

DEDICATION DEED

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.

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON	§	

THAT MREC MAG MORNINGSTAR LLC, a Delaware limited liability company, hereinafter referred to as Grantor (whether one or more), the undersigned, ("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 WILLIAMSON COUNTY, a political subdivision organized and existing under the laws of the State of Texas ("Grantee"), has DEDICATED, GRANTED, SOLD and CONVEYED, and by these presents does DEDICATE, GRANT, SELL and CONVEY, unto Grantee, the real properties situated in Williamson County, Texas, and which are described in Exhibit "A", attached hereto and incorporated herein by reference for all purposes ("Land"), and all tenements, hereditaments, rights, privileges, interests, easements and appurtenances belonging or in anywise pertaining to the Land, said Land to be used for public use.

TO HAVE AND TO HOLD the above-described premises, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the above-described premises unto Grantee, its legal representatives, successors and assigns, against every person or entity whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Dedication Deed is executed on the _____ day of _____, 2016.

GRANTOR:

MREC MAG Morningstar, LLC, A Delaware
Limited Liability Company

By: Morningstar MSR 530, LLC, a Texas Limited
Liability Company

By: _____
Wyatt Henderson, Its Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on _____, 2016, by
Wyatt Henderson, Manager of Morningstar MSR 530, LLC, in the capacity and for the purposes and
consideration recited herein.

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 E. Main St.
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.

309 E. Main St.

Round Rock, Texas 78664

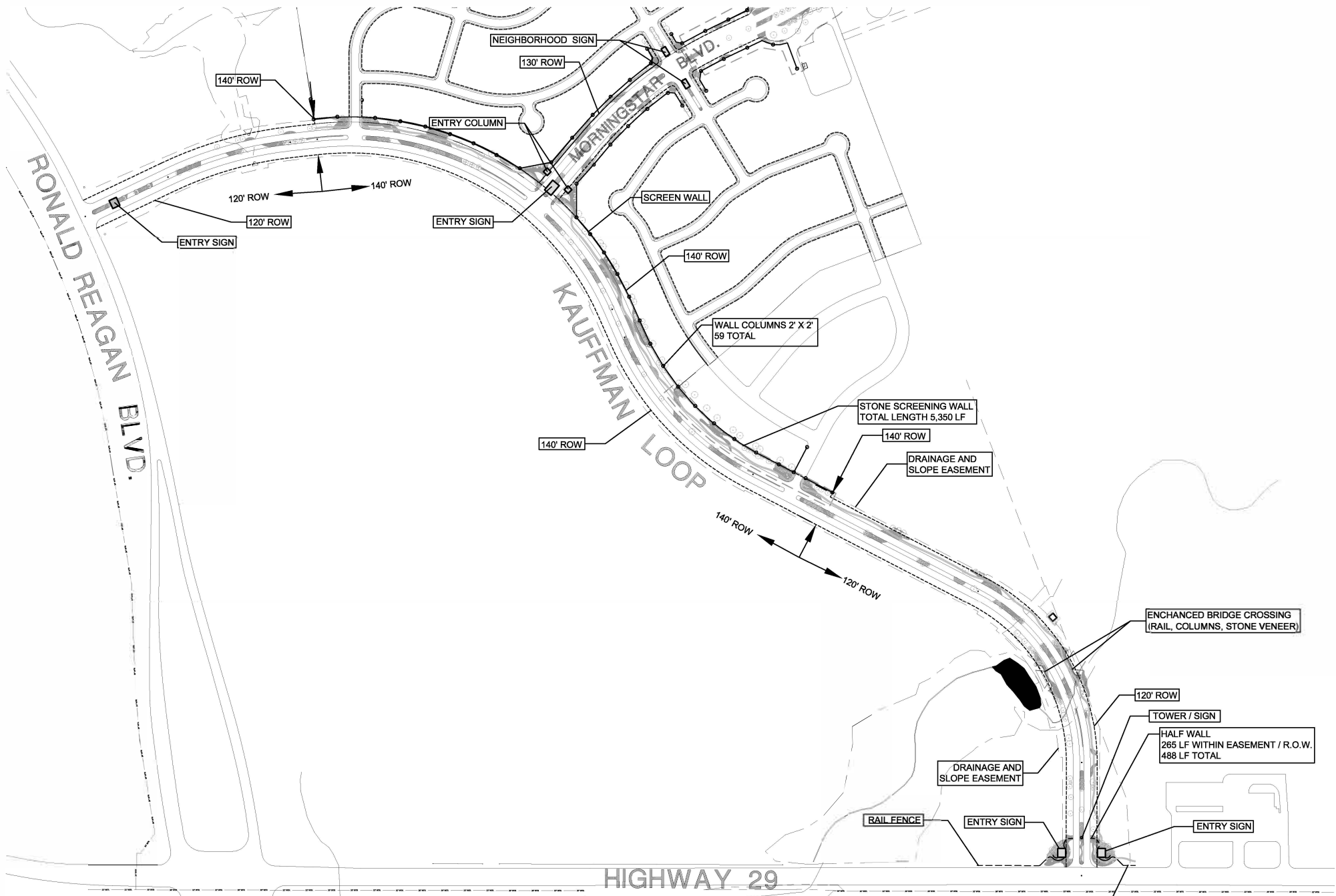


EXHIBIT A



MORNINGSTAR
LIBERTY HILL, TEXAS



North Date: April 13, 2016

SHEET FILE: R:\140146-MAGRCadfiles\PLANNING\Exhibits\Exhibit B 4-11-2016.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.