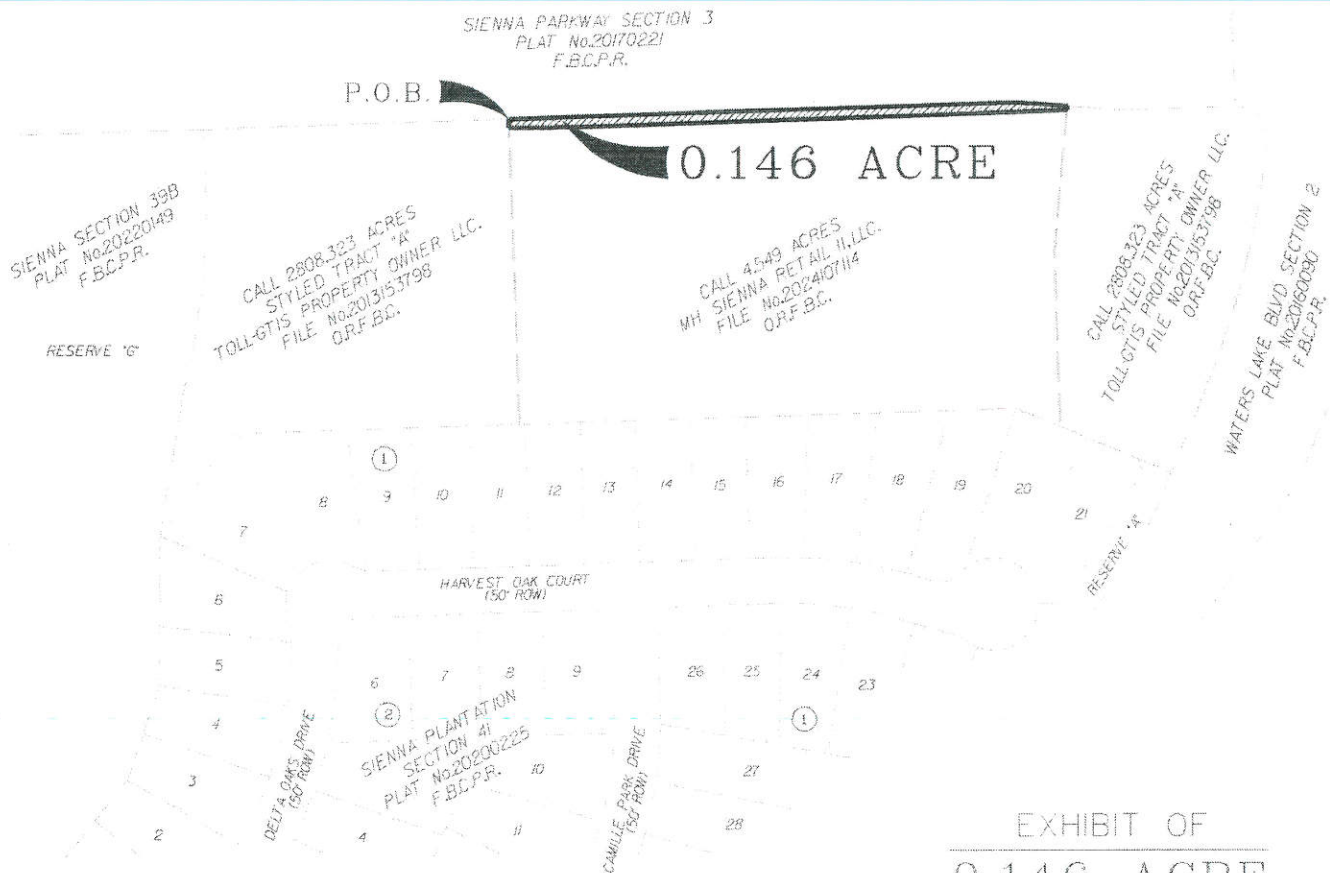


EXHIBIT OF
0.146 ACRE

BEING A PORTION OF A CALL 4.549 ACRE TRACT
RECORDED IN THE NAME OF MH SIENNA RETAIL II, LLC,
IN FILE NUMBER 2024107114 OF THE O.R.F.B.C.

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



GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

JOB NO: 244904
SCALE: 1" = 200'
DATE: 02/07/2025
M&BS No: 25-064