

**DONATION DEED
(Public Rights-of-Way)**

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

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

THAT CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company (hereinafter referred to as "Grantor"), for the purpose of a donation to Grantee (as hereinafter defined), has GRANTED, GIVEN AND CONVEYED, and by these presents does GRANT, GIVE AND CONVEY unto the **WALLER COUNTY, TEXAS**, a political subdivision of the State of Texas, its successors and assigns (hereinafter referred to as "Grantee"), all of that certain tract or parcel of land situated in the Waller County, Texas, containing 0.9423 acre, as the same are more particularly described in and shown on **Exhibit A** attached hereto and incorporated herein for all purposes (collectively, the "Property").

This Donation Deed and the conveyance hereinabove set forth are made for public use and enjoyment as and for public rights-of-way, together with the right to install, construct, maintain, repair, and operate facilities thereunder for electrical power and telecommunications, gas, water, sanitary sewer, and storm sewer, if any.

Further, this Donation Deed is executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and is 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 the Official Public Records of Waller County, Texas, to the extent the same are validly existing, applicable to the Property, and enforceable against a political subdivision of the State of Texas (collectively, the "Permitted Encumbrances").

GRANTEE IS TAKING POSSESSION OF THE PROPERTY ON AN "AS IS" "WHERE IS" "WITH ALL FAULTS" BASIS. GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DONATION DEED, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES,

COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER STATUTORY, EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO THE NATURE, QUALITY, OR CONDITION OF THE PROPERTY.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors or 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.

If current ad valorem taxes on the Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on the period of ownership.

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

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

[Signature pages follow this page.]

EXECUTED by Grantor on the date set forth in the acknowledgment below, but EFFECTIVE as of the _____ day of _____, 2026 (the "Effective Date").

GRANTOR:

CENTURY LAND HOLDINGS OF TEXAS, LLC,
a Colorado limited liability company

By: 
Name: LOUIS TRAPOLINO
Title: AUTHORIZED SIGNER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17th day of August, 2026, by LOUIS TRAPOLINO, AUTHORIZED SIGNER of CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company, on behalf of said limited liability company.

(NOTARY SEAL)


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 this ____ day of _____, 2026, 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

Attachment:

Exhibit A – Description and Sketch of the Property

After Recording, Please Return To:

Waller County Engineering

775 Bus 290 East

Hempstead, TX 77445



Figure No. 172
Figure No. 1092100

0.9423 OF ONE ACRE

FIELD NOTES of a 0.9423 of one acre tract of land situated in the H.&T.C. R.R. Survey, Section 51, Abstract No. 143, Waller County, Texas; said 0.9423 of one acre tract of land being out of and a part of a called 318.15 acre tract of land as conveyed to Century Land Holdings of Texas, LLC and recorded at Waller County Clerk's File No. (W.C.C.F. No.) 2411344; said 0.9423 of one acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990836.

BEGINNING at the Northeast corner of this tract of land, the Northeast corner of said 318.15 acre tract and in the South right-of-way line of Morrison Road (width varies as occupied).

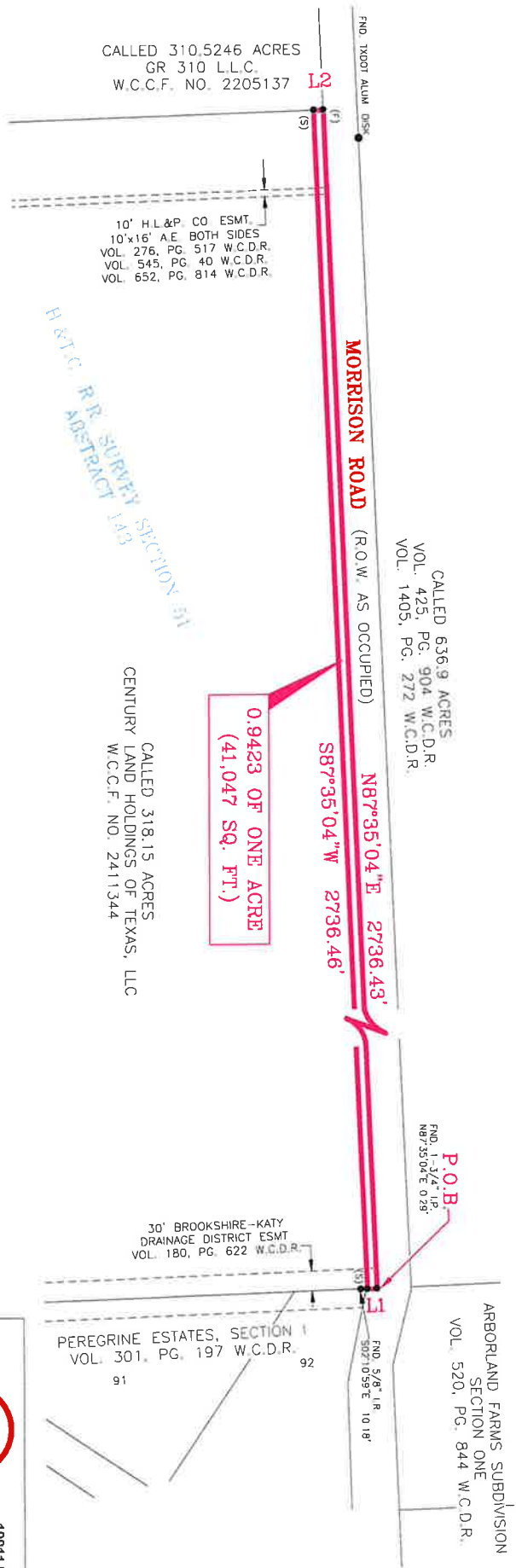
- 1) **THENCE** S 02°03'04" E with the East line of this tract of land and the East line of said 318.15 acre tract a distance of 15.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land and being in the West line of Lot 92, Peregrine Estates, Section 1 as recorded in Volume 301, Page 197 of the Waller County Deed Records (W.C.D.R.), from which a found 1/2-inch iron rod bears S 02°10'59" E, 10.18 feet.
- 2) **THENCE** S 87°35'04" W with the South line of this tract of land a distance of 2,736.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land, being in the West line of said 318.15 acre tract and the East line of a called 310.5246 acre tract as conveyed to GR 310 L.L.C. as recorded in W.C.C.F. No. 2205137.
- 3) **THENCE** N 01°56'21" W with the West line of this tract of land, the West line of said 318.15 acre tract and the East line of said 310.5246 acre tract a distance of 15.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Northwest corner of this tract of land, the Northwest corner of said 318.15 acre tract and in the South right-of-way of said Morrison Road.
- 4) **THENCE** N 87°35'04" E with the North line of this tract of land, the North line of said 318.15 acre tract and the South right-of-way line of said Morrison Road a distance of 2,736.43 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 0.9423 of one acre (41,047 square feet) of land. This description accompanies an Exhibit, prepared by Edminster, Hinshaw, Russ and Associates, Inc. and dated May 28, 2025.

A. Munroe Kelsay, R.P.L.S.
Texas Registration No. 5580
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500
TBPLS No. 10092300



Date: 05/28/2025
Job No: 231-060-00
File No: R:\2023\231-060-00\Docs\Description\Exhibit\231-060-00-EH(0.9423 ac)_MorrisonRd_Desc.docx

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°03'04"E	15.00'
L2	N01°56'21"W	15.00'



NOTES:

- All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990836.
- This exhibit does not show all improvements, easements, building lines, and other encumbrances, should any exist.
- Meets and bounds description of even date accompanies this survey.
- (S) indicates Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092900

EXHIBIT OF A 0.9423 OF ONE ACRE TRACT OF LAND IN THE H.&T.C. R.R. SURVEY, SEC. 51, A-143, WALLER COUNTY, TEXAS

DATE: MAY 27, 2025 SCALE: 1" = 200' JOB NO.: 231-060-00

DWG. NAME: 231-060-00-EH09423 (0) Morrison Rd.dwg