



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

EXECUTED on this the 7<sup>th</sup> day of DECEMBER, 2021.

**GRANTORS:**

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership d/b/a Friendswood Development Company

By: U.S. Home Corporation,  
a Delaware corporation,  
its general partner

*MR*

By:

Michael W. Johnson, Vice President

Date:

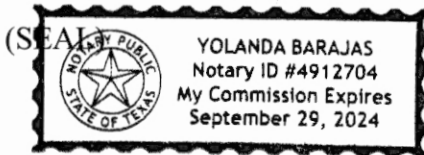
12/7/2021

THE STATE OF TEXAS

§  
§  
§

COUNTY OF Harris

This instrument was acknowledged before me on the 7<sup>th</sup> day of December, 2021 by Michael W. Johnson, Vice President, on behalf of Lennar Homes of Texas Land and Construction, Ltd.



Yolanda Barajas  
Notary Public in and for the State of Texas

M/I HOMES OF HOUSTON, LLC,  
a Texas limited liability company

By: \_\_\_\_\_  
Jay McManus, Area President

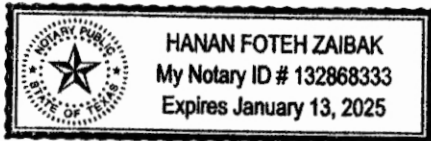
Date: 11/30/2021

THE STATE OF TEXAS           §  
  §  
COUNTY OF Harris           §

This instrument was acknowledged before me on the 30<sup>th</sup> day of November,  
2021 by Jay McManus, Area President, on behalf of M/I Homes of  
Houston, LLC.

(SEAL)

[Signature]  
Notary Public in and for the State of Texas



Attachments:  
Exhibit A – Legal Description of the Property

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

# EXHIBIT A

County: Fort Bend  
Project: Millers Pass – R.O.W. dedication  
C.I. No.: 1255-21 (sketch attached)  
Job Number: 2020-218-MP0-012

**METES AND BOUNDS DESCRIPTION**  
**0.5044 ACRES**

Being a 0.5044-acre tract of land located in the H & T.C. Railroad Company Survey, Section 9, Abstract No. 211, Fort Bend County, Texas; said 0.5044-acre tract being a portion of a called 146.27-acre tract of land (Tract I) recorded in the name of Lennar Homes of Texas Land and Construction, Ltd. and M/I Homes of Houston, LLC. in Clerk's File (C.F.) No. 2020179625 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.); said 0.5044-acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System (NAD 83), South Central Zone and referenced to the northwest line of said 146.27-acre tract):

**Beginning** at a PK nail found at the northwest corner of said 146.27-acre tract and the northeast corner of a called 5.084-acre tract of land recorded in C.F. No. 2009063424 of the O.P.R.F.B.C., same being on the southwest line of a called 38.09-acre tract of land recorded in aforesaid C.F. No. 2020179625 of the O.P.R.F.B.C. and on the centerline of Cottonwood Church Road (60 feet wide);

1. Thence, with the northeast line of said 146.27-acre tract, the southwest line of said 38.09-acre tract, the southwest line of a called 33.78-acre tract of land recorded in Volume 484, Page 781 of the Fort Bend County Deed Records and with said centerline, South 48 degrees 04 minutes 53 seconds East, a distance of 439.37 feet to the northwest corner of a called 4.998-acre tract of land recorded in C.F. No. 9601710 of the O.P.R.F.B.C.;
2. Thence, with the common line of said 146.27-acre tract and said 4.998-acre tract, South 41 degrees 54 minutes 24 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. Thence, through said 146.27-acre tract, North 48 degrees 04 minutes 53 seconds West, a distance of 439.44 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the common line of said 146.27-acre tract and aforesaid 5.084-acre tract;

4. Thence, with said common line, North 41 degrees 58 minutes 53 seconds East, at a distance of 15.00 feet passing a 2-inch iron pipe found and continuing for a total distance of 50.00 feet to the **Point of Beginning** and containing 0.5044 acres of land.

*Mark D. Armstrong*  
08/31/2021



The seal is an octagonal shape with a decorative border. Inside the border, the text "STATE OF TEXAS" is at the top, "REGISTERED" is below it, and "LAND SURVEYOR" is at the bottom. In the center, there is a five-pointed star. Below the star, the name "MARK D. ARMSTRONG" is written, and below that is the number "5363".



38.09 ACRES  
(TRACT II)  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD. AND  
M/I HOMES OF HOUSTON, LLC  
C.F. NO. 2020179625  
O.P.R.F.B.C.

**P.O.B.  
0.5044  
ACRE TRACT**

5.084 ACRES  
C.F. NO.  
2009063424  
O.P.R.F.B.C.

33.78 ACRES  
VOL 484, PG. 781  
F.B.C.D.R.

**COTTONWOOD CHURCH ROAD**  
H.&T.C. RAILROAD CO. SURVEY, SEC 11, A-212  
H.&T.C. RAILROAD CO. SURVEY, SEC 9, A-211

146.27 ACRES  
(TRACT I)  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD. AND  
M/I HOMES OF HOUSTON, LLC  
C.F. NO. 2020179625  
O.P.R.F.B.C.

4.998 ACRES  
SEAWAY PIPELINE COMPANY  
C.F. NO. 9601710  
O.P.R.F.B.C.

PERMANENT EASEMENT & R.O.W.  
SEAWAY PIPELINE, INC.  
C.F. NOS. 2013014904 & 2020055061

60' PIPELINE RIGHT-OF-WAY  
SEAWAY PIPELINE, INC.  
VOL. 660, PG. 382,  
VOL. F.B.C.D.R.

60' PIPELINE EASEMENT  
(CALL O.82AC.)  
SEAWAY CRUDE PIPELINE CO.  
C.F. NO. 2020077791

PERMANENT EASEMENT & R.O.W.  
SEAWAY PIPELINE, INC.  
C.F. NOS. 2013014904 & 2020055061

ABBREVIATIONS

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY


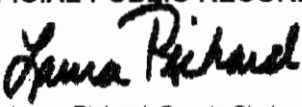


2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

**EXHIBIT OF  
0.5044 ACRES  
RIGHT-OF-WAY  
DEDICATION**

DRAWN BY: BJR	DATE: 08-31-2021	SCALE: 1"=100'
CHECKED BY: MA	JOB NO: 2020218-MPO-012	125521.DGN

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Laura Richard, County Clerk

Fort Bend County Texas

January 07, 2022 03:51:07 PM



FEE: \$0.00

DP2

**2022003796**