

the extent that said items and matters are in effect and validly enforceable against the Easement granted herein; provided, however, Grantors will not enforce said items and matters, to the extent that it has the ability to enforce any of said items or matters, in a manner which would unreasonably prejudice or interfere with Grantee's rights in the Easement granted herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the above-described Easement for the said purposes, together with all and singular the rights and appurtenances thereto in any wise belonging, including all necessary rights of ingress, egress, and regress, unto said Grantee, its successors and assigns, forever. Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the said Easement, right-of-way and other rights described herein unto Grantee, its successors and assigns, by, through, or under Grantor, but not otherwise.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective heirs, executors, administrators, successors and assigns. Accordingly, should fee simple title to the Easement Tracts be sold, granted, or conveyed at any time subsequent to the date of this instrument, then any subsequent fee simple title owner of the Easement Tracts shall acquire all the rights, duties, and obligations of Grantor hereunder.

Neither party's failure to insist on strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together shall constitute one instrument.

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

[Signature pages follow this page.]

EXECUTED this the 20 day of JUNE, 2019.

GRANTOR:

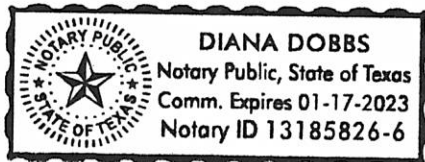
THE FALCON RANCH HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation

By: [Signature]
Name: ROBERT SERRETT
Title: PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 20th day of June, 2019 by Serrett, Robert of THE FALCON RANCH HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(NOTARY SEAL)



[Signature]
Notary Public, State of Texas

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469