

DEED FROM THE STATE OF TEXAS

STATE OF TEXAS

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COUNTY OF FORT BEND

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KNOW ALL MEN BY THESE PRESENTS:

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That the TEXAS BOARD OF CRIMINAL JUSTICE, "GRANTOR" on behalf of the TEXAS DEPARTMENT OF CRIMINAL JUSTICE, by virtue of the authority of HB 2547 of the 84th Legislative Session 2015, for consideration to which the parties have mutually agreed, has GRANTED, CONVEYED and TRANSFERRED, and by these presents does GRANT, CONVEY and TRANSFER unto the FORT BEND COUNTY, "GRANTEE", for the use and benefit of Fort Bend County, the following described land in Fort Bend County, Texas:

(1) Being 10.58 acres (460,792 square feet) of land, out of the Remainder of a called 5656.65 acres, conveyed to the State of Texas, by deed recorded under Volume 152, Page 423 Deed Records of Fort Bend County, Texas (D.R. F.B.C.T.), said 10.58 acre tract lying in the Jane Wilkins Survey, Abstract 96 and being more particularly described by metes and bounds as follows;

COMMENCING at a found 5/8 inch iron rod with cap in the east right-of-way of Harlem Road, Public R.O.W. varies, being 70' east at a right angle of station point 109+40.00, also being the west line of said Remainder;

THENCE South 03°33'12" East, a distance of 426.05 feet to a set 5/8 inch iron rod with cap, marking the west corner of a Proposed Owens Road and the POINT OF BEGINNING;

THENCE South 48°12'05" East, a distance of 35.57 feet to a set 5/8 inch iron rod with cap, marking an angle point of the herein described tract;

THENCE North 87°09'03" East, a distance of 243.73 feet to a set 5/8 inch iron rod with cap, marking a point of curvature of the herein described tract;

THENCE along a curve to the left, having a radius of 810.00 feet, an internal angle of 37°07'53", a chord bearing of North 68°35'06" East, a distance of 515.79 feet, an arc length of 524.93 feet to a point of tangency of the herein described tract;

THENCE North $50^{\circ}01'10''$ East, a distance of 149.90 feet to a set 5/8 inch iron rod with cap, marking a point of curvature of the herein described tract;

THENCE along a curve to the right, having a radius of 900.00 feet, an internal angle of $36^{\circ}18'06''$, a chord bearing of North $68^{\circ}10'13''$ East, a distance of 560.74 feet, an arc length of 570.23 feet to a point of tangency of the herein described tract;

THENCE North $86^{\circ}19'16''$ East, a distance of 956.53 feet to a set 5/8 inch iron rod with cap, marking a point of curvature of the herein described tract;

THENCE along a curve to the right, having a radius of 1650.00 feet, an internal angle of $31^{\circ}15'05''$, a chord bearing of South $78^{\circ}05'07''$ East, a distance of 888.85 feet, an arc length of 899.98 feet to a point of tangency of the herein described tract;

THENCE South $61^{\circ}03'29''$ East, a distance of 1158.75 feet to a set 5/8 inch iron rod with cap in the west line of called Tract IV, 143.287 acres, Grand Parkway 1358, LP by deed recorded under County Clerk's File Number (C.F.) 2014037769 Official Public Records of Fort Bend County, Texas (O.P.R. F.B.C.T.), marking the northeast corner of the herein described tract;

THENCE South $03^{\circ}00'25''$ East, along said west line, a distance of 117.85 feet to a found 5/8 inch iron rod with cap, marking the southeast corner of the herein described tract;

THENCE North $61^{\circ}03'29''$ West, a distance of 1221.11 feet to a set 5/8 inch iron rod with cap, marking a point of curvature of the herein described tract;

THENCE along a curve to the left, having a radius of 1550.00 feet, an internal angle of $31^{\circ}09'47''$, a chord bearing of North $78^{\circ}08'01''$ West, a distance of 832.69 feet, an arc length of 843.04 feet to a point of tangency of the herein described tract;

THENCE South $86^{\circ}19'16''$ West, a distance of 956.53 feet to a set 5/8 inch iron rod with cap, marking a point of curvature of the herein described tract;

THENCE along a curve to the left, having a radius of 800.00 feet, an internal angle of $36^{\circ}18'06''$, a chord bearing of South $68^{\circ}10'13''$ West, a distance of 498.3 feet, an arc length of 506.87 feet to a point of tangency of the herein described tract;

THENCE South $50^{\circ}01'10''$ West, a distance of 173.14 feet to a set 5/8 inch iron rod with cap, marking a point of curvature of the herein described tract;

THENCE along a curve to the right, having a radius of 900.00 feet, an internal angle of 37°07'53", a chord bearing of South 68°35'06" West, a distance of 573.11 feet, an arc length of 583.26 feet to a point of tangency of the herein described tract;

THENCE South 87°09'03" West, a distance of 229.86 feet to a set 5/8 inch iron rod with cap, marking an angle point of the herein described tract;

THENCE South 41°47'55" West, a distance of 35.14 feet to a set 5/8 inch iron rod with cap in said west line of said Harlem Road, marking the southwest corner of the herein described tract;

THENCE North 03°33'12" West, along said west R.O.W., a distance of 162.01 feet to the POINT OF BEGINNING and containing a computed 10.58 acres (460,792 square feet) of land.

(2) Being 7.24 acres (315,413 square feet) of land, out of the Remainder of a called 5656.65 acres, conveyed to the State of Texas, by deed recorded under Volume 152, Page 423 Deed Records of Fort Bend County, Texas (D.R. F.B.C.T.) and all of a called 5.076 acres, conveyed to said State of Texas, by deed recorded under County Clerk's File Number (C.F.) 20100011358 Official Public Records of Fort Bend County, Texas (O.P.R. F.B.T.), said 7.24 acre tract lying in the Jane Wilkins Survey, Abstract 96 and the Jessee H. Cartwright Survey, Abstract 16 and being more particularly described by metes and bounds as follows;

BEGINNING at a found 3/4 inch iron rod with cap, Texas State Plane Coordinates, Texas South Central, Y: 13788421.417 & X: 3022318.446, in the west right-of-way (R.O.W.) of F.M. 1464, Public R.O.W. varies, marking the northeast corner of the Remainder of a called 151.20 acres, conveyed to LRI Investments Group, LTD. by deed recorded under C.F. 2008008821 O.P.R. F.B.C.T. and the southeast corner of said 5.076 acres, also being the southeast corner of a Proposed Owens Road and the herein described tract;

THENCE North 68°11'14" West, along the north line of said remainder of a called 151.20 acres, a distance of 2220.51 feet to a found 3/4 inch iron rod with cap, marking an angle point of the herein described tract, from which a found 1/2 inch iron rod with cap bears North 24°29'19" East, a distance of 10.05 feet;

THENCE North $61^{\circ}02'45''$ West, along the north line of said remainder of a called 151.20 acres, a distance of 1012.92 feet to a found $3/4$ inch iron rod with cap, marking an angle point of the herein described tract;

THENCE North $61^{\circ}20'20''$ West, along the north line of said remainder of a called 151.20 acres, a distance of 1411.48 feet to a found $3/4$ inch iron rod with cap in the east line of Grand Parkway (Highway 99), marking the southwest corner of the herein described tract, from which a found $5/8$ inch iron rod with cap, bears North $73^{\circ}21'42''$ East, a distance of 13.99 feet;

THENCE North $23^{\circ}17'56''$ West, along said Grand Parkway, passing at a distance of 76.28 feet to a spike nail, marking the common corner of said Remainder of a called 151.20 acres and said 5.076 acres and continuing for a total distance of 110.53 feet to a set $5/8$ inch iron rod with cap, marking the northwest corner of the herein described tract;

THENCE South $61^{\circ}20'24''$ East, a distance of 1525.67 feet to a set $5/8$ inch iron rod with cap, marking an angle point of the herein described tract;

THENCE South $61^{\circ}02'49''$ East, a distance of 860.17 feet to a set $5/8$ inch iron rod with cap, marking a point of curvature of the herein described tract;

THENCE along a curve to the left, having a radius 1950.00 feet, an internal angle of $07^{\circ}08'18''$, a chord bearing of South $64^{\circ}36'58''$ East, a distance of 242.79 feet, arc distance of 242.95 feet to a set $5/8$ inch iron rod with cap, marking an point of tangency of the herein described tract;

THENCE South $68^{\circ}11'07''$ East, a distance of 2007.90 feet to a found alum disk in said west R.O.W. of F.M. 1464, marking the northeast corner of the herein described tract;

THENCE South $21^{\circ}59'27''$ West, along said west R.O.W., a distance of 51.11 feet to a found alum disk to an internal corner of the herein described tract;

THENCE South $68^{\circ}01'33''$ East, along said west R.O.W., a distance of 80.02 feet to a point for corner, marking an external corner of the herein described tract;

THENCE South $00^{\circ}27'54''$ East, along said west R.O.W., a distance of 18.26 feet to the POINT OF BEGINNING and containing a computed 7.24 acres (315,413 square feet) of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights, improvements, and appurtenances thereto in anywise belonging unto the GRANTEE, its successors and assigns forever; however, this conveyance is made subject to all covenants, conditions, reservations, rights-of-way, and easements, if any that are valid, existing, and of record, or visible and apparent upon the property described above.

This conveyance is made and accepted on the condition that: (a) Fort Bend County use the property only for a public road and utility right-of-way; (b) ownership of the property will automatically revert to the Texas Department of Criminal Justice if Fort Bend County fails to use the property for any other purpose than described in paragraph (a); (c) if a relocation of utility infrastructure located within the property is requested, the relocation costs are paid by the requesting party; (d) the property is subject to an easement created for all existing utility infrastructure located within the property; (e) Fort Bend County shall identify and convert Texas Department of Criminal Justice Utilities along and within the existing roadway to public utilities as necessary without disruption in service or cost to the Texas Department of Criminal Justice; (f) Fort Bend County shall identify and preserve all existing access locations to Texas Department of Criminal Justice properties and facilities; and, (g) Fort Bend shall grant all easements, without reservation, to Texas Department of Criminal Justice as necessary to maintain utility infrastructure retained by the Texas Department of Criminal Justice.

GRANTEE HAS FULLY INSPECTED THE ABOVE DESCRIBED PREMISES AND GRANTEE EXPRESSLY ACCEPTS THE PROPERTY AS IS. THIS DEED IS MADE AND ACCEPTED WITHOUT ANY WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION THE WARRANTIES IN §5.023, TEXAS PROPERTY CODE, AS NOW WRITTEN OR HEREINAFTER AMENDED.

Witness my hand and seal of office this _____ day of _____, 2015.

TEXAS BOARD OF CRIMINAL JUSTICE

By: Dale Wainwright
Dale Wainwright
Chairman
Texas Board of Criminal Justice

APPROVED AS TO LEGAL CONTENT:

By: Sharon Howell
Sharon Howell
General Counsel
Texas Department of Criminal Justice

APPROVED AS TO SIZE AND LOCATION:

By: Dianne Fuller
Dianne Fuller
TDCJ Agribusiness, Land and Minerals

STATE OF TEXAS §
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COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared DALE WAINWRIGHT, Chairman of the Texas Board of Criminal Justice, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given my hand and seal of office, this 10TH day of DECEMBER, 2015.



Marie Freeland
Notary Public, State of Texas