

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 **8.261 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: 

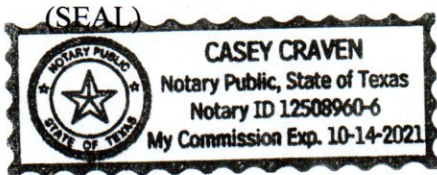
**David V. Auld**  
**President and CEO**

\_\_\_\_\_  
Name, Title

THE STATE OF TEXAS      §  
                                         §  
COUNTY OF Tarrant      §

This instrument was acknowledged before me on the 30<sup>th</sup> 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

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# EXHIBIT A



METES AND BOUNDS DESCRIPTION  
FOR

A 8.261 acre, or 359,850 square feet more or less, tract of land being out of the following 41.58 acre tracts described as "Tract 1", "Tract 4" and "Tract 7", 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, being out of the W. Lusk Survey, Abstract 276, and the E. Wheat Survey, Abstract 396, Fort Bend County, Texas. Said 8.261 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;

THENCE: S 22°21'30" W, along and with the southeast line of line of said "Tract 3", the north west right-of-way line of said Benton Road, a distance of 665.21 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the POINT OF BEGINNING of the herein 8.261 acre tract.

THENCE: S 22°21'30" W, continuing along and with the southeast line of said "Tract 3", the northwest line of said Benton Road, a distance of 182.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner, 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 1125.91 feet;

THENCE: Departing the southeast line of said "Tract 3", the northwest line of said Benton Road, continuing over and across said "Tract 3", "Tract 1", "Tract 4", and "Tract 7" the following bearings and distances:

N 67°38'30" W, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 22°38'30" W, a distance of 35.36 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 67°38'30" W, a distance of 270.57 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Northwesterly, along a tangent curve to the right, having a radius of 500.00 feet, a central angle of 05°17'12", a chord bearing and distance of N 64°59'54" W, 46.12 feet, for an arc length of 46.13 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 63°01'45" W, a distance of 102.64 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 500.00 feet, a central angle of 04°36'45", a chord bearing and distance of N 65°20'08" W, 40.24 feet, for an arc length of 40.25 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 67°38'30" W, a distance of 188.07 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 1940.00 feet, a central angle of 03°20'35", a chord bearing and distance of N 69°18'48" W, 113.18 feet, for an arc length of 113.20 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Northwesterly, along a tangent curve to the right, having a radius of 500.00 feet, a central angle of 01°16'15", a chord bearing and distance of N 70°20'58" W, 11.09 feet, for an arc length of 11.09 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 69°42'50" W, a distance of 120.89 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 500.00 feet, a central angle of 06°55'56", a chord bearing and distance of N 73°10'49" W, 60.46 feet, for an arc length of 60.50 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 12°40'32", a chord bearing and distance of N 82°59'03" W, 430.52 feet, for an arc length of 431.40 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 89°19'18" W, a distance of 259.55 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Northwesterly, along a tangent curve to the right, having a radius of 2050.00 feet, a central angle of 37°43'45", a chord bearing and distance of N 70°27'26" W, 1325.67 feet, for an arc length of 1349.92 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 51°35'33" W, a distance of 250.19 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

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

S 51°35'33" E, a distance of 250.19 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Southeasterly, along a tangent curve to the left, having a radius of 1950.00 feet, a central angle of 37°43'45", a chord bearing and distance of S 70°27'26" E, 1261.00 feet, for an arc length of 1284.07 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

S 89°19'18" E, a distance of 259.55 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Southeasterly, along a tangent curve to the right, having a radius of 2050.00 feet, a central angle of 12°40'12", a chord bearing and distance of S 82°59'13" E, 452.40 feet, for an arc length of 453.32 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Southeasterly, along a tangent curve to the left, having a radius of 500.00 feet, a central angle of 01°05'19", a chord bearing and distance of S 77°11'46" E, 9.50 feet, for an arc length of 9.50 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

S 77°44'26" E, a distance of 131.90 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Southeasterly, along a tangent curve to the right, having a radius of 500.00 feet, a central angle of 06°38'20", a chord bearing and distance of S 74°25'16" E, 57.90 feet, for an arc length of 57.93 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Southeasterly, along a tangent curve to the right, having a radius of 2060.00 feet, a central angle of  $03^{\circ}27'36''$ , a chord bearing and distance of S  $69^{\circ}22'18''$  E, 124.38 feet, for an arc length of 124.40 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

S  $67^{\circ}38'30''$  E, a distance of 635.22 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N  $67^{\circ}21'30''$  E, a distance of 35.36 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner, and

S  $67^{\circ}38'30''$  E, a distance of 72.00 feet to the POINT OF BEGINNING and being 8.261 acre tract in the Fort Bend County, Texas.

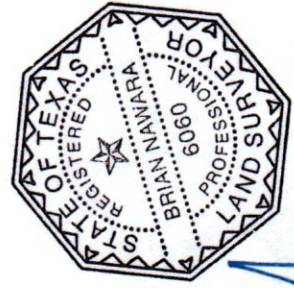
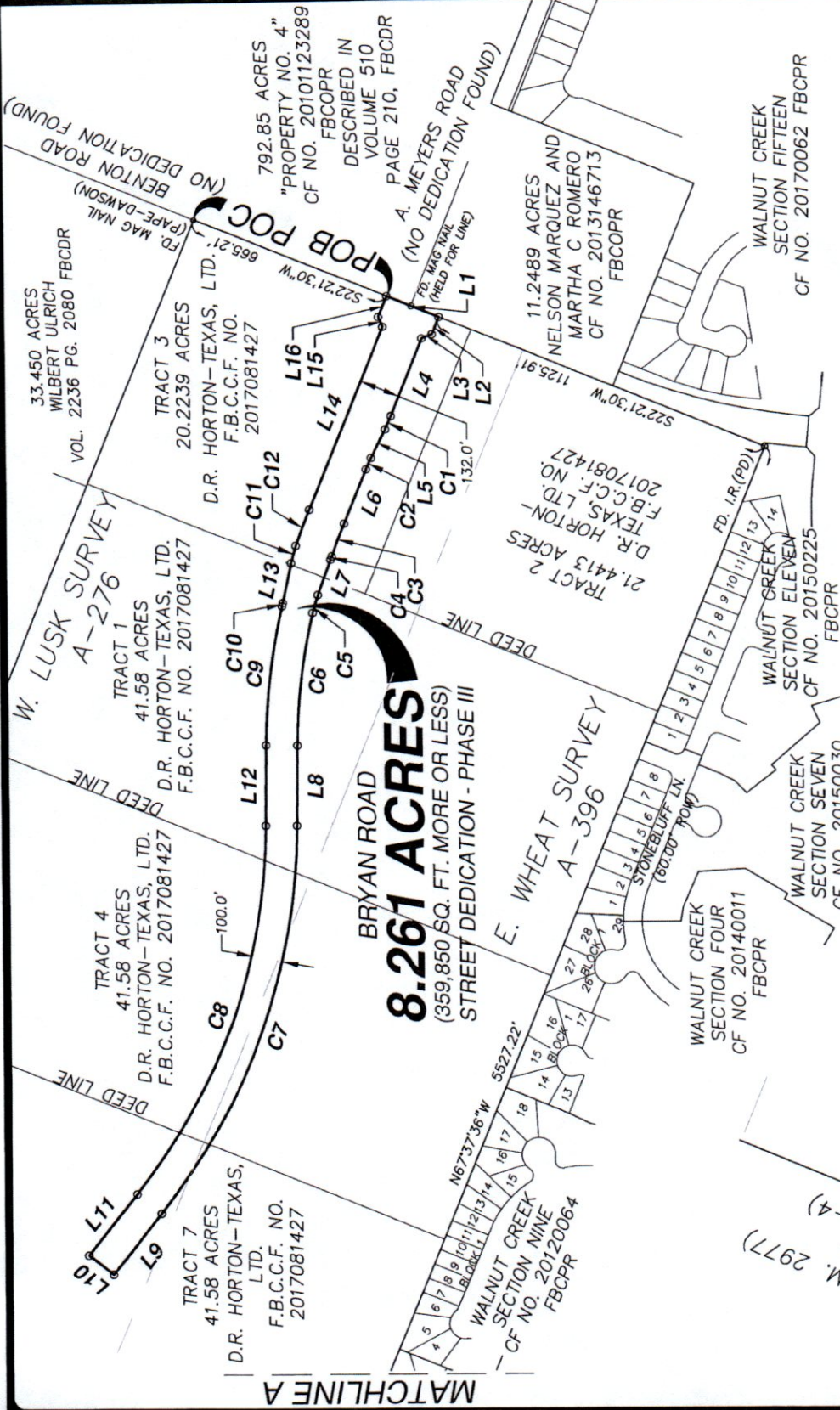


*B. Nawara*

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 18, 2018  
JOB NO. 40166-10  
DOC. ID. \\hou-file\TempK\survey\PROJECTS\CIVILHOUSTON\40166-10\Word\FN40166-10 8.261AC STREET DEDICATION- SUNSET PHASE III.docx

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

JOB NO. 40186-10  
 DATE JUNE 2018  
 DESIGNER  
 CHECKED BWN  
 DRAWN AWL  
 SHEET 1 of 2

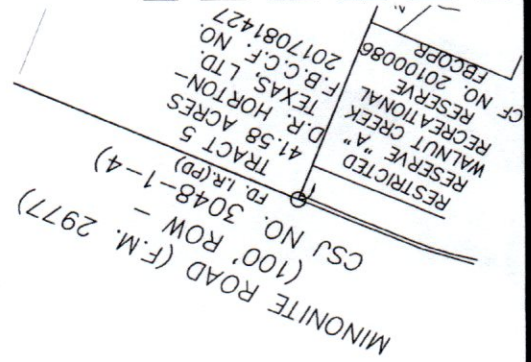


*B. Namanara*



- 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.

**MATCHLINE A**



**MATCHLINE A**

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

JOB NO. 40156-19  
 DATE: JUNE 2018  
 DESIGNER:  
 CHECKED: BWN  
 DRAWN: AWL

SHEET 2 of 2

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C7	2050.00'	37°43'45"	N70°27'26"W	1,325.67'	1349.92'
C8	1950.00'	37°43'45"	S70°27'26"E	1,261.00'	1284.07'
C9	2050.00'	12°40'12"	S82°59'13"E	452.40'	453.32'
C10	500.00'	1°05'19"	S77°11'46"E	9.50'	9.50'
C11	500.00'	6°38'20"	S74°25'16"E	57.90'	57.93'
C12	2060.00'	3°27'36"	S69°22'18"E	124.38'	124.40'

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	500.00'	5°17'12"	N64°59'54"W	46.12'	46.13'
C2	500.00'	4°36'45"	N65°20'08"W	40.24'	40.25'
C3	1940.00'	3°20'35"	N69°18'48"W	113.18'	113.20'
C4	500.00'	1°16'15"	N70°20'58"W	11.09'	11.09'
C5	500.00'	6°55'56"	N73°10'49"W	60.46'	60.50'
C6	1950.00'	12°40'32"	N82°59'03"W	430.52'	431.40'

**LINE TABLE**

LINE	BEARING	LENGTH
L9	N51°35'33"W	250.19'
L10	N38°24'27"E	100.00'
L11	S51°35'33"E	250.19'
L12	S89°19'18"E	259.55'
L13	S77°44'26"E	131.90'
L14	S67°38'30"E	635.22'
L15	N67°21'30"E	35.36'
L16	S67°38'30"E	72.00'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S22°21'30"W	182.00'
L2	N67°38'30"W	60.00'
L3	N22°38'30"W	35.36'
L4	N67°38'30"W	270.57'
L5	N63°01'45"W	102.64'
L6	N67°38'30"W	188.07'
L7	N69°42'50"W	120.89'
L8	N89°19'18"W	259.55'

**SYMBOL LEGEND**

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

**SYMBOL LEGEND**

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