



EXECUTED on this the 21<sup>st</sup> day of February, 2018.

**GRANTOR:**

FOUR PB, LLC,  
a Texas limited liability company

By: Leah Peed

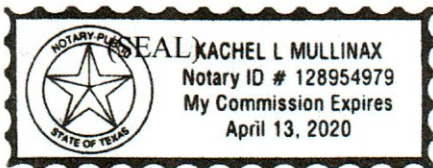
Leah Peed, manager  
Name, Title

THE STATE OF TEXAS

COUNTY OF Harris

§  
§  
§

This instrument was acknowledged before me on the 21 day of February, 2018 by Leah Peed, Manager [Title], on behalf of  
FOUR PB, LLC.



Kachel M  
Notary Public in and for the State of Texas

**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  
Project: Grand Vista; Beechnut Boulevard  
C.I. No.: 1237-17R  
Job Number: 2015-022-110

**METES AND BOUNDS DESCRIPTION FOR 0.2901 ACRES**

Being a 0.1419-acre tract of land (Tract 1) and a 0.1482-acre tract of land (Tract 2) located in the Leonard Burknapp Survey, A-108 in Fort Bend County, Texas, said 0.1419-acre tract being a portion of a called 22.2162-acre tract of land recorded in the name of Four PB, LLC in Clerk's File Number 2017038656 of the Official Records of Fort Bend County (O.R.F.B.C.), said 0.1482 acre tract being a portion of a called 21.08-acre tract of land recorded in the name of Four PB, LLC in Clerk's File Number 2016135100 O.R.F.B.C. said tracts being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone):

**Tract 1 – 0.1419 Acres:**

**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the northwest corner of a called 10.6058-acre tract of land recorded in Clerk's File Number 2014127158 of the O.R.F.B.C. and the southwest corner of Grand Vista Sec 13, a subdivision recorded in Plat Number 20150200 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the east line of said called 22.2162-acre tract;

Thence, through said called 21.2162-acre tract, the following four (4) courses:

1. South 84 degrees 31 minutes 19 seconds West, a distance of 5.92 feet;
2. 268.90 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 34 minutes 22 seconds, a radius of 2,034.50 feet and a chord that bears South 80 degrees 44 minutes 08 seconds West, a distance of 268.70 feet;
3. South 76 degrees 56 minutes 57 seconds West, a distance of 163.10 feet;
4. 180.64 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 18 minutes 22 seconds, a radius of 1,950.50 feet and a chord that bears South 79 degrees 36 minutes 09 seconds West, a distance of 180.57 feet to the east line of a called 1.5657-acre tract of land recorded in Clerk's File Number 2016122979 of the O.R.F.B.C. and the west line of aforesaid called 22.2162-acre tract;
5. Thence, with said east and west lines, North 02 degrees 03 minutes 23 seconds West, a distance of 10.05 feet;

Thence, through aforesaid called 22.2162-acre tract, the following four (4) courses:

6. 178.71 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 16 minutes 36 seconds, a radius of 1,940.50 feet and a chord that bears North 79 degrees 35 minutes 16 seconds East, a distance of 178.65 feet;
7. North 76 degrees 56 minutes 57 seconds East, a distance of 163.10 feet;
8. 270.22 feet along the arc of a curve to the right, said curve having a central angle of 07 degrees 34 minutes 22 seconds, a radius of 2,044.50 feet and a chord that bears North 80 degrees 44 minutes 08 seconds East, a distance of 270.02 feet;
9. North 84 degrees 31 minutes 19 seconds East, a distance of 5.92 feet to the west line of aforesaid Grand Vista Sec 13 and the east line of aforesaid called 22.2162-acre tract;
10. Thence, with the common line of said called 22.2162-acre tract and said Grand Vista Sec 13, South 05 degrees 26 minutes 54 seconds East, a distance of 10.00 feet to the **Point of Beginning** and containing 0.1419 acres of land.

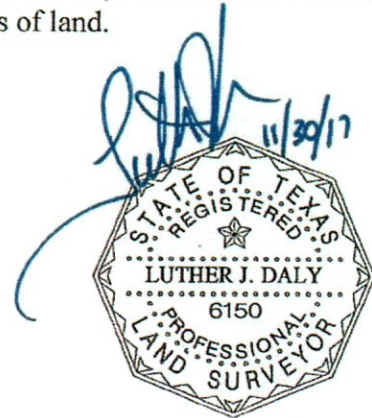
**Tract 2 – 0.1482 Acres:**

**Commencing** at the northeast corner of a called 1.491-acre tract recorded in Clerk's File Number 2017088748 of the O.R.F.B.C. and the northwest corner of aforesaid called 21.08-acre tract, same being the south line of a called 1.7859-acre tract recorded in Clerk's File Number 2014096964 of the O.R.F.B.C.;

Thence, with the east line of said called 1.491-acre tract and the west line of said 21.08-acre tract, South 02 degrees 05 minutes 13 seconds East, a distance of 0.61 feet to the northwest corner and **Point of Beginning** of the herein described tract;

1. Thence, through said called 21.08-acre tract, 6.17 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 10 minutes 18 seconds, a radius of 2,060.00 feet and a chord that bears North 78 degrees 56 minutes 40 seconds East, a distance of 6.17 feet to the south line of aforesaid called 1.7859-acre tract and the north line of said called 21.08-acre tract;
2. Thence, with the south line of said called 1.7859-acre tract and the north line of said called 21.08-acre tract, North 84 degrees 33 minutes 48 seconds East, a distance of 639.31 feet to the west line of Grand Vista Sec 11, a subdivision recorded in Plat Number 20150047 of the F.B.C.P.R. and the northeast corner of said called 21.08-acre tract;

3. Thence, with the west line of said Grand Vista Sec 11 and the east line of said called 21.08-acre tract, South 02 degrees 31 minutes 24 seconds East, a distance of 10.01 feet;
4. Thence, through said called 21.08-acre tract, South 84 degrees 33 minutes 48 seconds West, a distance of 638.30 feet;
5. Thence, continuing through said called 21.08-acre tract, 7.27 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 12 minutes 04 seconds, a radius of 2,070.00 feet and a chord that bears South 78 degrees 58 minutes 23 seconds West, a distance of 7.27 feet to the east line of aforesaid called 1.491-acre tract and the west line of said called 21.08-acre tract;
6. Thence, with the east line of said called 1.491-acre tract and the west line of said called 21.08-acre tract, North 02 degrees 05 minutes 08 seconds West, a distance of 10.12 feet to the **Point of Beginning** and containing 0.1482 acres of land.



L & G.N.R.R. SURVEY, A-367

10' PAN AMERICAN  
GAS CO. ESMT.  
VOL. 490, PG. 482  
F.B.C.D.R.

CALL 1.5657 ACRES  
C.F. NO. 2016122979  
O.R.F.B.C.

10' PAN AMERICAN  
GAS CO. ESMT.  
VOL. 490, PG. 482  
F.B.C.D.R.

CALL 0.2789 ACRES  
FORT BEND COUNTY  
C.F. NO. 2005003524  
O.R.F.B.C.

CALL 1.7859 ACRES  
FORT BEND COUNTY  
C.F. NO. 2014096964  
O.R.F.B.C.

**BEECHNUT STREET.**  
PLAT NO. 20060166  
F.B.C.P.R.

CALL 1.491 ACRES  
THE WEALTH TEAM, LLC  
C.F. NO. 2017088748  
O.R.F.B.C.

CALL 2.005 ACRES  
KJM 10  
INVESTMENTS, LLC  
C.F. NO. 2017092874  
O.R.F.B.C.

CALLED  
CENTERLINE  
HARLEM ROAD

**GRAND MISSION BLVD.**  
PLAT NO. 20060166  
F.B.C.P.R.

BRADFORD PARK SEC. 1  
PLAT NO. 20050034  
F.B.C.P.R.

CALL 22.2162 ACRES  
FOUR PB, LLC  
C.F. NO. 2017038656  
O.R.F.B.C.

**0.1419  
ACRE  
TRACT**

**P.O.B. BEECHNUT STREET.**  
CALL 10.6058 ACRES  
FORT BEND COUNTY  
C.F. NO. 2014127158  
O.R.F.B.C.

GRAND VISTA SEC 11  
PLAT NO. 20150047  
F.B.C.P.R.

**TRACT 2  
0.1482  
ACRES**

LEONARD BURKNAPP  
SURVEY, A-108

CALL 21.08 ACRES  
FOUR PB LLC  
C.F. NO. 2016135100  
O.R.F.B.C.

CALL 0.2789 ACRES  
FORT BEND COUNTY  
C.F. NO. 2005003524  
O.R.F.B.C.

CALL 1.7859 ACRES  
FORT BEND COUNTY  
C.F. NO. 2005003524  
O.R.F.B.C.

**P.O.C.**  
**P.O.B.**  
CALL 1.491 ACRES  
THE WEALTH TEAM, LLC  
C.F. NO. 2017088748  
O.R.F.B.C.

CALL 21.08 ACRES  
FOUR PB LLC  
C.F. NO. 2016135100  
O.R.F.B.C.

**TRACT 2  
0.1482 ACRES**

ABBREVIATIONS  
P.O.C. - PLACE OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING

**Costello**  
9990 RICHMOND AVENUE SUITE 450  
NORTH BUILDING  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3680  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

**EXHIBIT OF  
TWO TRACTS IN  
IN GRAND VISTA**

DRAWN BY: KL DATE: 11/27/2017 SCALE: 1"=200'  
CHECKED BY: LJD JOB NO: 2015-022-10 1231717R.DGN