



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 10.6058 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 11/18/14 # 30
Fort Bend County Clerk
Return Admin Serv Coord

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]

AGREED to and ACCEPTED on this the 18th day of November, 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 §

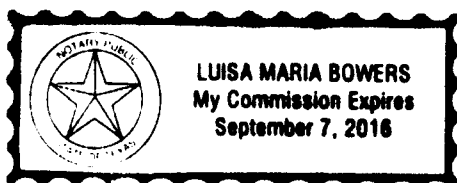
This instrument was acknowledged before me on the 18th day of November, 2014 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(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

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

GRANTOR:

TAYLOR MORRISON OF TEXAS, INC., a
Texas corporation

By: 

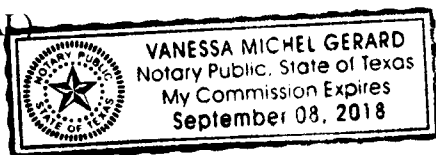
Name: GRANT LIMES


Title: VICE PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 20TH day of OCT.,
2014 by GRANT LIMES, 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

County: Fort Bend
Project: Grand Vista; Beechnut Boulevard
C.I. No.: 1354-14
Job Number: 2014-136-0067

FIELD NOTES FOR 10.6058 ACRES

Being a 10.6058 acre tract of land located in the Hugh Rogers Survey, A-309 and the Leonard Burkapp Survey, A-108 in Fort Bend County, Texas, said 10.6058 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 10.6058 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):

Commencing at a 5/8-inch iron rod with cap stamped "COTTON" found for the northwest corner of a 100-foot by 200-foot tract recorded in Volume 86, Page 350 of the Fort Bend County Deed Records, same being a southerly interior corner of said 620.00 acre tract;

Thence, with the common line of said 620.00 acre tract and said 100-foot by 200-foot tract, South 02 degrees 48 minutes 15 seconds East, a distance of 139.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for the northeast corner and **Point of Beginning** of the herein described tract;

1. Thence, continuing with said southerly interior line, South 02 degrees 48 minutes 15 seconds East, a distance of 120.01 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

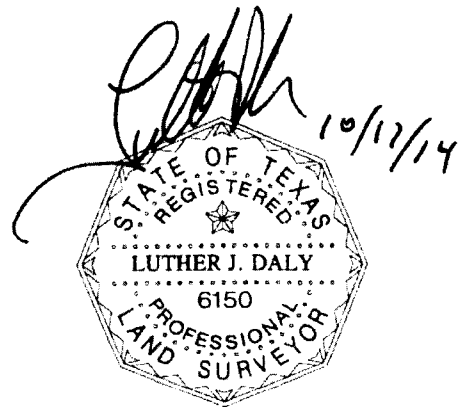
Thence, through said 620.00 acre tract, the following four (4) courses:

2. South 87 degrees 49 minutes 54 seconds West, a distance of 1,382.03 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. 576.47 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 18 minutes 34 seconds, a radius of 9,980.00 feet and a chord that bears South 86 degrees 10 minutes 37 seconds West, a distance of 576.39 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. South 84 degrees 31 minutes 19 seconds West, a distance of 1,888.63 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

5. Thence, with the west line of said 1.7859 acre tract, North 05 degrees 26 minutes 54 seconds West, at 50.03 feet pass a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for an interior corner of aforesaid 620.00 acre tract and a northeast corner of said 1.7859 acre tract, continuing in all a total distance of 120.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

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

6. North 84 degrees 31 minutes 19 seconds East, a distance of 1,888.57 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. 583.41 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 18 minutes 34 seconds, a radius of 10,100.00 feet and a chord that bears North 86 degrees 10 minutes 37 seconds East, a distance of 583.33 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
8. North 87 degrees 49 minutes 54 seconds East, a distance of 1,380.70 feet to the **Point of Beginning** and containing 10.6058 acres of land.



DRAWN BY: KL	DATE: 10/15/2014	SCALE: 1"=300'
CHECKED BY: LJD	JOB NO: 2014-136-067	EXHIBIT.DGN

RETURN:
FORT BEND COUNTY CLERK
ADMIN SERV COORDINATOR

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

November 20, 2014 02:11:36 PM

FEE: \$0.00 JE
DEED

2014127158

