



This conveyance is made subject to the reservation hereby made by Grantor, for the benefit of Grantor, its successors and assigns, of non-exclusive rights of ingress and egress across the Property.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever without express or implied warranty of any kind. All warranties that might arise by common law, as well as the warranties in Section 5.023 of the Texas Property Code (or its successor), are excluded. Grantor makes no warranty, express or implied, as to the Property conveyed hereby whatsoever. Grantor shall not be responsible or liable for any costs or expenses of any kind or nature incurred by Grantee or its successors or assigns associated with the Property including, without limitation, the construction of improvements thereon or for the benefit thereof or in respect access to, or ingress or egress over, the Property.

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.

In addition to the rights of ingress and egress with respect to the Property, which rights are reserved by Grantor as stated above, Grantee agrees to permit Grantor, its successors and assigns, to connect any public and private roadways and/or driveways within Grantor's adjacent land to the Chimney Rock Road extension; provided, that Grantor's construction of improvements to connect to Chimney Rock Road will meet the County's standards. Notwithstanding anything to the contrary contained herein, Grantor, its successors and assigns, are not responsible for any cost or expense in connection with the construction, design and any other costs or expenses related to any phase of Chimney Rock Road.

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

*This Correction Donation Deed is given for the purpose of, among other things, evidencing that the conveyance evidenced hereby is made for public use and enjoyment of the Property as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), and for no other use or purpose whatsoever, provided, that the public use of said Property shall be effective upon the recording of a plat in the Official Public Records of Fort Bend County, Texas designating such public use, and that such purpose should have been included in the Donation Deed dated June 27, 2018, recorded on July 26, 2018 under Document Number 2018083553 of the Official Public Records of Fort Bend County, Texas. This Correction Donation Deed amends and restates the Donation Deed in its entirety, and the provisions contained in this Correction Donation Deed supersede and replace all provisions to the contrary in the Donation Deed.*

EXECUTED on this the 25<sup>th</sup> day of June, 2020, to be effective for all purposes as of June 27, 2018.

**GRANTOR:**

UDFLOF Tuscany Lakes, L.P.

By: [Signature]

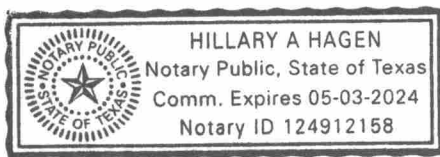
Name: Jim Kenney

Title: Vice President  
of UDFLOF TL Manager, LLC

THE STATE OF TEXAS           §  
  §  
COUNTY OF Tarrant           §

This instrument was acknowledged before me on the 25<sup>th</sup> day of June, 2020 by Jim Kenney, VP of UDFLOF TL on behalf of UDFLOF Tuscany Lakes, L.P.

(SEAL)

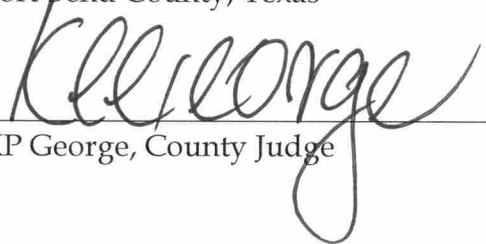


Hillary A Hagen  
Notary Public in and for the State of Texas

EXECUTED and ACCEPTED on this the 7 day of July, 2020, to be effective for all purposes as of June 27, 2018.

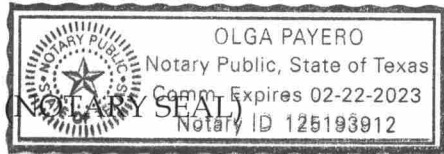
**GRANTEE:**

Fort Bend County, Texas

  
\_\_\_\_\_  
KP George, County Judge

THE STATE OF TEXAS           §  
  §  
COUNTY OF Fort Bend       §

This instrument was acknowledged before me on this 7 day of July, 2020 by KP George, County Judge of Fort Bend County, Texas.



  
\_\_\_\_\_  
Notary Public, State of Texas

Attachments:

Exhibit A - Legal Description of the Property

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

EXHIBIT A TO CORRECTION DONATION DEED

**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**  
**15.65 ACRES (681,874 SQ. FT.)**  
**OUT OF CALLED 607.3245 ACRE TRACT**  
**T. HOBERMAKER SURVEY, A-191**  
**FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 15.65 acres (681,874 square feet), more less, situated in the T. Hobermaker Survey, Abstract No. 191, in Fort Bend County, Texas, said 15.65 acre tract being out of that certain tract called 607.3245 acres conveyed to UDFLOF TUSCANY LAKES, L.P., by special warranty deed dated December 15, 2008, recorded in Fort Bend County Clerk's File No. 2008130668, of the Official Public Records of Fort Bend County, Texas, said 15.65 acre parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

BEGINNING at a 5/8-inch iron rod with a Tejas cap (X=3,087,429.18; Y=13,777,170.99; surface, feet) set in the proposed southerly right-of-way line of F. M. 2234 (width varies) at it's intersection with the westerly line of said 607.3245 acre tract and the easterly line of the westerly residue of certain tract called 655.417 acres conveyed to THE WILLIAM CARLOSS MORRIS, III, SHARON KAY MORRIS AND MORRIS CHILDREN CHARITABLE REMAINDER UNITRUST by special warranty deed dated December 24, 1986, recorded in Vol. 1907, Pg. 1381, of the Official Public Records of Fort Bend County, Texas, being the most southerly southwest corner of that certain tract called 0.2476 acre Parcel 22B Part 1, conveyed to The State of Texas, described in Fort Bend County Clerk's File No. 2015094417 of the Official Records of Fort Bend County, Texas, being also the southeast corner of that certain tract called 1.027 acre Parcel 22A, described in Fort Bend County Clerk's File No. 2015103684 of the Official Records of Fort Bend County, Texas, for the northwest corner of the herein described 15.65 acre tract in the proposed westerly right-of-way line of Chimney Rock Road, from which a found TxDOT aluminum disk bears S87°34'27"W, 1.88 feet;

THENCE North 87°01'23" East along the proposed southerly right-of-way line of said F.M. 2234, a distance of 134.21 feet (called 139.06') to a 5/8-inch iron rod with a Tejas cap set at an intersect with the easterly line of said 607.3245 acre tract, being also the westerly line of the easterly residue of said 655.417 acre tract, for the most southerly southeast corner of said 0.2476 acre Parcel 22B Part 1, being also the southwest corner of that certain tract called 1.536 acre Parcel 22C, described in Fort Bend County Clerk's File No. 2015104000 of the Official Public Records of Fort Bend County, Texas, in the proposed easterly right-of-way line of said Chimney Rock Road, from which a found TxDOT aluminum disk bears N87°01'23"E, 2.84 feet;

THENCE in a southwesterly direction, a distance of 31.16 feet along the easterly line of said 607.3245 acre tract and the westerly line of the easterly residue of said 655.417 acre tract, being the proposed easterly right-of-way line of said Chimney Rock Road, following the arc of a curve

to the left, having a radius of 25.00 feet and a central angle of  $71^{\circ}24'38''$  ( $Ch=S32^{\circ}42'27''W$ , 29.18 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

THENCE South  $02^{\circ}59'52''$  East (called  $S00^{\circ}10'30''E$ ) along the east line of said 607.3245 acre tract and the westerly line of the easterly residue of said 655.417 acre tract, being the proposed easterly right-of-way line of said Chimney Rock Road, a distance of 850.65 feet to a 5/8-inch iron rod with a Tejas cap set for an interior corner of said 607.3245 acre tract and the herein described parcel, being a southwest corner of the easterly residue of said 655.417 acre tract;

THENCE North  $87^{\circ}00'08''$  East (called  $N89^{\circ}49'30''E$ ) along a north line of said 607.3245 acre tract and the southerly line of the easterly residue of said 655.417 acre tract, being the proposed easterly right-of-way line of said Chimney Rock Road, a distance of 25.00 feet to a 5/8-inch iron rod with a Tejas cap set for a northeasterly corner of the herein described parcel;

THENCE crossing said 607.3245 acre tract along the proposed easterly right-of-way line of said Chimney Rock Road, the following six courses and distances:

South  $02^{\circ}59'52''$  East, a distance of 8.05 feet to 5/8-inch iron rod with a Tejas cap set for a point of curvature;

In a southerly direction, a distance of 738.98 feet, following the arc of a curve to the right, having a radius of 2,075.00 feet and a central angle of  $20^{\circ}24'19''$  ( $Ch=S07^{\circ}12'17''W$ , 735.08 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

South  $17^{\circ}24'27''$  West, a distance of 360.35 feet to 5/8-inch iron rod with a Tejas cap set for a point of curvature;

In a southerly direction, a distance of 679.00 feet, following the arc of a curve to the left, having a radius of 1,925.00 feet and a central angle of  $20^{\circ}12'36''$  ( $Ch=S07^{\circ}18'09''W$ , 675.49 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

South  $02^{\circ}48'09''$  East, a distance of 2,361.34 feet to 5/8-inch iron rod with a Tejas cap set for a point of curvature;

In a southerly direction, at a distance of 1,033.58 feet, pass a 5/8-inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 1,108.27 feet, following the arc of a curve to the right, having a radius of 2,075.00 feet and a central angle of  $30^{\circ}36'07''$  ( $Ch=S12^{\circ}29'55''W$ , 1,095.14 feet) to an intersect with the north line of that certain tract called 69.97 acres, conveyed to Sunlake, Ltd., by special warranty deed effective date March 19, 2018, recorded in Fort Bend County Clerk's File No. 2018029236 of the Official Records of Fort Bend County, Texas, for the southeast corner of the herein described parcel located in the waters of the American Canal;

THENCE South  $89^{\circ}45'25''$  West along the north line of said 69.97 acre tract, a distance of 171.87 feet to an intersect with the proposed westerly right-of-way line of said Chimney Rock Road for the southwest corner of the herein described parcel, located in the waters of the American Canal;

THENCE crossing said 607.3245 acre tract along the proposed westerly right-of-way line of said Chimney Rock Road, the following two courses and distances:

In a northerly direction, at a distance of 74.67 feet, pass a  $5/8$  inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 1,108.98 feet, following the arc of a curve to the left, having a radius of 1,925.00 feet and a central angle of  $33^{\circ}00'28''$  (Ch= $N13^{\circ}42'05''E$ , 1,093.71 feet) to a  $5/8$ -inch iron rod with a Tejas cap set for a point of tangency;

North  $02^{\circ}48'09''$  West, a distance of 142.31 feet to  $5/8$ -inch iron rod with a Tejas cap set at an intersect with the most westerly north line of said 607.3245 acre tract, being the southerly line of that certain tract called 219.441 acres conveyed to Cloverleaf Ranch, LLC by quitclaim deed dated June 22, 2011, recorded in Fort Bend County Clerk's File No. 2011064978 of the Official Public Records of Fort Bend County, Texas, for a northwesterly corner of the herein described parcel;

THENCE North  $87^{\circ}11'24''$  East (called East), along the most westerly north line of said 607.3245 acre tract and the southerly line of said 219.441 acre tract, a distance of 75.00 feet to  $5/8$ -inch iron rod with a Tejas cap set for the interior corner of said 607.3245 acre tract and the herein described parcel, being also the southeast corner of said 219.441 acre tract, from which a found 2-inch iron pipe bears  $S47^{\circ}32'17''E$ , 0.98 feet and a found  $5/8$ -inch iron rod bears  $S65^{\circ}20'34''E$ , 1.46 feet;

THENCE North  $02^{\circ}48'09''$  West (called North), along the westerly line of said 607.3245 acre tract and the easterly line of said 219.441 acre tract, a distance of 2,771.86 feet to  $5/8$ -inch iron rod with a Tejas cap set at an intersect with the proposed westerly right-of-way line of said Chimney Rock Road, for an angle point of the herein described parcel;

THENCE crossing said 607.3245 acre tract along the proposed westerly right-of-way line of said Chimney Rock Road, the following four courses and distances:

In a northerly direction, a distance of 172.32 feet, following the arc of a curve to the right having a radius of 2,075.00 feet and a central angle of  $04^{\circ}45'29''$  (Ch= $N15^{\circ}01'42''E$ , 172.27 feet) to a  $5/8$ -inch iron rod with a Tejas cap set for a point of tangency;

North  $17^{\circ}24'27''$  East, a distance of 360.35 feet to  $5/8$ -inch iron rod with a Tejas cap set for a point of curvature;

In a northerly direction, a distance of 685.56 feet, following the arc of a curve to the left, having a radius of 1,925.00 feet and a central angle of 20°24'19" (Ch=N07°12'17"E, 681.95 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

North 02°59'52" West, a distance of 8.05 feet to 5/8-inch iron rod with a Tejas cap set at an intersect with a northerly line of said 607.3245 acre tract, being the southerly line of the westerly residue of said 655.417 acre tract, for a northwesterly corner of the herein described parcel;

THENCE North 87°00'08" East (called N89°49'30"E) along a northerly line of said 607.3245 acre tract, being the southerly line of the westerly residue of said 655.417 acre tract, a distance of 25.00 feet to 5/8-inch iron rod with a Tejas cap set for an interior corner of said 607.3245 acre tract and the herein described parcel, being the southeast corner of the westerly residue of said 655.417 acre tract;

THENCE North 02°59'52" West (called N00°10'30"W) along the most northerly west line of said 607.3245 acre tract, being the proposed westerly right-of-way line of said Chimney Rock Road and being also the easterly line of the westerly residue of said 655.417 acre tract, a distance of 850.65 feet to 5/8-inch iron rod with a Tejas cap set for a point of curvature;

THENCE in a northwesterly direction, a distance of 31.31 feet along the westerly line of said 607.3245 acre tract and an easterly line of the westerly residue of said 655.417 acre tract, being the proposed westerly right-of-way line of said Chimney Rock Road, following the arc of a curve to the left, having a radius of 25.00 feet and a central angle of 71°45'53" (Ch=N38°52'48"W, 29.31 feet) to the POINT OF BEGINNING and containing 15.65 acres (681,874 square feet) of land, more or less.

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, divide by a scale factor = 1.00013.

TEJAS SURVEYING, INC.  
Firm No. 10031300  
Ph: 281 240-9099  
Job No. 61-1501 Parcel 4 Rev 2  
January 18, 2017  
Revised May 17, 2018







FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

July 09, 2020 04:09:38 PM



FEE: \$0.00

DP2

**2020084789**

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

|   |                                    |
|---|------------------------------------|
| Complete Nos. 1 - 4 and 6 if there are interested parties.<br>Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties. | <b>OFFICE USE ONLY</b>             |
| <b>1 Name of business entity filing form, and the city, state and country of the business entity's place of business.</b>         | <b>CERTIFICATION OF FILING</b>     |
| UDFLOF Tuscany Lakes, LP<br>Houston, TX United States   | Certificate Number:<br>2020-637065 |
| <b>2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.</b>           | Date Filed:<br>06/25/2020          |
| Fort Bend County  | Date Acknowledged:<br>07/07/2020   |

**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.**

20-ENG-100519  
 Correction Donation Deed, 15.65 acres future Chimney Rock right of way

| 4 Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) |              |
|----------------------------|--|---------------------------------------|--------------|
|                            |  | Controlling                           | Intermediary |
| UDFLOF TL Manager, inc     | Grapevine, TX United States              | X                                     |              |
| UDFLOF Land Op Fund, LP    | Grapevine, TX United States              | X                                     |              |
| Greenlaw, Hollis           | Grapevine, TX United States              | X                                     |              |
| Etter, Todd                | Grapevine, TX United States              | X                                     |              |
| Wilson, Mike               | Grapevine, TX United States              | X                                     |              |
|                            |  |                                       |              |
|                            |  |                                       |              |
|                            |  |                                       |              |
|                            |  |                                       |              |

**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)