

**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 **MILLROSE PROPERTIES TEXAS, LLC**, a Texas 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 1.974 acres, 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" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED OF ANY KIND OR NATURE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE,

DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (D) THE COMPLIANCE OF THE PROPERTY OR THE OPERATION THEREOF WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (F) THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING, BUT NOT LIMITED TO, THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS) OR COMPLIANCE WITH APPLICABLE ENVIRONMENTAL LAWS, RULES, OR REGULATIONS, INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, CONSERVATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE CLEAN AIR ACT, THE TEXAS NATURAL RESOURCES CODE, THE TEXAS WATER CODE, THE TEXAS SOLID WASTE DISPOSAL ACT, THE TEXAS HAZARDOUS SUBSTANCES SPILL PREVENTION AND CONTROL ACT, THE SO CALLED FEDERAL, STATE OR LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW, ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO, OR IMPOSING LIABILITY (INCLUDING STRICT LIABILITY), OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES; OR (G) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. FOR PURPOSES HEREIN, THE TERM "HAZARDOUS SUBSTANCES" SHALL MEAN AND INCLUDE, WITHOUT LIMITATION, THOSE ELEMENTS OR COMPOUNDS WHICH ARE CONTAINED ON THE LIST OF HAZARDOUS SUBSTANCES ADOPTED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND THE LIST OF TOXIC POLLUTANTS DESIGNATED BY CONGRESS OR THE ENVIRONMENTAL PROTECTION AGENCY OR UNDER ANY HAZARDOUS SUBSTANCE LAWS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTEE HAS INSPECTED THE PROPERTY, AND GRANTEE IS TAKING POSSESSION OF THE PROPERTY PURSUANT TO GRANTEE'S INDEPENDENT EXAMINATION, STUDY, INSPECTION AND KNOWLEDGE OF THE PROPERTY AND GRANTEE IS RELYING SOLELY UPON GRANTEE'S OWN INVESTIGATION OF THE PROPERTY AND DETERMINATION OF THE VALUE OF THE PROPERTY AND USES FOR WHICH THE

PROPERTY MAY BE CONDUCTED, AND NOT PURSUANT TO ANY INFORMATION PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF ANY SUCH INFORMATION AND GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND AS TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION.

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 17 day of November, 2025 (the "Effective Date").

GRANTOR:

MILLROSE PROPERTIES TEXAS, LLC,
a Texas limited liability company

By: 
Name: Heather McGill
Title: Authorized Signatory

Pennsylvania
THE STATE OF ~~TEXAS~~ §
§
COUNTY OF Montgomery §

This instrument was acknowledged before me on the 17 day of November, 2025, by Heather McGill, Authorized Signatory of MILLROSE PROPERTIES TEXAS, LLC, a Texas limited liability company, on behalf of said limited liability company.

(NOTARY SEAL)

Commonwealth of Pennsylvania - Notary Seal
Suzan E. Naessens, Notary Public
Montgomery County
My Commission Expires December 7, 2026
Commission Number 1194716


Notary Public, State of ~~Texas~~ Pennsylvania

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: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

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



TBPE No. F-726
TBPLS No. 10092300

1.974 ACRES

FIELD NOTES of a 1.974 acre tract of land situated in the H.&T.C. R.R. Company Survey, Section 51, Abstract No. 143, Waller County, Texas; said 1.9674 acre tract of land being out of and a part of a called 229.735 acre tract of land as conveyed to Millrose Properties Texas, LLC and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2500833; said 1.974 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 and the Northeast corner of said 229.735 acre tract of land and also being in Morrison Road (50 feet wide as occupied), from which a found TxDot aluminum disk bears N 49°29'09" E, a distance of 59.48 feet.

- 1) **THENCE** S 01°56'21" E with the East line of this tract of land and the East line of said 229.735 acre tract of land; at a distance of 17.06 feet pass a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northwest corner of a called 318.15 acre tract of land as conveyed to Century Land Holdings of Texas, LLC and recorded under W.C.C.F. No. 2411344 and being in the Southerly right-of-way line of Morrison Road (50 feet wide, as occupied), and continuing with the East line of this tract of land, the East line of said 229.735 acre tract of land and the West line of said 318.15 acre tract of land a total distance of 32.06 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, a point in the East line of said 229.735 acre tract and the West line of said 318.15 acre tract of land.
- 2) **THENCE** S 87°35'04" W with South line of this tract of land a distance of 2,215.38 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, from which a found TxDot aluminum disk bears N 89°33'08" W, a distance of 300.28 feet.
- 3) **THENCE** N 02°00'26" W with the West line of this tract of land; at a distance of 15.00 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set at the South right-of-way line of said Morrison Road, and continuing for a total distance of 45.57 feet to the Northwest corner of this tract of land and being Northwest corner of said 229.735 acre tract of land, from which a found TxDot aluminum disk bears N 88°58'42" W, a distance of 303.27 feet.
- 4) **THENCE** N 87°56'01" E with the North line of this tract of land and the North line of said 229.735 acre tract of land a distance of 2,215.37 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated gross area of 1.974 acres (85,992 sq.ft.) acres of land.

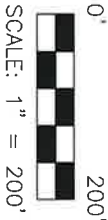
EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA

A handwritten signature in blue ink, appearing to read "A. Munroe Kelsay", written over a horizontal line.

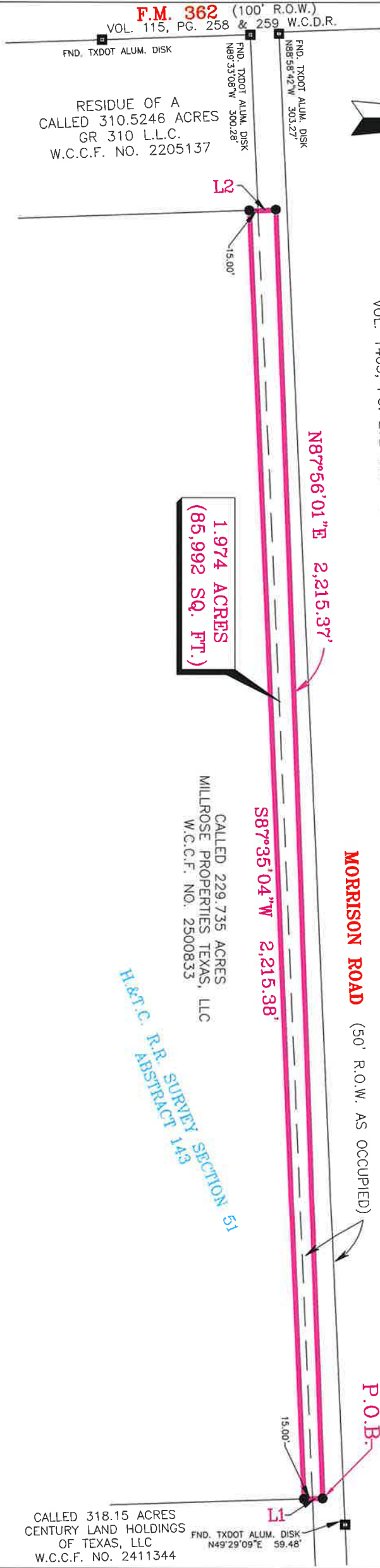
A. Munroe Kelsay
Texas Registration No. 5580
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: 07/29/2025
Job No: 241-094-00
File No: R:\2024\241-094-00\Docs\Description\Exhibit\241-094-00_EH(1.974 ac)_Desc.docx



CALLLED 636.9 ACRES
VOL. 425, PG. 904 W.C.D.R.
VOL. 1405, PG. 272 W.C.D.R.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°56'21"E	32.06'
L2	N02°00'26"W	45.57'

NOTES:

1. 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.
2. This exhibit does not show all improvements, easements, building lines, and other encumbrances, should any exist.
3. Metes and bounds description of even date accompanies this survey.
4. (S) indicates Set 5/8-inch capped iron rod stamped "EHRA.

R:\2024\241-094-00\Drawing\Exhibit241-094-00_EH-ROW (1.97ac).dwg, 10/2/2025 12:24:49 PM, DWG TO F



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300

ENGINEERING THE FUTURE
SINCE 1936

EXHIBIT OF A 1.974 ACRE
TRACT OF LAND IN THE H.&T.C.
R.R. SURVEY, SEC. 51, A-143,
WALLER COUNTY, TEXAS

DATE: JUL 29, 2025 SCALE: 1" = 200' JOB NO.: 241-094-00
DWG. NAME: EXHIBIT 241-094-00_EH-ROW (1.97 ac) DWG