

CERTIFICATE OF CLARIFICATION OF RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I, the undersigned officer of the Board of Directors of the Fort Bend Grand Parkway Toll Road Authority, do hereby certify as follows:

1. The Board of Directors of the Fort Bend Grand Parkway Toll Road Authority, convened in regular session on the 18th day of November 2015, at the regular meeting place outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Jim D. Condrey, DDS	Chairman
Bobbie A. Tallas	Vice Chairman
Charles Rencher	Secretary
Dean Hrbacek	Asst. Secretary
William D. Kee, III	Treasurer/Asst. Vice Chairman

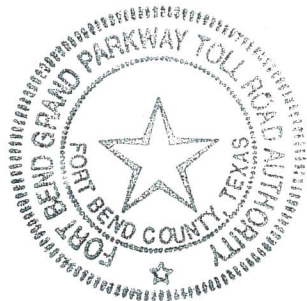
and all of said persons were present except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

CLARIFICATION OF RESOLUTION AND ORDER FINDING AND DECREERING PUBLIC NECESSITY FOR ACQUISITION OF CERTAIN PROPERTY AS PART OF A TOLL ROAD PROJECT, AUTHORIZING ACQUISITION THROUGH THE USE OF EMINENT DOMAIN OR OTHERWISE, AND PAYMENT OF COMPENSATION

was introduced for the consideration of the Board. It was then duly moved and seconded that the Clarification be adopted; and, after due discussion, the motion, carrying with it the adoption of the Clarification, prevailed and carried unanimously.

2. That a true, full, and correct copy of the aforesaid Clarification adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Clarification has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place, and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 18th day of November, 2015.



A handwritten signature in blue ink, consisting of stylized initials and a surname.

Secretary, Board of Directors

**CLARIFICATION OF RESOLUTION AND ORDER FINDING AND DECREERING
PUBLIC NECESSITY FOR ACQUISITION OF CERTAIN PROPERTY AS PART OF A
TOLL ROAD PROJECT, AUTHORIZING ACQUISITION THROUGH THE USE OF
EMINENT DOMAIN OR OTHERWISE, AND PAYMENT OF COMPENSATION**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, on the 18th day of November, 2015, at a regular meeting of the Board of Directors of the Fort Bend Grand Parkway Toll Road Authority (the "Authority"), upon motion duly put and carried, the Board of Directors clarifies its Resolution and Order of August 25, 2015 as follows:

CLARIFICATION

WHEREAS, on August 25, 2015, the Fort Bend Grand Parkway Toll Road Authority (the "Authority") authorized the acquisition of six (6) parcels, among others, for the Grand Parkway project (the "Project") and decreed the Project to be for public necessity and convenience. See Exhibit A.

WHEREAS, the 6 parcels are designated as Parcels 2A, 2B, 6, 20, 22A, and 22B, more fully described herein in Exhibits B, C, D, E, F, and G.

WHEREAS, the property descriptions for Parcels 2A, 2B, 6, 20, 22A, and 22B attached to that Resolution of August 25, 2015 did not include a metes and bounds description of the specific properties to be acquired.

WHEREAS, the Authority now desires that, in order to clarify the property to be acquired and to not create any confusion, Parcels 2A, 2B, 6, 20, 22A, and 22B at this time be more particularly and accurately described in Exhibits B, C, D, E, F, and G attached to this Order and incorporated herein.

ORDER

NOW, THEREFORE, IT IS ORDERED AND DECREED that public convenience and necessity exists for the accomplishment of the Grand Parkway project; that the plans for the location and alignment of the said Grand Parkway project having already been approved; that public convenience and necessity requires the acquisition by donation, purchase, condemnation proceedings by filing a petition under Section 21.012 of the Property Code, or otherwise of the land and improvements, if any, located within the alignment of the said Grand Parkway project, including without limitation Parcels 2A, 2B, 6, 20, 22A, and 22B, described in Exhibits B, C, D, E, F, and G and attached hereto; that the Authority's officers, engineers and attorneys have been and are hereby authorized to obtain appraisals, surveys, title information, and/or any other necessary or appropriate items, to secure by donation, if possible, and/or make an official offer of a specific amount for the purchase of either an easement or the fee simple interest in and to each

tract situated within such alignment; that the Authority's attorneys have been and are hereby authorized and directed to file, or cause to be filed, condemnation proceedings and to acquire thereby an easement or fee simple interest for said purposes in each of the tract which cannot be acquired as aforesaid by donation or purchase; that the officers of the Authority and the Authority's engineers, attorneys, bookkeeper and other consultants have been and are hereby authorized and directed to perform any and all necessary acts within their respective spheres of official duties toward the final acquisition of each and all of the tracts of land, or interests therein, together with the improvements, if any, thereon within the said Grand Parkway project.

PASSED AND APPROVED this 18th day of November, 2015.

FORT BEND GRAND PARKWAY TOLL
ROAD AUTHORITY



Chairman, Board of Directors

ATTEST:



Secretary, Board of Directors

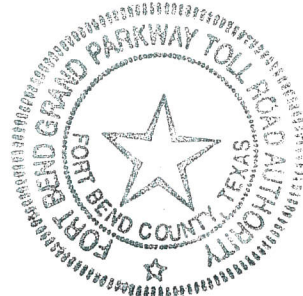


EXHIBIT A

Resolution and Order Authorizing Condemnation
August 25, 2015

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I, the undersigned officer of the Board of Directors of the Fort Bend Grand Parkway Toll Road Authority, do hereby certify as follows:

1. The Board of Directors of the Fort Bend Grand Parkway Toll Road Authority, convened in regular session on the 25th day of August 2015, at the regular meeting place outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Jim D. Condrey, DDS	Chairman
Bobbie A. Tallas	Vice Chairman
Charles Rencher	Secretary
Dean Hrbacek	Asst. Secretary
William D. Kee, III	Treasure/Asst. Vice Chairman


and all of said persons were present except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION AND ORDER FINDING AND DECREERING PUBLIC NECESSITY FOR
ACQUISITION OF CERTAIN PROPERTY AS PART OF A TOLL ROAD PROJECT,
AUTHORIZING ACQUISITION AND PAYMENT OF COMPENSATION

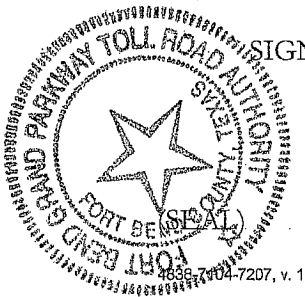
was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 25th day of August, 2015.



Secretary, Board of Directors



**RESOLUTION AND ORDER FINDING AND DECREERING PUBLIC NECESSITY
FOR ACQUISITION OF CERTAIN PROPERTY AS PART OF A TOLL ROAD
PROJECT, AUTHORIZING ACQUISITION THROUGH THE USE OF EMINENT
DOMAIN OR OTHERWISE, AND PAYMENT OF COMPENSATION**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, on this 25th day of August, 2015, at a regular meeting of the Board of Directors of the Fort Bend Grand Parkway Toll Road Authority (the "Authority"), upon motion duly put and carried, RESOLVED THAT:

RESOLUTION

WHEREAS, the Authority has received and reviewed the preliminary plans for the Grand Parkway project, which is attached as **Exhibit A**; and

WHEREAS, the Authority finds that public convenience and necessity exists for the location and alignment of the said Grand Parkway project; and

WHEREAS, the Authority provided notice to all landowners located in the location and alignment of the Grand Parkway project; and

WHEREAS, the property descriptions attached as **Exhibit B** are located within the location and alignment of the said Grand Parkway project; and

WHEREAS, the Authority now desires to find and decree a public necessity for acquisition of certain property as part of the Grand Parkway project, including authorizing the initiation of condemnation proceedings by filing a petition under Section 21.012 of the Property Code, and authorizing the acquisition and payment of compensation.

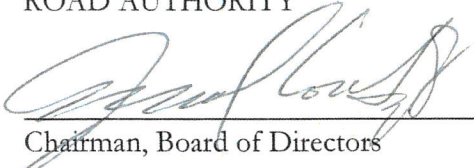
ORDER

NOW, THEREFORE, IT IS ORDERED AND DECREED that public convenience and necessity exists for the accomplishment of the Grand Parkway project; that the plans for the location and alignment of the said Grand Parkway project are hereby approved; that public convenience and necessity requires the acquisition by donation, purchase, condemnation proceedings by filing a petition under Section 21.012 of the Property Code, or otherwise of the land and improvements, if any, located within the alignment of said Grand Parkway project; that the Authority's officers, engineers and attorneys be, and are hereby, authorized to obtain appraisals, surveys, title information, and/or any other necessary or appropriate items, to secure by donation, if possible, and/or make an official offer of a specific amount for the purchase of either an easement or the fee simple interest in and to each separate tract situated within such alignment; that the Authority's attorneys, be and are hereby, authorized and directed to file, or cause to be filed, condemnation proceedings and to acquire thereby an easement or fee simple interest for said purposes in each of the tracts which cannot be acquired as aforesaid by donation or purchase; that

the officers of the Authority and the Authority's engineers, attorneys, bookkeeper and other consultants be, and they are hereby, authorized and directed to perform any and all necessary acts within their respective spheres of official duties toward the final acquisition of each and all of the tracts of land, or interests therein, together with the improvements, if any, thereon within the said Grand Parkway project.

PASSED AND APPROVED this 25th day of August, 2015.

FORT BEND GRAND PARKWAY TOLL
ROAD AUTHORITY



Chairman, Board of Directors

ATTEST:



Secretary, Board of Directors

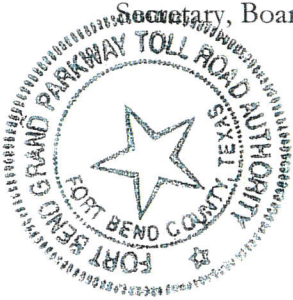
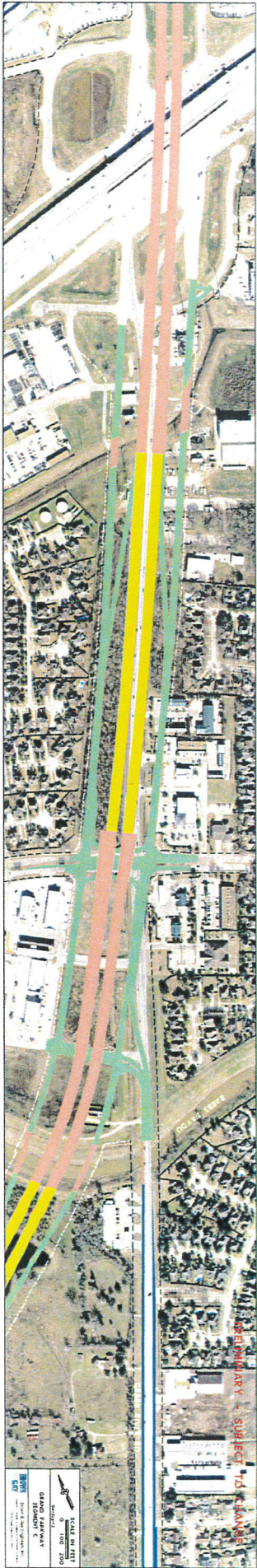
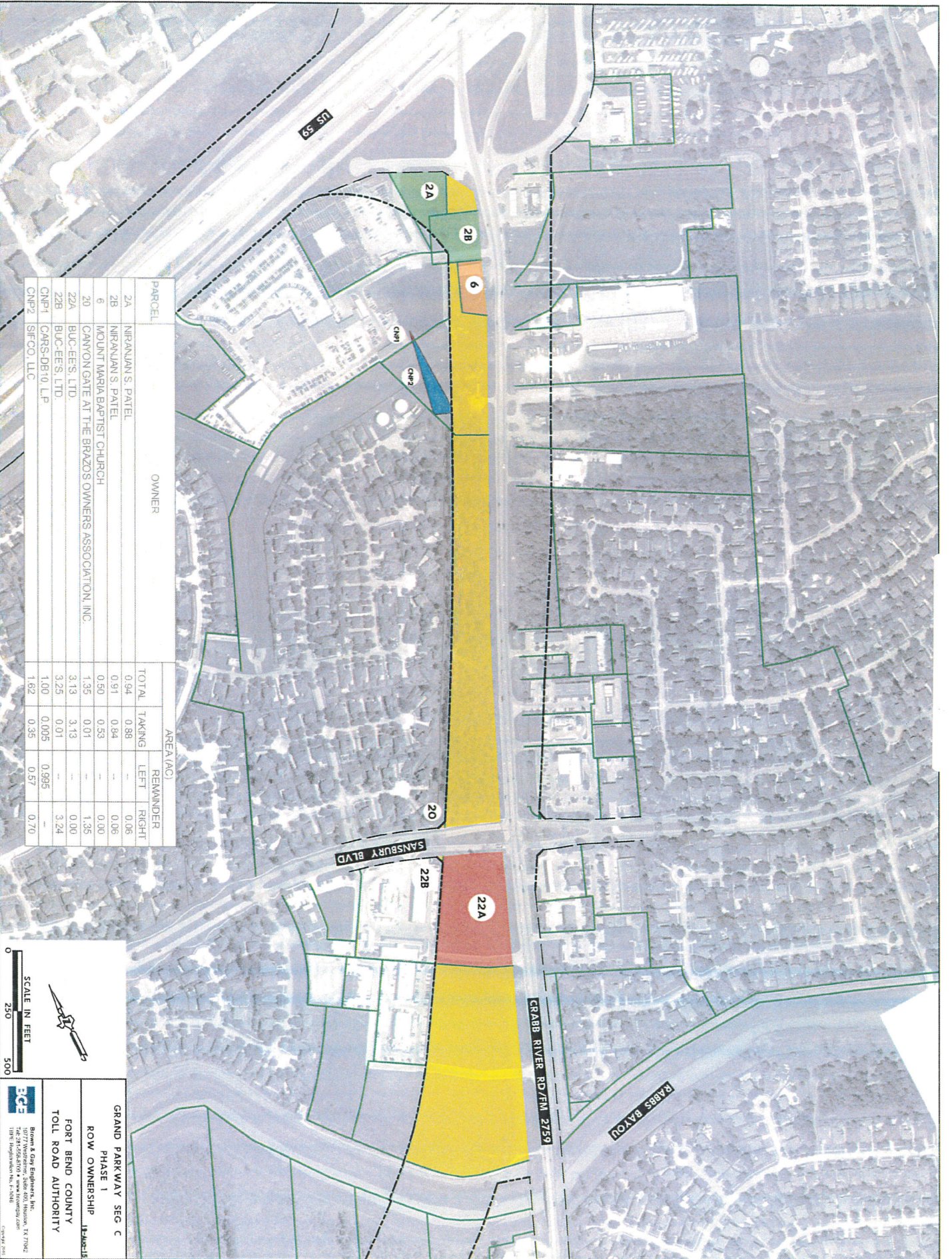
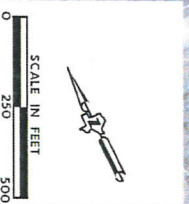


EXHIBIT A





PARCEL	OWNER	AREA (AC)			
		TOTAL	TAKING	LEFT	RIGHT
2A	NIRAJAN S. PATEL	0.94	0.88	--	0.06
2B	NIRAJAN S. PATEL	0.91	0.84	--	0.06
6	MOUNT MARIA BAPTIST CHURCH	0.50	0.53	--	0.00
20	CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.	1.35	0.01	--	1.35
22A	BUC-FEES, LTD.	3.13	3.13	--	0.00
22B	BUC-FEES, LTD.	3.25	0.01	--	3.24
CNP1	CARS,DB10 LP	1.00	0.005	--	0.995
CNP2	SIFCO, LLC	1.62	0.35	0.57	0.70



GRAND PARKWAY SEC C
PHASE 1
ROW OWNERSHIP

FORT BEND COUNTY
TOLL ROAD AUTHORITY

Bruce & Co. Engineers, Inc.
 10777 Woodloch Forest Blvd., Houston, TX 77042
 Tel: 281-564-6170 • www.bruceandco.com
 1505 Westheimer Rd., Suite 1100
 Houston, TX 77057

EXHIBIT B

Parcel 2A: 0.8783 of one acre tract of land, being a portion of a called
3.248 acre tract of land located in the Joseph Kuykendall League,
Abstract No. 49, Fort Bend County, Texas.

County: Fort Bend
Highway: SH 99 (Grand Parkway Segment C)
Limits: U.S. Highway 59 to F.M. 762

Property Description for Parcel 2A

BEING a 0.8783 of one acre, (38,257 square foot) tract of land located in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, and being a portion of a called 0.939 of one acre tract of land described in an instrument from 59 Grand Parkway, Ltd. to Niranjana S. Patel, dated April 16, 2004 and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2004046637 and being further described as all of Reserve "C" as shown on CANYON GATE RESERVES, a subdivision per plat recorded under Slides 2563A and 2563B of the Fort Bend County Plat Records, said 0.8783 of one acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod with a TxDOT aluminum cap found for an angle point on the existing South right-of-way line of U.S. Highway No. 59 (variable width) as described in an instrument to the State of Texas dated September 1, 1966 and recorded under Volume 479, Page 246 Fort Bend County Deed Records (F.B.C.D.R.), and being the most Easterly corner of a called 0.1760 of one acre tract of land dedicated to the State of Texas and shown on the plat of CANYON GATE RESERVES, a subdivision per plat recorded under Slide Nos. 2563A and 2563B of the Fort Bend County Plat Records, same being an angle point in the North line of Restricted Reserve "B" as shown on the plat of said CANYON GATE RESERVES;

THENCE, South 84° 57' 15" East, a distance of 59.79 feet along and with the existing South right-of-way line of said U.S. Highway No. 59, same being the North line of said Restricted Reserve "B" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set at the intersection of the existing South right-of-way line of said U.S. Highway No. 59 and the proposed West right-of-way line of SH 99 (Grand Parkway) (variable width), same being the beginning of a non-tangent curve to the right from which its center bears South 16° 19' 25" West, 550.00 feet;

THENCE, along and with said proposed West right-of-way line of said SH 99 and along said curve to right, over and across said Restricted Reserve "B" a distance of 431.95 feet having a radius of 550.00 feet, a central angle of 44°59'52" and a chord which bears South 51° 10' 39" East, a distance of 420.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set at the point of intersection with the proposed West right-of-way line of said SH 99 and the West line of said 0.939 of one acre tract and Restricted Reserve "C", same being the East line of said Restricted Reserve "B" and being the **POINT OF BEGINNING** of the herein described tract, having surface coordinates of N= 13,767,570.98 E= 3,020,208.58;

1. **THENCE**, North 03° 09' 59" West, a distance of 217.77 feet along and with the West line of said 0.939 of one acre tract and said Restricted Reserve "C" same being the East line of said Restricted Reserve "B" to the Northwest corner of the herein described tract, lying on the South right-of-way line of said U.S. Highway No. 59;
2. **THENCE**, South 65° 12' 41" East, a distance of 225.71 feet along and with the existing South right-of-way line of said U.S. Highway No. 59 to the common Northerly Northeast corner of said 0.939 of one acre tract and the herein described tract, from which a found concrete monument bears South 53° 44' East, 1.1 feet;
3. **THENCE**, South 31° 50' 15" East, a distance of 22.47 feet along and with the existing West right-of-way line of Crabb River Road (variable width) as described in an instrument to the State of Texas dated August 30, 1977 and recorded under Volume 747, Page 176 of the F.B.C.D.R. to the most Northerly corner of a called 0.3440 acre tract of land described as Tract 4 in an instrument to Fort Bend County dated August 15, 2011 and recorded under F.B.C.C.F. No. 2011083680, same being the common Easterly Northeast corner of said 0.939 acre tract and the herein described tract, from which a found 5/8-inch iron rod found bears North 20° 26' East, 0.4 feet;
4. **THENCE**, South 24° 55' 13" West, a distance of 167.34 feet along and with the West line of said 0.3440 acre tract same being the East line of said 0.939 of one acre tract to a 1/2-inch iron rod found for the common southeast corner of said 0.939 of one acre tract and the herein described tract, lying on the North line of the remainder of a called 0.9865 of one acre tract described in an instrument to Niranjan S. Patel dated January 28, 1999 and recorded under F.B.C.C.F. No. 1999008371;
5. **THENCE**, North 70° 45' 50" West, a distance of 76.46 feet along and with the North line of said 0.9865 of one acre tract and a South line of said 0.939 of one acre tract to a 1/2-inch iron rod found for the Northwest corner of said 0.9865 of one acre tract same being a common interior corner of said 0.939-acre tract and said Restricted Reserve "C";
6. **THENCE**, South 22° 15' 38" West, a distance of 65.80 feet along and with the West line of said 0.9865 of one acre tract and an East line of said 0.939 of one acre tract and said Restricted Reserve "C" to the intersection of said line and the proposed West right-of-way line of said SH 99, same being the most Southerly corner of the herein described tract, and the beginning of a non-tangent curve to the left having a radius which bears South 70° 52' 30" West, 550.00 feet, from which a 5/8-inch iron rod with a TxDOT aluminum cap found bears North 28° 53' West, 0.66;

Exhibit __

December 16, 2014

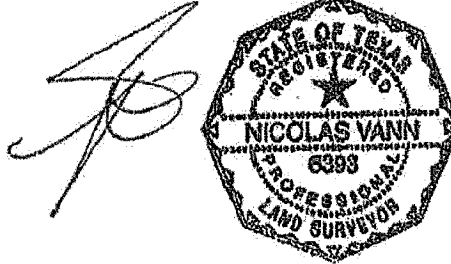
Parcel 2A

Page 3 of 6

7. **THENCE**, In a Northwesterly direction, over and across said 0.939 acre tract and said Restricted Reserve "C" and along said curve to the left, a distance of 91.71 feet, having a radius of 550.00 feet, a central angle of $09^{\circ} 33' 13''$ and a chord which bears North $23^{\circ} 54' 06''$ West, 91.60 feet to the **POINT OF BEGINNING** and containing 0.8783 of one acre (38,257 square feet) of land.

All bearings are grid and are based on the Texas Coordinate System, South Central Zone, (NAD 1983, 1993 Adj.) and are referenced to monuments found along the southwest right-of-way line of U.S. Highway 59 as shown hereon. All coordinates and distances are surface and may be converted to grid by dividing by a scale factor of 1,00013.

Compiled by:
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
(281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500



NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

- NOTES:
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983 (1993 ADJ.) AND ARE REFERENCED TO MONUMENTS FOUND ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 59 AS SHOWN HEREON. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. FIELD SURVEYS WERE PERFORMED FROM NOVEMBER, 2014 TO DECEMBER, 2014.
 3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 4. CITY LIMITS SHOWN HEREON WERE DERIVED FROM FORT BEND COUNTY GIS SERVICES ON JANUARY 5, 2015.

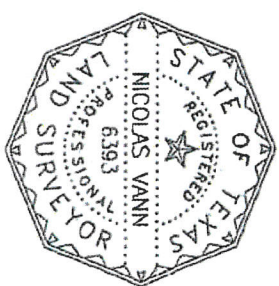
ABBREVIATION LEGEND

ADL	ACCESS DENIAL LINE
CONC	CONCRETE
FOUND	FOUND
FBCCL	FORT BEND COUNTY CLERK'S FILE
FBCDR	FORT BEND COUNTY DEED RECORDS
FBCPR	FORT BEND COUNTY PLAT RECORDS
FC	FILM CODE
IP	IRON PIPE
IR	IRON ROD
NO	NUMBER
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
RCL	RICHMOND CITY LIMIT
ROW	RIGHT-OF-WAY
VOL	VOLUME

SYMBOL LEGEND

- SET 1/2" IRON PIPE WITH BROWN & GAY CAP UNLESS OTHERWISE NOTED
- EXISTING TxDOT MONUMENT
- FOUND (AS INDICATED)
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- ||| ACCESS DENIAL LINE

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



Nicolas Vann Signature

NICOLAS VANN R.P.L.S. NO. 6393
 BROWN & GAY ENGINEERS, INC.
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

AREA TABLE (ACRES)

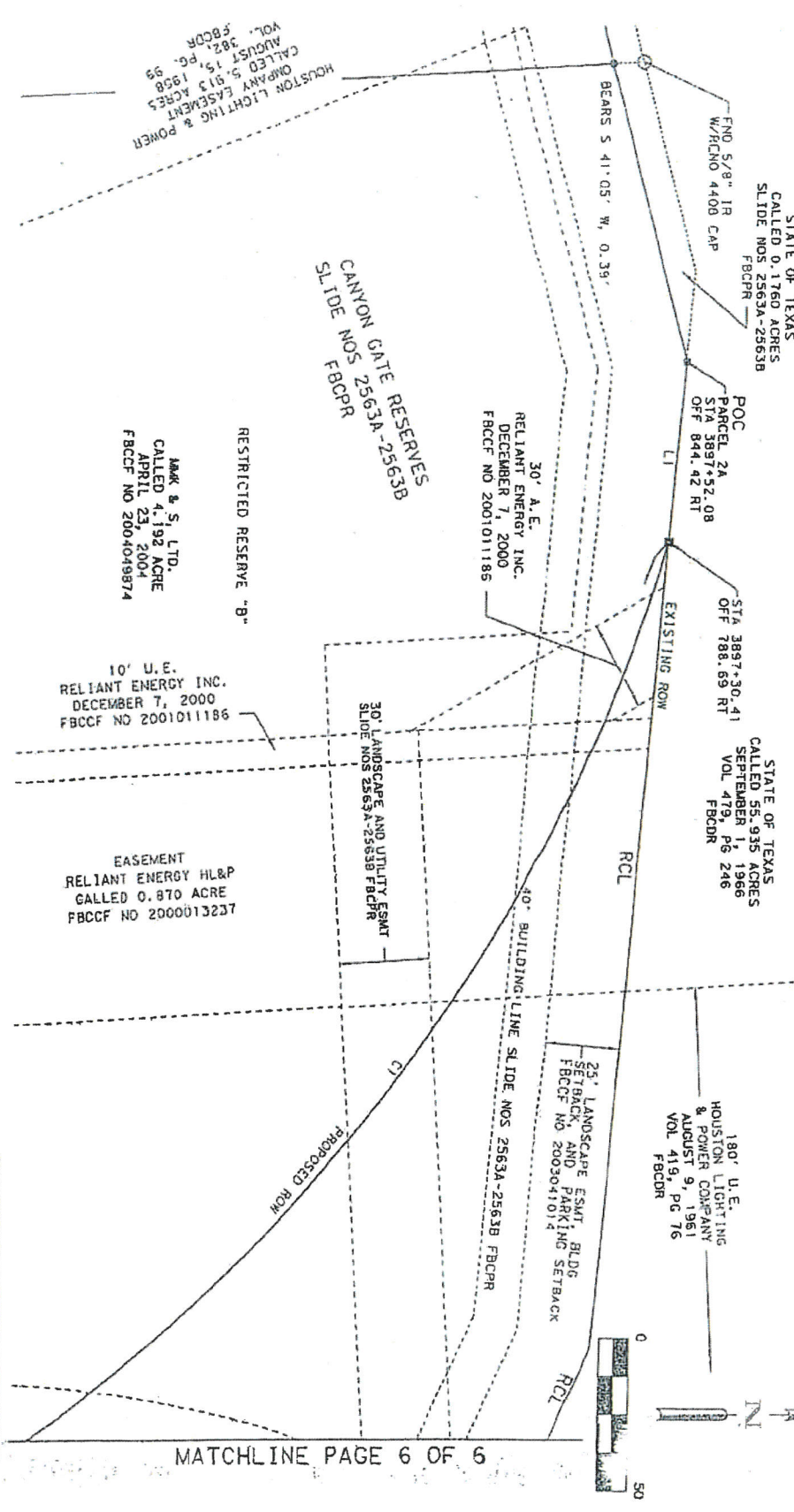
DATE	REVISION		
	EXISTING	REMAINDER	
ACREAGE	TAKING	LEFT	RIGHT
0.9382	38,257	N/A	0.0599
	0.8783		



Brown & Gay Engineers, Inc.
 10777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281-558-8700 www.bng.com
 TSP#18 Licensed Surveying Firm No. 10106500 Copyright 2014

PARCEL PLAT
 SHOWING
 PARCEL 2A
 STATE HIGHWAY 99
 FORT BEND COUNTY

J. KUYKENDALL SURVEY, ABSTRACT NO 49
 U.S. HIGHWAY 59
 (VARIABLE WIDTH ROW)



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 84° 57' 15" E	59.79'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	431.95'	550.00'	44° 59' 52"	S 51° 10' 39" E	420.93'

HOUSTON LIGHTING & POWER COMPANY EASEMENT CALLED 5.913 ACRES AUGUST 15, 1961 VOL. 382, PG. 98 FBCCR

CANYON GATE RESERVES SLIDE NOS 2563A-2563B FBCCR

MARK & S, LTD. CALLED 4.192 ACRE APRIL 23, 2004 FBCCF NO 2004049874

10' U.E. RELIANT ENERGY INC. DECEMBER 7, 2000 FBCCF NO 2001011186

EASEMENT RELIANT ENERGY HL&P CALLED 0.870 ACRE FBCCF NO 2000013237

30' LANDSCAPE AND UTILITY ESMT SLIDE NOS 2563A-2563B FBCCR

25' LANDSCAPE ESMT, BLDG SETBACK, AND PARKING SETBACK FBCCF NO 2003041014

180' U.E. HOUSTON LIGHTING & POWER COMPANY AUGUST 9, 1961 VOL. 419, PG. 76 FBCCR

STATE OF TEXAS CALLED 0.1760 ACRES SLIDE NOS 2563A-2563B FBCCR

STATE OF TEXAS CALLED 55.935 ACRES SEPTEMBER 1, 1966 VOL. 479, PG. 246 FBCCR

POC PARCEL 2A STA 3897+52.08 OFF 844.42 RT

STA 3897+36.41 OFF 788.69 RT

BEARS S 41° 05' W, 0.39'

0 50

MATCHLINE PAGE 6 OF 6

PARCEL PLAT SHOWING PARCEL 2A STATE HIGHWAY 99 FORT BEND COUNTY

Brown & Gay Engineers, Inc.
 10777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281-568-8700 • www.browngay.com
 TSP: State Licensed Surveying Firm No. 101015039
 Created: 2014

MATCHLINE PAGE 5 OF 6

ACCESS EASEMENT AGREEMENT GROUP 1 REALTY, INC. TRACT NO. 1 CALLED 0.463 ACRE MARCH 27, 2003 FBCCF NO 2003041022

POB PARCEL 2A N=13.761, S=70.98 E=3.020, 208.58 STA 3898+21.75 OFF 377.75 RT

RESTRICTED RESERVE "B" SLIDE NOS 25634-25633 FBPCR

180' U.E. HOUSTON LIGHTING & POWER COMPANY VOL 419, PG 76 FBPCR

RESTRICTED RESERVE "C" NIRANJAN S. PATEL CALLED 0.939 ACRE APRIL 16, 2004 FBCCF NO 2004046637

ACCESS EASEMENT AGREEMENT GROUP 1 REALTY, INC. TRACT NO. 2 CALLED 0.173 ACRE MARCH 27, 2003 FBCCF NO 2003041022

NIRANJAN S. PATEL REMAINDER OF A CALLED 0.9865 ACRE JANUARY 28, 1999 FBCCF NO 1999008371

FORT BEND COUNTY TRACT IV CALLED 0.3440 ACRE AUGUST 15, 2011 FBCCF NO 2011 083680

TEMPORARY EASEMENT AGREEMENT 59 GRAND PARKWAY, LTD. TRACT NO. 1 CALLED 0.344 ACRE MARCH 27, 2003 FBCCF NO 2003041017

STATE OF TEXAS CALLED 0.262 ACRE AUGUST 30, 1977 VOL 747, PG 176 FBPCR

STATE OF TEXAS CALLED 55.935 ACRES SEPTEMBER 1, 1966 VOL. 479, PG. 246 FBPCR

FND TYPE I CONC MONUMENT BEARS 5 53° 44' E. 1.1' FND 5/8" IR BEARS N 20° 26' E. 0.4'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	431.95'	550.00'	44° 59' 52"	S 51° 10' 39" E	420.93'
C2	91.71'	550.00'	09° 33' 13"	N 23° 54' 06" W	91.60'

LINE TABLE

NO.	BEARING	DISTANCE
L2	S 31° 50' 15" E	22.47'
L3	S 22° 15' 38" W	65.80'

J. KUYKENDALL SURVEY, ABSTRACT NO 49

CRABB RIVER ROAD (FM 2759) (VARIABLE WIDTH ROW)

U.S. HIGHWAY 59 (VARIABLE WIDTH ROW)

STATE OF TEXAS CALLED 0.858 ACRE VOL 747, PG 167 FBPCR

STATE OF TEXAS CALLED 0.010 ACRE VOL 747, PG 160 FBPCR



PARCEL PLAT SHOWING PARCEL 2A STATE HIGHWAY 99 FORT BEND COUNTY

Brown & Gay Engineers, Inc. 10777 Woodhollow, Suite 400, Houston, TX 77042 Tel: 281-553-3700 • www.browngay.com TDEPS Licensed Surveying Firm No. 10106520 Copyright 2014

EXHIBIT C

Parcel 2B: 0.8444 acres out of a 0.9865 acre tract of land located in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas.

County: Fort Bend
Highway: SH 99 (Grand Parkway Segment C)
Limits: U.S. Highway 59 to F.M. 762

Property Description for Parcel 2B

BEING a 0.8444 of one acre, (36,783 square foot) tract of land located in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, said 0.8444 of one acre tract being a portion of the remainder of a called 0.9865 of one acre tract of land described in an instrument from Agnes Robbie Dickson to Niranjan S. Patel dated January 28, 1999 and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 1999008371, said 0.8444 of one acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod with a TxDOT aluminum cap found for an angle point on the existing South right-of-way line of U.S. Highway No. 59 (variable width) as described in an instrument to the State of Texas dated September 1, 1966 and recorded under Volume 479, Page 246 of the Fort Bend County Deed Records (F.B.C.D.R.), and being the most Easterly corner of a called 0.1760 of one acre tract of land dedicated to the State of Texas and shown on the plat of CANYON GATE RESERVES, a subdivision per plat recorded under Slide Nos. 2563A and 2563B of the Fort Bend County Plat Records, same being an angle point in the North line of Restricted Reserve "B" as shown on the plat of said CANYON GATE RESERVES;

THENCE, South 84° 57' 15" East, a distance of 59.79 feet along and with the existing South right-of-way line of said U.S. Highway No. 59, same being the North line of said Restricted Reserve "B" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set at the intersection of the existing South right-of-way line of said U.S. Highway No. 59 and the proposed West right-of-way line of SH 99 (Grand Parkway) (variable width), same being the beginning of a non-tangent curve to the right from which its center bears South 16° 19' 25" West, 550.00 feet;

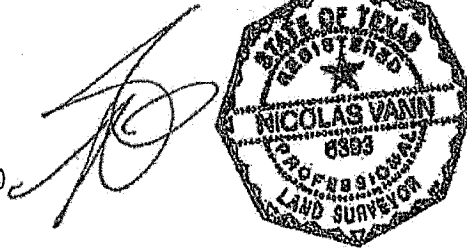
THENCE, over and across said Restricted Reserve "B", along and with the proposed West right-of-way line of said SH 99 and along said curve to right, at a distance of 431.95 feet entering Restricted Reserve "C" as shown on the plat of said CANYON GATE RESERVES, continuing over and across said Restricted Reserve "C" for a total distance of 523.66 feet having a radius of 550.00 feet, a central angle of 54° 33' 05" and a chord which bears South 46° 24' 02" East, a distance of 504.10 feet to the intersection of the proposed West right-of-way line of said SH 99 and the West line of said 0.9865 of one acre tract, from which a 5/8-inch iron rod with a TxDOT aluminum cap found bears North 28° 53' West, 0.66 feet, same being the **POINT OF BEGINNING** of the herein described tract and having surface coordinates of N= 13,767,487.24 E= 3,020,245.70;

1. **THENCE**, North $22^{\circ} 15' 38''$ East, a distance of 65.80 feet along and with the East line said Restricted Reserve "C" same being the West line of said 0.9865 of one acre tract to a 1/2-inch iron rod found for the Northwest corner of said 0.9865 of one acre tract, same being an interior corner of said Restricted Reserve "C";
2. **THENCE**, South $70^{\circ} 45' 50''$ East, at a distance of 76.46 feet pass a 1/2-inch iron rod found for an upper Southeast corner of said Restricted Reserve "C" same being the Southwest corner of a called 0.3440 of one acre tract of land described as Tract 4 in an instrument to Fort Bend County Texas dated August 15, 2011 and recorded under F.B.C.C.F. No. 2011083680, and continuing along the North line of said 0.9865 of one acre tract same being the South line of said 0.3440 of one acre tract for a total distance of 208.07 feet to the Northeast corner of said 0.9865 of one acre tract, same being the Southeast corner of said 0.3440 of one acre tract, lying on the existing West right-of-way line of Crabb River Road (F.M. 2759) (variable width) as described in an instrument to the State of Texas dated June 22, 1977 and recorded under Volume 747, Page 181 F.B.C.D.R., same being the beginning of a non-tangent curve to the right having a radius which bears North $75^{\circ} 47' 51''$ West, 1,849.86 feet;
3. **THENCE**, In a Southerly direction, along and with the West right-of-way line of said Crabb River Road and along said curve to the right, a distance of 24.71 feet, having a radius of 1,849.86 feet, a central angle of $00^{\circ} 45' 55''$ and a chord which bears South $14^{\circ} 35' 07''$ West, 24.71 feet to a point for corner, from which a 1/2-inch iron rod bears North $24^{\circ} 45'$ East, 4.03 feet;
4. **THENCE**, South $22^{\circ} 37' 35''$ West, a distance of 182.33 feet along and with the existing West right-of-way line of said Crabb River Road to the Northeast corner of a called 0.50 of one acre tract of land described in an instrument to Mount Maria Baptist Church dated March 24, 1917 and recorded under Volume 74, Page 59 F.B.C.D.R., same being the common Southeast corner of said 0.9865 of one acre tract and the herein described tract;
5. **THENCE**, North $69^{\circ} 18' 36''$ West, along and with the North line of said 0.50 of one acre tract and a South line of said 0.9865 of one acre tract at a distance of 103.12 feet pass a 1/2-inch iron rod found for the Northwest corner of said 0.50 of one acre tract same being the Northerly Northeast corner of a called 2.0669 acre tract of land described as Tract 5 in an instrument to Fort Bend County Texas dated August 15, 2011 and recorded under F.B.C.C.F. No. 2011083680, and continuing for a total distance of 143.13 feet to a 5/8-inch iron rod with cap stamped "KMS Surveying" found for the Northerly Northwest corner of said 2.0669 acre tract, same being the Southeast corner of a called 0.078 of one acre tract of land described in an instrument to CARS-DB10, L.P., dated October 29, 2012 and recorded under F.B.C.C.F. No. 2012127137;

6. **THENCE**, North 24° 55' 13" East, along and with the proposed West right-of-way line of said SH 99 and the East line of said 0.078 of one acre tract at a distance of 36.73 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" set, and departing the proposed West right-of-way line of said SH 99 and continuing along and with the East line of said 0.078 of one acre tract a total distance of 50.14 feet to the Northeast corner of said 0.078 of one acre tract, same being an interior corner of the herein described tract;
7. **THENCE**, North 69° 18' 36" West, a distance of 8.15 feet along and with the North line of said 0.078 of one acre tract to the point of intersection of said line and the proposed West right-of-way line of said SH 99, being the beginning of a non-tangent curve to the left from which its center bears South 81° 42' 57" West, 550.00 feet;
8. **THENCE**, In a Northerly direction, over and across said 0.9865 of one acre tract, along and with the proposed West right-of-way line of said SH 99, and along said curve to the left, a distance of 104.06 feet, having a radius of 550.00 feet, a central angle of 10° 50' 26" and a chord which bears North 13° 42' 17" West, 103.91 feet to the **POINT OF BEGINNING** and containing 0.8444 of one acre (36,783 square feet) of land.

All bearings are grid and are based on the Texas Coordinate System, South Central Zone, (NAD 1983, 1993 Adj.) and are referenced to monuments found along the southwest right-of-way line of U.S. Highway 59 as shown hereon. All coordinates and distances are surface and may be converted to grid by dividing by a scale factor of 1.00013.

Compiled by:
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
(281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500



NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

- NOTES:
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983 (1993 ADJ.) AND ARE REFERENCED TO MONUMENTS FOUND ALONG THE PROPOSED WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 99 AS SHOWN HEREON. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00015.
 2. FIELD SURVEYS WERE PERFORMED FROM NOVEMBER, 2014 TO DECEMBER, 2014.
 3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 4. CITY LIMITS SHOWN HEREON WERE DERIVED FROM FORT BEND COUNTY GIS SERVICES ON JANUARY 7, 2015.

ABBREVIATION LEGEND

CONC	CONCRETE
FND	FOUND
FBCCF	FORT BEND COUNTY CLERK'S FILE
FBCFR	FORT BEND COUNTY DEED RECORDS
FBCPR	FORT BEND COUNTY PLAT RECORDS
FC	FILM CODE
IP	IRON PIPE
IR	IRON ROD
NO	NUMBER
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
RCL	RICHMOND CITY LIMIT
ROW	RIGHT-OF-WAY
VOL	VOLUME

SYMBOL LEGEND

- SET 1/2" IRON PIPE WITH BROWN & GAY CAP UNLESS OTHERWISE NOTED
- EXISTING TYPED MONUMENT
- FOUND (AS INDICATED)
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- ||| ACCESS DENIAL LINE

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



Nicolas Vann

NICOLAS VANN, P.R.S. NO. 6393
 BROWN & GAY ENGINEERS, INC.
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

DATE	REVISION:

AREA TABLE (ACRES)			
EXISTING ACREAGE	TAKING S.F./AC.	REMAINDER LEFT	REMAINDER RIGHT
0.9084	36,783	N/A	0.0640
REMAINDER	0.8444		



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 TPRS Licensed Surveying Firm No. 10106500
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PARCEL PLAT
 SHOWING
 PARCEL 2B
 STATE HIGHWAY 99
 FORT BEND COUNTY

DECEMBER 16, 2014
 PAGE 4 OF 6 SCALE: N/A

U.S. HIGHWAY 59 J. KUYKENDALL SURVEY, ABSTRACT NO 49

(VARIABLE WIDTH ROW)

POC
 PARCEL 2B
 STA 3897+52.08
 OFF 844.42 RT

30' A.E.
 RELIANT ENERGY INC.
 DECEMBER 7, 2000
 FBCCF NO 2001011186

10' U.E.
 RELIANT ENERGY INC.
 DECEMBER 7, 2000
 FBCCF NO 2001011186

STATE OF TEXAS
 CALLED 55.935 ACRES
 SEPTEMBER 1, 1966
 VOL 479, PG 246
 FBCCR

30' LANDSCAPE AND UTILITY ESMT.
 SLIDE NOS 2563A-2563B FBCCR

EASEMENT
 RELIANT ENERGY HL&P
 CALLED 0.870 ACRE
 FBCCF NO 2000013237

CANYON GATE RESERVES
 SLIDE NOS 2563A-2563B
 FBCCR

180' U.E.
 HOUSTON LIGHTING
 & POWER COMPANY
 AUGUST 9, 1961
 VOL 419, PG 76
 FBCCR

25' LANDSCAPE ESMT BLDG
 SETBACK AND PARKING SETBACK
 FBCCF NO 2003041014

40' BUILDING LINE SLIDE NOS 2563A-2563B FBCCR

431.93' C1

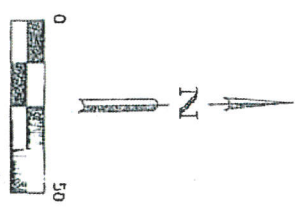
PROPOSED ROW

RESTRICTED RESERVE -3'

ACCESS EASEMENT
 AGREEMENT
 GROUP 1 REALTY, INC.
 TRACT NO. 1
 CALLED 0.463 ACRE
 MARCH 27, 2003
 FBCCF NO 2003041022

RESTRICTED RESERVE "C"

MATCHLINE PAGE 6 OF 6



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 84° 57' 15" E	59.79'

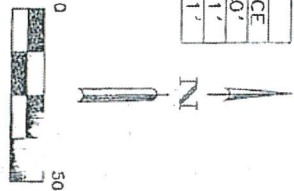
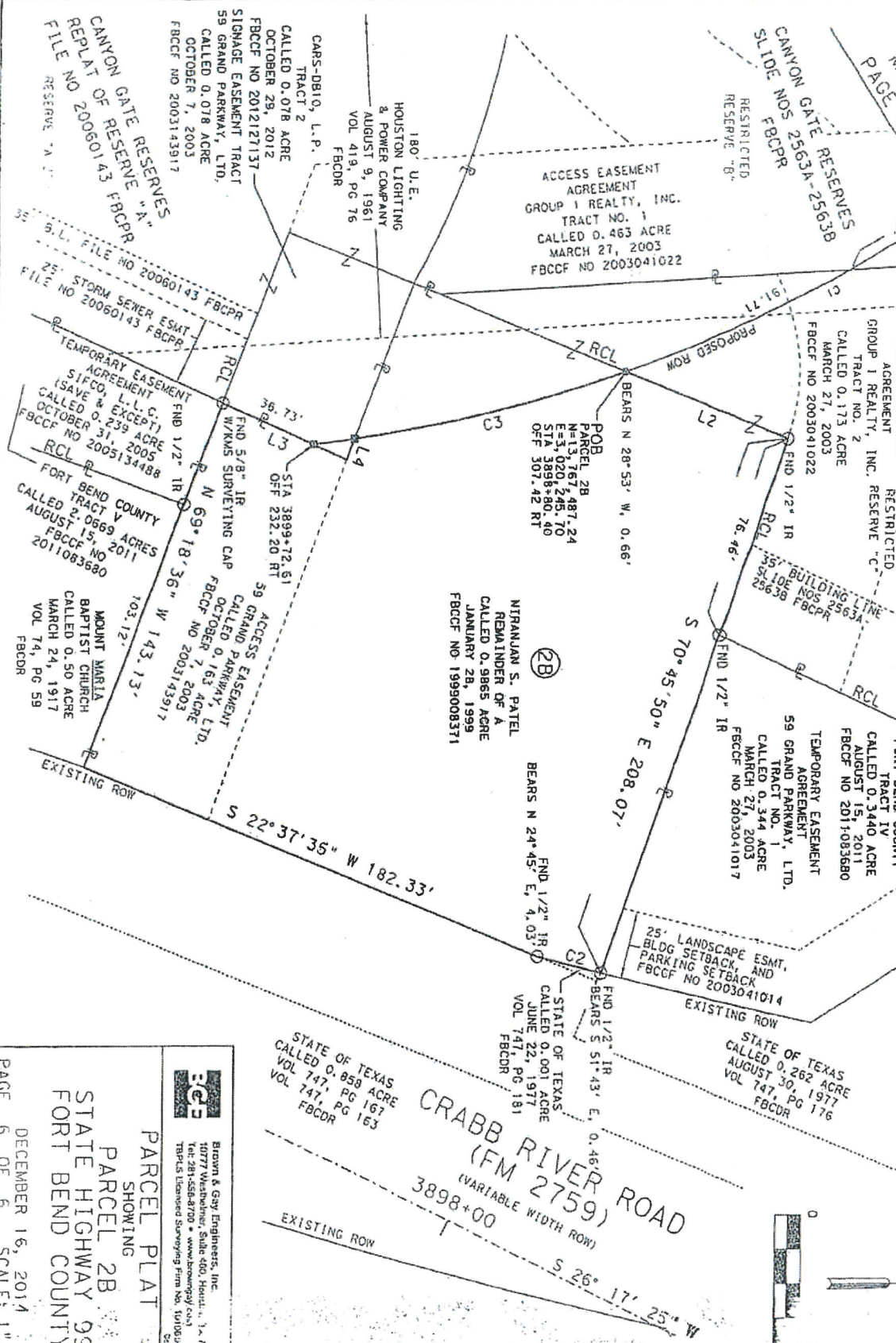
CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	523.66'	550.00'	54° 33' 05"	S 46° 24' 02" E	504.10'

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 10771 Sandstone, Suite 400, Houston, TX 77032
 Tel: 281-468-8877 • www.browngay.com
 TBL:LS Licensed Surveying Firm No. 10195500
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PARCEL PLAT
 SHOWING
 PARCEL 2B
 STATE HIGHWAY 99
 FORT BEND COUNTY

J. KUYKENDALL SURVEY, ABSTRACT NO 49

LINE TABLE			CURVE TABLE					
NO.	BEARING	DISTANCE	NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
L2	N 22° 15' 38" E	65.80'	C1	523.66'	550.00'	54° 33' 05" S	46° 24' 02" E	504.10'
L3	N 24° 55' 13" E	50.14'	C2	24.71'	1,849.86'	00° 45' 55" S	14° 35' 07" W	24.71'
L4	N 69° 18' 36" W	8.15'	C3	104.06'	550.00'	10° 50' 26" N	13° 42' 17" W	103.91'



STATE OF TEXAS CALLED 0.262 ACRE AUGUST 30, 1977 VOL 747, PG 176 FBCCR

STATE OF TEXAS CALLED 0.858 ACRE VOL 747, PG 167 FBCCR

STATE OF TEXAS CALLED 0.001 ACRE JUNE 22, 1977 VOL 741, PG 181 FBCCR

CRABB RIVER ROAD
(FM 2759)
3898+00
EXISTING ROW

PARCEL PLAT SHOWING
STATE HIGHWAY 29
FORT BEND COUNTY

DECEMBER 16, 2014
PAGE 6 OF 6 SCALE: 1" = 50'

Brown & Gay Engineers, Inc.
10277 Williams Road, Suite 400, Houston, TX 77024
Tel: 281-558-8700 Fax: 281-558-8701
TSPS License Surveying Firm No. 10106003
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EXHIBIT D

Parcel 6: 0.5285 acres out of a one acre tract of land located in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas.

County: Fort Bend
Highway: SH 99 (Grand Parkway Segment C)
Limits: U.S. Highway 59 to F.M. 762

Property Description for Parcel 6

BEING a 0.5285 of one acre (23,023 square foot) tract of land located in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, and being all of a called 0.50 of one acre tract of land described in an instrument from H. H. Schulze to Mount Maria Baptist Church dated March 24, 1917 and recorded under Volume 74, Page 59 of the Fort Bend County Deed Records (F.B.C.D.R.), said 0.5285 of one acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod with a TxDOT aluminum cap found for an angle point on the existing South right-of-way line of U.S. Highway No. 59 (variable width) and being the most Easterly corner of a called 0.1760 of one acre tract of land dedicated to the State of Texas and shown on the plat of CANYON GATE RESERVES, a subdivision per plat recorded under Slide Nos. 2563A and 2563B of the Fort Bend County Plat Records, same being an angle point in the North line of Restricted Reserve "B" as shown on the plat of said CANYON GATE RESERVES;

THENCE, South 84° 57' 15" East, a distance of 59.79 feet along and with the existing South right-of-way line of said U.S. Highway No. 59 as described in an instrument to the State of Texas dated September 1, 1966 and recorded under Volume 479, Page 246 F.B.C.D.R., same being the North line of said Restricted Reserve "B" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set at the intersection of the existing South right-of-way line of said U.S. Highway No. 59 and the proposed West right-of-way line of SH 99 (Grand Parkway) (variable width), same being the beginning of a non-tangent curve to the right from which its center bears South 16° 19' 25" West, 550.00 feet;

THENCE, along and with the proposed West right-of-way line of said SH 99 and along the arc of said curve to right, over and across said Restricted Reserve "B", at a distance of 431.95 feet passing the West line of Restricted Reserve "C" as shown on the plat of said CANYON GATE RESERVES, continuing over and across said Restricted Reserve "C" at a distance of 523.66 feet passing the intersection of the proposed West right-of-way line of said SH 99 and the West line of the remainder of a called 0.9865 of one acre tract described in an instrument to Niranjana S. Patel dated January 28, 1999 and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 1999008371, from which a 5/8-inch iron rod with a TxDOT aluminum cap found bears North 28° 53' West, 0.66 feet, continuing over and across said 0.9865 of one acre tract at a distance of 627.72 feet passing a South line of said 0.9865 of one acre tract and the North line of a called 0.078 of one acre tract of land described as Tract 2 in an instrument to CARS-DB10, L.P. dated October 29, 2012 and recorded under F.B.C.C.F. No. 2012127137, and continuing over and across said 0.078 of one acre tract for a total distance of 642.89 feet, having a radius of 550.00 feet, a central angle of 66° 58' 20" and a chord which bears South 40° 11' 25" East, a distance of 606.91 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the proposed West right-of-way line of said SH 99, lying on the East line of said 0.078 of one acre tract;

THENCE, South 24° 55' 13" West, a distance of 36.73 feet along and with the East line of said 0.078 of one acre tract and continuing along and with the proposed West right-of-way line of said SH 99 to a 5/8-inch iron rod with cap stamped "KMS Surveying" found for the Southeast corner of said 0.078 of one acre tract, same being the most Northerly Northwest corner of a called 2.0669 acre tract of land described as Tract 5 in an instrument to Fort Bend County dated August 15, 2011 and recorded under F.B.C.C.F. No. 2011083680;

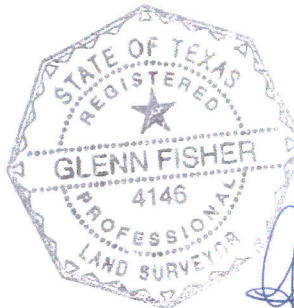
THENCE, South 69° 18' 36" East, a distance of 40.01 feet along and with the Northerly line of said 2.0669 acre tract and a South line of said 0.9865 of one acre tract to the Northwest corner of said 0.50 of one acre tract, same being the Northwest corner and **POINT OF BEGINNING** of the herein described tract, having surface coordinates of N=13,767,323.80 E=3,020,294.25;

1. **THENCE**, South 69° 18' 36" East, a distance of 103.12 feet (called 103 feet) continuing along and with the South line of said 0.9865 of one acre tract to the common Northeast corner of said 0.50 of one acre tract and the herein described tract, same being the Southeast corner of said 0.9865 of one acre tract, lying on the existing West right-of-way line of Crabb River Road (FM 2759) (variable width, no deed of record found);
2. **THENCE**, South 20° 10' 02" West, a distance of 232.91 feet (called 210 feet) along and with the existing West right-of-way line of said Crabb River Road to the common Southeast corner of said 0.50 of one acre tract and the herein described tract, same being the most Easterly Northeast corner of said 2.0669 acre tract, from which a 5/8-inch iron rod with cap stamped "4035" bears South 44° 47' East, 2.75 feet;

3. **THENCE**, North 57° 02' 20" West, a distance of 107.35 feet (called 103 feet) along and with a Northerly line of said 2.0669 acre tract to a 1/2-inch iron rod found for the common Southwest corner of said 0.50 of one acre tract and the herein described tract, same being an interior corner of said 2.0669 acre tract;
4. **THENCE**, North 20° 35' 42" East, along and with an Easterly line of said 2.0669 acre tract, at a distance of 68.81 feet passing a 1/2-inch iron rod found lying on the Easterly line of a 180-foot wide Houston Lighting & Power Company easement recorded under Volume 419, Page 76 of the F.B.C.D.R., and continuing for a total distance of 210.09 feet (called 210 feet) to the **POINT OF BEGINNING** and containing 0.5285 of one acre (23,023 square feet) of land.

All bearings are grid and are based on the Texas Coordinate System, Central Zone, (NAD 1983, 1993 Adj.) and are referenced to monuments found along the West line of a called 0.50 acre tract as shown hereon. All coordinates and distances are surface and may be converted to grid by dividing by a scale factor of 1.00013.

Compiled by:
Brown & Gay Engineers, Inc.
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Houston, Texas 77042
(281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

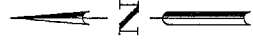


1-5-15
Glenn Fisher

NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

J. KUYKENDALL SURVEY, ABSTRACT NO 49



STATE OF TEXAS
CALLED 55.935 ACRES
SEPTEMBER 1, 1966
VOL 479, PG 246
FBCDR

U.S. HIGHWAY 59
(VARIABLE WIDTH ROW)

STATE OF TEXAS
CALLED 0.1760 ACRES
SLIDE NOS. 2563A-2563B
FBCPR

FND 5/8" IR
W/RENO 4408 CAP

POC
PARCEL 6
STA 3897+52.08
OFF 844.42 RT

STA 3897+30.41
OFF 788.69 RT

180' U.E.
HOUSTON LIGHTING
& POWER COMPANY
AUGUST 9, 1961
VOL 419, PG 76
FBCDR

EXISTING ROW

BEARS S 41° 05' W, 0.39'

30' A.E.
RELIANT ENERGY INC.
DECEMBER 7, 2000
FBCCF NO 2001011186

CANYON GATE RESERVES
SLIDE NOS 2563A-2563B
FBCPR

RESTRICTED RESERVE "B"

HOUSTON LIGHTING & POWER
COMPANY EASEMENT
CALLED 5.913 ACRES
AUGUST 15, 1958
VOL 382, PG 99
FBCDR

40' BUILDING LINE SLIDE NOS 2563A-2563B FBCPR

30' LANDSCAPE AND UTILITY ESMT
SLIDE NOS 2563A-2563B FBCPR

EASEMENT
RELIANT ENERGY HL&P
CALLED 0.870 ACRE
FBCCF NO 2000013237

10' U.E.
RELIANT ENERGY INC.
DECEMBER 7, 2000
FBCCF NO 2001011186

LINE TABLE					
NO.	BEARING	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
L1	S 84° 57' 15" E	550.00'	66° 58' 20"	S 40° 11' 25" E	606.91'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	642.89'	550.00'	66° 58' 20"	S 40° 11' 25" E	606.91'

MATCHLINE PAGE 6 OF 7

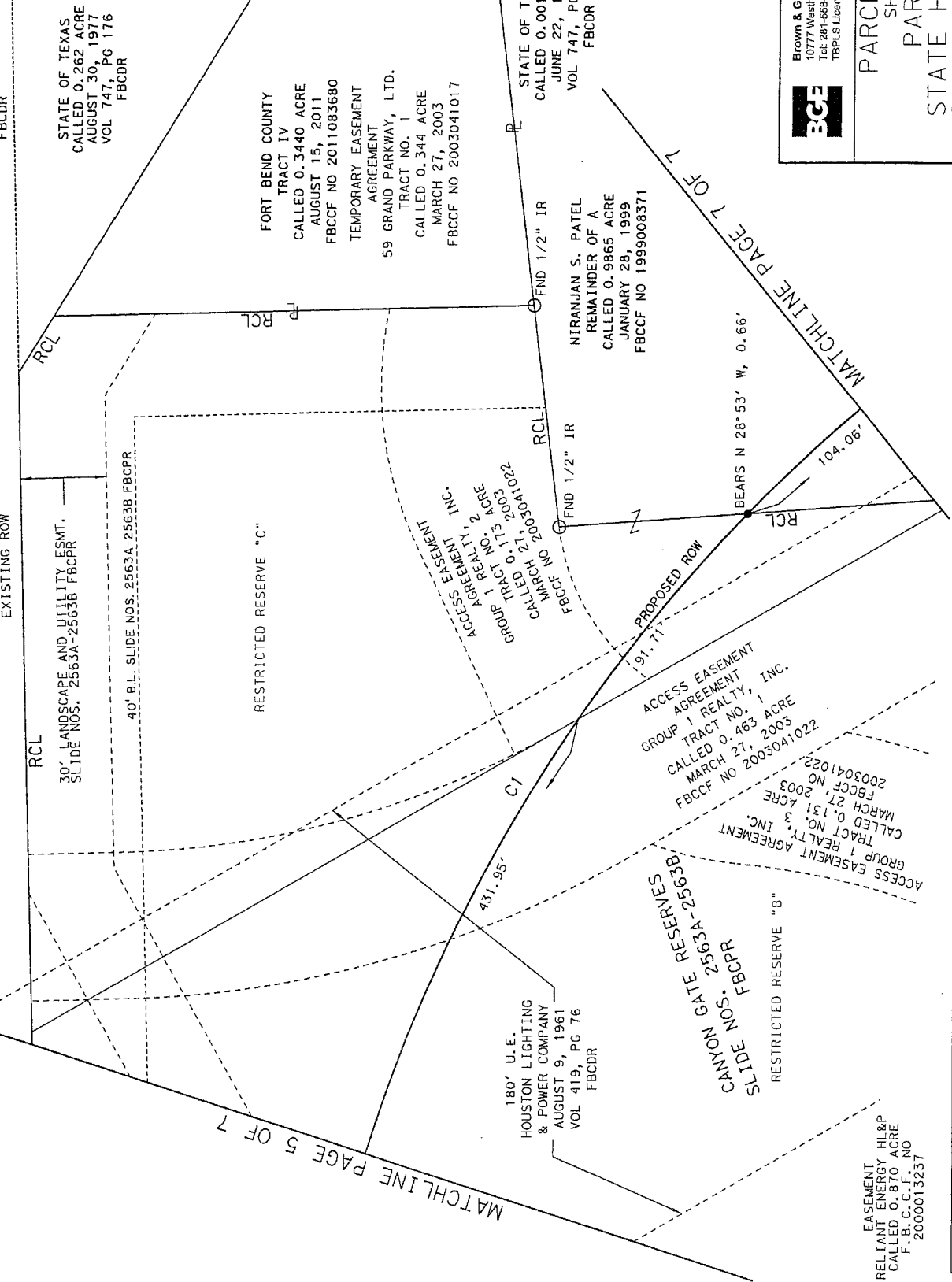
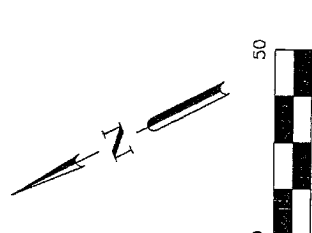


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PARCEL PLAT
SHOWING
PARCEL 6
STATE HIGHWAY 99
FORT BEND COUNTY

PAGE 5 OF 7 SCALE: 1"=50'
DECEMBER 16, 2014

J. KUYKENDALL SURVEY, ABSTRACT NO 49
 U. S. HIGHWAY 59
 (VARIABLE WIDTH ROW)



STATE OF TEXAS
 CALLED 55.935 ACRES
 SEPTEMBER 1, 1966
 VOL 479, PG 246
 FBCCR

STATE OF TEXAS
 CALLED 0.262 ACRE
 AUGUST 30, 1977
 VOL 747, PG 176
 FBCCR

FORT BEND COUNTY
 TRACT IV
 CALLED 0.3440 ACRE
 AUGUST 15, 2011
 FBCCF NO 2011083680
 TEMPORARY EASEMENT
 AGREEMENT
 59 GRAND PARKWAY, LTD.
 TRACT NO. 1
 CALLED 0.344 ACRE
 MARCH 27, 2003
 FBCCF NO 2003041017

STATE OF TEXAS
 CALLED 0.001 ACRE
 JUNE 22, 1977
 VOL 747, PG 181
 FBCCR

NITRANJAN S. PATEL
 REMAINDER OF A
 CALLED 0.9865 ACRE
 JANUARY 28, 1999
 FBCCF NO 1999008371

ACCESS EASEMENT
 AGREEMENT
 GROUP 1 REALTY, INC.
 TRACT NO. 2
 CALLED 0.173 ACRE
 MARCH 27, 2003
 FBCCF NO 2003041022

ACCESS EASEMENT
 AGREEMENT
 GROUP 1 REALTY, INC.
 TRACT NO. 1
 CALLED 0.463 ACRE
 MARCH 27, 2003
 FBCCF NO 2003041022

ACCESS EASEMENT
 AGREEMENT
 GROUP 1 REALTY, INC.
 TRACT NO. 3
 CALLED 0.131 ACRE
 MARCH 27, 2003
 FBCCF NO 2003041022

180' U.E.
 HOUSTON LIGHTING
 & POWER COMPANY
 AUGUST 9, 1961
 VOL 419, PG 76
 FBCCR

CANYON GATE RESERVES
 FBCCR
 SLIDE NOS. 2563A-2563B
 RESTRICTED RESERVE "B"

EASEMENT
 RELIANT ENERGY HL&P
 CALLED 0.870 ACRE
 F.B.C.C.F. NO
 2000013237

BCE
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 Tel: 281-558-8700 • www.browngay.com
 TBP&LS Licensed Surveying Firm No. 10106500
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PARCEL PLAT
 SHOWING
 PARCEL 6
 STATE HIGHWAY 99
 FORT BEND COUNTY
 DECEMBER 16, 2014
 PAGE 6 OF 7 SCALE: 1"=50'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	642.89'	550.00'	66°58'20"	S 40°11'25" E	606.91'

EXHIBIT E

Parcel 20: 0.0071 acres out of a one acre tract of land located in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas.

County: Fort Bend
Highway: SH 99 (Grand Parkway Segment C)
Limits: U.S. Highway 59 to F.M. 762

Property Description for Parcel 20

BEING a 0.0071 of one acre, (309 square foot) tract of land located in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, said 0.0071 acre tract being a portion of Restricted Reserve "C" as shown on CANYON GATE AT THE BRAZOS SECTION ONE, a subdivision per plat recorded under Slides No. 1848B-1849A of the Fort Bend County Plat Records, said Restricted Reserve "C" being further described in an instrument from Land Tejas Development at the Brazos North, L.L.C., and Devtex Land, L.P. to Canyon Gate at the Brazos Owners Association, Inc. dated December 10, 2002 and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2002137678, said 0.0071 acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at 5/8-inch iron rod with cap stamped "GBI Surveying" found for the Southeast corner of Lot 5, Block 1, same being the Northeast corner of Lot 4, Block 1 of said CANYON GATE AT THE BRAZOS SECTION ONE;

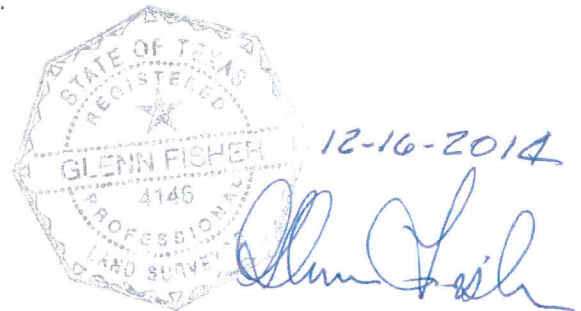
THENCE, South 60° 51' 18" East, a distance of 27.22 feet over and across said Restricted Reserve "C" to a point on the proposed West right-of-way line of SH 99 (Grand Parkway) (variable width), same being the West line of a called 6.6347 acre tract described as Tract III in an instrument to Fort Bend County dated August 15, 2011 and recorded under F.B.C.C.F. No. 2011083680, and being the beginning of a non-tangent curve to the right from which its center bears North 60° 51' 18" West, 22,710.00 feet;

THENCE, in a Southwesterly direction, along and with the East line of said Restricted Reserve "C", same being the West line of said 6.6347 acre tract, the proposed West right-of-way line of said SH 99 and the arc of said curve to the right, a distance of 129.88 feet, having a radius of 22,710.00 feet, a central angle of 00° 19' 40" and a chord which bears South 29° 18' 32" West, 129.88 feet to a 5/8-inch iron rod with a TxDOT aluminum cap found for an angle point on the proposed West right-of-way line of said SH 99 and the most Northerly corner and **POINT OF BEGINNING** of the herein described tract, having surface coordinates of N= 13,765,252.11 E= 3,019,209.42;

1. **THENCE**, in a Southwesterly direction, continuing along and with the East line of said Restricted Reserve "C", the West line of said 6.6347 acre tract, and the arc of said curve to the right, a distance of 25.01 feet, having a radius of 22,710.00 feet, a central angle of 00° 03' 47" and a chord which bears South 29° 30' 16" West, 25.01 feet to 5/8-inch iron rod with cap stamped "KMS Surveying" found for the Southwest corner of said 6.6347 acre tract, same being the Southeast corner of said Restricted Reserve "C", and the most Southerly corner of the herein described tract, lying on the North right-of-way line of Sansbury Boulevard (variable width) as shown on the plat of said CANYON GATE AT THE BRAZOS SECTION ONE;
2. **THENCE**, North 69° 18' 23" West, a distance of 25.00 feet along and with the existing North right-of-way line of said Sansbury Boulevard, same being the South line of said Restricted Reserve "C" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the most Westerly corner of the herein described tract, lying on the proposed West right-of-way line of said SH 99;
3. **THENCE**, North 70° 05' 05" East, a distance of 37.98 feet over and across said Restricted Reserve "C", and along and with the proposed West right-of-way line of said SH 99 to the **POINT OF BEGINNING** and containing 0.0071 of one acre (309 square feet) of land.

All bearings are grid and are based on the Texas Coordinate System, South Central Zone, (NAD 1983, 1993 Adj.) and are referenced to monuments found along the proposed West right-of-way line of State Highway 99 as described herein. All coordinates and distances are surface and may be converted to grid by dividing by a scale factor of 1.00013.

Compiled by:
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
(281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500



NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983 (1993 ADJ.) AND ARE REFERENCED TO MONUMENTS FOUND ALONG THE PROPOSED WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 99 AS SHOWN HEREON. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. FIELD SURVEYS WERE PERFORMED FROM NOVEMBER, 2014 TO DECEMBER, 2014.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. CITY LIMITS SHOWN HEREON WERE DERIVED FROM FORT BEND COUNTY GIS SERVICES ON JANUARY 13, 2015.

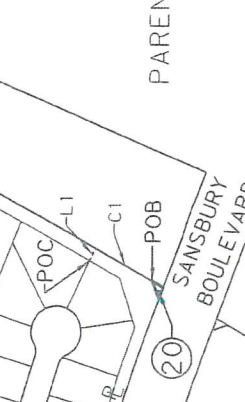
CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	129.88'	22,710.00'	00°19'40"	S 29°18'32" W	129.88'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 60°51'18" E	27.22'

ABBREVIATION LEGEND

BL	BUILDING LINE
CONC	CONCRETE
FND	FOUND
FBCCF	FORT BEND COUNTY CLERK'S FILE
FBCDR	FORT BEND COUNTY DEED RECORDS
FBCPR	FORT BEND COUNTY PLAT RECORDS
FC	FILL CODE
IP	IRON PIPE
IR	IRON ROD
NO	NUMBER
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
RCL	RICHMOND CITY LIMIT
ROW	RIGHT-OF-WAY
VOL	VOLUME

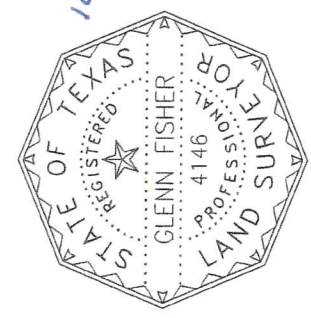
I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



DATE: 1/16/2015
 12:30:03 PM
 HARPER
 FILE: X:\N\F\BCTRA\2735-00-Fort Bend\Draw\Loop\05_Survey\04_Finals\03N_Parcel\PAR20.dgn
 R:\STD\SMICRO\STATION\Plot\Draw\Window\Screen\ic_Hair.plt

SYMBOL LEGEND

- SET 1/2" IRON PIPE WITH BROWN & GRAY CAP UNLESS OTHERWISE NOTED
- EXISTING TxDOT MONUMENT
- FOUND (AS INDICATED)
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PARCEL LINE



12-16-2015

Glenn Fisher

GLENN FISHER RPLS NO. 4146
 BROWN & GAY ENGINEERS, INC.
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

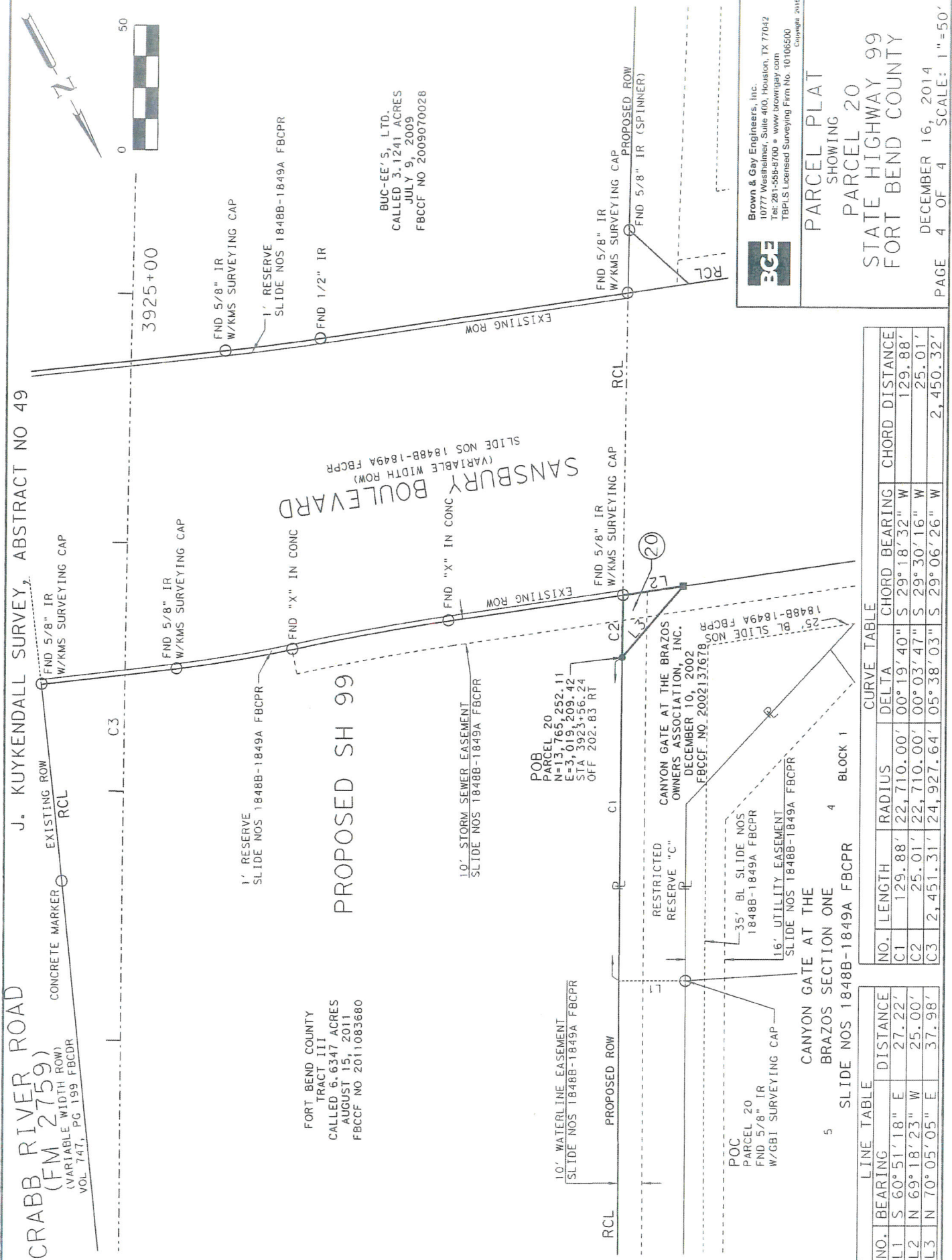
DATE	REVISION

AREA TABLE (ACRES)			
EXISTING ACREAGE	TAKING S.F./AC.	REMAINDER	
		LEFT	RIGHT
1.3544	309	N/A	1.3473
	0.0071		

BGE
 Brown & Gay Engineers, Inc.
 10777 Westheimer, Suite 400 Houston, TX 77042
 Tel: 281-558-8700 • www.browngay.com
 TBPLS Licensed Surveying Firm No. 10106500
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PARCEL PLAT
 SHOWING
 PARCEL 20
 STATE HIGHWAY 99
 FORT BEND COUNTY

DECEMBER 16, 2014
 PAGE 3 OF 4 SCALE: N/A



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 TBPLS Licensed Surveying Firm No. 10106500
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PARCEL PLAT
 SHOWING
PARCEL 20
STATE HIGHWAY 99
FORT BEND COUNTY

DECEMBER 16, 2014
 PAGE 4 OF 4 SCALE: 1" = 50'

LINE TABLE		CURVE TABLE				
NO.	BEARING	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
L1	S 60° 51' 18" E	27.22'	22,710.00'	00° 19' 40"	S 29° 18' 32" W	129.88'
L2	N 69° 18' 23" W	25.00'	22,710.00'	00° 03' 47"	S 29° 30' 16" W	25.01'
L3	N 70° 05' 05" E	37.98'	24,927.64'	05° 38' 03"	S 29° 06' 26" W	2,450.32'

NO.	BEARING	DISTANCE
L1	S 60° 51' 18" E	27.22'
L2	N 69° 18' 23" W	25.00'
L3	N 70° 05' 05" E	37.98'

CRABB RIVER ROAD
 (FM 2759)
 (VARIABLE WIDTH ROW)
 VOL 747, PG 199 FBCDR

J. KUYKENDALL SURVEY, ABSTRACT NO 49

CONCRETE MARKER
 FND 5/8" IR
 W/KMS SURVEYING CAP

EXISTING ROW
 RCL

3925+00

FND 5/8" IR
 W/KMS SURVEYING CAP

1' RESERVE
 SLIDE NOS 1848B-1849A FBCPR

FND 1/2" IR

BUC-EE'S, LTD.
 CALLED 3.1241 ACRES
 JULY 9, 2009
 FBCCF NO 2009070028

PROPOSED SH 99

10' WATERLINE EASEMENT
 SLIDE NOS 1848B-1849A FBCPR

10' STORM SEWER EASEMENT
 SLIDE NOS 1848B-1849A FBCPR

1' RESERVE
 SLIDE NOS 1848B-1849A FBCPR

FND 5/8" IR
 W/KMS SURVEYING CAP

FND "X" IN CONC

FND "X" IN CONC

SANSBURY BOULEVARD
 (VARIABLE WIDTH ROW)
 SLIDE NOS 1848B-1849A FBCPR

POB
 PARCEL 20
 N=13,765,252.11
 E=3,019,209.42
 STA 3923+56.24
 OFF 202.83 RT

CANYON GATE AT THE BRAZOS
 OWNERS ASSOCIATION, INC.
 DECEMBER 10, 2002
 FBCCF NO 2002137678

RESTRICTED
 RESERVE "C"

35' BL SLIDE NOS
 1848B-1849A FBCPR

16' UTILITY EASEMENT
 SLIDE NOS 1848B-1849A FBCPR

CANYON GATE AT THE
 BRAZOS SECTION ONE
 SLIDE NOS 1848B-1849A FBCPR

4 BLOCK 1

POC
 PARCEL 20
 FND 5/8" IR
 W/CBI SURVEYING CAP

PROPOSED ROW

RCL

FND 5/8" IR
 W/KMS SURVEYING CAP

FND 5/8" IR
 W/KMS SURVEYING CAP

FND 5/8" IR
 W/KMS SURVEYING CAP

PROPOSED ROW

RCL

FND 5/8" IR
 W/KMS SURVEYING CAP

FND 5/8" IR (SPINNER)

DATE: 1/16/2015
 12:30:03 PM
 File: X:\BTR\2735-00\Fort Bend Outer Loop\06_Survey\04_Final\DSGN_PARCELS\PAR20.dgn
 Harbor

EXHIBIT F

Parcel 22A: 3.127 of one acre tract of land, being all of a called 3.1241
acre tract of land located in the Joseph Kuykendall League, Abstract
No. 49, Fort Bend County, Texas

County: Fort Bend
Highway: SH 99 (Grand Parkway Segment C)
Limits: U.S. Highway 59 to F.M. 762

Property Description for Parcel 22A

BEING a 3.127 of one acre (136,207 square foot) tract of land located in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, said 3.127 acre tract being all of a called 3.1241 acre tract of land described in an instrument from Sansbury 8, LLC to BUC-EE'S, LTD. dated July 9, 2009 and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2009070028, said 3.127 acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at 5/8-inch iron rod with cap stamped "GBI Surveying" found at the end of a curve to the right as shown on the plat of CANYON GATE AT THE BRAZOS SECTION TWO-PARTIAL REPLAT NO. 1, a subdivision per plat recorded under File No. 20070228 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the north line of Restricted Reserve "A" of said CANYON GATE AT THE BRAZOS SECTION TWO-PARTIAL REPLAT NO. 1, and the South right-of-way line of Sansbury Boulevard (120 feet wide) as shown on CANYON GATE AT THE BRAZOS SECTION ONE, a subdivision per plat recorded under Slides 1848B-1849A F.B.C.P.R.;

THENCE, South 69° 18' 23" East, a distance of 86.80 feet along and with the North line of said Restricted Reserve "A", same being the existing South right-of-way line of said Sansbury Boulevard to a 5/8-inch iron rod with cap stamped "KMS Surveying" found for the Northeast corner of said Restricted Reserve "A", same being the Northwest corner of said 3.1241 acre tract and the Northwest corner and **POINT OF BEGINNING** of the herein described tract having surface coordinates of N= 13,765,124.75, E= 3,019,137.05;

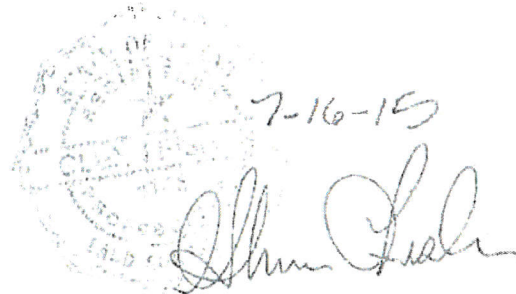
1. **THENCE**, South 69° 18' 23" East, a distance of 127.13 feet along and with the existing South right-of-way line of said Sansbury Boulevard, same being the North line of said 3.1241 acre tract, to a 1/2-inch iron rod found for the beginning of a curve to the right;
2. **THENCE**, In an Easterly direction, continuing along and with the existing South right-of-way line of said Sansbury Boulevard, same being the North line of said 3.1241 acre tract and along said curve to the right, a distance of 39.04 feet, having a radius of 1,000.00 feet, a central angle of 02° 14' 12" and a chord which bears South 68° 11' 17" East, 39.03 feet to a 5/8-inch iron rod with cap stamped "KMS Surveying" found for a point of tangency;

3. **THENCE**, South $67^{\circ} 04' 11''$ East, a distance of 90.22 feet continuing along and with the existing South right-of-way line of said Sansbury Boulevard, same being the North line of said 3.1241 acre tract to a 5/8-inch iron rod with cap stamped "KMS Surveying" found for the common Northeast corner of said 3.1241 acre tract and the herein described tract, same being the beginning of a non-tangent curve to the left from which its center bears South $68^{\circ} 50' 40''$ East, 5,789.58 feet, lying on the existing West right-of-way line of Crabb River Road (F.M. 2759) (variable width) as described in an instrument to the State of Texas dated August 30, 1977 and recorded under Volume 747, Page 199 of the Fort Bend County Deed Records;
4. **THENCE**, in a Southerly direction, along and with the existing West right-of-way line of said Crabb River Road, same being the East line of said 3.1241 acre tract and along said curve to the left, a distance of 120.25 feet, having a radius of 5,789.58 feet, a central angle of $01^{\circ} 11' 24''$ and a chord which bears South $20^{\circ} 33' 38''$ West, 120.25 feet to a concrete monument found for a point of tangency;
5. **THENCE**, South $21^{\circ} 34' 37''$ West, a distance of 354.38 feet continuing along and with the existing West right-of-way line of said Crabb River Road, same being the East line of said 3.1241 acre tract to the common Southeast corner of said 3.1241 acre tract and the herein described tract, same being the Northeast corner of a called 8.095 acre tract of land described in an instrument to Fort Bend County, Texas dated August 15, 2011 and recorded under F.B.C.C.F. No. 2011083682;
6. **THENCE**, North $68^{\circ} 25' 35''$ West, a distance of 95.78 feet along and with the South line of said 3.1241 acre tract, same being the North line of said 8.095 acre tract to the beginning of a curve to the right;
7. **THENCE**, in a Northwesterly direction, continuing along and with the South line of said 3.1241 acre tract, same being the North line of said 8.095 acre tract and along said curve to the right, a distance of 21.49 feet, having a radius of 140.00 feet, a central angle of $08^{\circ} 47' 43''$ and a chord which bears North $64^{\circ} 01' 28''$ West, 21.47 feet to a point of tangency;

8. **THENCE**, North $59^{\circ} 37' 41''$ West, a distance of 212.21 feet continuing along and with the South line of said 3.1241 acre tract, same being the North line of said 8.095 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the Northwest corner of said 8.095 acre tract, the Northeast corner of Restricted Reserve "B" of said CANYON GATE AT THE BRAZOS SECTION TWO-PARTIAL REPLAT NO. 1, the Southeast corner of said Restricted Reserve "A" and the common Southwest corner of said 3.1241 acre tract and the herein described tract, same being the beginning of an Access Denial Line, same also being the beginning of a non-tangent curve to the left from which its center bears North $59^{\circ} 02' 15''$ West, 22,710.00 feet;
9. **THENCE**, in a Northeasterly direction, along and with said Access Denial Line, the East line of said Restricted Reserve "A" same being the West line of said 3.1241 acre tract, the proposed West right-of-way line of said SH 99, and said curve to the left, at a distance of 421.05 feet pass a disturbed 5/8-inch iron rod found marking the end of said Access Denial Line and a cut-back corner on the proposed West right-of-way line of said SH 99, and continuing for a total distance of 446.14 feet, having a radius of 22,710.00 feet, a central angle of $01^{\circ} 07' 32''$ and a chord which bears North $30^{\circ} 23' 59''$ East, 446.13 feet to the **POINT OF BEGINNING** and containing 3.127 acres (136,207 square feet) of land.

All bearings are grid and are based on the Texas Coordinate System, South Central Zone, (NAD 1983, 1993 Adj.) and are referenced to monuments found along the proposed West right-of-way line of State Highway 99 as shown hereon. All coordinates and distances are surface and may be converted to grid by dividing by a scale factor of 1.00013.

Compiled by:
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
(281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500



NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983 (1.993 ADJ.) AND ARE REFERENCED TO MONUMENTS FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 99 AS SHOWN HEREON. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. FIELD SURVEYS WERE PERFORMED FROM NOVEMBER, 2014 TO DECEMBER, 2014.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. CITY LIMITS SHOWN HEREON WERE DERIVED FROM FORT BEND COUNTY GIS SERVICES ON JANUARY 13, 2015.
5. SURVEYOR FINDS CALLED 3.1214 ACRE TRACT TO CONTAIN 3.127 ACRES.

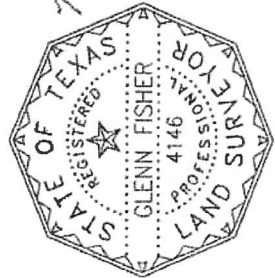
ABBREVIATION LEGEND

- BL BUILDING LINE
- CONC CONCRETE
- FND FOUND
- FBCCF FORT BEND COUNTY CLERK'S FILE
- FBCDR FORT BEND COUNTY DEED RECORDS
- FBCPR FORT BEND COUNTY PLAT RECORDS
- FC FILM CODE
- IP IRON PIPE
- IR IRON ROD
- NO NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- RCL RICHMOND CITY LIMIT
- ROW RIGHT-OF-WAY
- VOL VOLUME

SYMBOL LEGEND

- SET 1/2" IRON PIPE WITH BROWN & GAY CAP UNLESS OTHERWISE NOTED
- EXISTING TXDOT MONUMENT
- FOUND (AS INDICATED)
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PARCEL LINE
- ACCESS DENIAL LINE

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



7-16-15
 GLENN FISHER RPLS NO. 4146
 BROWN & GAY ENGINEERS, INC.
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

DATE	REVISION	
07/16/15	ADDED ACCESS DENIAL LINE	
AREA TABLE (ACRES)		
EXISTING ACREAGE	TAKING S.F./AC.	REMAINDER
3.127	136,207	LEFT
	3.127	RIGHT
		N/A
		0.000

B&G
 Brown & Gay Engineers, Inc.
 10777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281-558-8700 • www.browngay.com
 TPLS Licensed Surveying Firm No. 10106500
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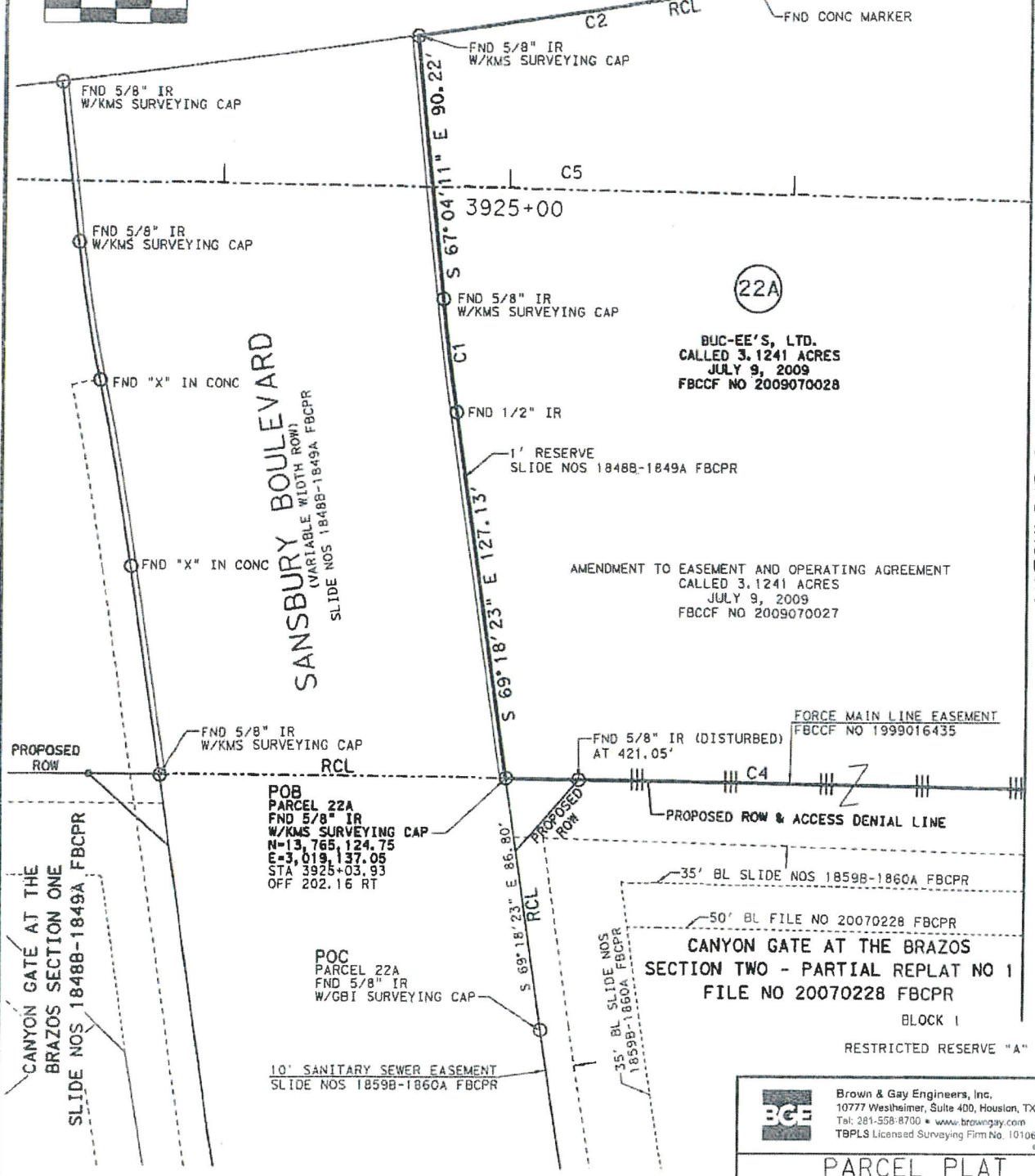
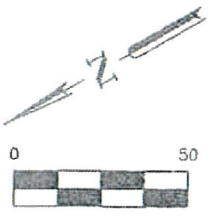
PARCEL PLAT
 SHOWING
 PARCEL 22A
 STATE HIGHWAY 99
 FORT BEND COUNTY

DECEMBER 16, 2014
 PAGE 4 OF 6 SCALE: N/A

J. KUYKENDALL SURVEY, ABSTRACT NO 49

STATE OF TEXAS
 CALLED 6.142 ACRES
 AUGUST 30, 1977
 VOL 747, PG 199 FBCDR

CRABB RIVER ROAD
 (FM 2759)
 (VARIABLE WIDTH ROW)



MATCHLINE PAGE 6 OF 6

AMENDMENT TO EASEMENT AND OPERATING AGREEMENT
 CALLED 3.1241 ACRES
 JULY 9, 2009
 FBCCF NO 2009070027

POB
 PARCEL 22A
 FND 5/8" IR
 W/KMS SURVEYING CAP
 N=13,765.124.75
 E=3,019.137.05
 STA 3925+03.93
 OFF 202.16 RT

POC
 PARCEL 22A
 FND 5/8" IR
 W/GBI SURVEYING CAP

10' SANITARY SEWER EASEMENT
 SLIDE NOS 1859B-1860A FBCPR

CANYON GATE AT THE BRAZOS SECTION ONE SLIDE NOS 1848B-1849A FBCPR

CANYON GATE AT THE BRAZOS SECTION TWO - PARTIAL REPLAT NO 1 FILE NO 20070228 FBCPR

BLOCK I
 RESTRICTED RESERVE "A"

BGE Brown & Gay Engineers, Inc.
 10777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281-558-8700 • www.browngay.com
 TBPLS Licensed Surveying Firm No. 10106500
Copyright 2015

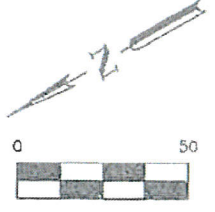
PARCEL PLAT
 SHOWING
 PARCEL 22A
 STATE HIGHWAY 99
 FORT BEND COUNTY

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.04'	1,000.00'	02°14'12"	S 68°11'17" E	39.03'
C2	120.25'	5,789.58'	01°11'24"	S 20°33'38" W	120.25'
C4	446.14'	22,710.00'	01°07'32"	N 30°23'59" E	446.13'
C5	2,451.31'	24,927.64'	05°38'03"	S 29°06'26" W	2,450.32'

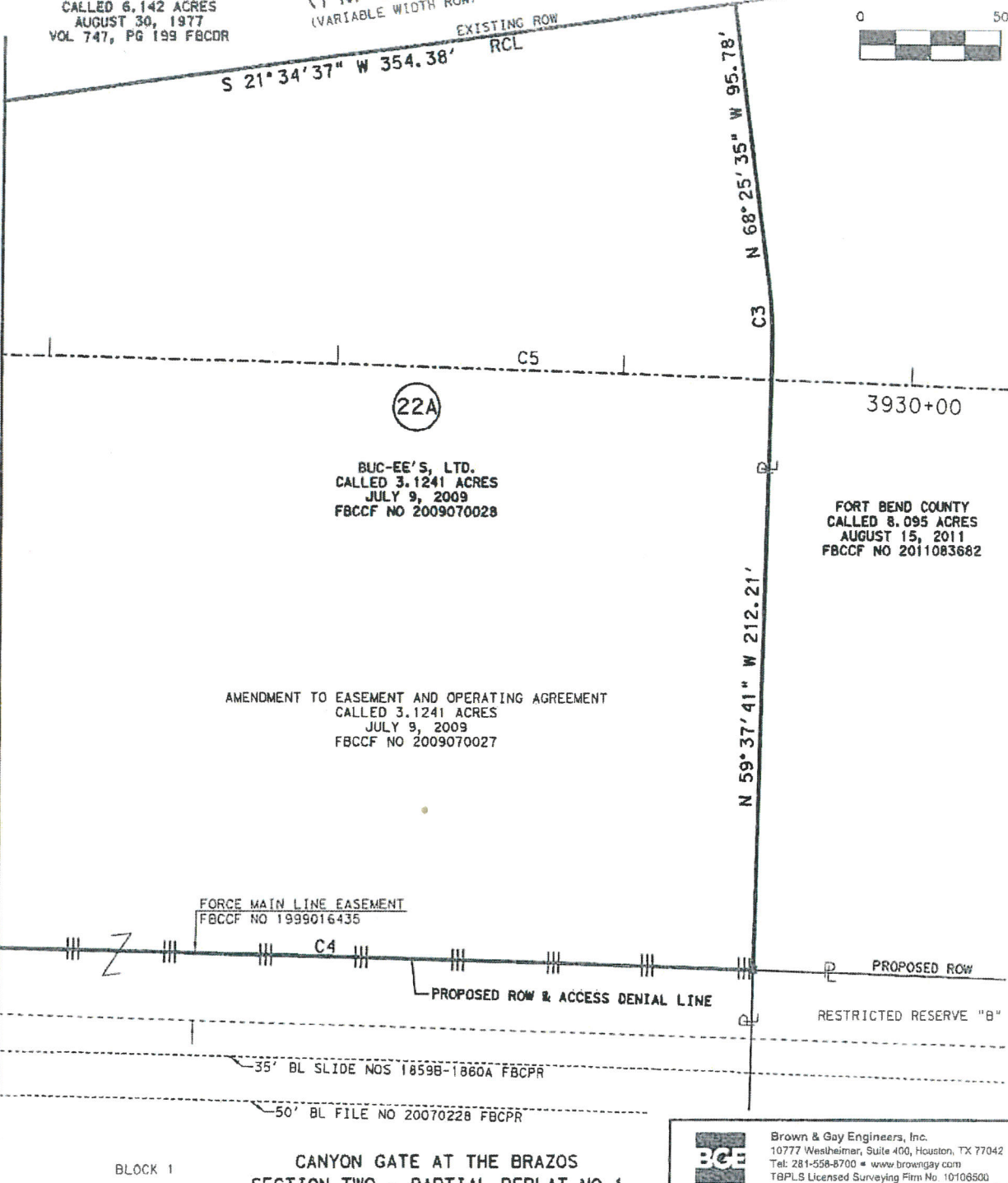
J. KUYKENDALL SURVEY, ABSTRACT NO 49

CRABB RIVER ROAD
 (FM 2759)
 (VARIABLE WIDTH ROW)

STATE OF TEXAS
 CALLED 6.142 ACRES
 AUGUST 30, 1977
 VOL 747, PG 199 FBCDR



MATCHLINE PAGE 5 OF 6



BLOCK 1
 RESTRICTED RESERVE "A"
 CANYON GATE AT THE BRAZOS
 SECTION TWO - PARTIAL REPLAT NO 1
 FILE NO 20070228 FBCPR

BCE Brown & Gay Engineers, Inc.
 10777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281-558-8700 • www.browngay.com
 TBPLS Licensed Surveying Firm No. 10106500
Copyright 2015

PARCEL PLAT
 SHOWING
 PARCEL 22A
 STATE HIGHWAY 99
 FORT BEND COUNTY
 DECEMBER 16, 2014
 PAGE 6 OF 6 SCALE: 1"=50'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C3	21.49'	140.00'	08° 47' 43"	N 64° 01' 28" W	21.47'
C4	446.14'	22,710.00'	01° 07' 32"	N 30° 23' 59" E	446.13'
C5	2,451.31'	24,927.64'	05° 38' 03"	S 29° 06' 26" W	2,450.32'

EXHIBIT G

Parcel 22B: 0.0071 of one acre tract of land, being a portion of a called
3.248 acre tract of land located in the Joseph Kuykendall League,
Abstract No. 49, Fort Bend County, Texas.

County: Fort Bend
Highway: SH 99 (Grand Parkway Segment C)
Limits: U.S. Highway 59 to F.M. 762

Property Description for Parcel 22B

BEING a 0.0071 of one acre, (310 square foot) tract of land located in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, said 0.0071 of one acre tract being a portion of a called 3.248 acre tract in an instrument from Sansbury Project, Ltd. to BUC-EE'S, LTD. dated November 29, 2007 and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2007145847, and being a portion of Restricted Reserve "A" as shown on CANYON GATE AT THE BRAZOS SECTION TWO - PARTIAL REPLAT NO. 1, a subdivision per plat recorded under File No. 20070228 of the Fort Bend County Plat of Records (F.B.C.P.R.), said 0.0071 of one acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at 5/8-inch iron rod with cap stamped "GBI Surveying" found at the end of a curve to the right as shown on the plat of said CANYON GATE AT THE BRAZOS SECTION TWO-PARTIAL REPLAT NO. 1, lying on the North line of said Restricted Reserve "A", and the South right-of-way line of Sansbury Boulevard (120 feet wide) as shown on the plat of CANYON GATE AT THE BRAZOS SECTION ONE, a subdivision per plat recorded under Slides 1848B-1848A of the F.B.C.P.R.;

THENCE, South 69° 18' 23" East, a distance of 61.79 feet along and with the North line of said Restricted Reserve "A", same being the existing South right-of-way line of said Sansbury Boulevard to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set at the intersection of said line and the proposed West right-of-way line of the SH 99 (Grand Parkway) (variable width), same being the most Westerly corner and **POINT OF BEGINNING** of the herein described tract having surface coordinates of N= 13,765,133.59, E= 3,019,113.65;

1. **THENCE**, South 69° 18' 23" East, a distance of 25.01 feet continuing along and with the north line of said Restricted Reserve "A", same being the existing South right-of-way line of said Sansbury Boulevard to a 5/8-inch iron rod with cap stamped "KMS Surveying" found for the common Northeast corner of said Restricted Reserve "A" and the herein described tract, same being the Northwest corner of a called 3.1241 acre tract described in an instrument to BUC-EE'S LTD. dated July 9, 2009 and recorded under F.B.C.C.F. No. 2009070028, same being the beginning of a non-tangent curve to the right from which its center bears North 60° 09' 48" West, 22,710.00 feet;

2. **THENCE**, In a southwesterly direction, along and with the East line of said Restricted Reserve "A", same being the West line of said 3.1241 acre tract and along said curve to the right, a distance of 25.09 feet, having a radius of 22,710.00 feet, a central angle of $00^{\circ} 03' 48''$ and a chord which bears South $29^{\circ} 52' 06''$ West, 25.09 feet to a disturbed 5/8-inch iron rod found for the most Southerly corner of the herein described tract, lying on the proposed West right-of-way line of said SH 99;
3. **THENCE**, North $19^{\circ} 37' 11''$ West, a distance of 32.48 feet over and across said Restricted Reserve "A", and along and with the proposed West right-of-way line of said SH 99 to the **POINT OF BEGINNING** and containing 0.0071 of one acre (310 square feet) of land.

All bearings are grid and are based on the Texas Coordinate System, South Central Zone, (NAD 1983, 1993 Adj.) and are referenced to monuments found along the proposed West right-of-way line of State Highway 99 as shown hereon. All coordinates and distances are surface and may be converted to grid by dividing by a scale factor of 1.00013.

Compiled by:

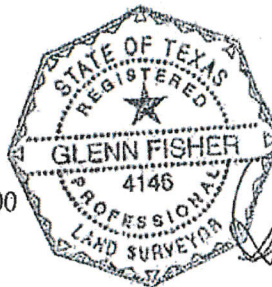
Brown & Gay Engineers, Inc.

10777 Westheimer, Suite 400

Houston, Texas 77042

(281) 558-8700

TBPLS Licensed Surveying Firm No. 10106500



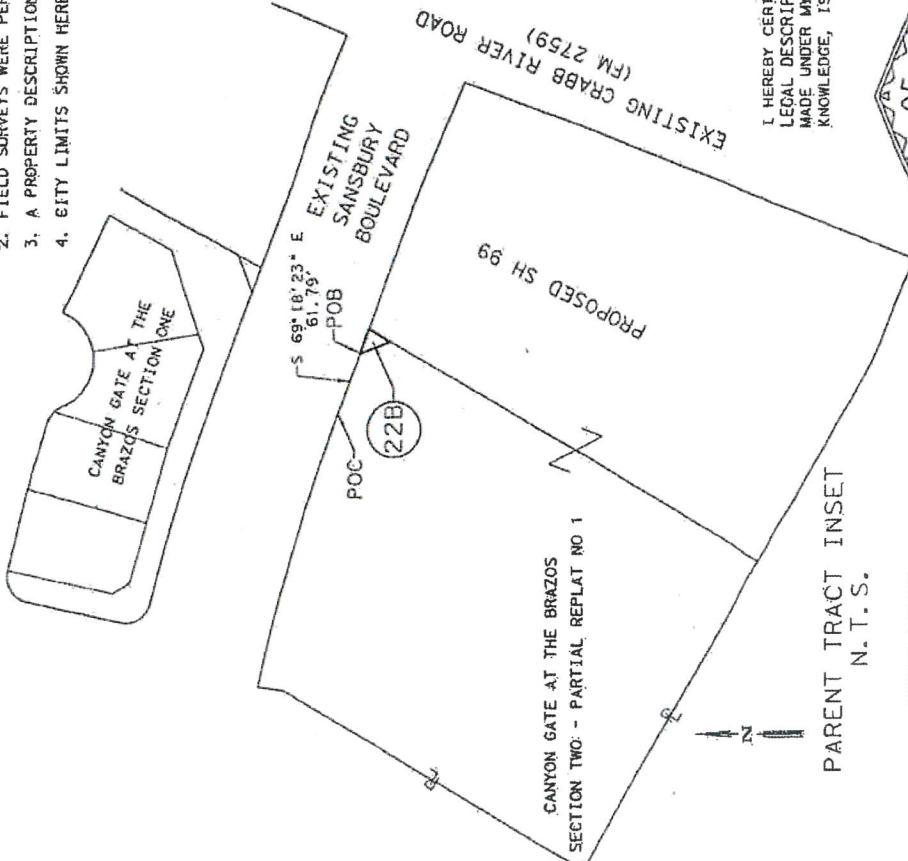
12-16-14

NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

NOTES:

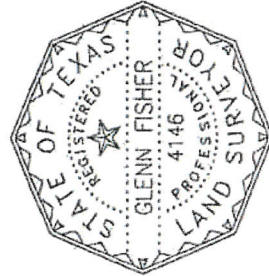
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983 (1993 ADJ.) AND ARE REFERENCED TO MONUMENTS FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 99 AS SHOWN HEREON. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. FIELD SURVEYS WERE PERFORMED FROM NOVEMBER, 2014 TO DECEMBER, 2014.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. CITY LIMITS SHOWN HEREON WERE DERIVED FROM FORT BEND COUNTY GIS SERVICES ON JANUARY 13, 2015.



ABBREVIATION LEGEND

- BL BUILDING LINE
- CONC CONCRETE
- FND FOUND
- FBGCF FORT BEND COUNTY CLERK'S FILE
- FBGDR FORT BEND COUNTY DEED RECORDS
- FBGPR FORT BEND COUNTY PLAT RECORDS
- FC FILM CODE
- IP IRON PIPE
- IR IRON ROD
- NO NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- RCL RICHMOND CITY LIMIT
- ROW RIGHT-OF-WAY
- VOL VOLUME

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



12-16-14

Glenn Fisher

GLENN FISHER RPLS NO. 4146
BROWN & GAY ENGINEERS, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
TELEPHONE: (281) 558-8700

- SYMBOL LEGEND**
- SET 1/2" IRON PIPE WITH BROWN & GAY CAP UNLESS OTHERWISE NOTED
 - EXISTING TXDOT MONUMENT
 - FOUND (AS INDICATED)
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - PARCEL LINE

PARENT TRACT INSET
N.T.S.

DATE	REVISION

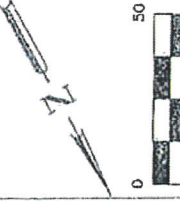
AREA TABLE (ACRES)			
EXISTING ACREAGE	TAKING S.F./AC.	REMAINDER	
		LEFT	RIGHT
3.248	310	N/A	3.241
	0.0071		

BCE Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TAPUS Licensed Surveying Firm No. 10105500
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PARCEL PLAT
SHOWING
PARCEL 22B
STATE HIGHWAY 99
FORT BEND COUNTY

DECEMBER 16, 2014
PAGE 3 OF 4 SCALE: N/A

J. KUYKENDALL SURVEY, ABSTRACT NO 49



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.09'	22,710.00'	00° 03' 48"	S 29° 52' 06" W	25.09'
C2	2,451.31'	24,927.64'	05° 38' 03"	S 29° 06' 26" W	2,450.32'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 69° 18' 23" E	61.79'
L2	S 69° 18' 23" E	25.01'
L3	N 19° 37' 11" W	25.09'

BUC-EE'S, LTD.
CALLED 3.1241 ACRES
JULY 9, 2009
FBCCF NO 2009070028

AMENDMENT TO EASEMENT AND OPERATING AGREEMENT
CALLED 3.1241 ACRES
JULY 9, 2009
FBCCF NO 2009070027

SANSBURY BOULEVARD
(VARIABLE WIDTH ROW)
SLIDE NOS 1848B-1849A FBCCR

CANYON GATE AT THE BRAZOS
SECTION TWO - PARTIAL REPLAT NO 1
FILE NO 20070228 FBCCR

BLOCK 1
RESTRICTED RESERVE "A"

10' SANITARY SEWER EASEMENT
SLIDE NOS 1859B-1860A FBCCR

BUC-EE'S, LTD.
CALLED 3.248 ACRES
(RESTRICTED RESERVE "A")
OF CANYON GATE AT THE BRAZOS,
SECTION TWO PARTIAL REPLAT NO 1)
NOVEMBER 29, 2007
FBCCF NO 2007145847



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10777 Westheimer, Suite 400, Houston, TX 77042
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TSPS Licensed Surveying Firm No. 10106500
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PARCEL PLAT
SHOWING

PARCEL 22B
STATE HIGHWAY 99
FORT BEND COUNTY

DECEMBER 16, 2014
PAGE 4 OF 41 SCALE: 1"=50'

