

DONATION DEED
(Public Right-of-Way – 0.020 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 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 0.020 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 19th day of March, 2025.

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 FORT BEND §

This instrument was acknowledged before me on the 19th day of March, 2025, 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)



Tiffany Kay Brandt
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. 24-653_rev

FIELD NOTES FOR 0.020 ACRE

Being a tract containing 0.020 acre of land, located in the William Hall Survey, Abstract Number 31, in Fort Bend County, Texas; said 0.020 acre tract being portions of a call 2808.323 acre tract styled as Tract "A" and recorded in the name of Toll-GTIS Property Owner LLC in File Number 2013153798 of the Official Records of Fort Bend County (O.R.F.B.C); said 0.020 acre tract being more particularly described by two (2) metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS Observations):

TRACT 1: 0.018 ACRE

Beginning at a 5/8-inch iron rod found at the northwesterly corner 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. 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 westerly line of said 4.549 acre tract, South 01 degree 48 minutes 35 seconds East, a distance of 9.80 feet;

Thence, leaving said line, though and across aforesaid 2808.323 acre tract the following two (2) courses:

- 1) 45.69 feet along the arc of a curve to the right, said curve having a radius of 2039.50 feet, a central angle of 01 degree 17 minutes 01 second and a chord that bears North 89 degrees 11 minutes 59 seconds West, a distance of 45.69 feet;
- 2) North 87 degrees 22 minutes 34 seconds West, a distance of 99.97 feet to the southern R.O.W. line of aforesaid Sienna Parkway Section 3;

Thence, with said line, North 88 degrees 11 minutes 37 seconds East, a distance of 145.31 feet to the **POINT OF BEGINNING** and containing 0.018 acre of land.

TRACT 2: 0.002 ACRE

Beginning at a 5/8-inch iron rod found at the northeasterly corner 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. 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.;

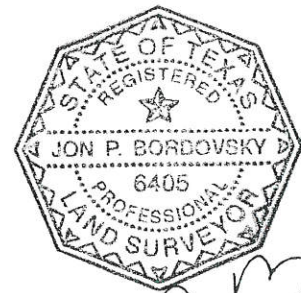
Thence, with said southerly line the following two (2) courses:

- 1) South 84 degrees 57 minutes 49 seconds East, a distance of 21.88 feet;
- 2) 15.73 feet along the arc of a curve to the left, said curve having a radius of 510.00 feet, a central angle of 01 degree 46 minutes 01 second and a chord that bears South 85 degrees 50 minutes 50 seconds East, a distance of 15.73 feet;

Thence, leaving said line, through and across aforesaid 2808.323 acre tract South 88 degrees 01 minute 16 seconds West, a distance of 37.89 feet to the easterly line of aforesaid 4.549 acre tract;

Thence, with said easterly line, North 05 degrees 00 minutes 43 seconds East, a distance of 4.38 feet to the **POINT OF BEGINNING** and containing 0.002 acre of land.

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



Jon P. Bordovsky
2/7/2025



W. HALL SURVEY, A-31

TRACT 1
0.018
ACRE

SIENNA PARKWAY SECTION 3
PLAT No.20170221
F.B.C.P.R.

P.O.B.
TRACT 1

P.O.B.
TRACT 2

TRACT 2
0.002
ACRE

SIENNA SECTION 39B
PLAT No.20220149
F.B.C.P.R.

RESERVE "G"

CALL 2808.323 ACRES
STYLED TRACT "A"
TOLL-GTIS PROPERTY OWNER LLC.
FILE No.2013153798
O.R.F.B.C.

CALL 4549 ACRES
MH SIENNA RETAIL II,LLC.
FILE No.2024107114
O.R.F.B.C.

CALL 2808.323 ACRES
STYLED TRACT "A"
TOLL-GTIS PROPERTY OWNER LLC.
FILE No.2013153798
O.R.F.B.C.

WATERS LAKE BLVD SECTION 2
PLAT No.20160030
F.B.C.P.R.

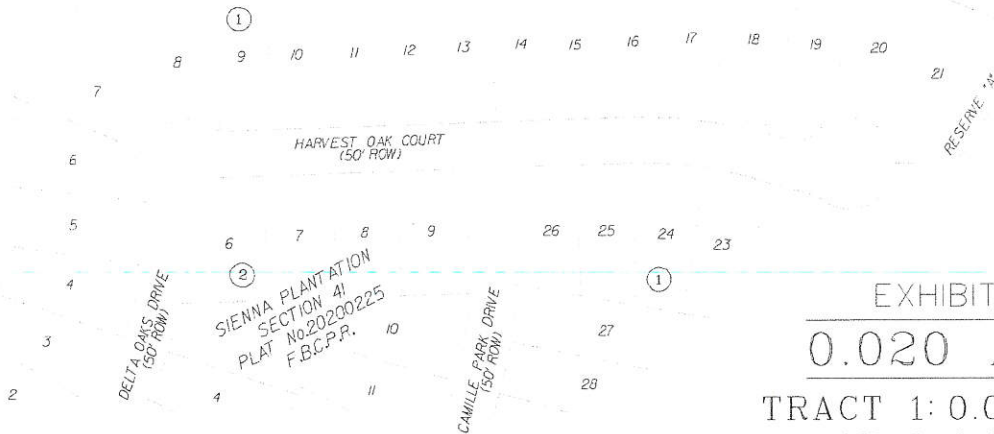


EXHIBIT OF
0.020 ACRE

TRACT 1: 0.018 ACRE
TRACT 2: 0.002 ACRE

BEING PORTIONS OF A CALL 2808.323 ACRE
TRACT STYLED AS TRACT "A" AND RECORDED
IN THE NAME OF TOLL-GTIS PROPERTY OWNER
LLC IN FILE NUMBER 2013153798 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:2/7/2025
M&BS No:24-653-REV