

SPECIAL WARRANTY DEED

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

THAT as of this 21st day of December, 2023, FORT BEND COUNTY, TEXAS, a political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in cash to Grantor by the Grantee herein named, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these: presents does GRANT, BARGAIN, SELL and CONVEY unto FORT BEND COUNTY, TEXAS PUBLIC FACILITY CORPORATION, a Texas nonprofit corporation ("Grantee"), whose mailing address is 301 Jackson Street, Richmond, Texas 77469, that certain real property situated in the County of Fort Bend, Texas, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), together with (i) all buildings, structures and other improvements situated upon the Land and any fixtures, systems and facilities owned by Grantor and located on the Land (the "Improvements"), if any, (ii) all privileges, rights, easements and appurtenances belonging to the Land and the Improvements, (iii) all right, title and interest (if any) of Grantor in and to any streets, alleys, passages or other rights-of-way or appurtenances included in, adjacent to or used in connection with the Land and the Improvements and (iv) all of Grantor's right, title and interest to oil, gas and other minerals in, on and under or that may be produced from the Property (the Land and all rights described in items (i), (ii), (iii) and (iv) are collectively referred to herein as the "Property"). Notwithstanding anything contained herein to the contrary, with respect to the rights and interests set forth in (ii), (iii) and (iv) above, Grantor is granting, selling and conveying Grantor's right, title, and interest in the same without warranty (whether statutory, express or implied).

TO HAVE AND TO HOLD the Property and all improvements thereon, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the said Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its legal representatives and successors, to Warrant and Forever Defend all and singular the Property, unto the said Grantee, its legal representatives, successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

This conveyance is made and delivered subject to (i) all matters on the ground that a true and correct survey of the Property would reveal and (ii) all matters of record in Fort Bend County, Texas to the full extent same are valid and subsisting and affect the Property.

THIS CONVEYANCE IS MADE ON AN "AS-IS", "WHERE-IS" AND WITH ALL FAULTS BASIS. EXCEPT FOR THE WARRANTY OF TITLE AS EXPRESSLY PROVIDED IN THIS SPECIAL WARRANTY DEED AND GRANTOR HEREBY SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND OR CHARACTER, WHETHER

EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, FUTURE OR OTHERWISE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY.

All ad valorem taxes and assessments for the Property for the current calendar year have been prorated by the parties hereto as of the effective date of this Special Warranty Deed, if necessary, and Grantee hereby expressly assumes liability for the payment thereof.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date of the acknowledgment set forth below, to be effective, however, as of the date first set forth above.

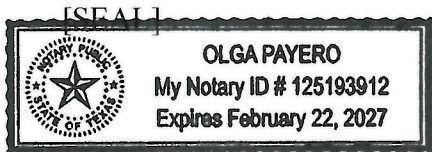
GRANTOR:

FORT BEND COUNTY, TEXAS, a political
subdivision of the State of Texas

By: KP George
Name: KP George
Title: County Judge

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 5 day of December, 2023, by KP George, the County Judge of FORT BEND COUNTY, on behalf of Fort Bend County, Texas.



Olga Payero
Notary Public in and for the State of Texas

EXHIBIT A

Legal Description of the Land

A FIELD NOTE DESCRIPTION of 30.703 acres of Land (1,337,431 square feet) being a portion of the Fort Bend County original call 66.9852 acre tract (Volume 2154, Page 2217; Official Records of Fort Bend County, Texas) being in the S.A. Stone Survey (B.B.B. & C. Railroad Company Survey Section No. 10), Abstract No. 392, City of Rosenberg, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods;

BEGINNING at a one-and-one half inch diameter iron pipe found for the West corner of said original call 66.9852 acre tract; Said corner being the North corner of the Steve Wleczyk call 121.55 acre tract (Tract No. 4) out of the Partition of the Katy Wleczyk call 463.97 acre tract (Case No. 46-CPR-003208 – Volume 13, Pages 326-335; Probate Minutes of Fort Bend County, Texas), being the East corner of the original Anton W. Wleczyk call 94.67 acre tract out of said Partition (Tract No. 3), and being the most Southerly corner of an original call 16.612556 acre tract (Volume 2494, Page 984; Official Records of Fort Bend County, Texas and Exhibit “B” - Volume 723, Page 826; Deed Records of Fort Bend County, Texas); Said corner being the South corner of the Fort Bend County call 0.31 acre tract (Tract U – 6 feet wide; Fort Bend County Clerk’s File No. 9824711), bears South 47 degrees, 19 minutes, 28 seconds East – 2245.73 feet along the Southwesterly line of said call 0.31 acre tract with the Southwesterly right-of-way line of Klauke Road (also known as “Stella Road”, no dedication information available – deed calls total 120.43 feet wide) as occupied on the ground and being partially along the Northeasterly line of a call 14.333 acre tract (Tract 2; Fort Bend County Clerk's File No. 2021139229) from a 5/8 inch diameter iron rod inside a two-inch inside diameter iron pipe found for the West corner of said call .31 acre tract; Said beginning corner being the West corner of this 30.703 acre tract;

THENCE; North 43 degrees, 7 minutes, 9 seconds East, at 6.00 feet pass a point for the East corner of said call 0.31 acre tract and for the South corner of the Fort Bend County call 3.121 acre tract of Land (Tract B – 60 feet wide; Fort Bend County Clerk’s File No. 9530027 and No. 9530028), at 66.00 feet pass a point for the East corner of said call 3.121 acre tract and for the South corner of the Fort Bend County call 4.791 acre tract of Land (Tract C – 134.43 feet wide; Fort Bend County Clerk’s File No. 9530027 and No. 9530028), in all 69.05 feet crossing said right-of-way of Klauke Road as occupied on the ground along the Northwesterly line of said original call 66.9852 acre tract with the Southeasterly line of said original call 16.612556 acre tract to a 5/8 inch diameter iron rod with plastic cap (labeled “1943 4349 5829”, typical) set for the most Northerly Northwest corner of this tract; Said corner being the Southwest corner of a 120-foot wide tract of Land to be dedicated for road right-of-way;

THENCE; Easterly, crossing said original call 66.9852 acre tract along the Southerly line of said 120-foot wide tract with the following courses and distances:

Northeasterly, along a non-tangent curve to the left, the radius point bears North 19 degrees, 24 minutes, 21 seconds East, with the following curve data Radius: 850.00 feet Delta: 51 degrees, 16 minutes, 57 seconds Length: 760.79 feet Tangent: 408.00 feet Chord: North 83 degrees, 45 minutes, 53 seconds East - 735.65 feet to a 5/8 inch diameter iron rod with plastic cap set for point of tangent corner of this tract;

North 58 degrees, 7 minutes, 25 seconds East – 268.76 feet to a 5/8 inch diameter iron rod with plastic cap set for point of curve of this tract;

Southeasterly, along a tangent curve to the right with the following curve data: Radius: 780.00 feet Delta: 74 degrees, 38 minutes, 12 seconds Length: 1016.07 feet Tangent: 594.60 feet Chord: South 84 degrees, 33 minutes, 29 seconds East - 945.74 feet to a 5/8 inch diameter iron rod with plastic cap set for point of tangent corner of this tract;

South 47 degrees, 14 minutes, 22 seconds East – 114.30 feet to a 5/8 inch diameter iron rod with plastic cap set for the East corner of this tract; Said corner being the most Easterly Southeast corner of said 120-foot wide tract, bears South 42 degrees, 18 minutes, 46 seconds West – 478.27 feet along the Southeasterly line of said original call 66.9852 acre tract with the Northwesterly line of the Fort Bend County original call 81.200 acre Fairgrounds tract (Volume 518, Page 14; Deed Records of Fort Bend County, Texas) being along the Northwesterly line of West Fairgrounds Road (no dedication information available) as occupied on the ground from a 5/8 inch diameter iron rod found for the South corner of a call 1.85 acre tract (Fort Bend County Clerk's File No. 9829704);

THENCE; South 42 degrees, 18 minutes, 46 seconds West, at 1342.65 feet pass a one-inch inside diameter iron pipe found for the North corner of Fairpark Village Section 5 subdivision (Fort Bend County Plat No. 20130272), in all 1456.99 feet along the Southeasterly line of said original call 66.9852 acre tract with the Northwesterly line of the original Hattie Leffler call 80 acre tract (Volume 372, Page 109; Deed Records of Fort Bend County, Texas) to a two-and-one-half inch inside diameter iron pipe found for the South corner of this tract; Said corner being the South corner of said original call 66.9852 acre tract and being the East corner of said call 121.55 acre tract in the Northwesterly line of Restricted Reserve "B" of said Fairpark Village Section 5;

THENCE; North 47 degrees, 13 minutes, 49 seconds West – 1432.11 feet along the Southwesterly line of said original call 66.9852 acre tract with the Northeasterly line of said call 121.55 acre tract to the PLACE OF BEGINNING and containing 30.703 acres of land.