Grand Pkwy Frtg, Seg 1
Project No. 17303
R254546, R254123

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RIGHT-OF-WAY EASEMENT

STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENTS:**
COUNTY OF FORT BEND §

THAT, CINCO RESIDENTIAL PROPERTY ASSOCIATION, INC., a Texas non-profit corporation, whose address is 3022 Windemere Park Lane, Katy, TX 77494 (hereinafter referred to as "GRANTOR", whether one or more), for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, paid by FORT BEND COUNTY, TEXAS, a political subdivision of the State of Texas, whose address is 301 Jackson St, Richmond, Texas 77469 (hereinafter referred to as "GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, has this day GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto GRANTEE, a perpetual and exclusive right-of-way easement (the "Easement") in, over, upon, across, along, and through that certain 0.0216 acre and 0.0227 acre tracts or parcels of land more particularly described in **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein by reference (collectively, the "Easement Tract") for the purpose of laying out, opening, constructing, reconstructing, operating, maintaining, repairing, and replacing a public right-of-way and roadway or toll project facility thereon (collectively, the "Roadway Facilities"), together with necessary incidentals and appurtenances thereto including the right to construct, install, operate, maintain, repair, replace, relocate, and remove electrical power, telecommunications, gas, water, sanitary, and storm sewer lines, or other public utility facilities serving the Roadway Facilities and related infrastructure.

It is hereby understood and by the acceptance of this instrument it is recognized that GRANTOR retains title to all of the oil, gas and sulphur and other mineral interests in and under said land, but waives any and all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside of the Easement Tract described in **Exhibit "A"** and **Exhibit "B"** upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of GRANTOR or the Texas Department of Transportation ("TXDOT") or create a hazard to the public users thereof.

GRANTOR hereby acknowledges that GRANTOR'S use of and access to the Roadway Facilities shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof, as is determined by GRANTEE and/or TXDOT to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting, and/or permit requirements.

This conveyance is made and accepted subject to any and all valid easements, outstanding mineral and/or royalty interests and reservations in the oil, gas, and other minerals, surface waivers, and utility conveyances affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect and applicable to the Property.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto GRANTEE, its successors, and assigns forever. GRANTOR does hereby bind itself and its successors and assign to WARRANT AND FOREVER DEFEND, all and singular, the Easement and other rights described herein unto GRANTEE, its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon GRANTOR and GRANTEE and their respective successors and assigns.

GRANTEE may assign, transfer, or convey all or any portion of its rights and interests under this Easement to the State of Texas, acting by and through TXDOT, or to any other entity having jurisdiction over the Roadway Facilities or related public improvements or utilities, without the consent of GRANTOR.

The individual(s) signing this instrument on behalf of GRANTOR represents that he/she has the requisite authority to bind GRANTOR.

Neither party's failure to insist on the strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument shall be interpreted and construed in accordance with the laws of the State of Texas, without regard to conflict of laws and principles.

When the context requires, singular nouns and pronouns include the plural.

{Execution Pages Follow}

Executed to be effective upon the date of recording in the Official Public Records of Fort Bend County, Texas.

GRANTOR:

CINCO RESIDENTIAL PROPERTY ASSOCIATION, INC.,
a Texas non-profit corporation

By: _____
Christopher Loeffler,
President

And

By: _____
Mike Sharp,
Vice President

Acknowledgement

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 17 day of August, 2026, by Christopher Loeffler, President of Cinco Residential Property Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

KIMBERLY K COWART
Notary ID # 135059237
My Commission Expires
08-27-2028

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Acknowledgement

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 17 day of August, 2026, by Mike Sharp, Vice President of Cinco Residential Property Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

KIMBERLY K COWART
Notary ID # 135059237
My Commission Expires
08-27-2028

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Attachments:

Exhibit A – Description of 0.0216 Acre Easement
Exhibit B – Description of 0.0227 Acre Easement

After Recording, Please Return To:
Fort Bend County Engineering Dept.
Attn: County Engineer
301 Jackson St., 4th Floor
Richmond, TX 77469

EXHIBIT A

**DESCRIPTION OF A 0.0216-ACRE
(940 SQ. FT.) TRACT OF LAND
SITUATED IN THE THOMAS HOBERMAKER
SURVEY, A-190, FORT BEND COUNTY, TEXAS**

Being a description of a 0.0216-acre (940 square foot) tract of land situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas. Said 0.0216-acre tract being out of the residue of a called 0.489-acre tract of land conveyed to Cinco Residential Property Association, Inc., by deed recorded under Fort Bend County Clerk's File No. 2001024639 of the Official Public Records of Fort Bend County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.00013. All distances are surface:

COMMENCING (N=13,828,469.14, E=2,992,727.41) at a TxDOT aluminum cap found in the east right-of-way line of S.H. 99 Grand Parkway (Variable Width Right-Of-Way), by deed recorded in Volume 2170, Page 2025 of the Fort Bend County Official Records and under Cause No. 25-CCV-077311, by deed recorded under Fort Bend County Clerk's File No. 2026020497, and for a southwest corner of said residue of the 0.489-acre tract;

THENCE North 02 deg. 07 min. 01 sec. West, with the east right-of-way line of said S.H. 99 Grand Parkway and with the west line of said residue of the 0.489-acre tract, a distance of 63.32 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner and **POINT OF BEGINNING (N=13,828,532.41, E=2,992,725.07)** of said tract herein described;

THENCE North 02 deg. 07 min. 01 sec. West, with the east right-of-way line of said S.H. 99 Grand Parkway, with the west line of said residue of the 0.489-acre tract and with the west line of said tract herein described, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of said tract herein described, from which a TxDOT aluminum cap found for the northwest corner of said residue of the 0.489-acre tract bears North 02 deg. 07 min. 01 sec. West, a distance of 78.06 feet;

THENCE North 87 deg. 52 min. 59 sec. East, over and across said residue of the 0.489-acre tract and with the north line of said tract herein described, a distance of 47.00 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said tract herein described;

THENCE South 02 deg. 07 min. 01 sec. East, over and across said residue of the 0.489-acre tract and with the east line of said tract herein described, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of said tract herein described;

THENCE South 87 deg. 52 min. 59 sec. West, over and across said residue of the 0.489-acre tract and with the south line of said tract herein described, a distance of 47.00 feet to the **POINT OF BEGINNING** and containing 0.0216 acre (940 square feet) of land;

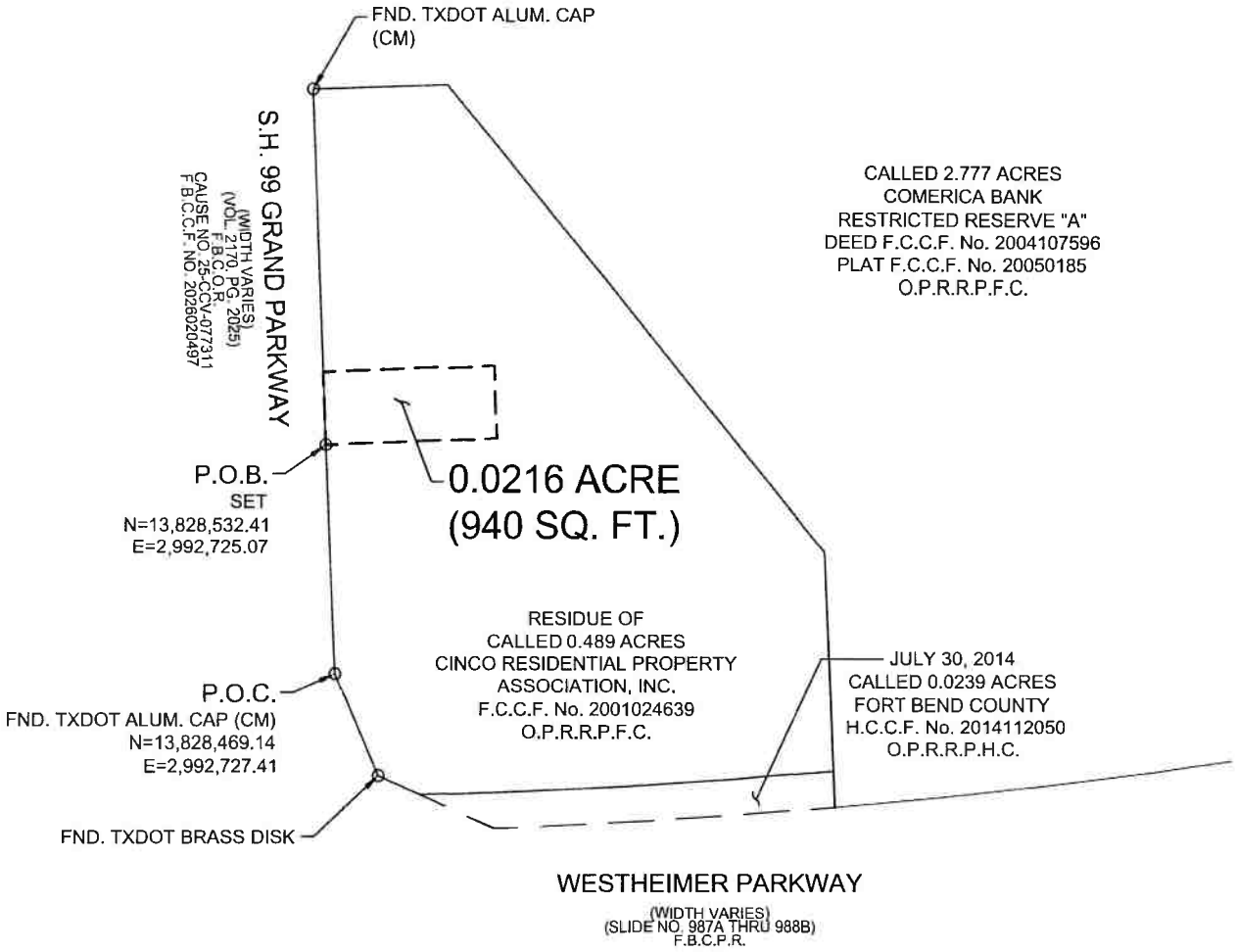
This description is accompanied by an easement exhibit of even survey date.

Compiled by:

Weisser Engineering & Surveying
19500 Park Row
Houston, Texas 77084
T.B.P.E.L.S. Reg. No. F-68/10194324
Job No. EH331
Date: 06/18/2026



Brian T. Boelsche
Registered Professional Land Surveyor
State of Texas, No. 7239



BASIS OF BEARINGS:

TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 NAD 83 (2011) EPOCH 2010.00. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013. ALL DISTANCES ARE HORIZONTAL GROUND SURFACE DISTANCES IN U.S. SURVEY FEET.

NOTE:
ALL CORNERS MARKED "SET" ARE SET WITH A 1/2" I.R. W/CAP STAMPED "WEISSER ENG HOUSTON, TX".

NOTE:
AN EASEMENT DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS EASEMENT EXHIBIT.

NOTE:
THIS EASEMENT EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ALL ENCUMBRANCES MAY NOT BE SHOWN.

STATE OF TEXAS
REGISTERED
BRIAN T. BOELSCHE
7239
PROFESSIONAL
LAND SURVEYOR

Brian T. Boelsche

BRIAN T. BOELSCHE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 7239

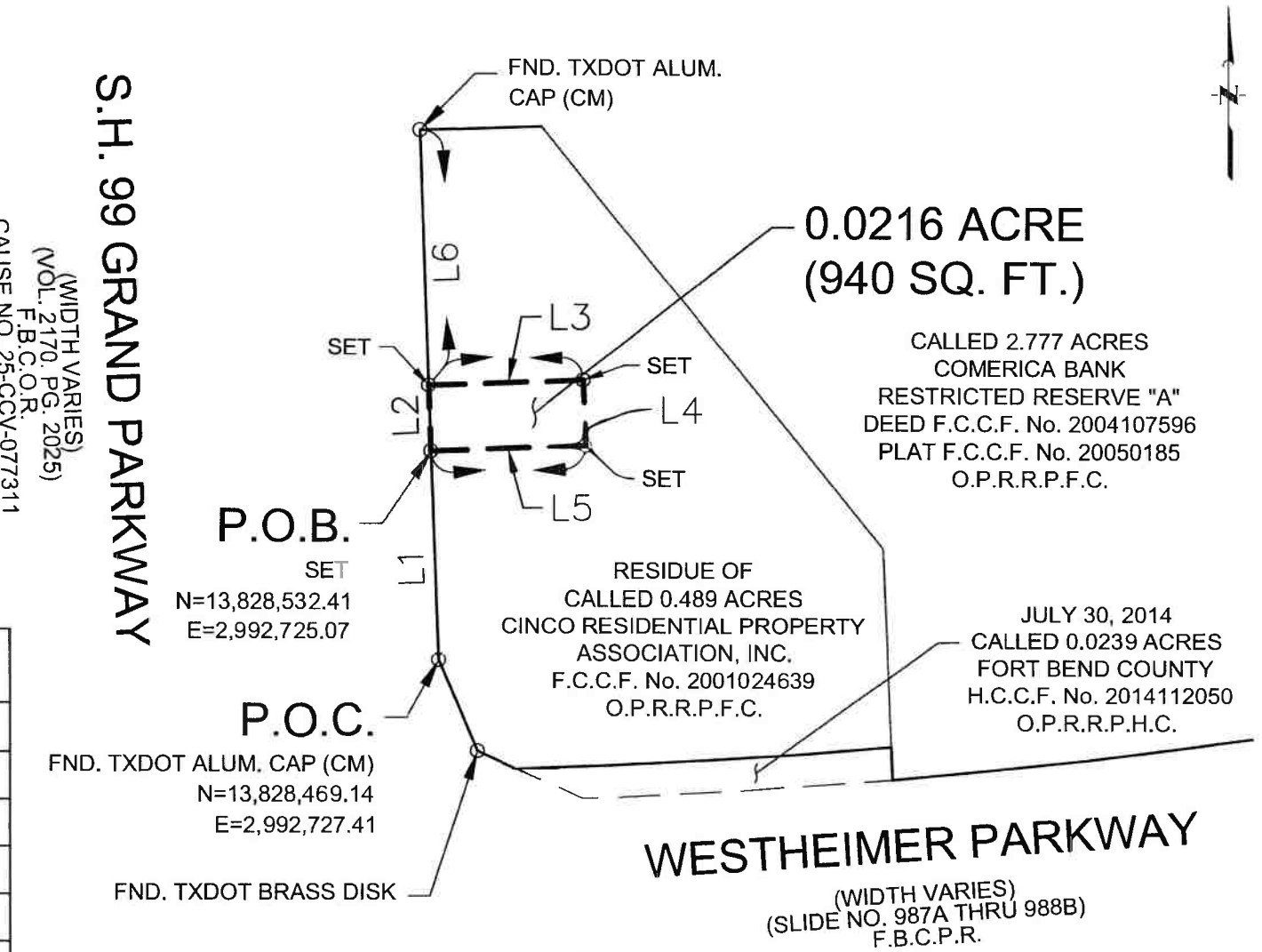
WEISSER Engineering & Surveying
19500 Park Row | Houston, Texas 77084
T.B.P.E.L.S. Reg. No. F-68 | 10194324
www.weisseteng.com | 281.579.7300

PARENT TRACT INSET
0.0216-ACRE EASEMENT
THOMAS HOBERMAKER SURVEY, A-190
FORT BEND COUNTY, TEXAS

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F.B. NO:		CHECKED BY:	B.B.	SHEET	01 OF 02
CREW CHIEF:		DATE:	06/18/2026	JOB No.:	EH331

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Line Table		
Line #	Length	Direction
L1	63.32'	N02° 07' 01"W
L2	20.00'	N02° 07' 01"W
L3	47.00'	N87° 52' 59"E
L4	20.00'	S02° 07' 01"E
L5	47.00'	S87° 52' 59"W
L6	78.06'	N02° 07' 01"W

WEISSER Engineering & Surveying
19500 Park Row | Houston, Texas 77084
T.B.P.E.L.S. Reg. No. F-68 | 10194324
www.weissereng.com | 281.579.7300

0.0216-ACRE (940 SQ. FT.) EASEMENT
THOMAS HOBERMAKER SURVEY, A-190
FORT BEND COUNTY, TEXAS

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DRAWN BY:	S.P.	CALC'D. BY:	B.B.	SCALE:	1" = 50'
F.B. NO:		CHECKED BY:	B.B.	SHEET	02 OF 02
CREW CHIEF:		DATE:	06/18/2026	JOB No.:	EH331

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EXHIBIT B

DESCRIPTION OF A 0.0227-ACRE
(990 SQ. FT.) TRACT OF LAND
SITUATED IN THE I. & G.N. R.R. CO. SURVEY,
A-266, FORT BEND COUNTY, TEXAS

Being a description of a 0.0227-acre (990 square foot) tract of land situated in the I. & G.N. R.R. CO. Survey, A-266, Fort Bend County, Texas. Said 0.0227-acre tract being out of the residue of a called 0.998-acre tract of land (Tract 1), conveyed to Cinco Ranch Residential Property Association, Inc., by deed recorded under Fort Bend County Clerk's File No. 2001024638 of the Official Public Records of Fort Bend County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.00013. All distances are surface:

COMMENCING (N=13,831,960.54, E=2,992,179.61) at a TxDOT aluminum cap found for an angle point of a called 0.0582-acre tract of land conveyed to Fort Bend County, by deed recorded under Harris County Clerk's File No. 2020178600 of the Official Public Records of Real Property, Harris County, Texas, for an angle point of said residue of the 0.998-acre tract and for the beginning of a curve to the left;

THENCE in a southerly direction, with the west line of said 0.0582-acre tract, with the east line of said residue of the 0.998-acre tract and along said curve to the left, having a radius of 4,242.00 feet, a central angle of 02 deg. 02 min. 35 sec., a chord bearing South 04 deg. 04 min. 30 sec. East, a chord distance of 151.24 feet and an arc length of 151.25 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner and **POINT OF BEGINNING (N=13,831,809.70, E=2,992,190.36)** of said tract herein described;

THENCE in a southerly direction, with the west line of said 0.0582-acre tract, with the east line of said residue of the 0.998-acre tract, with the east line of said tract herein described and along a curve to the left, having a radius of 4,242.00 feet, a central angle of 00 deg. 16 min. 13 sec., a chord bearing South 05 deg. 13 min. 54 sec. East, a chord distance of 20.01 feet and an arc length of 20.01 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of said tract herein described, from which a TxDOT aluminum cap found for the southwest corner of said 0.0582-acre tract and for the southeast corner of said residue of the 0.998-acre tract bears, having a radius of 4,242.00 feet, a central angle of 01 deg. 03 min. 28 sec., a chord bearing South 05 deg. 53 min. 44 sec. East, a chord distance of 78.32 feet and an arc length of 78.32 feet;

THENCE South 86 deg. 56 min. 05 sec. West, over and across said residue of the 0.998-acre tract and with the south line of said tract herein described, a distance of 46.20 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the northeast line of the residue of Restricted Reserve "A", Block 1 of La Centerra At Cinco Ranch Section 1, by plat recorded under File No. 20150154 of the Fort Bend County Plat Records, in the southwest line of said residue of the 0.998-acre tract and for the southwest corner of said tract herein described;

THENCE North 23 deg. 12 min. 04 sec. West, with the northeast line of said residue of Restricted Reserve "A", with the southwest line of said residue of the 0.998-acre tract and with the southwest line of said tract herein described, a distance of 21.30 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of said tract herein described;

THENCE North 86 deg. 56 min. 05 sec. East, over and across said residue of the 0.998-acre tract and with the north line of said tract herein described, a distance of 52.78 feet to the **POINT OF BEGINNING** and containing 0.0227 acre (990 square feet) of land;

This description is accompanied by an easement exhibit of even survey date.

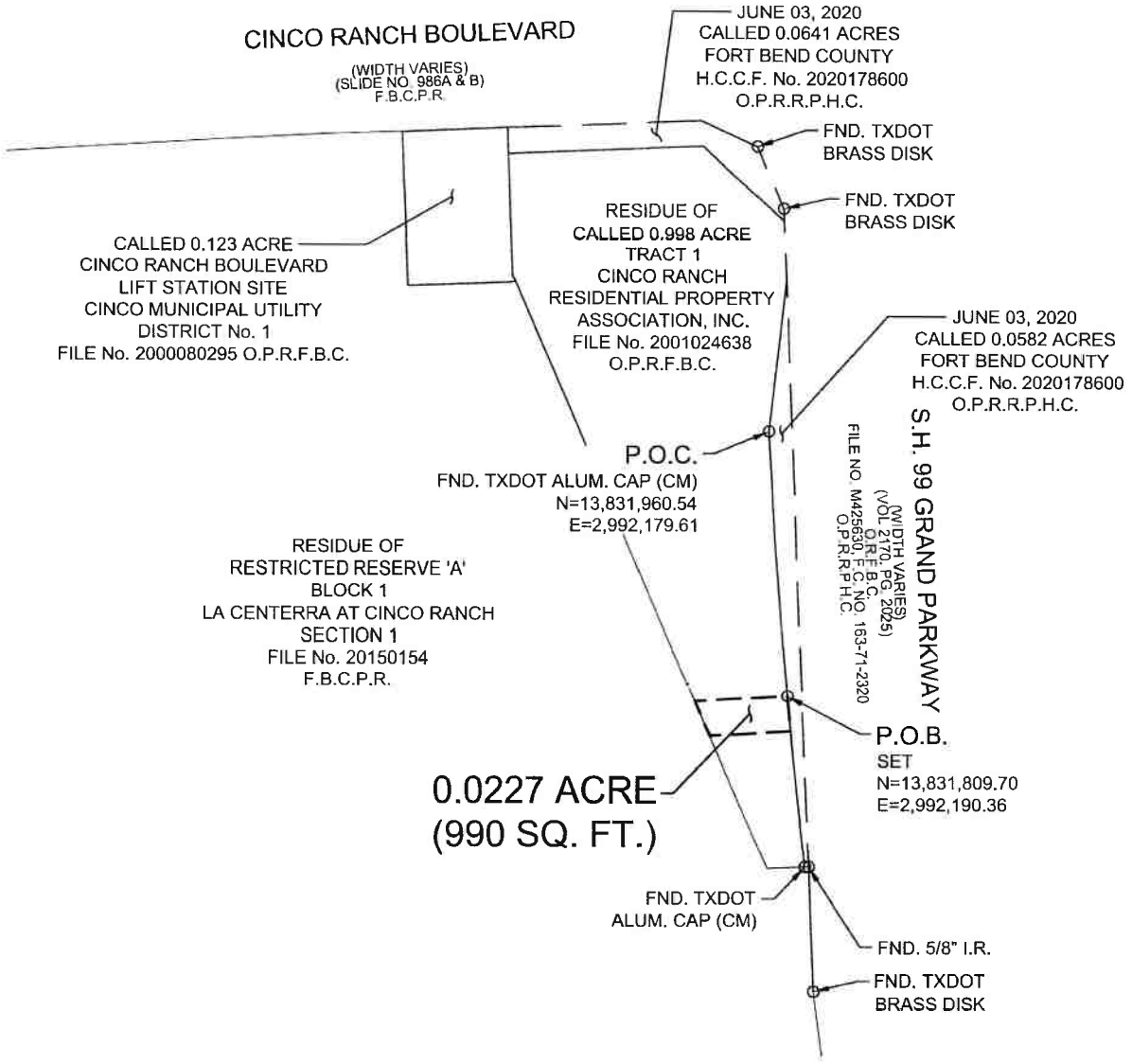
Compiled by:

Weisser Engineering & Surveying
19500 Park Row
Houston, Texas 77084
T.B.P.E.L.S. Reg. No. F-68/10194324
Job No. EH331
Date: 06/18/2026



Brian T. Boelsche

Brian T. Boelsche
Registered Professional Land Surveyor
State of Texas, No. 7239



BASIS OF BEARINGS:

TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 NAD 83 (2011) EPOCH 2010.00. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013. ALL DISTANCES ARE HORIZONTAL GROUND SURFACE DISTANCES IN U.S. SURVEY FEET.

NOTE:
ALL CORNERS MARKED "SET" ARE SET WITH A 1/2" I.R. W/CAP STAMPED "WEISSER ENG HOUSTON, TX".

NOTE:
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STATE OF TEXAS
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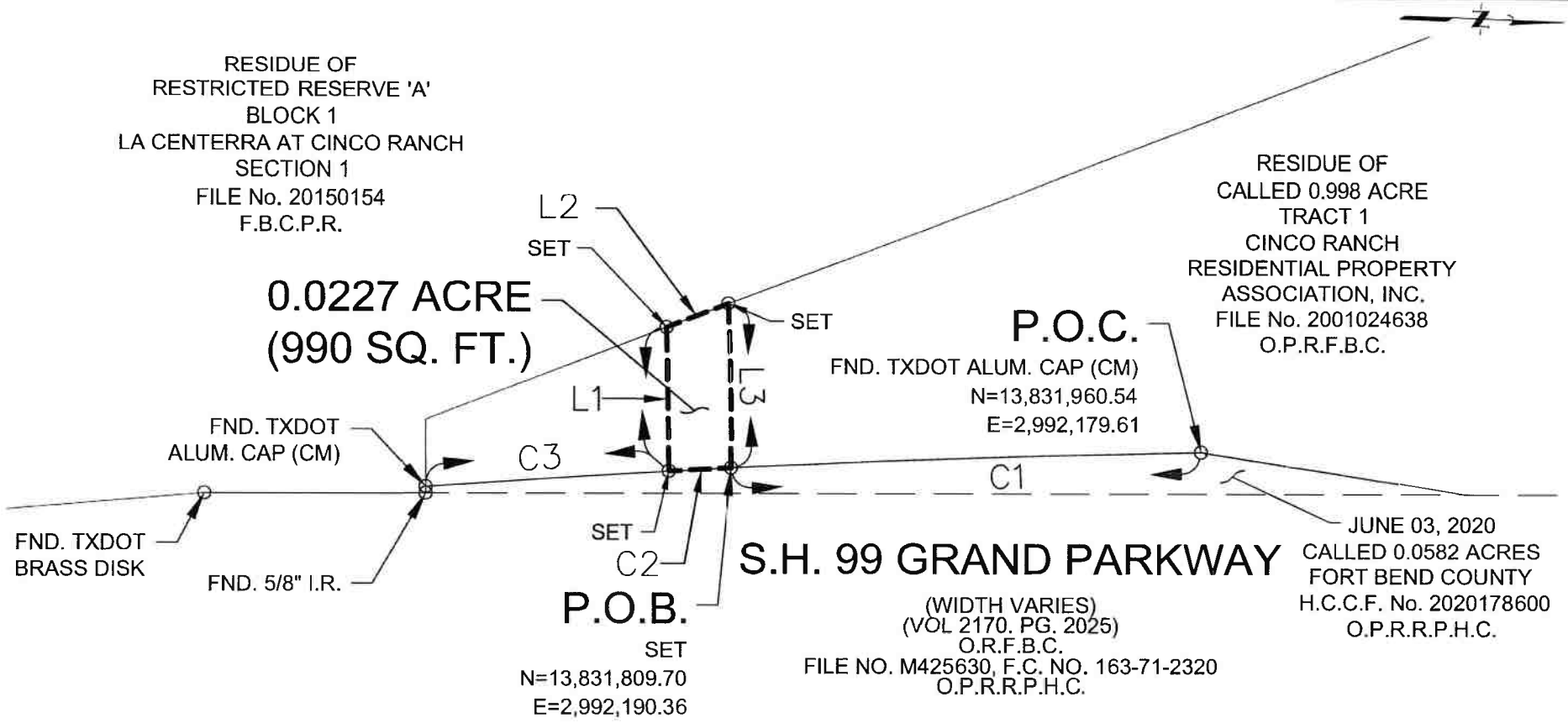
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PARENT TRACT INSET
0.0227-ACRE EASEMENT
I. & G.N. R.R. CO. SURVEY, A-266
FORT BEND COUNTY, TEXAS

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Line Table		
Line #	Length	Direction
L1	46.20'	S86° 56' 05"W
L2	21.30'	N23° 12' 04"W
L3	52.78'	N86° 56' 05"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	151.25'	4,242.00'	02° 02' 35"	S04° 04' 30"E	151.24'
C2	20.01'	4,242.00'	00° 16' 13"	S05° 13' 54"E	20.01'
C3	78.32'	4,242.00'	01° 03' 28"	S05° 53' 44"E	78.32'

WEISSER
Engineering & Surveying
19500 Park Row | Houston, Texas 77084
T.B.P.E.L.S. Reg. No. F-68 | 10194324
www.weisseng.com | 281.579.7300

0.0227-ACRE (990 SQ. FT.) EASEMENT
I. & G.N. R.R. CO. SURVEY, A-266
FORT BEND COUNTY, TEXAS

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