

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.



DEED

TxDOT ROW CSJ: 0543-03-074

TxDOT Parcel No.: 001

Grantor(s), whether one or more:

PECAN RIDGE LAND DEVELOPMENT LTD. CO.,
a Texas limited liability company

Grantor's Mailing Address (including county):

P.O. Box 279
Fresno, Texas 77545-0279
(Fort Bend County)

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701
(Travis County)

Consideration:

The sum of ONE THOUSAND and no/100 Dollars (\$1,000.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.



Property:

All of that certain tract or parcel of land in Fort Bend County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Fort Bend County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: N/A

Grantor covenants and agrees to remove the Retained Improvements from the Property within 30 days of closing at the title company, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

PECAN RIDGE LAND DEVELOPMENT LTD CO.,
a Texas limited liability company

By: [Signature]

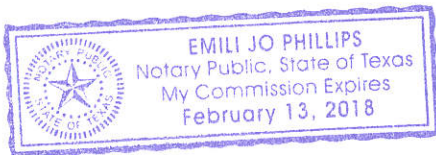
Name: John Harris

Title: Manager

Corporate Acknowledgment

State of Texas
County of H. Bred

This instrument was acknowledged before me on 26th day of April 2017,
by John Harris, Manager of Pecan Ridge
Land Development Ltd. Co., a Texas limited liability company, on behalf of said entity.



[Signature]
Notary Public's Signature

EXHIBIT A

County: Fort Bend
Highway: F. M. 762 (Crabb River Road)
Project Limits: From F. M. 762/F. M. 2759 to South of LCISD School on Crabb River Road
RCSJ No.: 0543-03-074

PROPERTY DESCRIPTION FOR PARCEL 1

Being a 0.084 acre (3,644 square feet) parcel of land, being out of and a part of the Joseph Kuykendall Survey, Abstract 49, Fort Bend County, Texas, also out of and a part of the residue of a called 1,065.627 acre tract of land as described by deed dated October 3, 1998, from Daniel R. Booth to Pecan Ridge Land Development Ltd. Co., of record under Fort Bend County Clerk's File Number (F. B. C. C. F. No.) 9666108, Official Public Records, Fort Bend County, Texas (O. P. R., F. B. C., T.) and also being out of and a part of Reserve A, Bridlewood Estates Section 4, a subdivision of record in Slides 1799B -1801A of the Plat Records of Fort Bend County, Texas (P. R., F. B. C., T.) Said 0.084 acre (3,644 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 60D nail in a fence corner post found marking the northwesterly corner of a called 48.9814 acre tract of land as described by deed dated March 14, 2007, from Dorothy Ann Wleczyk to Dreamstate Group LLC., of record under (F. B. C. C. F. No.) 2007037131, (F. B. C. O. P. R.,) said nail in post having coordinates of N = 13,759,490.03, E = 3,016,082.89 (the metadata for this and other monuments mentioned herein is listed in the notes at the end of this metes and bounds description);

THENCE, South 83° 37' 15" East, with the northerly boundary line of said called 48.9814 acre tract, a distance of 1,021.45 feet to a 5/8-inch iron rod with aluminum TxDOT cap set on the proposed northwesterly right-of-way line of F. M. 762 (width varies), marking the southwesterly corner of the herein described parcel and the **POINT OF BEGINNING**, said 5/8-inch iron rod with aluminum TxDOT cap having coordinates of N = 13,759,376.54, E = 3,017,098.02;

- 1) **THENCE**, North 20° 25' 06" West, with the proposed westerly right-of-way of said F. M. 762, a distance of 69.34 feet to a 5/8-inch iron rod with aluminum TxDOT cap set on the southerly boundary line of a 100-foot wide tract of land as described by deed dated April 11, 1899 from John and Eliza Crabb to the Gulf, Colorado and Santa Fe Railway Company (now Burlington, Northern Santa Fe Railroad Company), of record in Volume M, Page 161, Deed Records, Fort Bend County, Texas (D. R., F. B. C., T);

November 2, 2016

Parcel 1

Page 2 of 4

EXHIBIT A

- 2) THENCE, South $83^{\circ} 11' 41''$ East, with the southerly boundary line of said Gulf, Colorado & Santa Fe Railway tract of land, a distance of 59.18 feet to a point on the existing westerly right-of-way line of F. M. 762 (width varies) described as a called 0.0460 acre parcel of land by deed dated July 12, 2005, from Pecan Ridge Land Development Ltd. Co. to the State of Texas, of record under (F. B. C. C. F. No.) 2005084849, O. P. R., F. B. C., T., said point being the northeasterly corner of the herein described parcel;
- 3) THENCE, South $20^{\circ} 36' 19''$ East, with the existing westerly right-of-way of F. M. 762, a distance of 68.96 feet to a point for the southeasterly corner of the salled herein described parcel;
- 4) THENCE, North $83^{\circ} 37' 15''$ W, with the northerly line of said called 48.9814 acre tract, a distance of 59.21 feet to the POINT OF BEGINNING, containing 0.084 acre (3,644 square feet) of land.

** The monuments described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

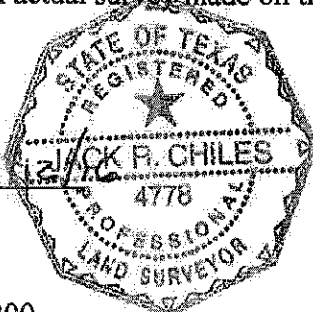
Access will be permitted to the remainder property abutting the highway facility.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 2011 Adjustment, Epoch 2010. All distances and coordinates herein are surface and may be converted to grid by dividing by a combined scale factor of 1.00013.

I hereby certify that this legal description and the accompanying plat of even date represent the facts found during the course of an actual survey made on the ground under my supervision.

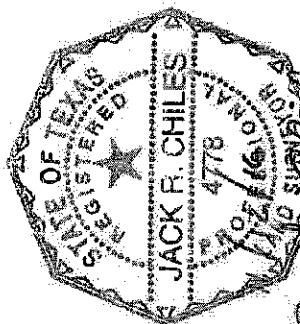
By: Huitt-Zollars, Inc.

Jack Chiles

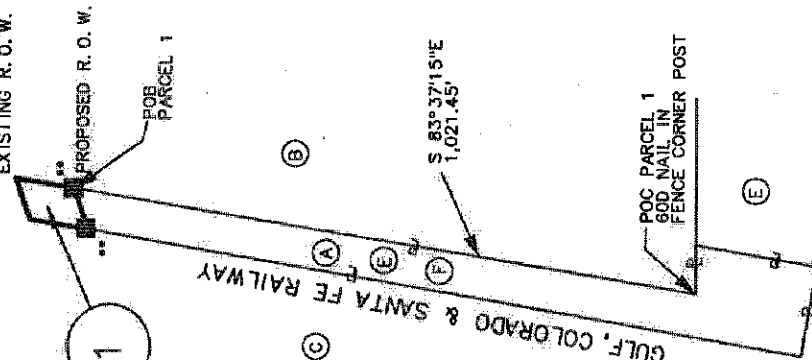


Jack R. Chiles, R.P.L.S.
Texas Registration No. 4778
1500 South Dairy Ashford, Suite 200
Houston, Texas 77077
(281) 496-0066
Firm Registration No. 10025601

2-1-2



JACK R. CHILES, SR.
TEXAS REGISTRATION No. 4778
FIRM REGISTRATION No. 10025601



PARENT TRACT INSET
N. T. S.

LEGEND

SET 5/8" IRON ROD W/TXDOT
ALUMINUM CAP (SEE NOTE 8).
O FOUND CORNER AS DESCRIBED
FOUND 5/8" IRON ROD
W/TXDOT ALUMINUM CAP

(A)
CALLED 1,065.627 ACRES)
DANIEL BOOTH
TO
PECAN RIDGE LAND
DEVELOPMENT LTD. CO.
F.B.C. C. F. NO. 9665108
O.P.R. F.B.C.
OCTOBER 03, 1996

(B)
CALLED 48.9814 ACRES
DOROTHY ANN WLECZYK
TO
DREAMSTATE GROUP, LLC
F.B.C.C. NO. 200705731
O.P.R.F.B.C.1
MARCH 14, 2007

SAVE AND EXCEPT
2.3258 ACRES
DANIEL R. BOOTH
PECAN RIDGE LAND
DEVELOPMENT LTD. CO.
C. C. F. No. 9666103
OCTOBER 3, 1996

100' WIDE RIGHT-OF-WAY.
JOHN CRABB & ELIZA CRABB
TO
GULF, COLORADO & SANTA FE RAILWAY
VOL. 11, PG. 161
D. R. F. B. C. T.
APRIL 11, 1899.

(D) CALLED 0.0460 ACRES
PECAN RIDGE LAND
DEVELOPMENT LTD. CO.

THE STATE OF TEXAS
F. B. C. C. F. No 2005084849
Q.P.R.F.B.C.,I.
JULY 12, 2005

BRIDGEWOOD ESTATES
SEC. FOUR
RESTRICTED RESERVE "A"
F.B.I. C. C. F. No. 1799B-180
M. R. F. B. C., T.

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

1. D. R., F. B. C., T. INDICATES DEED RECORDS OF FORT BEND COUNTY, TEXAS.
2. O. P. R., F. B. C., T. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
3. M. R., F. B. C., T. INDICATES MAP RECORDS OF FORT BEND COUNTY, TEXAS.
4. F. B. C. C. F. No. INDICATES FORT BEND COUNTY CLERK FILE NUMBER.
5. EXISTING AND REMAINING AREAS ARE ACCORDING TO DEEDS OF RECORD AND/OR COMPUTED.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
7. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. 2011 ADJUSTMENT, EPOCH 2010.000. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
8. THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.
9. A TxDOT TYPE II RIGHT-OF-WAY MARKER IS A TxDOT BRASS DISK IN CONCRETE.

REVISION TABLE		DESCRIPTION	
REV.	DATE		

AREA TABLE			
EXISTING AC.	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
2.3258	0.0847, 6.844		2.2418

HUITT-ZOLLARS

1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077

(281) 496-0066

TEXAS FIRM NO. 10025601

HUIT-ZOLLARS

1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066

TEXAS FIRM NO. 10025601

PARCEL PLAT SHOWING
PARCEL 1

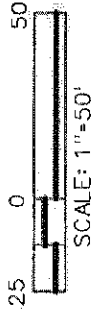
FORT BEND COUNTY
RCSJ: 0543-03-074
PAGE 3 OF 4
NOV. 2, 2016
F.M. 762
SCALE: NTS

J. KUYKENDALL SURVEY

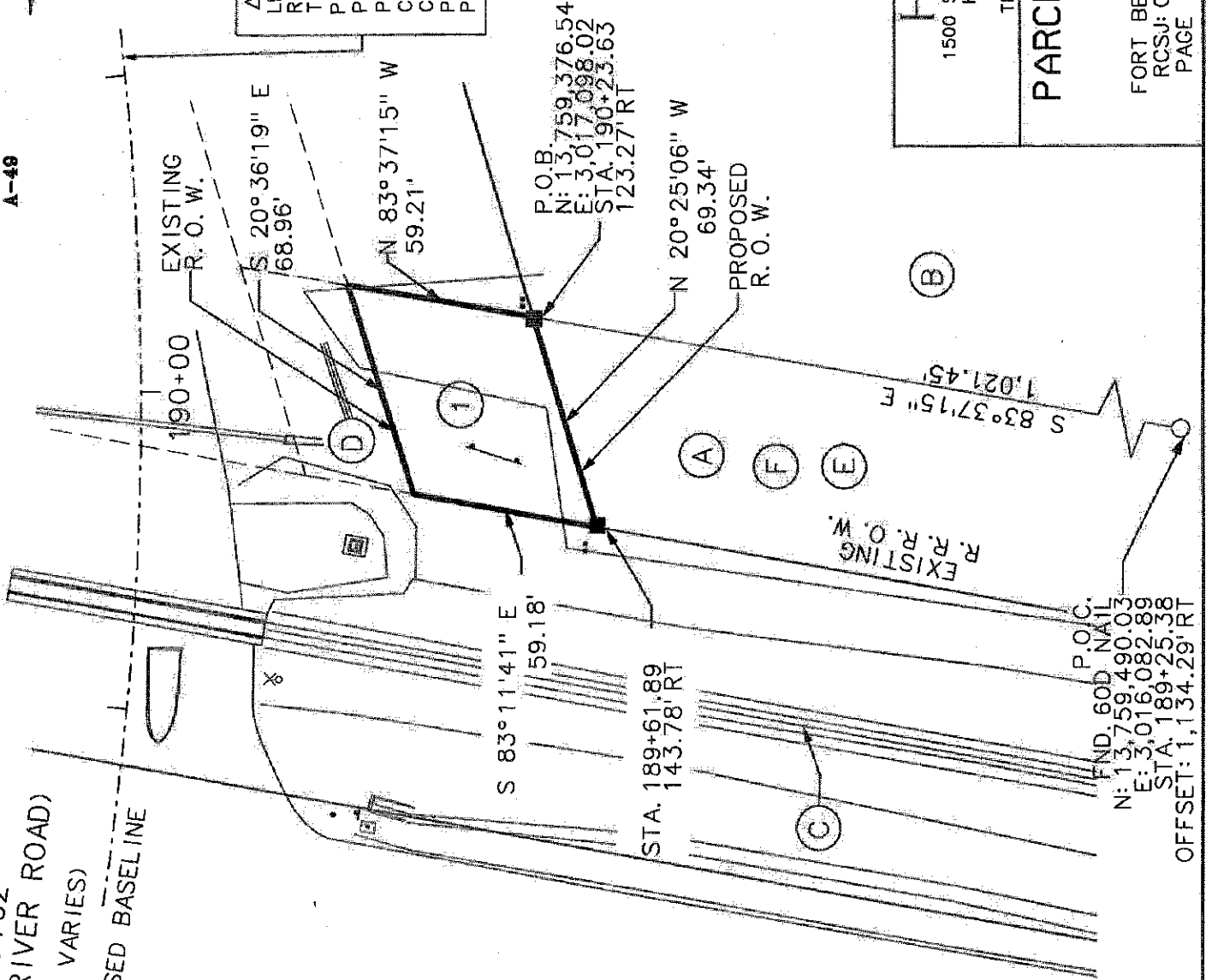
A-49

F.M. 762
(CRABB RIVER ROAD)
(WIDTH VARIES)

PROPOSED BASELINE



Δ	51° 53' 21" (LT)
LENGTH	= 940.96'
RADIUS	= 1,039.00'
TANGENT	= 505.51'
PI STATION	= 189+38.20
PC STATION	= 184+32.69
PT STATION	= 193+73.65
CH. BEARING	= S 1° 37' 32" E
CH. LENGTH	= 909.13'
PI NORTHING	= 13,759,507.62
PI EASTING	= 3,017,101.14



HUTT-ZOLLARS

1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077

(281) 496-0066

TEXAS FIRM NO. 10025601

PARCEL PLAT SHOWING
PARCEL 1

FORT BEND COUNTY NOV. 2, 2016
RCSJ: 0543-03-074 F.M. 762
PAGE 4 OF 4 SCALE: 1"=50'