

Project No. 17121x  
West Sycamore, Seg. 1  
Parcel No. R148819

**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 0.0149 acre tract of land (650 sq. ft.), more or less, situated in the Moses Shipman Survey, Abstract No. 86, Fort Bend County, Texas, and being out of Restricted Reserve "A", Block 1, of Fort Bend Municipal Utility District (M.U.D.) No. 23 Administration Building as recorded in Fort Bend County Clerk's File No. 20040144 of the Official Public Records of Fort Bend County, Texas; said 0.0149 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**

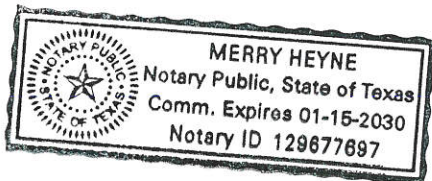
**FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 23,**  
a political subdivision of the State of Texas

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., 4<sup>th</sup> Floor  
Richmond, Texas 77469

EXHIBIT A

Being a 0.0149 of one acre (650 square feet) parcel of land, situated in the Moses Shipman Survey, Abstract No. 86, Fort Bend County, Texas, and being out of Restricted Reserve "A", Block 1, of Fort Bend Municipal Utility District (M.U.D.) No. 23 Administration Building as recorded in Fort Bend County Clerk's File (F.B.C.C.F.) No. 20040144 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.), said 0.0149 of one acre further being out of that certain tract of land conveyed to Fort Bend M.U.D. No. 23, by virtue of deed recorded in F.B.C.C.F. No. 9017573 of the O.P.R.F.B.C. Said 0.0149 of one 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 dividing by the TXDOT Surface Adjustment Factor of 1.00013 for Fort Bend County. All distances are surface distances in U.S. Survey Feet);

**COMMENCING (N=13,757,913.51, E=3,089,526.73)** at a 5/8-inch iron rod with cap stamped LJA Engineering found for the Northeast corner of said Fort Bend M.U.D. No. 23 Administration Building Subdivision, said point being the Northwest corner of a Residue of a called 69.566 acres conveyed to New Teal Run LTD by virtue of deed recorded in F.B.C.C.F. No. 9754741 of the O.P.R.F.B.C.;

**THENCE**, South 02° 50' 31" East, with the common line of said Fort Bend County M.U.D. No. 23 Administration Building tract and said New Teal Run LTD tract, a distance of 345.59 feet to the Northeast corner of a tract of land conveyed to Fort Bend County, described as Parcel 1, for right-of-way by virtue of deed recorded in F.B.C.C.F. No. 2017139482 of the O.P.R.F.B.C. (from which a 5/8-inch iron rod with cap stamped "Weisser Surveying" bears South 10° 28' East a distance of 0.7 feet);

**THENCE**, South 86° 54' 18" West, with the Southerly line of said Fort Bend County M.U.D. No. 23 Administration Building tract and the North line of said Fort Bend County Parcel 1 tract, a distance of 223.29 feet to an angle point (from which a 5/8-inch iron rod with cap stamped "Weisser Surveying" bears South 06° 06' East a distance of 1.0 feet);

**THENCE**, South 03° 03' 22" East, with the Southerly line of said Fort Bend County M.U.D. No. 23 Administration Building tract and the West line of said Fort Bend County Parcel 1 tract, a distance of 10.43 feet to a 3/8-inch iron rod with cap Stamped "LANDTECH" for the **POINT OF BEGINNING (N=13,757,545.88, E=3,089,321.45)**, and the Northeast corner of the herein described parcel;

- 1) **THENCE**, South 03° 03' 22" East, continuing with the Southerly line of said Fort Bend County M.U.D. No. 23 Administration Building tract, with the West line of said Fort Bend

EXHIBIT A

County Parcel 1 tract, and with the East line of the herein described parcel, a distance of 6.77 feet to a point for the Southeast corner of the herein described parcel;

- 2) **THENCE**, South  $86^{\circ} 53' 05''$  West, with the South line of said Fort Bend County M.U.D. No. 23 Administration Building tract, and the South line of the herein described parcel, a distance of 59.96 feet to an angle point for the East corner of that certain called 1,521 square feet dedicated to right-of-way for Rabb Road by plat recorded in File No. 20040144 of the Fort Bend County Plat Records in the O.P.R.F.B.C., said point situated in the arc of a non-tangent curve to the left;
- 3) **THENCE**, with the Southerly line of said Fort Bend County M.U.D. No. 23 Administration Building tract, with the North line of said 1,521 square feet tract, and with the arc of said non-tangent curve to the left, having a radius of 2,034.67 feet, a central angle of  $02^{\circ} 09' 53''$ , an arc length of 76.87 feet, and a chord that bears North  $87^{\circ} 58' 30''$  West with a chord distance of 76.87 feet to a 3/8-iron rod with cap stamped "LANDTECH" set for the West corner of the herein described parcel;
- 4) **THENCE**, North  $86^{\circ} 55' 59''$  East, over and across said Fort Bend County M.U.D. No. 23 Administration Building tract and with the North line of the herein described parcel, a distance of 136.53 feet to the **POINT OF BEGINNING** and containing 0.0149 of one acre (650 square feet) parcel of land.

This foregoing description is accompanied by a plat of even survey date.

Jacob J. Lupher

APR. 09, 2024



Registered Professional Land Surveyor

Texas Registration No. 6606

Landtech, Inc.

2525 North Loop West, Suite 300

Houston, Texas 77008 (713) 861-7068

TBPELS Firm No. 10019100

Landtech Project No. 20-2-0180

M. SHIPMAN SURVEY A-86



PARENT TRACT INSET  
PARCEL NO.2 (R418819)  
SCALE N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 86°54'18" W	223.29'
L2	S 03°03'22" E	10.43'



NO.	REVISIONS	DATE	NAME
1			

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 TxDOT SCALE FACTOR FOR FORT BEND COUNTY (1.00013).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 BASED UPON THE PUBLISHED ELEVATION OF TxDOT MONUMENT H-120 AND ESTABLISHED USING DIGITAL LEVELING.
- 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 RABB ROAD APPEAR TO BE WITHIN UNSHADDED ZONE "X" AS INDICATED ON FEMA FIRM MAP NUMBER 48157C0315L DATED EFFECTIVE 02 APRIL, 2014.
- THIS SURVEY WAS GENERATED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. ALL ENCUMBRANCES MAY NOT BE SHOWN.

BENCHMARK: TxDOT MONUMENT H-120 BEING A 5/8-INCH IRON ROD WITH ALUMINUM CAP LOCATED NEAR THE WEST R.O.W. LINE OF FM 521 LYING APPROXIMATELY 0.04 MILE SOUTH OF THE CENTERLINE OF W. SYCAMORE RD. AND 0.15 MILE NORTH OF THE CENTERLINE OF RENFROW-BURFORD ROAD. ELEVATION CALLED 70.74', NAVD 1988.

AREA TABLE		
EXISTING AC./S.F.	TAKING AC./S.F.	REMAINING AC./S.F.
3,4011	0,01493	3,3862
148,152	650	147,502
AREA WITHIN EXISTING R.O.W.		PROPOSED ADDITIONAL R.O.W.
N/A		N/A



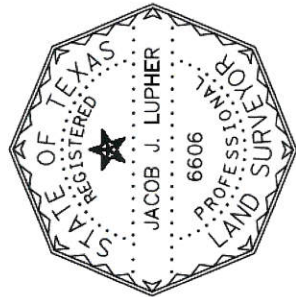
301 JACKSON STREET  
RICHMOND, TX 77468

**LANDTECH**

2535 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068  
F: 713-861-4131  
TIGRS Registration No. 103230E

PARCEL PLOT  
SHOWING  
PARCEL 2  
(R148820)  
RABB ROAD

PAVING AND DRAINAGE TEAL BEND BLVD.  
TO EAGLEWOOD TRAIL  
PAGE 4 OF 5  
SCALE N.T.S.



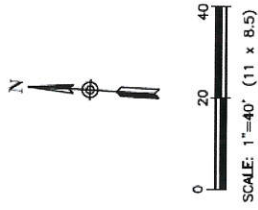
*Jacob J. Luper*

APRIL 9, 2024

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

SYMBOL/LEGEND	
●	SET 3/8" LR. W/ CAP
○	STAMPED "LANDTECH"
○	FND. LR. AS NOTED
—	EXISTING ROW
—	BASELINE
—	PROPOSED ROW
—	PROPERTY LINE
○	POINT OF COMMENCE
○	POINT OF BEGINNING
○	FND.
○	LR.
○	IRON ROD
○	SUBD.
○	SUBDIVISION
○	O.P.R.F.B.C.
○	OFFICIAL PUBLIC RECORDS
○	FORT BEND COUNTY
○	FORT BEND COUNTY DEED RECORDS
○	F.B.C.D.P.R.
○	F.B.C.P.R.
○	PG.
○	ROW
○	RIGHT-OF-WAY
○	VOL.
○	SQ. FT.
○	ACRES

M. SHIPMAN SURVEY A-86



P.O.C.  
PARCEL 2  
(R148819)  
FND. 5/8" IR  
N=13,757,913.51  
E=3,089,526.73  
STA. 14+04.89  
OFF. 399.04' LT

RESTRICTED RESERVE "A"  
RESTRICTED TO COMMERCIAL USE  
3.489 ACRES

P.O.B.  
PARCEL 2  
(R148819)  
SET 3/8" I.R.  
N=13,757,545.88  
E=3,089,321.45  
STA. 12+45.96  
OFF. 30.50' LT

FORT BEND COUNTY M.U.D. NO.23  
ADMINISTRATION BUILDING  
A SUBDIVISION OF 3.524 ACRES  
FILE NO. 20040144, F.B.C.P.R.

FND. 3/8" IR  
W/LANDTECH CAP  
STA. 11+09.43  
OFF. 30.50' LT

25' S.S.E.(PER PLAT)

1,521 SQ. FT. R.O.W. DEDICATION  
PER PLAT FILE NO. 20040144, F.B.C.P.R.

PARCEL 2  
(R148819)  
(0.01493 AC/  
660 SQ. FT.)

PER SLIDE NO. 1594A, F.B.C.P.R., F.B.C.C.F. NO. 2017139482, O.P.R.F.B.C.,  
FILE NO. 20040144, F.B.C.P.R., SLIDE NO. 2098B, F.B.C.P.R.

TEAL RUN LTD & TEAL RUN LTD #2  
RESIDUE OF CALLED 961.03 ACRES OF  
F.B.C.C.F. NO. 8711964 O.P.R.F.B.C.

PROPOSED ROW  
FORT BEND MUNICIPAL UTILITY  
DISTRICT NO. 23  
WATER PLANT SITE  
CALLED 3.303 ACRES  
F.B.C.C. NO. 9017573  
O.P.R.F.B.C.

PC 13+2.66  
FORT BEND COUNTY  
DESCRIBED AS PARCEL 3  
F.B.C.C.F. NO. 2017139482

RESIDUE OF 69.966 ACRES  
NEW TEAL RUN LTD  
F.B.C.C.F. NO. 9754741  
F.B.C.C.F. NO. 9754741

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 02°50'31" E	345.59'
L2	S 86°54'18" W	223.29'
L3	S 03°03'22" E	10.43'
L4	S 03°03'22" E	6.77'
L5	S 86°53'05" W	59.96'
L6	N 86°52'59" E	136.53'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	02°09'53"	2,034.66'	76.87'	N 87°58'30" W 76.87'



301 JACKSON STREET  
RICHMOND, TX 77469

**LANDTECH**

2525 North Loop West, Suite 300,  
Houston, Texas 77028  
T: 713-861-7208  
F: 713-861-4131  
\*Texas Registration No. 1033100

PARCEL PLOT  
SHOWING

PARCEL 2  
(R148819)

W. SYCAMORE ROAD SEG. 1  
PAVING AND DRAINAGE TEAL BEND BLVD.  
TO EAGLEWOOD TRAIL

\*-----  
 \* Prepared by: Landtech Inc.  
 \* Routine: Area Summary Coord File: 2020180-ALL-POINTS.crd 2/12/24 10:11:49  
 \* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000  
 \*-----

PARCEL 2

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing
5004		S 03°03'22"E	6.77175	5005	13757539.11694
3089321.81340					
5005	90°03'34"	S 86°53'05"W	59.96376	5006	13757535.85816
3089261.93826					
CURVE DEF: Arc				CURVE DIR: CCW	
RAD: 2034.66531	LEN: 76.87390	TAN: 38.44152	CEN. ANG: 2°09'53"		
CHORD: 76.86932	MO: 0.36305	EXT: 0.36311	DEGREE: 2°48'58"		
SEG: 19	TRI: 78188	SEC: 78206			
5006	263°46'38"	S 03°06'27"W	2034.66531	5007	13755504.18447
3089151.64335					
5007	2°09'53"	N 00°56'34"E	2034.66531	5008	13757538.57442
3089185.11694					
5006	174°51'35"	N 87°58'30"W	76.86932	5008	13757538.57442
3089185.11694					
5008	5°05'31"	N 86°55'59"E	136.53099	5004	13757545.87906
3089321.45238					
5004	89°59'21"				
Perimeter: 280.14039 Cumulative Perimeter: 280.14039					
Sq. Feet: 650 Acres: 0.01493					
Total - Sq. Feet: 650 Acres: 0.01493					

POC TO POB:

\*-----  
 \* Prepared by: Landtech Inc.  
 \* Routine: Area Summary Coord File: 2020180-ALL-POINTS.crd 2/23/24 13:08:09  
 \* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000  
 \*-----

NTC

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing
5009		S 02°50'31"E	345.58507	5010	13757568.34784
3089543.86076					
5010	90°15'11"	S 86°54'18"W	223.29000	5011	13757556.29248
3089320.89643					
5011	269°57'40"	S 03°03'22"E	10.42825	5004	13757545.87906
3089321.45238					
5004	327°45'58"	N 29°10'40"E	421.05640	5009	13757913.50789
3089526.72668					

POC 5009= N:13757913.50789 E:3089526.72668  
 POB 5004= N:13757545.87906 E:3089321.45238

PARENT TRACT= 3.4011 ACRES (148,152 SQUARE FEET)  
TAKE= 0.0149 ACRE (650 SQUARE FEET)  
REMAINDER= 3.3862 ACRES (147,502 SQUARE FEET)