

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.

DONATION DEED

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

THAT, **D.R. HORTON-HOUSTON, LTD**, a limited partnership authorized to conduct business in Texas (“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, forever, a tract of land, containing **2.176 acres**, as 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, 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 30 day of August, 2018.

GRANTOR:

D.R. HORTON-HOUSTON, LTD,
a limited partnership

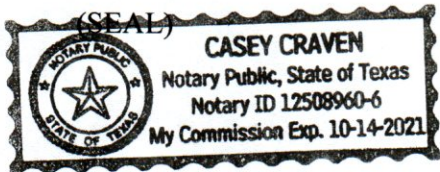
By: 


David V. Auld
President and CEO

Name, Title

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 30th day of August, 2018 by David Auld, President + CEO [Title], on behalf of D. R. Horton-Houston, Ltd.




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



METES AND BOUNDS DESCRIPTION
FOR

A 2.176 acre, or 94,778 square feet more or less, tract of land being out of the following 41.58 acre tracts described as "Tract 6", and "Tract 7", both conveyed to D.R. Horton-Texas, Ltd. as described in a deed recorded in Clerk's File Number 2017081427, Fort Bend County, Texas, being out of the W. Lusk Survey, Abstract 276, Fort Bend County, Texas. Said 2.176 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: : At a mag nail with washer stamped "Pape-Dawson" found for the east corner of a called 20.2239 acre tract "Tract 3" of land conveyed to Dr. Horton as described in deed recorded on Clerks File NO. 2017081427 in the Official public records Fort Bend County, Texas, the south corner of a called 33.450 acre tract of land conveyed to Wilbert Ulrich, as described in a deed recorded in Volume 2236, Page 2080 in the deed records of Fort Bend County Texas, also being in the northwest right of way of Benton Road, having a width of 60 feet, from which a 5/8 inch iron rod with cap stamped "Pape-Dawson" found for the south corner of a called 21.4413 acre tract of land described as "Tract 2" conveyed to D.R. Horton-Texas, Ltd. as described in a deed recorded in Clerk's File Number 2017081427, Fort Bend County, Texas, the east corner of Walnut Creek Section Eleven Subdivision as recorded in Film Code No. 20150225 in the Plat Records of Fort Bend County, Texas, and being in the northwest right of way of Benton Road, having a ultimate width of 100 feet as recorded in Film Code No. 20170062 in the Plat Records of Fort Bend County, Texas, bears S 22°21'30" W, a distance of 1973.13 feet, and a 5/8 inch iron rod with cap stamped "Pape-Dawson" found as a 5-foot offset witness point for the north corner of a called 41.58 acre tract "Tract 5", conveyed to D.R. Horton-Texas, Ltd. as described in a deed recorded in Clerk's File Number 2017081427, Fort Bend County, Texas bears, the west corner of a called 0.977 acre tract of land conveyed to NRG Texas Power LLC, as described in a deed recorded in Clerk's File No. 2007019710 and conveyed in a Clerk's File No. 200789660 both in the Official Public Records of Fort Bend County, Texas, bears N 67°37'36" W, a distance of 5527.52 feet;

THENCE: N 83°45'53" W, over and across said "Tract 7", a called 41.58 acre tracts described as "Tract 1, and Tract 4, a called 20.2239 acre tract, described as "Tract 3", all conveyed to D.R. Horton-Texas, Ltd. as described in a deed recorded in Clerk's File Number 2017081427, Fort Bend County, Texas, a distance of 3362.92 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the POINT OF BEGINNING of the herein 2.176 acre tract.

THENCE: Over and across said "Tract 6" and "Tract 7" the following courses and distance:

S 38°24'27" W, a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 51°35'33" W, a distance of 36.56 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Northwesterly, along a tangent curve to the left, having a radius of 1950.00 feet, a central angle of 26°06'16", a chord bearing and distance of N 64°38'41" W, 880.77 feet, for an arc length of 888.43 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 12°18'10" E, a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Southeasterly, along a non-tangent curve to the right, having a radial bearing of S 12°18'10" W, a radius of 2050.00 feet, a central angle of 26°06'16", a chord bearing and distance of S 64°38'41" E, 925.94 feet, for an arc length of 934.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner, and

S 51°35'33" E, a distance of 36.56 feet to the POINT OF BEGINNING and being 2.176 acre tract in the Fort Bend County, Texas.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 13, 2018
REVISED DATE: June 27, 2018
JOB NO. 40166-10
DOC. ID. \\hou-file\TempK\survey\PROJECTS\CIVIL HOUSTON\40166-10\Word\FN40166-10
2.176AC STREET DEDICATION-SUNSET PHASE II.docx

B. Nawara



SUNSET CROSSING EXHIBIT
BRYAN ROAD
STREET DEDICATION - PHASE II
 FORT BEND COUNTY, TEXAS

JOB NO. 40166-10
 DATE: JUNE 2018
 DESIGNER _____
 CHECKED BWN
 DRAWN AWL
 SHEET 1 of 1
 REVISED: 06/27/18

SYMBOL LEGEND

FBCDR	FORT BEND COUNTY DEED RECORDS
FBCOPR	FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
FBCPR	FORT BEND COUNTY PLAT RECORDS
PG.	PAGE
VOL.	VOLUME
NO.	NUMBER

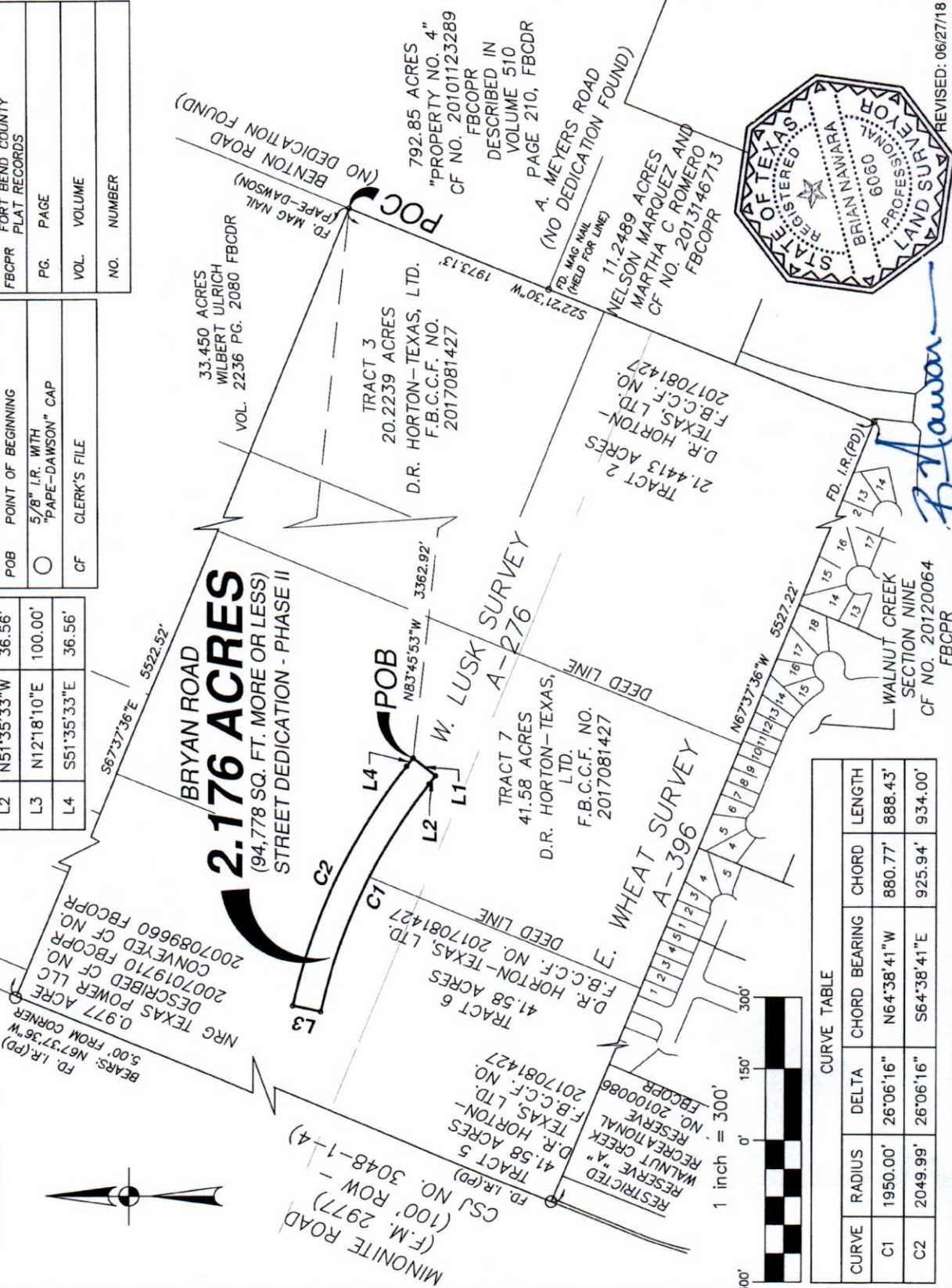
SYMBOL LEGEND

ROW	RIGHT-OF-WAY
FD.	FOUND
POB	POINT OF BEGINNING
○	5/8" I.R. WITH "PAPE-DAWSON" CAP
CF	CLERK'S FILE

LINE TABLE

LINE	BEARING	LENGTH
L1	S38°24'27"W	100.00'
L2	N51°35'33"W	36.56'
L3	N12°18'10"E	100.00'
L4	S51°35'33"E	36.56'

- NOTES:**
- THIS EXHIBIT IS ATTACHED TO AND IS MADE A PART OF A METES & BOUNDS DESCRIPTION OF THE SAME EASEMENT.
 - ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD-83 (NA 2011), EPOCH 2010.00.



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1950.00'	26°06'16"	N64°38'41"W	880.77'	888.43'
C2	2049.99'	26°06'16"	S64°38'41"E	925.94'	934.00'