

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, **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership, d/b/a Friendswood Development Company and **M/I HOMES OF HOUSTON, LLC**, a Texas limited liability company, (both herein referred to as "Grantors"), 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 do **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, for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), a certain tract of land, containing **0.7174 of an acre of land**, 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 is made for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), and is executed by Grantors 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 Grantors do hereby bind themselves, their 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, Grantors 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 7th day of DECEMBER, 2021.

GRANTORS:

LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD., a Texas limited partnership
d/b/a Friendswood Development Company

By: U.S. Home Corporation,
a Delaware corporation,
its general partner

[Signature]

By: *[Signature]*
Michael W. Johnson, Vice President

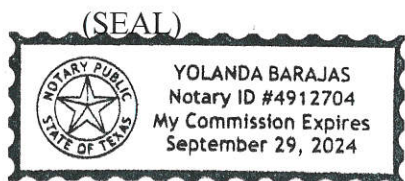
Date: 12/7/2021

THE STATE OF TEXAS

COUNTY OF HARRIS

§
§
§

This instrument was acknowledged before me on the 7th day of December,
2021 by Michael W. Johnson, Vice President, on behalf of Lennar Homes
of Texas Land and Construction, Ltd.



[Signature]
Notary Public in and for the State of Texas

M/I HOMES OF HOUSTON, LLC,
a Texas limited liability company

By: [Signature]
Jay McManus, Area President

Date: 11-30-2021

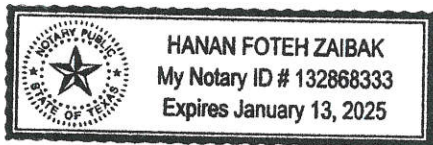
THE STATE OF TEXAS

COUNTY OF Harris

§
§
§

This instrument was acknowledged before me on the 30th day of November,
2021 by Jay McManus, Area President, on behalf of M/I Homes of
Houston, LLC.

(SEAL)



[Signature]
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
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

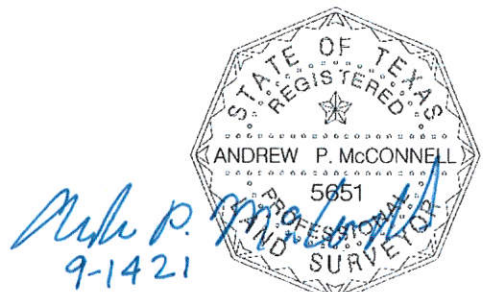
County: Fort Bend
Project: Millers Pass – R.O.W. dedication
C.I. No.: 1265-21 (sketch attached)
Job Number: 2020-218-MPO-012

METES AND BOUNDS DESCRIPTION
0.7174 ACRES

Being a 0.7174-acre tract of land located in the H & T.C. Railroad Company Survey, Section 11, Abstract No. 212, Fort Bend County, Texas; said 0.7174-acre tract being a portion of a called 38.09-acre tract of land (Tract II) recorded in the name of Lennar Homes of Texas Land and Construction, Ltd. and M/I Homes of Houston, LLC. in Clerk's File (C.F.) No. 2020179625 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.); said 0.7174-acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System (NAD 83), South Central Zone and referenced to the northwest line of said 146.27-acre tract):

Beginning at a PK nail found at the most southerly corner of said 38.09 acre tract, same being on the centerline of Cottonwood Church Road (60 feet wide) and being on the common line between said H. & T.C. Railroad Company Survey, Section No. 11, Abstract No. 212 and the H. & T.C. Railroad Company Survey, Section No. 9, Abstract No. 211 , Fort Bend County Texas;

1. Thence, with said centerline and said common survey line, North 48 degrees 04 minutes 53 seconds West, a distance of 624.89 feet to PK nail found at the most westerly corner of said 38.09 acre tract and most southerly corner of Coon Acres, a subdivision recorded in Slide No.'s 580-B and 581-A of the Fort Bend County Plat Records (F.B.C.P.R.);
2. Thence, with the northwesterly line of said 38.09 acre tract and the southeasterly line of said Coon Acres, North 42 degrees 04 minutes 07 seconds East, a distance of 50.00 feet;
3. Thence, across said 38.09 acre tract, South 48 degrees 04 minutes 53 seconds East, a distance of 625.02 feet to southeasterly line of said 38.09 acre tract and northwesterly line of a called 33.78 acre tract of land conveyed to Raymond C. Meyer in Volume 484, Page 781 of the Fort Bend County Deed Records;
4. Thence, with the southeasterly line of said 38.09 acre tract and the northwesterly line of said 33.78 acre tract, South 42 degrees 13 minutes 23 seconds West, a distance 50.00 feet to the **Point of Beginning** and containing 0.7174 acres of land.





COON ACRES
SLIDE NO. 580-B/581-A,
F.B.C.P.R.

PERMANENT EASEMENT & R.O.W.
SEAWAY PIPELINE, INC.
C.F. NOS.
2013014904 & 2020055067

38.09 ACRES
(TRACT II)
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD. AND
M/I HOMES OF HOUSTON, LLC
C.F. NO. 2020179625
O.P.R.F.B.C.

60' PIPELINE RIGHT-OF-WAY
SEAWAY PIPELINE, INC.
VOL. 660, PG. 382,
F.B.C.D.R.

1.500 ACRES
C.F. NO. 2012139513
O.P.R.F.B.C.

33.78 ACRES
VOL 484, PG. 781
F.B.C.D.R.

1.000 ACRE
C.F. NO. 2002137269
O.R.F.B.C.

1 ACRE
C.F. NO.
2014004888
D.R.F.B.C.

5.084 ACRES
C.F. NO.
2009063424
O.P.R.F.B.C.

146.27 ACRES
(TRACT I)
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD. AND
M/I HOMES OF HOUSTON, LLC
C.F. NO. 2020179625
O.P.R.F.B.C.



2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

EXHIBIT OF 0.7174 ACRES RIGHT-OF-WAY DEDICATION

ABBREVIATIONS

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
F.B.C.D.R. - FORT BEND COUNTY
DEED RECORDS
O.P.R.F.B.C. - OFFICIAL PUBLIC
RECORDS OF FORT BEND COUNTY

DRAWN BY: BUR DATE: 09-09-2021 SCALE: 1"=100'
CHECKED BY: APM JOB NO: 2020218-MPO-012 126521.DGN