



**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.**

**RIGHT-OF-WAY DONATION DEED**

**Date:** May 16th, 2023

**Grantor:** TAYLOR MORRISON OF TEXAS, INC.  
a Texas Corporation

**Grantor's Mailing Address:**

2929 Briarpark Dr.  
Ste 400  
Houston, Texas 77042

**Grantee:** FORT BEND COUNTY, TEXAS  
a political subdivision of the State of Texas

**Grantee's Mailing Address:**

c/o County Judge  
401 Jackson Street  
Richmond, Texas 77469

**Consideration:** Ten and 00/100 Dollars (\$10.00) and other valuable consideration.

**Property (including any improvements):** Being a 0.7052 acre tract of land, more or less, located in the Hugh Rogers Survey, A-309, Fort Bend County, Texas, and also being out of a portion of a called 620.00 acre tract of land conveyed to Taylor Morrison of Texas, Inc. recorded under Clerk's File No. 20122132796 of the Official Public Records of Fort Bend County, Texas; said 0.7052 acre tract of land being more particularly described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

**Reservations from Conveyance:** Grantee is not acquiring herein, and there is reserved to Grantor and Grantor's heirs, successors, and assigns, all rights, if any, in and to the oil, gas, sulphur, uranium, fissional materials, and other minerals in and under the surface of the Property acquired in this conveyance; provided, however, that Grantee, Fort Bend County, is acquiring all surface rights of any kind to or on the Property. The acquisition of such surface rights shall not prevent

the owners of any mineral estate, interest, or lease from extracting all oil, gas, sulphur, uranium, fissionable materials, and other minerals from under such Property by directional drilling or other means, so long as no part of the surface of the Property is used or affected.

**Exceptions to Conveyance:** This conveyance is made and accepted subject to any and all valid covenants, easements, and outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect.

The purpose of this conveyance is to donate to Fort Bend County, Texas a portion of land abutting the Beechnut Street right-of-way for right-of-way purposes.

Grantor hereby acknowledges that the Property herein conveyed shall become a part of a roadway facility and that Grantor's use of and access to the roadway facility shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof, and Grantor further acknowledges that the design and operation of such roadway facility may require that rights of ingress and egress and the right of direct access to and from Grantor's remaining property (if any) to said roadway facility shall hereafter be governed by the provisions set out in Exhibit "B" attached hereto and incorporated by reference for all intents and purposes; SAVE AND EXCEPT in the event access, or access points may be specifically allowed or permitted in said Exhibit "B", such access shall be subject to such regulation as is determined by Fort Bend County, Texas or the applicable municipality, if any, to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable state, local municipal, or county zoning, platting, and/or permit requirements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS, GIVES, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever.

If current ad valorem taxes on the 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. Grantee, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.

Executed on the date of the acknowledgment herein below taken, to be effective as of the date above.

**GRANTOR**

**TAYLOR MORRISON OF TEXAS, INC.**  
a Texas Corporation

By:  \_\_\_\_\_

Name: Robert L Skinner

Title: Authorized Agent

**Acknowledgement**

THE STATE OF TEXAS           §  
COUNTY OF HARRIS         §

This instrument was acknowledged before me on the 16th day of May, 2023,  
by Robert L Skinner, Authorized Agent of Taylor Morrison  
of Texas, Inc., a Texas Corporation, on behalf of said corporation



  
Notary Public, State of Texas

Printed Name: BRENDA JOYCE McCULLAH

Commission Expires: 12/28/2023

After Recording Please Return To:  
Fort Bend County Engineering Dept.  
301 Jackson St.  
Richmond, Texas 77469

# **EXHIBIT A**

(Metes and Bounds and Survey Follow Behind)

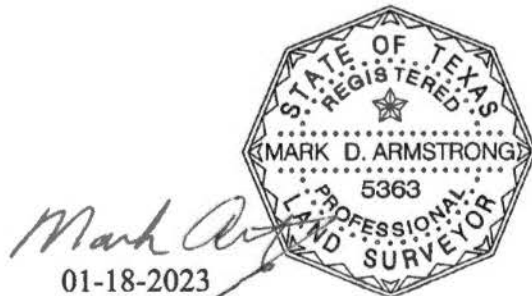
County: Fort Bend  
Project: Grand Vista  
C.I. No.: 1016-23  
Job Number: 2014-136-005

**FIELD NOTES FOR 0.7052 ACRES**

Being a 0.7052 acre tract of land located in the Hugh Rogers Survey, A-309, Fort Bend County, Texas, said 0.7052 acre tract being a portion of a called 620.00 acre tract of land conveyed to Taylor Morrison of Texas, Inc. in Clerk's File Number (C.F. No.) 2012132796 of the Official Records of Fort Bend County (O.R.F.B.C.), said 0.7052 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone):

**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the northeast corner of Grand Vista Water Plant, a subdivision recorded in Plat Number 20150208 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the southerly right-of-way line of Beechnut Street (120' wide) as recorded in C.F. No. 2014127158 of the O.R.F.B.C.;

1. Thence, with said southerly right-of-way line, North 87 degrees 49 minutes 54 seconds East, a distance of 857.30 feet to an easterly line of said 620.00 acre tract;
2. Thence, with said easterly line, South 02 degrees 48 minutes 15 seconds East, a distance of 36.77 feet to a 5/8-inch iron rod with cap stamped "PATE" found for the northeast corner of Reserve "A" and the northwest corner of Reserve "C" of Mission Sierra Sec. 5, a subdivision recorded in Plat Number 20090066 of the F.B.C.P.R., same being a southeasterly corner of said 620.00 acre tract;
3. Thence, with the common line of said 620.00 acre tract and said Reserve "A", South 87 degrees 57 minutes 28 seconds West, a distance of 857.47 feet to the northwest corner of said Reserve "A", same being on the east line of aforesaid Grand Vista Water Plant;
4. Thence, with said east line, North 02 degrees 33 minutes 34 seconds West, a distance of 34.89 feet to the **Point of Beginning** and containing 0.7052 acres of land.





**BEECHNUT STREET**

C.F. NO. 2014127158  
O.R.F.B.C.

CALL 0.6669 ACRE  
R.O.W. DEDICATION  
VOL. 1298, PG. 712  
F.B.C.D.R.

P.O.B.

0.7052 ACRE TRACT

REMAINDER OF  
620.00 ACRES  
TAYLOR MORRISON OF  
TEXAS, INC.  
C.F. NO. 2012132796  
O.R.F.B.C.

RESERVE "A"  
BLOCK 1

MISSION SIERRA SEC. 5  
PLAT NO. 20090066  
F.B.C.P.R.

60' CROSSTEX GULF COAST  
TRANSMISSION ESMI;  
C.F. NO. 2006021000  
O.R.F.B.C.

GRAND VISTA  
WATER PLANT  
PLAT NO. 20150208  
F.B.C.P.R.

RESERVE  
"C"

18

19

20

21

ABBREVIATIONS

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

**Costello**



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  
0.7052 ACRES  
SITUATED IN THE  
HUGH ROGERS SURVEY, A-309  
FORT BEND COUNTY, TEXAS**

DRAWN BY: BJR	DATE: 01-18-2023	SCALE: 1"=100'
CHECKED BY: MA	JOB NO: 2014136-005	101623.DGN

S:\MKT\TERRAVISTA LAMES\2014\08\107 Beechnut Blvd\101623.dgn

# EXHIBIT B

Access is permitted to the roadway facility from the remainder of the abutting property.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

June 16, 2023 10:19:10 AM

FEE: \$0.00

DP2

2023056037

