

187



DRAINAGE EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND §

That **DRY CREEK (HOUSTON) ASLI VII, LLC**, a Delaware limited liability company (collectively, the "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash to Grantor in hand paid by **FORT BEND COUNTY DRAINAGE DISTRICT**, a conservation and reclamation district and a body politic and corporate and governmental agency of the State of Texas ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, BARGAINED, SOLD, AND CONVEYED** and by these presents hereby **GRANTS, BARGAINS, SELLS, AND CONVEYS** unto said Grantee, its successors and assigns, a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for the purpose of constructing, installing, maintaining, operating, and repairing a drainage channel, including drains, ditches and laterals (collectively, the "Channel") upon, over, through and across that certain **53.7** acre tract of land described on Exhibit "A" attached hereto (the "Easement Property"). Grantor is also conveying a permanent and perpetual non-exclusive easement to Fort Bend County Municipal Utility District No. 184 ("No. 184") for certain specific purposes described herein.

Subject to the terms hereof, Grantee may construct, install, maintain, operate, and repair the Channel within the Easement Property and shall have access upon, over, through and across the Easement Property to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantor, its successors and assigns (including No. 184), expressly reserves the right to the use and enjoyment of the Easement Property for any and all purposes (including, without limitation, for the purposes of construction, installation, maintenance, repair, replacement and operation of: road crossings, trails, sidewalks, road and pedestrian bridges, lighting facilities, irrigation facilities, benches, utility lines, drainage or detention lines or facilities, fitness equipment, trees, greenbelts, and landscaping); provided that such use will not prevent or unreasonably interfere with Grantee's ability to construct, install, maintain, operate, or repair the Channel therein or ability to access or travel through the Maintenance Berm, defined below, with maintenance equipment. Prior to Grantor, or its successors or assigns (including No. 184) hereafter constructing any of same in the Easement Property (except for repair, rehabilitation, or re-installation of previously installed facilities), plans shall be submitted to Grantee for review and approval, which approval shall not be unreasonably withheld or delayed. Grantee shall approve or comment on such plans within 30 days after receipt.

CCM 4/5/16 # D4
Fort Bend County Clerk
Return Admin Serv Coord

No. 184 shall have the right to utilize the Easement Property for the purposes of construction, installation, maintenance, repair, replacement and operation of road crossings, trails, sidewalks, road and pedestrian bridges, lighting facilities, irrigation facilities, benches, utility lines, drainage or detention lines or facilities, fitness equipment, trees, greenbelts, and landscaping; and Grantor hereby grants a non-exclusive easement to No. 184 for said purposes (any of such lines, facilities, or items installed by No. 184 shall be referred to herein as the "No. 184 Facilities."). Grantee shall not utilize the Easement Property, or any other property or easements owned or operated by Grantee, in a manner that would unreasonably interfere with the No. 184 Facilities that are currently or hereafter installed by No. 184 in the Easement Property or No. 184's use of same.

Notwithstanding any provision hereof, the appropriate governmental entity(ies), but not No. 184 or Grantee, shall be responsible for maintenance, repair, replacement and operation of: (i) roads, (ii) bridges, or (iii) other facilities that are accepted (for maintenance, operation, or otherwise) by, or conveyed to, the appropriate governmental entity(ies).

No. 184 shall, at its sole cost, be responsible to cause the maintenance and operation of the No. 184 Facilities. Grantee understands and agrees that the grasses within the Easement Property that No. 184 will be planting and maintaining vary in height and are not frequently mowed. If Grantee reasonably determines that No. 184 has failed to adequately maintain the No. 184 Facilities such that drainage flow is compromised, Grantee may perform maintenance, repair, modifications, or work in the Easement Property, but Grantee must first: (i) give No. 184 written notice of its intent to perform same and identify the area(s) where No. 184 has failed to adequately maintain, and (ii) give No. 184 an opportunity of at least a 60 days to cure No. 184's lack of adequate maintenance. In the event of an emergency or to protect public health and safety, Grantee is not required to give a 60 day opportunity to cure, but Grantee shall provide No. 184 with as much notice as is reasonably practicable to allow No. 184 an opportunity to cure. Grantee shall invoice No. 184 for the actual and reasonable costs incurred by Grantee for maintenance, repair, modifications, or work performed by Grantee pursuant to this paragraph, which invoice will be due and payable by No. 184 within 35 calendar days of receipt.

Except if necessary for Grantee to perform maintenance, repair, modifications or work allowed pursuant to the preceding paragraph, Grantee's access and travel along and through the Easement Property with maintenance equipment shall be limited to solely along and through an unobstructed maintenance berm at least 30 feet wide located on each side of the Channel (collectively, the "Maintenance Berm").

Prior to constructing, or allowing construction of, facilities or improvements in the Easement Property, Grantee shall give No. 184 at least 90 days written notice. If pursuant to the preceding sentence, Grantee hereafter installs, or allows installation of,

any facilities or improvements within the Easement Property, then Grantee (and not No. 184) shall be responsible for maintenance and repair of such facilities or improvements.

This conveyance is further expressly made SUBJECT TO all restrictions, easements, rights of way and mineral or royalty reservations and interests affecting the Easement Property and appearing of record in the Official Real Property Records of Fort Bend County, Texas, as of the date of this conveyance (the "Permitted Exceptions") to the extent the same are validly existing and enforceable against the Easement Property. Grantor reserves the right to convey to others (including, without limitation, No. 184) the fee title for some or all of the Easement Property and/or any and all of the rights that are reserved to Grantor hereunder.

Grantee currently owns and/or possesses the right to utilize those certain rights of way and easements for drainage canals and other facilities upon, over, through and across those certain tracts of land described in that certain instrument granted by Rubye C. Myers to Grantee, recorded at Volume 319, Page 65, Clerk's File No. 1954032013, of the Official Public Records of Fort Bend County, Texas (the "Original Easement"). Within 30 days after Grantee's execution of this Drainage Easement, Grantee will execute and record a written abandonment of the portion of the Original Easement that is located within the Easement Property.

To have and hold perpetually, subject to the matters set forth herein, the above described Easement for said purposes, together with all the rights and appurtenances thereto in anywise belonging to Grantee, its successors and assigns, forever, upon the condition that Grantee will at all times, after doing any work in connection with the Easement, restore said premises to the previously existing condition as near as possible; and that in the use of said rights and privileges herein granted to Grantee, Grantee will not create an unreasonable nuisance or do any act that will be unreasonably detrimental to said premises. Subject to the matters set forth herein, Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the easement and rights described herein unto Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXECUTED this 13 day of November, 2015.

GRANTOR:

DRY CREEK (HOUSTON) ASLI VII, LLC,
a Delaware limited liability company

By: Avanti Strategic Land Investors VII, L.L.L.P.,
a Delaware limited liability limited partnership,
its Sole Member

By: Avanti Properties Group II, L.L.L.P.,
a Delaware limited liability
limited partnership,
its Managing General Partner

By: Avanti Management Corporation,
a Florida corporation,
its sole General Partner

By: 

Name: ANDREW DUSSILL

Title: VICE PRESIDENT

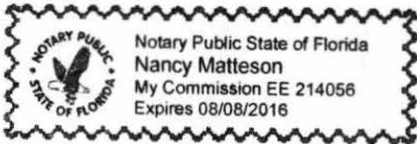
THE STATE OF FLORIDA §

§

COUNTY OF ORANGE §

This instrument was acknowledged before me on the 13TH day of NOVEMBER, 2015, by ANDREW DUBILL, VICE PRESIDENT of Avanti Management Corporation, a Florida corporation, as sole General Partner of Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, as Managing General Partner of Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited partnership, as Sole Member of DRY CREEK (HOUSTON) ASLI VII, LLC, a Delaware limited liability company, on behalf of said corporation, said limited liability limited partnerships, and said limited liability company.

Nancy Matteson
Notary Public, State of FLORIDA



(PLACE NOTARY SEAL ABOVE)

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a 53.7 acre tract of land in the Wiley Martin survey, Abstract 56, Fort Bend County, Texas, being over, through, and across that certain called 130.5756 acre tract recorded under County Clerk's File Number 2013129252, Official Public Records, Fort Bend County, Texas, and that certain called 371.8877 acre tract recorded under County Clerk's File Number 2013131554, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.

Commencing at a point in the centerline of A. Myers Road (60-foot wide) for the north corner of said called 130.5756 acre tract, same being the east corner of an adjoining called 3.0 acre tract recorded under County Clerk's File Number 2014111212, Official Public Records, Fort Bend County, Texas;

Thence South 22 degrees 20 minutes 28 seconds West (called South 22 degrees 20 minutes 28 seconds West) along the northwest line of said called 130.5756 acre tract, same being the southeast line of said adjoining called 3.0 acre tract, the southeast line of an adjoining called 30.00 acre tract recorded under County Clerk's File Number 2007013845, Official Public Records, Fort Bend County, Texas, and the southeast line of an adjoining called 21.29 acre tract recorded under County Clerk's File Number 2008017096, Official Public Records, Fort Bend County, Texas, at 30.22 feet pass a ½ inch iron pipe found on said line, and continuing for a total distance of 1,172.88 feet to a point on said line for the north corner and **Place of Beginning** of the herein described tract, said point being in the southeast line of said adjoining called 21.29 acre tract, and being in a non-tangent curve to the right;

Thence establishing the northeasterly line of the herein described tract with the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 45 degrees 14 minutes 11 seconds, an arc length of 230.52 feet, a radius of 291.97 feet, and a chord bearing South 58 degrees 02 minutes 06 seconds East, 224.58 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 74 degrees 39 minutes 27 seconds, an arc length of 190.24 feet, a radius of 146.00 feet, and a chord bearing South 65 degrees 05 minutes 45 seconds East, 177.06 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 40 degrees 00 minutes 08 seconds, an arc length of 414.19 feet, a radius of 593.25 feet, and a chord bearing South 72 degrees 35 minutes 07 seconds East, 405.83 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 40 degrees 55 minutes 50 seconds, an arc length of 430.73 feet, a radius of 602.95 feet, and a chord bearing South 63 degrees 17 minutes 58 seconds East, 421.63 feet to a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 17 degrees 25 minutes 25 seconds, an arc length of 365.01 feet, a radius of 1,200.30 feet, and a chord bearing South 89 degrees 04 minutes 58 seconds East, 363.61 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 12 degrees 55 minutes 29 seconds, an arc length of 173.27 feet, a radius of 768.10 feet, and a chord bearing North 89 degrees 13 minutes 43 seconds East, 172.90 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 20 degrees 46 minutes 07 seconds, an arc length of 203.44 feet, a radius of 561.24 feet, and a chord bearing South 76 degrees 32 minutes 01 second East, 202.33 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 58 degrees 40 minutes 32 seconds, an arc length of 648.62 feet, a radius of 633.37 feet, and a chord bearing South 69 degrees 01 minute 23 seconds East, 620.65 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 27 degrees 12 minutes 49 seconds, an arc length of 276.67 feet, a radius of 582.51 feet, and a chord bearing South 57 degrees 00 minutes 22 seconds East, 274.08 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 06 degrees 39 minutes 49 seconds, an arc length of 337.55 feet, a radius of 2,902.39 feet, and a chord bearing South 70 degrees 36 minutes 14 seconds East, 337.36 feet to a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 26 degrees 22 minutes 21 seconds, an arc length of 303.18 feet, a radius of 658.67 feet, and a chord bearing South 53 degrees 05 minutes 57 seconds East, 300.51 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 47 degrees 57 minutes 41 seconds, an arc length of 180.34 feet, a radius of 215.44 feet, and a chord bearing South 75 degrees 05 minutes 12 seconds East, 175.12 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 35 degrees 22 minutes 23 seconds, an arc length of 223.96 feet, a radius of 362.76 feet, and a chord bearing North 83 degrees 34 minutes 16 seconds East, 220.42 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 33 degrees 49 minutes 18 seconds, an arc length of 141.06 feet, a radius of 238.96 feet, and a chord bearing North 80 degrees 51 minutes 52 seconds East, 139.02 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 27 degrees 42 minutes 42 seconds, an arc length of 220.20 feet, a radius of 455.27 feet, and a chord bearing South 80 degrees 54 minutes 03 seconds East, 218.06 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 67 degrees 57 minutes 13 seconds, an arc length of 114.58 feet, a radius of 96.61 feet, and a chord bearing North 70 degrees 12 minutes 19 seconds East, 107.98 feet to the end of said curve;

North 44 degrees 15 minutes 01 second East, 45.95 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 30 degrees 13 minutes 38 seconds, an arc length of 97.52 feet, a radius of 184.85 feet, and a chord bearing North 48 degrees 40 minutes 19 seconds East, 96.40 feet to a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 74 degrees 02 minutes 03 seconds, an arc length of 440.89 feet, a radius of 341.21 feet, and a chord bearing North 88 degrees 56 minutes 59 seconds East, 410.85 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 12 degrees 33 minutes 23 seconds, an arc length of 195.99 feet, a radius of 894.30 feet, and a chord bearing South 48 degrees 43 minutes 15 seconds East, 195.60 feet a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 42 degrees 04 minutes 08 seconds, an arc length of 43.08 feet, a radius of 58.68 feet, and a chord bearing South 80 degrees 56 minutes 11 seconds East, 42.12 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 37 degrees 57 minutes 54 seconds, an arc length of 349.89 feet, a radius of 528.04 feet, and a chord bearing South 79 degrees 03 minutes 28 seconds East, 343.52 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 09 degrees 07 minutes 29 seconds, an arc length of 61.95 feet, a radius of 389.02 feet, and a chord bearing South 63 degrees 18 minutes 55 seconds East, 61.89 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 23 degrees 45 minutes 30 seconds, an arc length of 130.40 feet, a radius of 314.47 feet, and a chord bearing South 60 degrees 43 minutes 53 seconds East, 129.46 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 34 degrees 10 minutes 49 seconds, an arc length of 36.74 feet, a radius of 61.58 feet, and a chord bearing South 61 degrees 00 minutes 34 seconds East, 36.19 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 15 degrees 21 minutes 46 seconds, an arc length of 195.57 feet, a radius of 729.39 feet, and a chord bearing South 68 degrees 36 minutes 13 seconds East, 194.98 feet to the end of said curve;

South 54 degrees 03 minutes 57 seconds East, 53.11 feet;

South 64 degrees 14 minutes 22 seconds East, 233.88 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 41 degrees 27 minutes 02 seconds, an arc length of 328.96 feet, a radius of 454.71 feet, and a chord bearing South 43 degrees 10 minutes 27 seconds East, 321.83 feet to a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 22 degrees 09 minutes 53 seconds, an arc length of 344.04 feet, a radius of 889.34 feet, and a chord bearing South 11 degrees 26 minutes 48 seconds East, 341.90 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 26 degrees 44 minutes 54 seconds, an arc length of 67.84 feet, a radius of 145.32 feet, and a chord bearing South 13 degrees 44 minutes 35 seconds East, 67.23 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 12 degrees 19 minutes 28 seconds, an arc length of 130.14 feet, a radius of 605.00 feet, and a chord bearing South 20 degrees 57 minutes 18 seconds East, 129.89 feet to the end of said curve;

South 45 degrees 22 minutes 19 seconds East, 54.10 feet to a point in the southeast line of the aforementioned called 371.8877 acre tract, same being the northwest right-of-way line of Berdett Road, for the east corner of the herein described tract;

Thence South 21 degrees 34 minutes 07 seconds West along the southeast line of said called 371.8877 acre tract, same being the northwest right-of-way line of Berdett Road, 318.76 feet to a point for the south corner of the herein described tract;

Thence establishing the southwesterly line of the herein described tract with the following courses and distances:

North 55 degrees 23 minutes 59 seconds West, 84.59 feet;

North 43 degrees 38 minutes 01 second West, 113.70 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 33 degrees 38 minutes 14 seconds, an arc length of 117.42 feet, a radius of 200.00 feet, and a chord bearing North 31 degrees 50 minutes 11 seconds West, 115.74 feet to a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 01 degree 33 minutes 49 seconds, an arc length of 21.83 feet, a radius of 800.00 feet, and a chord bearing North 14 degrees 14 minutes 09 seconds West, 21.83 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 13 degrees 39 minutes 47 seconds, an arc length of 71.54 feet, a radius of 300.00 feet, and a chord bearing North 20 degrees 17 minutes 08 seconds West, 71.37 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 26 degrees 44 minutes 54 seconds, an arc length of 210.23 feet, a radius of 450.32 feet, and a chord bearing North 13 degrees 44 minutes 35 seconds West, 208.32 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 22 degrees 11 minutes 20 seconds, an arc length of 226.33 feet, a radius of 584.42 feet, and a chord bearing North 11 degrees 27 minutes 27 seconds West, 224.92 feet to a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 41 degrees 34 minutes 45 seconds, an arc length of 108.64 feet, a radius of 149.71 feet, and a chord bearing North 43 degrees 10 minutes 19 seconds West, 106.28 feet to a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 03 degrees 28 minutes 36 seconds, an arc length of 212.44 feet, a radius of 3,500.98 feet, and a chord bearing North 65 degrees 33 minutes 07 seconds West, 212.41 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 17 degrees 18 minutes 02 seconds, an arc length of 96.40 feet, a radius of 319.26 feet, and a chord bearing North 58 degrees 40 minutes 51 seconds West, 96.03 feet to a non-tangent reverse curve to the left;

North 72 degrees 30 minutes 35 seconds West, 113.21 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 33 degrees 51 minutes 11 seconds, an arc length of 222.95 feet, a radius of 377.34 feet, and a chord bearing North 73 degrees 56 minutes 35 seconds West, 219.72 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 25 degrees 44 minutes 07 seconds, an arc length of 402.90 feet, a radius of 897.00 feet, and a chord bearing North 70 degrees 46 minutes 05 seconds West, 399.52 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 35 degrees 08 minutes 39 seconds, an arc length of 144.22 feet, a radius of 235.12 feet, and a chord bearing North 67 degrees 48 minutes 13 seconds West, 141.97 feet to the end of said curve;

North 48 degrees 04 minutes 47 seconds West, 127.65 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 110 degrees 13 minutes 10 seconds, an arc length of 82.23 feet, a radius of 42.75 feet, and a chord bearing South 80 degrees 15 minutes 14 seconds West, 70.13 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 09 degrees 31 minutes 45 seconds, an arc length of 40.39 feet, a radius of 242.87 feet, and a chord bearing South 29 degrees 52 minutes 58 seconds West, 40.35 feet to a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 51 degrees 03 minutes 05 seconds, an arc length of 210.12 feet, a radius of 235.82 feet, and a chord bearing South 53 degrees 19 minutes 36 seconds West, 203.24 feet to a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 17 degrees 55 minutes 34 seconds, an arc length of 356.58 feet, a radius of 1,139.70 feet, and a chord bearing North 88 degrees 01 minute 08 seconds West, 355.13 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 22 degrees 13 minutes 49 seconds, an arc length of 162.38 feet, a radius of 418.51 feet, and a chord bearing South 86 degrees 59 minutes 31 seconds West, 161.36 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 20 degrees 48 minutes 44 seconds, an arc length of 426.10 feet, a radius of 1,173.05 feet, and a chord bearing South 88 degrees 47 minutes 59 seconds West, 423.76 feet to a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 15 degrees 31 minutes 08 seconds, an arc length of 138.57 feet, a radius of 511.61 feet, and a chord bearing North 69 degrees 53 minutes 59 seconds West, 138.15 feet to a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 21 degrees 19 minutes 39 seconds, an arc length of 301.19 feet, a radius of 809.13 feet, and a chord bearing North 58 degrees 57 minutes 57 seconds West, 299.45 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 32 degrees 46 minutes 28 seconds, an arc length of 198.76 feet, a radius of 347.47 feet, and a chord bearing North 55 degrees 54 minutes 17 seconds West, 196.06 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 07 degrees 50 minutes 40 seconds, an arc length of 282.99 feet, a radius of 2,066.95 feet, and a chord bearing North 67 degrees 33 minutes 14 seconds West, 282.77 feet, to a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 15 degrees 15 minutes 35 seconds, an arc length of 372.32 feet, a radius of 1,397.94 feet, and a chord bearing North 53 degrees 15 minutes 42 seconds West, 371.22 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 48 degrees 00 minutes 53 seconds, an arc length of 219.34 feet, a radius of 261.74 feet, and a chord bearing North 75 degrees 05 minutes 29 seconds West, 212.98 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 35 degrees 14 minutes 26 seconds, an arc length of 270.16 feet, a radius of 439.24 feet, and a chord bearing North 80 degrees 42 minutes 12 seconds West, 265.92 feet to a reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 36 degrees 50 minutes 27 seconds, an arc length of 92.82 feet, a radius of 144.36 feet, and a chord bearing North 86 degrees 45 minutes 14 seconds West, 91.23 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 28 degrees 10 minutes 21 seconds, an arc length of 748.29 feet, a radius of 1,521.83 feet, and a chord bearing North 83 degrees 41 minutes 35 seconds West, 740.77 feet to a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 21 degrees 31 minutes 53 seconds, an arc length of 276.88 feet, a radius of 736.78 feet, and a chord bearing North 58 degrees 34 minutes 52 seconds West, 275.25 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 43 degrees 44 minutes 35 seconds, an arc length of 370.82 feet, a radius of 485.71 feet, and a chord bearing North 75 degrees 49 minutes 18 seconds West, 361.88 feet to a non-tangent reverse curve to the right;

Thence with said non-tangent reverse curve to the right, having a central angle of 63 degrees 26 minutes 19 seconds, an arc length of 260.14 feet, a radius of 234.95 feet, and a chord bearing North 63 degrees 50 minutes 22 seconds West, 247.05 feet to a non-tangent reverse curve to the left;

Thence with said non-tangent reverse curve to the left, having a central angle of 38 degrees 13 minutes 54 seconds, an arc length of 165.74 feet, a radius of 248.38 feet, and a chord bearing North 46 degrees 59 minutes 03 seconds West, 162.68 feet to a point for the west corner of the herein described tract, said point being in the northwest line of the aforementioned called 130.5756 acre tract, same being the southeast line of an adjoining called 400.814 acre tract recorded under County Clerk's File Number 2006019259, Official Public Records, Fort Bend County, Texas;

53.7 Acre Drainage Easement
Stonecreek Estates

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

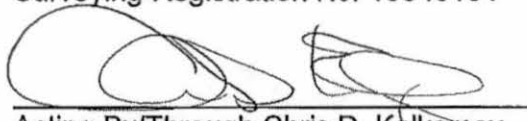
Thence North 22 degrees 20 minutes 28 seconds East (called North 22 degrees 20 minutes 28 seconds East) along the northwest line of said called 130.5756 acre tract, same being the southeast line of said adjoining called 400.814 acre tract, and the southeast line of the aforementioned adjoining called 21.29 acre tract, 313.88 feet to the **Place of Beginning** and containing 53.7 acres of land, more or less.

April 30, 2015

Job Number 12268-0005-00

Charlie Kalkomey Surveying, Inc.
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

BIG CREEK, LTD.
CALLED 792.85 AC.
C.C.F. NO. 2001123289
O.P.R.F.B.C.T.

BRIDLEWOOD ESTATES SECTION 3
SLIDE NOS. 1660A&B, 1661A&B, 1662A
P.R.F.B.C.T.

P.O.C.
FND 1/2" IP
@ 0+30.22'

A. MYERS ROAD

S 67° 49' 42" E 6,568.86'

DRAINAGE EASEMENT
(53.7 ACRES)

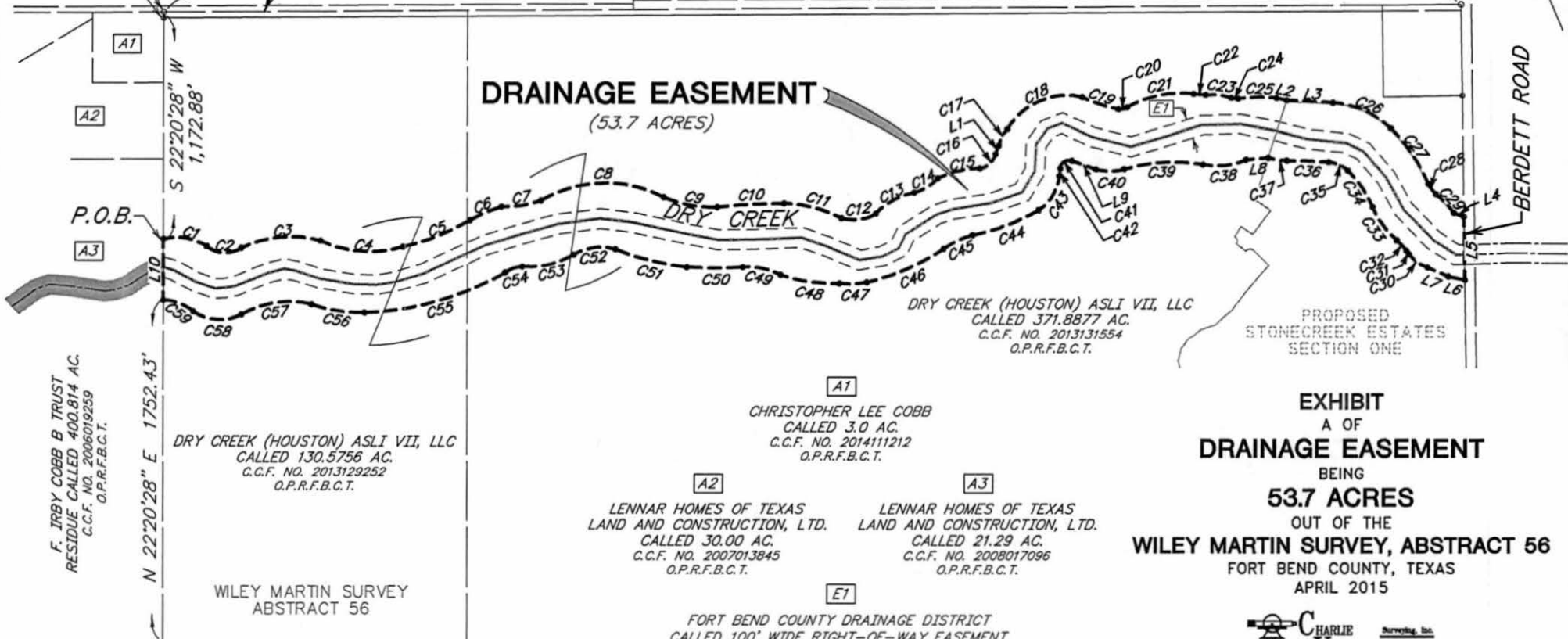


EXHIBIT
A OF
DRAINAGE EASEMENT
BEING
53.7 ACRES
OUT OF THE
WILEY MARTIN SURVEY, ABSTRACT 56
FORT BEND COUNTY, TEXAS
APRIL 2015

A1
CHRISTOPHER LEE COBB
CALLED 3.0 AC.
C.C.F. NO. 2014111212
O.P.R.F.B.C.T.

A2
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
CALLED 30.00 AC.
C.C.F. NO. 2007013845
O.P.R.F.B.C.T.

A3
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
CALLED 21.29 AC.
C.C.F. NO. 2008017096
O.P.R.F.B.C.T.

E1
FORT BEND COUNTY DRAINAGE DISTRICT
CALLED 100' WIDE RIGHT-OF-WAY EASEMENT
VOL. 319, PG. 65
D.R.F.B.C.T.

CHARLIE KALKOMEY
Surveying, Inc.
Land Surveyors

6415 Reading Road · Rosenberg, Texas 77471-5666
281 340-2033 281 252-9068 (Fax)

Texas Board of Professional Land Surveying Registration No. 10046104
a Jones & Carter Company
Austin · Brenham · Bryan · Dallas · Houston
Rosenberg · San Antonio · The Woodlands

SCALE: 1" = 600'

SHEET: 1 OF 2

| CURVE | DELTA | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|----------|------------|---------------|--------------|
| C1 | 45°14'11" | 291.97' | 230.52' | S 58°02'06" E | 224.58' |
| C2 | 74°39'27" | 146.00' | 190.24' | S 65°05'45" E | 177.06' |
| C3 | 40°00'08" | 593.25' | 414.19' | S 72°35'07" E | 405.83' |
| C4 | 40°55'50" | 602.95' | 430.73' | S 63°17'58" E | 421.63' |
| C5 | 17°25'25" | 1200.30' | 365.01' | S 89°04'58" E | 363.61' |
| C6 | 12°55'29" | 768.10' | 173.27' | N 89°13'43" E | 172.90' |
| C7 | 20°46'07" | 561.24' | 203.44' | S 76°32'01" E | 202.33' |
| C8 | 58°40'32" | 633.37' | 648.62' | S 69°01'23" E | 620.65' |
| C9 | 27°12'49" | 582.51' | 276.67' | S 57°00'22" E | 274.08' |
| C10 | 06°39'49" | 2902.39' | 337.55' | S 70°36'14" E | 337.36' |
| C11 | 26°22'21" | 658.67' | 303.18' | S 53°05'57" E | 300.51' |
| C12 | 47°57'41" | 215.44' | 180.34' | S 75°05'12" E | 175.12' |
| C13 | 35°22'23" | 362.76' | 223.96' | N 83°34'16" E | 220.42' |
| C14 | 33°49'18" | 238.96' | 141.06' | N 80°51'52" E | 139.02' |
| C15 | 27°42'42" | 455.27' | 220.20' | S 80°54'03" E | 218.06' |
| C16 | 67°57'13" | 96.61' | 114.58' | N 70°12'19" E | 107.98' |
| C17 | 30°13'38" | 184.85' | 97.52' | N 48°40'19" E | 96.40' |
| C18 | 74°02'03" | 341.21' | 440.89' | N 88°56'59" E | 410.85' |
| C19 | 12°33'23" | 894.30' | 195.99' | S 48°43'15" E | 195.60' |
| C20 | 42°04'08" | 58.68' | 43.08' | S 80°56'11" E | 42.12' |
| C21 | 37°57'54" | 528.04' | 349.89' | S 79°03'28" E | 343.52' |
| C22 | 09°07'29" | 389.02' | 61.95' | S 63°18'55" E | 61.89' |
| C23 | 23°45'30" | 314.47' | 130.40' | S 60°43'53" E | 129.46' |
| C24 | 34°10'49" | 61.58' | 36.74' | S 61°00'34" E | 36.19' |
| C25 | 15°21'46" | 729.39' | 195.57' | S 68°36'13" E | 194.98' |
| C26 | 41°27'02" | 454.71' | 328.96' | S 43°10'27" E | 321.83' |
| C27 | 22°09'53" | 889.34' | 344.04' | S 11°26'48" E | 341.90' |
| C28 | 26°44'54" | 145.32' | 67.84' | S 13°44'35" E | 67.23' |
| C29 | 12°19'28" | 605.00' | 130.14' | S 20°57'18" E | 129.89' |
| C30 | 33°38'14" | 200.00' | 117.42' | N 31°50'11" W | 115.74' |
| C31 | 01°33'49" | 800.00' | 21.83' | N 14°14'09" W | 21.83' |
| C32 | 13°39'47" | 300.00' | 71.54' | N 20°17'08" W | 71.37' |

| CURVE | DELTA | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|------------|---------------|--------------|
| C33 | 26°44'54" | 450.32' | 210.23' | N 13°44'35" W | 208.32' |
| C34 | 22°11'20" | 584.42' | 226.33' | N 11°27'27" W | 224.92' |
| C35 | 41°34'45" | 149.71' | 108.64' | N 43°10'19" W | 106.28' |
| C36 | 03°28'36" | 3500.98' | 212.44' | N 65°33'07" W | 212.41' |
| C37 | 17°18'02" | 319.26' | 96.40' | N 58°40'51" W | 96.03' |
| C38 | 33°51'11" | 377.34' | 222.95' | N 73°56'35" W | 219.72' |
| C39 | 25°44'07" | 897.00' | 402.90' | N 70°46'05" W | 399.52' |
| C40 | 35°08'39" | 235.12' | 144.22' | N 67°48'13" W | 141.97' |
| C41 | 110°13'10" | 42.75' | 82.23' | S 80°15'14" W | 70.13' |
| C42 | 09°31'45" | 242.87' | 40.39' | S 29°52'58" W | 40.35' |
| C43 | 51°03'05" | 235.82' | 210.12' | S 53°19'36" W | 203.24' |
| C44 | 17°55'34" | 1139.70' | 356.58' | N 88°01'08" W | 355.13' |
| C45 | 22°13'49" | 418.51' | 162.38' | S 86°59'31" W | 161.36' |
| C46 | 20°48'44" | 1173.05' | 426.10' | S 88°47'59" W | 423.76' |
| C47 | 15°31'08" | 511.61' | 138.57' | N 69°53'59" W | 138.15' |
| C48 | 21°19'39" | 809.13' | 301.19' | N 58°57'57" W | 299.45' |
| C49 | 32°46'28" | 347.47' | 198.76' | N 55°54'17" W | 196.06' |
| C50 | 07°50'40" | 2066.95' | 282.99' | N 67°33'14" W | 282.77' |
| C51 | 15°15'35" | 1397.94' | 372.32' | N 53°15'42" W | 371.22' |
| C52 | 48°00'53" | 261.74' | 219.34' | N 75°05'29" W | 212.98' |
| C53 | 35°14'26" | 439.24' | 270.16' | N 80°42'12" W | 265.92' |
| C54 | 36°50'27" | 144.36' | 92.82' | N 86°45'14" W | 91.23' |
| C55 | 28°10'21" | 1521.83' | 748.29' | N 83°41'35" W | 740.77' |
| C56 | 21°31'53" | 736.78' | 276.88' | N 58°34'52" W | 275.25' |
| C57 | 43°44'35" | 485.71' | 370.82' | N 75°49'18" W | 361.88' |
| C58 | 63°26'19" | 234.95' | 260.14' | N 63°50'22" W | 247.05' |
| C59 | 38°13'54" | 248.38' | 165.74' | N 46°59'03" W | 162.68' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 44°15'01" E | 45.95' |
| L2 | S 54°03'57" E | 53.11' |
| L3 | S 64°14'22" E | 233.88' |
| L4 | S 45°22'19" E | 54.10' |
| L5 | S 21°34'07" W | 318.76' |
| L6 | N 55°23'59" W | 84.59' |
| L7 | N 43°38'01" W | 113.70' |
| L8 | N 72°30'35" W | 113.21' |
| L9 | N 48°04'47" W | 127.65' |
| L10 | N 22°20'28" E | 313.88' |

GENERAL NOTES:

- Bearings are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
- For reference and further description, see metes and bounds description, job number 12268-0005-00, prepared by Charlie Kalkomey Surveying, Inc. on same date.

EXHIBIT
A OF
DRAINAGE EASEMENT
BEING

53.7 ACRES

OUT OF THE
WILEY MARTIN SURVEY, ABSTRACT 56
FORT BEND COUNTY, TEXAS
APRIL 2015



6415 Reading Road - Rosenberg, Texas 77471-6656
281 340-2033 281 232-9909 (Fax)

Texas Board of Professional Land Surveying Registration No. 10046104
a Jones & Carter Company
Austin • Breham • Bryan • Dallas • Houston
Rosenberg • San Antonio • The Woodlands

SHEET: 2 OF 2

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas



April 06, 2016 03:02:34 PM

FEE: \$0.00 BAK
EASEMENT

2016035169

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Dry Creek (Houston) ASLI VII, LLC
Winter Park, FL United States

Certificate Number:
2016-15448

Date Filed:
02/18/2016

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Fort Bend County Drainage District

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.
R441569
Drainage Easement Acquisition and Abandonment

| 4 Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) | |
|--|--|---------------------------------------|--------------|
| | | Controlling | Intermediary |
| Avanti Strategic Land Investors VIII, LLLP | Winter Park, FL United States | X | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

5 Check only if there is NO interested Party.

6 AFFIDAVIT I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

DRY CREEK (HOUSTON) ASLI VII, LLC

By: Avanti Strategic Land Investors VII, L.L.L.P.,

By: Avanti Properties Group II, L.L.L.P.,

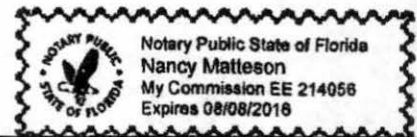
By: Avanti Management Corporation

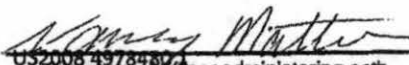
By: 

Name: Marvin Shapiro

Title: President

Sworn to and subscribed before me, by the said MARVIN SWABRI, this the 19TH day of FEBRUARY, 20 16, to certify which, witness my hand and seal of office.




Signature of officer administering oath

NANCY MATTESON
Printed name of officer administering oath

Title of officer administering oath

