

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.

SPECIAL WARRANTY DEED

Date: SEPTEMBER 10, 2018

Grantor:

Century Land Holdings of Texas, LLC, a Colorado limited liability company

Grantor's Mailing Address:

4700 West Sam Houston Parkway North, Suite 130
Houston, Texas 77041

Grantee:

Fort Bend County Toll Road Authority, a Texas local government corporation

Grantee's Mailing Address:

c/o The Muller Law Group PLLC
202 Century Square Boulevard, Sugar Land, Texas 77478

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property:

That certain tract of land containing 0.7362 acres, as more particularly described and depicted in **Exhibit A** attached hereto and incorporated herein for all purposes, together with all rights, titles and interests appurtenant thereto and improvements situated thereon.

Exceptions to Conveyance and Warranty:

This Special Warranty Deed is executed and delivered by Grantor and accepted by Grantee, and the conveyance set forth herein and the Property are 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 and other matters of record in Fort Bend County, Texas, to the extent same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

Access Reservation:

Access to and across the Property is DENIED, except as provided in this paragraph. Grantor excepts and reserves unto itself and its successors and assigns, the right of access, ingress and egress across, along and upon the Property between the remainder of Grantor's property and an access point to Fort Bend Westpark Tollway/FM 1093 in compliance with Fort Bend County's Policies and Procedures Relating to Access along the Fort Bend Westpark Tollway/FM 1093.

Grant of Property:

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty and the Access Reservation, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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, except as to the Exceptions to Conveyance and Warranty and the Access Reservation.

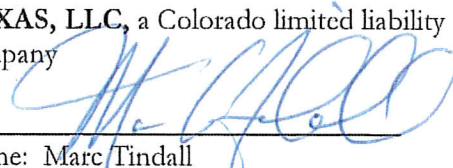
Grantor, for the same Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee, without warranty, express or implied, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors and assigns forever.

Remainder of page intentionally blank.

Executed to be effective as of September 10, 2018.

GRANTOR:

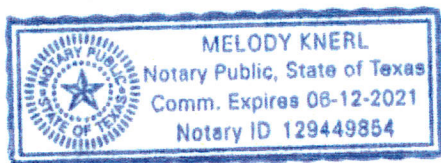
CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company

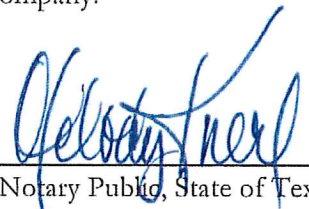
By: 
Name: Marc Tindall
Title: Vice President of Land – Houston

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 10th day of September, 2018, by Marc Tindall, Vice President of Land – Houston, of Century Land Holdings of Texas, LLC, a Colorado limited liability company, on behalf of said company.

(NOTARY SEAL)





Notary Public, State of Texas

AGREED to and ACCEPTED this 19th day of September, 2018 by Grantee.

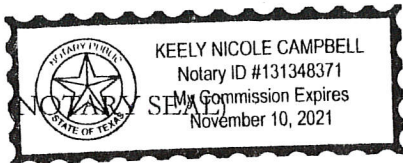
GRANTEE:

**FORT BEND COUNTY TOLL ROAD
AUTHORITY**

By: *James D. Conarey*
Name: James D. Conarey, DDS
Title: Chairman

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 19th day of September, 2018, by James D. Conarey, DDS, Chairman, of the Board of Directors of FORT BEND COUNTY TOLL ROAD AUTHORITY, a Texas local government corporation, on behalf of said local government corporation.



Keely Campbell
Notary Public, State of Texas

Attachment:
Exhibit A – Legal Description and Depiction of Property

After recording, please return to:
Keely Campbell
The Muller Law Group, PLLC
202 Century Square Boulevard
Sugar Land, Texas 77478

EXHIBIT A

Legal Description and Depiction of Property

(see attached)

DESCRIPTION OF
0.7362 ACRE

Being 0.7362 acre of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 125.380 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in Volume 2519, Page 212 of the Official Records of said Fort Bend County, Texas (O.R.F.B.C.), said 0.7362 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);

Beginning at 1/2-inch iron rod with cap stamped "RPLS 1535 4035" found marking the southeast corner of said 125.380 acre tract, common to the southwest corner of that certain called 101 acre tract described in deed to John D. McCann, et al. by an instrument of record in File Number 2005014004 of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.), in the north line of the 100-foot wide strip of land described in deed to Fort Bend County Toll Road Authority by an instrument of record in File Number 2015058468, O.P.R.F.B.C.;

Thence, South 74° 44' 46" West, along the south line of said 125.380 acre tract, common to the north line of said 100-foot wide strip, 299.07 feet to a point for corner from which a 5/8-inch iron rod with cap stamped "RPLS 1535 4035" found in the south line of said 125.380 acre tract, common to the north line of said 100-foot strip bears, South 74° 44' 46" West, 1.13 feet;

Thence, North 15° 14' 19" West, departing said common line, 100.00 feet to a point for corner;

Thence, North 74° 44' 46" East, 342.29 feet to a point for corner in the east line of said 125.380 acre tract, common to the west line of said 101 acre tract;

Thence, South 08° 08' 11" West, along said common line, 108.95 feet to the POINT OF BEGINNING and containing 0.7362 acre of land.

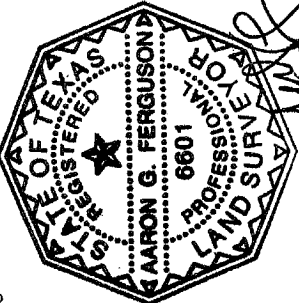
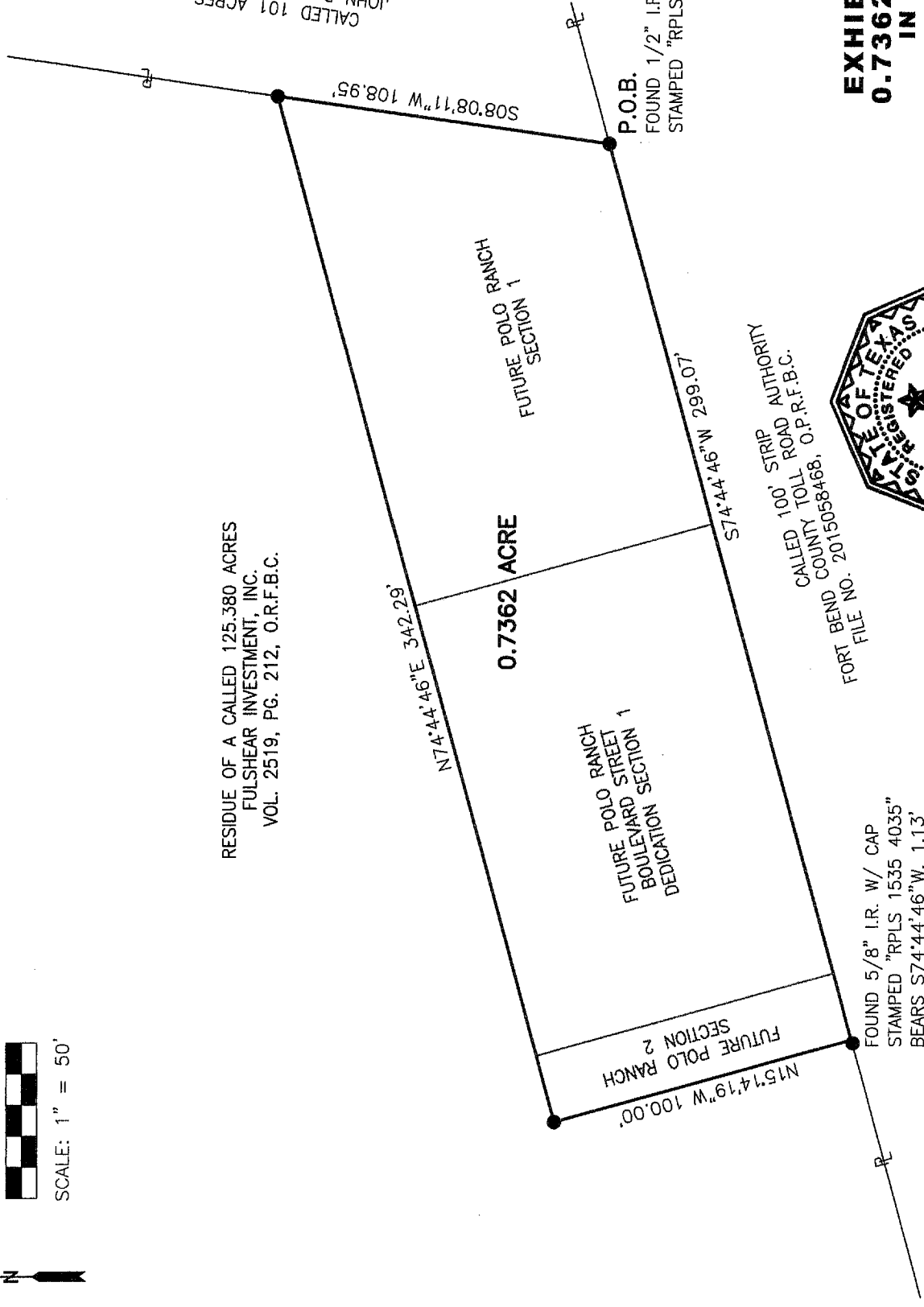
Corner monuments were not set at the client's request.





RESIDUE OF A CALLED 125.380 ACRES
FULSHEAR INVESTMENT, INC.
VOL. 2519, PG. 212, O.R.F.B.C.

FILE NO. 2005014004, O.P.R.F.B.C.
JOHN D. MCCANN, ET AL.
CALLED 101 ACRES



**EXHIBIT OF
0.7362 ACRE
IN THE**
C. FULCHER LEAGUE, A-29
FORT BEND COUNTY, TEXAS
MAY 2018 JOB NO. LJA5001-2457-1008D
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

NOTES:

- 1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment.
- 2) Corner monuments not set at client's request.

09/04/18 - Revised Title Block
09/07/18 - Revised per Attorney's Comments