

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

EXECUTED on this the 7th day of DECEMBER, 2021.

GRANTORS:

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

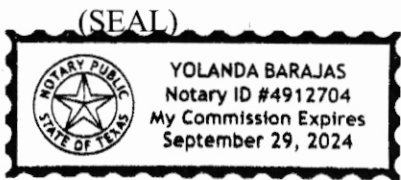
By: U.S. Home Corporation, a Delaware corporation, its general partner

[Signature] By: [Signature]
Michael W. Johnson, Vice President

Date: 12/7/2021

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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



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

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

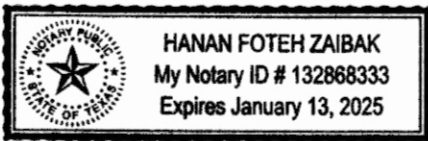
By: [Signature]
Jay McManus, Area President

Date: 11-30-2021

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 30th 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

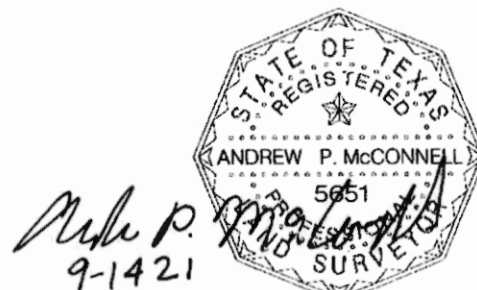
County: Fort Bend
Project: Millers Pass – R.O.W. dedication
C.I. No.: 1265-21 (sketch attached)
Job Number: 2020-218-MP0-012

METES AND BOUNDS DESCRIPTION
0.7174 ACRES

Being a 0.7174-acre tract of land located in the H & T.C. Railroad Company Survey, Section 11, Abstract No. 212, Fort Bend County, Texas; said 0.7174-acre tract being a portion of a called 38.09-acre tract of land (Tract II) 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 0.7174-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 most southerly corner of said 38.09 acre tract, same being on the centerline of Cottonwood Church Road (60 feet wide) and being on the common line between said H. & T.C. Railroad Company Survey, Section No. 11, Abstract No. 212 and the H. & T.C. Railroad Company Survey, Section No. 9, Abstract No. 211, Fort Bend County Texas;

1. Thence, with said centerline and said common survey line, North 48 degrees 04 minutes 53 seconds West, a distance of 624.89 feet to PK nail found at the most westerly corner of said 38.09 acre tract and most southerly corner of Coon Acres, a subdivision recorded in Slide No.'s 580-B and 581-A of the Fort Bend County Plat Records (F.B.C.P.R.);
2. Thence, with the northwesterly line of said 38.09 acre tract and the southeasterly line of said Coon Acres, North 42 degrees 04 minutes 07 seconds East, a distance of 50.00 feet;
3. Thence, across said 38.09 acre tract, South 48 degrees 04 minutes 53 seconds East, a distance of 625.02 feet to southeasterly line of said 38.09 acre tract and northwesterly line of a called 33.78 acre tract of land conveyed to Raymond C. Meyer in Volume 484, Page 781 of the Fort Bend County Deed Records;
4. Thence, with the southeasterly line of said 38.09 acre tract and the northwesterly line of said 33.78 acre tract, South 42 degrees 13 minutes 23 seconds West, a distance 50.00 feet to the **Point of Beginning** and containing 0.7174 acres of land.





COON ACRES
SLIDE NO. 580-B/581-A,
F.B.C.P.R.

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

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

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

7.500 ACRES
C.F. NO. 2012139513
O.R.F.B.C.

1.000 ACRE
C.F. NO. 2002137269
O.R.F.B.C.

1 ACRE
C.F. NO. 2014004888
O.R.F.B.C.

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

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.

P.O.B.
0.7174
ACRE TRACT

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

PERMANENT EASEMENT & R.O.W.
SEAWAY PIPELINE, INC.
C.F. NOS. 2013014904 & 2020055067

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



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
0.7174 ACRES
RIGHT-OF-WAY
DEDICATION

DRAWN BY: BJR DATE: 09-09-2021 SCALE: 1"=100'
CHECKED BY: APM JOB NO: 2020218-MPO-012 126521.DGN

S:\NEW\MLER TRACT\MILLER PLATS\2020218-MPO-012\MILLER PASS\126521.dgn

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas

January 07, 2022 03:51:07 PM

FEE: \$0.00 DP2

2022003797

