



**PARTIAL RELEASE OF LIENS
(Public Right-of-Way - 0.020 Acre)**

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

THAT U.S. BANK NATIONAL ASSOCIATION, a national banking association, d/b/a Housing Capital Company, in its capacity as agent ("Agent") for certain Lenders [as such term is defined in that certain Second Amended and Restated Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement and Fixture Filing) dated as of December 5, 2018, from Toll-GTIS Property Owner LLC, a Texas limited liability company ("Maker"), to Alyssa Pratka, as Trustee, filed for record under Clerk's File No. 2018134516 in the Official Public Records of Fort Bend County, Texas (the "Deed of Trust")], and as the beneficiary under said Deed of Trust on behalf of the Lenders owning and holding certain rights, titles, liens, assignments, claims, security interests, and equities, including, without limitation, that certain promissory note or notes in the maximum principal amount of Sixty Million and No/Dollars (\$60,000,000.00), as further described and defined in the Deed of Trust (collectively, the "Security Interests"), against, in, and to that certain tract of real property situated in Fort Bend County, Texas, containing 0.020 acre, as more particularly described in and shown on **Exhibit A** attached hereto and incorporated herein for all purposes, and any and all appurtenances to said property and improvements situated thereon (collectively, the "Released Property"), to which Agent and/or the Lenders might be entitled under and by virtue of any instruments guaranteeing or securing the Security Interests, including, without limitation, the following (collectively, the "Security Documents"):

1. The Deed of Trust;
2. That certain Third Modification Agreement (Short Form) dated as of August 6, 2020, filed for record under Clerk's File No. 2020102727 in the Official Public Records of Fort Bend County, Texas;
4. That certain Forth Modification Agreement (Short Form) dated as of October 2, 2021, filed for record under Clerk's File No. 2021181903 in the Official Public Records of Fort Bend County, Texas;
5. That certain Fifth Modification Agreement (Short Form) dated as of August 16, 2022, filed for record under Clerk's File No. 2022120953 in the Official Public Records of Fort Bend County, Texas;

6. That certain Sixth Modification Agreement (Short Form) dated as of November 16, 2022, filed for record under Clerk's File No. 2022152638 in the Official Public Records of Fort Bend County, Texas; and
7. That certain Seventh Modification Agreement (Short Form) dated as of February 23, 2023, filed for record under Clerk's File No. 2023016052 in the Official Public Records of Fort Bend County, Texas.

Agent, on behalf of itself as beneficiary under the Deed of Trust and on behalf of the Lenders as holders of the Security Interests, desires to release, relinquish, quitclaim, and discharge all of said Security Interests against, in, and to the Released Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Agent (on behalf of itself as beneficiary under the Deed of Trust and on behalf of the Lenders as holders of the Security Interests) does hereby RELEASE, RELINQUISH, QUITCLAIM and DISCHARGE any and all Security Interests against, in, and to the Released Property for all purposes.

Agent hereby agrees to execute any further releases and necessary instruments as Maker shall require to effectuate the release of the Security Interests against the Released Property.

Notwithstanding anything in this Partial Release of Liens to the contrary, the Security Interests and Security Documents shall remain in full force and effect as to all property described therein other than the Released Property and any property that has been previously released therefrom.

Agent represents and covenants that (a) the Lenders are the sole present legal owners and holders of all Security Interests secured by and granted under the provisions of the Security Documents, (b) Agent is the sole present beneficiary under the Deed of Trust (as amended), and (c) Agent has the full right, power, and authority to execute and deliver this Partial Release of Liens.

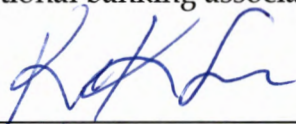
Reference is hereby specifically made to all instruments and records herein mentioned, and to all those referred to in all said instruments and records, for all purposes.

[Signature page follows this page.]

EXECUTED this 18th day of March, 2025.

AGENT:

U.S. BANK NATIONAL ASSOCIATION,
a national banking association



By: _____

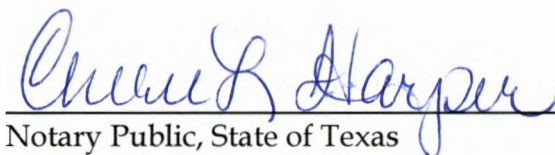
Name: Kelsie Serice

Title: AVP

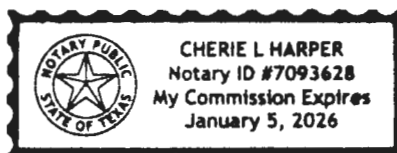
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 18th day of March, 2025, by Kelsie Serice, AVP of U.S. BANK NATIONAL ASSOCIATION, a national banking association, on behalf of said banking association.

(NOTARY SEAL)



Notary Public, State of Texas



Attachment:

Exhibit A- Description and Sketch of the Released Property

After recording, please return to:

Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attention: Real Estate Department

Exhibit A - Description and Sketch of the Property

County: Fort Bend
Project: Sienna
Job No. 244904
MBS No. 24-653_rev

FIELD NOTES FOR 0.020 ACRE

Being a tract containing 0.020 acre of land, located in the William Hall Survey, Abstract Number 31, in Fort Bend County, Texas; said 0.020 acre tract being portions of a call 2808.323 acre tract styled as Tract "A" and recorded in the name of Toll-GTIS Property Owner LLC in File Number 2013153798 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.020 acre tract being more particularly described by two (2) metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS Observations):

TRACT 1: 0.018 ACRE

Beginning at a 5/8-inch iron rod found at the northwesterly corner of a call 4.549 acre tract, recorded in the name of MH Sienna Retail II, LLC in File Number 2024107114 of the O.R.F.B.C. and being on the southerly Right-of-Way (R.O.W.) line of Sienna Parkway (width varies) as dedicated in Plat Number 20170221 of the F.B.C.P.R.;

Thence, with said westerly line of said 4.549 acre tract, South 01 degree 48 minutes 35 seconds East, a distance of 9.80 feet;

Thence, leaving said line, though and across aforesaid 2808.323 acre tract the following two (2) courses:

- 1) 45.69 feet along the arc of a curve to the right, said curve having a radius of 2039.50 feet, a central angle of 01 degree 17 minutes 01 second and a chord that bears North 89 degrees 11 minutes 59 seconds West, a distance of 45.69 feet;
- 2) North 87 degrees 22 minutes 34 seconds West, a distance of 99.97 feet to the southern R.O.W. line of aforesaid Sienna Parkway Section 3;

Thence, with said line, North 88 degrees 11 minutes 37 seconds East, a distance of 145.31 feet to the **POINT OF BEGINNING** and containing 0.018 acre of land.

TRACT 2: 0.002 ACRE

Beginning at a 5/8-inch iron rod found at the northeasterly corner of a call 4.549 acre tract, recorded in the name of MH Sienna Retail II, LLC in File Number 2024107114 of the O.R.F.B.C. and being on the southerly Right-of-Way (R.O.W.) line of Sienna Parkway (width varies) as dedicated in Plat Number 20170221 of the F.B.C.P.R.;

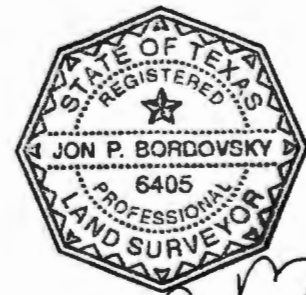
Thence, with said southerly line the following two (2) courses:

- 1) South 84 degrees 57 minutes 49 seconds East, a distance of 21.88 feet;
- 2) 15.73 feet along the arc of a curve to the left, said curve having a radius of 510.00 feet, a central angle of 01 degree 46 minutes 01 second and a chord that bears South 85 degrees 50 minutes 50 seconds East, a distance of 15.73 feet;

Thence, leaving said line, through and across aforesaid 2808.323 acre tract South 88 degrees 01 minute 16 seconds West, a distance of 37.89 feet to the easterly line of aforesaid 4.549 acre tract;

Thence, with said easterly line, North 05 degrees 00 minutes 43 seconds East, a distance of 4.38 feet to the **POINT OF BEGINNING** and containing 0.002 acre of land.

GBI PARTNERS
TBPELS Firm No.10130300
Phone: 281.499.4539
February 7, 2025



JMB
2/7/2025



W. HALL SURVEY, A-31

TRACT 1
0.018
ACRE

SIENNA PARKWAY SECTION 3
PLAT No.20170221
F.B.C.P.R.

P.O.B.
TRACT 1

P.O.B.
TRACT 2

TRACT 2
0.002
ACRE

SIENNA SECTION 39B
PLAT No.20220149
F.B.C.P.R.

RESERVE "G"

CALL 2808.323 ACRES
STYLED TRACT "A"
TOLL-GTIS PROPERTY OWNER LLC.
FILE No.2013153798
O.R.F.B.C.

CALL 4549 ACRES
MH SIENNA RETAIL II, LLC.
No.2024107114
FILE O.R.F.B.C.

CALL 2808.323 ACRES
STYLED TRACT "A"
TOLL-GTIS PROPERTY OWNER LLC.
FILE No.2013153798
O.R.F.B.C.

WATERS LAKE BLVD SECTION 2
PLAT No.20160080
F.B.C.P.R.

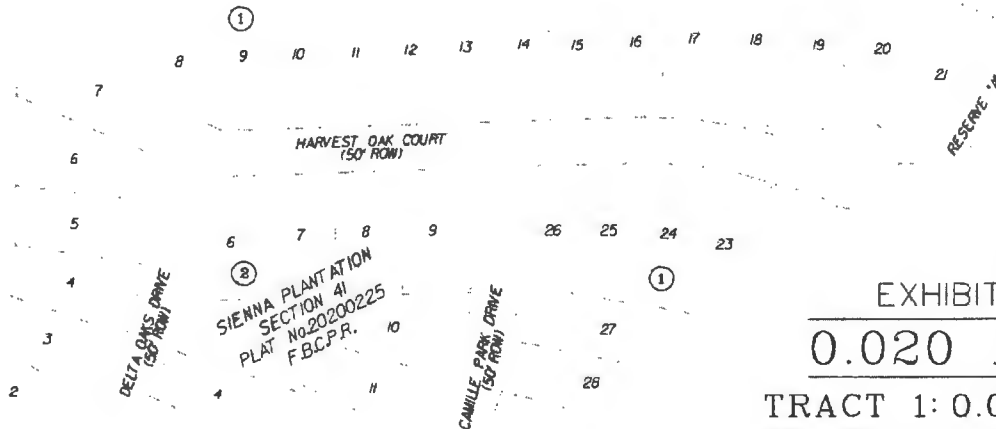


EXHIBIT OF
0.020 ACRE

TRACT 1: 0.018 ACRE

TRACT 2: 0.002 ACRE

BEING PORTIONS OF A CALL 2808.323 ACRE
TRACT STYLED AS TRACT "A" AND RECORDED
IN THE NAME OF TOLL-GTIS PROPERTY OWNER
LLC IN FILE NUMBER 2013153798 OF THE O.R.F.B.C.
LOCATED IN THE
WILLIAM HALL SURVEY, A-31
FORT BEND COUNTY, TEXAS



GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

JOB NO:244904
SCALE:1"= 200'
DATE:2/7/2025
M&BS No:24-653-REV

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

May 22, 2025 11:36:39 AM



FEE: \$0.00

DP2

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