

ASSIGNMENT OF DECLARANT STATUS

THIS ASSIGNMENT OF DECLARANT STATUS (this "Assignment") is made and entered into by and between **CTMGT Williamsburg, LLC**, a Texas limited liability company ("Assignor"), and **DRH Land Opportunities I, Inc.**, a Delaware corporation ("Assignee").

RECITALS:

A. Assignor is currently the "Declarant" under the terms of that certain Declaration of Covenants, Conditions and Restrictions for Williamsburg Fate Homeowners' Association, Inc., which was recorded on November 14, 2007, as Volume 5275, Page 180 in the Official Public Records of Rockwall County, Texas (the "Original Declaration"), as affected by that certain Assignment and Assumption of Declarant's Rights, which was recorded on June 1, 2011, by MU Williamsburg, LLC and Assignor (the "Original Assignment"), that certain First Amendment to Declaration of Covenants, Conditions and Restrictions, dated October 11, 2012, which was recorded in Document No. 2012-476055 in the Official Public Records of Rockwall County, Texas (the "First Amendment"), and that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions dated August 26, 2014, which was recorded on or about the Effective Date of this Assignment (the "Second Amendment"). The Original Declaration, the Original Assignment, First Amendment, and Second Amendment, as amended and supplemented from time to time, are collectively referred to in this Assignment as the "Declaration".

B. The real property subject to the Declaration (the "Property") is described in Exhibit A attached hereto and incorporated herein.

C. Prior to the execution and recording of this Assignment, Assignee acquired 298.042 acres of the Property from Assignor, which is the remaining undeveloped portion of the Property, by that certain special warranty deed recorded on or about the Effective Date of this Assignment in the Official Public Records of Rockwall County, Texas.

D. Assignor desires to assign to Assignee, and Assignee desires to assume, all of Assignor's right, title and interest, as the Declarant under the Declaration as set forth therein.

AGREEMENT:

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) cash in hand paid by Assignee, the receipt and sufficiency of which are acknowledged, and in further consideration of the mutual covenants and agreements herein contained, Assignor and Assignee agree as follows:

1. Defined Terms. All terms used herein and not defined herein will have the same definition herein as in the Declaration.

2. Assignment. Assignor transfers, assigns and conveys to Assignee, on an "As Is" basis and without recourse or warranty of Assignor (except as expressly set forth in this Assignment), all of the rights, obligations and interests of Assignor, as Declarant, under the

Declaration, from and after the Effective Date (hereinafter defined), including, but not limited to, the right to receive payment of \$523,046.00 from the Association, which amount reflects the total subsidies paid by Assignor prior to the Effective Date and are deemed a loan to the Association from Assignor pursuant to Section 6.2(b) of the Original Declaration (the "Existing Subsidies").

3. Assumption. Assignee accepts and assumes all of the rights, obligations and interests of Assignor, as Declarant, under the Declaration, from and after the Effective Date; it being understood and acknowledged that Assignee does not assume and will not be liable for any obligations of Assignor, as Declarant, under the Declaration, prior to the Effective Date.

4. Representations and Warranties of Assignor. Assignor represents and warrants the following to Assignee with the understanding that Assignee is relying on these representations and warranties in assuming the obligations assumed by Assignee in Section 3 above:

a. To the current, actual knowledge of Assignor, no uncured default, or any event which, with the giving of notice or passage of time or both, could become a default, by Assignor currently exists under the Declaration. Assignor has not received any written notice or claim of any default, potential default or non-compliance under the Declaration that has not been cured, and, to its current, actual knowledge, no such notice or claim is contemplated or threatened.

b. To the current, actual knowledge of Assignor, (i) Assignor has performed and/or satisfied all of its obligations under the Declaration required to be performed and/or satisfied by it prior to the Effective Date, and (2) there are no monies due, owing, payable or accrued (in whole or in part) as of the Effective Date by the "Declarant" under the Declaration. No written demand has been made upon Declarant for the payment of any monies due under the Declaration that has not been fully paid as of the Effective Date.

c. Assignor has not previously conveyed or assigned any of its rights, obligations, interests, powers and duties in, to and under the Declaration, as "Declarant" thereunder or otherwise to any other party.

d. The Williamsburg Fate Homeowners' Association, Inc. (the "Association") (i) is not the maker or guarantor of any promissory notes that have not been paid in full prior to the Effective Date, except for the Existing Subsidies, and (ii) the Association is not party to a contract (A) other than for customary maintenance of the Property and management of the Association, (B) that benefits Assignor or its affiliates, or (C) that cannot be cancelled by the Association without penalty.

5. Notice of Successor Declarant. Assignor and Assignee give notice that from the Effective Date of this Assignment, Assignee is the sole Declarant as defined in the Declaration and the notice address for Declarant is changed to: DRH Land Opportunities I, Inc., 4306 Miller Road, Rowlett, TX 75088.

6. Notice of Class B Member. Assignor and Assignee give notice that from the Effective Date of this Assignment, Assignee will be the sole successor "Class B Member" under the Declaration, having acquired all of Assignor's rights, duties and obligations as the "Class B Member" from and after the Effective Date, including without limitation four (4) votes for each Lot owned by Assignee. For any Lot owned by Assignor from and after the Effective Date, Assignor will be a Class A Member.

7. Notice of Removal and Replacement of Association Directors & Officers. As of the Effective Date, each and every director and officer of the Association, appointed by Assignor in its capacity as Declarant, is deemed removed. Assignee, as the successor Declarant, will promptly appoint persons to fill the board and office vacancies created by the removal.

8. Notice of Change of ACC. As of the Effective Date, each and every member of the ACC appointed by Assignor in its capacity as Declarant is deemed removed. Assignee, as the successor Declarant, will promptly fill the ACC vacancies created by the removal. From and after the Effective Date, Assignee is responsible for enforcement of the Declaration's architectural controls.

9. Transfer of Books and Records. Within 30 days after the Effective Date, Assignor will deliver to Assignee any books and records of the Association that are in Assignor's possession and which are required for retention by the Association pursuant to Property Code Sec. 209.005(m), or an affidavit that no such records are in Assignor's possession.

10. Enforcement. Assignor authorizes and empowers Assignee to enforce performance of all covenants, conditions and restrictions contained in the Declaration, and to demand and receive any and all documents covenanted to be given in the Declaration in the same manner and with the same effect as Assignor could have done had this Assignment not been made.

11. Successors and Assigns. This Assignment will be binding upon and inure to the benefit of Assignee and Assignor and their respective successors and assigns.

12. Choice of Law. This Assignment will be governed by, construed, and interpreted in accordance with the substantive laws of the State of Texas.

13. Counterparts. This Assignment may be executed in counterparts, all of which together will constitute one agreement binding on all parties hereto, even though all parties did not sign the same original or counterpart.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have executed this Assignment to be effective as of April 28, 2016 (the "Effective Date").

ASSIGNOR:

CTMGT Williamsburg, LLC,
a Texas limited liability company

By: Centamtar Terras, LLC,
a Texas limited liability company,
Its Manager

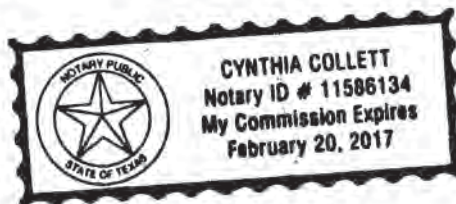
By: CTMGT, LLC,
a Texas limited liability company,
Its Manager

By: [Signature]
Name: Mehrdad Moayed
Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on April 18, 2016, by Mehrdad Moayed, Manager of CTMGT, LLC, a Texas limited liability company, Manager of Centamtar Terras, LLC, a Texas limited liability company, Manager of CTMGT Williamsburg, LLC, a Texas limited liability company, on behalf of said entities.

[Signature]
Notary Public, State of Texas
[Seal]



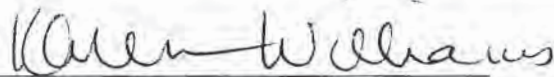
ASSIGNEE:

DRH Land Opportunities I, Inc.,
a Delaware corporation

By: 
David L. Booth,
Assistant Vice President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 19th day of April, 2016 by David L. Booth, the Assistant Vice President of DRH Land Opportunities I, Inc., a Delaware corporation, on behalf of said corporation.


Notary Public, State of Texas
[Seal]



After Recording, Return to:
Koons Real Estate Law
3400 Carlisle Street, Suite 400
Dallas, Texas 75204
Attn: Tiffany Sanford

Exhibit A
The Property

[Attached hereto]

FIELD NOTES
(Williamsburg – Fate, Texas)

PHASE 1A

BEING a tract or parcel of land situated in the D. Thedford Survey, Abstract No. 208, the S.B. Crabtree Survey, Abstract No. 58 and the J.B. Merchant Survey, Abstract No. 159, City of Fate, Rockwall County, Texas, and being all of that tract of land described as Tract 1 and part of that tract of land described as Tract 2 in a Deed to MU Williamsburg, LLC., as recorded in Volume 4916, Page 243 of the Official Public Records of Rockwall County, Texas, and being part of that tract of land described in a Deed to Fate I-30, LP. as recorded in Volume 3589, Page 21 of the Official Public Records of Rockwall County, Texas, and being part of that tract of land described in a Deed to Fate I-30, LP. as recorded in Volume 3625, Page 40 of the Official Public Records of Rockwall County, Texas, and being part of that tract of land described in a Deed to Fate I-30, LP. as recorded in Volume 3625, Page 47 of the Official Public Records of Rockwall County, Texas, and being part of that tract of land described in a Deeds to MU Williamsburg, LLC, as recorded in Volume 4916, Page 253 of the Official Public Records of Rockwall County, Texas, and also being part of that tract of land described in a Deed to Fate I-30 Commercial, LP, as recorded in Volume 3665, Page 138 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for the Northeast corner of the above cited Tract 2 conveyed to MU Williamsburg, LP, said point also being in the West line of F.M. Highway No. 551 (80' right-of-way);

THENCE South 00 degrees 03 seconds 04 minutes West along the West line of said highway, for a distance of 212.79 feet to a point for corner;

THENCE South 00 degrees 12 seconds 04 minutes West along the West line of said highway, for a distance of 474.01 feet to a point for corner;

THENCE North 89 degrees 02 minutes 39 seconds West for a distance of 61.87 feet to a point for corner;

THENCE North 00 degrees 57 minutes 21 seconds East for a distance of 60.00 feet to a point for corner;

THENCE North 89 degrees 02 minutes 39 seconds West for a distance of 643.81 feet to a point for corner at the beginning of a curve to the right;

THENCE in a Northwesterly direction, along said curve to the right having a central angle of 17 degrees 32 minutes 41 seconds, a radius of 1000.00 feet, a chord bearing of North 80 degrees 16 minutes 19 seconds West, a chord distance of 305.02 feet and an arc length of 306.21 feet to a point for corner;

THENCE North 71 degrees 29 minutes 58 seconds West for a distance of 462.87 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Northwesterly direction, along said curve to the left having a central angle of 17 degrees 58 minutes 22 seconds, a radius of 1000.00 feet, a chord bearing of North 80 degrees 29 minutes 09 seconds West, a chord distance of 312.40 feet and an arc length of 313.68 feet to a point for corner;

THENCE North 89 degrees 28 minutes 20 seconds West for a distance of 712.66 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Westerly direction, along said curve to the left having a central angle of 06 degrees 31 minutes 48 seconds, a radius of 2000.00 feet, a chord bearing of South 87 degrees 15 minutes 45 seconds West, a chord distance of 227.82 feet and an arc length of 227.94 feet to a point for corner;

THENCE South 83 degrees 59 minutes 51 seconds West for a distance of 399.35 feet to a point for corner;

THENCE North 06 degrees 00 minutes 09 seconds West for a distance of 53.16 feet to a point for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction, along said curve to the right having a central angle of 34 degrees 46 minutes 09 seconds, a radius of 500.00 feet, a chord bearing of North 11 degrees 22 minutes 56 seconds East, a chord distance of 298.78 feet and an arc length of 303.42 feet to a point for corner;

THENCE North 28 degrees 46 minutes 00 seconds East for a distance of 384.19 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction, along said curve to the left having a central angle of 27 degrees 06 minutes 10 seconds, a radius of 600.00 feet, a chord bearing of North 15 degrees 12 minutes 56 seconds East, a chord distance of 281.18 feet and an arc length of 283.82 feet to a point for corner;

THENCE North 01 degrees 39 minutes 51 seconds East for a distance of 163.25 feet to a point for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction, along said curve to the right having a central angle of 24 degrees 02 minutes 20 seconds, a radius of 1020.00 feet, a chord bearing of North 13 degrees 42 minutes 04 seconds East, a chord distance of 424.82 feet and an arc length of 427.95 feet to a point for corner;

THENCE North 64 degrees 16 minutes 46 seconds West for a distance of 60.00 feet to a point for the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction, along said non-tangent curve to the right having a central angle of 31 degrees 46 minutes 16 seconds, a radius of 1080.00 feet, a chord bearing of North 41 degrees 36 minutes 22 seconds East, a chord distance of 591.23 feet and an arc length of 598.87 feet to a point for corner;

THENCE North 57 degrees 29 minutes 30 seconds East for a distance of 213.64 feet to a point for corner at the beginning of a curve to the left;

THENCE in Northeasterly direction, along said curve to the left having a central angle of 16 degrees 13 minutes 31 seconds, a radius of 940.00 feet, a chord bearing of North 49 degrees 22 minutes 45 seconds East, a chord distance of 265.31 feet and an arc length of 266.20 feet to a point for corner;

THENCE North 51 degrees 10 minutes 48 seconds West for a distance of 188.20 feet to a point for corner at the beginning of a curve to the right;

THENCE in a Northwesterly direction, along said curve to the right having a central angle of 21 degrees 09 minutes 41 second, a radius of 3560.00 feet, a chord bearing of North 40 degrees 35 minutes 57 seconds West, a chord distance of 1307.37 feet and an arc length of 1314.83 feet to a point for corner;

THENCE North 30 degrees 01 minutes 07 seconds West for a distance of 246.24 feet to a point for corner in the South line of F.M. Highway No. 551;

THENCE South 89 degrees 38 minutes 16 seconds East along the South line of said highway, for a distance of 69.55 feet to a point for corner;

THENCE South 30 degrees 01 minutes 07 seconds East for a distance of 211.07 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction, along said curve to the left having a central angle of 21 degrees 09 minutes 41 seconds, a radius of 3500.00 feet, a chord bearing of South 40 degrees 35 minutes 57 seconds East, a chord distance of 1285.34 feet and an arc length of 1292.67 feet to a point for corner;

THENCE South 51 degrees 10 minutes 48 seconds East for a distance of 749.52 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction, along said curve to the left having a central angle of 24 degrees 47 minutes 01 seconds, a radius of 1100.00 feet, a chord bearing of South 63 degrees 34 minutes 18 seconds East, a chord distance of 472.11 feet and an arc length of 475.81 feet to a point for corner in the Westerly line of F.M. Highway No. 551, said point also being at the beginning of a non-tangent curve to the left;

THENCE in a Southeasterly direction, along the Westerly line of said highway, and along said curve to the left having a central angle of 05 degrees 06 minutes 06 seconds, a radius of 174.46 feet, a chord bearing of South 38 degrees 05 minutes 06 seconds East, a chord distance of 15.53 feet and an arc length of 15.53 feet to a point for corner;

THENCE South 38 degrees 56 minutes 47 seconds West departing the Westerly line of said highway, for a distance of 124.53 feet to a 1/2" iron rod found for corner;

THENCE South 00 degrees 10 minutes 13 seconds East for a distance of 362.96 feet to a 1/2" iron rod found for corner;

THENCE North 89 degrees 19 minutes 23 seconds West for a distance of 97.55 feet to a point for corner;

THENCE South 00 degrees 20 minutes 43 seconds West for a distance of 383.22 feet to a 1/2" iron rod found for corner;

THENCE South 89 degrees 23 minutes 36 seconds East for a distance of 952.32 feet to a 1/2" iron rod found for corner;

THENCE South 89 degrees 54 minutes 44 seconds East for a distance of 271.87 feet to a 1/2" iron rod found for corner in the West line of said F.M. Highway No. 551;

THENCE South 00 degrees 03 minutes 04 seconds West along the West line of said highway, for a distance of 190.08 feet to a point for corner;

THENCE North 89 degrees 28 minutes 05 seconds West for a distance of 2286.17 feet to a 3/8" iron rod found for corner;

THENCE South 00 degrees 39 minutes 50 seconds West for a distance of 304.25 feet to a 1/2" iron rod found for corner;

THENCE South 89 degrees 27 minutes 47 seconds East for a distance of 2289.43 feet to the **POINT OF BEGINNING**, and containing 92.379 acres of land, more or less.

PHASE 1B

BEING a tract or parcel of land situated in the S.B. Crabtree Survey, Abstract No. 58, the J. Spillers Survey, Abstract No. 58, and the J.B. Merchant Survey, Abstract No. 159, City of Fate, Rockwall County, Texas, and being part of that tract of land described as Tract 2 in a Deed to MU Williamsburg, LLC, as recorded in Volume 4916, Page 243 of the Official Public Records of Rockwall County, Texas, and also being part of that tract of land described in a Deed to MU Williamsburg, LLC, as recorded in Volume 4916, Page 253 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at the Southeast corner of the above Tract 2, said point also being in the Westerly line of F.M. Highway No. 551 (80' right-of-way);

THENCE North 89 degrees 38 minutes 02 seconds West departing the Westerly line of said highway and along the South line of said Tract 2, for a distance of 1849.70 feet to a 1" steel bar found for corner;

THENCE North 89 degrees 21 minutes 21 seconds West along the South line of said Tract 2, for a distance of 448.37 feet to a ½" iron rod found for corner at the Southwest corner of same, said point also being the Southeast corner of the above cited MU Williamsburg tract recorded in Volume 4916, Page 253;

THENCE North 89 degrees 39 minutes 58 seconds West along the South line of said MU Williamsburg tract, for a distance of 1327.55 feet to a point for corner;

THENCE North 00 degrees 20 minutes 02 seconds East departing the South line of said MU Williamsburg tract, for a distance of 110.35 feet to a point for corner;

THENCE North 17 degrees 23 minutes 17 seconds West for a distance of 52.50 feet to a point for corner;

THENCE North 00 degrees 20 minutes 57 seconds East for a distance of 70.00 feet to a point for corner;

THENCE North 02 degrees 03 minutes 47 seconds East for a distance of 67.89 feet to a point for corner;

THENCE North 08 degrees 37 minutes 57 seconds East for a distance of 71.59 feet to a point for corner;

THENCE North 15 degrees 38 minutes 54 seconds East for a distance of 71.59 feet to a point for corner;

THENCE North 22 degrees 39 minutes 51 seconds East for a distance of 71.59 feet to a point for corner;

THENCE North 30 degrees 33 minutes 48 seconds East for a distance of 89.59 feet to a point for corner;

THENCE North 37 degrees 24 minutes 15 seconds East for a distance of 50.00 feet to a point for corner;

THENCE North 44 degrees 11 minutes 01 seconds East for a distance of 88.34 feet to a point for corner;

THENCE North 52 degrees 01 minutes 18 seconds East for a distance of 71.59 feet to a point for corner;

THENCE North 59 degrees 02 minutes 15 seconds East for a distance of 71.59 feet to a point for corner;

THENCE North 66 degrees 03 minutes 12 seconds East for a distance of 71.59 feet to a point for corner;

THENCE North 73 degrees 04 minutes 09 seconds East for a distance of 71.59 feet to a point for corner;

THENCE North 80 degrees 05 minutes 06 seconds East for a distance of 71.59 feet to a point for corner;

THENCE North 88 degrees 43 minutes 03 seconds East for a distance of 104.51 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction, along said non-tangent curve to the right having a central angle of 25 degrees 47 minutes 57 seconds, a radius of 335.52 feet, a chord bearing of North 31 degrees 03 minutes 57 seconds East, a chord distance of 149.81 feet and an arc length of 151.08 feet to a point for corner;

THENCE North 43 degrees 47 minutes 33 seconds East for a distance of 40.40 feet to a point for corner in the Southwest line of a tract of land described as Tract II in a Deed to Rockwall Independent School District, as recorded in Volume 4661, Page 249 of the Official Public Records of Rockwall County, Texas;

THENCE South 46 degrees 10 minutes 29 seconds East along the Southwest line of said Rockwall Independent School District tract, for a distance of 493.30 feet to a point for corner at the most Southerly corner of same;

THENCE North 43 degrees 52 minutes 31 seconds East along the Southeasterly line of said Rockwall Independent School District tract, for a distance of 370.13 feet to a 3/8" iron rod found for corner at the Southeast corner of same;

THENCE North 00 degrees 00 minutes 38 seconds West along the East line of said Rockwall Independent School District tract, for a distance of 381.12 feet to a 3/8" iron rod found for corner;

THENCE North 00 degrees 17 minutes 31 seconds East along the East line of said Rockwall Independent School District tract, for a distance of 381.33 feet to a 1/2 inch iron rod found for corner at the Northeast corner of same, from which a 1/2 inch iron rod found bears South 89 degrees 28 minutes 20 seconds East a distance of 0.85 feet;

THENCE South 89 degrees 28 minutes 20 seconds East for a distance of 537.17 feet to a point for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction, along said curve to the right having a central angle of 17 degrees 58 minutes 22 seconds, a radius of 1000.00 feet, a chord bearing of South 80 degrees 29 minutes 09 seconds East, a chord distance of 312.40 feet and an arc length of 313.68 feet to a point for corner;

THENCE South 71 degrees 29 minutes 58 seconds East for a distance of 462.87 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction, along said curve to the left having a central angle of 17 degrees 32 minutes 41 seconds, a radius of 1000.00 feet, a chord bearing of South 80 degrees 16 minutes 19 seconds East, a chord distance of 305.02 feet and an arc length of 306.21 feet to a point for corner;

THENCE South 89 degrees 02 minutes 39 seconds East for a distance of 643.81 feet to a point for corner;

THENCE South 00 degrees 57 minutes 21 seconds West for a distance of 60.00 feet to a point for corner;

THENCE South 89 degrees 02 minutes 39 seconds East for a distance of 81.87 feet to a point for corner in the West line of said F.M. Highway No. 551;

THENCE South 00 degrees 12 seconds 04 minutes West along the West line of said highway, for a distance of 75.72 feet to a point for corner;

THENCE North 89 degrees 28 minutes 16 seconds West departing the West line of said highway, for a distance of 906.29 feet to a point for corner;

THENCE South 00 degrees 11 minutes 08 seconds West for a distance of 381.40 feet to a point for corner;

THENCE South 89 degrees 27 minutes 32 seconds East for a distance 906.18 feet to a point for corner in the West line of said F.M. Highway No. 551;

THENCE South 00 degrees 12 minutes 04 seconds West along the West line of said highway, for a distance 847.17 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction, along the West line of said highway, and along said curve to the left having a central angle of 19 degrees 25 minutes 03 seconds, a radius of 205.13 feet, a chord bearing of South 09 degrees 30 minutes 25 seconds East, a chord distance of 69.19 feet, and an arc length of 69.52 feet to the **POINT OF BEGINNING**, and containing 97.30 acres of land, more or less.

PHASE 2A

BEING a tract or parcel of land situated in the J. Edison Survey, Abstract No. 78, the S.B. Crabtree Survey, Abstract No. 58 and the J.T. Spillers Survey, Abstract No. 205, City of Fate, Rockwall County, Texas, and being part of that tract of land described in a Deed to MU Williamsburg, LLC, as recorded in Volume 4916, Page 253 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the South line of the above cited MU Williamsburg tract, said point being South 89 degrees 58 minutes 27 seconds East a distance of 1112.28 feet from the most Southerly Southwest corner of same;

THENCE North 00 degrees 02 minutes 21 seconds East departing the South line of said MU Williamsburg tract, for a distance of 690.79 feet to a point for corner;

THENCE North 07 degrees 54 minutes 32 seconds West for a distance of 60.00 feet to a point for corner;

THENCE North 82 degrees 05 minutes 28 seconds East for a distance of 544.28 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction, along said curve to the left having a central angle of 36 degrees 57 minutes 35 seconds, a radius of 1000.00 feet, a chord bearing of North 63 degrees 36 minutes 40 seconds East, a chord distance of 633.94 feet and an arc length of 645.07 feet to a point for corner;

THENCE North 45 degrees 07 minutes 53 seconds East for a distance of 369.47 feet to a point for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction, along said curve to the right having a central angle of 57 degrees 24 minutes 13 seconds, a radius of 999.94 feet, a chord bearing of North 73 degrees 49 minutes 42 seconds East, a chord distance of 960.44 feet and an arc length of 1001.82 feet to a point for corner;

THENCE South 77 degrees 28 minutes 11 seconds East for a distance of 90.69 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction, along said curve to the left having a central angle of 08 degrees 51 minutes 47 seconds, a radius of 2000.00 feet, a chord bearing of South 81 degrees 54 minutes 05 seconds East, a chord distance of 309.07 feet and an arc length of 309.38 feet to a point for corner;

THENCE South 03 degrees 40 minutes 02 seconds West for a distance of 60.00 feet to a point for corner;

THENCE South 28 degrees 18 minutes 43 seconds West for a distance of 1005.59 feet to a point for corner;

THENCE South 00 degrees 20 minutes 02 seconds West for a distance of 635.33 feet to a point for corner in the South line of the above cited MU Williamsburg tract;

THENCE North 89 degrees 39 minutes 58 seconds West along the South line of said MU Williamsburg tract, for a distance of 1433.89 feet to a 2" axle rod found for corner;

THENCE North 89 degrees 58 minutes 27 seconds West along the South line of said MU Williamsburg tract, for a distance of 759.67 feet to the **POINT OF BEGINNING**, and containing 65.51 acres of land, more or less.

PHASE 2B

BEING a tract or parcel of land situated in the S.B. Crabtree Survey, Abstract No. 58 and the J.T. Spillers Survey, Abstract No. 205, City of Fate, Rockwall County, Texas, and being part of that tract of land described in a Deed to MU Williamsburg, LLC, as recorded in Volume 4916, Page 253 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the South line of the above cited MU Williamsburg tract, said point being North 89 degrees 39 minutes 58 seconds West a distance of 1327.55 feet from the Southeast corner of same;

THENCE North 89 degrees 39 minutes 58 seconds West along the South line of said MU Williamsburg tract, for a distance of 605.85 feet to a point for corner;

THENCE North 00 degrees 20 minutes 02 seconds East departing the South line of said MU Williamsburg tract, for a distance of 635.33 feet to a point for corner;

THENCE North 28 degrees 18 minutes 43 seconds East for a distance of 1005.59 feet to a point for corner;

THENCE North 03 degrees 40 minutes 02 seconds East for a distance of 60.00 feet to a point for corner at the beginning of a non-tangent curve to the left;

THENCE in an Easterly direction, along said curve to the left having a central angle of 09 degrees 40 minutes 11 seconds, a radius of 2000.00 feet, a chord bearing of North 88 degrees 49 minutes 57 seconds East, a chord distance of 337.13 feet and an arc length of 337.53 feet to a point for corner;

THENCE North 83 degrees 59 minutes 51 seconds East for a distance of 315.11 feet to a point for corner;

THENCE South 06 degrees 00 minutes 09 seconds East for a distance of 329.64 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction, along said curve to the left having a central angle of 40 degrees 10 minutes 21 seconds, a radius of 500.00 feet, a chord bearing of South 26 degrees 05 minutes 19 seconds East, a chord distance of 343.43 feet and an arc length of 350.57 feet to a point for corner;

THENCE South 43 degrees 02 minutes 10 seconds West for a distance of 40.40 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Southwesterly direction, along said curve to the left having a central angle of 25 degrees 47 minutes 57 seconds, a radius of 335.52 feet, a chord bearing of South 31 degrees 03 minutes 57 seconds West, a chord distance of 149.80 feet and an arc length of 151.08 feet to a point for corner;

THENCE South 88 degrees 43 minutes 03 seconds West for a distance of 104.51 feet to a point for corner;

THENCE South 80 degrees 05 minutes 06 seconds West for a distance of 71.59 feet to a point for corner;

THENCE South 73 degrees 04 minutes 09 seconds West for a distance of 71.59 feet to a point for corner;

THENCE South 66 degrees 03 minutes 12 seconds West for a distance of 71.59 feet to a point for corner;

THENCE South 59 degrees 02 minutes 15 seconds West for a distance of 71.59 feet to a point for corner;

THENCE South 52 degrees 01 minutes 18 seconds West for a distance of 71.59 feet to a point for corner;

THENCE South 44 degrees 11 minutes 01 seconds West for a distance of 88.34 feet to a point for corner;

THENCE South 37 degrees 24 minutes 15 seconds West for a distance of 50.00 feet to a point for corner;

THENCE South 30 degrees 33 minutes 48 seconds West for a distance of 89.59 feet to a point for corner;

THENCE South 22 degrees 39 minutes 51 seconds West for a distance of 71.59 feet to a point for corner;

THENCE South 15 degrees 38 minutes 54 seconds West for a distance of 71.59 feet to a point for corner;

THENCE South 08 degrees 37 minutes 57 seconds West for a distance of 71.59 feet to a point for corner;

THENCE South 02 degrees 03 minutes 47 seconds West for a distance of 67.89 feet to a point for corner;

THENCE South 00 degrees 20 minutes 57 seconds West for a distance of 70.00 feet to a point for corner;

THENCE South 17 degrees 23 minutes 17 seconds East for a distance of 52.50 feet to a point for corner;

THENCE South 00 degrees 20 minutes 02 seconds West for a distance of 110.35 feet to the **POINT OF BEGINNING**, and containing 28.36 acres of land, more or less.

PHASE 2C

BEING a tract or parcel of land situated in the S.B. Crabtree Survey, Abstract No. 58, City of Fate, Rockwall County, Texas, and being part of that tract of land described in a Deed to MU Williamsburg, LLC, as recorded in Volume 4916, Page 253 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at an interior corner of the above cited MU Williamsburg tract, said point also being the Southeast corner of a tract of land described as Tract 1 in a Deed to Fate I-30 Commercial, LP, as recorded in Volume 4167, Page 151 of the Official Public Records of Rockwall County, Texas;

THENCE North 89 degrees 59 minutes 37 seconds East for a distance of 26.00 feet to a point for corner;

THENCE North 78 degrees 19 minutes 37 seconds East for a distance of 273.70 feet to a point for corner;

THENCE South 78 degrees 31 minutes 25 seconds East for a distance of 274.51 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE in a Southwesterly direction, along said curve to the right having a central angle of 17 degrees 17 minutes 26 seconds, a radius of 600.00 feet, a chord bearing of South 20 degrees 17 minutes 18 seconds West, a chord distance of 180.38 feet and an arc length of 181.07 feet to a point for corner;

THENCE South 28 degrees 46 minutes 00 seconds West for a distance of 384.19 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Southwesterly direction, along said curve to the left having a central angle of 34 degrees 46 minutes 09 seconds, a radius of 500.00 feet, a chord bearing of South 11 degrees 22 minutes 56 seconds West, a chord distance of 298.78 feet and an arc length of 303.42 feet to a point for corner;

THENCE South 06 degrees 00 minutes 09 seconds East for a distance of 53.16 feet to a point for corner;

THENCE South 83 degrees 59 minutes 51 seconds West for a distance of 315.11 feet to a point for corner at the beginning of a curve to the right;

THENCE in a Westerly direction, along said curve to the right having a central angle of 18 degrees 31 minutes 57 seconds, a radius of 2000.00 feet, a chord bearing of North 86 degrees 44 minutes 10 seconds West, a chord distance of 644.09 feet and an arc length of 646.91 feet to a point for corner;

THENCE North 77 degrees 28 minutes 11 seconds West for a distance of 90.69 feet to a point for corner at the beginning of a curve to the left;

THENCE in a Westerly direction, along said curve to the left having a central angle of 15 degrees 00 minutes 56 seconds, a radius of 999.94 feet, a chord bearing of North 84 degrees 58 minutes 39 seconds West, a chord distance of 261.31 feet and an arc length of 262.06 feet to a point for corner;

THENCE North 01 degrees 54 minutes 45 seconds West for a distance of 206.47 feet to a point for corner;

THENCE North 21 degrees 46 minutes 32 seconds East for a distance of 646.08 feet to a point for corner in an interior North line of the above cited MU Williamsburg tract, said point also being in the South line of the above cited Fate I-30 Commercial tract;

THENCE South 89 degrees 53 minutes 50 seconds East along the North line of said MU Williamsburg tract and the South line of said Fate I-30 Commercial tract, for a distance of 809.76 feet to the **POINT OF BEGINNING**, and containing 26.89 acres of land, more or less.

PHASE 3A

BEING a tract or parcel of land situated in the J. Edison Survey, Abstract No. 78 and the S.B. Crabtree Survey, Abstract No. 58, City of Fate, Rockwall County, Texas, and being part of that tract of land described in a Deed to MU Williamsburg, LLC, as recorded in Volume 4916, Page 253 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at an interior Northwest corner of the above cited MU Williamsburg tract;

THENCE South 89 degrees 48 minutes 47 seconds East along the North line of said MU Williamsburg tract, for a distance of 431.63 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 40 minutes 31 seconds East along the North line of said MU Williamsburg tract, for a distance of 635.31 feet to a 1 inch iron rod found for corner;

THENCE South 89 degrees 53 minutes 50 seconds East along the North line of said MU Williamsburg tract, for a distance of 393.45 feet to a point for corner;

THENCE South 21 degrees 46 minutes 32 seconds West departing the North line of said MU Williamsburg tract, for a distance of 646.08 feet to a point for corner;

THENCE South 01 degrees 54 minutes 45 seconds East for a distance of 208.47 feet to a point for corner at the beginning of a non-tangent curve to the left;

THENCE in a Southwesterly direction, along said curve to the left having a central angle of 42 degrees 23 minutes 17 seconds, a radius of 999.94 feet, a chord bearing of South 66 degrees 19 minutes 14 seconds West, a chord distance of 723.01 feet and an arc length of 739.76 feet to a point for corner;

THENCE South 45 degrees 07 minutes 53 seconds West for a distance of 369.47 feet to a point for corner at the beginning of a curve to the right;

THENCE in a Southwesterly direction, along said curve to the right having a central angle of 36 degrees 57 minutes 35 seconds, a radius of 1000.00 feet, a chord bearing of South 63 degrees 36 minutes 40 seconds West, a chord distance of 633.94 feet and an arc length of 645.07 feet to a point for corner;

THENCE South 82 degrees 05 minutes 28 seconds West for a distance of 544.28 feet to a point for corner;

THENCE North 07 degrees 54 minutes 32 seconds West for a distance of 69.98 feet to a point for corner;

THENCE North 00 degrees 29 minutes 53 seconds East for a distance of 1536.42 feet to a point for corner in the North line of the above cited MU Williamsburg tract;

THENCE South 89 degrees 32 minutes 21 seconds East along the North line of said MU Williamsburg tract, passing a 1/2 inch iron rod found at the Southeast corner of Brown Industrial Park, an Addition to Rockwall County, Texas, as recorded in Cabinet B, Page 385 of the Plat Records of Rockwall County, Texas at a distance of 686.80 feet, and continuing along said North line for a total distance of 798.09 feet to a 1/2 inch iron rod found for corner, said point being the most Southerly Southeast corner of a tract of land conveyed to Fate I-30 Commercial, LP, as recorded in Volume 3945, Page 225 of the Official Public Records of Rockwall County, Texas;

THENCE North 00 degrees 45 minutes 36 seconds East along the most Southerly East line of said Fate I-30 Commercial tract, for a distance of 120.49 feet to the **POINT OF BEGINNING**, and containing 61.56 acres of land, more or less.

PHASE 3B

BEING a tract or parcel of land situated in the J. Edison Survey, Abstract No. 78, City of Fate, Rockwall County, Texas, and being part of that tract of land described in a Deed to MU Williamsburg, LLC, as recorded in Volume 4916, Page 253 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Northwest of the above cited MU Williamsburg tract;

THENCE South 89 degrees 32 minutes 21 seconds East along the North line of said MU Williamsburg tract, for a distance of 1086.05 feet to a point for corner;

THENCE South 00 degrees 29 minutes 53 seconds West departing the North line of said MU Williamsburg tract, for a distance of 1536.42 feet to a point for corner;

THENCE South 07 degrees 54 minutes 32 seconds East for a distance of 69.98 feet to a point for corner;

THENCE South 82 degrees 05 minutes 28 seconds West for a distance of 853.65 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE in a Southwesterly direction, along said curve to the right having a central angle of 02 degrees 56 minutes 21 seconds, a radius of 5000.00 feet, a chord bearing of South 84 degrees 58 minutes 16 seconds West, a chord distance of 256.46 feet and an arc length of 256.48 feet to a point for corner in the West line of the above cited MU Williamsburg tract;

THENCE North 00 degrees 37 minutes 10 seconds East along said West line of said MU Williamsburg tract, for a distance of 1696.42 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 21 minutes 13 seconds East along the West line of said MU Williamsburg tract, for a distance of 58.18 feet to the **POINT OF BEGINNING**, and containing 42.10 acres of land, more or less.

PHASE 3C

BEING a tract or parcel of land situated in the J. Edison Survey, Abstract No. 78 and the G.W. Ridlin Survey, Abstract No. 184, City of Fate, Rockwall County, Texas, and being part of that tract of land described in a Deed to MU Williamsburg, LLC, as recorded in Volume 4916, Page 253 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a RR spike found for corner in the centerline of Rochelle Road, said point being the Southwest corner of the above cited MU Williamsburg tract;

THENCE North 00 degrees 05 minutes 02 seconds East along the centerline of said Rochelle Road, for a distance of 70.00 feet to a point for corner at the Southwest corner of a tract of land described as Tract I in a Deed to Rockwall Independent School District, as recorded in Volume 4661, Page 249 of the Official Public Records of Rockwall County, Texas;

THENCE South 89 degrees 56 minutes 50 seconds East, departing said Rochelle Road and along the South line of said Rockwall Independent School District tract, for a distance of 1490.51 feet to a point for corner at the beginning of a curve to the left;

THENCE in an Easterly direction, along the South line of said Rockwall Independent School District tract part way, and along said curve to the left having a central angle of 06 degrees 36 minutes 04 seconds, a radius of 5000.00 feet, a chord bearing of North 86 degrees 48 minutes 07 seconds East, a chord distance of 575.73 feet, and an arc length of 576.04 feet to a point for corner;

THENCE North 82 degrees 05 minutes 28 seconds East for a distance of 853.65 feet to a point for corner;

THENCE South 07 degrees 54 minutes 32 seconds East for a distance of 60.00 feet to a point for corner;

THENCE South 00 degrees 02 minutes 21 seconds West for a distance of 690.79 feet to a point for corner in the South line of the above cited MU Williamsburg tract;

THENCE North 89 degrees 58 minutes 27 seconds West along the South line of said MU Williamsburg tract, for a distance of 1112.28 feet to a point for corner at the Southwest corner of same;

THENCE North 00 degrees 21 minutes 53 seconds East along the West line of said MU Williamsburg tract, for a distance of 529.52 feet to 1/2 inch iron rod found for corner;

THENCE North 89 degrees 56 minutes 50 seconds West along the South line of said MU Williamsburg tract, passing a 1/2" iron rod found at a distance of 1779.58 feet, and continuing along said line for a total distance of 1809.83 feet to the **POINT OF BEGINNING**, and containing 20.14 acres of land, more or less.

11-GF# 201600933-JPB
RETURN TO: HERITAGE TITLE
401 CONGRESS AVE., STE.1500
AUSTIN, TEXAS 78701

Electronically Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
04/29/2016 08:29:41 AM
Fee: \$98.00
20160000006810



LOAN FORGIVENESS AGREEMENT

THIS LOAN FORGIVENESS AGREEMENT (the "Agreement") is made and entered into as of the date stated below by DRH LAND OPPORTUNITIES I, INC., a Delaware corporation ("Declarant") and WILLIAMSBURG FATE HOMEOWNERS' ASSOCIATION, a Texas non-profit corporation (the "Association").

WHEREAS, MU Williamsburg, LLC ("Original Declarant") recorded the Declaration of Covenants, Conditions and Restrictions for Williamsburg Homeowners' Association, Inc. on or about November 14, 2007, as Instrument No. 2007-00388721 of the Real Property Records of Rockwall County, Texas (the "Declaration"); and

WHEREAS, Original Declarant assigned its rights and status as declarant to CTMGT Williamsburg, LLC, a Texas limited liability company ("Successor Declarant") pursuant to the Assignment and Assumption of Declarant's Rights recorded on or about June 1, 2011, as Instrument No. 2011-00450919 of the Real Property Records of Rockwall County, Texas (the "2011 Assignment"); and

WHEREAS, Successor Declarant assigned its rights and status as declarant to DRH Land Opportunities I, Inc. ("Declarant") pursuant to the Assignment of Declarant Status recorded on or about April 29, 2016, as Instrument No. 20160000006810 of the Real Property Records of Rockwall County, Texas (the "2016 Assignment"); and

WHEREAS, pursuant to Article 6, Section 6.2(b) of the Declaration, the Declarant is not liable for Assessments for any Lot that it owns, but has the option to subsidize the Association from time to time in order to cover any shortfall in the operating budget or to reduce the total Maintenance Assessment which would otherwise be necessary to be levied against all Lots to cover the estimated expenses of the Association; and

WHEREAS, Article 6, Section 6.2(d) of the Declaration further provides that such subsidy may, at the option of the Declarant, be deemed a loan to the Association from the Declarant; and

WHEREAS, Declarant has subsidized the Association in the amount of One Million, One Hundred One Thousand, Three Hundred and Two Dollars and Forty-Nine Cents (\$1,101,302.49); and

WHEREAS, pursuant to Paragraph 2 of the 2016 Assignment, Successor Declarant assigned its right to receive payment from the Association for the subsidies paid by Successor Declarant, which amount was deemed a loan to the Association from Successor Declarant; and

WHEREAS, Declarant had also previously elected to treat such subsidy as a loan to the Association; and

WHEREAS, Declarant has determined to forgive the outstanding balance of the loan and convert the balance to a basic subsidy paid by Declarant to the Association to cover shortfalls in the operating budget of the Association.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Association to Declarant, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and the Association, intending to be legally bound, agree that Declarant shall forgive the remaining outstanding balance of the loan, with such loan converting to a subsidy as provided in Article 6, Section 6.2(b) of the Declaration; and

IT IS FURTHER AGREED that the Association and the members of the Association are relieved of any obligation to reimburse Declarant for any amount in connection with the loan or the subsidy payments by Declarant.

EXECUTED to be effective the 19th day of February, 2019.

DRH LAND OPPORTUNITIES I, INC.,
A Delaware corporation

By: [Signature]

Name: DAVID BOOTH

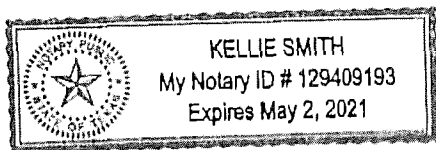
Its: ASST. VP

ACKNOWLEDGEMENT

STATE OF Texas §

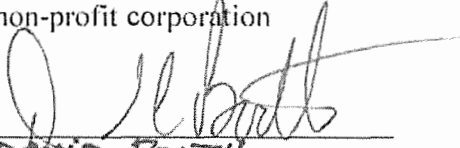
COUNTY OF Dallas §

This instrument was acknowledged before me on this 19th day of February, 2019, by DAVID BOOTH, the ASST. VP of DRH Land Opportunities I, Inc., a Delaware corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

WILLIAMSBURG FATE HOMEOWNERS' ASSOCIATION,
A Texas non-profit corporation

By: 

Name: DAVID BOOTH

Its: OFFICER / PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS

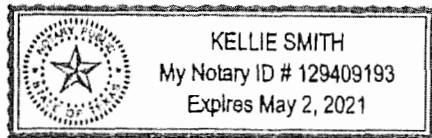
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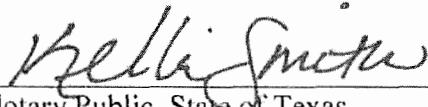
§

COUNTY OF ROCKWALL

§

This instrument was acknowledged before me on this 19th day of February, 2019,
by DAVID BOOTH, the PRESIDENT of Williamsburg Fate Homeowners'
Association, a Texas non-profit corporation, on behalf of said corporation.




Notary Public, State of Texas

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Electronically Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
02/21/2019 08:35:22 AM
Fee: \$38.00
20190000002212



A handwritten signature in cursive script, appearing to read "Shelli Miller".

THE STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

20180000017942
10/05/2018 08:16:04 AM
CERTIFICATE
Pg: 1/3

**WILLIAMSBURG FATE HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE**

As Required by Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowner's association.

1. **SUBDIVISION INFORMATION:** Williamsburg is a phased addition to the City of Fate, Rockwall County, Texas, according to the plats therefor recorded in the Real Property Records of Rockwall County, Texas:

- Phase 1A – Recorded on November 28, 2007 as Instrument No. 200700003893521
- Phase 1A – Amended Final Plat – Recorded on August 27, 2014 as Instrument No. 20140000012202
- Phase 1B – Recorded on September 22, 2016 as Instrument No. 20160000016669
- Phase 1B – 2 – Recorded on August 24, 2017 as Instrument No. 20170000015995
- Phase 1B – 3 – Recorded on August 23, 2017 as Instrument No. 20170000015869
- Phase 1C – Recorded on March 04, 2014 as Instrument No. 2014000002774
- Phase 1C – Amended Final Plat – Recorded on August 27, 2014 as Instrument No. 20140000012204
- Phase 2B – To Be Recorded
- Phase 2C – To Be Recorded

2. **DECLARATION INFORMATION:** Lots in Williamsburg are subject to the Declaration of Covenants, Conditions & Restrictions for Williamsburg Homeowners' Association, recorded on November 14, 2007 as Instrument No. 200700000388721, of the Real Property Records, Rockwall County, Texas, as it may be amended from time to time.

3. **NAME OF PROPERTY OWNERS ASSOCIATION:** Williamsburg Fate Homeowners' Association, Inc.

4. **HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

Phone: (469)-480-8000
Fax: (469)-480-8080
Website: www.assuredmanagement.com

EFFECTIVE DATE: This certificate is effective as of the 1st day of August 2018.

**WILLIAMSBURG FATE HOMEOWNERS' ASSOCIATION,
INC.**

a Texas property owner's association

ASSURED ASSOCIATION MANAGEMENT, INC.,

a Texas corporation, its managing agent

By: Margie Maxwell
Margie Maxwell, Executive Officer

ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §**

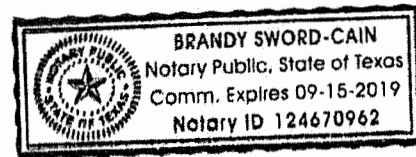
BEFORE ME, the undersigned notary public, on this day personally appeared
Margie Maxwell, known to me to be the person whose name is
subscribed to the foregoing instrument and who acknowledged to me that he/she executed
the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 26 day of
September, 2018.

[Signature]
**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

AFTER RECORDING PLEASE RETURN TO:

Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034



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Electronically Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
10/05/2018 08:16:04 AM
Fee: \$34.00
20180000017942



A handwritten signature in cursive script, appearing to read "Shelli Miller".

AFTER RECORDING RETURN TO:

Williamsburg Fate
Homeowners Association, Inc.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006

20180000004899

03/23/2018 08:45:07 AM

DEED

Pg: 1/3

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

DEDICATION DEED

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS, THAT:

§

COUNTY OF ROCKWALL

§

THAT **CTMGT WILLIAMSBURG 1B FL-2, LLC**, a Texas limited liability company ("**Grantor**") DEDICATES, GIFTS and CONVEYS, with full intention, the property herein described, unto **WILLIAMSBURG FATE HOMEOWNERS ASSOCIATION**, a Texas corporation, whose address is 1512 Crescent Drive, Suite 112, Carrollton, TX 75006 ("**Grantee**") as a dedication of real property in fee simple. Grantor retains no reversionary right of interest in and to the property. Grantor hereby DEDICATES, GRANTS AND CONVEYS unto Grantee all of Grantor's right, title and interest in and to that certain tracts and lots of real property located in Rockwall County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with all improvements thereon, and all rights, benefits, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances relating thereto (collectively referred to as the "**Property**").

Upon the Effective Date of this Deed, Grantee agrees that, if required by law to do so, Grantee will timely advise the applicable taxing authority of the change in ownership of the Property to Grantee.

This conveyance is made and accepted subject to (a) zoning laws and regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property, and (b) all matters affecting the Property and of record in the real property records of Rockwall County, Texas (hereinafter collectively referred to as the "**Permitted Exceptions**").

TO THE MAXIMUM EXTENT PERMITTED BY LAW, AND SUBJECT TO THE ABOVE EXPRESS PROVISIONS OF THIS DEED, GRANTEE IS ACCEPTING THE PROPERTY IN AN "AS IS," "WHERE IS," CONDITION "WITH ALL FAULTS," SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES OF ANY KIND, ORAL OR WRITTEN, EXPRESS, IMPLIED, OR STATUTORY, FROM OR ON BEHALF OF THE GRANTOR, CONCERNING THE PROPERTY OR THIS DEED.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereof in anywise belonging unto Grantee, its successors and assigns

forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular such premises 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 the Grantor, but not otherwise.

EXECUTED as of this 22 day of March 2018.

GRANTOR:

CTMGT Williamsburg 1B FL-2, LLC,
a Texas limited liability company

By: CTMGT Williamsburg, LLC,
a Texas limited liability company
Its Sole Manager and Member

By: Centamtar Terras, LLC,
a Texas limited liability company
Its Manager

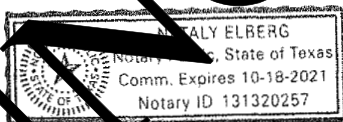
By: CTMGT, LLC,
a Texas limited liability company
Its Sole Manager and Member

By: [Signature]
Mehrdad Moayed
Its: Sole Manager and Member

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 22 day of March, 2018 by Mehrdad Moayed, Sole Manager and Member of CTMGT, LLC, as Sole Manager and Member of Centamtar Terras, LLC, as Manager of CTMGT Williamsburg, LLC, as Sole Manager and Member of CTMGT Williamsburg 1B FL-2, LLC, a Texas limited liability company on behalf of said company.



[Signature]
Notary Public, State of Texas

EXHIBIT "A"
LEGAL DESCRIPTION

Common Area of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, Block X, and Lot 1, Block O, Williamsburg Phase 1A, an addition to the City of Fate, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 215, Plat Records, Rockwall County, Texas.

UNOFFICIAL

Deed on Deed
CTMGT Williamsburg 1B FL-2, LLC – Common Area, 20 lots

Page 3

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Shelli Miller, County Clerk
Rockwall County, Texas
03/23/2018 08:45:07 AM
Fee: \$34.00
20180000004899



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

DEED WITHOUT WARRANTY
ROCKWALL COUNTY, TEXAS

D.R. HORTON – TEXAS, LTD., a Texas limited partnership (“Grantor”), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by WILLIAMSBURG FATE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (“Grantee”), whose mailing address is 1512 Crescent Drive, Suite 112, Carrollton, Texas 75006 the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any (the “Property”), to-wit:

Lots 4X and 5X in Block X, Williamsburg, Phase 1B-2, a subdivision in the City of Fate, Rockwall County, Texas, according to the map or plat thereof recorded under Document No. 20170000015995, of the Official Public Records of Rockwall County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever, but without warranty of title or any other warranty of any kind or nature, and without limitation on such disclaimer of warranties, Grantee, by acceptance of this Deed Without Warranty, hereby acknowledges and agrees: (i) that this conveyance is made by Grantor and accepted by Grantee subject to any restrictions and easements affecting the Property; (ii) that this conveyance is made by Grantor and accepted by Grantee subject to all liens securing the payment of taxes for the current and all subsequent years, as well as to all easements, rights-of-way, prescriptive rights, encroachments, overlapping of improvements, discrepancies, conflicts, leases, reservations, mineral severances, restrictions, covenants, conditions, regulations, riparian rights and other title exceptions or claims of any kind or nature affecting the Property; and (iii) that this conveyance is made by Grantor and accepted by Grantee subject to the easements set forth hereinbelow.

Notwithstanding anything in this instrument or elsewhere to the contrary, Grantor expressly reserves unto itself and its successors and assigns a non-exclusive easement and right-of-way, over, through, and across the Property (the “Easement Tract”) for the purpose of installing, constructing, operating, expanding, reconstructing, maintaining, repairing and replacing utilities, landscaping, walking trails, water quality improvements, or any other improvements or infrastructure, and access over, across, and upon the Easement Tract. The easement, rights, and privileges reserved herein are non-exclusive, and Grantee shall have the right to convey similar easements to such other persons as Grantee may deem proper to the extent such future easements do not interfere with the easement reserved hereunder. Grantor will have no responsibility, liability or obligation with respect to any property of Grantee or Grantee's members, it being acknowledged and understood by Grantee that the safety and security of any property is the sole responsibility and risk of Grantee. In the event the reservation of the Easement

Tract pursuant to this instrument is ineffective or deficient to any extent or in any manner, Grantee, upon and as a condition to the delivery and acceptance of the Property from Grantor hereunder, does hereby agree to hold the Easement Tract or any portion thereof not fully reserved by Grantor pursuant to this instrument, in trust for the sole benefit of Grantor and its successors and assigns, and agrees to exert its best efforts at Grantor's expense, to transfer, assign and allocate the Easement Tract to Grantor to effect the intent of the reservations hereunder. From time to time and at any time, at the request of Grantor at Grantor's expense, Grantee, its successors or assigns, will execute and deliver such instruments and take such other actions as Grantor may request to more effectively reserve and exclude the Easement Tract reserved hereunder.

Grantor, its successors or assigns, may from time to time, and at any time, assign the easements, rights, and privileges reserved hereunder to any party: (i) unilaterally and without the consent or any further approval of any other party; (ii) exclusively or non-exclusively; and (iii) in whole or in part. In the event of any non-exclusive assignment by Grantor, its successors or assigns, Grantor shall continue to enjoy the easements, rights, and privileges reserved hereunder.

Grantor reserves the option to re-purchase all or a portion of the Property, together with improvements thereon, if any, and including permanent or temporary easements thereon, within five (5) years from the date hereof for One Hundred and No/100 Dollars (\$100.00) (the "**Re-Purchase Option**"). The Re-Purchase Option shall survive any re-purchase of a portion of the Property, including permanent or temporary easements thereon.

Grantor reserves to itself all oil, gas and other minerals in, under or that may be produced from the Property, including reversionary or future interests, royalties, executive or leasing rights (including the right to unitize or pool all or any portion of the Property) and any other rights relating to such oil, gas and other minerals; provided, however, Grantor agrees that it will not use or occupy any portion of the surface of the Property described above for the purpose of drilling wells, the development and transmission or storage of oil, gas or other minerals or the exploration, drilling or development of and production of oil, gas and other mineral substances, and will not place any fixtures, equipment, buildings or structures of any kind on the surface of the Property. However, nothing herein contained shall be construed as waiving, releasing or relinquishing any right, title or interest of Grantor in and to the oil, gas and other minerals reserved herein or the Grantor's right to exploit, develop or produce such oil, gas or other minerals with wells drilled at surface locations off the Property by means of directional drilling or any other method which does not require use of the surface of the Property described above. Grantor reserves the right to (i) explore for and produce said oil, gas and other minerals by means of directional drilling from surface locations outside the boundaries of the Property provided that any wells bottomed beneath the Property shall be bottomed at least 200 feet below the surface thereof and (ii) pool or utilize said oil, gas and other minerals with other lands located outside the boundaries of the Property.

Grantee hereby assumes the payment of all ad valorem taxes and assessments for the current calendar year and all subsequent years. Additionally, Grantee hereby assumes all maintenance and assessment duties associated with the Property.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT AS OTHERWISE SPECIFICALLY STATED IN THIS CONVEYANCE, GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (A) THE NATURE AND CONDITION OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER, INCLUDING,

WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, THE SUITABILITY THEREOF AND OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, 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; (B) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, RIGHT OF POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (C) THE COMPLIANCE OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY. GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER AND THAT IT IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE SAME AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF GRANTOR. GRANTEE FURTHER ACKNOWLEDGES THAT ANY INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER WAS OBTAINED FROM A VARIETY OF SOURCES, AND GRANTOR (1) HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND (2) DOES NOT MAKE ANY REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THIS CONVEYANCE IS MADE ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT GRANTOR HAS MADE NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, TITLE, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PROPERTY, ANY OTHER ITEM CONVEYED HEREUNDER OR ANY PORTION THEREOF, ALL SUCH REPRESENTATIONS AND WARRANTIES, AS WELL AS ANY IMPLIED WARRANTIES, BEING HEREBY EXPRESSLY DISCLAIMED.

EXECUTED to be effective as of the 27 day of APRIL, 2019.

[SIGNATURE PAGES TO FOLLOW]

GRANTOR:

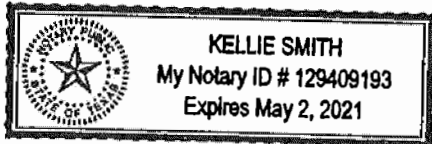
D.R. HORTON – TEXAS, LTD., a Texas limited partnership

By: D. R. HORTON, INC., a Delaware corporation,
its authorized agent

By: [Signature]
Printed Name: DAVID BOOTH
Title: ASST. VP

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 24th day of APRIL, 2019 by DAVID BOOTH, ASST. VP of D. R. HORTON, INC., a Delaware corporation, authorized agent of D.R. HORTON – TEXAS, LTD., a Texas limited partnership, on behalf of said corporation and limited partnership.



(SEAL)

[Signature]
Notary Public Signature

ACKNOWLEDGED AND AGREED:

WILLIAMSBURG FATE HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation

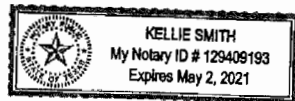
By: [Signature]
Printed Name: DAVID BOOTH
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 24th day of April, 2019, by
David Booth President of WILLIAMSBURG FATE HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Ave., Suite 2100
Austin, Texas 78701

4827-6079-3988v.1 52919-230

5

Electronically Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
04/25/2019 11:54:26 AM
Fee: \$42.00
20190000006119



[Signature]

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

DEED WITHOUT WARRANTY
ROCKWALL COUNTY, TEXAS

D.R. HORTON - TEXAS, LTD., a Texas limited partnership ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **WILLIAMSBURG FATE HOMEOWNERS ASSOCIATION, INC.** ("**Grantee**"), whose mailing address is 1512 Crescent Drive, Suite 112, Carrollton, TX 75006 the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any (the "**Property**"), to-wit:

Lots 1X, 12X and 100, Block A; Lot 1X, Block F; Lot 1X, Block G; Lot 1X, Block H; Lot 1X, Block J; Lot 76X, Block L; and Lots 3X, Block X, Williamsburg, Phase 1B-2, a subdivision in Rockwall County, Texas, according to the map or plat thereof recorded under Document No. 20170000015995, of the Official Public Records of Rockwall County, Texas; and

Lot 46X, Block A, Williamsburg, Phase 1B-3, a subdivision in Rockwall County, Texas, according to the map or plat thereof recorded under Document No. 20170000015869, of the Official Public Records of Rockwall County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever, but without warranty of title or any other warranty of any kind or nature, and without limitation on such disclaimer of warranties, Grantee, by acceptance of this Deed Without Warranty, hereby acknowledges and agrees: (i) that this conveyance is made by Grantor and accepted by Grantee subject to any restrictions and easements affecting the property; (ii) that this conveyance is made by Grantor and accepted by Grantee subject to all liens securing the payment of taxes for the current and all subsequent years, as well as to all easements, rights-of-way, prescriptive rights, encroachments, overlapping of improvements, discrepancies, conflicts, leases, reservations, mineral severances, restrictions, covenants, conditions, regulations, riparian rights and other title exceptions or claims of any kind or nature affecting the Property; and (iii) that this conveyance is made by Grantor and accepted by Grantee subject to the easements set forth hereinbelow.

Notwithstanding anything in this instrument or elsewhere to the contrary, Grantor expressly reserves unto itself and its successors and assigns a non-exclusive easement and right-of-way, over, through, and across the Property (the "**Easement Tract**") for the purpose of (i) enforcing the terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions for Williamsburg, recorded under Document No. 2007-00388721, of the Official Public Records of Rockwall County, Texas, as amended (the "**Declaration**"), and (ii) installing, constructing, operating, expanding, reconstructing, maintaining, repairing and replacing utilities, landscaping, walking trails, water quality improvements, or any other improvements or infrastructure, and access over, across, and upon the Easement Tract. The easement,

rights, and privileges reserved herein are non-exclusive, and Grantee shall have the right to convey similar easements to such other persons as Grantee may deem proper to the extent such future easements do not interfere with the easement reserved hereunder. Grantor will have no responsibility, liability or obligation with respect to any property of Grantee or Grantee's members, it being acknowledged and understood by Grantee that the safety and security of any property is the sole responsibility and risk of Grantee. In the event the reservation of the Easement Tract pursuant to this instrument is ineffective or deficient to any extent or in any manner, Grantee, upon and as a condition to the delivery and acceptance of the Property from Grantor hereunder, does hereby agree to hold the Easement Tract or any portion thereof not fully reserved by Grantor pursuant to this instrument, in trust for the sole benefit of Grantor and its successors and assigns, and agrees to exert its best efforts at Grantor's expense, to transfer, assign and allocate the Easement Tract to Grantor to effect the intent of the reservations hereunder. From time to time and at any time, at the request of Grantor at Grantor's expense, Grantee, its successors or assigns, will execute and deliver such instruments and take such other actions as Grantor may request to more effectively reserve and exclude the Easement Tract reserved hereunder.

Grantor, its successors or assigns, may from time to time, and at any time, assign the easements, rights, and privileges reserved hereunder to any party: (i) unilaterally and without the consent or any further approval of any other party; (ii) exclusively or non-exclusively; and (iii) in whole or in part. In the event of any non-exclusive assignment by Grantor, its successors or assigns, Grantor shall continue to enjoy the easements, rights, and privileges reserved hereunder.

Grantor acknowledges and agrees that upon conveyance the Property shall constitute Common Area, as defined in the Declaration. As such, Grantee hereby assumes all maintenance and assessment duties associated with the Property.

Grantor reserves to itself all oil, gas and other minerals in, under or that may be produced from the Property, including reversionary or future interests, royalties, executive or leasing rights (including the right to unitize or pool all or any portion of the Property) and any other rights relating to such oil, gas and other minerals; provided, however, Grantor agrees that it will not use or occupy any portion of the surface of the Property described above for the purpose of drilling wells, the development and transmission or storage of oil, gas or other minerals or the exploration, drilling or development of and production of oil, gas and other mineral substances, and will not place any fixtures, equipment, buildings or structures of any kind on the surface of the Property. However, nothing herein contained shall be construed as waiving, releasing or relinquishing any right, title or interest of Grantor in and to the oil, gas and other minerals reserved herein or the Grantor's right to exploit, develop or produce such oil, gas or other minerals with wells drilled at surface locations off the Property by means of directional drilling or any other method which does not require use of the surface of the Property described above. Grantor reserves the right to (i) explore for and produce said oil, gas and other minerals by means of directional drilling from surface locations outside the boundaries of the Property provided that any wells bottomed beneath the Property shall be bottomed at least 200 feet below the surface thereof and (ii) pool or utilize said oil, gas and other minerals with other lands located outside the boundaries of the Property.

Grantee hereby assumes the payment of all ad valorem taxes and assessments for the calendar year 2018 and all subsequent years.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT AS OTHERWISE SPECIFICALLY STATED IN THIS CONVEYANCE, GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (a) THE NATURE AND

CONDITION OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, THE SUITABILITY THEREOF AND OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, 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; (B) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, RIGHT OF POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (C) THE COMPLIANCE OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY. GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER AND THAT IT IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE SAME AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF GRANTOR. GRANTEE FURTHER ACKNOWLEDGES THAT ANY INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER WAS OBTAINED FROM A VARIETY OF SOURCES, AND GRANTOR (1) HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND (2) DOES NOT MAKE ANY REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THIS CONVEYANCE IS MADE ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT GRANTOR HAS MADE NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, TITLE, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PROPERTY, ANY OTHER ITEM CONVEYED HEREUNDER OR ANY PORTION THEREOF, ALL SUCH REPRESENTATIONS AND WARRANTIES, AS WELL AS ANY IMPLIED WARRANTIES, BEING HEREBY EXPRESSLY DISCLAIMED.

EXECUTED to be effective as of the 13th day of February, 2018.

[SIGNATURE PAGE TO FOLLOW]

GRANTOR:

D.R. HORTON – TEXAS, LTD., a Texas limited partnership

By: D. R. HORTON, INC., a Delaware corporation,
its authorized agent

By: [Signature]
Printed Name: David L Booth
Title: Asst VP

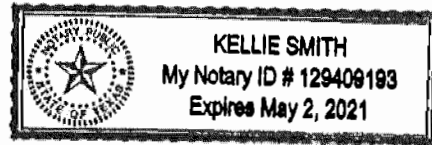
THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 13 day of February, 2018
by David Booth, Asst. VP of D. R. HORTON, INC., a Delaware corporation,
authorized agent of D.R. HORTON – TEXAS, LTD., a Texas limited partnership, on behalf of said
corporation and limited partnership.

[Signature]

Notary Public Signature

(SEAL)



ACKNOWLEDGED AND AGREED:

WILLIAMSBURG FATE HOMEOWNERS ASSOCIATION, INC.

a Texas non-profit corporation

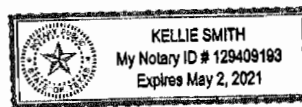
By: [Signature]
Printed Name: David L. Booth
Title: Officer

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 13th day of February, 2018, by David Booth Officer of WILLIAMSBURG FATE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Ave., Suite 2100
Austin, Texas 78701

**Electronically Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
02/14/2018 11:31:48 AM
Fee: \$42.00
20180000002696**



[Signature]

DEED

Pg: 1/5 NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

DEED WITHOUT WARRANTY
ROCKWALL COUNTY, TEXAS

D.R. HORTON - TEXAS, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by WILLIAMSBURG FATE HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation ("Grantee"), whose mailing address is 1512 Crescent Drive, Suite 112, Carrollton, Texas 75006 the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any (the "Property"), to-wit:

Lot 1X, Block N and AE; Lot 1X, Block O; Lots 1X, 7X AND 39X, Block Q; and Lots 1 through 6, Block X, Williamsburg, Phase 2C, a subdivision in the City of Fate, Rockwall County, Texas, according to the map or plat thereof recorded under Document No. 20190000005246, of the Official Public Records of Rockwall County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever, but without warranty of title or any other warranty of any kind or nature, and without limitation on such disclaimer of warranties, Grantee, by acceptance of this Deed Without Warranty, hereby acknowledges and agrees: (i) that this conveyance is made by Grantor and accepted by Grantee subject to any restrictions and easements affecting the Property; (ii) that this conveyance is made by Grantor and accepted by Grantee subject to all liens securing the payment of taxes for the current and all subsequent years, as well as to all easements, rights-of-way, prescriptive rights, encroachments, overlapping of improvements, discrepancies, conflicts, leases, reservations, mineral severances, restrictions, covenants, conditions, regulations, riparian rights and other title exceptions or claims of any kind or nature affecting the Property; and (iii) that this conveyance is made by Grantor and accepted by Grantee subject to the easements set forth hereinbelow.

Notwithstanding anything in this instrument or elsewhere to the contrary, Grantor expressly reserves unto itself and its successors and assigns a non-exclusive easement and right-of-way, over, through, and across the Property (the "Easement Tract") for the purpose of installing, constructing, operating, expanding, reconstructing, maintaining, repairing and replacing utilities, landscaping, walking trails, water quality improvements, or any other improvements or infrastructure, and access over, across, and upon the Easement Tract. The easement, rights, and privileges reserved herein are non-exclusive, and Grantee shall have the right to convey similar easements to such other persons as Grantee may deem proper to the extent such future easements do not interfere with the easement reserved hereunder. Grantor will have no responsibility, liability or obligation with respect to any property of Grantee or Grantee's members, it being acknowledged and understood by Grantee that the safety and security of

any property is the sole responsibility and risk of Grantee. In the event the reservation of the Easement Tract pursuant to this instrument is ineffective or deficient to any extent or in any manner, Grantee, upon and as a condition to the delivery and acceptance of the Property from Grantor hereunder, does hereby agree to hold the Easement Tract or any portion thereof not fully reserved by Grantor pursuant to this instrument, in trust for the sole benefit of Grantor and its successors and assigns, and agrees to exert its best efforts at Grantor's expense, to transfer, assign and allocate the Easement Tract to Grantor to effect the intent of the reservations hereunder. From time to time and at any time, at the request of Grantor at Grantor's expense, Grantee, its successors or assigns, will execute and deliver such instruments and take such other actions as Grantor may request to more effectively reserve and exclude the Easement Tract reserved hereunder.

Grantor, its successors or assigns, may from time to time, and at any time, assign the easements, rights, and privileges reserved hereunder to any party: (i) unilaterally and without the consent or any further approval of any other party; (ii) exclusively or non-exclusively; and (iii) in whole or in part. In the event of any non-exclusive assignment by Grantor, its successors or assigns, Grantor shall continue to enjoy the easements, rights, and privileges reserved hereunder.

Grantor reserves the option to re-purchase all or a portion of the Property, together with improvements thereon, if any, and including permanent or temporary easements thereon, within five (5) years from the date hereof for One Hundred and No/100 Dollars (\$100.00) (the "**Re-Purchase Option**"). The Re-Purchase Option shall survive any re-purchase of a portion of the Property, including permanent or temporary easements thereon.

Grantor reserves to itself all oil, gas and other minerals in, under or that may be produced from the Property, including reversionary or future interests, royalties, executive or leasing rights (including the right to unitize or pool all or any portion of the Property) and any other rights relating to such oil, gas and other minerals; provided, however, Grantor agrees that it will not use or occupy any portion of the surface of the Property described above for the purpose of drilling wells, the development and transmission or storage of oil, gas or other minerals or the exploration, drilling or development of and production of oil, gas and other mineral substances, and will not place any fixtures, equipment, buildings or structures of any kind on the surface of the Property. However, nothing herein contained shall be construed as waiving, releasing or relinquishing any right, title or interest of Grantor in and to the oil, gas and other minerals reserved herein or the Grantor's right to exploit, develop or produce such oil, gas or other minerals with wells drilled at surface locations off the Property by means of directional drilling or any other method which does not require use of the surface of the Property described above. Grantor reserves the right to (i) explore for and produce said oil, gas and other minerals by means of directional drilling from surface locations outside the boundaries of the Property provided that any wells bottomed beneath the Property shall be bottomed at least 200 feet below the surface thereof and (ii) pool or utilize said oil, gas and other minerals with other lands located outside the boundaries of the Property.

Grantee hereby assumes the payment of all ad valorem taxes and assessments for the current calendar year and all subsequent years. Additionally, Grantee hereby assumes all maintenance and assessment duties associated with the Property.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT AS OTHERWISE SPECIFICALLY STATED IN THIS CONVEYANCE, GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (A) THE NATURE AND

CONDITION OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, THE SUITABILITY THEREOF AND OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, 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; (B) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, RIGHT OF POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (C) THE COMPLIANCE OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY. GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER AND THAT IT IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE SAME AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF GRANTOR. GRANTEE FURTHER ACKNOWLEDGES THAT ANY INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER WAS OBTAINED FROM A VARIETY OF SOURCES, AND GRANTOR (1) HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND (2) DOES NOT MAKE ANY REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THIS CONVEYANCE IS MADE ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT GRANTOR HAS MADE NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, TITLE, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PROPERTY, ANY OTHER ITEM CONVEYED HEREUNDER OR ANY PORTION THEREOF, ALL SUCH REPRESENTATIONS AND WARRANTIES, AS WELL AS ANY IMPLIED WARRANTIES, BEING HEREBY EXPRESSLY DISCLAIMED.

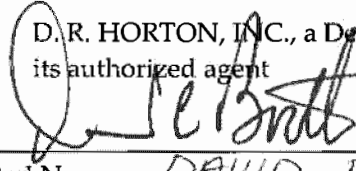
EXECUTED to be effective as of the 27th day of APRIL, 2019.

[SIGNATURE PAGES TO FOLLOW]

GRANTOR:

D.R. HORTON – TEXAS, LTD., a Texas limited partnership

By: D.R. HORTON, INC., a Delaware corporation,
its authorized agent

By: 
Printed Name: DAVID BOOTH
Title: ASST. VP

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 24th day of APRIL 2019, DAVID BOOTH, ASST. VP of D. R. HORTON, INC., a Delaware corporation, authorized agent of D.R. HORTON – TEXAS, LTD., a Texas limited partnership, on behalf of said corporation and limited partnership.



(SEAL)


Notary Public Signature

ACKNOWLEDGED AND AGREED:

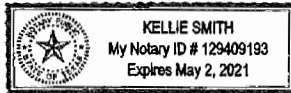
WILLIAMSBURG FATE HOMEOWNERS' ASSOCIATION, INC.
a Texas non-profit corporation

By: [Signature]
Printed Name: DAVID BOOTH
Title: PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 27th day of April, 2019, by
DAVID BOOTH, PRESIDENT of WILLIAMSBURG FATE HOMEOWNERS'
ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Ave., Suite 2100
Austin, Texas 78701

Electronically Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
04/25/2019 02:02:34 PM
Fee: \$42.00
20190000006137



[Signature]