

Project No. 17122x
West Sycamore, Seg. 2
Parcel No. R242645

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.

RIGHT-OF-WAY DONATION DEED

Grantor: FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23,
a political subdivision of the State of Texas

Grantor's Mailing Address:

c/o Allen Boone Humphries Robinson, LLP
3200 Southwest Freeway
Suite 2600
Houston, Texas 77027

Grantee: FORT BEND COUNTY, TEXAS
a political subdivision of the State of Texas

Grantee's Mailing Address:

c/o County Judge
301 Jackson Street
Richmond, Texas 77469

Grantee's Authority: Fort Bend County, Texas, acting by and through the Fort Bend County Commissioners Court, is authorized under the Section 81.032 of the Texas Local Government Code to accept donations of property for the purpose of performing a function conferred by law on the County. Fort Bend County, Texas, acting by and through the Fort Bend County Commissioners Court, is also authorized under Section 252.019 of the Texas Transportation Code to accept donations of property to aid in building or maintaining roads in the County. Further, the Fort Bend County Commissioners Court is authorized to allow conveyances of portions of one or more previously platted lots by metes and bounds description without revising the plat under Section 232.010 of the Texas Local Government Code.

Consideration: Ten and 00/100 Dollars (\$10.00) and other valuable consideration.

Property (including any improvements): Being a 0.0218 acre tract of land (948 sq. ft.), more or less, situated in the Manuel Escalera Survey, Abstract No. 170, Fort Bend County, Texas, and being a portion of that certain tract of land, described as Restricted Reserve "E" of Teal Run Section Nine subdivision, an addition to the City of Fresno, Fort Bend County according to the map or plat thereof recorded under Instrument No. 1176642 of the Official Public Records of Fort Bend County, Texas; said 0.0218 acre tract of land being more particularly described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

Reservations from Conveyance: Grantor reserves and retains for itself, its successors and assigns, ownership of the existing water, sanitary sewer, drainage facilities, and related appurtenances in, on, over, under, and across the Property as of the effective date of this deed (the "Existing Facilities"), if any, as identified in Exhibit "A." Grantor further reserves and retains a non-exclusive right of access, including all rights of ingress and egress, to the Property solely to inspect, operate, maintain, repair, and replace the Existing Facilities in their existing locations, provided that (a) Grantor obtains all required permits/approvals (including County approvals) and coordinates its activities with Grantee, (b) Grantor's activities do not unreasonably interfere with Grantee's use of the Property for right-of-way purposes, and (c) Grantor promptly restores the Property and improvements disturbed by its work. Any relocation or expansion of facilities, or installation of new facilities, shall require Grantee's prior written consent (not to be unreasonably withheld) and compliance with applicable permitting.

Exceptions to Conveyance: This conveyance is made by Grantor and accepted by Grantee subject to the terms, conditions, and provisions hereof and is further subject to all easements, mineral and/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 and applicable to the Property.

The purpose of this conveyance is to donate to Fort Bend County, Texas, a portion of the right-of-way for West Sycamore Street (the "Roadway Facility") as provided in the attached Exhibit "A" for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary, and storm sewer lines constructed thereunder (if any), and is executed by Grantor and accepted by Grantee subject to the terms, conditions, and provisions hereof.

Grantor hereby acknowledges that the Property herein conveyed shall become a part of a Roadway Facility and that Grantor's use of and access to the Roadway Facility shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof.

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 Property or any part thereof when the claim is by, through or under Grantor, but not otherwise, except as to the Reservations from and Exceptions to Conveyance and Warranty.

Grantor and Grantee, as governmental entities, shall each be responsible for applying and perfecting any ad valorem tax exemption for which each are entitled relating to period of ownership.

Executed to effective upon the date this Deed is recorded in the Official Public Records of Fort Bend County, Texas.

{Execution Page Follows}

Executed to effective upon the date this Deed is recorded in the Official Public Records of Fort Bend County, Texas.

GRANTOR

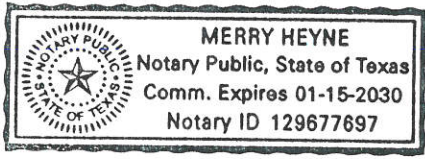
**FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 23,**
a political subdivision of the State of Texas

By: *William Thomas*
Name: *William Thomas*
Title: *PRESIDENT*

Acknowledgement

THE STATE OF TEXAS §
COUNTY OF *Harris* §

This instrument was acknowledged before me on the *18* day of *December*, 2025, by *William Thomas*, *President* of Fort Bend County Municipal Utility District No. 23, a political subdivision of the State of Texas, on behalf of said political subdivision.



Merry Heyne
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Please Return To:
Fort Bend County Engineering Dept.
301 Jackson St., 4th Floor
Richmond, Texas 77469

EXHIBIT A

Being a 0.0218 of an acre (948 sq. ft.) tract of land, situated in the Manuel Escalera Survey, Abstract No. 170, Fort Bend County, Texas, and being a portion of that certain tract of land, described as Restricted Reserve "E" of Teal Run Section Nine subdivision, an addition to the City of Fresno, Fort Bend County as recorded in slide No. 1821-A of the Fort Bend County Plat Records (F.B.C.P.R.), of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas, said 0.0218 of an acre tract further being a portion of that certain tract of land conveyed to Fort Bend County MUD No. 23, by virtue of deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2000011536, O.P.R.F.B.C., Texas. Said 0.0218 of an acre tract of land being more fully described by metes and bounds as follows: (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999870017. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N=13,756,992.02, E=3,090,386.44) at a 5/8-inch iron rod found at the point of curvature of a tangent curve to the left, said point being in the west right-of-way line of Eaglewood Trail Drive, (60 feet wide per said Teal Run Section Nine subdivision);

THENCE, in a northwesterly direction, with the arc of said curve to the left with a radius of 25.00 feet, a central angle of 46° 40' 21", a chord bearing of North 16° 12' 28" W, a chord distance of 19.81 feet, an arc length of 20.36 feet to a 3/8-inch iron rod with "LANDTECH" cap set for the **POINT OF BEGINNING** of said herein described parcel having coordinates of **(N=13,757,011.04, E=3,090,380.92)**, said point being the southeast corner of said herein described parcel;

- 1) **THENCE**, South 87° 16' 20" West, over and across said Restricted Reserve "E", and with the south line of the herein described parcel, a distance of 34.47 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the south line of the herein described parcel, said point being the point of curvature of a tangent curve to the right;
- 2) **THENCE**, in a westerly direction, continuing over and across said Restricted Reserve "E", with the arc of said curve to the right with a radius of 556.99 feet, a central angle of 08° 38' 46", a chord bearing of N 88° 24' 18" West, a chord distance of 83.97 feet, an arc length of 84.05 feet to a 3/8-inch iron rod with "LANDTECH" cap set for the southwest corner of the herein described parcel;

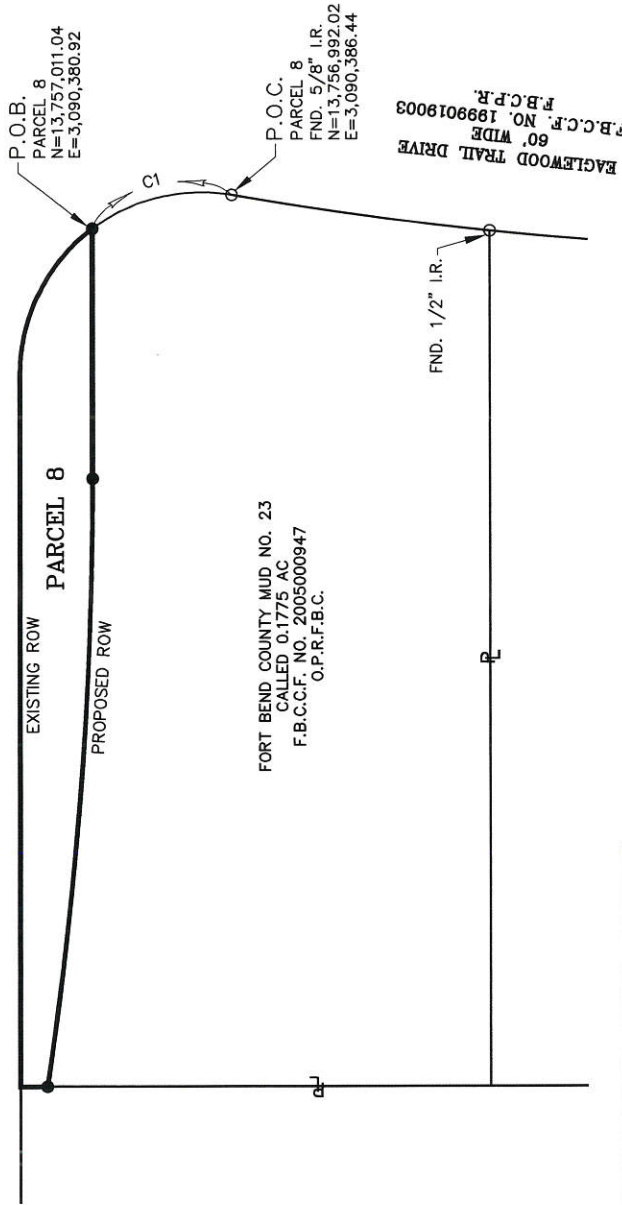
CURVE DATA			
CURVE	Δ	RADIUS	CHORD
C1	46°40'21"	25.00'	N 16°12'28"W 19.81'

M. ESCALERA SURVEY ABSTRACT-170

WEST SYCAMORE STREET
 MINIMUM 40' ROW (WIDTH VARIES BY OCCUPATION)
 VOL. 2, PG. 6, F.B.C.P.R.
 VOL. 2, PG. 26, F.B.C.P.R.

PARENT TRACT INSET
 PARCEL NO. 8

SCALE _____ N.T.S.



SYMBOL/LEGEND

- SET 3/8" I.R. W/ CAP STAMPED "LANDTECH"
- FND. I.R. AS NOTED
- EXISTING ROW
- BASELINE
- PROPOSED ROW
- PROPERTY LINE
- P.O.C.
- P.O.B.
- FND.
- I.R.
- SUBD.
- O.P.R.F.B.C.
- F.B.C.C.F.
- F.B.C.P.R.
- PG.
- ROW
- VOL.
- SO. FT.
- AC.

- OFFICIAL PUBLIC RECORDS
- FORT BEND COUNTY
- FORT BEND COUNTY CLERK'S FILE
- FORT BEND COUNTY PLAT RECORDS
- PAGE
- RIGHT-OF-WAY
- VOLUME
- SQUARE FEET
- ACRES



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY DESCRIPTION AND ACCOMPANYING PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Jacob J. Lupher

JACOB J. LUPHER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6606

27 MARCH 2022

NO.	REVISION	DATE	NAME
1	ADDED POB/POC STA./OFF.	06/23/22	JD

NOTES:

- BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NORTH AMERICAN DATUM OF 1983 (1993 ADU.)
- ALL COORDINATES AND DISTANCES ARE SURFACE VALUES IN US SURVEY FEET AND ARE REDUCED TO MEAN SEA LEVEL BY DIVIDING BY THE CONVERSION FACTOR SCALE FACTOR FOR FORT BEND COUNTY (1.00015).
- EXISTING RIGHT-OF-WAY AND TOPOGRAPHY SHOWN HEREON WAS SURVEYED ON THE GROUND BETWEEN NOVEMBER 2020 AND MARCH 2021.
- BY GRAPHIC REPRESENTATION ONLY, THE PROJECT LIMITS FOR SEGMENT 2 OF WEST SYCAMORE ROAD APPEAR TO LIE WITHIN UNSHADED ZONE "X" AS INDICATED ON FENA FIRM MAP NUMBER 48157C0315L DATED EFFECTIVE 02 APRIL, 2014.
- ABSTRACTING WAS COMPLETED BY LANDTECH, INC. BY RESEARCHING AND USING THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS THROUGH THE COUNTY CLERK'S WEBSITE (MARCH 2021). TITLE COMMITMENT WAS LATER PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY G. F. NO. 1572203033 EFFECTIVE 13 MAR 2022, ISSUED 22 MAR 2022. ALL ENCUMBRANCES MAY NOT BE SHOWN.
- SUBJECT TO THE FOLLOWING RESTRICTED COVENANTS OF RECORD: F.B.C.C.F. NO. 5 1999019003, 1999020256, 19990305401, 2001251094, 2001161550, 2012098240, 2018041002, 2021163855
- SUBJECT TO THE MATTERS AS SET OUT ON PLAT OF COCHRAN AND MCCLURE SUBDIVISION RECORDED IN VOL. 58, PG. 76, F.B.C.P.R.
- SUBJECT TO COVENANTS, AND UNDERGROUND DISTRIBUTION SYSTEMS AS RECORDED IN F.B.C.C.F. NO. 1999051271

AREA TABLE

EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
0.1775	0.0218	0.1557
	948	6,784

AREA WITHIN EXISTING R.O.W. N/A
 PROPOSED ADDITIONAL R.O.W. N/A



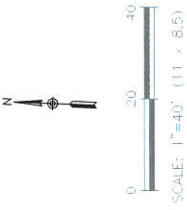
301 JACKSON STREET
 RICHMOND, TX 77469

LANDTECH
 2525 North Loop West, Suite 300,
 Houston, Texas 77008
 T: 713-861-7068
 F: 713-861-4131
 TRPLS Registration No. 10019190

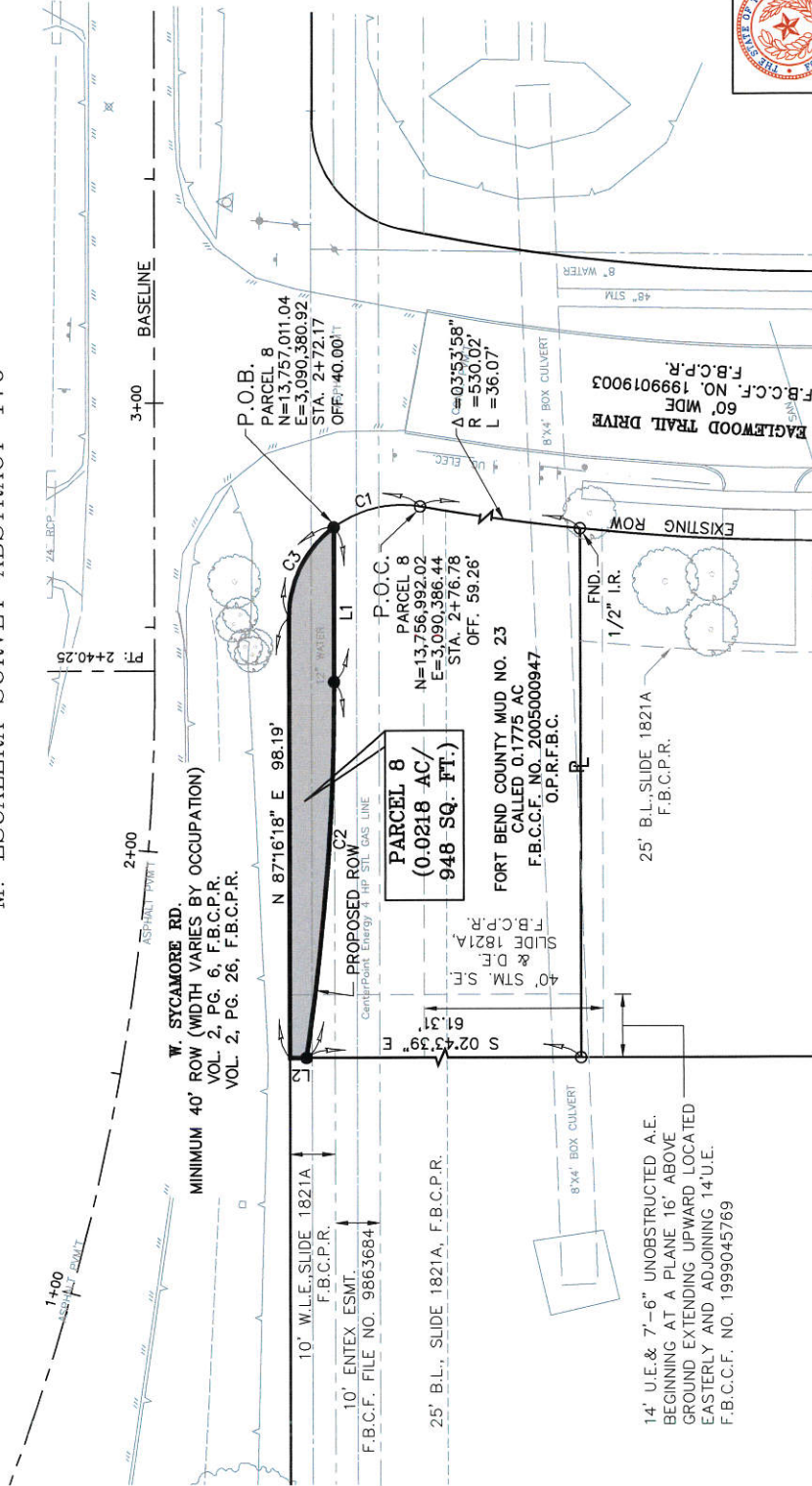
PARCEL PLOT
 SHOWING
 PARCEL 8
 W. SYCAMORE RD., SEG. 2
 PAVING AND DRAINAGE
 EAGLEWOOD TRAIL TO S POST OAK

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 87°16'20" W	34.47'
L2	N 02°43'39" W	3.69'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	46°40'21"	25.00'	20.36'	N 16°12'28"W 19.81'
C2	08°38'46"	556.99'	84.05'	N 88°24'18"W 83.97'
C3	53°11'00"	25.00'	23.20'	S 66°08'08"E 22.38'



M. ESCALERA SURVEY ABSTRACT-170



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY DESCRIPTION AND ACCOMPANYING PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Jacob J. Lupher

JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606

27 MAR 2022



301 JACKSON STREET
RICHMOND, TX 77469

LANDTECH
2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7088
F: 713-861-4131
TPELS Registration No. 10030300

PARCEL PLOT
SHOWING
PARCEL 8

W. SYCAMORE RD., SEC. 2
PAVING AND DRAINAGE
EAGLEWOOD TRAIL TO S POST OAK
PAGE 4 OF 4 SCALE 1" = 40'

PARCEL NO. 8.txt

*-----
 * Prepared by: Landtech Inc.
 * Routine: Area Summary Coord File: 2020165-ALLPOINTS.crd 8/26/21 12:02:16
 * Input Scale Factor: 1.00000000 Output Scale Factor: 1.00000000
 *-----

PARCEL NO. 8

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing
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Easting					
4035		S 87°16'20"W	34.47384	4036	13757009.39770

3090346.48030

CURVE DEF: Arc				CURVE DIR: CW
RAD: 556.98913	LEN: 84.05075	TAN: 42.10530		CEN. ANG: 8°38'46"
CHORD: 83.97102	MO: 1.58468	EXT: 1.58920		DEGREE: 10°17'12"
SEG: 89	TRI: 23319		SEC: 23408	

4036	90°00'00"	N 02°43'41"W	556.98913	4037	13757565.75565
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3090319.97126

4037	351°21'14"	S 05°55'05"W	556.98913	4038	13757011.73511
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3090262.54182

4036	175°40'38"	N 88°24'18"W	83.97102	4038	13757011.73511
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3090262.54182

4038	94°19'21"	N 02°43'39"W	3.68815	4039	13757015.41908
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3090262.36632

4039	90°00'02"	N 87°16'18"E	98.19304	4040	13757020.09289
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3090360.44807

CURVE DEF: Arc				CURVE DIR: CW
RAD: 24.99885	LEN: 23.20454	TAN: 12.51394		CEN. ANG: 53°11'00"
CHORD: 22.38042	MO: 2.64439	EXT: 2.95721		DEGREE: 229°11'37"
SEG: 40	TRI: 250		SEC: 290	

4040	89°59'57"	S 02°43'38"E	24.99885	4034	13756995.12235
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3090361.63756

4034	306°49'00"	N 50°27'22"E	24.99885	4035	13757011.03837
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3090380.91509

4040	153°24'27"	S 66°08'08"E	22.38042	4035	13757011.03837
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3090380.91509

4035 26°35'32"

Perimeter: 243.61032 Cumulative Perimeter: 243.61032

Sq. Feet: 948 Acres: 0.02175

Total - Sq. Feet: 948 Acres: 0.02175

POC TO POB:

CURVE DEF: Arc				CURVE DIR: CCW
RAD: 24.99885	LEN: 20.36379	TAN: 10.78496		CEN. ANG: 46°40'21"
CHORD: 19.80542	MO: 2.04501	EXT: 2.22720		DEGREE: 229°11'37"
SEG: 27	TRI: 227		SEC: 255	

4045	277°07'43"	N 82°52'17"W	24.99885	4034	13756995.12235
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3090361.63756

4034	313°19'39"	N 50°27'22"E	24.99885	4035	13757011.03837
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PARCEL NO. 8.txt

3090380.91509

4045

N 16°12'28"W

19.80542

4035 13757011.03837

3090380.91509

PARENT TRACT:0.1775-AC (7,732 SQ. FT.)

REMAINDER: 0.1557-AC (6,784 SQ. FT.)

TAKE: 0.02175-AC. (948 SQ. FT.)

POB COORDINATES: 4035 13757011.03837 3090380.91509

POB

POC COORDINATES: 4045 13756992.02009 3090386.44318

POC