NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TEMPORARY CONSTRUCTION EASEMENT

| STATE OF TEXAS | § | |
|---------------------|--------|--------------------------------|
| COUNTY OF FORT BEND | § § | KNOW ALL MEN BY THESE PRESENTS |

THAT, FOUR PB, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration to the undersigned 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, a temporary easement for the right of access, ingress, regress and egress (the "Easement") across, along, under and upon two certain tracts of land, containing a 0.1419 of an acre (Tract 1) and 0.1482 of an acre (Tract 2) respectively for a total of 0.2901 of an acre, as more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, (the "Easement Property") to allow access of a person, vehicle, machinery, equipment, and any other desired or necessary items over and across the Easement Property for so long as necessary for Grantee to complete improvements to any adjacent roadways.

This conveyance is made subject to any and 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 Easement Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD, subject to the matters set forth herein, the Easement, together with all and singular the rights and appurtenances thereunto in anywise belonging, including all necessary rights of ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Subject to the matters set forth herein, Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all singular the Easement and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the Permitted Encumbrances.

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

EXECUTED on this the 21st day of February, 2018.

GRANTOR:

FOUR PB, LLC, a Texas limited liability company

THE STATE OF TEXAS

COUNTY OF Mamis

This instrument was acknowledged before me on the _____ day of _____

2018 by Leah Deed

FOUR PB, LLC.

EAL KACHEL L MULLINAX Notary ID # 128954979 My Commission Expires April 13, 2020

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

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County:

Fort Bend

Project:

Grand Vista; Beechnut Boulevard

C.I. No.:

1237-17R

Job Number:

2015-022-110

METES AND BOUNDS DESCRIPTION FOR 0.2901 ACRES

Being a 0.1419-acre tract of land (Tract 1) and a 0.1482-acre tract of land (Tract 2) located in the Leonard Burknapp Survey, A-108 in Fort Bend County, Texas, said 0.1419-acre tract being a portion of a called 22.2162-acre tract of land recorded in the name of Four PB, LLC in Clerk's File Number 2017038656 of the Official Records of Fort Bend County (O.R.F.B.C.), said 0.1482 acre tract being a portion of a called 21.08-acre tract of land recorded in the name of Four PB, LLC in Clerk's File Number 2016135100 O.R.F.B.C. said tracts being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone):

Tract 1 - 0.1419 Acres:

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the northwest corner of a called 10.6058-acre tract of land recorded in Clerk's File Number 2014127158 of the O.R.F.B.C. and the southwest corner of Grand Vista Sec 13, a subdivision recorded in Plat Number 20150200 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the east line of said called 22.2162-acre tract;

Thence, through said called 21.2162-acre tract, the following four (4) courses:

- 1. South 84 degrees 31 minutes 19 seconds West, a distance of 5.92 feet;
- 2. 268.90 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 34 minutes 22 seconds, a radius of 2,034.50 feet and a chord that bears South 80 degrees 44 minutes 08 seconds West, a distance of 268.70 feet;
- 3. South 76 degrees 56 minutes 57 seconds West, a distance of 163.10 feet;
- 4. 180.64 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 18 minutes 22 seconds, a radius of 1,950.50 feet and a chord that bears South 79 degrees 36 minutes 09 seconds West, a distance of 180.57 feet to the east line of a called 1.5657-acre tract of land recorded in Clerk's File Number 2016122979 of the O.R.F.B.C. and the west line of aforesaid called 22.2162-acre tract;
- 5. Thence, with said east and west lines, North 02 degrees 03 minutes 23 seconds West, a distance of 10.05 feet;

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Thence, through aforesaid called 22.2162-acre tract, the following four (4) courses:

- 6. 178.71 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 16 minutes 36 seconds, a radius of 1,940.50 feet and a chord that bears North 79 degrees 35 minutes 16 seconds East, a distance of 178.65 feet;
- 7. North 76 degrees 56 minutes 57 seconds East, a distance of 163.10 feet;
- 8. 270.22 feet along the arc of a curve to the right, said curve having a central angle of 07 degrees 34 minutes 22 seconds, a radius of 2,044.50 feet and a chord that bears North 80 degrees 44 minutes 08 seconds East, a distance of 270.02 feet;
- 9. North 84 degrees 31 minutes 19 seconds East, a distance of 5.92 feet to the west line of aforesaid Grand Vista Sec 13 and the east line of aforesaid called 22.2162-acre tract;
- Thence, with the common line of said called 22.2162-acre tract and said Grand Vista Sec
 13, South 05 degrees 26 minutes 54 seconds East, a distance of 10.00 feet to the Point of
 Beginning and containing 0.1419 acres of land.

Tract 2 - 0.1482 Acres:

Commencing at the northeast corner of a called 1.491-acre tract recorded in Clerk's File Number 2017088748 of the O.R.F.B.C. and the northwest corner of aforesaid called 21.08-acre tract, same being the south line of a called 1.7859-acre tract recorded in Clerk's File Number 2014096964 of the O.R.F.B.C.;

Thence, with the east line of said called 1.491-acre tract and the west line of said 21.08-acre tract, South 02 degrees 05 minutes 13 seconds East, a distance of 0.61 feet to the northwest corner and Point of Beginning of the herein described tract;

- 1. Thence, through said called 21.08-acre tract, 6.17 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 10 minutes 18 seconds, a radius of 2,060.00 feet and a chord that bears North 78 degrees 56 minutes 40 seconds East, a distance of 6.17 feet to the south line of aforesaid called 1.7859-acre tract and the north line of said called 21.08-acre tract;
- 2. Thence, with the south line of said called 1.7859-acre tract and the north line of said called 21.08-acre tract, North 84 degrees 33 minutes 48 seconds East, a distance of 639.31 feet to the west line of Grand Vista Sec 11, a subdivision recorded in Plat Number 20150047 of the F.B.C.P.R. and the northeast corner of said called 21.08-acre tract;

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- 3. Thence, with the west line of said Grand Vista Sec 11 and the east line of said called 21.08-acre tract, South 02 degrees 31 minutes 24 seconds East, a distance of 10.01 feet;
- 4. Thence, through said called 21.08-acre tract, South 84 degrees 33 minutes 48 seconds West, a distance of 638.30 feet;
- 5. Thence, continuing through said called 21.08-acre tract, 7.27 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 12 minutes 04 seconds, a radius of 2,070.00 feet and a chord that bears South 78 degrees 58 minutes 23 seconds West, a distance of 7.27 feet to the east line of aforesaid called 1.491-acre tract and the west line of said called 21.08-acre tract;

6. Thence, with the east line of said called 1.491-acre tract and the west line of said called 21.08-acre tract, North 02 degrees 05 minutes 08 seconds West, a distance of 10.12 feet to the **Point of Beginning** and containing 0.1482 acres of land.

