


EXECUTED on this the 24th day of January, 2018.

GRANTOR:

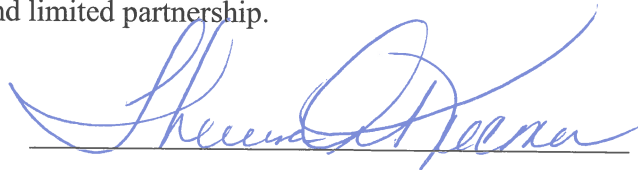
A-S 134 Katy Gaston-Falcon Landing, L.P.,
a Texas limited partnership

By: A-S 134, L.C., a Texas limited liability company,
its general partner

By: 
Name: Steven P. Alvis
Title: Manager

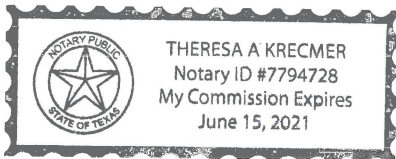
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 24th day of January, 2018 by Steven D. Alvis, Manager of A-S 134, L.C., a Texas limited liability company, general partner of A-S 134 Katy Gaston-Falcon Landing, L.P., a Texas limited partnership, on behalf of such limited liability company and limited partnership.



Notary Public in and for the State of Texas

(SEAL)



Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

County: Fort Bend County
Project Location: Gaston Road

Property Description for Parcel 22

Being a 0.0560-acre (2,440 square foot) tract of land situated in the Stephen Hobermaker Survey, A-189, Fort Bend County, Texas. Said 0.0560-acre tract being out of a called 17.9465-acre tract of land conveyed to A-S 134 Katy Gaston-Falcon Landing, L.P., by deed recorded under Fort Bend County Clerk's File No. 2015076320 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas, said 17.9465 acre tract, also being out of Restricted Reserve "A" and "B", Marketplace at Falcon Landing recorded under Clerk's File No. 20160075 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), Fort Bend County, Texas,. Said 0.0560-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be brought to grid by multiplying by the combined scale factor of 0.999887, all distances are surface distances):

COMMENCING (N=13,829,993.77, E=2,980,177.41) at a 1/2-inch iron rod with cap found in the southeast right-of-way line of Greenbusch Road (80-Foot Width) under Fort Bend County Clerk's File No. 19578 of the F.B.C.P.R, and under Fort Bend County Clerk's File No. 2012069375, of the O.P.R.F.B.C., in the north corner of Restricted Reserve "A" of said Marketplace at Falcon Landing and for the north corner of the said 17.9465 acre tract;

THENCE South 42 deg. 42 min. 22 sec. West, with the southeast right-of-way line of Greenbusch Road, with the northwest line of said Restricted Reserve "B" of said Marketplace at Falcon Landing and with the northwest line of said 17.9465-acre tract, a distance of 983.70 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the **POINT OF BEGINNING (N=13,829,270.91, E=2,979,510.23)** and north corner of said tract herein described;

THENCE South 02 deg. 26 min. 11 sec. East, over and across said Restricted Reserve "B" of said Marketplace at Falcon Landing, over and across said 17.9465-acre tract and with the east line of said tract herein described, a distance of 35.26 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point in said tract herein described;

THENCE South 47 deg. 34 min. 44 sec. East, over and across said Restricted Reserve "B" of said Marketplace at Falcon Landing, over and across said 17.9465-acre tract and with a northeast line of said tract herein described, a distance of 119.23 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point in said tract herein described;

THENCE South 40 deg. 41 min. 46 sec. East, over and across said Restricted Reserve "B" of said Marketplace at Falcon Landing, over and across said 17.9465-acre tract and with a northeast line of said tract herein described, a distance of 101.02 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in northeast right-of-way line of Gaston Road (width varies) for the south corner of said tract herein described;

THENCE North 47 deg. 31 min. 06 sec. West, with the existing northeast right-of-way line of said Gaston Road, with the southwest line of the said Restricted Reserve "B" of said Marketplace at Falcon Landing, with the southwest line of the said 17.9465-acre tract and with the southwest line of said tract herein described, a distance of 214.47 feet to a point in the herein described parcel and the beginning of a curve to the right;

THENCE, in a northerly direction, with the existing northeast right-of-way line of said Gaston Road and with said curve to the right having a radius of 30.00 feet, a central angle of 90 deg. 12 min. 49 sec. and chord which bears North 02 deg. 24 min. 22 sec. West, 42.50 feet, for an arc length of 47.23 feet, to a point in the existing southeast right-of-way line of said Greenbusch Road, and for an angle point in the herein described parcel;

THENCE North 42 deg. 42 min. 22 sec. East, with the southeast right-of-way line of said Greenbusch Road, with the northwest line of the said Restricted Reserve "B" of said Marketplace at Falcon Landing, with the northwest line of the said 17.9465-acre tract, and with the northwest line of said tract herein described, a distance of 6.73 feet to the **POINT OF BEGINNING** and containing 0.0560 acre (2,440 square feet) of land.

This description is accompanied by a plat of even survey date.

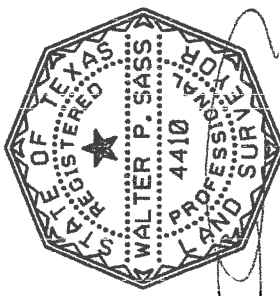
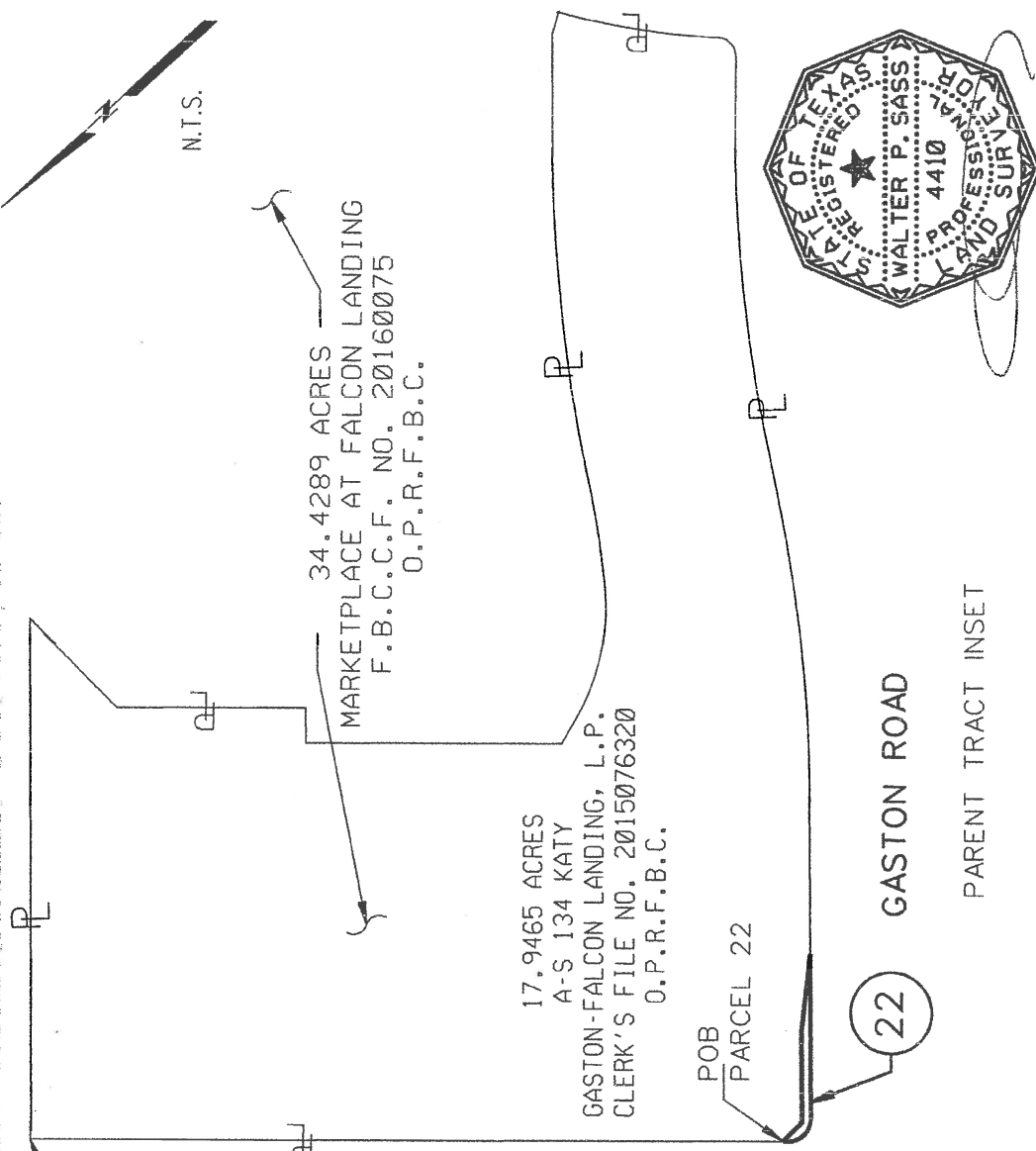
Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

Job No.: EG312
Date: 02/03/2016



A handwritten signature or scribble, consisting of several overlapping loops and lines, located below the surveyor's seal.

STEPHEN HOBERMAKER SURVEY, A-189



ABBREVIATIONS

- CM = CONTROL MONUMENT
- C.F. NO. = CLERK'S FILE NUMBER
- F.C. NO. = FILM CODE NUMBER
- F.C.M.R. = FORT BEND COUNTY MAP RECORDS
- I.R. = IRON ROD
- PG = PAGE
- R.O.W. = ROW-OF-WAY
- O.P.R.F.F.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- VOL = VOLUME

BASIS OF BEARINGS:

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:
THE COORDINATES SHOWN HEREIN ARE SURFACE COORDINATES AND MAY BE BROUGHT TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999887 ALL DISTANCES ARE SURFACE.

NOTE:
ALL CORNERS SET WITH 5/8" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.

EXISTING	TAKING AC/SE	REMAINING
17.9465 AC	0.0560 AC 2.440 SQ. FT.	17.8905 AC

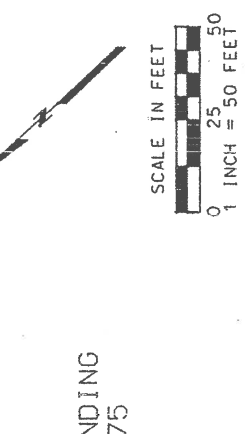
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DRAWN BY: C.C.	CALCULATED BY: J.G.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 11/01/17	JOB No.: EC312

WEISSER Engineering Co.
 19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Reg. No. 100518-00
 TBPE Reg. No. F-68

PARCEL 22
 RIGHT-OF-WAY TAKING
 STEPHEN HOBERMAKER SURVEY, A-189
 FORT BEND COUNTY, TEXAS

STEPHEN HOBERMAKER SURVEY, A-189



POC
 PARCEL 22
 N-13,829,993.77
 E-2,980,177.41
 34.4289 ACRES
 MARKETPLACE AT FALCON LANDING
 F.B.C.C.F. NO. 20160075
 O.P.R.F.F.B.C.

A-S 134 KATY GASTON-FALCON LANDING, L.P.
 F.B.C.C.F. No. 2015076320
 O.P.R.F.F.B.C.

P.O.B.
 PARCEL 22
 N-13,829,270.91
 E-2,979,510.23

S02° 26'11"E-35.26'
 0.0560 ACRE
 (2,440 SQ.FT.)

S47° 34'44"E-119.23'
 PROPOSED R.O.W.
 S40° 4'46"E-101.02'

N47° 31'06"W-214.47'
 EXISTING R.O.W.

GASTON ROAD
 (R.O.W. VARIES)

EXISTING R.O.W.

156.772 ACRES

KATY INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL NO. 7
 F.B.C.C. PLAT NO. 20110175
 F.B.C.C.P.R.

S42° 42'22"W-983.70'

GREENBUSCH ROAD

PLAT No. 19578, F.B.C.P.R.
 (80' R.O.W.)
 F.B.C.C.F. No. 2012069375
 O.P.R.F.F.B.C.

N42° 42'22"E-6.73'

R = 30.00'
 Δ = 90° 12' 49"
 L = 47.23'
 CH = N62° 24' 22" W
 42.50'



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 19500 Park Row, Suite 100
 Houston, Texas 77084
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PARCEL 22
 RIGHT-OF-WAY TAKING
 STEPHEN HOBERMAKER SURVEY, A-189
 FORT BEND COUNTY, TEXAS

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DRAWN BY: C.C.	CALCULATED BY: J.G.	SCALE: 1" = 50'
F.B. No.:	CHECKED BY: L.Y.	SHEET 4 OF 4
CREW CHIEF:	DATE: 11/01/17	JOB No.: EG312