

**DONATION DEED
(Public Rights-of-Way)**

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 MEN BY THESE PRESENTS:
COUNTY OF FORT BEND	§	

THAT **CCR LOAN SUBSIDIARY 1, L.P.**, a Texas limited partnership (hereinafter referred to as "Grantor"), for the purpose of a donation to Grantee (as hereinafter defined), has GRANTED, GIVEN AND CONVEYED, and by these presents does GRANT, GIVE AND CONVEY unto the **CITY OF FULSHEAR, TEXAS**, a home rule city of the State of Texas, its successors and assigns (hereinafter referred to as "Grantee"), all of those forty-three (43) certain tracts or parcels of land situated in the Fort Bend County, Texas, as the same are more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (collectively, the "Property").

This Donation Deed and the conveyance hereinabove set forth is made for public use and enjoyment as and for public rights-of-way, together with the right to install, construct, maintain, repair, and operate facilities thereunder for electrical power and telecommunications, gas, water, sanitary sewer, and storm sewer, if any.

Further, this Donation Deed is executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and is further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are validly existing, applicable to the Property, and enforceable against a political subdivision of the State of Texas (collectively, the "Permitted Encumbrances").

GRANTEE IS TAKING POSSESSION OF THE PROPERTY ON AN "AS IS" "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED OF ANY KIND OR NATURE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT

MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (D) THE COMPLIANCE OF THE PROPERTY OR THE OPERATION THEREOF WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (F) THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING, BUT NOT LIMITED TO, THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS) OR COMPLIANCE WITH APPLICABLE ENVIRONMENTAL LAWS, RULES, OR REGULATIONS, INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, CONSERVATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE CLEAN AIR ACT, THE TEXAS NATURAL RESOURCES CODE, THE TEXAS WATER CODE, THE TEXAS SOLID WASTE DISPOSAL ACT, THE TEXAS HAZARDOUS SUBSTANCES SPILL PREVENTION AND CONTROL ACT, THE SO CALLED FEDERAL, STATE OR LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW, ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO, OR IMPOSING LIABILITY (INCLUDING STRICT LIABILITY), OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES; OR (G) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. FOR PURPOSES HEREIN, THE TERM "HAZARDOUS SUBSTANCES" SHALL MEAN AND INCLUDE, WITHOUT LIMITATION, THOSE ELEMENTS OR COMPOUNDS WHICH ARE CONTAINED ON THE LIST OF HAZARDOUS SUBSTANCES ADOPTED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND THE LIST OF TOXIC POLLUTANTS DESIGNATED BY CONGRESS OR THE ENVIRONMENTAL PROTECTION AGENCY OR UNDER ANY HAZARDOUS SUBSTANCE LAWS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTEE HAS INSPECTED THE PROPERTY, AND GRANTEE IS TAKING POSSESSION OF THE PROPERTY PURSUANT TO GRANTEE'S INDEPENDENT EXAMINATION, STUDY, INSPECTION AND KNOWLEDGE OF THE PROPERTY AND GRANTEE IS RELYING SOLELY UPON GRANTEE'S OWN INVESTIGATION OF THE PROPERTY AND DETERMINATION OF THE VALUE OF THE PROPERTY

AND USES FOR WHICH THE PROPERTY MAY BE CONDUCTED, AND NOT PURSUANT TO ANY INFORMATION PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF ANY SUCH INFORMATION AND GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND AS TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors or assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property 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, subject only to the Permitted Encumbrances.

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 the period of ownership.

When the context requires, singular nouns and pronouns include the plural.

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.

[Signature pages follow this page.]

EXECUTED by Grantor on the date set forth in the acknowledgment below, but
EFFECTIVE as of the ____ day of _____, 2024 (the "Effective Date").

GRANTOR:

CCR LOAN SUBSIDIARY 1, L.P.,
a Texas limited partnership

By: CCR Loan Sub 1 LLC,
a Texas limited liability company,
its General Partner

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2024, by _____, _____ of CCR Loan Sub 1 LLC, a Texas limited liability company, General Partner of CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, on behalf of said limited liability company and said limited partnership.

(NOTARY SEAL)

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 Effective Date.

GRANTEE:

CITY OF FULSHEAR, TEXAS

By: _____
Name: _____
Title: Mayor

ATTEST:

By: _____
Name: Mariela Rodriguez
Title: City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 2024, by _____, Mayor, and Mariela Rodriguez, City Secretary, of the CITY OF FULSHEAR, TEXAS, a home rule city of the State of Texas, on behalf of said home rule city.

(NOTARY SEAL)

Notary Public, State of Texas

Attachment:

Exhibit A – Legal Description of the Property

After Recording, Please Return To:

Fort Bend County Engineering
301 Jackson Street
Richmond, Texas 77469

Exhibit A
Description of the Property

1. All of CLEAR SPRING TRACE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION ONE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210148 of the Plat Records of Fort Bend County, Texas;
2. All of PAINTED PLAINS LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION ONE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210148 of the Plat Records of Fort Bend County, Texas;
3. All of MAHOGANY VIEW LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION ONE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210148 of the Plat Records of Fort Bend County, Texas;
4. All of STERLING KNOLL DRIVE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION ONE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210148 of the Plat Records of Fort Bend County, Texas;
5. All of ROLLING STREAM COURT, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION TWO, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20220022 of the Plat Records of Fort Bend County, Texas;
6. All of BUR CREEK LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION TWO, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20220022 of the Plat Records of Fort Bend County, Texas;
7. All of CASCADING CREEK LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION TWO, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20220022 of the Plat Records of Fort Bend County, Texas;

8. All of BLOOMING GROVE WAY, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION TWO, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20220022 of the Plat Records of Fort Bend County, Texas;
9. All of CHURCHILL SPRINGS LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION TWO, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20220022 of the Plat Records of Fort Bend County, Texas;
10. All of the portion of YORK WAY, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION TWO, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20220022 of the Plat Records of Fort Bend County, Texas;
11. All of the portion of TURNING CREEK LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION THREE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210147 of the Plat Records of Fort Bend County, Texas;
12. All of SMOKEY RIDGE ROAD, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION THREE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210147 of the Plat Records of Fort Bend County, Texas;
13. All of BETH TERRACE LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION THREE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210147 of the Plat Records of Fort Bend County, Texas;
14. All of MISTY LEAF LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION THREE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210147 of the Plat Records of Fort Bend County, Texas;
15. All of EMERALD RANCH LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION THREE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210147 of the Plat Records of Fort Bend County, Texas;

16. All BLOOMING IRIS LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION THREE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210147 of the Plat Records of Fort Bend County, Texas;
17. All of GENTLE BLOSSOM LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION THREE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210147 of the Plat Records of Fort Bend County, Texas;
18. All of HONEY BROOK LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FOUR, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210157 of the Plat Records of Fort Bend County, Texas;
19. All of AARON RIVER TRAIL, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FOUR, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210157 of the Plat Records of Fort Bend County, Texas;
20. All of KATE CREEK LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FOUR, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210157 of the Plat Records of Fort Bend County, Texas;
21. All of PATRICK GROVE LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FOUR, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210157 of the Plat Records of Fort Bend County, Texas;
22. All IVORY CREEK LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FIVE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210156 of the Plat Records of Fort Bend County, Texas;
23. All of the portion of AMBER BROOK LANE (located Northwest of IVORY CREEK LANE), a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FIVE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210156 of the Plat Records of Fort Bend County, Texas;

24. All of the portion of AMBER BROOK LANE (located Southeast of IVORY CREEK LANE), a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FIVE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210156 of the Plat Records of Fort Bend County, Texas;
25. All of the portion of LOGAN RIDGE LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FIVE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210156 of the Plat Records of Fort Bend County, Texas;
26. All of GOLDEN ELM LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FIVE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210156 of the Plat Records of Fort Bend County, Texas;
27. All of JUNIPER RANCH ROAD, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FIVE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210156 of the Plat Records of Fort Bend County, Texas;
28. All of SUNLIT ROSE COURT, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION FIVE, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210156 of the Plat Records of Fort Bend County, Texas;
29. All of AMBER BROOK LANE, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION SIX, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210155 of the Plat Records of Fort Bend County, Texas;
30. All of FOGGY VINE COURT, a public right-of-way, located in CREEK RUSH AT CROSS CREEK RANCH SECTION SIX, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210155 of the Plat Records of Fort Bend County, Texas;

31. All of the portion of CHARGER WAY, a public right-of-way, located in FULSHEAR BEND DRIVE EXTENSION NO. 5, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210145 of the Plat Records of Fort Bend County, Texas;
32. All of the portion of FULSHEAR BEND DRIVE, a public right-of-way, located in FULSHEAR BEND DRIVE EXTENSION NO. 5, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210145 of the Plat Records of Fort Bend County, Texas;
33. All of the portion of SYCAMORE RANCH LANE, a public right-of-way, located in FULSHEAR BEND DRIVE EXTENSION NO. 5, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210145 of the Plat Records of Fort Bend County, Texas;
34. All of the portion of YORK WAY, a public right-of-way, located in FULSHEAR BEND DRIVE EXTENSION NO. 5, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210145 of the Plat Records of Fort Bend County, Texas;
35. All of the portion of KATY-FULSHEAR ROAD, a public right-of-way, located in FULSHEAR BEND DRIVE EXTENSION NO. 6, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20220030 of the Plat Records of Fort Bend County, Texas;
36. All of the portion of FULSHEAR BEND DRIVE, a public right-of-way, located in FULSHEAR BEND DRIVE EXTENSION NO. 6, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20220030 of the Plat Records of Fort Bend County, Texas;
37. All of SCARLET POND LANE, a public right-of-way, located in LAKESIDE VILLAGE AT CROSS CREEK RANCH, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20220021 of the Plat Records of Fort Bend County, Texas; and
38. All of BRAMBLE COVE LANE, a public right-of-way, located in LAKESIDE VILLAGE AT CROSS CREEK RANCH, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20220021 of the Plat Records of Fort Bend County, Texas.

39. All of the portion of SYCAMORE RANCH LANE, a public right-of-way, located in SYCAMORE RANCH LANE AND RESERVES, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210146 of the Plat Records of Fort Bend County, Texas;
40. All of the portion of CLEAR SPRING TRACE, a public right-of-way, located in SYCAMORE RANCH LANE AND RESERVES, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210146 of the Plat Records of Fort Bend County, Texas;
41. All of the portion of TURNING CREEK LANE, a public right-of-way, located in SYCAMORE RANCH LANE AND RESERVES, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210146 of the Plat Records of Fort Bend County, Texas;
42. All of the portion of GOLDEN ELM LANE, a public right-of-way, located in SYCAMORE RANCH LANE AND RESERVES, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210146 of the Plat Records of Fort Bend County, Texas; and
43. All of the portion of HONEY BROOK LANE, a public right-of-way, located in SYCAMORE RANCH LANE AND RESERVES, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210146 of the Plat Records of Fort Bend County, Texas.