



**ROAD EASEMENT  
(Skinner Ridge Lane)**

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

This Road Easement (this "Dedication") is entered into effective as of March 22, 2022 by Meritage Homes of Texas, LLC an Arizona limited liability company ("Grantor") in favor of Fort Bend County, Texas, a body corporate and politic under the laws of the State of Texas ("Grantee").

**RECITALS**

WHEREAS, by Dedication of Easement executed by G. Fred Walter, Jr. et al on April 30, 1998 and recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 9834749 (the "Easement") Grantor, as the owner of all of the 56.42 acre Fee Tract described therein (and herein so called) was granted an easement and right of use a 60 foot wide "Easement Tract" described on Exhibit B attached to the Easement and described on Exhibit "A" attached hereto (and herein so called) for access between the Fee Tract and Skinner Lane (the "Easement Rights");

WHEREAS, the Easement also gave the owner of the Fee Tract the right to assign the Easement Rights and to dedicate the Easement Tract to the public to use in common with Grantor; and

WHEREAS, Grantor is the owner of all of the Fee Tract and desires to assign the Easement Rights to Grantee and to dedicate the Easement Tract to be used as a public road.

NOW THEREFORE, for and in consideration of the sum of Ten and No 100 Dollars (\$10.00) paid in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned Grantor, has TRANSFERRED, BARGAINED, GRANTED, CONVEYED, ASSIGNED, SET OVER and DELIVERED, and by these presents does TRANSFER, BARGAIN, GRANT, SELL, CONVEY, ASSIGN, SET OVER, and DELIVER, to Grantee, to use in common with Grantor, all rights under the Easement to use the Easement Tract for ingress and egress, for utility easements and pedestrian and vehicular traffic between the Fee Tract and Skinner Lane and does hereby dedicate the Easement Tract as a public road to use in common with Grantor.

This conveyance is made by Grantor subject to all validly existing conveyances, liens, restrictions, covenants, rights-of-way, easements, mortgages, encumbrances, assignments, mineral reservations, and royalty reservations of record, if any, affecting the above-described property, and to the right of Grantor to continue to exercise the Easement Rights; provided, however, Grantor will not enforce said items and matters, to the extent it has the right to enforce any of such items and matters, in a manner which would unreasonably prejudice or interfere with the rights of the Grantee granted herein.

TO HAVE AND TO HOLD the above-described property rights, together with all and singular the rights and appurtenances thereunto in anywise belonging, including all necessary rights of ingress, egress, and regress, subject, however, to the matters herein set forth, unto and Grantee forever; and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend, all and singular, the above-described property rights, subject to the matters herein set forth, unto Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise .

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 301 Jackson Street, Richmond, Texas 77469.

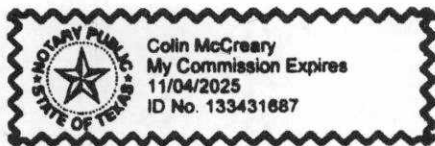
GRANTOR:

Meritage Homes of Texas, LLC  
an Arizona limited liability company

By: [Signature]  
Name: Ryan Day  
Title: Vice President - Land Acquisition

THE STATE OF TEXAS    §  
  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on MARCH 9<sup>th</sup>, 2022 by RYAN DAY, VP OF LAND ACQ of Meritage Homes of Texas, LLC, an Arizona limited liability company on behalf of said limited liability company.



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

EXHIBIT "A"

All that certain tract of land, lying and being situated in the Randall Jones Survey, Abstract 42, Fort Bend County, Texas, and being a part of that certain 50.00 acre tract of land described in Deed dated September 17, 1977, and recorded in Volume 743, Page 474, Deed Records of Fort Bend County, Texas, and being a strip of land 60.00 feet wide, the centerline of which is described as follows:

BEGINNING at a point in the easterly line of Skinner Lane, same being located South 0° 31' East, 101.09 feet from the northwesterly corner of the said 50.00 acre tract;

THENCE South 89° 51' East, a distance of 478.60 feet to an angle point;

THENCE North 82° 09' East, a distance of 282.10 feet to an angle point;

THENCE South 89° 51' East, 308.00 feet to another angle point;

THENCE South 0° 18' West, a distance of 30.0 feet to the point of termination of this centerline description.

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

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