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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.

DEDICATION DEED

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS

§

COUNTY OF FORT BEND

THAT THE UNDERSIGNED, KM PINE MILL RANCH, LP, a Texas limited partnership, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by FORT BEND COUNTY, TEXAS, hereinafter called Grantee, whether one or more, whose mailing address is 301 Jackson St., Richmond, TX 77469, and other good and valuable consideration, the receipt and sufficiency of which consideration are acknowledged, hereby GRANT, SELL and CONVEY unto Grantee, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property"), to-wit:

- 1) 10 feet wide right of way in fee title measuring 5,871 square feet (0.135 of one acre) more particularly described in Exhibit "A" attached hereto; and
- 2) 15 feet wide perpetual and non-exclusive Landscape and Access Easement measuring 8,543 square feet (0.196 of one acre) more particularly described in Exhibit "B" attached hereto.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: (1) any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties; (2) conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and (3) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any but only to the extent they are still in effect and relating to the hereinabove described property.


Further, Grantor reserves the right to install a water line within the 15 feet wide Landscape and Access Easement within a width of 10 feet of the 15 feet Landscape and Access Easement.

TO HAVE AND TO HOLD the Property described herein and herein conveyed together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, subject to the matters herein stated: and Grantor does hereby bind itself and its successors and assigns, to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

AGREED to and ACCEPTED on this the 1 day of March,
2016.

GRANTEE:

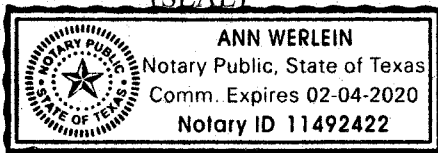
FORT BEND COUNTY, TEXAS, a body
corporate and politic under the laws of the State of
Texas.

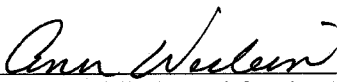
By: 
Robert E. Hebert, County Judge

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 1st day of
March, 2016 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

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
10-FOOT WIDE RIGHT-OF-WAY TAKENING
5,871 SQUARE FEET
FORT BEND COUNTY, TEXAS
Revised February 26, 2016

All that certain 5,871 square foot (0.135 of one acre) parcel of land located in the Alexander Phillips Survey, Abstract Number 300, Fort Bend County, Texas, being out of and a part of Unrestricted Reserves "A" & "D", in Block 1, of PINE MILL RANCH COMMERCIAL RESERVES, a Subdivision as shown on the Plat thereof recorded in Plat Number *20160055* of the Fort Bend County Plat Records (F.B.C.P.R.), said 5,871 square feet also being out of and a part of a called 6.370 acre tract of land as described in a conveyance to KM Pine Mill, LP by a Special Warranty Deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) Number 2014007898, and being more particularly described by metes and bounds as follows: (All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204)

BEGINNING at a 3/4-inch iron pipe in the east right-of-way (R.O.W.) line of State Farm to Market Road 1463 (100-foot wide) as dedicated by instruments recorded in Volume 275, Page 538 and Volume 275, Pg. 534, both of the Fort Bend County Deed Records (F.B.C.D.R.) at the northwest corner of Restricted Reserve "C", in Block 3, of CINCO RANCH SOUTHWEST SEC. 62, a Subdivision as shown on the Plat thereof recorded in Plat Number 20120065 of the Fort Bend County Plat Records (F.B.C.P.R.) for the southwest corner of said Unrestricted Reserve "D" and the herein described parcel;

THENCE, North 01° 55' 39" West, along the east R.O.W. line of said State Farm to Market Road 1463, a distance of 556.20 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the south end of a return marking the intersection of the southerly R.O.W line of Pine Mill Ranch Drive (width varies) as dedicated by instrument recorded in Plat Number 20130118 of the F.B.C.P.R. with the east R.O.W. line of said State Farm to Market Road 1463 and being the point of curvature of a curve to the right at the lower northwest corner of said Unrestricted Reserve "A" for the northwest corner of the herein described parcel;

THENCE, northeasterly, along said return, a distance of 39.27 feet along the arc of said curve to the right having a radius of 25.00 feet through a central angle of 90° 00' 00" and a chord that bears North 43° 04' 21" East, a distance of 35.36 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the north end of said return in the southerly R.O.W line of said Pine Mill Ranch Drive at the upper northwest corner of said Unrestricted Reserve "A" for the point of tangency of said curve;

THENCE, North 88° 04' 21" East, along said southerly R.O.W. line, a distance of 15.00 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set at the beginning of a curve to the left for the northeast corner of the herein described parcel;

THENCE, southwesterly, a distance of 47.12 feet along the arc of said curve to the left having a radius of 30.00 feet through a central angle of 90° 00' 00" and a chord that bears South 43° 04' 21" West, a distance of 42.43 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of tangency of said curve;

THENCE, South 01° 55' 39" East, a distance of 551.15 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set in the north line of said Restricted Reserve "C" and being in the south line of said Unrestricted Reserve "D" for the southeast corner of the herein described parcel;

Exhibit "A"
10-Foot Wide Right-of-Way Taking
5,871 Square Feet
Revised February 26, 2016

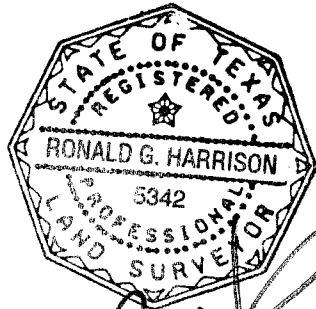
THENCE, South 87° 46' 50" West, along the north line of said Restricted Reserve "C" and along the south line of said Unrestricted Reserve "D", a distance of 10.00 feet to the **POINT OF BEGINNING** and containing a computed area of 5,871 square feet (0.135 of one acre) of land.

This description is based on a survey made on the ground of the subject property and is issued in conjunction with an exhibit map entitled EXHIBIT "A", (Page 3 of 3 Pages) prepared by BENCHMARK ENGINEERING CORPORATION, Job Number 13080.



Ronald G. Harrison, R.P.L.S.
Texas Registration Number 5342
TBPLS Firm Registration Number 10009000





[Handwritten Signature]

(S) DENOTES SET 5/8" I.R. WITH CAP STAMPED "BENCHMARKGR"
 (F) DENOTES FOUND 5/8" I.R. WITH CAP STAMPED "BENCHMARKGR"

(*) 25-FOOT BUILDING LINE IS HEREBY DEDICATED ALONG WITH THE WIDENING OF FM 1463

P.O.B.
3/4" I.P.

F.M. 1463
(100' WIDE)
(VOL. 275, PG. 538 & VOL. 275, PG. 534, FBCDR)

N 01°55'39" W 556.20'

S 01°55'39" E 551.15' (*) 25' B.L.

14' Utility Esm't. with 8' Aerial Esm'ts.
F.B.C.C.F. No.'s. 2006039393 & 2006117419

Unrestricted Reserve "D"
0.835 of one Acre
36,373 Square Feet

Unrestricted Reserve "A"
3.054 Acres
133,050 Square Feet

PINE MILL RANCH COMMERCIAL RESERVES
Plat No. 20160055
F.B.C.P.R.

1

RESERVE 'C'
BLOCK 3
CINCO RANCH SOUTHWEST
SECT. 62
PLAT NO. 20120065, FBCPR

PINE MILL RANCH DRIVE
(WIDTH VARIES)
(PLAT NO. 20130118, FBCPR)

R=500.00'
L=86.71'
Δ=09°56'11"
CHB=N83°06'15"E
CHD=86.60'

R=500.00'
L=86.71'
Δ=09°56'11"
CHB=N83°06'15"E
CHD=86.60'

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 39.27' | 25.00' | 90°00'00" | N 43°04'21" E | 35.36' |
| C2 | 47.12' | 30.00' | 90°00'00" | S 43°04'21" W | 42.43' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 88°04'21" E | 15.00' |
| L2 | S 87°46'50" W | 10.00' |

EXHIBIT "A"
(Page 3 of 3 Pages)

Benchmark Engineering Corporation
Consulting Engineers - Planners - Surveyors

2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A. (713)266-9930
Scale: 1"=100' Rev. Date: 02/26/16 Job No. 13080

L:\13080-6-2-A-EM-1463-@-PMP-Storage\Exhibit 13080-0.135 Acres - ROW-Talinda.dwg, 2/26/2016 11:47:07 AM, l:\benedict\21545038

EXHIBIT "B"
METES AND BOUNDS DESCRIPTION
15-FOOT WIDE LANDSCAPE & ACCESS EASEMENT
8,543 SQUARE FEET
FORT BEND COUNTY, TEXAS
Revised February 26, 2016

All that certain 8,543 square foot (0.196 of one acre) parcel of land located in the Alexander Phillips Survey, Abstract Number 300, Fort Bend County, Texas, being out of and a part of Unrestricted Reserves "A" & "D", in Block 1, of PINE MILL RANCH COMMERCIAL RESERVES, a Subdivision as shown on the Plat thereof recorded in Plat Number *20160055* of the Fort Bend County Plat Records (F.B.C.P.R.), said 8,543 square feet also being out of and a part of a called 6.370 acre tract of land as described in a conveyance to KM Pine Mill, LP by a Special Warranty Deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) Number 2014007898, and being more particularly described by metes and bounds as follows: (All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204)

COMMENCING FOR REFERENCE at a 3/4-inch iron pipe in the east right-of-way (R.O.W.) line of State Farm to Market Road 1463 (100-foot wide) as dedicated by instruments recorded in Volume 275, Page 538 and Volume 275, Pg. 534, both of the Fort Bend County Deed Records (F.B.C.D.R.) at the northwest corner of Restricted Reserve "C", in Block 3, of CINCO RANCH SOUTHWEST SEC. 62, a Subdivision as shown on the Plat thereof recorded in Plat Number 20120065 of the Fort Bend County Plat Records (F.B.C.P.R.), at the southwest corner of said Unrestricted Reserve "D";

THENCE, North 87° 46' 50" East, along the north line of said Restricted Reserve "C" and along the south line of said 6.370 acre tract, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the **POINT OF BEGINNING** and being the southwest corner of the herein described parcel;

THENCE, North 01° 55' 39" West, a distance of 551.15 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set at the point of curvature of a curve to the right for the northwest corner of the herein described parcel;

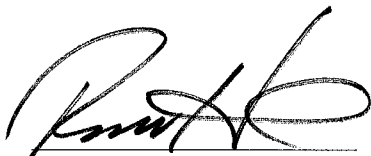
THENCE, northeasterly, a distance of 31.42 feet along the arc of said curve to the right having a radius of 30.00 feet through a central angle of 60° 00' 00" and a chord that bears North 28° 04' 21" East, a distance of 30.00 feet to the northeast corner of the herein described parcel;

THENCE, South 01° 55' 39" East, a distance of 577.05 feet to a point in the north line of said Restricted Reserve "C" and being in the south line of said Unrestricted Reserve "D" for the southeast corner of the herein described parcel;

Exhibit "B"
15-Foot Wide Landscape & Access Easement
8,543 Square Feet
Revised February 26, 2016

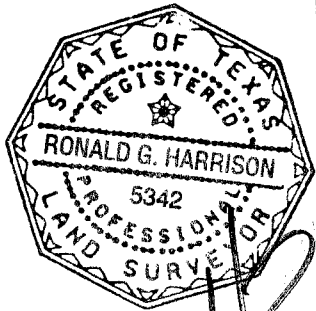
THENCE, South 87° 46' 50" West, along the north line of said Restricted Reserve "C" and along the south line of said Unrestricted Reserve "D", a distance of 15.00 feet to the **POINT OF BEGINNING** and containing a computed area of 8,543 square feet (0.196 of one acre) of land.

This description is based on a survey made on the ground of the subject property and is issued in conjunction with an exhibit map entitled EXHIBIT "A", (Page 3 of 3 Pages) prepared by BENCHMARK ENGINEERING CORPORATION, Job Number 13080.



Ronald G. Harrison, R.P.L.S.
Texas Registration Number 5342
TBPLS Firm Registration Number 10009000





R. Harrison

(S) DENOTES SET 5/8" I.R. WITH CAP STAMPED "BENCHMARKGR"
 (F) DENOTES FOUND 5/8" I.R. WITH CAP STAMPED "BENCHMARKGR"

F.M. 1463
(100' WIDE)
(VOL. 275, PG. 538 & VOL. 275, PG. 534, FBCDR)

N 01°55'39" W — 555.15'

S 01°55'39" E — 577.05'

15' Landscape and Access Esmt.
8,543 Square Feet
0.196 Acres

Unrestricted Reserve "A"
 3.054 Acres
 133,050 Square Feet

1

PINE MILL RANCH
 COMMERCIAL RESERVES
 Plat No. **20160055**
 F.B.C.P.R.

Unrestricted Reserve "D"
 0.835 of one Acre
 36,373 Square Feet

14' Utility Esmt. with 8' Aerial Esmt's.
 F.B.C.C.F. No's: 2006039393 & 2006117419

60' Transcontinental Gas Pipe Line Corp. Esmt.
 Vol. 273, Pg. 342, F.B.C.D.R.
 Vol. 407, Pg. 169, F.B.C.D.R.

RESERVE 'C'
 BLOCK 3
 CINCO RANCH SOUTHWEST
 SECT. 62
 PLAT NO. 20120065, FBCPR

10' R.O.W. TAKING

P.O.C.
 3/4" I.P.

P.O.B.
 (S)

R=500.00'
 L=86.71'
 Δ=09°56'11"
 CHB=N83°06'15"E
 CHD=86.60'

N88°04'21"E
 94.89'

R=500.00'
 L=86.71'
 Δ=09°56'11"
 CHB=N83°06'15"E
 CHD=86.60'

PINE MILL RANCH DRIVE
 (WIDTH VARIES)
 (PLAT NO. 20130118, FBCPR)

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 31.42' | 30.00' | 60°00'00" | N 28°04'21" E | 30.00' |
| C2 | 39.27' | 25.00' | 90°00'00" | N 43°04'21" E | 35.36' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 87°46'50" E | 10.00' |
| L2 | S 87°46'50" W | 15.00' |

EXHIBIT "B"
 (Page 3 of 3 Pages)



Benchmark Engineering Corporation
 Consulting Engineers — Planners — Surveyors

2401 Fountainview Suite 500
 Houston, Texas 77057 U.S.A. (713)266-9930
 Scale: 1"100' Rev. Date: 02/26/16 Job No. 13080

L:\2016\13080 - F.M. 1463 @ 8081 Survey\Exhibits\13080 - 0.1961 Acres - Landscape Easement.dwg - 2/26/2016 11:42:32 AM - l:\benedict\13080\13080

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard



Laura Richard, County Clerk
Fort Bend County, Texas

March 02, 2016 08:16:34 AM

FEE: \$0.00 JE
DEED

2016021006

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.
KM Pine Mill Ranch, LP
Houston, TX United States

Certificate Number:
2016-19270

Date Filed:
02/29/2016

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

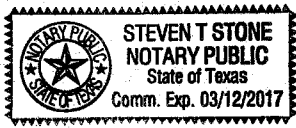
Date Acknowledged:

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.
03012016
Donation Deed - Pine Mills Ranch Commercial Reserve Right of Way Dedication; Donation Deed - Pine Mills Ranch Commercial Reserve Pine Mills Ranch Commercial Reserve Landscape and Access Easement

| 4 | Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) | |
|---|--------------------------|--|---------------------------------------|--------------|
| | | | Controlling | Intermediary |
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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.



[Handwritten Signature]

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Randell D. Keith, this the 29th day of February, 20 16, to certify which, witness my hand and seal of office.

[Handwritten Signature]
Signature of officer administering oath

Steven Stone
Printed name of officer administering oath

Secretary
Title of officer administering oath

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.

KM Pine Mill Ranch, LP
 Houston, TX United States

Certificate Number:
 2016-19270

Date Filed:
 02/29/2016

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

Date Acknowledged:
 03/01/2016

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.

03012016

Donation Deed - Pine Mills Ranch Commercial Reserve Right of Way Dedication; Donation Deed - Pine Mills Ranch Commercial Reserve Pine Mills Ranch Commercial Reserve Landscape and Access Easement

| 4 | Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) | |
|---|--------------------------|--|---------------------------------------|--------------|
| | | | Controlling | Intermediary |
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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.

 Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____, 20_____, to certify which, witness my hand and seal of office.

 Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath