

3. An easement reserved in favor of Grantor for the purpose of construction of improvements, if any, upon the Property;
4. The assumption by Grantee of any and all tax obligations for the calendar year 2019 and all years thereafter on the Property;
5. The right to grant additional easements that is hereby retained in favor of Grantor;
6. All mineral rights in, on, and under the Property that are hereby retained in favor of Grantor; and
7. Grantee's sole permitted uses of the Property shall be as same are more particularly described on the attached Exhibit A.

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THIS GIFT DEED IS MADE AND ACCEPTED (A) WITHOUT RECOURSE ON GRANTOR AND (B) WITHOUT REPRESENTATION AND WARRANTY OF ANY KIND (WHETHER EXPRESS, IMPLIED OR STATUTORY) BY GRANTOR. GRANTOR IS CONVEYING THE PROPERTY COVERED BY THIS DEED ON AN "AS IS, WHERE IS" BASIS, WITH ALL FAULTS, AND WITHOUT REPRESENTATION OR WARRANTY (ALL OF WHICH GRANTOR DISCLAIMS).

EXECUTED this the 14th day of December, 2018.

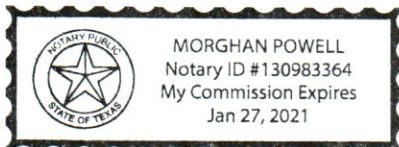
GRANTOR:

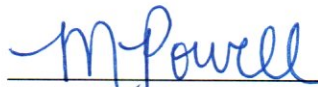
HERRIN RANCH DEVELOPMENT II INC.,
a Texas corporation

By: 
F.W. Reichert III, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 14th day of December, 2018, by F. W. Reichert III, Vice President of Herrin Ranch Development II Inc., a Texas corporation, on behalf of such companies.




Notary Public – State of Texas

County: Fort Bend
Project: Riverstone – Thompson Ferry Road
C.I. No.: 1011-18
Job Number: 2010-169-001

FIELD NOTES FOR 0.0194 ACRES

Being a 0.0194 acre tract of land located in the William Little Survey, Abstract-54 in Fort Bend County, Texas; said 0.0194 acre tract being all of the remainder of the portion a called 0.6788-acre tract of land (Thompson Ferry Road Abandonment) conveyed to Herrin Ranch Development II, Inc in Clerk's File Number 2013020639 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.0194 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the City of Missouri City G.P.S. Monumentation Program, Texas Coordinate System, South Central Zone (NAD 27), using City Survey Marker No. 7096 and 7076):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Creekstone Village at Riverstone Section Eight, a subdivision recorded in Plat Number 20140191 of the Fort Bend County Plat Records (F.B.C.P.R.), same being the centerline of said 0.6778-acre tract;

1. Thence, with the north line of said Creekstone Village at Riverstone Section Eight, South 87 degrees 32 minutes 23 seconds West, a distance of 30.00 feet to the southeast corner of a 27,990 Sq.Ft. right-of-way (R.O.W.) dedication recorded in Plat Number 20060257 of the F.B.C.P.R., same being on the west line of said 0.6778-acre tract;
2. Thence, with the east line of said R.O.W. dedication and the west line of said 0.6778-acre tract, North 02 degrees 52 minutes 25 seconds West, a distance of 29.39 feet to the northwest corner of said 0.6788-acre tract;
3. Thence, with the north line of said 0.6788-acre tract, South 87 degrees 59 minutes 08 seconds East, a distance of 30.11 feet to the centerline of said 0.6778-acre tract;
4. Thence, with the centerline of said 0.6788-acre tract, South 02 degrees 52 minutes 25 seconds East, a distance of 27.04 feet to the **Point of Beginning** and containing 0.0194 acres of land.

Mark D. Armstrong
01/12/18



ABBREVIATIONS

P.O.C. - PLACE OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING



ST. JOHN BAPTIST CHURCH
VOL. 285, PG. 18
F.B.C.D.R.

OILFIELD ROAD
(WIDTH VARIES)

0.0194 ACRE
TRACT

27,990 SQ.FT R.O.W. DEDICATION
PLAT NO. 20060257
F.B.C.P.R.

P.O.B.

CALL 0.4920 ACRES
CITY OF MISSOURI CITY
C.F. NO. 2012029361
O.R.F.B.C.

RESERVE
A

FORT BEND COUNTY MUD 46
C.F. NO. 201320639
O.R.F.B.C.

7

8

CREEKSTONE VILLAGE
AT RIVERSTONE
SECTION EIGHT
PLAT NO. 20140191
F.B.C.P.R.

9

CALL 8.052 ACRES
FBCMUD NO. 46
C.F. NO. 2006004323
O.P.R.F.B.C.

CALL 2.236 ACRES
FBCMUD NO. 46
C.F. NO. 2005099347
O.R.F.B.C.

10

MAY
RIDGE
LANE

11



9990 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

EXHIBIT
0.0194 ACRES

DRAWN BY: LD	DATE: 01-11-2018	SCALE: 1"=50'
CHECKED BY: MA	JOB NO: 2012-219-010	101118.DGN