

DONATION DEED

STATE OF TEXAS

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§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

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.

THAT, **D.R. HORTON-TEXAS, LTD.** ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has **DONATED**, and by these presents does **GRANT, GIVE AND CONVEY** unto **FORT BEND COUNTY, TEXAS** ("Grantee"), a body corporate and politic under the laws of the State of Texas and unto its successors, and assigns, forever, a certain tract of land, containing **0.1148 of an acre**, more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Donation 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 Fort Bend 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 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 said 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 period of ownership.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED on this the 27th day of April, 2017.

GRANTOR:

D.R. Horton-Texas, Ltd.

By: Bill W. Wheat

Bill W. Wheat
Chief Financial Officer

Name, Title

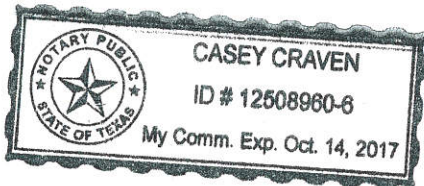
THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 27 day of April,
2017 by Bill Wheat, CFO, on behalf of D.R. Horton-Texas, Ltd.

(SEAL)

Casey Craven

Notary Public in and for the State of Texas



AGREED to and ACCEPTED on this the _____ day of _____, 2017.

GRANTEE:

FORT BEND COUNTY, TEXAS, a body corporate
and politic under the laws of the State of Texas.

By: _____

Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____,
2017 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate
and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)

Notary Public in and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

Grand Vista Lakes Section 1
Street Dedication
0.1148 Acre

Day Land and Cattle Survey
Abstract No. 451

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a certain 0.1148 acre tract of land situated in the Day Land and Cattle Survey, Abstract No. 451 in Fort Bend County, Texas, being out of a called 10.17 acre tract of land (Tract 2) conveyed to D.R. Horton-Texas, Ltd. by Special Warranty Deed recorded in Clerk's File No. 2016135863 of the Fort Bend County Official Public Records; said 0.1148 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") for the northernmost northwest corner of proposed Grand Vista Lakes Section 1 at the beginning of a radial cutback to the right at the intersection of proposed Horton Vista Drive and Westpark Tollway (right-of-way varies) recorded in Clerk's File No. 2004049483 of the Fort Bend County Official Public Records, being in the northerly line of said 10.17 acre tract, from which a found 60D Nail bears North 83°04'27" East, 812.48 feet;

THENCE, along a westerly line of proposed Grand Vista Lakes Section 1, the following three (3) courses and distances:

1. Along the arc of said radial cutback to the right having a radius of 30.00 feet, a central angle of 89°57'38", an arc length of 47.10 feet, and a long chord bearing South 51°56'44" East, 42.41 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");
2. South 06°57'56" East, 10.23 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a non-tangent curve to the left;
3. Along the arc of said non-tangent curve to the left having a radius of 30.00 feet, a central angle of 89°58'22", an arc length of 47.11 feet, and a long chord bearing North 51°57'06" West, 42.42 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 83°03'43" West, along a northerly line of proposed Grand Vista Lakes Section 1, passing the westernmost northwest corner of proposed Grand Vista Lakes Section 1, in all a distance of 474.96 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the northerly line of said 10.17 acre tract, common with the southerly line of said Westpark Tollway;

THENCE, North 67°26'19" East, along said common line, 38.34 feet to a found 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

Grand Vista Lakes Section 1
Street Dedication
0.1148 Acre

Day Land and Cattle Survey
Abstract No. 451

THENCE, North 83°04'27" East, continuing along said common line, 438.04 feet to the **POINT OF BEGINNING, CONTAINING** 0.1148 acre of land in Fort Bend County, Texas, as shown on Drawing No. 10718 in the office of Jones|Carter in Bellaire, Texas.

Jones|Carter
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
*Texas Board of Professional Land Surveying
Registration No. 10046100*


Acting By/Through Jeromy Alvin Chandler
Registered Professional Land Surveyor
No. 5755
JChandler@jonescarter.com



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	89°57'38"	47.10'	S 51°56'44" E	42.41'
C2	30.00'	89°58'22"	47.11'	N 51°57'06" W	42.42'

LINE	BEARING	DISTANCE
L1	S 08°57'56" E	10.23'
L2	S 83°03'43" W	474.96'
L3	N 67°26'19" E	38.34'
L4	N 83°04'27" E	438.04'

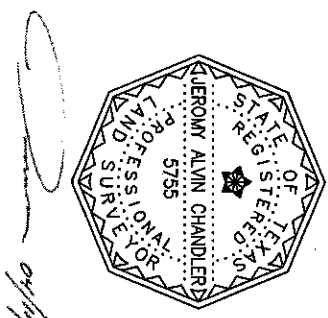
STREET DEDICATION
0.1148 ACRE
5000 SQ FT

WESTPARK TOLLWAY
(ROW VARIES)
OF No. 2004049483 FBCOPR

CALLLED 10.17 ACRES
TRACT 2
TO D.R. HORTON-TEXAS LTD.
BY SPECIAL WARRANTY DEED
OF No. 2016135863 FBCOPR

PROPOSED
VISTA DRIVE

PORTION OF A
CALLLED 221.291 ACRES
TO WESTPARK 220
INVESTMENTS, LLC
BY SPECIAL WARRANTY DEED
OF No. 2016135862 FBCOPR



NORTH
SCALE: 1" = 60'

REVISED: APRIL 2017 - NEW BOUNDARY

EXHIBIT
OF A
STREET DEDICATION
0.1148 OF AN ACRE
OUT OF THE
DAY LAND AND
CATTLE SURVEY, A-451
FORT BEND COUNTY, TEXAS



JONES & CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

- General Notes:
1. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
 2. A Metes & Bounds description of this tract is available in the office of Jones/Carter in Bellaire, Texas.
 3. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.

LEGEND

OF FBCOPR	CLERK'S FILE
"P"	FORT BEND COUNTY OFFICIAL
FND	PUBLIC RECORDS
No.	FOUND 3/4" IRON ROD W/ CAP
POB	"JONES/CARTER PROPERTY CORNER"
ROW	FOUND
"S"	NUMBER
SQ FT	POINT OF BEGINNING
	RIGHT-OF-WAY
	SET 5/8" IRON ROD W/ CAP
	"JONES/CARTER PROPERTY CORNER"
	SQUARE FEET

KEY MAP 526 H JAC/slw JOB No. 14910-0008-00 F.B. N/A PG. N/A DWG. No. 10718

