

Project No. 17123x
West Sycamore, Seg. 3
Parcel No. R78956

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 0.4286 acre tract of land (18,669 sq. ft.), more or less, situated in the Manuel Escalera Survey, Abstract No. 170, Fort Bend County, Texas, and being out of the west one-half (1/2) of Lot 754 of Magnolia Place and Fresno Subdivision, 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 0.4286 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

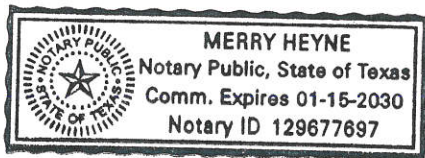
**FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 23,**
a political subdivision of the State of Texas

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 0.4286 acres (18,669 sq. ft.) tract of land, situated in the Manuel Escalera Survey, Abstract No. 170, Fort Bend County, Texas, and being out of the west one-half (1/2) of Lot 754 of Magnolia Place and Fresno Subdivision, an addition to the City of Fresno, Fort Bend County as recorded in Volume 2, Page 23 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 0.4286 of an acre tract further being out of that certain tract of land conveyed to Fort Bend County Municipal Utility District No. 23 (MUD 23 tract) by virtue of deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2008063921 of the O.P.R.F.B.C., Texas. Said 0.4286 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=13,756,507.45, E=3,093,114.95) at the southwest corner of the east one-half (1/2) of Lot 753 of aforementioned Magnolia Place Subdivision, said point being the southeast corner of said MUD 23 tract, from which a 1/2-inch iron rod found bears South 31° 27' West, a distance of 1.6 feet;

THENCE, North 02° 31' 51" West, with the common line between the said MUD 23 tract and the east one-half (1/2) of said Lots 753 and 754, a distance of 621.78 feet to a point occupied by a 20-inch Elm Cluster for the **POINT OF BEGINNING (N=13,757,128.62, E=3,093,087.49)**, said point being the southeast corner of said herein described parcel;

- 1) **THENCE**, South 87° 21' 14" West, over and across said MUD 23 tract and with the south line of said herein described parcel, a distance of 558.04 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for an angle point, said point being the northerly end of a proposed cutback line;
- 2) **THENCE**, South 42° 12' 18" West, continuing over and across said MUD 23 tract and with the southerly line of said herein described parcel, a distance of 35.26 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the southwest corner, said point being the southerly end of said cutback line and situated in the east right-of-way line of South Post Oak Road (width varies per Vol. 2, Pg. 23, Vol. 2, Pg. 6 Fort Bend County Plat Records, F.B.C.C.F. No.'s 2018093167 and 2019018548, 2018136670), O.P.R.F.B.C., Texas;
- 3) **THENCE**, North 02° 56' 39" West, with the west line of said MUD 23 tract, with the east right-of-way line of said South Post Oak Road and with the west line of said herein described parcel, a distance of 31.52 feet to an angle point, said point

EXHIBIT A

being the southerly end of a cutback line;

- 4) **THENCE**, North 42° 08' 18" East, with the northwest line of said MUD 23 tract and with the northwest line of said herein described parcel, a distance of 35.31 feet to a 5/8-inch iron rod with cap found for the northerly end of said cutback line and situated in the presently occupied south right-of-way line of W. Sycamore Road (width varies per Vol. 2, Pg. 6 and Vol. 2, Pg. 23 of the Fort Bend County Plat Records, F.B.C.C.F. No. 2018136670) O.P.R.F.B.C., Texas;
- 5) **THENCE**, North 87° 15' 39" East, with the north line of said MUD 23 tract, with the occupied south right-of-way line of said W. Sycamore Road and with the north line of said parcel herein described, a distance of 558.27 feet to a point for the northeast corner, said point being the northwest corner of the east one-half (1/2) of said Lot 754, from which a 5/8-inch iron rod with cap stamped "TEAM" was found bearing North 02° 32' West, a distance of 0.8 feet;
- 6) **THENCE**, South 02° 31' 51" East, with the east line of said MUD 23 tract, with the west line of said east one-half of said Lot 754 and with the east line of said herein described parcel, a distance of 32.49 feet to the **POINT OF BEGINNING** and containing 0.4286 acres (18,669 square feet) parcel of land.

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



Jacob J. Lupher 18 JUL 2022
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. 20-2-0170

LEGEND

- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- SURVEY LINE

O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY

F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS

U.E. - UTILITY EASEMENT
 B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT
 IR - IRON ROD
 IP - IRON PIPE

O = IRON ROD FOUND UNLESS OTHERWISE DESCRIBED AS NOTED

■ = SET 3/8" IR. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

NOTES:

1. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NORTH AMERICAN DATUM OF 1983 (1993 ADJ.).
2. ALL COORDINATES AND DISTANCES ARE SURFACE TO GRID VALUES BY DIVIDING BY THE COMBINED TxDOT SCALE FACTOR FOR FORT BEND COUNTY (1.00013).
3. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 BASED UPON THE PUBLISHED ELEVATION OF T400T MONUMENT H-120 AND ESTABLISHED USING DIGITAL LEVELING.
4. EXISTING RIGHT-OF-WAY AND TOPOGRAPHY SHOWN HEREON WAS SURVEYED ON THE GROUND BETWEEN NOVEMBER 2020 AND MARCH 2021.
5. BY GRAPHIC REPRESENTATION ONLY, THE PROJECT LIMITS FOR SEGMENT 3 OF WEST SYCAMORE RD. APPEAR TO LIE WITHIN UNSHADED ZONE 'X' AS INDICATED ON FEMA FIRM MAP NUMBER 48157C0315L DATED EFFECTIVE 02 APRIL, 2014.
6. ENCUMBRANCES SHOWN HEREON BASED UPON TITLE COMMITMENT PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY G.F. NO. 1572208084 DATED EFFECTIVE JUNE 12, 2022; ISSUED JUNE 21, 2022.

WEST SYCAMORE ROAD
 MINIMUM 40' ROW (WIDTH VARIES BY OCCUPATION)

EXISTING ROW

PARCEL 8

PROPOSED ROW

WEST 1/2 LOT 754

FORT BEND COUNTY MUD 23
 F.B.C.C.F. NO. 2008063921
 O.P.R.F.B.C.

MAGNOLIA PLACE AND FRESNO SUBDIVISION
 VOL. 2, PG. 23; F.B.C.P.R.
 TRACT 678

WEST 1/2 LOT 753

EAST 1/2 LOT 754

HEALTH WAVES, LLC, ET AL
 F.B.C.C.F. NO. 2016138743
 O.P.R.F.B.C.

EAST 1/2 LOT 753

N. T. S.



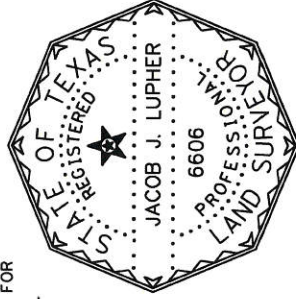
SOUTH POST OAK BLVD.
 (VARIABLE WIDTH R.O.W.)

P.O.B.

P.O.C.

N 02° 31' 51" W
 621.78'

PARENT TRACT INSET FOR
 PARCEL NO. 8
 N. T. S.



MANUEL ESCALERA SURVEY A-170

SUBJECT TO THE FOLLOWING MATTERS AS INDICATED ON TITLE COMMITMENT:

- (10F). TERMS, CONDITIONS, EASEMENT, BUILDING SETBACK LINES AND OTHER MATTERS AS SET OUT ON PLAT OF MAGNOLIA PLACE RECORDED IN VOLUME 2, PAGE 23, OF THE COUNTY PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- (10G). THE REAL PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE FORT BEND DRAINAGE AND FORT BEND ESD #7.

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

JACOB J. LUPHER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6606
 07/18/2022

AREA TABLE (ACRES)		
EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
4.778	0.4286 18,669	4.349 189,461
AREA WITHIN EXISTING ROW	PROPOSED ADDITIONAL ROW	
N/A	N/A	N/A

LANDTECH

2525 North Loop West, Suite 300
 Houston, Texas 77008
 T: 713-861-7068 F: 713-861-4131
 TBPELS No. 10019100

PARCEL PLAT
 SHOWING

PARCEL 8

WEST SYCAMORE ROAD, SEG. 3
 FORT BEND COUNTY
 2017 MOBILITY BOND PROJECT
 OCTOBER, 2021

PAGE 3 OF 5 SCALE: N. T. S.

THOMAS GLEASON SURVEY, A-184

MAGNOLIA PLACE AND FRESNO
VOL. 2, PG. 6; F.B.C.P.R.
LOT 678

WEST SYCAMORE ROAD
MINIMUM 40' ROW (WIDTH VARIES BY OCCUPATION)
VOL. 2, PG. 6; F.B.C.P.R.
VOL. 2, PG. 23; F.B.C.P.R.

BASELINE WEST SYCAMORE ROAD 5+00

EXISTING ROW

8

25' B.L.

N 87°15'39" E 558.27'

PROPOSED ROW

S 87°21'14" W 558.04'

MAGNOLIA PLACE AND FRESNO SUBDIVISION
VOL. 2, PG. 23; F.B.C.P.R.
LOT 678

FORT BEND COUNTY MUD 23
F.B.C.C.F. NO. 2008063921
O.P.R.F.B.C.
JUNE 12, 2008

SOUTH POST OAK BLVD.
(VARIABLE WIDTH ROW.)
VOL. 2 PG. 6 F.B.C.P.R., FILE NO. 5
2019018547, 2018136670 O.P.R.F.B.C.

APPROX. SURVEY LINE

MATCHLINE STA. 5+70.00



MANUEL ESCALERA SURVEY A-170

LANDTECH
2525 North Loop West, Suite 300
Houston, Texas 77068
T: 713-865-7026, 713-865-4131
F: 713-865-7028, 713-865-4131
TBPELS No. 10019100

PARCEL PLAT
SHOWING

PARCEL 8

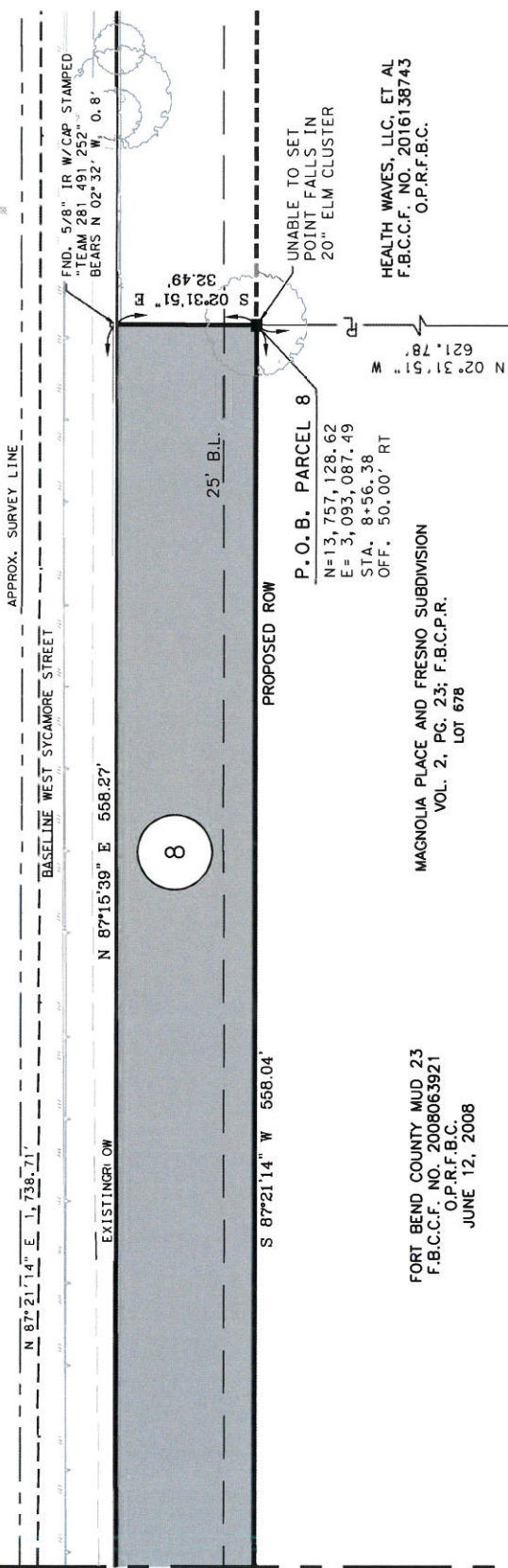
WEST SYCAMORE ROAD, SEG. 3
FORT BEND COUNTY
2017 MOBILITY BOND PROJECT
OCTOBER, 2021

THOMAS GLEASON SURVEY, A-184

MAGNOLIA PLACE AND FRESNO
VOL. 2, PG. 6; F.B.C.P.R.
LOT 678

WEST SYCAMORE ROAD
MINIMUM 40' ROW (WIDTH VARIES BY OCCUPATION)
VOL. 2, PG. 6; F.B.C.P.R.
VOL. 2, PG. 23; F.B.C.P.R.

MATCHLINE STA. 5+70.00



P.O.B. PARCEL 8
N=13,757,128.62
E= 3,093,087.49
STA. 8+56.38
OFF. 50.00' RT

FORT BEND COUNTY MUD. 23
F.B.C.C.F. NO. 2008063921
O.P.R.F.B.C.
JUNE 12, 2008

MAGNOLIA PLACE AND FRESNO SUBDIVISION
VOL. 2, PG. 23; F.B.C.P.R.
LOT 678

P.O.C. PARCEL 8
N=13,756,507.45
E= 3,093,114.95
FND. 1/2" I.R. BEARS
S 31°27' W, 1.6'

LANDTECH
2525 North Loop West, Suite 300
Houston, Texas 77008
T: 713.861.7088 F: 713.861.4131
DRAWS No. 10019100

PARCEL PLAT
SHOWING

PARCEL 8

WEST SYCAMORE ROAD, SEG. 3
FORT BEND COUNTY
2017 MOBILITY BOND PROJECT
OCTOBER, 2021

PARCEL NO. 8.txt

*-----
 * Prepared by: Landtech Inc.
 * Routine: Area Summary Coord File: 2020170-ALL-POINTS.crd 9/08/21 9:41:56
 * Input Scale Factor: 1.00000000 Output Scale Factor: 1.00000000
 *-----

PARCEL NO. 8

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing
5080		S 87°21'14"W	558.03908	5081	13757102.85829
3092530.04903					
5081	225°08'57"	S 42°12'18"W	35.26373	5082	13757076.73679
3092506.35941					
5082	45°08'57"	N 02°56'39"W	31.51948	5077	13757108.21466
3092504.74050					
5077	134°55'03"	N 42°08'18"E	35.31000	5078	13757134.39797
3092528.43080					
5078	134°52'39"	N 87°15'39"E	558.26555	5079	13757161.07709
3093086.05850					
5079	89°47'30"	S 02°31'51"E	32.48820	5080	13757128.62058
3093087.49312					
5080	90°06'54"				

Perimeter: 1250.88604 Cumulative Perimeter: 1250.88604
 Sq. Feet: 18669 Acres: 0.42858
 Total - Sq. Feet: 18669 Acres: 0.42858

POC TO POB:

5109 N 02°31'51"W 621.77552 5080

POC Coordinates: 5109 13756507.45157 3093114.94968 CALC poc
 parcel 8 and 9

BEARS CALL: 5079 N 02°32' W 0.8' 6518

PARENT 4.778 AC. (208,130 SQ. FT.)
 REMAINDER 4.349 AC. (189,461 SQ. FT.)