

Project No. 17121x  
West Sycamore, Seg. 1  
Parcel No. R148820

**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 0.2601 acre tract of land (11,331 sq. ft.), more or less, situated in the Moses Shipman Survey, Abstract No. 86, Fort Bend County, Texas, and being out of a tract of land conveyed to Fort Bend Municipal Utility District (M.U.D.) No. 23 by virtue of deed recorded in Fort Bend County Clerk's File No. 9017573 of the Official Public Records of Fort Bend County, Texas; said 0.2601 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., 4<sup>th</sup> Floor  
Richmond, Texas 77469

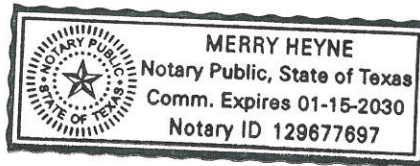


EXHIBIT A

Being a 0.2601 of one acre (11,331 square feet) parcel of land, situated in the Moses Shipman Survey, Abstract No. 86, Fort Bend County, Texas, and being out of a tract of land conveyed to Fort Bend County Municipal Utility District (M.U.D.) No. 23 by virtue of deed recorded in Fort Bend County Clerk's File (F.B.C.C.F.) No. 9017573 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.). Said 0.2601 of one acre parcel 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** at a 5/8-inch iron rod (**N=13,757,406.61, E=3,088,252.19**) found for the point of tangency of a tangent curve to the right having a radius of 25.00 feet, a central angle of 89° 31' 32", a chord bearing of South 42° 07' 08", a chord distance of 35.21 feet and an arc length of 39.06 feet, situated in the Southerly line of existing Rabb Road (width varies per Slide No. 1594A of the Fort Bend County Plat Records (F.B.C.P.R.), File No. 2017139482, O.P.R.F.B.C., File No. 20040144, F.B.C.P.R., and Slide No. 2098B), and the Northerly line of Lot 5, Block 2, of Teal Run Section 5 as recorded in Slide 1594A of the Fort Bend County Plat Records in the O.P.R.F.B.C. (from which the northwest corner of Lot 6 bears North 83° 38' 46" East a distance of 5.22 feet);

**THENCE**, North 83° 38' 46" East, with the Southerly right-of-way line of said Rabb Road, and the Northerly Line of said Teal Run Section 5, a distance of 265.76 feet to an angle point;

**THENCE**, North 86° 52' 54" East, continuing along the Southerly right-of-way line of said Rabb Road, and the Northerly line of said Teal Run Section 5, a distance of 238.10 feet to a point situated in the arc of a non-tangent curve to the right, said point being the Northeast corner of said Teal Run Section 5, situated in the Westerly line of that certain tract of land conveyed to Fort Bend County M.U.D. No. 23 for by virtue of deed recorded in F.B.C.C.F. NO. 2009065434 of the O.P.R.F.B.C.;

**THENCE**, with the arc of said non-tangent curve to the right, with the Westerly line of said Fort Bend County M.U.D. No. 23 tract, and having a radius of 365.00 feet, a central angle of 02° 24' 51", an arc length of 15.38 feet, and a chord that bears North 41° 54' 15" West, a distance of 15.38 feet to an angle point in the Southerly right-of-way line of said Rabb Road, and the Northwest corner of said Fort Bend County M.U.D. No. 23 tract;

**THENCE**, North 86° 52' 54" East, with the Northerly line of said Fort Bend County M.U.D. No. 23 tract and the Southerly right-of-way line of said Rabb Road, a distance of 287.53 feet to a point for the Northwest corner of that certain tract of land conveyed to Fort Bend County M.U.D. No. 23 (Water Plant Site) by virtue of deed recorded in F.B.C.C.F. No. 9017573 of the O.P.R.F.B.C, and the **POINT OF BEGINNING (N=13,757,476.06, E=3,089,030.90)**, said point being the Northwest corner of the herein described parcel;

EXHIBIT A

- 1) **THENCE**, North 86° 52' 54" East, with the Southerly right-of-way line of said Rabb Road, with the Northerly line of said Fort Bend County M.U.D. No. 23 (Water Plant Site), and the Northerly line of the herein described parcel, a distance of 320.03 feet to a point for the Northwest corner of that certain tract of land conveyed to Fort Bend County, described as Parcel 3, for right-of-way by virtue of deed recorded in F.B.C.C.F. No. 2017139482, and a Northeast corner of said Fort Bend County M.U.D. No. 23 (Water Plant Site), and being the Northeast corner of the herein described parcel;
- 2) **THENCE**, South 03° 04' 01" East, with the Easterly line of said Fort Bend County M.U.D. No. 23 (Water Plant Site) and the West line of said Fort Bend County Parcel 3 tract, and the Easterly line of the herein described parcel, a distance of 38.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the Southeast corner of the herein described parcel;
- 3) **THENCE**, South 86° 52' 54" West, over and across said Fort Bend County M.U.D. No. 23 (Water Plant Site) and with the Southerly line of the herein described parcel, a distance of 276.35 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the Easterly line of the Residue of a tract of land conveyed to Teal Run LTD and Teal Run LTD #2 by virtue of deed recorded in F.B.C.C.F. No. 8711964 of the O.P.R.F.B.C., and the Westerly line of said Fort Bend County M.U.D. No. 23 Water Plant Site, said point being the Southwest corner of the herein described parcel;
- 4) **THENCE**, North 52° 04' 29" West, with the Easterly line of said Teal Run LTD and Teal Run LTD #2 tract and Westerly line of said Fort Bend County M.U.D. No. 23 Water Plant Site, and the Westerly line of the herein described parcel, a distance of 57.87 feet to the **POINT OF BEGINNING** and containing 0.2601 of one acre (11,331 square feet) parcel of land.

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

Jacob J. Lupher

APR. 09, 2024

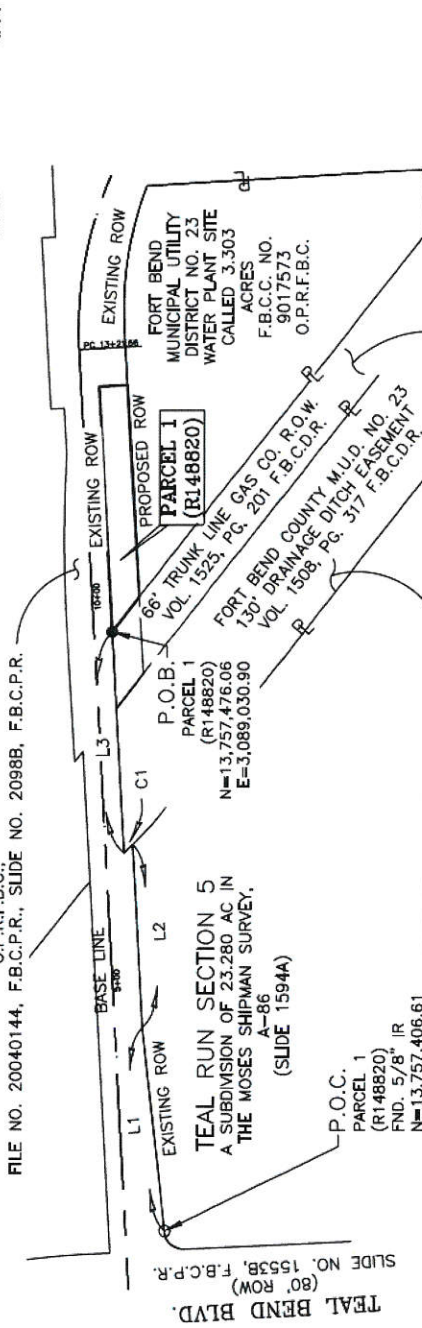
Registered Professional Land Surveyor  
Texas Registration No. 6606  
2525 North Loop West, Suite 300  
Houston, Texas 77008  
Landtech, Inc. (713) 861-7068  
TBPELS Firm No. 10019100  
Landtech Project No. 20-2-0180



M. SHIPMAN SURVEY A-86



**PARENT TRACT INSET**  
 PARCEL NO.1 (R148820)  
 N.T.S.



LINE	BEARING	LENGTH
L1	N 83°38'46" E	265.76'
L2	N 86°52'54" E	238.10'
L3	N 86°52'54" E	287.53'

**SYMBOL/LEGEND**

- SET 3/8" IR. W/ CAP
- STAMPED "LANDTECH"
- FND. IR. AS NOTED
- EXISTING ROW
- BASELINE
- PROPOSED ROW
- PROPERTY LINE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- FOUND
- IRON ROD
- SUBD.
- OFFICIAL PUBLIC RECORDS
- FORT BEND COUNTY DEED RECORDS
- FORT BEND COUNTY PLAT RECORDS
- PAGE
- RIGHT-OF-WAY
- VOL.
- SQ. FT.
- AC

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

CURVE	Δ	RADIUS	LENGTH	CHORD
C1	02°24'51"	365.00'	15.38'	N 41°54'15"W 15.38'



*Jacob J. Lupher*

JACOB J. LUPHER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6606  
 APRIL 9, 2024

**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 SURVIVAL FEET, AND MAY BE REDUCED TO GRID VALUES BY DIVIDING BY THE COMBINED T-S-DOT 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 T-DOT 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 LIE WITHIN UNSHADED 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: T-DOT 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 ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
3.0317	0.2601	2.7716
132.061	11.331	120.730
AREA WITHIN EXISTING R.O.W.	PROPOSED R.O.W.	ADDITIONAL R.O.W.
N/A	N/A	N/A



**LANDTECH**  
 2525 North Loop West, Suite 300,  
 Houston, Texas 77008  
 T: 713-861-7068  
 F: 713-861-4131  
 TPPLS Registration No. 0039300

PARCEL PLOT  
 SHOWING  
 PARCEL 1  
 (R148820)  
 RABB ROAD  
 PAVING AND DRAINAGE TEAL BEND BLVD.  
 TO EAGLEWOOD TRAIL

**M. SHIPMAN SURVEY A-86**

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

FORT BEND MUNICIPAL UTILITY DISTRICT NO. 23  
CALLED 6.700 ACRES F.B.C.C.F. NO. 9017573  
O.P.R.F.B.C.

FORT BEND COUNTY M.U.D. NO.23  
WASTE WATER TREATMENT PLANT SITE  
A SUBDIVISION OF 7.264 ACRES  
SLIDE 2098B, F.B.C.P.R.

RESTRICTED RESERVE "A"  
RESTRICTED TO COMMERCIAL USE  
3.489 ACRES  
25' S.S.E.(PER PLAT)

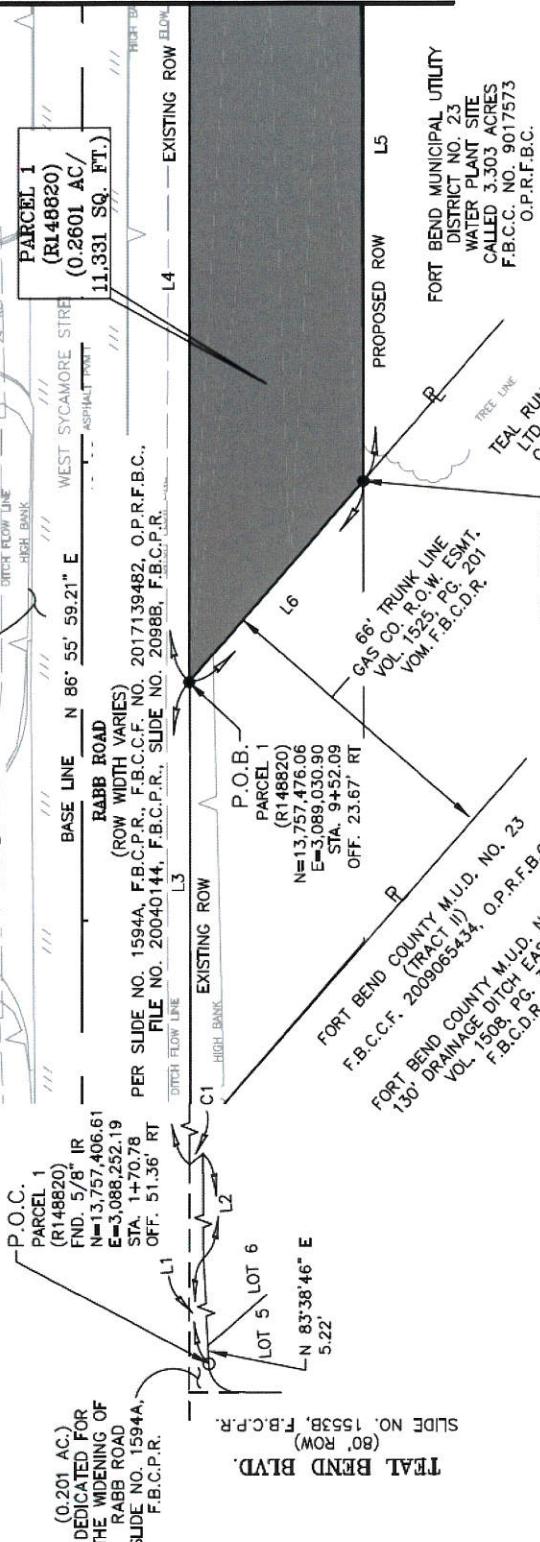
TEAL RUN LTD & TEAL RUN LTD #2  
RESIDUE OF CALLED 961.03 ACRES OF  
F.B.C.C.F. NO. 8711964 O.P.R.F.B.C.

RESTRICTED RESERVE "A"  
RESTRICTED TO WASTER WATER  
TREATMENT PLANT  
AND DETENTION  
7.211 ACRES

0.053 AC. DEDICATED FOR  
THE WIDENING OF RABB ROAD

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

MATCH LINE (1+00.00)



301 JACKSON STREET  
RICHMOND, TX 77469

**LANDTECH**

2525 North Loop West, Suite 300,  
Houston, Texas 77028  
T: 713-861-7666  
F: 713-861-4131  
TIFELS Registration No. 1003100

PARCEL PLOT  
SUBDIVISION

PARCEL 1  
(R148820)

W. SYCAMORE ROAD SEG. 1  
PAVING AND DRAINAGE TEAL BEND BLVD.  
TO EAGLEWOOD TRAIL  
SCALE 1"=40'  
PAGE 4 OF 5

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

FORT BEND COUNTY M.U.D. NO. 23  
(TRACT 1)  
F.B.C.C.F. 2009065434, O.P.R.F.B.C.

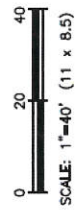
FORT BEND COUNTY M.U.D. NO. 23  
130' DRAINAGE DITCH EASEMENT  
VOL. 1508, PG. 517  
F.B.C.D.R.

86" TRUNK LINE  
GAS CO. R.O.W. ESMT.  
VOL. 1525, PG. 201  
VOL. F.B.C.D.R.

FND. 3/8" IR  
W/LANDTECH CAP  
STA. 9+95.77  
OFF. 61.63' RT

LINE TABLE	
LINE	BEARING LENGTH
L1	N 83°38'46" E 265.76'
L2	N 86°52'54" E 238.10'
L3	N 86°52'54" E 287.53'
L4	N 86°52'54" E 320.03'
L5	S 86°52'54" W 276.35'
L6	N 52°04'29" W 57.87'

CURVE DATA		
CURVE	Δ	CHORD
C1	02°24'51"	15.38'
		N 41°54'15" W 15.38'

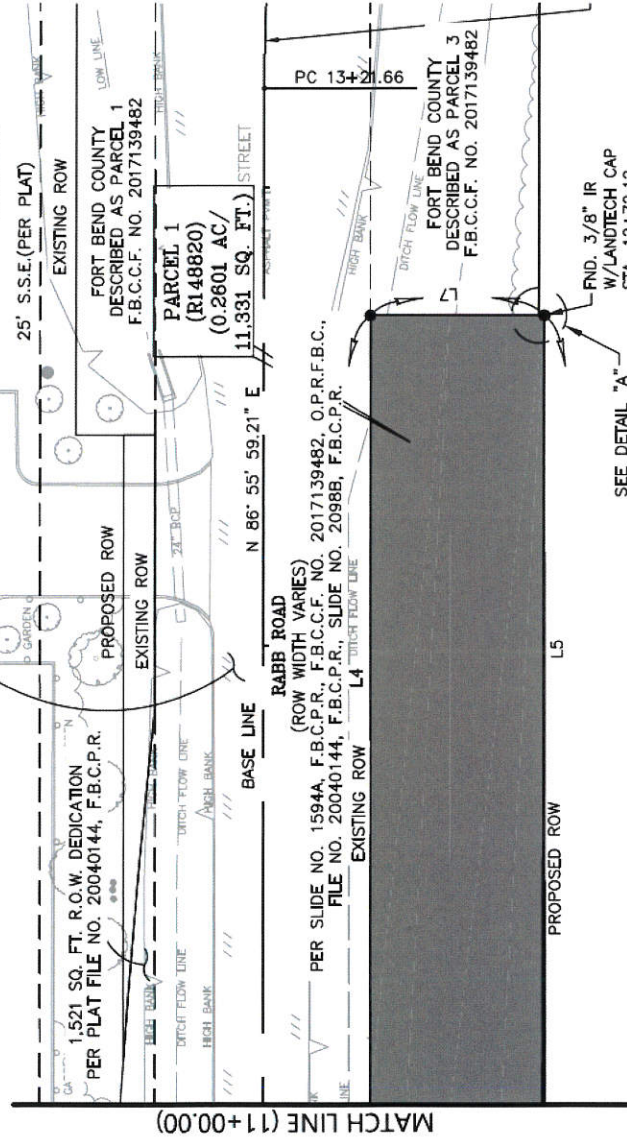


M. SHIPMAN SURVEY A-86

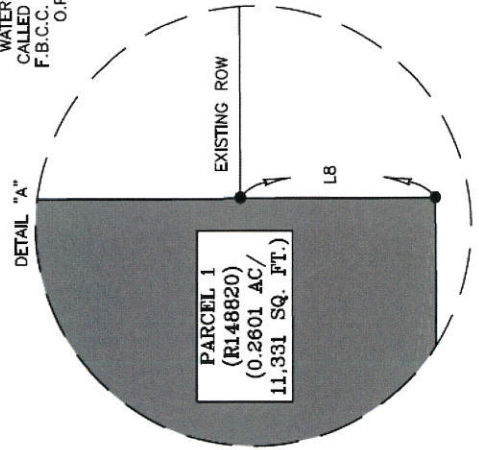
RESTRICTED RESERVE "A"  
RESTRICTED TO COMMERCIAL USE  
3.489 ACRES  
FORT BEND MUNICIPAL UTILITY  
DISTRICT NO. 23  
CALLED 6.700 ACRES  
F.B.C.C.F. NO. 9017573  
O.P.R.F.B.C.

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.

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



SEE DETAIL "A"  
FND. 3/8" IR  
W/LANDTECH CAP  
STA. 12+72.12  
OFF. 61.39' RT  
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.



LINE	BEARING	LENGTH
L4	N 86°52'54" E	320.03'
L5	S 86°52'54" W	276.35'
L7	S 03°04'01" E	38.00'
L8	N 03°04'01" W	1.15'



301 JACKSON STREET  
RICHMOND, TX 77489

**LANDTECH**

2525 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068  
F: 713-861-4131  
TFMLS Registration No. 0003300

PARCEL PLOT  
SHOWING  
PARCEL 1  
(R148820)

W. SYCAMORE ROAD SEG. 1  
TO EAGLEWOOD TRAIL  
PAGE 5 OF 5  
SCALE 1"=40'

\* Prepared by: Landtech Inc.  
 \* Routine: Area Summary Coord File: 2020180-ALL-POINTS.crd 2/23/24 12:31:50  
 \* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

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 PARCEL 1 (R148820)

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing
5000		N 86°52'54"E	320.02859	5001	13757493.47057
3089350.45645					
5001	89°56'55"	S 03°04'01"E	38.00002	5002	13757455.52498
3089352.48955					
5002	90°03'05"	S 86°52'54"W	276.34767	5003	13757440.49268
3089076.55103					
5003	138°57'23"	N 52°04'29"W	57.87100	5000	13757476.06218
3089030.90168					
5000	41°02'37"				

Perimeter: 692.24728 Cumulative Perimeter: 692.24728  
 Sq. Feet: 11331 Acres: 0.26013  
 Total - Sq. Feet: 11331 Acres: 0.26013

POC TO POB:

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 \* Prepared by: Landtech Inc.  
 \* Routine: Area Summary Coord File: 2020180-ALL-POINTS.crd 2/23/24 12:32:52  
 \* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

Point ID	Angle Right	Bearing	Distance	Point ID	Northing
5012		N83°38'46.4"E	265.76000	5013	13757436.02503
3088516.32146					
5013	176°45'52.0"	N86°52'54.4"E	238.10372	5014	13757448.97700
3088754.07265					
CURVE DEF: Arc				CURVE DIR: CW	
RAD: 364.99999	LEN: 15.37861	TAN: 7.69044		CEN. ANG: 2°24'50.6"	
CHORD: 15.37748	MO: 0.08099	EXT: 0.08101		DEGREE: 15°41'50.9"	
SEG: 0.83031	TRI: 2805.76663			SEC: 2806.59694	
5014	219°59'35.0"	N46°53'19.4"E	364.99999	5016	13757698.42432
3089020.53283					
5016	357°35'09.4"	S49°18'10.0"W	364.99999	5015	13757460.42187
3088743.80222					
5014	308°47'09.8"	N41°54'15.4"W	15.37748	5015	13757460.42187
3088743.80222					
5015	51°12'50.2"	N86°52'54.4"E	287.52517	5000	13757476.06218
3089030.90168					

POC 5012= N:13757406.61413 E:3088252.19388  
 POB 5000= N:13757476.06218 E:3089030.90168

PARENT TRACT= 3.0317 ACRES (132,061 SQUARE FEET) calculated

TAKE= 0.2601 ACRES (11,331 SQUARE FEET)  
REMAINDER= 2.7716 ACRES (132,548 SQUARE FEET)