



HOUSTON
3200 Southwest Freeway, Suite 2600
Houston, TX 77027
(713) 860-6400

Jessica Richardson
Legal Assistant
jkrichardson@abhr.com
(713) 800-8679

September 8, 2025

VIA FEDERAL EXPRESS

Mr. Ross McCall
Waller County Engineer
775 Highway 290 East
Hempstead, Texas 77445

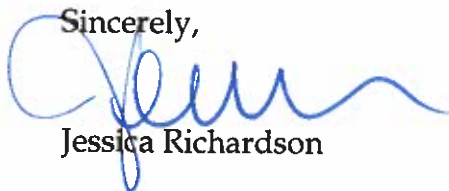
Re: Fort Bend County Municipal Utility District No. 213 ("District") -
Twinwood Parkway PH 1A, Segment E - Deeds and Assignment

Dear Mr. McCall:

Enclosed for consideration by Waller County Commissioners Court please find one (1) Assignment and Assumption of Detention Facilities Maintenance Agreement from the District to Waller County; and (2) Special Warranty Deed for the detention tracts.

Upon execution, please return the Special Warranty Deed to me in the enclosed envelope for recording. Please also return a fully executed copy of the Detention Facilities Maintenance Agreement.

I appreciate your help with this matter.

Sincerely,

Jessica Richardson

Enclosure

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin, TX 78701
(512) 518-2424

NORTH TEXAS
4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

abhr.com

**SPECIAL WARRANTY DEED
(Detention Tracts)**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

THE STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF WALLER §

THAT FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 213, a political subdivision of the State of Texas (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto WALLER COUNTY, TEXAS, a political subdivision of the State of Texas, its successor and assigns ("Grantee"), all of those four (4) certain tracts of real property situated in Waller County, Texas, containing 0.8591 acre, 0.8943 acre, 0.9776 acre, and 0.9801 acre, respectively, as more particularly described in Exhibit A, Exhibit C, Exhibit E, and Exhibit G and shown on Exhibit B, Exhibit D, Exhibit F, and Exhibit H, all attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Waller County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its 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, subject only to the Permitted Encumbrances.

Grantee's address is 425 FM 1488, Hempstead, Texas 77445.

[Signature pages follow this page.]

EXECUTED by Grantor on the date set forth in the acknowledgment below, but EFFECTIVE as of the 6th day of August, 2025 (the "Effective Date").

GRANTOR:

**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 213,**
a political subdivision of the State of Texas

By: [Signature]
Name: Charles E. "Ted" Lee
Title: President

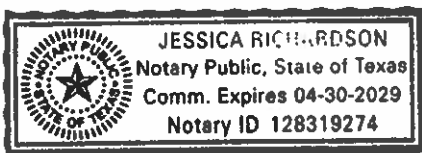
ATTEST:

By: [Signature]
Name: Jonathan St. Romain
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 26th day of August, 2025, by Charles E. "Ted" Lee, President and Jonathan St. Romain, Vice President of the Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 213, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)



[Signature]
Notary Public, State of Texas

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the Effective Date.

GRANTEE:

WALLER COUNTY, TEXAS

By: _____
Name: Carbett "Trey" J. Duhon III
Title: County Judge

APPROVED AS TO FORM:

By: _____
Name: _____
Title: Assistant County Attorney

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2025, by Carbett "Trey" J. Duhon III, County Judge of WALLER COUNTY, TEXAS a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

Attachments:

Exhibit A - Description of the 0.8591 Acre Tract

Exhibit B - Sketch of the 0.8591 Acre Tract

Exhibit C - Description of the 0.8943 Acre Tract

Exhibit D - Sketch of the 0.8943 Acre Tract

Exhibit E - Description of the 0.9776 Acre Tract

Exhibit F - Sketch of the 0.9776 Acre Tract

Exhibit G - Description of the 0.9801 Acre Tract

Exhibit H - Sketch of the 0.9801 Acre Tract

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 of the 0.8591 Acre Tract

January 30, 2020
Job No. LJAS001-7778-0000

DESCRIPTION OF
DETENTION TRACT
0.8591 ACRE

Being 0.8591 acre of land located in the Nathan Brookshire League, Abstract 16, of Waller County, Texas, more particularly being a portion of that certain called 82.3025 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in Volume 1393, Page 101, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), said 0.8591 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, 2001 Adjustment):

Commencing for reference at a 3/4-inch iron pipe found for a northerly interior corner of that certain called 477.895 acre tract described in the deed to NBI Properties, Inc. by an instrument of record under File Number 2006146817, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), and under Volume 998, Page 753, W.C.O.P.R., now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R. and under File Number 2012121483, F.B.C.O.P.R., common to the most westerly southwest corner of said 82.3025 acre tract, and the northwest corner of that certain called 14.186 acre tract described in the deed to Dewitt Waltmon, Jr. and Scott Mosle Waltmon by an instrument of record under Instrument Number 1900091, W.C.O.P.R., from which a 3/4-inch iron pipe (bent) found for the southwest corner of said 14.186 acre tract, common to a northerly interior corner of said 477.895 acre tract bears, South 02° 46' 48" East, 557.67 feet;

Thence, North 15° 38' 29" East, 559.80 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the southwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, North 01° 04' 23" West, 162.95 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 72° 08' 14" East, 170.42 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

0.8591 Acre

January 30, 2020
Job No. LJA001-7778-0000

Thence, South 48° 21' 22" East, 181.04 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 72° 08' 14" West, 309.35 feet to the POINT OF BEGINNING and containing 0.8591 acre of land.

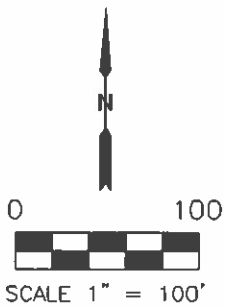


AUG 1/30/2020

LJA Surveying, Inc.

Exhibit B - Sketch of the 0.8591 Acre Tract

CALLLED 82.3025 ACRES
TWINWOOD (U.S.), INC.
VOL. 1393, PG. 101
W.C.O.P.R.



0.8591 ACRE

P.O.B.

S 72°08'14" W 309.35'

PROPOSED TWINWOOD PARKWAY

PROPOSED DETENTION TRACT

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- W.C.O.P.R. OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- (S) SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
- PROPERTY LINE

CALLLED 82.3025 ACRES
TWINWOOD (U.S.), INC.
VOL. 1393, PG. 101
W.C.O.P.R.

LINE	BEARING	DISTANCE
L1	S 02°46'48" E	557.67'
L2	N 01°04'23" W	162.95'
L3	N 72°08'14" E	170.42'
L4	S 48°21'22" E	181.04'



EXHIBIT OF DETENTION TRACT 0.8591 ACRE IN THE

**NATHAN BROOKSHIRE LEAGUE, A-16
WALLER COUNTY, TEXAS**

JANUARY 2020

JOB NO. LJAS001-7778-0000

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

CALLLED 477.895 ACRES
NBI PROPERTIES, INC.
FILE NO. 2006146817
F.B.C.O.P.R.
VOL. 998, PG. 753
W.C.O.P.R.
(SEE NOTE 2)

P.O.C.
FOUND 3/4" IRON PIPE

DEWITT WALTMON JR. AND
SCOTT MOSLE WALTMON
CALLLED 14.186 ACRES
INSTRUMENT NO. 1900091
W.C.O.P.R.

FOUND 3/4" IRON
PIPE (BENT)

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment.

2) NBI Properties now known as Twinwood (U.S.), Inc. by an instrument of record under File Number 2012121483, F.B.C.O.P.R. and Volume 1330, Page 240, W.C.O.P.R.

Exhibit C - Description of the 0.8943 Acre Tract

January 30, 2020
Job No. LJAS001-7778-0000

DESCRIPTION OF DETENTION TRACT 0.8943 ACRE

Being 0.8943 acre of land located in the Nathan Brookshire League, Abstract 16, of Waller County, Texas, more particularly being a portion of that certain called 82.3025 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in Volume 1393, Page 101, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), said 0.8943 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, 2001 Adjustment):

Commencing for reference at a 3/4-inch iron pipe found for a northerly interior corner of that certain called 477.895 acre tract described in the deed to NBI Properties, Inc. by an instrument of record under File Number 2006146817, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), and under Volume 998, Page 753, W.C.O.P.R., now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R. and under File Number 2012121483, F.B.C.O.P.R., common to the most westerly southwest corner of said 82.3025 acre tract, and the northwest corner of that certain called 14.186 acre tract described in the deed to Dewitt Waltmon, Jr. and Scott Mosle Waltmon by an instrument of record under Instrument Number 1900091, W.C.O.P.R., from which a 3/4-inch iron pipe (bent) found for the southwest corner of said 14.186 acre tract, common to a northerly interior corner of said 477.895 acre tract bears, South 02° 46' 48" East, 557.67 feet;

Thence, North 27° 59' 40" East, 331.40 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the southwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, North 01° 04' 23" West, 131.61 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

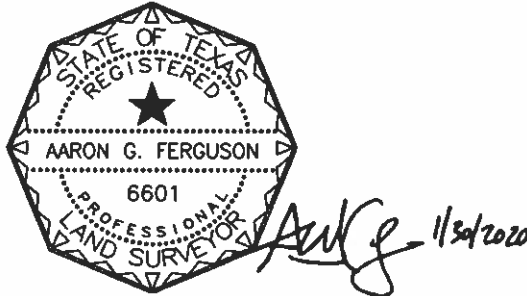
Thence, North 72° 08' 14" East, 342.16 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

0.8943 Acre

January 30, 2020
Job No. LJA001-7778-0000

Thence, South 21° 39' 49" West, 163.35 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 72° 08' 14" West, 276.21 feet to the POINT OF BEGINNING and containing 0.8943 acre of land.



LJA Surveying, Inc.

Exhibit D - Sketch of the 0.8943 Acre Tract

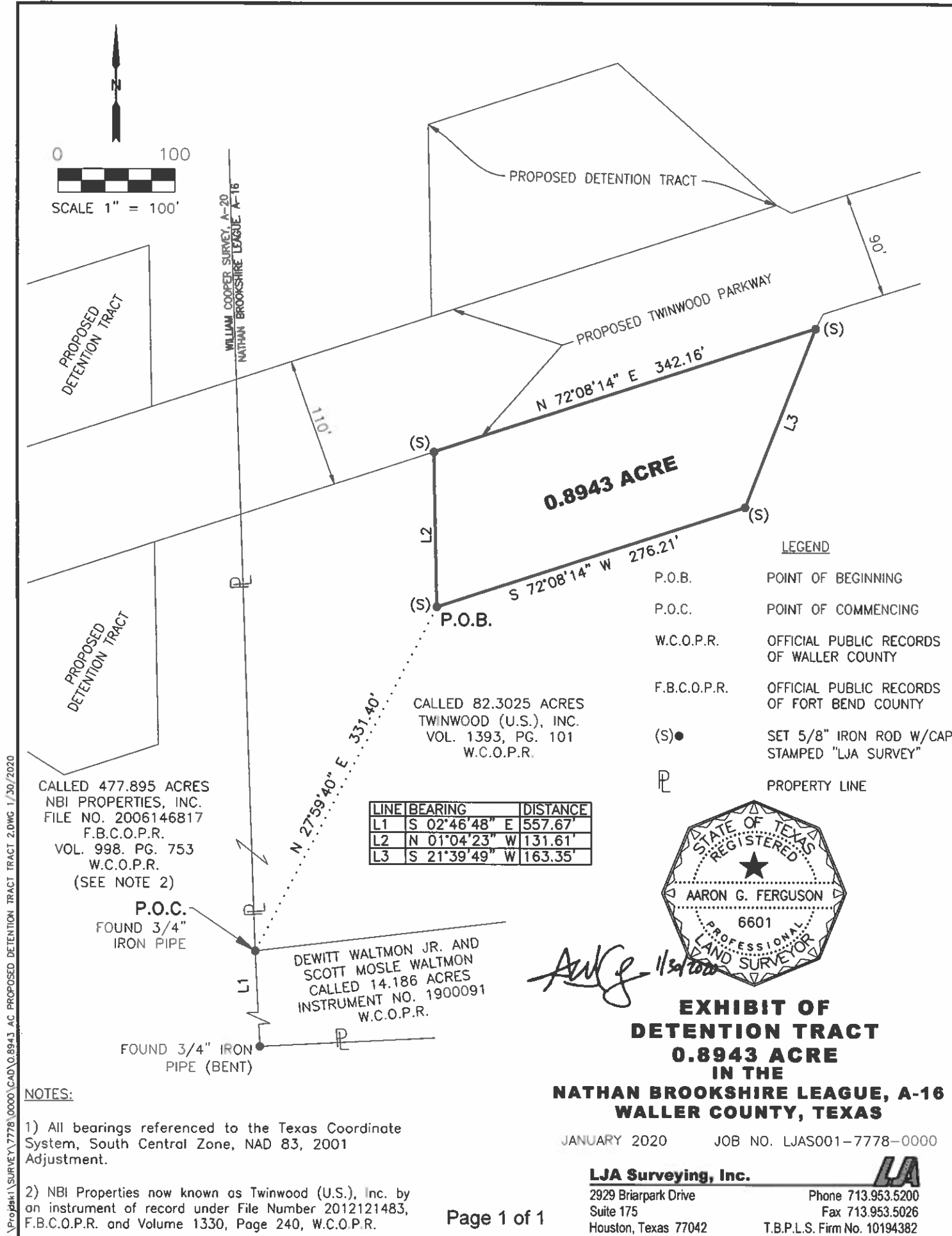


Exhibit E - Description of the 0.9776 Acre Tract

January 30, 2020
Job No. LJAS001-7778-0000

DESCRIPTION OF DETENTION TRACT 0.9776 ACRE

Being 0.9776 acre of land located in the William Cooper Survey, Abstract 20, of Waller County, Texas, more particularly being a portion of that certain called 477.895 acre tract described in the deed to NBI Properties, Inc. by an instrument of record under File Number 2006146817, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), and under Volume 998, Page 753, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R. and under File Number 2012121483, F.B.C.O.P.R., said 0.9776 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, 2001 Adjustment):

Commencing for reference at a 3/4-inch iron pipe found for a northerly interior corner of said 477.895 acre tract, common to the most westerly southwest corner of that certain called 82.3025 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in Volume 1393, Page 101, W.C.O.P.R., and the northwest corner of that certain called 14.186 acre tract described in the deed to Dewitt Waltmon, Jr. and Scott Mosle Waltmon by an instrument of record under Instrument Number 1900091, W.C.O.P.R., from which a 3/4-inch iron pipe (bent) found for the southwest corner of said 14.186 acre tract, common to a northerly interior corner of said 477.895 acre tract bears, South 02° 46' 48" East, 557.67 feet;

Thence, North 10° 44' 25" West, 470.45 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, South 72° 08' 14" West, 327.34 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a tangent curve;

0.9776 Acre

January 30, 2020
Job No. LJAS001-7778-0000

Thence, 142.97 feet along the arc of a tangent curve to the left, having a radius of 3,255.00 feet, a central angle of $02^{\circ} 31' 00''$, and a chord which bears South $70^{\circ} 52' 44''$ West 142.96 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

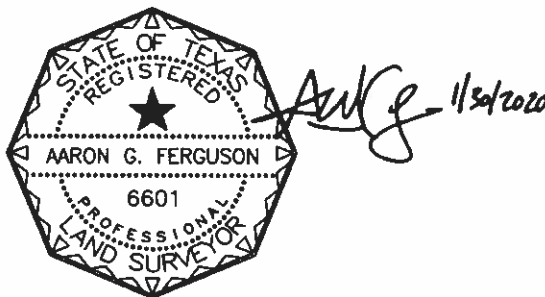
Thence, North $37^{\circ} 27' 51''$ East, 148.48 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $72^{\circ} 14' 23''$ East, 183.80 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $30^{\circ} 26' 59''$ East, 75.84 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

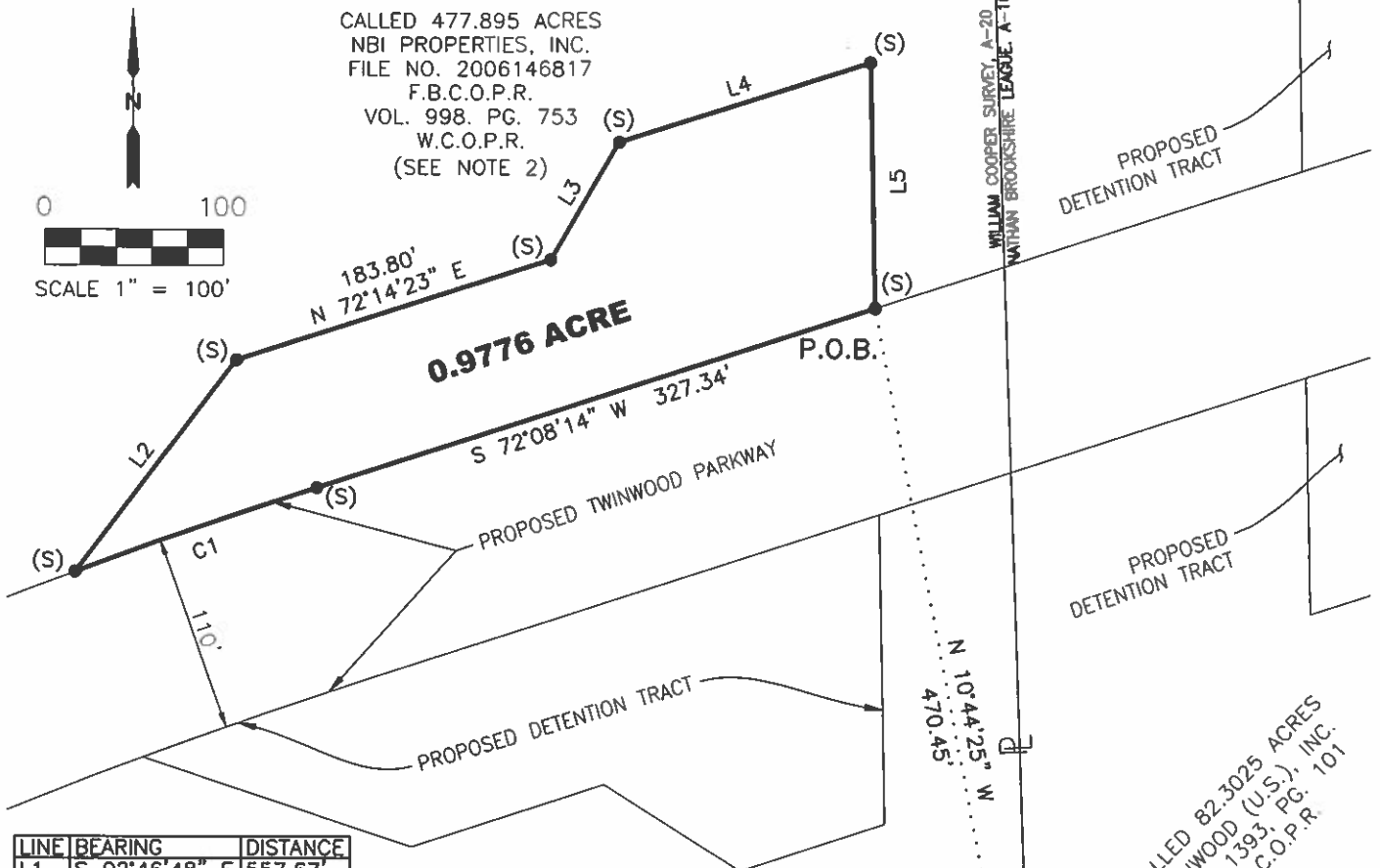
Thence, North $72^{\circ} 20' 28''$ East, 147.23 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South $01^{\circ} 04' 23''$ East, 136.74 feet to the POINT OF BEGINNING and containing 0.9776 acre of land.



LJA Surveying, Inc.

Exhibit F - Sketch of the 0.9776 Acre Tract



LINE	BEARING	DISTANCE
L1	S 02°46'48" E	557.67'
L2	N 37°27'51" E	148.48'
L3	N 30°26'59" E	75.84'
L4	N 72°20'28" E	147.23'
L5	S 01°04'23" E	136.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3,255.00'	142.97'	142.96'	S 70°52'44" W	2°31'00"

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- W.C.O.P.R. OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- (S)● SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
- P PROPERTY LINE



P.O.C.
FOUND 3/4" IRON PIPE

FOUND 3/4" IRON PIPE (BENT)

DEWITT WALTMON JR. AND
SCOTT MOSLE WALTMON
CALLED 14.186 ACRES
INSTRUMENT NO. 1900091
W.C.O.P.R.

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment.

2) NBI Properties now known as Twinwood (U.S.), Inc. by an instrument of record under File Number 2012121483, F.B.C.O.P.R. and Volume 1330, Page 240, W.C.O.P.R.

EXHIBIT OF DETENTION TRACT 0.9776 ACRE IN THE

**WILLIAM COOPER SURVEY, A-20
WALLER COUNTY, TEXAS**

JANUARY 2020

JOB NO. LJA001-7778-0000

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

Exhibit G - Description of the 0.9801 Acre Tract

January 30, 2020
Job No. LJAS001-7778-0000

DESCRIPTION OF DETENTION TRACT 0.9801 ACRE

Being 0.9801 acre of land located in the William Cooper Survey, Abstract 20, of Waller County, Texas, more particularly being a portion of that certain called 477.895 acre tract described in the deed to NBI Properties, Inc. by an instrument of record under File Number 2006146817, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), and under Volume 998, Page 753, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R. and under File Number 2012121483, F.B.C.O.P.R., said 0.9801 acre tract being more particularly described by metes and bounds as follows, (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, 2001 Adjustment):

Commencing for reference at a 3/4-inch iron pipe found for a northerly interior corner of said 477.895 acre tract, common to the most westerly southwest corner of that certain called 82.3025 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in Volume 1393, Page 101, W.C.O.P.R., and the northwest corner of that certain called 14.186 acre tract described in the deed to Dewitt Waltmon, Jr. and Scott Mosle Waltmon by an instrument of record under Instrument Number 1900091, W.C.O.P.R., from which a 3/4-inch iron pipe (bent) found for the southwest corner of said 14.186 acre tract, common to a northerly interior corner of said 477.895 acre tract bears, South 02° 46' 48" East, 557.67 feet;

Thence, North 25° 11' 06" West, 193.35 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, South 72° 08' 14" West, 84.80 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 57° 45' 02" West, 89.93 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

0.9801 Acre

January 30, 2020
Job No. LJA001-7778-0000

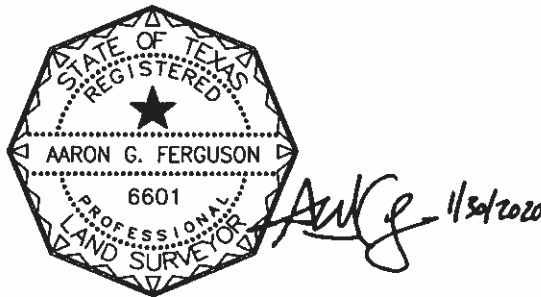
Thence, South $71^{\circ} 56' 53''$ West, 113.20 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $71^{\circ} 35' 20''$ West, 157.74 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a non-tangent curve;

Thence, 138.51 feet along the arc of a non-tangent curve to the right, having a radius of 3,145.00 feet, a central angle of $02^{\circ} 31' 24''$, and a chord which bears North $70^{\circ} 52' 32''$ East, 138.50 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

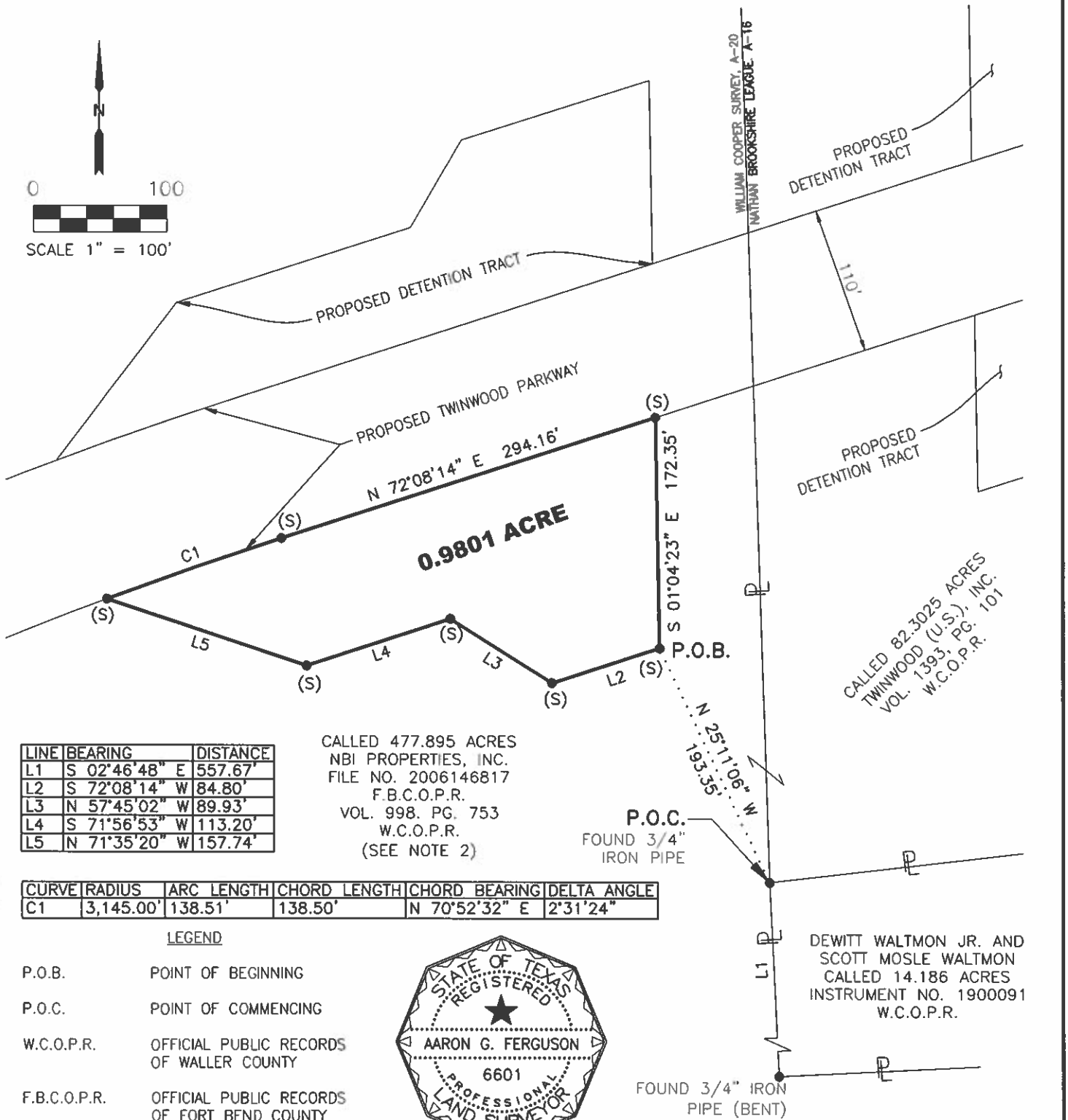
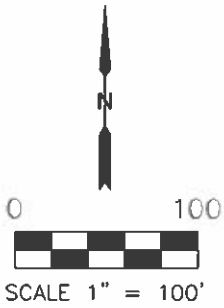
Thence, North $72^{\circ} 08' 14''$ East, 294.16 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South $01^{\circ} 04' 23''$ East, 172.35 feet to the POINT OF BEGINNING and containing 0.9801 acre of land.



LJA Surveying, Inc.

Exhibit H - Description of the 0.9801 Acre Tract



LINE	BEARING	DISTANCE
L1	S 02°46'48" E	557.67'
L2	S 72°08'14" W	84.80'
L3	N 57°45'02" W	89.93'
L4	S 71°56'53" W	113.20'
L5	N 71°35'20" W	157.74'

CALLED 477.895 ACRES
 NBI PROPERTIES, INC.
 FILE NO. 2006146817
 F.B.C.O.P.R.
 VOL. 998, PG. 753
 W.C.O.P.R.
 (SEE NOTE 2)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3,145.00'	138.51'	138.50'	N 70°52'32" E	2°31'24"

LEGEND

- P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 W.C.O.P.R. OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
 F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
 (S) SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
 P PROPERTY LINE



FOUND 3/4" IRON
 PIPE (BENT)

EXHIBIT OF DETENTION TRACT 0.9801 ACRE IN THE

**WILLIAM COOPER SURVEY, A-20
 WALLER COUNTY, TEXAS**

JANUARY 2020

JOB NO. LJA001-7778-0000

LJA Surveying, Inc.

2929 Briarpark Drive
 Suite 175
 Houston, Texas 77042

Phone 713.953.5200
 Fax 713.953.5026
 T.B.P.L.S. Firm No. 10194382

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment.

2) NBI Properties now known as Twinwood (U.S.), Inc. by an instrument of record under File Number 2012121483, F.B.C.O.P.R. and Volume 1330, Page 240, W.C.O.P.R.