

41



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 §
COUNTY OF FORT BEND § KNOW ALL MEN BY THESE PRESENTS §

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, a tract of land, containing 2.0992 of an acre, 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 are executed by Grantor 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 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, subject only to the Permitted Encumbrances.

If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

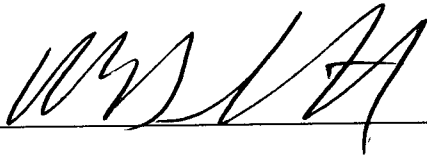
Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

CCM 6-25-2019# 29D
Fort Bend County Clerk
Return Admin Serv Coord - RAC

EXECUTED on this the 23 day of April, 2019.

GRANTOR:

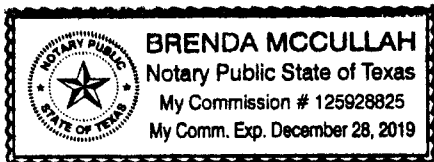
TAYLOR MORRISON OF TEXAS, INC.,
a Texas Corporation

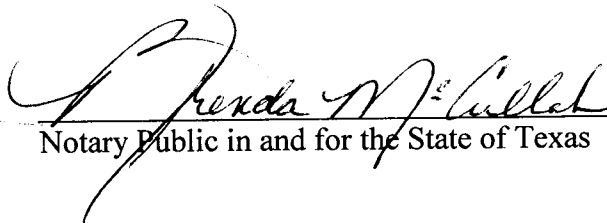
By: 

William E. Dalton, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 23 day of April, 2018 by William E. Dalton, Vice President, on behalf of Taylor Morrison of Texas, Inc., a Texas Corporation.




Notary Public in and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

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

EXHIBIT A

County: Fort Bend
Project: Grand Vista; Beechnut Boulevard
C.I. No.: 1197-14R
Job Number: 2014-136-106

METES AND BOUNDS DESCRIPTION FOR 2.0992 ACRES

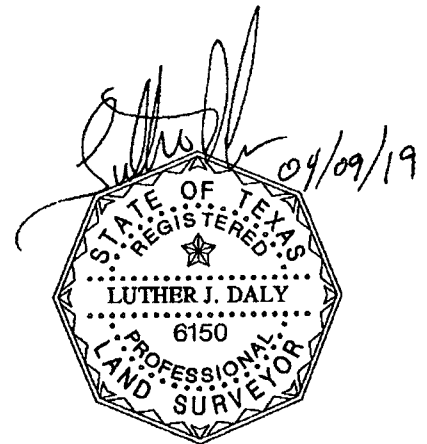
Being a 2.0992-acre tract of land located in the Hugh Rogers Survey, A-309 and the Benjamin Osburn Survey, A-390 in Fort Bend County, Texas, said 2.0992-acre tract being a portion of a called 620.00-acre tract of land recorded in the name of Taylor Morrison of Texas, Inc. in Clerk's File Number 2012132796 of the Official Records of Fort Bend County (O.R.F.B.C.), said 2.0992-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 most southerly southeast corner of Grand Vista Wastewater Treatment Plant recorded in Plat Number 20170038 of the Fort Bend County Plat Records, same being on a southerly line of said called 620.00-acre tract;

1. Thence, with an east line of said Grand Vista Wastewater Treatment Plant, North 02 degrees 51 minutes 58 seconds West, a distance of 72.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most southerly southeast corner of Restricted Reserve "A" of said Grand Vista Wastewater Treatment Plant;
2. Thence, through said called 620.00-acre tract, North 87 degrees 49 minutes 19 seconds East, a distance of 622.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the west line of a called 3.00-acre tract of land recorded in Clerk's File Number 2009012011 of the O.R.F.B.C.;
3. Thence, with the west line of said called 3.00-acre tract, South 02 degrees 10 minutes 07 seconds East, a distance of 49.01 feet to a 5/8-inch iron rod found with cap for the southwest corner of said called 3.00-acre tract;
4. Thence, with the south line of said called 3.00-acre tract, North 87 degrees 39 minutes 33 seconds East, a distance of 661.93 feet to a 5/8-inch iron rod found for the east corner of said called 3.00-acre tract;
5. Thence, with the northeast line of said called 3.00-acre tract, North 61 degrees 28 minutes 37 seconds West, a distance of 92.32 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, through aforesaid called 620.00-acre tract, the following four (4) courses:

6. North 87 degrees 49 minutes 19 seconds East, a distance of 72.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. 267.75 feet along the arc of a curve to the right, said curve having a central angle of 07 degrees 31 minutes 12 seconds, a radius of 2,040.00 feet and a chord that bears South 88 degrees 25 minutes 06 seconds East, a distance of 267.55 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
8. 270.91 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 41 minutes 02 seconds, a radius of 2,020.00 feet and a chord that bears South 87 degrees 01 minutes 12 seconds East, a distance of 270.70 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
9. South 85 degrees 22 minutes 39 seconds East, a distance of 46.35 feet to a 5/8-inch iron rod with cap found on the west line of Mission Oaks Sec. 2, a subdivision recorded in Plat Number 20050049 of the F.B.C.P.R., same being the east line of aforesaid called 620.00-acre tract;
10. Thence, with the common line of said called 620.00-acre tract and said Mission Oaks Sec. 2, South 02 degrees 08 minutes 41 seconds East, a distance of 24.63 feet to a 5/8-inch iron rod with cap stamped "MILLER" found for the southwest corner of said Mission Oaks Sec. 2 and an easterly corner of said called 620.00-acre tract;
11. Thence, with a southerly line of said called 620.00-acre tract, South 87 degrees 49 minutes 19 seconds West, a distance of 1,858.40 feet to the **Point of Beginning** and containing 2.0092 acres of land.



Parcel 1

17.63 ACRE DRAINAGE ESMT.
F.B.C.M.U.D. NO. 30
C.F. NO. 2007131828
O.R.F.B.C.

60' CROSSTEX GULF COAST
TRANSMISSION ESMT
C.F. NO. 2006024000
C.F. NO. 2006036007
O.R.F.B.C.

GRAND VISTA
SEC. 27
PLAT NO. 20180215
F.B.C.P.R.

100' X 200'
VOL. 86, PG 350
F.B.C.D.R.

3.3987 ACRE
SANITARY SEWER EASEMENT
C.F. NO. 2013150644
O.R.F.B.C.

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

CALL 3.00 ACRES
TXI OPERATIONS
C.F. NO. 2009012011
O.R.F.B.C.

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

50' HOUSTON PIPE
LINE CO. ESMT.
C.F. NO. 2006005768
O.R.F.B.C.

25' R.O.W. DEDICATION
PLAT NO. 20050049
F.B.C.P.R.

PROPOSED R.O.W.

PROPOSED R.O.W.

72.00' 622' 49.01' 661.93' 72' 24.63'

P.O.B. BEECHNUT RD PLAT NO. 20090066 F.B.C.P.R.

2.0992
ACRE TRACT

CALL 10.6058 ACRES
BEECHNUT
C.F. NO. 2014127158
O.R.F.B.C.
PLAT NO. 20170038
F.B.C.P.R.

RESTRICTED
RESERVE "C"

RESTRICTED
RESERVE "A"

18,087 SQ.FT.
PLAT NO. 20090066
F.B.C.P.R.

MISSION SIERRA
SEC. 5
PLAT NO. 20090066
F.B.C.P.R.

MISSION SIERRA
SEC. 2
PLAT NO. 20060163
F.B.C.P.R.

MISSION SIERRA SEC. 1
PLAT NO. 20050218
F.B.C.P.R.

HUGH ROGERS SURVEY, A-309
BENJAMIN DRSBURN, SURVEY
A-390

MISSION OAKS
SEC. 2
PLAT NO. 20050049
F.B.C.P.R.

Costello



9990 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

EXHIBIT OF
2.0992 ACRES
IN GRAND VISTA

DRAWN BY: KL DATE: 04/09/2019 SCALE: 1"=300'
CHECKED BY: LJD JOB NO: 2014-136-106 119714R.DGN

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

June 28, 2019 03:56:01 PM



FEE: \$0.00

DP2

2019070137

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**

Certificate Number:
 2019-506294

Date Filed:
 06/18/2019

Date Acknowledged:
 06/25/2019

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Taylor Morrison of Texas, Inc.
 Houston, TX United States

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

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 services, goods, or other property to be provided under the contract.

17204
 Right of way dedication for Beechnut project

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

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

 Signature of authorized agent of contracting business entity
 (Declarant)