

Project No. 17122x
West Sycamore, Seg. 2
Parcel No. R238165

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 0.0740 acre tract of land (3,233 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 "A" of Teal Run Section Ten subdivision, an addition to the City of Fresno, Fort Bend County according to the map or plat thereof recorded under Instrument No. 1176794 of the Official Public Records of Fort Bend County, Texas; said 0.0740 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.

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

GRANTOR

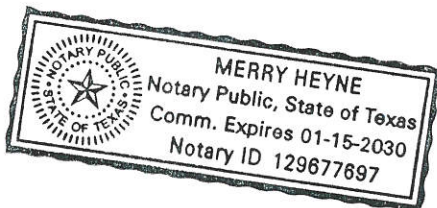
**FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 23,**
a political subdivision of the State of Texas

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 0.0740 of an acre (3,223 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 "A" of Teal Run Section Ten subdivision, an addition to the City of Fresno, Fort Bend County as recorded in Instrument No. 1176794 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 0.0740 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. 2001059022, O.P.R.F.B.C., Texas. Said 0.0740 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):

BEGINNING (N=13,757,014.66, E=3,090,456.99) at a 3/8-inch iron rod with cap stamped "LANDTECH" set on a tangent curve to the right, in the 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.), said point also being in the north line of said Restricted Reserve "A", and the southwest corner of the herein described parcel;

- 1) **THENCE**, in a easterly direction, with the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 36° 13' 50", a chord bearing of N 69° 08' 32" East, a chord distance of 15.55 feet, an arc length of 15.81 feet to the end of said curve;
- 2) **THENCE**, North 87° 15' 27" East, continuing along the south right-of-way line of said W. Sycamore Road, with the north line of said Restricted Reserve "A" and the north line of the herein described parcel, a distance of 644.90 feet to a point in an east line of said Restricted Reserve "A", and the west line of that certain tract of land being a portion of Lot 735, Magnolia Place, recorded under Volume 2, Page 23, F.B.C.P.R., conveyed to Fort Bend County MUD No. 23 by virtue of deed recorded under F.B.C.C.F. No. 2001017707, O.P.R.F.B.C., and the northeast corner of the herein described parcel;
- 3) **THENCE**, South 03° 21' 42" East, with the an east line of said Restricted Reserve "A", with the west line of said Lot 735, and the east line of the herein described parcel, a distance of 5.01 feet to 3/8-inch iron rod with cap stamped "LANDTECH" set for the southeast corner of the herein described parcel;

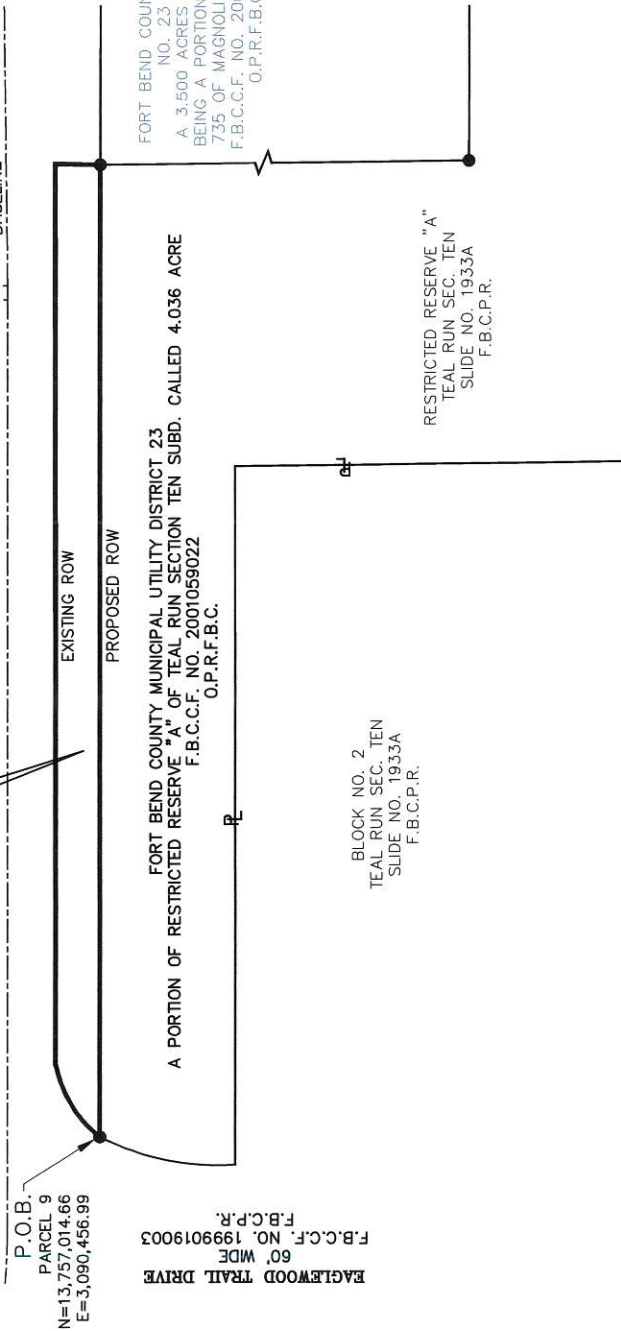
M. ESCALERA SURVEY ABSTRACT-170

PARENT TRACT INSET
PARCEL NO. 9

SCALE N.T.S.

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.

PARCEL 9



P.O.B.
PARCEL 9
N=13,757,014.66
E=3,090,456.99

EAGLEWOOD TRAIL DRIVE
60' WME
F.B.C.C.F. NO. 1999019003
F.B.C.P.R.

A PORTION OF RESTRICTED RESERVE "A" OF TEAL RUN SECTION TEN SUBD. CALLED 4.036 ACRE
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
BEING A PORTION OF LOT
735 OF MAGNOLIA PLACE
F.B.C.C.F. NO. 2001017707
O.P.R.F.B.C.

BLOCK NO. 2
TEAL RUN SEC. TEN
SLIDE NO. 1933A
F.B.C.P.R.

RESTRICTED RESERVE "A"
TEAL RUN SEC. TEN
SLIDE NO. 1933A
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
- SUBD.
- OFFICIAL PUBLIC RECORDS
- FORT BEND COUNTY
- FORT BEND COUNTY CLERK'S FILE
- F.B.C.C.F.
- F.B.C.P.R.
- PG.
- PAGE
- RIGHT-OF-WAY
- VOL.
- 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 (1993 ADJ.)
- ALL COORDINATES AND DISTANCES ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE REDUCED TO GRID VALUES BY DIVIDING BY THE COMBINED 14001 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 WEG NATIONAL TITLE INSURANCE COMPANY (G.F. NO. 1572203034 EFFECTIVE 13 MAR 2022, ISSUED 23 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, AND ON PLAT OF TEAL RUN, SEC. TEN RECORDED IN SLIDE NO. 1933A, F.B.C.P.R.
- SUBJECT TO EASEMENT FOR DETENTION FILED IN F.B.C.C.F. NO. 2001017707.

EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
4.036	0.0740	3.962
	3.223	172,585

AREA WITHIN EXISTING R.O.W.	PROPOSED ADDITIONAL R.O.W.
N/A	0.0740 AC 3,223 SQ. FT.



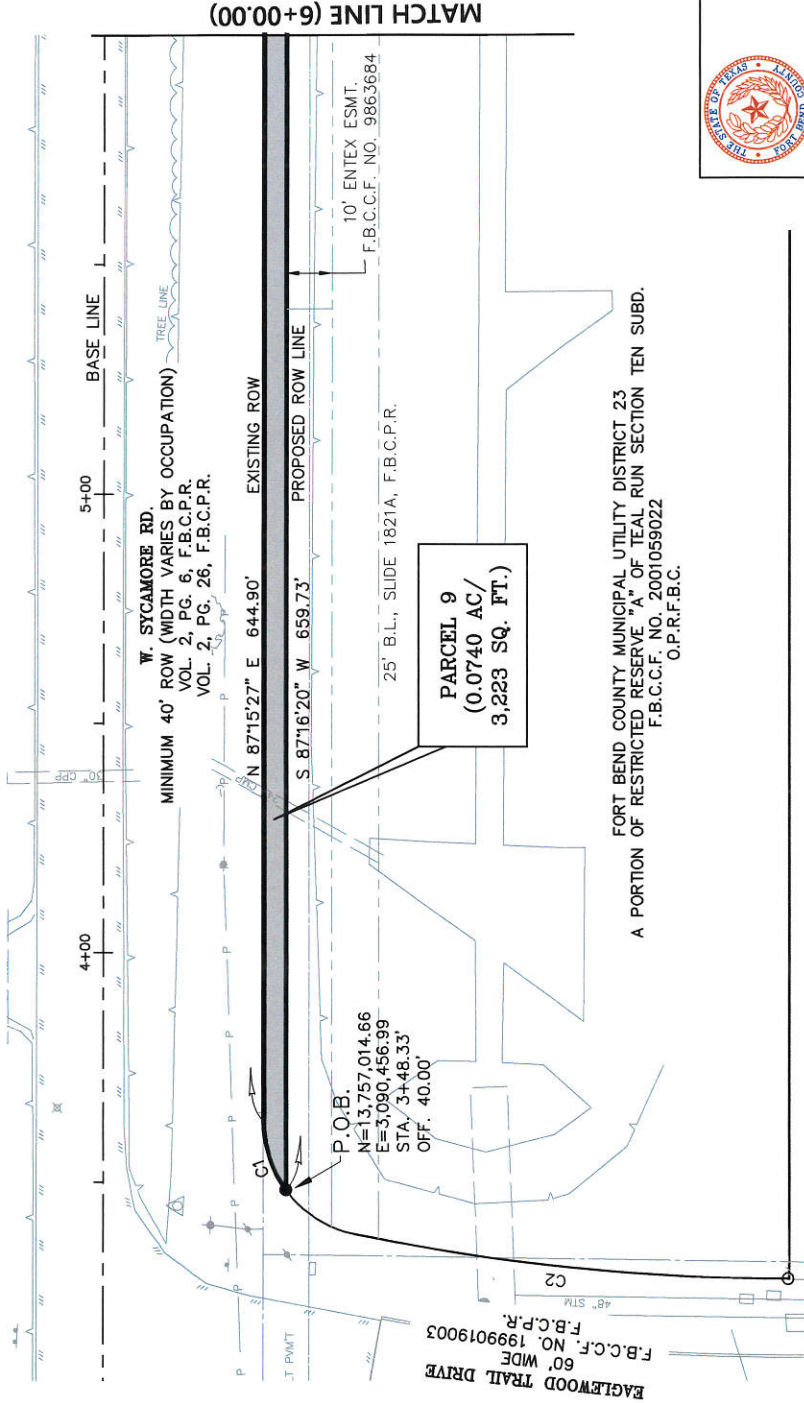
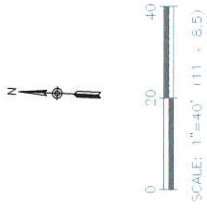
301 JACKSON STREET
RICHMOND, TX 77469

LANDTECH
2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7068
F: 713-861-4131
TXSLS Registration No. 20039100

PARCEL PLOT
SHOWING
PARCEL 9
W. SYCAMORE RD., SEG. 2
PAVING AND DRAINAGE
EAGLEWOOD TRAIL TO S POST OAK
PAGE 3 OF 6 SCALE N.T.S.

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	36°13'50"	25.00'	15.81'	N 69°08'32"E 15.55'
C2	11°40'41"	469.63'	95.72'	N 03°05'32"E 95.55'

M. ESCALERA SURVEY ABSTRACT-170



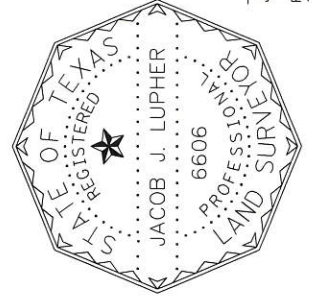
301 JACKSON STREET
RICHMOND, TX 77469

LANDTECH
2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7008
F: 713-861-4131
TSPS Registration No. 10029100

PARCEL PLOT
SHOWING
PARCEL 9
W. SYCAMORE RD., SEG. 2
PAVING AND DRAINAGE
EAGLEWOOD TRAIL TO S POST OAK
PAGE 4 OF 6
SCALE 1" = 40'

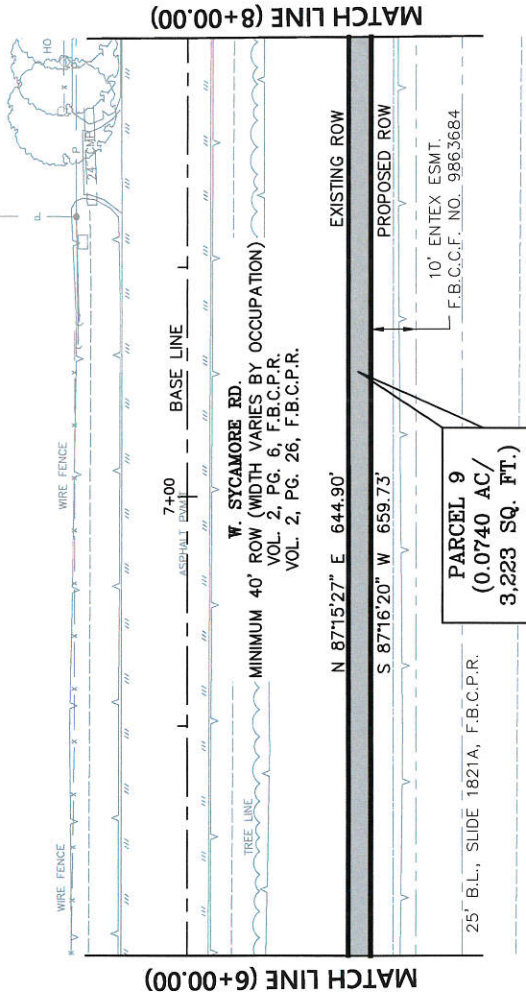
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY DESCRIPTION AND ACCOMPANYING PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Jacob J. Lupher

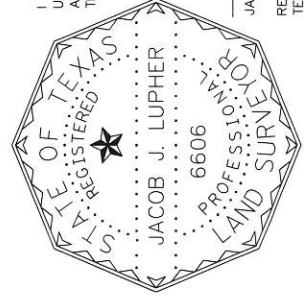


JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
27 MAR 2022

M. ESCALERA SURVEY ABSTRACT-170



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



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Jacob J. Lupher

JACOB J. LUPHER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6606
 27 MAR 2022



301 JACKSON STREET
 RICHMOND, TX 77469

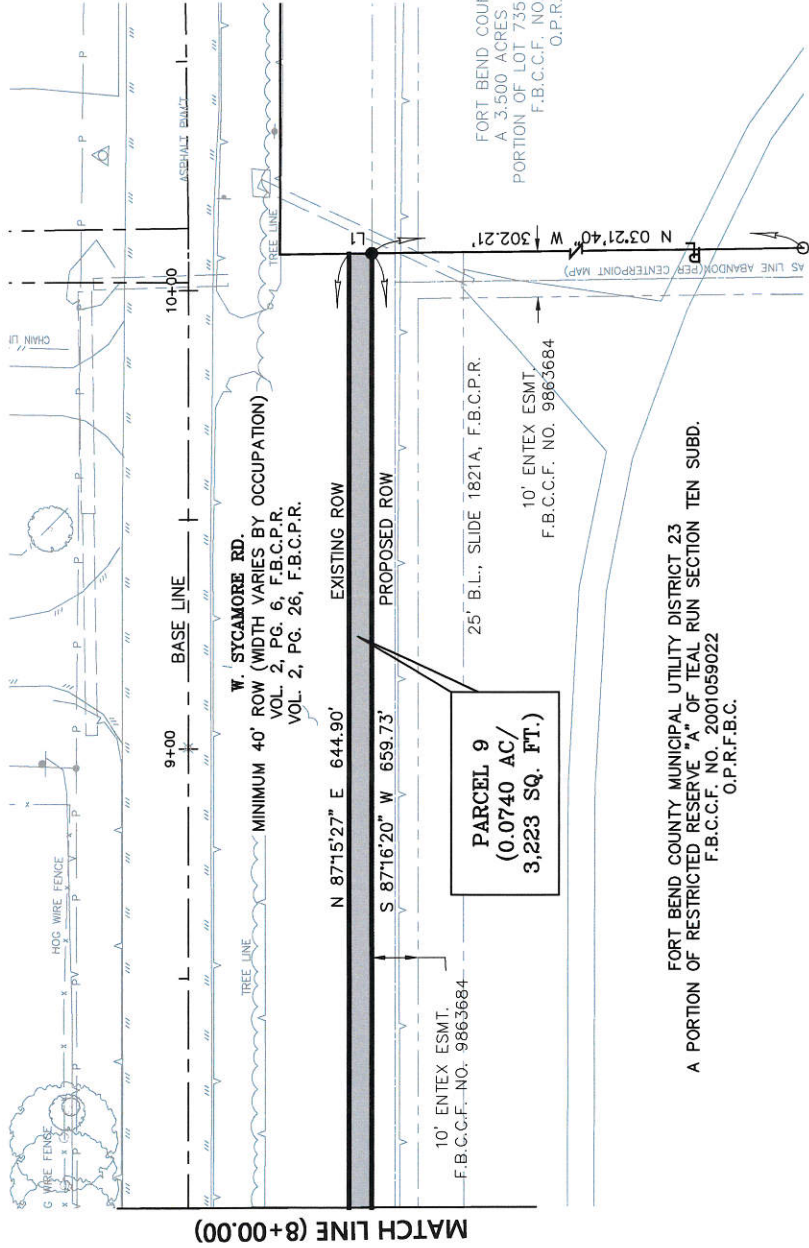
LANDTECH
 2525 North Loop West, Suite 300,
 Houston, Texas 77008
 T: 713-861-7008
 F: 713-861-4131
 TSPS Registration No. 30039100

PARCEL PLOT
 SHOWING
 PARCEL 9
 W. SYCAMORE RD., SEG. 2
 PAVING AND DRAINAGE
 EAGLEWOOD TRAIL TO S POST OAK
 PAGE 5 OF 6
 SCALE 1" = 40'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 03°21'42" E	5.01'

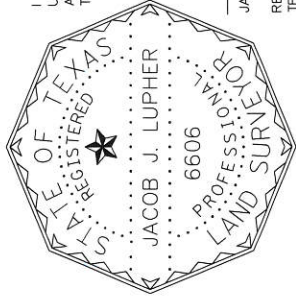


M. ESCALERA SURVEY ABSTRACT-170



PARCEL 9
 (0.0740 AC/
 3,223 SQ. FT.)

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



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 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: 713-861-7008
 F: 713-861-4131
 TIRPLS Registration No. 10039300

PARCEL PLOT
 SHOWING
 PARCEL 9
 W. SYCAMORE RD., SEG. 2
 PAVING AND DRAINAGE
 EAGLEWOOD TRAIL TO S POST OAK
 PAGE 6 OF 6
 SCALE 1" = 40'

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

25' B.L., SLIDE 1821A, F.B.C.P.R.
 10' ENTEX ESMT.
 F.B.C.C.F. NO. 9863684

10' ENTEX ESMT.
 F.B.C.C.F. NO. 9863684

PARCEL NO. 9.txt

*-----
 * Prepared by: Landtech Inc.
 * Routine: Area Summary Coord File: 2020165-ALLPOINTS.crd 8/30/21 9:17:04
 * Input Scale Factor: 1.00000000 Output Scale Factor: 1.00000000
 *-----

PARCEL NO. 9

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing
Easting					
4028		S 87°16'20"W	659.73073	4030	13757014.66286
3090456.98700					
CURVE DEF: Arc				CURVE DIR: CW	
RAD: 25.00130	LEN: 15.80933	TAN: 8.17903		CEN. ANG: 36°13'50"	
CHORD: 15.54725	MO: 1.23923	EXT: 1.30386		DEGREE: 229°10'16"	
SEG: 13	TRI: 185	SEC: 198			
4030	306°14'43"	S 38°58'23"E	25.00130	4031	13756995.22580
3090472.71169					
4031	323°46'10"	N 02°44'33"W	25.00130	4032	13757020.19847
3090471.51539					
4030	18°07'48"	N 69°08'32"E	15.54725	4032	13757020.19847
3090471.51539					
4032	161°53'05"	N 87°15'27"E	644.90000	4033	13757051.05668
3091115.67669					
4033	90°37'09"	S 03°21'42"E	5.00528	4028	13757046.06001
3091115.97020					
4028	89°21'58"				
Perimeter: 1325.44533 Cumulative Perimeter: 1325.44533					
Sq. Feet: 3223 Acres: 0.07398					
Total - Sq. Feet: 3223 Acres: 0.07398					

PARENT TRACT: CALLED 4.036 AC. (175,808 SQ. FT.)
 REMAINDER: 3.962 AC. (172,585 SQ. FT.)
 TAKE: 0.0740-AC. (3,223 SQ. FT.)

POB COORDINATES: 4030 13757014.66286 3090456.98700