

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.: 005

Grantor(s), whether one or more:
CORNERSTONE COMMUNITY BIBLE CHURCH

Grantor's Mailing Address (including county):
6701 FM 762
Rosenberg, Texas 77469
(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):
125 E. 11th Street
Austin, Texas 78701
(Travis County)

Consideration:

The sum of One Hundred Twelve Thousand Seven Hundred Eighty-Five and no/100 Dollars (\$112,785.00) 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:

Grantor covenants and agrees to remove the Retained Improvements from the Property by 30 days of closing, 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, by, through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

GRANTOR:

CORNERSTONE COMMUNITY BIBLE CHURCH

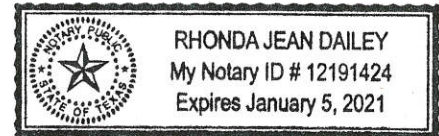
By: Brent Burckart

Name: Brent Burckart

Title: Senior Pastor

Acknowledgment

State of Texas
County of Fort Bend



This instrument was acknowledged before me on 30th day of June, 2017 by Brent Burckart, Senior Pastor of Cornerstone Community Bible Church, on behalf of said entity.

Rhonda Jean Dailey
Notary Public's Signature

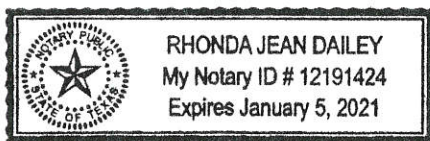


EXHIBIT A

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 5

Being a 1.05 acre (45,692 square feet) parcel of land, being out of and a part of the Joseph Kuykendall Survey, Abstract 49, Fort Bend County, Texas, and being out of Reserve "B" of the Tom R. Booth Estate Subdivision No. 1, a subdivision of record in Slide 1206A., Plat Records, Fort Bend County, Texas (P. R., F. B. C., T.), and also being out of and a part of a called 22.00 acre tract of land as described by deed dated March 28, 2007, from M. B. Golf Academy Investors, L.P. to Cornerstone Community Bible Church, of record under Fort Bend County Clerk File Number (F. B. C. C. F. No.) 2007037579, Official Public Records, Fort Bend County, Texas (O. P. R., F. B. C., T.). Said 1.05 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found marking the northeasterly corner of said called 22.00 acre tract of land, said 5/8-inch iron rod also marking an interior corner of a called 22.93 acre tract of land described by deed dated March 30, 2007, from M. B. Golf Academy Investors, L.P. to Bhakti Vishram Kuteer, LLC, of record under F. B. C. C. F. No. 2007040033, O. P. R., F. B. C., T., and having coordinates of N = 13,758,409.17, E = 3,019,455.65 (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° 12' 27" West, with the northerly boundary line of said called 22.00 acre tract, a distance of 1,681.19 feet to a 5/8-inch iron rod with aluminum TxDOT cap set on the proposed northeasterly right-of-way line of F. M. 762 (width varies) marking the northeasterly corner of the herein described parcel and the **POINT OF BEGINNING**, having coordinates of N = 13,758,210.33, E = 3,017,786.26;

- 1) **THENCE**, with the proposed northeasterly right-of-way line of F.M. 762, in a curve to the left, said curve having a radius of 2,953.00 feet, an internal angle of 00° 25' 13", a chord that bears South 24° 06' 33" East, and a chord length of 21.67 feet, for an arc distance of 21.67 feet to a 5/8-inch iron rod with aluminum TxDOT cap set marking a point of tangency of the herein described parcel;
- 2) **THENCE**, South 24° 19' 08" East, continuing with the proposed northeasterly right-of-way line of F. M. 762, a distance of 141.42 feet to a 5/8-inch iron rod with aluminum TxDOT cap set marking a point of curvature of the herein described parcel;

EXHIBIT A

- 3) THENCE, continuing with the proposed northeasterly right-of-way line of F. M. 762, in a curve to the right, said curve having a radius of 11,190.00 feet, an internal angle of $02^{\circ} 34' 58''$, a chord that bears South $23^{\circ} 01' 39''$ East, a chord length of 504.37 feet, an arc distance of 504.41 feet to a 5/8-inch iron rod with aluminum TxDOT cap set on the northerly boundary line of a called 20.00 acre tract of land as described by deed dated May 17, 1996, from Daniel R. Booth, Trustee to Dorothy Booth Meyers Harrison, of record under (F. B. C. C. F. No.) 9632087, (O. P. R., F. B. C., T.) marking a point of tangency;
- 4) THENCE, South $83^{\circ} 09' 26''$ West, with the northerly boundary line of said called 20.00 acre tract a distance of 84.78 feet to a point on the existing north easterly right-of-way line of F. M. 762 (width varies), as described by deed dated June 18, 1948, from Tom R. Booth to The State of Texas, of record in Volume 270, Page 124, Deed Records, Fort Bend County, Texas (D. R., F. B. C., T.), for the southwesterly corner of the herein described parcel;
- 5) THENCE, North $20^{\circ} 37' 08''$ West, with the existing southeasterly right-of-way line of F. M. 762, a distance of 658.97 feet to a 5/8-inch iron rod found marking the northwesterly corner of said called 22.00 acre tract, same being the northwesterly corner of the herein described parcel;
- 6) THENCE, North $83^{\circ} 12' 27''$ East, with the northerly boundary line of said called 22.00 acre tract a distance of 52.22 feet to the POINT OF BEGINNING, containing 1.05 acre (45,692 square feet) of land;

** The monument 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.

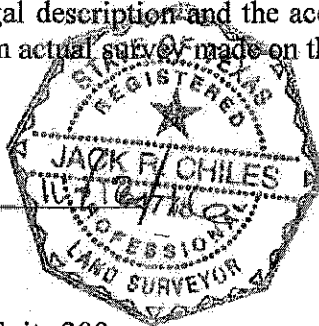
All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 2011 adjustment, Epoch 2010.00. All distances and coordinates herein are surface and may be converted to grid by dividing by a combined scale factor of 1.00013.

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

By: Huitt-Zollars, Inc.

Jack R. Chiles

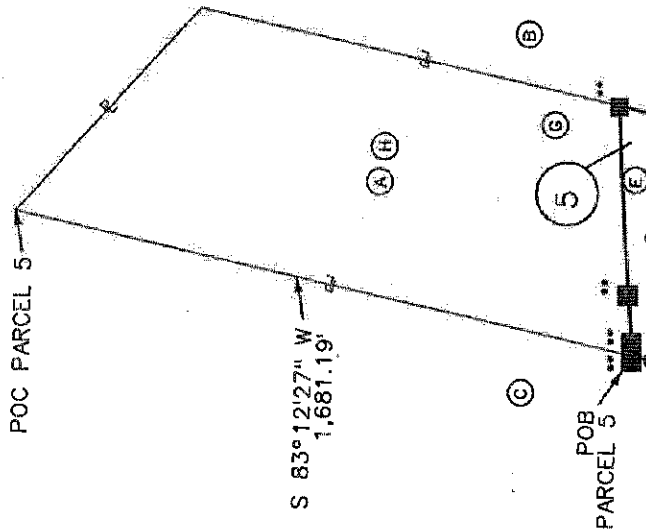
Jack R. Chiles, R.P.L.S.
Texas Registration No. 4778
1500 South Dairy Ashford, Suite 200
Houston, Texas 77077
(281) 496-0066
Firm Registration No. 10025601



J. KUYKENDALL SURVEY

A-49

- (A) (CALLED 22.00 ACRES)
M. B. GOLF ACADEMY INVESTORS, L.P.
TO
CORNERSTONE COMMUNITY
BIBLE CHURCH
F. B. C. C. F. No. 2007037579
O. P. R. F. B. C. T.
MARCH 28, 2007
- (B) (CALLED 20.00 ACRES)
DANIEL R. BOOTH, TRUSTEE,
TO
DOROTHY BOOTH MEYERS HARRISON
F. B. C. C. F. No. 9632087
O. P. R. F. B. C. T.
MAY 17, 1996
- (C) (CALLED 22.93 ACRES)
M. B. GOLF ACADEMY INVESTORS, L.P.
TO
BHAKTI VISHRAM KUTEER, LLC
F. B. C. C. F. No. 2007040033
O. P. R. F. B. C. T.
MARCH 30, 2007
- (D) (CALLED 3.416 ACRES)
TOM R. BOOTH
TO
THE STATE OF TEXAS
RIGHT-OF-WAY EASEMENT
VOL. 270, PG. 124
D. R. F. B. C. T.
JUNE 18, 1948



F. M. 762
(CRABB RIVER RD)

PARENT TRACT INSET
N. T. S.

NOTES

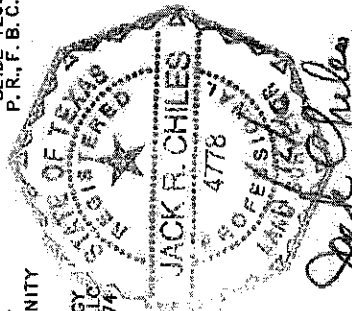
- D. R. F. B. C. T. INDICATES DEED RECORDS OF FORT BEND COUNTY, TEXAS.
- O. P. R. F. B. C. T. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- F. B. C. C. F. No. INDICATES FORT BEND COUNTY CLERK FILE NUMBER.
- EXISTING AND REMAINING AREAS ARE ACCORDING TO DEEDS OF RECORD AND/OR COMPUTED.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
- 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.
- A TXDOT TYPE II RIGHT-OF-WAY MARKER IS A TXDOT BRASS DISK IN CONCRETE.

(E) 10' WATERLINE EASEMENT
CITY OF ROSENBERG
F. B. C. C. F. No. 20091123
O. P. R. F. B. C. T.
SEPTEMBER 17, 2009

(F) 30' PIPELINE EASEMENT
TOM R. BOOTH
TO
HUMBLE PIPE LINE COMPANY
VOL. 425 PG. 325
D. R. F. B. C. T.
FEBRUARY 12, 1962

(G) 10' WIDE EASEMENT
CORNERSTONE COMMUNITY
BIBLE CHURCH
TO
CENTERPOINT ENERGY
HOUSTON ELECTRIC LLC
F. B. C. C. F. No. 2012127174
O. P. R. F. B. C. T.
OCTOBER 8, 2012

(H) RESERVE "B"
TOM R. BOOTH ESTATES
SUBDIVISION No. 1
SLIDE 1206A
P. R., F. B. C. T.



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

EXISTING AC.	AREA TABLE	
	TAKING	REMAINDER
22.00	AC/S.F.	LEFT RIGHT
	1.05/45,692	20.95

HUITT-ZOLLARS

1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0068
TEXAS FIRM NO. 10025601

PARCEL PLAT SHOWING
PARCEL 5

FORT BEND COUNTY NOV. 2, 2016
RCSJ: 0543-03-074 F.M. 762
PAGE 3 OF 5 SCALE: NTS

P.O.C.
FND 5/8" IR
N: 13,758.409.17
E: 3,019.455.65
STA. 207+25.37
OFFSET: 1,701.17' LT

J. KUYENDALL SURVEY

A-49

R= 11,190.00'
Δ= 02° 34' 58"
L= 504.41'
CB= S 23° 01' 39" E
CD= 504.37'

R= 2,953.00'
Δ= 00° 25' 13"
L= 21.67'
CB= S 24° 08' 33" E
CD= 21.67'

P.O.B.
N: 13,758.210.35
E: 3,017,786.26
STA. 203+32.46
90.08' LT

STA. 204+95.55
90.00' LT

S 24° 19' 08" E
141.42'

STA. 203+54.10
90.00' LT

N 83° 12' 27" E
52.22'

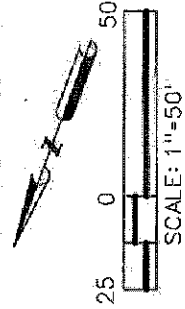
N 20° 37' 08" W
558.97'

FND 5/8" IRON ROD

PROPOSED BASELINE

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

MATCHLINE (SEE PAGE 5 OF 5)



Δ	3° 49' 33" (RT)
LENGTH	1,553.73
RADIUS	11,100.00
TANGENT	370.72'
PI STATION	208+66.27
PC STATION	204+95.55
PT STATION	212+36.71
CH. BEARING	S 22° 24' 22" E
CH. LENGTH	741.03'
PI NORTHING	13,755,686.79
PI EASTING	3,017,924.01

HUITT-ZOLIARS
1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066
TEXAS FIRM NO. 10025601

PARCEL PLAT SHOWING PARCEL 5

FORT BEND COUNTY NOV. 2, 2016
RCSJ: 0543-03-074 F.M. 762
PAGE 4 OF 5 SCALE: 1"=50'

J. KUYENDALL SURVEY

A-49

R= 11,190.00'
 $\Delta = 02^{\circ} 34' 58''$
 L= 504.41'
 CB= S $23^{\circ} 01' 39''$ E
 CD= 504.37'

MATCHLINE (SEE PAGE 4 OF 5)

PROPOSED R. O. W.

N $20^{\circ} 37' 08''$ W 658.97'

EXISTING R. O. W.

PROPOSED BASELINE

F. M. 762
 (CRABB RIVER RD)

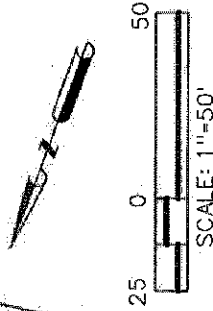
(WIDTH VARIES)

FND 1/2" IRON PIPE

210+00

S $83^{\circ} 09' 26''$ W
 84.78'

STA. 209+95.87
 80.00' LT



Δ	LENGTH
	RADIUS
	TANGENT
	PI STATION
	PC STATION
	PT STATION
	CH. BEARING
	CH. LENGTH
	PI NORTHING
	PI EASTING

= $3^{\circ} 49' 33''$ (RT)
 = 1,553.73
 = 11,100.00
 = 370.72'
 = 208+66.27
 = 204+95.55
 = 212+36.71
 = S $22^{\circ} 24' 22''$ E
 = 741.03'
 = 13,755,686.79
 = 3,017,924.01

HUITT-ZOLLARS

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

TEXAS FIRM NO. 10025601

PARCEL PLAT SHOWING
 PARCEL 5

FORT BEND COUNTY NOV. 2, 2016
 RCSJ: 0543-03-074 F.M. 762
 PAGE 5 OF 5 SCALE: 1"=50'