



8 PGS

2014096964

DEED

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, **TAYLOR MORRISON OF TEXAS, INC.**, a Texas corporation ("Grantor"), 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 does 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, all that certain 1.7859 acre tract 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").

Reservations from and Exceptions to Conveyance:

This Donation Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to:

(a) All easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, 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");

(b) The restriction that the Property shall be used only for road and right-of-way purposes;

(c) The reservation by Grantor of the right to use and cross said right-of-way until such time as construction of a public road on the Property commences;

(d) The understanding that Grantor shall at all times have full and complete access to any public road hereafter constructed on said right-of-way; further, Grantor shall have the right to install such utility lines over, under, across, and along said right-of-way as may be necessary

CCM 9-2-14 #12-A
Fort Bend County Clerk
Return Admin Serv Coord

9/4/14 original returned to Marcus at Co Attorney

to serve Grantor's adjacent property in accordance with County regulations, standards and policies; and

(e) The agreement by Grantee that any public road constructed on the Property will include appropriate drainage structures so that the storm drainage of Grantor's adjacent property will not be adversely affected in any manner.

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 Grantor does hereby bind itself, its 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 by, through or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantee joins in the execution hereof to evidence its agreement to the covenants, reservations, restrictions, and provisions hereinabove set forth, all of which shall be binding upon Grantee, its legal representatives, successors and assigns.

Grantee's address is P.O. Box 399, Richmond, Texas 77469.

[Signature pages follow this page]

EXECUTED on the date of the acknowledgement hereinafter set forth, but made effective for all purposes as of the 20th day of August, 2014 (the "Effective Date").

GRANTOR:

TAYLOR MORRISON OF TEXAS, INC., a
Texas corporation

By: 

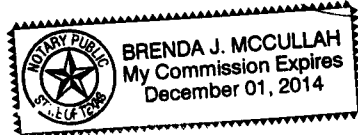
Name: GRANT GRIMES

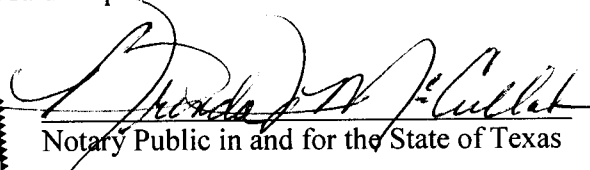
Title: VICE PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 20th day of AUGUST, 2014 by GRANT GRIMES, VICE PRESIDENT, of **TAYLOR MORRISON OF TEXAS, INC.,** a Texas corporation, on behalf of said corporation.

(SEAL)





Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the 2 day of September, 2014.

GRANTEE:

FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas

By: 

Name: Robert Hebert

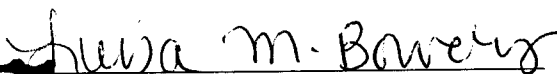
Title: County Judge

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 2nd day of September, 2014 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)




Notary Public in and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to:
Roberts Markel Weinberg Butler Hailey PC
2277 Plaza Drive, Suite 290
Sugar Land, Texas 77479

County: Fort Bend
Project: Grand Vista; Beechnut Boulevard
C.I. No.: 1363-14 (sketch prepared)
Job Number: 2014-136-067

FIELD NOTES FOR 1.7859 ACRES

Being a 1.7859 acre tract of land located in the Leonard Burknapp Survey, A-108, Texas; said 1.7859 acre tract being a portion of a call 620.00 acre tract of land recorded in the name of Taylor Morrison of Texas, Inc. in Clerk's File Number 2012132796 of the Official Records of Fort Bend County (O.R.F.B.C.); said 1.7859 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the southeast corner of a call 0.2789 acre tract of land recorded in Clerk's File Number 2005003524 of the O.R.F.B.C., same being an interior corner of said 620.00 acre tract;

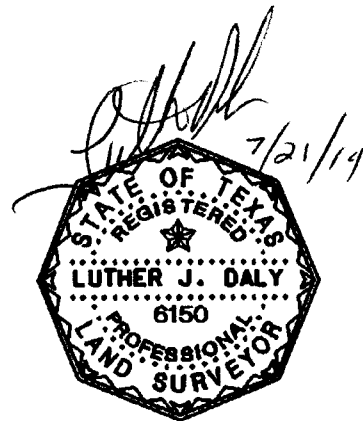
Thence, with the common line of said 620.00 acre tract and said 0.2789 acre tract, the following three (3) courses:

1. North 02 degrees 10 minutes 26 seconds West, a distance of 50.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
2. South 84 degrees 32 minutes 06 seconds West, a distance of 239.84 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
3. South 02 degrees 01 minutes 10 seconds East, a distance of 50.67 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
4. Thence, with an interior line of aforesaid 620.00 acre tract and through a call 1095.0 acre tract of land recorded in Clerk's File number 2006064288 of the O.R.F.B.C., South 84 degrees 33 minutes 48 seconds West, a distance of 32.94 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast terminus corner of Beechnut Street recorded in Plat Number 20060166 of the Fort Bend County Plat Records, Texas (F.B.C.P.R.), same being a westerly corner of aforesaid 620.00 acre tract;
5. Thence, with the east terminus line of said Beechnut Street and a west line of said 620.00 acre tract, North 02 degrees 05 minutes 34 seconds West, a distance of 100.17 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the northeast terminus corner of said Beechnut Street and a westerly corner of said 620.00 acre tract;

6. Thence, with an interior line of said 620.00 acre tract, North 84 degrees 33 minutes 48 seconds East, a distance of 866.77 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

Thence, through said 620.00 acre tract, the following three (3) courses:

7. South 05 degrees 26 minutes 12 seconds East, a distance of 52.03 feet;
8. North 84 degrees 31 minutes 19 seconds East, a distance of 63.19 feet;
9. South 02 degrees 31 minutes 24 seconds East, a distance of 48.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for an interior corner of aforesaid 620.00 acre tract;
10. Thence, with an interior line of said 620.00 acre tract, South 84 degrees 33 minutes 48 seconds West, a distance of 660.44 feet to the **Point of Beginning** and containing 1.7859 acres of land.



I. & G.N.R.R. SURVEY, A-367

BEECHNUT STREET.
PLAT NO. 20060166
F.B.C.P.R.

REMAINDER
CALL 1095.0 ACRES
TERRAVISTA LAKES
C.F. NO. 2006064288
O.R.F.B.C.

P.O.B.

**1.7859
ACRE TRACT**

CALL 0.2789 ACRES
FORT BEND COUNTY
C.F. NO. 2005003524
O.R.F.B.C.

CALLED
CENTERLINE
HARLEM ROAD

REMAINDER
CALL 1095.0 ACRES
TERRAVISTA LAKES
C.F. NO. 2006064288
O.R.F.B.C.

1.494 ACRE
R.O.W. DEDICATION
PLAT NO. 20050034
F.B.C.P.R.

BRADFORD PARK SEC. 1
PLAT NO. 20050034
F.B.C.P.R.

STONE MISSION
LANE

CALL 2.566 ACRES
FORT BEND COUNTY
C.F. NO. 2005003524
O.R.F.B.C.

BEECHNUT STREET.

CALL 620.00 ACRES
TAYLOR MORRISON
OF TEXAS, INC.
C.F. NO. 2012132796
O.R.F.B.C.

LEONARD BURKNAPP SURVEY, A-108

ABBREVIATIONS

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



Engineering and Surveying
8980 Richmond Avenue, Suite 450
North Building
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax

**EXHIBIT OF
1.7859 ACRES
IN GRAND VISTA**

DRAWN BY: LD DATE: 07-15-2014 SCALE: 1"=300'
CHECKED BY: JBM JOB NO: 2014-136-067 136314.DGN

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

September 04, 2014 01:27:51 PM

FEE: \$0.00 KA
DEED

2014096964

