DRAINAGE EASEMENT
(0.3083 Acre; 0.4219 Acre; 0.8543 Acre; 1.100 Acres)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENTS:**
COUNTY OF FORT BEND §

THAT **TWINWOOD (U.S.), INC.**, a Texas corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto **FORT BEND COUNTY DRAINAGE DISTRICT**, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification and operation of drainage facilities, including, without limitation, drainage channels, drainage ditches and all related connections and appurtenances thereto (collectively, the "Drainage Facilities") across, along, under, over, upon and through those four (4) certain tracts of land located in Fort Bend County, Texas, containing 0.3083 acre, 0.4219 acre, 0.8543 acre and 1.100 acres, respectively, as more particularly described in **Exhibits A, C, E** and **G** and shown on **Exhibit B, D, F** and **H**, all attached hereto and incorporated herein for all purposes (collectively, the "Easement Tracts"). Further, Grantee hereby acknowledges that Grantor is also conveying a permanent and perpetual non-exclusive easement to Fort Bend County Municipal Utility District No. 213, a political subdivision of the State of Texas ("FBC MUD 213") for the purposes described below. As used herein, the term "Grantor" shall include Grantor and Grantor's successors and assigns, including FBC MUD 213.

Subject to the provisions hereof, Grantee may lay, construct, install, maintain, repair, relocate, replace, remove, modify and operate the Drainage Facilities across, along, under, over, upon and through the Easement Tracts, and may enter upon the Easement Tracts to engage in all activities as may be necessary in connection therewith. Grantee will, at all times after doing any work in connection with the Easement, restore the surface of the Easement Tract (excluding the Drainage Facilities) to substantially its condition prior to the undertaking of such work.

CCM 04/05/2022 # DD4
Fort Bend County Clerk
Return Div Supervisor Admin RAC

04/08/2022 Original (i, e) sent to Wendy Deleon, Drainage District dept.

Grantor expressly reserves the right to the use and enjoyment of the Easement Tracts for any and all purposes (including, without limitation, the construction, installation, maintenance, repair, modification, replacement and operation of any of the following improvements within the Easement Tracts: trails, sidewalks, retaining walls lighting facilities, irrigation facilities, utility lines, drainage or detention lines or related facilities, benches, fitness trail equipment and/or similar recreational facilities, signage, landscaping (including trees), and greenbelts); provided that such use shall not prevent or unreasonably interfere with Grantee's ability to lay, construct, install, maintain, repair, relocate, replace, remove, modify or operate the Drainage Facilities located therein. Provided however, prior to the installation or construction of any such improvements (except for repair, rehabilitation or re-installation of previously installed facilities and/or improvements) within the Easement Tracts by or on behalf of Grantor (which defined term includes Grantor's successors and assigns, including FBC MUD 213, as previously provided herein), plans for same shall be submitted to Grantee for review and approval, which approval shall not be unreasonably withheld or delayed. In the event any trails are to be constructed within the Easement Tracts, Grantee agrees to enter into a written agreement with Grantor setting forth the requirements related to the construction, maintenance and operation of any such trails.

Further, FBC MUD 213 shall have the right to use the Easement Tracts for the construction, installation, maintenance, repair, relocation, replacement, removal, modification and operation of trails, sidewalks, retaining walls, lighting facilities, irrigation facilities, utility lines, drainage or detention lines or related facilities, benches, fitness trail equipment and/or similar recreational facilities, signage, landscaping (including trees), and greenbelts therein, and Grantor hereby grants a non-exclusive easement to FBC MUD 213 for said purposes (any of the foregoing improvements installed and/or constructed by FBC MUD 213 shall be referred to herein as collectively as the "MUD Improvements"). FBC MUD 213 be responsible for the maintenance, repair and operation of the MUD Improvements. Grantee shall not use the Easement in any manner that would prevent or unreasonably interfere with any of the MUD Improvements hereafter installed or constructed within the Easement Tracts by FBC MUD 213 or the ability of FBC MUD 213 to construct, install, maintain, repair, relocate, replace, remove, modify or operate the same within the Easement Tracts. Notwithstanding the foregoing, if any of the MUD Improvements are damaged as a result of any work performed by Grantee in connection with the Drainage Facilities, Grantee shall not have any responsibility for the repair of any such damage to the MUD Improvements or the restoration thereof as a result of such damage.

Grantor reserves all oil, gas, and other minerals in, on, or under the Easement Tracts, but waives all right to use the surface of the Easement Tracts for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict

the right of Grantor to extract oil, gas, and other minerals from and under the Easement Tracts by directional drilling or other means that does not interfere with or disturb the surface of the Easement Tracts or Grantee's use of the Easement Tracts for the purposes set forth herein.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Easement Tracts and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent in effect and validly enforceable against the Easement Tracts (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with Grantee's exercise of its rights in the Easement and use of the Easement Tracts for the purposes set forth herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein, Grantor's Reserved Rights and the Permitted Encumbrances, the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Easement and right-of-way and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective successors and assigns.

The prevailing party in any suit, action, or other proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be entitled to recover its reasonable attorneys' fees from the other party.

The individual signing this instrument on behalf of Grantor represents that he/she has the requisite authority to bind Grantor. The individual signing this instrument on behalf of Grantee represents that he/she has the requisite authority to bind Grantee. The individual signing this instrument on behalf of FBC MUD 213 represents that he/she has the requisite authority to bind FBC MUD 213.

Neither party's failure to insist on strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument shall be interpreted and construed in accordance with the laws of the State of Texas, without regard to conflict of laws, principles, and venue for any suit, action, or proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be the state courts situated in Fort Bend County, Texas.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

Grantee's address is c/o Chief Engineer, 301 Jackson Street, Richmond, Texas 77469.

FBC MUD 213's address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 3200, Houston, Texas 77027.

[Signature pages follow this page.]

EXECUTED this 10TH day of February, 2022.

GRANTOR:

TWINWOOD (U.S.), INC.,
a Texas corporation

By: _____
Name: Abel C. Gonzales
Title: Vice President

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 10th day of February, 2022, by Abel C. Gonzales, Vice President of TWINWOOD (U.S.), INC., a Texas corporation, on behalf of said corporation.

(NOTARY SEAL)

ROBIN L WAINIKAINEN
Notary ID #126091101
My Commission Expires
April 25, 2023

_____
Notary Public, State of Texas

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

FORT BEND COUNTY DRAINAGE DISTRICT

By: KP George
Name: KP George
Title: County Judge

ATTEST:

By: Laura Richard
Name: Laura Richard
Title: County Clerk

COMMISSIONERS COURT
TEXAS
FORT BEND COUNTY, TEXAS

THE STATE OF TEXAS §
§
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 5th day of April, 2022, by KP George, _____ and _____, _____ of FORT BEND COUNTY DRAINAGE DISTRICT, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

SAMANTHA ROSE GULLEY
NOTARY PUBLIC
ID# 133521410
State of Texas
Comm. Exp. 01-07-2026

Samantha Gulley
Notary Public, State of Texas

EXECUTED by FBC MUD 213 on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

FBC MUD 213:

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 213

By: _____
Name: Charles E. Lee
Title: President

ATTEST:

By: Marsha Edwards
Name: Marsha Edwards
Title: Secretary

THE STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 22nd day of February, 2022, by Charles E. Lee, President, and Marsha Edwards, Secretary of the Board of Directors of FORT BEND COUNTY MUNICIPAL DISTRICT NO. 213, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

ALYSSA OLLWERTHER
Notary Public, State of Texas
Comm. Expires 01-31-2025
Notary ID 12928818-0

_____
Notary Public, State of Texas

Attachments:
Exhibit A – Description of the 0.3083 Acre Easement Tract
Exhibit B – Sketch of the 0.3083 Acre Easement Tract
Exhibit C – Description of the 0.4219 Acre Easement Tract
Exhibit D – Sketch of the 0.4219 Acre Easement Tract
Exhibit E – Description of the 0.8543 Acre Easement Tract
Exhibit F – Sketch of the 0.8543 Acre Easement Tract
Exhibit G – Description of the 1.100 Acre Easement Tract
Exhibit H – Sketch of the 1.100 Acre Easement Tract

After recording, please return to:
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attention: Real Estate Department

April 16, 2021
Job No. LJAS001-7777-1022

DESCRIPTION OF
0.3083 ACRES
DRAINAGE EASEMENT

Being 0.3083 acres of land located in the Noel F. Roberts 1-1/4 League, Abstract Number 79, Fort Bend County, Texas, out of that certain called 647.182 acre tract described as "Tract A" in the deed to Mullins Ranch, Inc. by an instrument of record in File Number 2010075498, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said Mullins Ranch, Inc. now known as Twinwood (U.S.) Inc., by certificate of merger recorded under File Number 2012121483, F.B.C.O.P.R., said 0.3083 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Commencing for reference at a 1/2-inch iron pipe found for the common south corner of that certain called 28.886 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2013083573, F.B.C.O.P.R. and that certain called 29.46 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2017102574, F.B.C.O.P.R., in a northerly line of said 647.182 acre tract, from which a 5/8-inch iron rod with cap (illegible) found for the common south corner of said 28.886 acre tract and that certain called 10.0 acre tract described in the deed to Mullins Ranch, Inc. by an instrument of record in File Number 2006062118, F.B.C.O.P.R., in a northerly line of said 647.182 acre tract bears South 87° 58' 36" West, 997.52 feet;

Thence, South 06° 03' 47" East, departing said northerly line, 1,657.87 feet to the POINT OF BEGINNING and north corner of the herein described tract, said point lying in the east line of that certain called 80-foot wide Fort Bend County Drainage District Right-of Way Easement described in Volume 337, Page 66 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.);

Thence, South 13° 24' 32" East, departing said east line, 123.71 feet to a point for corner;

Thence, South 17° 27' 46" West, 39.37 feet to a point for corner;

Thence, South 04° 07' 23" East, 30.86 feet to a point for corner;

Thence, South 10° 30' 30" West, 117.92 feet to a point for corner;

Thence, North 79° 15' 50" West, 44.33 feet to a point for corner in the aforementioned east line of the 80-foot wide Fort Bend County Drainage District Right-of Way Easement;

Thence, North 02° 10' 46" East, along said east line, 33.73 feet to a point for corner;

Thence, North 04° 46' 23" East, continuing along said east line, 102.60 feet to a point for corner;

Thence, North 07° 42' 17" East, continuing along said east line, 79.04 feet to a point for corner;

Thence, North 17° 17' 34" East, continuing along said east line, 85.97 feet to the POINT OF BEGINNING and containing 0.3083 acre of land.

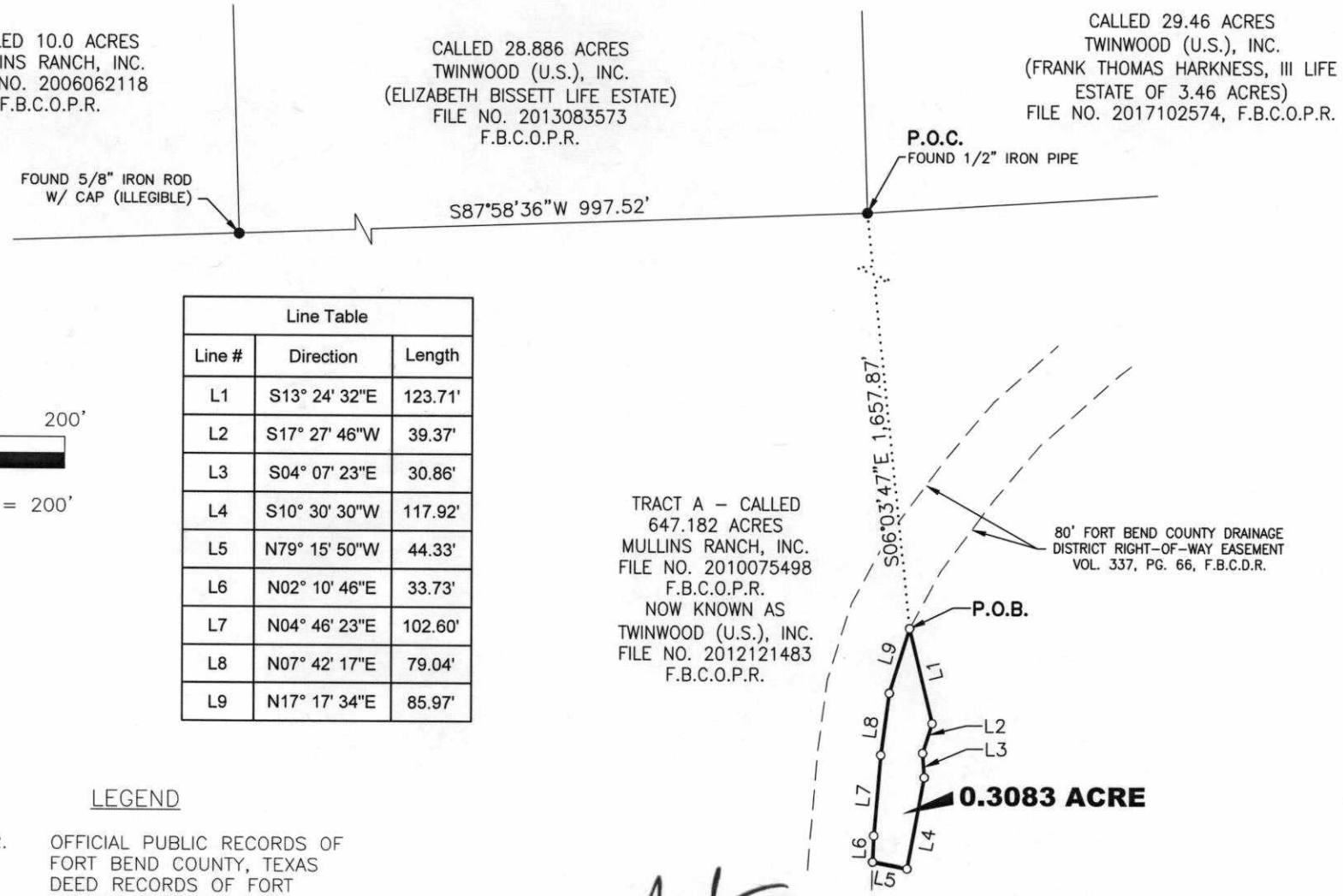
Corner monuments were not set at the client's request.

LJA Surveying, Inc.

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

4/16/21

Exhibit B – Sketch of the 0.3083 Acre Easement Tract



Line Table		
Line #	Direction	Length
L1	S13° 24' 32"E	123.71'
L2	S17° 27' 46"W	39.37'
L3	S04° 07' 23"E	30.86'
L4	S10° 30' 30"W	117.92'
L5	N79° 15' 50"W	44.33'
L6	N02° 10' 46"E	33.73'
L7	N04° 46' 23"E	102.60'
L8	N07° 42' 17"E	79.04'
L9	N17° 17' 34"E	85.97'

LEGEND

F.B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
F.B.C.D.R.	DEED RECORDS OF FORT BEND COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2001 ADJ).

2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

4/16/21

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

EXHIBIT OF
0.3083 ACRE
DRAINAGE EASEMENT
IN THE
NOEL F. ROBERTS 1-1/4 LEAGUE, A-79
FORT BEND COUNTY, TEXAS

APRIL 2021 JOB NO. LJAS001-7777-1022

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

S:\Sectors\Survey\Projects\LJAS001\7777\1022\CAD\TW Pkwy 0.3083 Ac. Drainage Esmt.dwg 4/16/2021

April 16, 2021
Job No. LJAS001-7777-1022

DESCRIPTION OF
0.4219 ACRES
DRAINAGE EASEMENT

Being 0.4219 acres of land located in the Noel F. Roberts 1-1/4 League, Abstract Number 79, Fort Bend County, Texas, out of that certain called 647.182 acre tract described as "Tract A" in the deed to Mullins Ranch, Inc. by an instrument of record in File Number 2010075498, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said Mullins Ranch, Inc. now known as Twinwood (U.S.) Inc., by certificate of merger recorded under File Number 2012121483, F.B.C.O.P.R., said 0.4219 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Commencing for reference at a 1/2-inch iron pipe found for the common south corner of that certain called 28.886 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2013083573, F.B.C.O.P.R. and that certain called 29.46 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2017102574, F.B.C.O.P.R., in a northerly line of said 647.182 acre tract, from which a 5/8-inch iron rod with cap (illegible) found for the common south corner of said 28.886 acre tract and that certain called 10.0 acre tract described in the deed to Mullins Ranch, Inc. by an instrument of record in File Number 2006062118, F.B.C.O.P.R., in a northerly line of said 647.182 acre tract bears South 87° 58' 36" West, 997.52 feet;

Thence, South 23° 46' 18" East, departing said northerly line, 1,225.14 feet to the POINT OF BEGINNING and northeast corner of the herein described tract;

Thence, South 59° 26' 47" East, 48.45 feet to a point for corner in the west line of that certain called 80-foot wide Fort Bend County Drainage District Right-of-Way Easement described in Volume 337, Page 66 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.);

Thence, South 49° 17' 20" West, along said west line, 85.77 feet to a point for corner;

Thence, South 52° 10' 51" West, continuing along said west line, 104.04 feet to a point for corner;

Thence, South 48° 20' 16" West, continuing along said west line, 86.80 feet to a point for corner;

Thence, North 13° 26' 10" West, departing said west line, 119.00 feet to a point for corner;

Thence, North 67° 34' 48" East, 203.55 feet to a point for corner, the beginning of a tangent curve;

Thence, 13.35 feet along the arc of a tangent curve to the left, having a radius of 20.00 feet, a central angle of 38° 14' 15", and a chord which bears North 48° 27' 42" East, 13.10 feet to the POINT OF BEGINNING and containing 0.4219 acre of land.

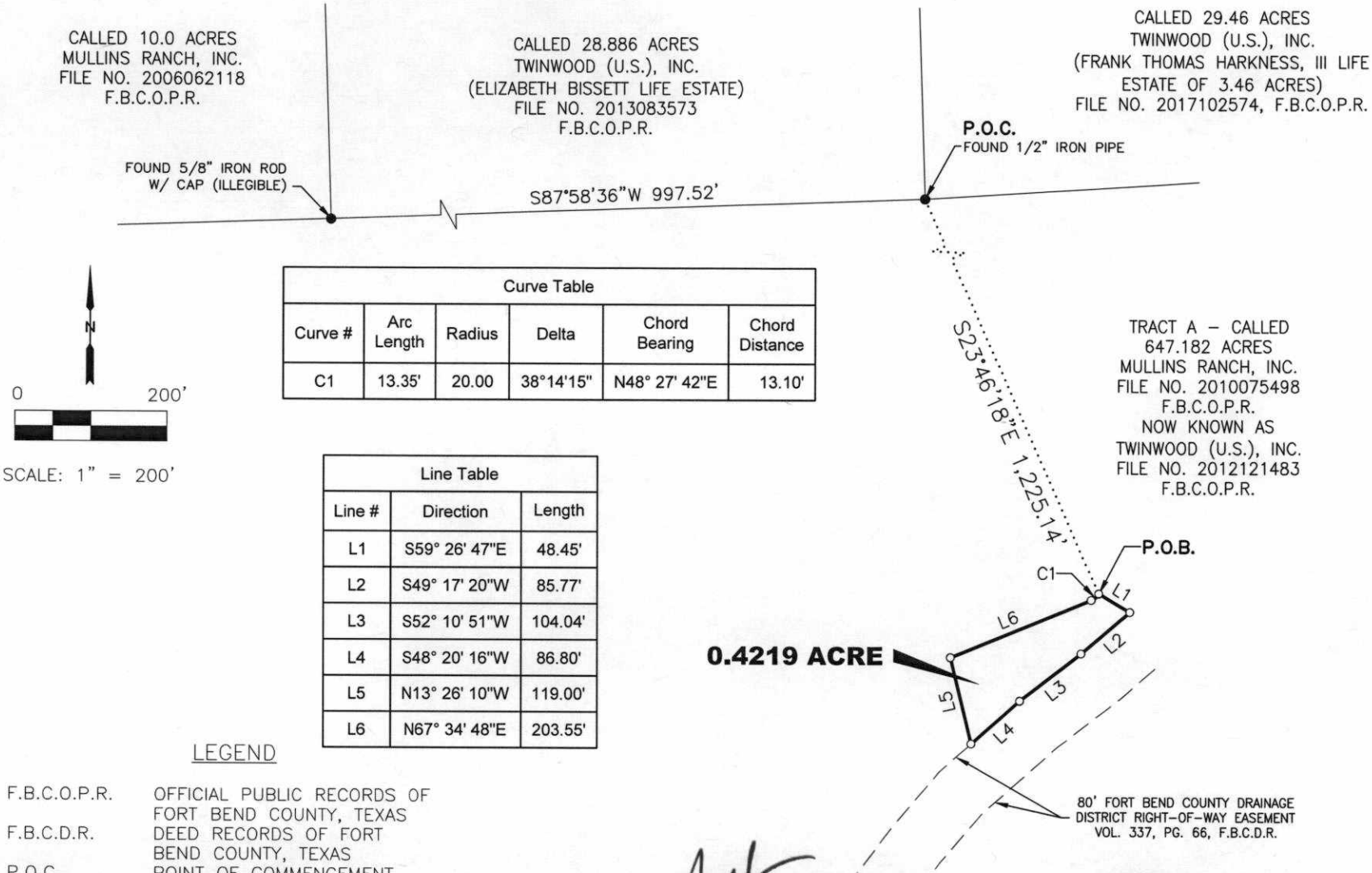
Corner monuments were not set at the client's request.

LJA Surveying, Inc.

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

4/16/21

Exhibit D – Sketch of the 0.4219 Acre Easement Tract



Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	13.35'	20.00	38°14'15"	N48° 27' 42"E	13.10'

Line Table		
Line #	Direction	Length
L1	S59° 26' 47"E	48.45'
L2	S49° 17' 20"W	85.77'
L3	S52° 10' 51"W	104.04'
L4	S48° 20' 16"W	86.80'
L5	N13° 26' 10"W	119.00'
L6	N67° 34' 48"E	203.55'

LEGEND

F.B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
F.B.C.D.R.	DEED RECORDS OF FORT BEND COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2001 ADJ).

2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

4/16/21

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

EXHIBIT OF
0.4219 ACRE
DRAINAGE EASEMENT
IN THE
NOEL F. ROBERTS 1-1/4 LEAGUE, A-79
FORT BEND COUNTY, TEXAS

APRIL 2021 JOB NO. LJAS001-7777-1022

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

S:\Sectors\Survey\Projects\LJAS001\7777\1022\CAD\TW Pkwy 0.4219 Ac. Drainage Esmt.dwg 4/16/2021

Exhibit E – Description of the 0.8543 Acre Easement Tract

April 16, 2021
Job No. LJAS001-7777-1022

DESCRIPTION OF
0.8543 ACRES
DRAINAGE EASEMENT

Being 0.8543 acres of land located in the Noel F. Roberts 1-1/4 League, Abstract Number 79, Fort Bend County, Texas, out of that certain called 647.182 acre tract described as "Tract A" in the deed to Mullins Ranch, Inc. by an instrument of record in File Number 2010075498, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said Mullins Ranch, Inc. now known as Twinwood (U.S.) Inc., by certificate of merger recorded under File Number 2012121483, F.B.C.O.P.R., said 0.8543 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Commencing for reference at a 1/2-inch iron pipe found for the common south corner of that certain called 28.886 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2013083573, F.B.C.O.P.R. and that certain called 29.46 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2017102574, F.B.C.O.P.R., in a northerly line of said 647.182 acre tract, from which a 5/8-inch iron rod with cap (illegible) found for the common south corner of said 28.886 acre tract and that certain called 10.0 acre tract described in the deed to Mullins Ranch, Inc. by an instrument of record in File Number 2006062118, F.B.C.O.P.R., in a northerly line of said 647.182 acre tract bears South 87° 58' 36" West, 997.52 feet;

Thence, South 03° 49' 06" East, departing said northerly line, 1,273.76 feet to the POINT OF BEGINNING and northeast corner of the herein described tract;

Thence, South 13° 19' 09" East, 268.41 feet to a point for corner in the west line of that certain called 80-foot wide Fort Bend County Drainage District Right-of-Way Easement described in Volume 337, Page 66 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.);

Thence, South 28° 07' 26" West, along said west line, 96.90 feet to a point for corner;

Thence, South 17° 17' 34" West, continuing along said west line, 100.27 feet to a point for corner;

Thence, South 07° 42' 17" West, continuing along said west line, 55.55 feet to a point for corner;

Thence, North 84° 13' 11" West, departing said west line, 49.57 feet to a point for corner;

Thence, North 08° 09' 14" East, 35.82 feet to a point for corner;

Thence, North 22° 59' 19" East, 24.59 feet to a point for corner;

Thence, North 15° 48' 46" East, 23.46 feet to a point for corner;

Thence, North 03° 38' 32" West, 71.33 feet to a point for corner;

Thence, North 03° 04' 55" East, 80.25 feet to a point for corner;

Thence, North 04° 32' 59" West, 160.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 126.67 feet along the arc of a tangent curve to the right, having a radius of 100.00 feet, a central angle of 72° 34' 39", and a chord which bears North 31° 44' 21" East, 118.37 feet to the POINT OF BEGINNING and containing 0.8543 acre of land.

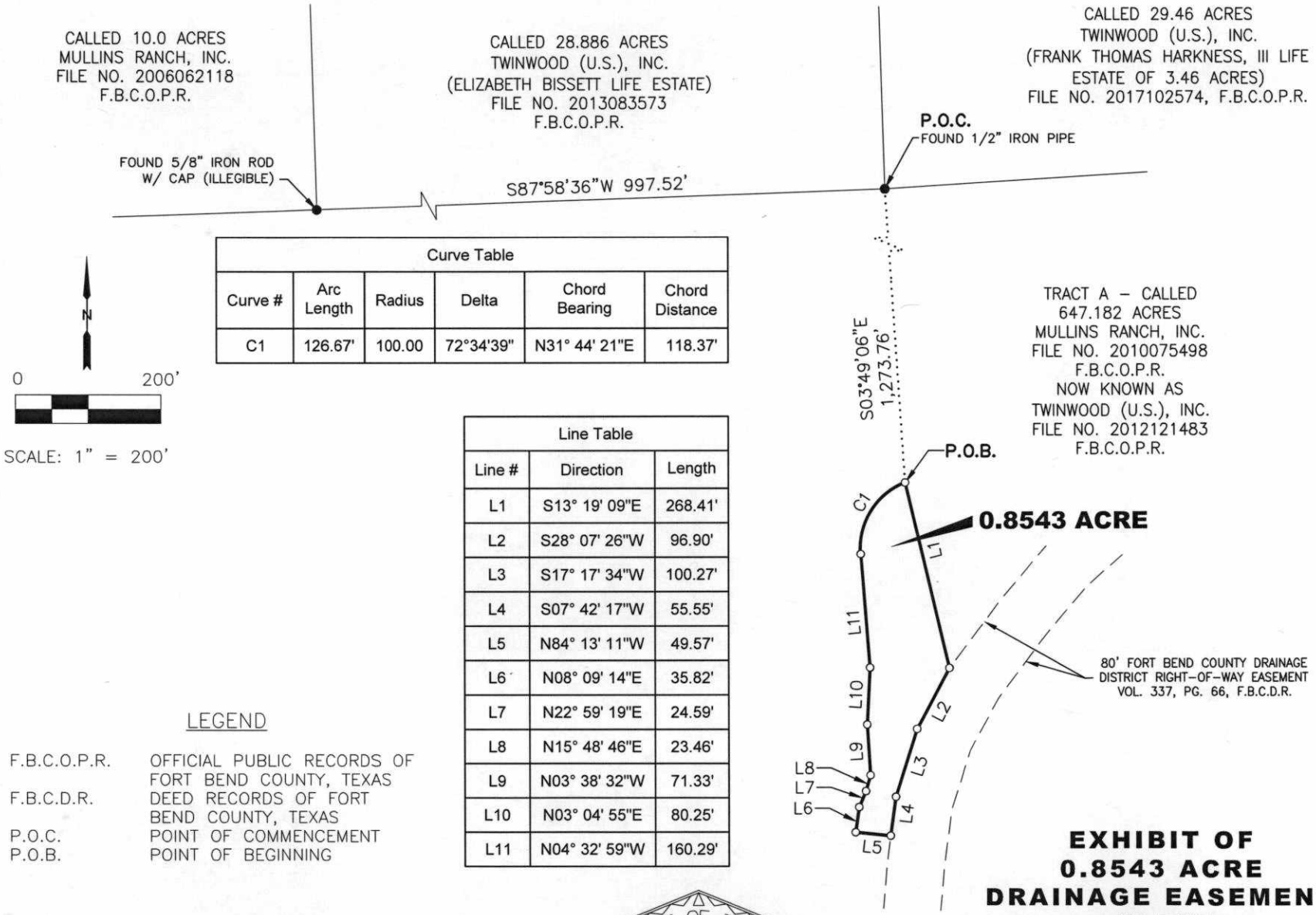
Corner monuments were not set at the client's request.

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

4/16/21

LJA Surveying, Inc.

Exhibit F – Sketch of the 0.8543 Acre Easement Tract



Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	126.67'	100.00	72°34'39"	N31° 44' 21"E	118.37'

Line Table		
Line #	Direction	Length
L1	S13° 19' 09"E	268.41'
L2	S28° 07' 26"W	96.90'
L3	S17° 17' 34"W	100.27'
L4	S07° 42' 17"W	55.55'
L5	N84° 13' 11"W	49.57'
L6	N08° 09' 14"E	35.82'
L7	N22° 59' 19"E	24.59'
L8	N15° 48' 46"E	23.46'
L9	N03° 38' 32"W	71.33'
L10	N03° 04' 55"E	80.25'
L11	N04° 32' 59"W	160.29'

LEGEND

F.B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
F.B.C.D.R.	DEED RECORDS OF FORT BEND COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2001 ADJ).

2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

4/16/21

EXHIBIT OF 0.8543 ACRE DRAINAGE EASEMENT IN THE NOEL F. ROBERTS 1-1/4 LEAGUE, A-79 FORT BEND COUNTY, TEXAS

APRIL 2021 JOB NO. LJAS001-7777-1022

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

S:\Sectors\Survey\Projects\LJAS001\7777\1022\CAD\TW Pkwy 0.8543 Ac. Drainage Esmt.dwg 4/16/2021

April 16, 2021
Job No. LJAS001-7777-1022

DESCRIPTION OF
1.100 ACRES
DRAINAGE EASEMENT

Being 1.100 acres of land located in the Noel F. Roberts 1-1/4 League, Abstract Number 79, Fort Bend County, Texas, out of that certain called 647.182 acre tract described as "Tract A" in the deed to Mullins Ranch, Inc. by an instrument of record in File Number 2010075498, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said Mullins Ranch, Inc. now known as Twinwood (U.S.) Inc., by certificate of merger recorded under File Number 2012121483, F.B.C.O.P.R., said 1.100 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Commencing for reference at a 1/2-inch iron pipe found for the common south corner of that certain called 28.886 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2013083573, F.B.C.O.P.R. and that certain called 29.46 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2017102574, F.B.C.O.P.R., in a northerly line of said 647.182 acre tract, from which a 5/8-inch iron rod with cap (illegible) found for the common south corner of said 28.886 acre tract and that certain called 10.0 acre tract described in the deed to Mullins Ranch, Inc. by an instrument of record in File Number 2006062118, F.B.C.O.P.R., in a northerly line of said 647.182 acre tract bears South 87° 58' 36" West, 997.52 feet;

Thence, South 25° 58' 31" East, departing said northerly line, 1,342.00 feet to the POINT OF BEGINNING and northeast corner of the herein described tract, said point lying in the east line of that certain called 80-foot wide Fort Bend County Drainage District Right-of-Way Easement described in Volume 337, Page 66 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.);

Thence, South 48° 49' 39" East, departing said east line, 35.87 feet to a point for corner;

Thence, South 42° 30' 13" East, 25.68 feet to a point for corner;

Thence, South 42° 02' 19" West, 125.72 feet to a point for corner;

Thence, South 19° 34' 19" West, 143.34 feet to a point for corner;

Thence, South 21° 51' 54" West, 152.60 feet to a point for corner, the beginning of a tangent curve;

Thence, 20.18 feet along the arc of a tangent curve to the right, having a radius of 60.00 feet, a central angle of 19° 16' 02", and a chord which bears South 31° 29' 55" West, 20.08 feet to a point for corner;

Thence, South 41° 07' 56" West, 40.98 feet to a point for corner;

Thence, North 13° 26' 10" West, 262.63 feet to a point for corner in the aforementioned east line of the 80-foot wide Fort Bend County Drainage District Right-of-Way Easement;

Thence, North 48° 20' 16" East, along said east line,127.06 feet to a point for corner;

Thence, North 52° 10' 51" East, continuing along said east line,103.37 feet to a point for corner;

Thence, North 49° 17' 20" East, continuing along said east line, 87.83 feet to the POINT OF BEGINNING and containing 1.100 acres of land.

Corner monuments were not set at the client's request.

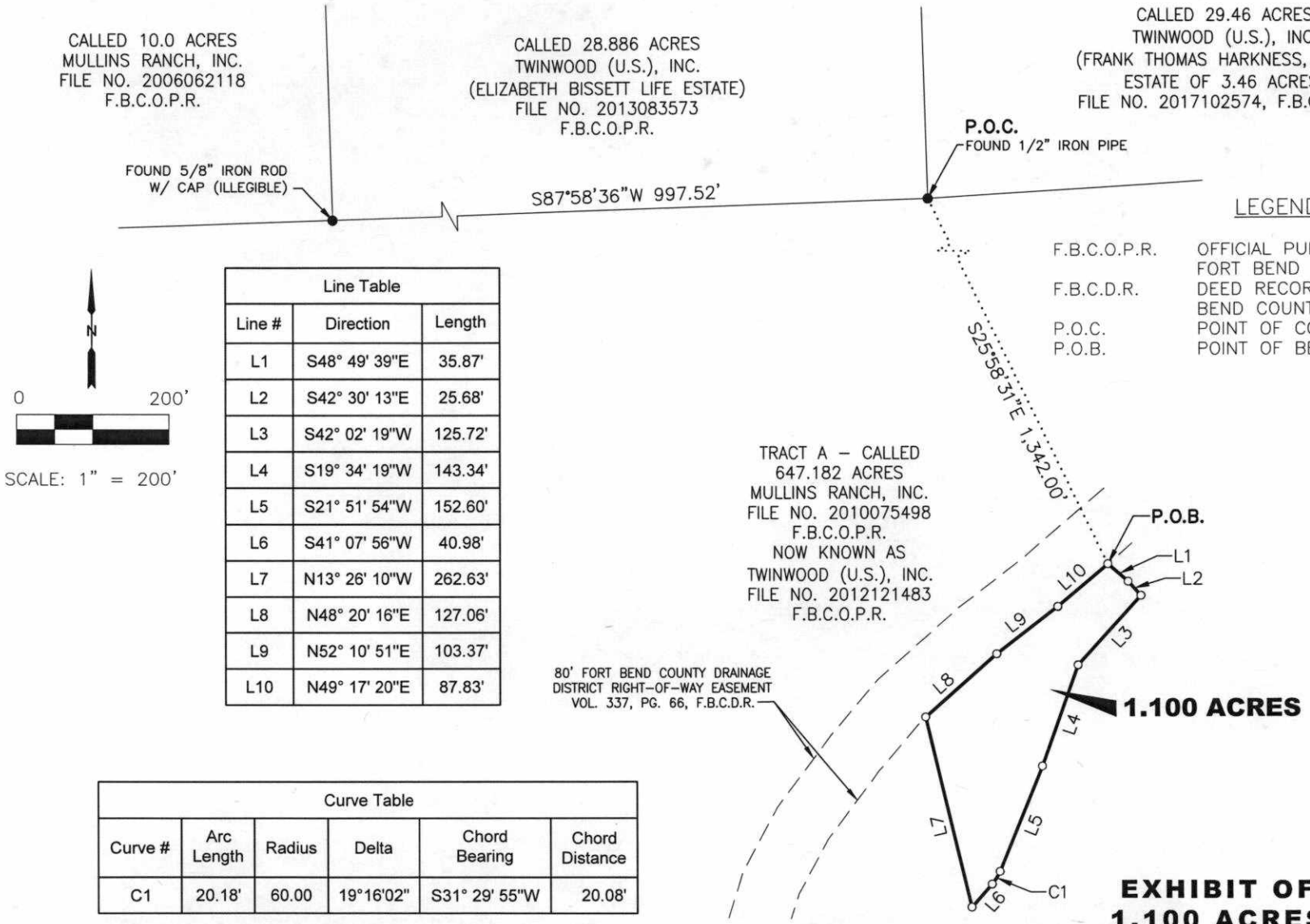
LJA Surveying, Inc.

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

4/16/21

RECEIVED
MAR 25 2022
FBC DRAINAGE DIST

Exhibit H – Sketch of the 1.100 Acre Easement Tract



LEGEND

F.B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
F.B.C.D.R.	DEED RECORDS OF FORT BEND COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

Line Table		
Line #	Direction	Length
L1	S48° 49' 39"E	35.87'
L2	S42° 30' 13"E	25.68'
L3	S42° 02' 19"W	125.72'
L4	S19° 34' 19"W	143.34'
L5	S21° 51' 54"W	152.60'
L6	S41° 07' 56"W	40.98'
L7	N13° 26' 10"W	262.63'
L8	N48° 20' 16"E	127.06'
L9	N52° 10' 51"E	103.37'
L10	N49° 17' 20"E	87.83'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	20.18'	60.00	19°16'02"	S31° 29' 55"W	20.08'

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2001 ADJ).

2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

4/16/21

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

EXHIBIT OF 1.100 ACRES DRAINAGE EASEMENT IN THE NOEL F. ROBERTS 1-1/4 LEAGUE, A-79 FORT BEND COUNTY, TEXAS

APRIL 2021 JOB NO. LJAS001–7777–1022

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

S:\Sectors\Survey\Projects\LJAS001\7777\1022\CAD\TW Pkwy 1.100 Ac. Drainage Esmt.dwg 4/16/2021

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas
April 08, 2022 11:42:01 AM
FEE: $0.00 DP2

2022049298

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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:
2022-864377

Date Filed:
03/23/2022

Date Acknowledged:
04/07/2022

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

Twinwood (U.S.), Inc.
Simonton, 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.

R38360
Dedication of Drainage Easement

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. [X]

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)