

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.



DEED

TxDOT ROW CSJ: 5500-00-129

TxDOT Parcel ID: Parcel 1

Grantor(s), whether one or more:

County Of Fort Bend, Texas

Grantor's Mailing Address (including county):

c/o Fort Bend County Judge
401 Jackson Street
Richmond, Fort Bend County, Texas 77469

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

Texas Department of Transportation
125 E. 11th Street
Austin, Travis County, Texas 78701

Consideration:

The sum of Ten and no/100 Dollars (\$10.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Fort Bend County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Fort Bend County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, and sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit:

Grantor covenants and agrees to remove the Retained Improvements from the Property by N/A day of N/A 20N/A, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting, or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, 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 heirs, 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

EXECUTED on the date(s) of acknowledgment indicated below.

GRANTOR:

County of Fort Bend, Texas

BY: _____

NAME: K.P. George

TITLE: Fort Bend County Judge

Corporate Acknowledgment

State of Texas County
of Fort Bend

This instrument was acknowledged before me on _____
by _____
of _____
, a _____, on behalf of said entity. The
acknowledging person personally appeared by:

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

Notary Public's Signature

AFTER RECORDING, RETURN TO:

EXHIBIT A

COUNTY: FORT BEND
HIGHWAY: FARM TO MARKET (F.M.) 1093
PROJECT LIMITS: FROM 2,728 FEET TO 3,428 FEET WEST OF GRAND MISSION
BOULEVARD
NON-LET CSJ NO.: 5500-00-129

PROPERTY DESCRIPTION FOR PARCEL NO. 1 (DONATION)

Being a 0.2575 of an acre (11,217 square feet) parcel of land being out of Block 1, Restricted Reserve "A", Fort Bend County Westpark Park and Ride, as recorded in Plat Number 20140036 of the Fort Bend County Plat Records (F.B.C.P.R.) and also being out of a tract of land described in deed to County of Fort Bend, Texas recorded in File No. 9276666 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C., TX) located in the H. D. Brown Survey, Abstract No. 406, Fort Bend County, Texas (said 0.2575 of an acre parcel of land being more particularly described by metes and bounds as follows):

COMMENCING at a point (from which a found 1/2-inch iron pipe bears North 53°29' West, 0.4 feet) for the southeast corner of a certain tract of land conveyed to Centerpoint Energy, Inc. by deed recorded under Volume 739, Page 751 of the Fort Bend County Deed Records (F.B.C.D.R.), said corner also being the intersection of the existing northerly right-of-way line of Farm to Market (F.M.) 1093 (100 feet wide), recorded under Volume 175, Page 211 of the F.B.C.D.R. and the existing west right-of-way line of Houghton Road (50 feet wide), recorded under Volume 169, Page 64 of the F.B.C.D.R.;

THENCE South 83°03'35" West, along the existing northerly right-of-way line of said F.M. 1093 and the south line of said Centerpoint Energy, Inc. tract, a distance of 375.51 feet to a 5/8-inch iron rod found for the southwest corner of said Centerpoint Energy, Inc. tract and the southeast corner of said Block 1 and the **POINT OF BEGINNING** of the herein described parcel;


- 1) THENCE South 83°03'35" West, continuing along the existing northerly right-of-way line of said F.M. 1093 and the south line of said Block 1, a distance of 702.30 feet to a 3/8-inch iron rod with cap stamped "Landtech" found for the southeast corner of a certain tract of land conveyed to Bonaventure Retail II, LLC, recorded in File No. 201505470 of the O.P.R.F.B.C., TX and the southwest corner of said Block 1 and of the herein described parcel;

EXHIBIT A

- 2) THENCE North $06^{\circ}56'25''$ West, along the east line of said Bonaventure Retail II, LLC tract and the west line of said Block 1, a distance of 16.00 feet to a 3/8-inch iron rod with cap stamped "Landtech" set for the northwest corner of the herein described parcel;
- 3) THENCE North $83^{\circ}03'35''$ East, parallel to and 16.00 feet north of the existing northerly right-of-way line of said F.M. 1093 and the south line of said Block 1, a distance of 699.84 feet to a 5/8-inch iron rod with cap stamped "Landtech" found in the west line of said Centerpoint Energy, Inc. tract and the east line of said Block 1 for the northeast corner of the herein described parcel;
- 4) THENCE South $15^{\circ}40'12''$ East, along the west line of said Centerpoint Energy, Inc. tract and the east line of said Block 1, a distance of 16.19 feet to the **POINT OF BEGINNING** and containing 0.2575 acre (11,217 square feet) parcel of land.

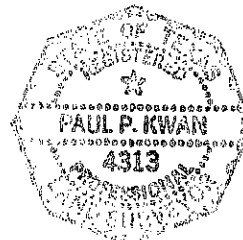
Notes:

1. All bearings and coordinates shown hereon are referenced to the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, EPOCH 2010.00.
2. All distances and coordinates are surface values and may be converted to grid by multiplying by the Surface Adjustment Factor of 0.999870017.
3. A parcel plat of even date was prepared in conjunction with this property description.
4. Access will be permitted to the remainder property abutting the highway facility.



1/7/2026

Paul P. Kwan

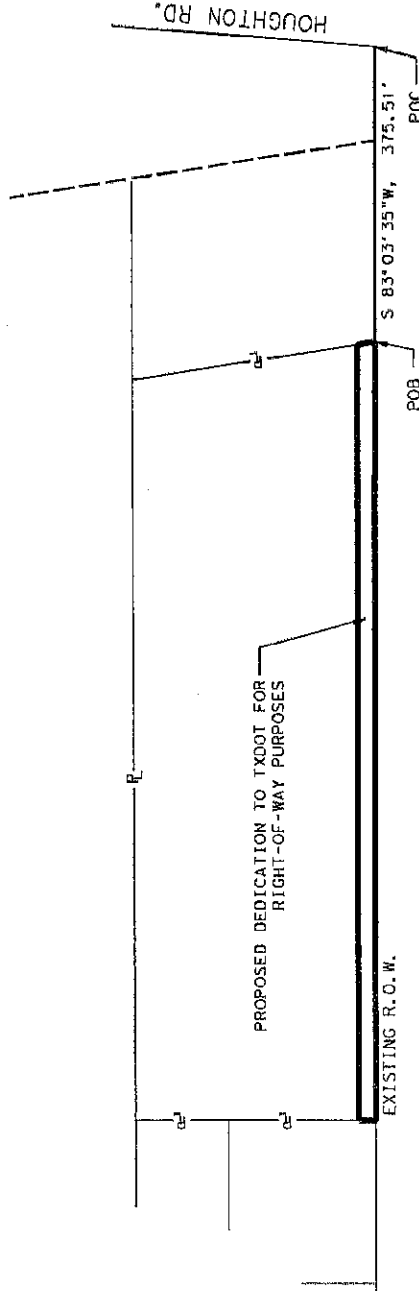


Texas Registered Professional Land Surveyor No. 4313, TBPELS Firm No. 10019100
Landtech, Inc. - 1315 W Sam Houston Pkwy N, Suite 100, Houston, TX 77043
Phone: 713-861-7068
S:\2022\2220075\DCRP\0.2575AC STRIP.DOC
Project 2220075.00 - Drawing No. 1936-C-

LEGEND

- PROPOSED R. O. W. LINE
- EXISTING R. O. W. LINE
- PROPERTY LINE
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- O.P.R.F.B.C., TX OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- SET SET 3/8" IR W/CAP STAMPED "LANDTECH"
- FND. FOUND AS DESCRIBED
- I.P. IRON PIPE
- I.R. IRON ROD

H.D. BROWN SURVEY, A-406

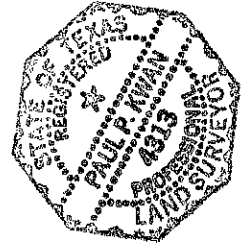


F.M. 1093
100' R.O.W.
PER VOL. 175, PG. 751, F.B.C.D.R.

PARENT TRACT INSET FOR PROPOSED DONATION PARCEL
N. T. S.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00.
2. ALL DISTANCES AND COORDINATES ARE SURFACE ADJUSTMENT FACTOR 0.999870017.
3. A PARCEL PLAT OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PROPERTY DESCRIPTION.
4. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY DESCRIPTION AND ACCOMPANYING PARCEL PLAT REPRESENT THE FACTS AS FOUND AT THE TIME OF THE SURVEY. SURVEY DATE: MAY, 2022

Paul P. Kwan 1/7/2026
PAUL P. KWAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4313

AREA TABLE (ACRES)		
EXISTING AC.	TAKING AC./S.F. (CALC.)	REMAINDER AC. LEFT. RIGHT
10.78	0.2575	10.52
	11.217	-

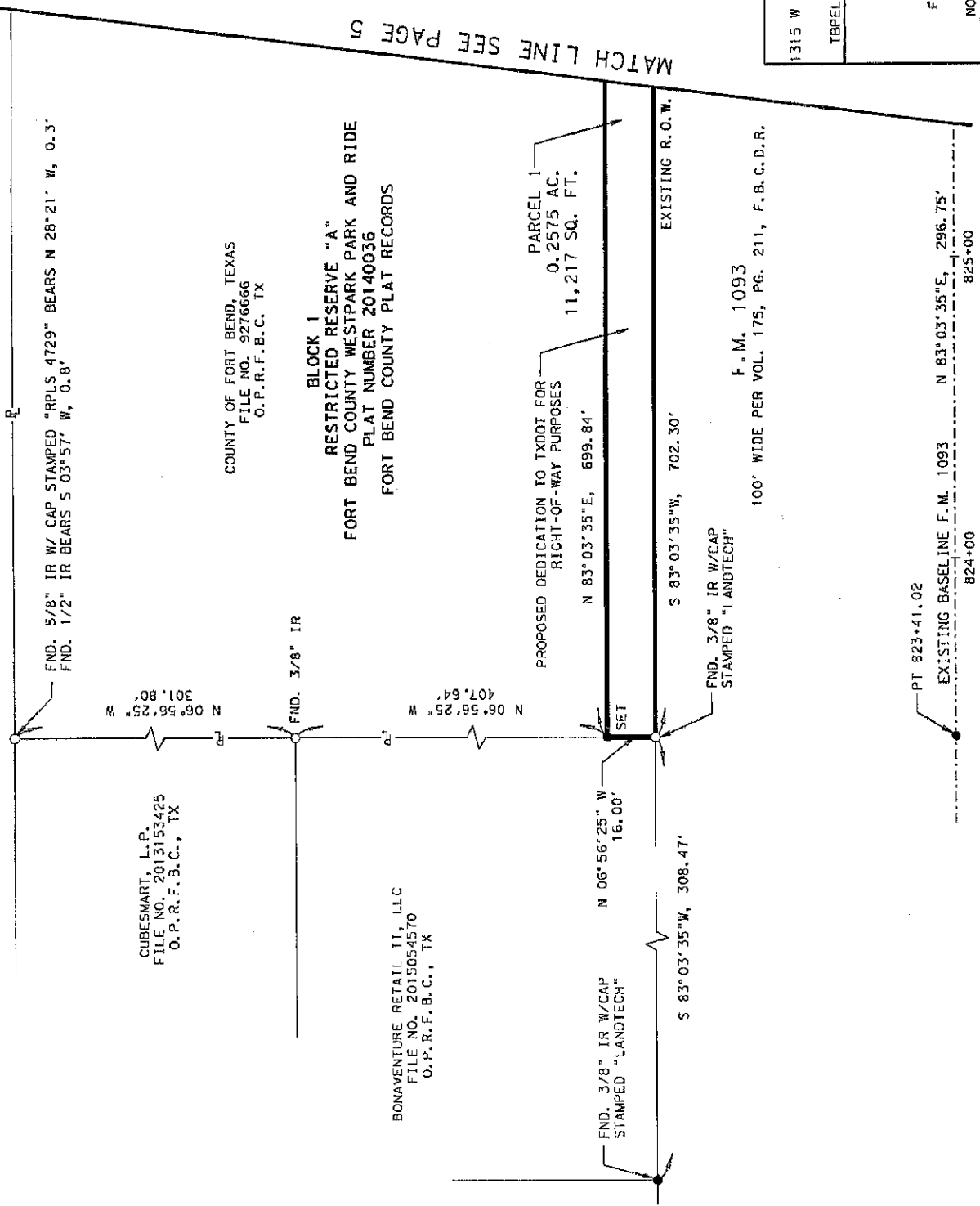
LANDTECH
1315 W SAM HOUSTON PKWY N, SUITE 100
HOUSTON, TX 77043
713-861-7068
TBPELS REGISTRATION NO. 10019100

PARCEL PLAT
SHOWING

DONATION PARCEL 1
F.M. 1093
FORT BEND COUNTY, TEXAS
NON-LET C. S. J. 5500-00-129
PAGE 3 OF 6
SCALE: N. T. S.

H.D. BROWN SURVEY, A-406

UNITED STATES OF AMERICA
VOL. 225, PG. 26, F.B.C.D.R.



CUBESMART, L.P.
FILE NO. 2013153425
O.P.R.F.B.C., TX

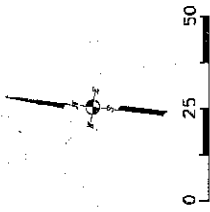
COUNTY OF FORT BEND, TEXAS
FILE NO. 5276666
O.P.R.F.B.C. TX

BLOCK 1
RESTRICTED RESERVE "A"
FORT BEND COUNTY WESTPARK PARK AND RIDE
PLAT NUMBER 20140036
FORT BEND COUNTY PLAT RECORDS

BONAVENTURE RETAIL II, LLC
FILE NO. 2015054570
O.P.R.F.B.C., TX

PROPOSED DEDICATION TO TxDOT FOR
RIGHT-OF-WAY PURPOSES
PARCEL 1
0.2575 AC.
11,217 SQ. FT.

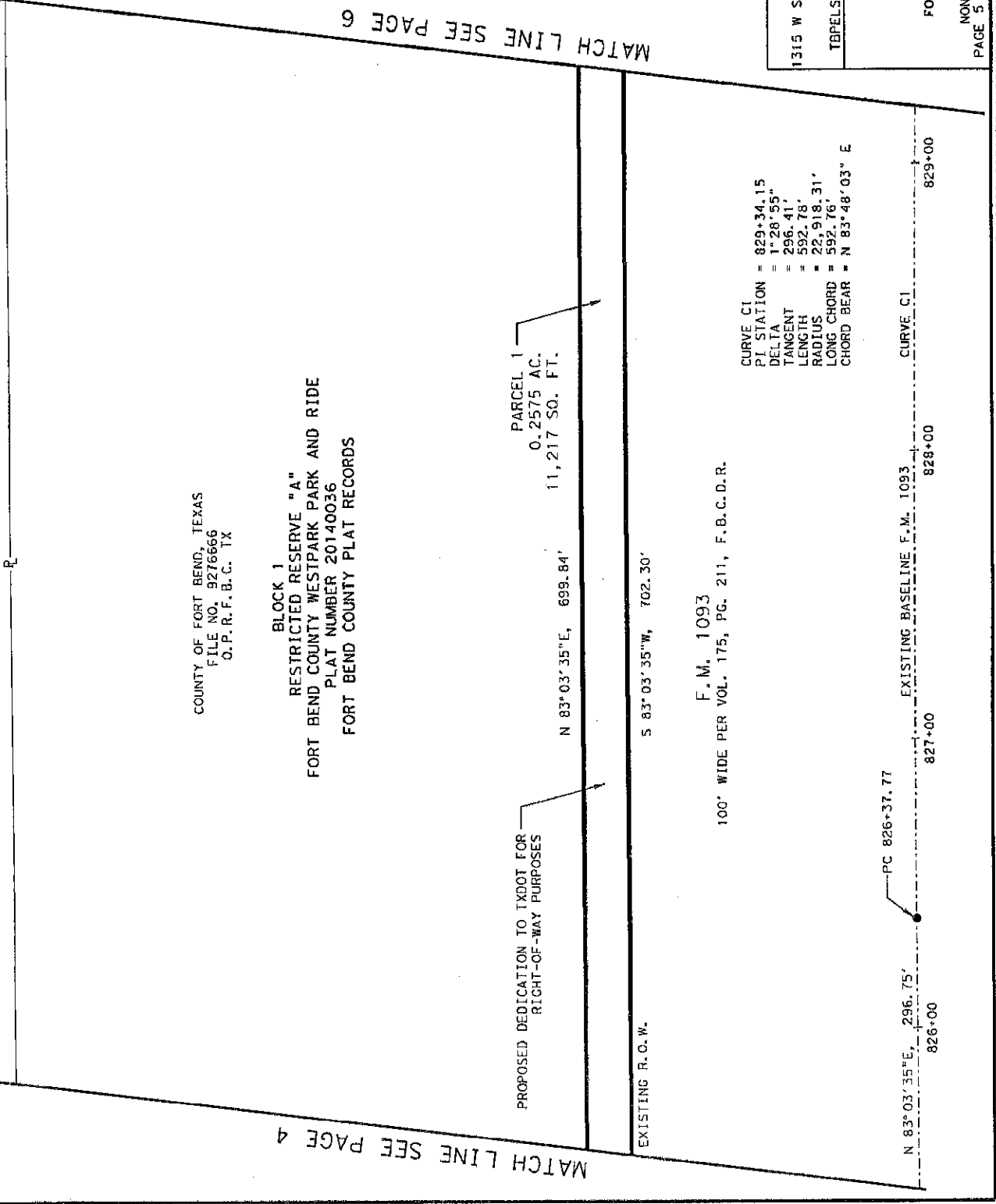
MATCH LINE SEE PAGE 5



LANDTECH 1315 W SAM HOUSTON PKWY N, SUITE 100 HOUSTON, TX 77043 713-861-7088 TBPELS REGISTRATION NO. 10019100	PARCEL PLAT SHOWING DONATION PARCEL 1 F.M. 1093 FORT BEND COUNTY, TEXAS NON-LET C.S.J. 5500-00-129 PAGE 4 OF 6 SCALE: 1"=50'
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H.D. BROWN SURVEY, A-406

UNITED STATES OF AMERICA
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BLOCK 1
RESTRICTED RESERVE "A"
FORT BEND COUNTY WESTPARK PARK AND RIDE
PLAT NUMBER 20140036
FORT BEND COUNTY PLAT RECORDS

COUNTY OF FORT BEND, TEXAS
FILE NO. 9276666
O.P.R.F.B.C. TX

PROPOSED DEDICATION TO TXDOT FOR
RIGHT-OF-WAY PURPOSES

PARCEL 1
0.2575 AC.
11,217 SQ. FT.

N 83°03'35"E, 699.84'

S 83°03'35"W, 702.30'

100' WIDE PER VOL. 175, PG. 211, F.B.C.D.R.
F.M. 1093

CURVE C1
PI STATION = 829+34.15
DELTA = 1°28'55"
TANGENT = 296.41'
LENGTH = 592.78'
RADIUS = 22,918.31'
LONG CHORD = 592.76'
CHORD BEAR = N 83°48'03" E

PC 826+37.77

N 83°03'35"E, 296.75'
826+00

EXISTING BASELINE, F.M. 1093
827+00 828+00

CURVE C1
829+00

MATCH LINE SEE PAGE 6

MATCH LINE SEE PAGE 4

LANDTECH

1315 W SAM HOUSTON PKWY N, SUITE 100
HOUSTON, TX 77043
713-861-7068

TBPELS REGISTRATION NO. 10019100

PARCEL PLAT
SHOWING

DONATION PARCEL 1
F.M. 1093
FORT BEND COUNTY, TEXAS

NON-LET C.S.J. 5500-00-129
PAGE 5 OF 6 SCALE: 1"=50'

H.D. BROWN SURVEY, A-406

UNITED STATES OF AMERICA
VOL. 225, PG. 26, F.B.C.D.R.

FND. 3/8" IR W/ CAP STAMPED "LANDTECH"
FND. 1" IP BEARS N 31° 33' W, 0.5'
FND. 5/8" IR BEARS S 87° 20' W, 0.5'

180' WIDE EASEMENT
VOL. 437 PG. 116
F.B.C.D.R.

RELEASE OF EASEMENT
VOL. 420 PG. 466
VOL. 1927 PG. 356
F.B.C.D.R.

CENTERPOINT ENERGY, INC.
VOL. 736 PG. 571
F.B.C.D.R.

COUNTY OF FORT BEND, TEXAS
FILE NO. 9276666
O.P.R.F.B.C. TX

BLOCK 1
RESTRICTED RESERVE "A"
FORT BEND COUNTY
WESTPARK PARK AND RIDE
PLAT NUMBER 20140036
FORT BEND COUNTY
PLAT RECORDS

PARCEL 1
0.2575 AC.
11,217 SQ. FT.

FND. 5/8" IR W/ CAP STAMPED "LANDTECH"

N 83° 03' 35" E, 699.84'

S 83° 03' 35" W, 702.30'

P.O.B.
FND. 5/8" IR
N = 13,820,021.45
E = 3,007,316.00
STA. = 830+41.48
OFF. = 105.67' LT

PROPOSED DEDICATION TO TxDOT FOR
RIGHT-OF-WAY PURPOSES

CURVE C1
PT. STATION = 829+34.15
DELTA = 1° 28' 55"
TANGENT = 296.41'
LENGTH = 592.78'
RADIUS = 22,918.31'
LONG CHORD = 592.76'
CHORD BEAR = N 83° 48' 03" E

EXISTING BASELINE F.M. 1093

830+00

CURVE C1

831+00

832+00

PT 832+30.52

F.M. 1093

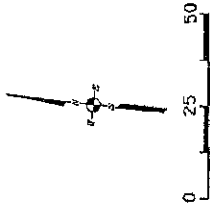
100' WIDE PER VOL. 175, PG. 211, F.B.C.D.R.

EXISTING R.O.W.

P.O.C.
FND. 1/2" IP
BEARS
N53° 29' W, 0.4'

HOUGHTON RD.

50' WIDE R.O.W. VOL. 169, PG. 64
F.B.C.D.R.



MATCH LINE SEE PAGE 5

LANDTECH
1315 W SAM HOUSTON PKWY N, SUITE 100
HOUSTON, TX 77043
713-861-7068
TBPELS REGISTRATION NO. 10019100

PARCEL PLAT
SHOWING

DONATION PARCEL 1
F.M. 1093
FORT BEND COUNTY, TEXAS

NON-LET C. S. J. 5900-00-129
PAGE 6 OF 6
SCALE: 1"=50'