



2929 Briarpark Drive, Suite 600, Houston, Texas 77042
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

November 15, 2019

Mr. J. Stacy Slawinski, PE
Fort Bend County Engineering
301 Jackson St., Fourth Floor
Richmond, Texas 77469

Re: Plat Vacation Request
Rustic Oaks Subdivision
City of Fulshear ETJ, Fort Bend County, Texas
LJA Job No. 2493-0014A (6.0)

Dear Mr. Slawinski:

LJA Engineering, Inc., on behalf of Fulshear Lakes, Ltd, respectfully requests that Fort Bend County Commissioner's Court consider the vacation of the Rustic Oaks Subdivision as recorded in Volume 14, Page 13, and film code number 185/B, of the Plat Records of Fort Bend County. No property has been sold and no development has occurred on the 70.1425-acre tract that is Rustic Oaks Subdivision. Fulshear Lakes, Ltd is the sole owner of the property.

If you have any questions or need any additional information, please call me at 713.953.5043.

Sincerely,

A handwritten signature in black ink, appearing to read 'CJL', written over a horizontal line.

Christopher J. LeBlanc, PE
Vice President

CJL/rca

Copy: Mr. Greg Voinis – Sam Yager Incorporated

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**RUSTIC OAKS SUBDIVISION
PLAT VACATION**

This is to certify that the Commissioners Court of Fort Bend County, Texas approves the vacation of that certain plat of real property filed of record on October 15, 1973, under Volume 14, Page 13 of the Real Property Records of Fort Bend County, Texas, the same being County Clerk file number 233786, and film code number 185/B, and being commonly known as "Rustic Oaks Subdivision." Said vacation approved by the City of Fulshear, Texas on the ¹⁵15th day of October, 2019, as reflected Vacation of Recorded Subdivision Plat attached hereto as Exhibit A, and incorporated herein for purposes.

APPROVED by the Commissioners Court of Fort Bend County, Texas, this 26 day of November, 2019.

BY: *Grady Prestage*
Grady Prestage, Commissioner, Precinct 2
Presiding Officer, Commissioners Court,
November 26, 2019

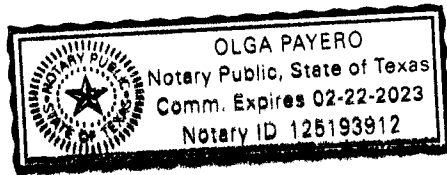
STATE OF TEXAS

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COUNTY OF FORT BEND

This instrument was acknowledged before me on the 26 day of November, 2019, by Grady Prestage, Commissioner, Precinct 2, on behalf of said County.

GIVEN under my hand and seal of office on the 26 day of November, 2019.



Olga Payero
Notary Public in and for the
State of Texas

VACATION OF RECORDED SUBDIVISION PLAT

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §


KNOW ALL MEN BY THESE PRESENTS:

Fulshear Lakes, Ltd., being the sole owner and proprietor of the tract covered by that certain plat of real property filed of record on October 15, 1973, under volume 14, page 13 of the real property records of Fort Bend County, Texas, the same being county clerk file number 233786, and film code number 185/B, and being commonly known as "Rustic Oaks Subdivision," hereby declares such plat to be vacated and canceled so as to convert all of the said platted property to acreage tracts as same existed before such property was platted, subdivided, and recorded.

WITNESS MY hand in the City of FULSHEAR, Texas, on this, the 8TH day of NOVEMBER, 2019.

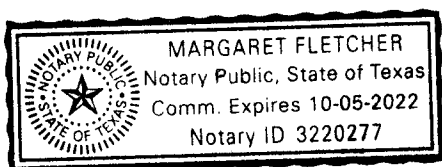
FULSHEAR LAKES, LTD.,
a Texas limited partnership

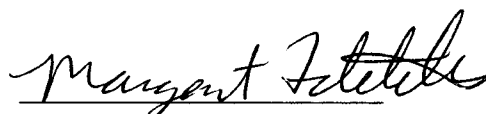
By: Fulshear Lakes GP, L.L.C.,
Its General Partner

By: 
Sam Yager III, Vice-President

STATE OF TEXAS §
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COUNTY OF FORT BEND §

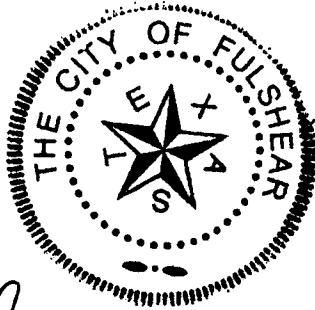
This instrument was acknowledged before me on the 8th day of November, 2019, by Sam Yager III, Vice-President of Fulshear Lakes GP, L.L.C., general partner of Fulshear Lakes, Ltd., a Texas limited partnership.

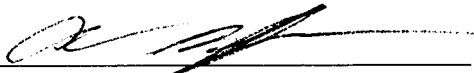



Notary Public, State of TEXAS

CERTIFICATE OF APPROVAL BY THE CITY OF FULSHEAR, TEXAS

This endorsement hereby certifies that the foregoing instrument declaring the following described plat to be vacated, to wit, that certain plat of real property filed of record on October 15, 1973, under volume 14, page 13 of the real property records of Fort Bend County, Texas, the same being county clerk file number 233786, and film code number 185/B, and being commonly known as "Rustic Oaks Subdivision," was approved on the 15th day of October, 2019, by the governing body of the City of Fulshear, Texas.





Aaron Groff, Mayor

ATTEST:



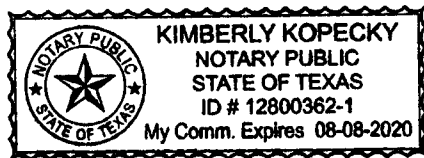
Kimberly Kopecky, City Secretary

STATE OF TEXAS §

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COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 12th day of November, 2019, by Aaron Groff, Mayor of the City of Fulshear, Texas.





Notary Public, State of TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas

December 03, 2019 04:24:22 PM

FEE: \$0.00 DP2

2019138567





Capital TitleSM

2400 Dallas Parkway, Suite 560
Plano, TX 75093
972-982-2700 direct

October 2, 2019

City Planning Commission
Fulshear City Hall
30603 FM 1093
Fulshear, TX 77441

508.235 acres Fort Bend County, Texas

To whom it may concern:

This company certifies that a diligent search of the Real Property Records of Capital Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 26th day of September, 2019, the last Deed that we find, of record, reflects the record owner to be: Fulshear Lakes, Ltd., a Texas limited partnership by virtue of Deeds recorded under Clerk's File No.s 2014007852, 2014007853, 2014007854, 2017129223, 2017129226, Official Public Records, Fort Bend County, Texas

Legal Description:

Being 508.235 acres of land located in the John Randon League, Abstract Number 76, Fort Bend County, Texas, being all of that certain called 411.052 acre tract conveyed to Fulshear Lakes, Ltd. by instrument of record under File Number 2014007854 of the Official Public Records of Real Property of said Fort Bend County (F.B.C.O.P.R.R.P.), being all of that certain called 70.1425 acre tract, designated Tract I, conveyed to Fulshear Lakes, Ltd., by an instrument of record under File Number 2014007853, F.B.C.O.P.R.R.P., same being all of Rustic Oaks Subdivision, a plat of record under Volume 14, Page 13 of the Plat Records of said Fort Bend County (F.B.C.P.R.), (Slide Number 185B, F.B.C.P.R.), being all of that certain called 14.313 acre tract, designated Tract II, conveyed to Fulshear Lakes, Ltd., by an instrument of record under File Number 2014007853, F.B.C.O.P.R.R.P., being all of that certain called 4.7320 acre tract, designated Lot 1 of the Cornelius Randon Estate as recorded in Volume 179, Page 128-A of the Deed Records of said Fort Bend County (F.B.C.D.R.), being the same land, designated Tract III, as conveyed to Fulshear Lakes, Ltd., by an instrument of record under File Number 2014007853, F.B.C.O.P.R.R.P., being all of that certain called 4.000 acre tract, conveyed to Fulshear Lakes, Ltd. by instrument of record under File Number 2014007852, F.B.C.O.P.R.R.P., being all of that certain called 1.095 acre tract conveyed to Fulshear Lakes, Ltd. by an instrument of record under File Number 2017129226, F.B.C.O.P.R.R.P., and being all of that certain called 3.157 acre tract conveyed to Fulshear Lakes, Ltd. by an instrument of record under File Number 2017129223, F.B.C.O.P.R.R.P., said 1.095 and 3.157 acre tract being out of Lot 8 of said Cornelius

Randon Estate, said 508.235 acres being more particularly described by metes and bounds as follows (all bearings referenced to Texas Coordinate System, South Central Zone, Grid North, NAD83 (NA2011) Epoch 2010.00;

BEGINNING at the common north corner of said 411.052 acre tract and that certain called 58.96 acre tract conveyed to Nigel Stewart Patterson, et ux by an instrument of record under File Number 2009110810, F.B.C.O.P.R.R.P., being on the line common to the north line of said John Randon League and the south line of the I. H. Charles League, Abstract Number 17 of said Fort Bend County, and being within existing Rogers Road (width varies), from which a found 5/8-inch iron rod (bent) bears North 09° 56' 38" West, 0.52 feet and also from which the common easterly corner of said John Randon League and the George Roberts League, Abstract Number 432 of said Fort Bend County bears North 87° 41' 03" East, 3,932.37 feet;

Thence, with the easterly line of said 411.052 acre tract, the following five (5) courses:

1. South 02° 02' 39" East, with the westerly line of said 58.96 acre tract, passing at 30.69 feet (called 31.0 feet) a found 1/2-inch iron pipe, and continuing for a total distance of 1,104.86 feet (called 1,105.0 feet) to a 1/2-inch iron pipe found for corner;
2. South 02° 21' 32" East, continuing with the westerly line of said 58.96 acre tract, 1,232.04 feet (called 1,232.08 feet) to a 3/4-inch iron pipe found for corner;
3. South 01° 43' 27" East, continuing with the westerly line of said 58.96 acre tract, 1,133.03 feet (called 1,132.98 feet) to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" previously set for the southwest corner of said 58.96 acre tract;
4. North 87° 47' 51" East, with the southerly line of said 58.96 acre tract, passing at 296.51 feet a found 1" iron pipe, and continuing for a total distance of 1,004.52 feet (called 1,004.50 feet) to a 1/2-inch iron pipe found on the westerly line of that certain called 241.258 acre tract conveyed to Rogers Road Investors, LP by an instrument of record under File Number 2009066602, F.B.C.O.P.R.R.P.;
5. South 02° 18' 57" East, with the westerly line of said 241.258 acre tract, passing at 2,894.68 feet the approximate centerline of Fulshear Creek, same being the common westerly corner of said 241.258 acre tract and that certain called 58.139 acre tract conveyed to K. R. Arnold, et ux, by an instrument of record under File Number 1999008859, F.B.C.O.P.R.R.P., and continuing with the westerly line of said 58.139 acre tract, for a total distance of 4,646.53 feet (called 4,646.9 feet) to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" previously set for the southeast corner of said 411.052 acre tract, being on the northerly line of that certain called 100-foot wide tract conveyed to Metropolitan Transit Authority of Harris County by an instrument of record under Volume 2478, Page 1664, F.B.C.D.R.;

Thence, South 81° 25' 02" West, with the line common to the south line of said 411.052 acre tract and the north line of said 100-foot wide tract, passing at 1,532.69 feet (called 1,532.63 feet) a 1/2-inch iron pipe found for the common south corner of said 411.052 acre tract and aforementioned Rustic Oaks Subdivision, and continuing along the line common to the south line of said Rustic Oaks Subdivision and the north line of said 100-foot wide tract, passing at 3,010.59 feet a 1/2-iron pipe found for the southwest corner of said Rustic Oaks, common to the southeast corner of the aforementioned 1.095 acre tract and Lot 8 of the aforementioned Cornelius Randon Estate, continuing along the south line of said 1.095 acre tract and said Lot 8, common to the north line of said 100-foot wide tract for a total distance of 3,484.44 feet to a 1/2-inch iron rod found for the common south corner of said 1.095 acre tract and that certain tract of land conveyed to Gloria

Banks Simmons, et al by an instrument of record under File Number 2004090412, F.B.C.O.P.R.R.P.;

Thence, North 01° 03' 45" West, with the line common to the west line of said 1.095 acre tract and the aforementioned 3.157 acre tract and the east line of said Simmons tract, 409.65 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the common north corner of said 3.157 acre tract and said Simmons tract, in the south line of Lot 2 of said Cornelius Randon Estate;

Thence, North 87° 29' 36" East, along the north line of said 3.157 acre tract, common to the south line of said Lot 2, 59.22 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" previously found for the southwest corner of said 4.7320 acre tract conveyed to Fulshear Lakes, Ltd.;

Thence, North 02° 13' 49" West, along the west line of said 4.7320 acre tract conveyed to Fulshear Lakes, Ltd., 444.84 feet to a 1/2-inch iron pipe found for the northwest corner of said 4.7320 acre tract, also being on a south line of the aforementioned 14.313 acre tract;

Thence, South 87° 15' 05" West, with said south line, 522.20 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" previously set for corner;

Thence, South 02° 11' 04" East, continuing along a south line of said 14.313 acre tract, 442.70 feet to a 1-inch iron pipe found for corner;

Thence, South 87° 05' 11" West, continuing along a south line of said 14.313 acre tract, 507.27 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" previously set for corner;

Thence, North 02° 29' 17" West, continuing along a south line of said 14.313 acre tract, 445.89 feet to point for corner, from which a found 5/8-inch iron rod with cap stamped "RPLS No. 2085" bears South 76° 14' 39" East, 0.23 feet;

Thence, South 87° 26' 47" West, continuing along a south line of said 14.313 acre tract, passing at 486.91 feet a found 5/8-inch iron rod with cap stamped "RPLS No. 2085" and continuing for a total distance of 512.83 feet to a PK-Nail found for corner within existing Pool Hill Road (width unknown);

Thence, North 02° 33' 10" West, with the most westerly line of said 14.313 acre tract and within said existing Pool Hill Road, 196.30 feet to a PK-Nail found for the common west corner of said 14.313 acre tract and that certain called 5.155 acre tract conveyed to Royal Parrot Farm, LLC by an instrument of record under File Number 2010000252, F.B.C.O.P.R.R.P.;

Thence, North 87° 25' 18" East, with the common line to said 14.313 acre tract and said 5.155 acre tract, passing at 22.96 feet a found 5/8-inch iron rod with cap stamped "RPLS No. 2085", and continuing for a total distance of 1,143.40 feet to the common south corner of aforementioned 4.000 acre tract conveyed to Fulshear Lakes, Ltd. and said 5.155 acre tract, from which a found 1/2-inch iron rod with cap (illegible) bears North 15° 28' 18" West, 0.92 feet;

Thence, North 02° 34' 42" West, departing the north line of said 14.313 acre tract and

along the line common to said 4.000 acre tract and said 5.155 acre tract, 196.40 feet to the common north corner of said 4.000 acre tract and said 5.155 acre tract and also being on the south line of that certain called 9.15 acre tract conveyed to Eula Mac Taplin, et al, by an instrument of record under Volume 2259, Page 1936, F.B.C.D.R., from which a found 1/2-inch iron rod with cap stamped "Precision Surveying" bears South 46° 34' 34" West, 0.26 feet;

Thence North, 87°25'18" East, along the line common to said 4.000 acre tract and said called 9.15 acre tract, 887.17 feet, to 5/8-inch iron rod with plastic cap stamped "LJA ENG" previously set for corner on the westerly line of aforementioned 70.1425 acre tract and Rustic Oaks Subdivision, from which a 1-inch pipe with "Cotton Surveying" cap bears South 18°04'42" East, 3.68 feet;

Thence North 03°16'16" East, with the line common to said 9.15 acre tract and said 70.1425 acre tract and Rustic Oaks Subdivision, 197.17 feet to a 1-inch iron pipe in concrete found for the common east corner of said 9.15 acre tract and that certain called 18.87 acre tract, designated Tract I, conveyed to Robert Fendley, by instrument of record under Volume 1415, Page 037, F.B.C.D.R.;

Thence, North 01°17'54" West, with the westerly line of said 70.1425 acre tract and Rustic Oaks Subdivision, 565.92 feet to a 1-inch iron pipe found for corner;

Thence, North 00° 49' 19" West, continuing along the westerly line of said 70.1425 acre tract and said Rustic Oaks Subdivision, 196.67 feet to a point for corner on the approximate centerline of Fulshear Creek and being the line common to the north line of said Rustic Oaks Subdivision, said 70.1425 acre tract and a southwesterly line of the aforementioned 411.052 acre tract;

Thence, along the south line of said 411.052 acre tract and along the meanders of said Fulshear Creek, the following five (5) courses:

1. South 85° 09' 23" West, 488.60 feet to a point for corner;
2. North 74° 47' 41" West, 354.56 feet to a point for corner;
3. North 18° 11' 05" West, 260.16 feet to a point for corner;
4. North 09° 17' 09" East, 391.53 feet to a point for corner;
5. North 00° 34' 16" West, 47.82 feet (called 48.67 feet) to a point for corner on the south line of that certain called 71.56 acre tract conveyed to Lavetta Lazzara by an instrument of record under Volume 2320, Page 1231, F.B.C.D.R., and an undivided fifty (50) percent interest conveyed to Lavetta Lazzara, Trustee by an instrument of record under Volume 2479, Page 591, F.B.C.D.R.;

Thence, North 87° 05' 26" East, with the common line of said 411.052 acre tract and said 71.56 acre tract, passing at 76.49 feet a found 1/2-iron pipe and continuing for a total distance of 817.56 feet (called 816.0 feet) to a 1/2-inch iron pipe found for corner;

Thence, North 01° 49' 07" West, with the line common to said 411.052 acre tract and said 71.56 acre tract, 2,373.01 feet (called 2,373.19 feet) to a PK-Nail in asphalt previously set for the northeast corner of said 71.56 acre tract;

Thence, North 01° 47' 54" West, with the westerly line of said 411.052 acre tract, 2,073.64 feet (called 2,074.08 feet) to a gun barrel found for the common easterly corner

of that certain called 5.432 acre tract conveyed to Emma Jean Smith by an instrument of record under Volume 2707, Page 2128, F.B.C.D.R. and that certain called 46.33 acre tract conveyed to Frances Peckham Kelly, et al, by an instrument of record under volume 433, Page 87, F.B.C.D.R. and under Probate Record Number 08-CPR-020916 of the Probate Records of said Fort Bend County;

Thence, North 01° 20' 51" West, with the westerly line of said 411.052 acre tract, 1,070.10 feet (called 1,069.68 feet) to point for corner on the northerly line of the aforementioned John Randon League and the southerly line of the J. San Pierre Survey, Abstract Number 81, of said Fort Bend County and the northwest corner of said 411.052 acre tract, and being within the aforementioned Rogers Road, from which a found 5/8-inch iron rod (bent) bears South 77° 51' 34" East, 0.29 feet;

Thence, North 87° 41' 03" East, with the northerly line of said 411.52 acre tract, said John Randon League, and the southerly line of said J. San Pierre Survey and the aforementioned I. H. Charles League, 1,829.92 feet to the POINT OF BEGINNING and containing 508.235 acres of land and of which 1.320 acres (57,529 square feet) of land lies within the existing roadway area of said Rogers Road.

Save and Except those portions conveyed under Clerk's File No.s 2015064104, 2015064107, 2015064110, 2015064113, and 2015064116, Real Property Records, Fort bend County, Texas.

Restrictions:

Those restrictive covenants recorded in Volume 14, Page 13 of the Map Records of Fort Bend County, Texas, and in Volume 580, Page(s) 504 and 522 of the Deed Records of Fort Bend County, Texas; and f under Clerk's File No(s). 8651735, thru 8651738, Real Property Records, Fort Bend County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Easements/Other Exceptions:

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
2. Any right of adjoining property owners in and to that part of the hereinabove property which may constitute accretion or avulsion by virtue of the possible shifting of the bed or shores of the river, stream or body of water which bounds the subject property.
3. Subject to all easements and building set back lines, set forth in Volume 14, Page 13 of the Map Records of Fort Bend County, Texas.

4. Pipeline easement and right-of-way granted to Texas Illinois Natural Gas Pipeline Company, as set forth and described in instrument(s) recorded in Volume 274, Page(s) 155 and 157, of the Deed Records of Fort Bend County, Texas.
5. Pipeline easement and right-of-way granted to Texas Illinois Natural Gas Pipeline Company, as set forth and described in instrument(s) recorded in Volume 274, Page 338; Volume 275, Page 309; Volume 275, Page 597; Volume 279, Page 354 and Volume 285, Page 208, of the Deed Records of Fort Bend County, Texas.
6. Pipeline easement and right-of-way granted to Trunkline Gas Pipeline Company, as set forth and described in instrument(s) recorded in Volume 280, Page 311 of the Deed Records of Fort Bend County, Texas.
7. Pipeline easement and right-of-way granted to Texas Illinois Natural Gas Pipe Line Company, as set forth and described in instrument(s) recorded in Volume 281, Page 198, of the Deed Records of Fort Bend County, Texas.
8. Drainage easement and right-of-way(s) granted to Fort Bend County Drainage District, as set forth and described in instrument(s) recorded in Volume 332, Page(s) 354 and 355, of the Deed Records of Fort Bend County, Texas.
9. Pipeline easement and right-of-way granted to Peoples Gulf Coast Natural Gas Pipeline Company, as set forth and described in instrument recorded in Volume 407, Page 71, of the Deed Records of Fort Bend County, Texas.
10. Easement granted to Houston Lighting & Power Company, for distribution lines, set forth, defined and described in instrument(s) recorded in Volume 755, Page 325 of the Deed Records of Fort Bend County, Texas.
11. Easement granted to Reliant Energy, Incorporated for electric distribution facilities and/or natural gas facilities, set forth, defined and described in instrument(s) filed for record under Fort Bend County Clerk's File No. 2000042563.
12. A royalty interest in all of the oil, gas and Sulphur in and under the herein described property, as reserved in instrument recorded in Volume 1028, Page(s) 260 & 263 of the Deed Records of Fort Bend County, Texas. Title to said interest has not been investigated prior to, or subsequent to, the date of the aforementioned instrument. The Company makes no representation as to the present ownership of this interest.
13. A royalty interest in all of the oil, gas and Sulphur in and under the herein described property, as reserved in instrument recorded in Volume 1057, Page(s) 561 of the Deed Records of Fort Bend County, Texas. Title to said interest has not been investigated prior to, or subsequent to, the date of the aforementioned instrument. The Company makes no representation as to the present ownership of this interest.
14. 1/2 of all oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument(s) filed for record under

Fort Bend County Clerk's File No. 9067073. Title to said interest has not been investigated prior to, or subsequent to, the date of the aforementioned instrument. The Company makes no representation as to the present ownership of this interest.

15. 1/2 of all oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument(s) filed for record under Fort Bend County Clerk's File No. 2000096563. Title to said interest has not been investigated prior to, or subsequent to, the date of the aforementioned instrument. The Company makes no representation as to the present ownership of this interest.
16. Pipeline easement and right-of-way granted to Texas Illinois Natural Gas Pipeline Company, as set forth and described in instrument(s) recorded in Volume 276, Page 91; Volume 279, Page 354 and Volume 281, Page 198 of the Deed Records of Fort Bend County, Texas.
17. Pipeline easement and right-of-way granted to Trunkline Gas Pipeline Company, as set forth and described in instrument(s) recorded in Volume 280, Page 127 of the Deed Records of Fort Bend County, Texas.
18. Drainage easement and right-of-way(s) granted to Fort Bend County Drainage District, as set forth and described in instrument(s) recorded in Volume 332, Page(s) 354 and 355, of the Deed Records of Fort Bend County, Texas.
19. Pipeline easement and right-of-way granted to Peoples Gulf Coast Gas Pipeline Company, as set forth and described in instrument(s) recorded in Volume 407, Page(s) 71, 78 & 84 and Volume 408, Page 401 of the Deed Records of Fort Bend County, Texas.
20. Easement granted to Houston Lighting & Power Company, for distribution lines, set forth, defined and described in instrument(s) recorded in Volume 502, Page(s) 332 & 336 of the Deed Records of Fort Bend County, Texas.
21. Easement granted to the public, for drainage, set forth, defined and described in instrument(s) recorded in Volume 601, Page 353 of the Deed Records of Fort Bend County, Texas.
22. Terms and provisions contained in Boundary Line Agreement as set out in instrument filed for record under Fort Bend County Clerk's File No. 8619765.
23. 1/2 of 1/2 of 1/8 oil and gas in and under the herein described property, as reserved in instrument recorded in Volume 253, Page(s) 166, 392 and 592, and Volume 257, Page(s) 278 & 280 of the Deed Records of Fort Bend County, Texas. Title to said interest has not been investigated prior to, or subsequent to, the date of the aforementioned instrument. The Company makes no representation as to the present ownership of this interest.
24. 1/2 of 2/12 of 1/10 royalty interest all of the oil, gas and Sulphur in and under the

herein described property, as reserved in instrument recorded in Volume 253, Page(s) 166, 392 and 592, and Volume 257, Page(s) 278 & 280 of the Deed Records of Fort Bend County, Texas. Title to said interest has not been investigated prior to, or subsequent to, the date of the aforementioned instrument. The Company makes no representation as to the present ownership of this interest.

25. 1/2 of 2/12 royalty interest in all of the oil, gas and Sulphur in and under the herein described property, as reserved in instrument recorded in Volume 253, Page(s) 166, 392 and 592, and Volume 257, Page(s) 278 & 280 of the Deed Records of Fort Bend County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.)
26. Non-participating royalty interest in all of the oil, gas and Sulphur in and under the herein described property, as reserved in instrument recorded in Volume 580, Page(s) 504 & 522 of the Deed Records of Fort Bend County, Texas. Title to said interest has not been investigated prior to, or subsequent to, the date of the aforementioned instrument. The Company makes no representation as to the present ownership of this interest.
27. Terms, conditions and provisions as set forth in Certification of Public Record regarding City of Fulshear Ordinance No. 2014-265, filed December 23, 2014, recorded under Clerk's File No. 2014139426, Real Property Records, Fort Bend County, Texas.
28. Terms, conditions and provisions as set forth in Certification of Public Record regarding City of Fulshear Ordinance No. 2014-1172, filed April 15, 201, recorded under Clerk's File No. 2015039066, Real Property Records, Fort Bend County, Texas.
29. Terms, conditions and provisions as set forth in Development and Wholesale Water Supply and Wastewater Services Agreement between The City of Fulshear, Texas and Fulshear Lakes, Ltd., filed December 29, 2017, recorded under Clerk's File No. 2017142203, Real Property Records, Fort Bend County, Texas.
30. Terms, conditions and provisions as set forth in Order Adding Land and Redefining the Boundaries of the District for Fort bend Municipal Utility District No. 216, filed September 16, 2019, recorded under Clerk's File No. 2019105346, Real Property Records, Fort Bend County, Texas.

Liens/Misc:

1. Deed of Trust dated January 20, 2016, filed for record on January 22, 2016, under Fort Bend County Clerk's File No. 2016006952, executed by FULSHEAR LAKES, LTD., a TEXAS limited partnership, to ALAN R. HINAMAN, Trustee(s), to secure the payment of one note in the principal sum of \$26,997,242.00, payable to the order of FULSHEAR LAKES, GP, LLC, a TEXAS limited liability company, and subject to all of the terms, conditions and stipulations contained therein, including but not limited to any other and future indebtedness also secured by this lien.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Capital Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Capital Title Company assumes no liability whatsoever for the accuracy neither of this report, nor for any omission or error with respect hereto. **You agree to release, Indemnify and hold harmless Capital Title Company because of any negligence by Capital Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Capital Title Company

pp. *Leigh A. Watkins*

**Margo Chatham
Vice President
Commercial Escrow Officer**