

Project No. 17122x
West Sycamore, Seg. 2
Parcel No. R235513

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 0.2156 acre tract of land (9,391 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 Lot 735 of Magnolia Place, an addition to the City of Fresno, Fort Bend County according to the map or plat thereof recorded under Vol. 2, Page 23 of the Official Public Records of Fort Bend County, Texas; said 0.2156 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

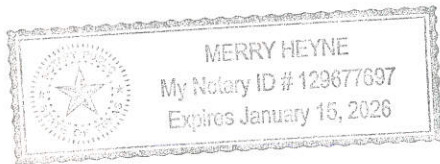
**FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 23,**
a political subdivision of the State of Texas

By: *[Signature]*
Name: William Thomas
Title: PRESIDENT

Acknowledgement

THE STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 18th 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.



[Signature]
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 0.2156 of an acre (9,391 sq. ft.) tract of land, situated in the Manuel Escalera Survey, Abstract No. 170, Fort Bend County, Texas, and out of a portion of that certain tract of land, described as Lot 735 of Magnolia Place, an addition to the City of Fresno, Fort Bend County as recorded in Volume 2, Page 23 of the Fort Bend County Deed Records (F.B.C.P.R.), said 0.2156 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. 2001017707, O.P.R.F.B.C., Texas. Said 0.2156 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=13,756,744.37, E=3,091,133.69) at a 3/8-inch iron rod with "LANDTECH" cap set for the southwest corner of the remainder of said Lot 735, and an angle point in the north line of that certain tract of land being Restricted Reserve "A", of Teal Run Section Ten, as recorded under Instrument No. 1176794, F.B.C.P.R.;

THENCE, North 03° 21' 40" West, with the west line of said Lot 735 and an east line of said Restricted Reserve "A", distance 302.21 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=13,757,046.06, E=3,091,115.97)**, said point being the southwest corner of said herein described parcel;

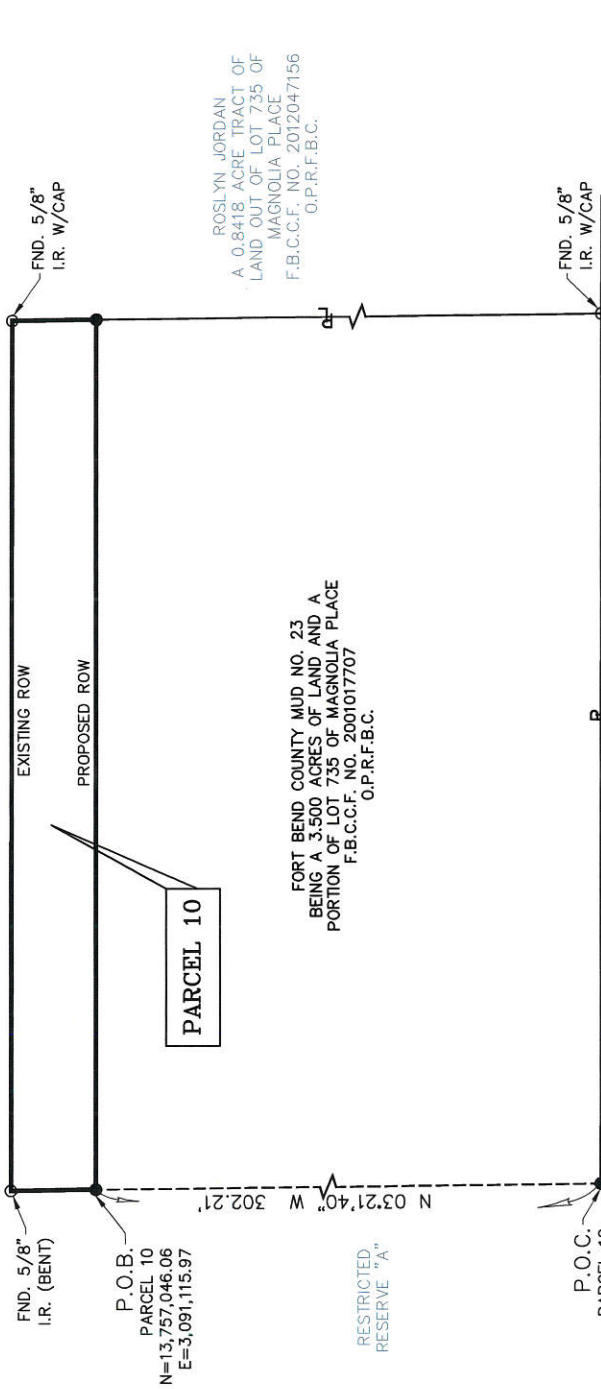
- 1) **THENCE**, North 03° 25' 49" West, with the west line of said Lot 735 and with the west line of the herein described parcel, a distance of 20.01 feet to a point in the presently occupied south right-of-way line of W. Sycamore Road, (width varies per Vol. 2, Pg.6, and Vol. 2, Pg. 26, Fort Bend County Plat Records (F.B.C.P.R.), and for the northwest corner of said herein described parcel;
- 2) **THENCE**, North 87° 20' 39" East, with the presently occupied south right-of-way line of said W. Sycamore Road and with the north line of the herein described parcel, a distance of 473.90 feet to a point being the northwest corner of that certain tract of land conveyed to Roslyn Jordan by virtue of deed recorded in F.B.C.C.F. No. 2012047156, O.P.R.F.B.C., and being the northeast corner of the herein described parcel;

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.

BASELINE

PARENT TRACT INSET
 PARCEL NO. 10
 SCALE N.T.S.



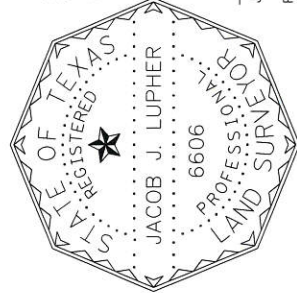
PARCEL 10

FORT BEND COUNTY MUD NO. 23
 BEING A 3,500 ACRES OF LAND AND A
 PORTION OF LOT 735 OF MAGNOLIA PLACE
 F.B.C.C.F. NO. 2001017707
 O.P.R.F.B.C.

ROSILYN JORDAN
 A 0.8418 ACRE TRACT OF
 LAND, OUT OF LOT 735 OF
 MAGNOLIA PLACE
 F.B.C.C.F. NO. 2012047156
 O.P.R.F.B.C.

TEAL RUN SECTION TEN
 INSTRUMENT NO. 1176794
 F.B.C.P.R.

SYMBOL/LEGEND	
●	SET 3/8" I.R. W/CAP STAMPED "LANDTECH"
○	FND. I.R. AS NOTED
---	EXISTING ROW
---	BASELINE
---	PROPOSED ROW
---	PROPERTY LINE
---	POINT OF COMMENCE
---	POINT OF BEGINNING
---	FOUND
---	IRON ROD
---	SUBDIVISION
---	O.P.R.F.B.C.
---	OFFICIAL PUBLIC RECORDS
---	FORT BEND COUNTY
---	FORT BEND COUNTY CLERK'S FILE
---	F.B.C.P.R.
---	PG.
---	RIGHT-OF-WAY
---	VOLUME
---	SQ. FT.
---	AC



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.	REVISIONS	DATE	NAME
1	ADDED POB/POC, STA./OFF.	05/23/22	ZD

NOTES:

- BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NORTH AMERICAN DATUM OF 1983 (1983 ADJ.)
- ALL COORDINATES AND DISTANCES ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE REDUCED TO GRID VALUES BY DIVIDING BY THE COMBINED TPOD SCALE FACTOR FOR FORT BEND COUNTY (1.00013).
- 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 FEMA 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. 1572203035 EFFECTIVE 13 MAR 2022, ISSUED 18 MAR 2022. ALL ENCUMBRANCES MAY NOT BE SHOWN.
- SUBJECT TO THE MATTERS AS SET OUT ON PLAT OF MAGNOLIA PLACE AND FRESNO RECORDED IN VOL. 2, PG. 23, F.B.C.P.R.
- SUBJECT TO EASEMENT FOR DETENTION POND AS RECORDED IN F.B.C.C.F. NO. 2001017707.

AREA TABLE	
EXISTING ACRES	3.500
TAKING AC./S.F.	0.2156
REMAINING AC./S.F.	3.284
AREA WITHIN EXISTING R.O.W.	9,391
PROPOSED ADDITIONAL R.O.W.	143,069
N/A	N/A



301 JACKSON STREET
 RICHMOND, TX 77469

LANDTECH

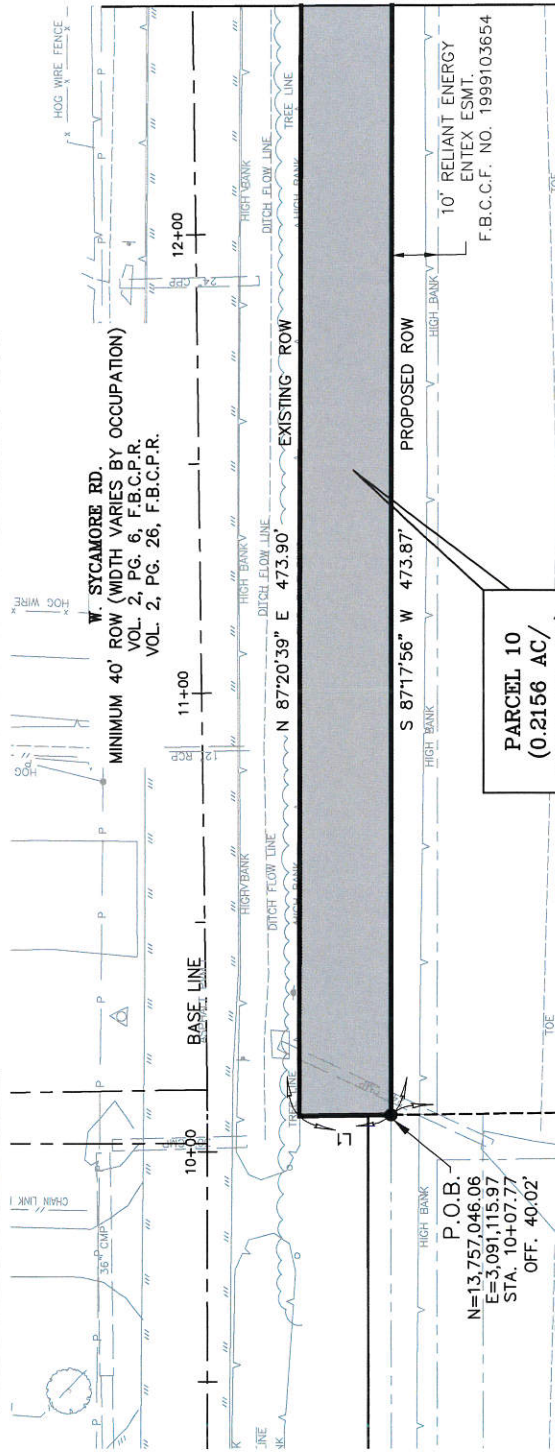
2525 North Loop West, Suite 300,
 Houston, Texas 77008
 T: 713-861-7068
 F: 713-861-4131
 TIRPLS Registration No. 10070100

PARCEL PLOT
 SHOWING
 PARCEL 10

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 03°25'49" W	20.01'

M. ESCALERA SURVEY ABSTRACT-170

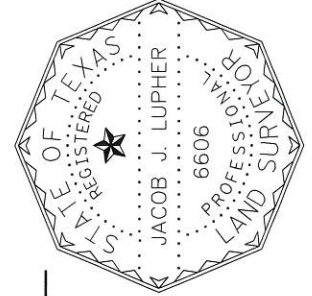


FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT 23
A PORTION OF RESTRICTED
RESERVE "A" OF TEAL RUI
SECTION TEN SUBD.
F.B.C.C.F. NO. 2001059022
O.P.R.F.B.C.

FORT BEND COUNTY MUD NO. 23
A 3.500 ACRES OF LAND
AND MORE PARTICULARLY BEING A PORTION
OF LOT 735 OF MAGNOLIA PLACE
F.B.C.C.F. NO. 2001017707
O.P.R.F.B.C.

P.O.C.
N=13,756,744.37
E=3,091,133.69
STA. 14+85.84
OFF. 384.04'

TEAL RUI SECTION TEN
RESTRICTED RESERVE "A"
INSTRUMENT NO. 1176794



Jacob J. Lupher

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

27 MAR 2022

301 JACKSON STREET
RICHMOND, TX 77469



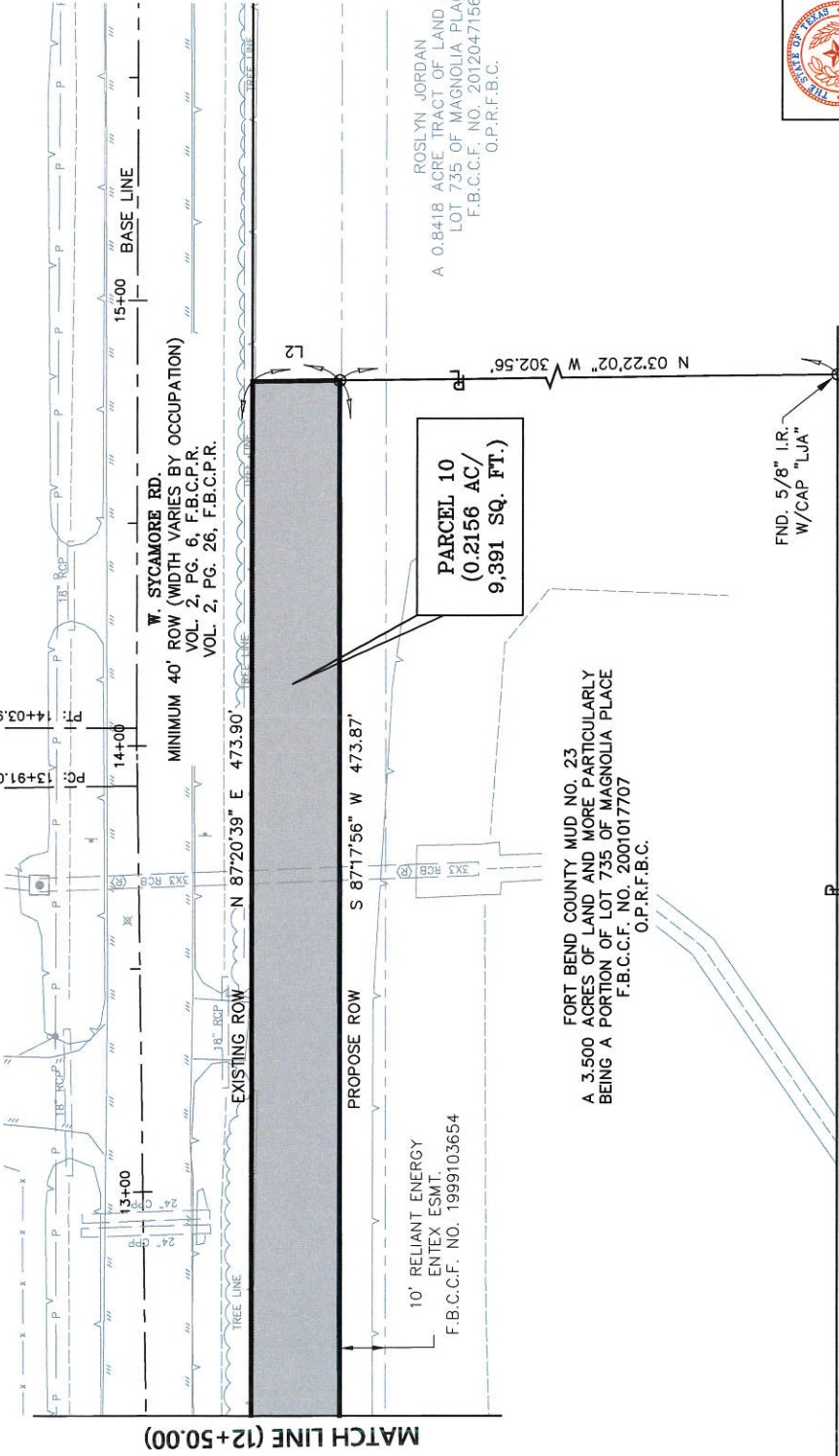
LANDTECH

2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7068
F: 713-861-4131
TBPLS Registration No. 1009100

PARCEL PLOT
SHOWING
PARCEL 10

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

M. ESCALERA SURVEY ABSTRACT-170



ROSLYN JORDAN
A 0.8418 ACRE TRACT OF LAND, OUT OF
LOT 735 OF MAGNOLIA PLACE
F.B.C.C.F. NO. 2012047156
O.P.R.F.B.C.

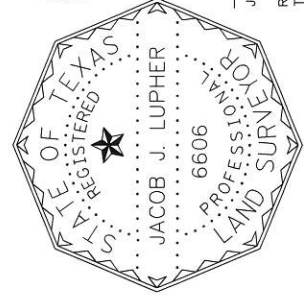
PARCEL 10
(0.2156 AC/
9,391 SQ. FT.)

FORT BEND COUNTY MUD NO. 23
A 3.500 ACRES OF LAND AND MORE PARTICULARLY
BEING A PORTION OF LOT 735 OF MAGNOLIA PLACE
F.B.C.C.F. NO. 2001017707
O.P.R.F.B.C.

10' RELIANT ENERGY
ENTEX ESMT.
F.B.C.C.F. NO. 1999103654

FND. 5/8" I.R.
W/CAP "LJA"

LINE TABLE		
LINE	BEARING	LENGTH
L2	S 03°22'02" E	19.63'



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: 713-861-7068
F: 713-861-4131
TIPRIS Registration No. 10079100

PARCEL PLOT
SHOWING
PARCEL 10
W. SYCAMORE RD., SEG. 2
PAVING AND DRAINAGE
EAGLEWOOD TRAIL TO S POST OAK
PAGE 5 OF 5
SCALE 1" = 40'