

QUITCLAIM DEED

(6.921 Acres)

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.

Date:

_____, 2020

District:

Fort Bend County Municipal Utility District No. 216, a political subdivision of the State of Texas

District's Mailing Address:

c/o Schwartz, Page & Harding, LLP
1300 Post Oak Boulevard, Suite 1400
Houston, Texas 77056
Attn: Joseph Schwartz

Authority:

Fort Bend County Toll Road Authority, a local government corporation

Authority's Mailing Address:

c/o The Muller Law Group, PLLC
202 Century Square Blvd.
Sugar Land, Texas 77478
Attn: Rich Muller

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

That certain real property located in Fort Bend County, Texas (the "County"), and depicted and described by metes and bounds in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Adjacent ROW Property").

Grant of Property:

For the Consideration, District quitclaims to Authority all of District's right, title, and interest in and to the Adjacent ROW Property, if any, to have and to hold it to Authority and Authority's successors and assigns forever, so that neither District nor District's successors or assigns will have, claim, or demand any right or title to the Adjacent ROW Property or any part thereof, subject only to the terms and conditions provided in the "Special Warranty Deed" filed under Fort Bend County Clerk's File No. _____ and the "Joint Project Agreement Regarding Road Right-Of-Way and Related Construction" dated effective August 27, 2019, by and between the County, the District, the Authority, and Fulshear Lakes, Ltd., a Texas limited partnership, by Fulshear Lakes GP, LLC, a Texas limited liability company, its general partner, as it may be amended from time to time, which terms and conditions are specifically incorporated herein by reference.

The District quitclaims the Adjacent ROW Property in an "AS-IS, WHERE IS" condition without any recourse by Authority, or representation or warranties of any kind or nature being made by District, express or implied, including, but not limited to, the condition of the Adjacent ROW Property or the District's interest therein.

[Signatures Follow]

The individual signing this instrument on behalf of the District represents that it has the requisite authority to bind the District.

Approved and accepted the 18th day of June, 2020, to be effective the _____ day of _____, 2020.

DISTRICT:

**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 216**, a political
subdivision of the State of Texas

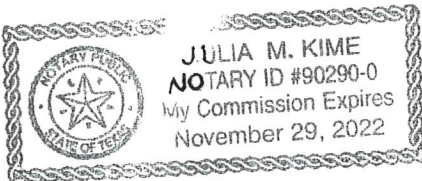
By: *Phillip S. Froehlich*
Phillip S. Froehlich
President, Board of Directors

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 18th day of June, 2020, by Phillip S. Froehlich, President, Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, a political subdivision of the State of Texas, on behalf of said political subdivision.



Julia M. Kime
Notary Public Signature

Exhibit A

Legal Description and Sketch of the Adjacent ROW Property

Revised February 22, 2019
February 21, 2019
Job No. LJAS001-2379-0001

DESCRIPTION OF
6.921 ACRES
100' STRIP

Being 6.921 acres of land located in the John Randon League, Abstract 76, Fort Bend County, Texas, more particularly being a portion of that certain called 100' wide strip of land described in the deed to Fort Bend County Toll Road Authority by an instrument under File Number 2015058468, in the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), said 6.921 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southeast corner of that certain called 411.052 acre tract described in the deed to Fulshear Lakes, Ltd. by an instrument of record under File Number 2014007854, F.B.C.O.P.R., same being the southwest corner of that certain called 58.139 acre tract described in the deed to K. R. Arnold, Et Ux by an instrument of record under File Number 1999008859, F.B.C.O.P.R., same being on the north line of said 100' wide strip;

Thence, South $02^{\circ} 18' 57''$ East, 100.60 feet to a point for corner on the south line of said 100' wide strip, same being on the north right-of-way line of F.M. 1093 also known as Westheimer Road (100 feet wide);

Thence, South $81^{\circ} 25' 02''$ West, with the common line of said 100' wide strip and said right-of-way line of F.M. 1093, 3,019.43 feet to a point for corner;

Thence, North $02^{\circ} 37' 49''$ East, departing said common line, 101.95 feet to a 1/4-inch iron pipe found for the southwest corner of that certain called 70.1425 acre tract (Tract 1) described in the deed to Fulshear Lakes, Ltd. by an instrument of record under File Number 2014007853, F.B.C.O.P.R., said 70.1425 acre tract being all of Rustic Oaks Subdivision, a subdivision of record in Slide No. 185B in the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), same being the southeast corner of that certain called 3.157 acre tract described in an instrument of record under File Number 2017129223, F.B.C.O.P.R., and on the north line of said 100' wide strip;

503.983 Acres

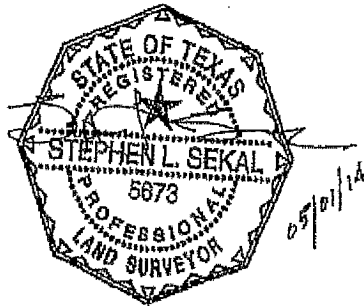
Revised May 1, 2014
April 23, 2014
Job No. 2493-0100-200

tract, and being within the aforementioned Rogers Road, from which a found 5/8-inch Iron rod (pent) bears South 77° 51' 34" East, 0.29 feet;

Thence, North 87° 41' 03" East, with the northerly line of said 411.52 acre tract, said John Randon League, and the southerly line of said J. San Pierre Survey and the aforementioned I. H. Charles League, 1,829.92 feet to the POINT OF BEGINNING and containing 503.983 acres of land and of which 1.320 acres (57,529 square feet) of land lies within the existing roadway area of said Rogers Road.

"This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared"

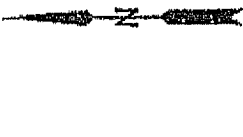
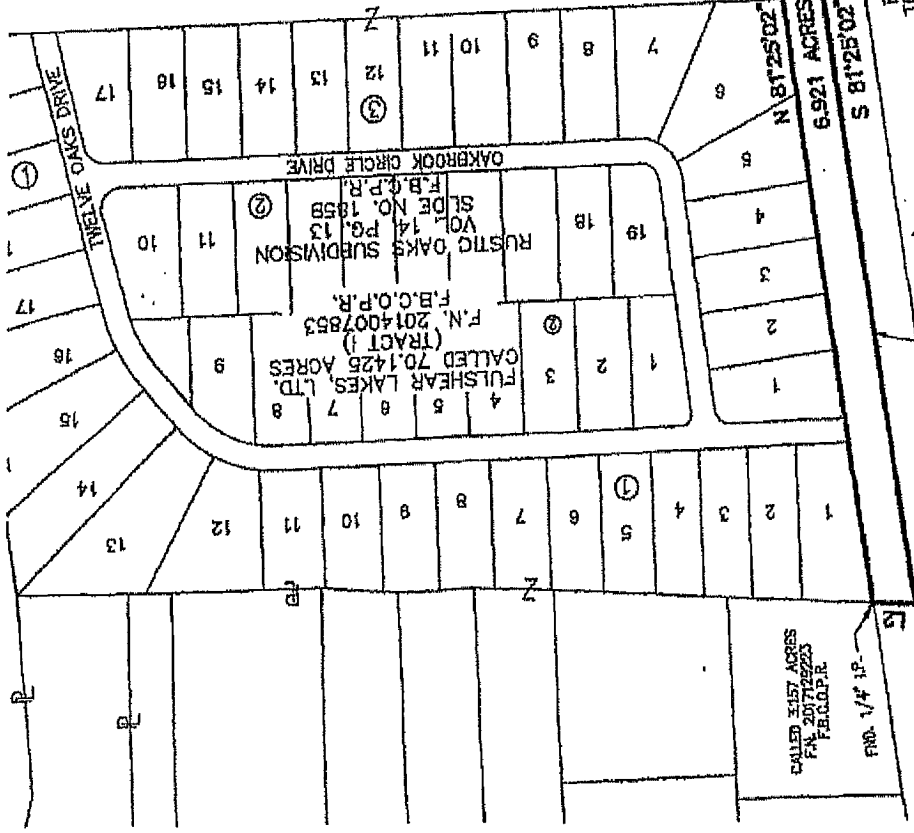
LJA Engineering, Inc.



JOHN RANDON LEAGUE
A-76

LINE	BEARING	DISTANCE
L1	S 02°18'57" E	100.80
L2	N 02°37'49" E	101.95

FULSHEAR LAKES, LTD.
CALLED 411.052 ACRES
F.N. 2014007854
F.B.C.O.P.R.



K. R. ARNOLD, ET UX
CALLED 58.139 AC.
F.N. 1999008859
F.B.C.O.P.R.

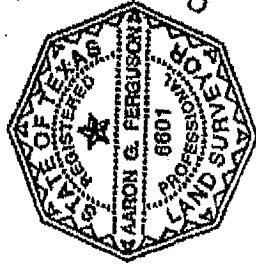
P.O.B.
PREVIOUSLY SET 5/5' L.R.
W/POP STAMPED "LA 016"

CALLER 3457 ACRES
F.N. 2017122223
F.B.C.O.P.R.

FRONT 1/4 1/4

1093'
FARMER ROAD
(WEST 100 WIDE)

FORT BEND COUNTY
TOLL ROAD AUTHORITY
(CALLED 100 WIDE)
FILE NO. 2015058468
F.B.C.O.P.R.



Handwritten signature and date: 1/22/19

EXHIBIT OF
6.921 ACRES
100' STRIP
IN THE

JOHN RANDON LEAGUE, A-76
FORT BEND COUNTY, TEXAS

FEBRUARY 2019 JOB NO. 2379-0001

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026

Revision 1 - 2/22/19 - General Revisions

NOTE:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- CORNERS WERE NOT SET AT THE CLIENT'S REQUEST.
- THIS EXHIBIT IS BASED ON RECORD INFORMATION ONLY AND DOES NOT REFLECT AN ON THE GROUND SURVEY.