

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.

### TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND	§	

THAT, **THE WEALTH TEAM, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has DONATED, and by these presents does GRANT, GIVE AND CONVEY unto **FORT BEND COUNTY, TEXAS** ("Grantee"), a body corporate and politic under the laws of the State of Texas and unto its successors, and assigns, a temporary easement for the right of access, ingress, regress and egress (the "Easement") across, along, under and upon that certain tract of land, containing **0.0587 of an acre**, as more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, (the "Easement Property") to allow access of a person, vehicle, machinery, equipment, and any other desired or necessary items over and across the Easement Property for so long as necessary for Grantee to complete improvements to any adjacent roadways.

This conveyance is made subject to any and all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Easement Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD, subject to the matters set forth herein, the Easement, together with all and singular the rights and appurtenances thereunto in anywise belonging, including all necessary rights of ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Subject to the matters set forth herein, Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND**, all singular the Easement and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the Permitted Encumbrances.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED on this the 15<sup>th</sup> day of February, 2018.

**GRANTOR:**

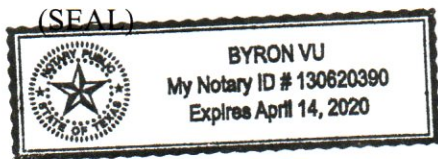
THE WEALTH TEAM, LLC,  
a Texas limited liability company

By: [Signature]

Hira Khan, Partner  
Name, Title

THE STATE OF TEXAS           §  
  §  
COUNTY OF Harris       §

This instrument was acknowledged before me on the 15<sup>th</sup> day of February,  
2018 by Hira Khan, Partner [Title], on behalf of  
THE WEALTH TEAM, LLC.



Byron Vu 02/15/2018  
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

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# EXHIBIT A

County: Fort Bend  
Project: Grand Vista; Beechnut Boulevard  
C.I. No.: 1231-17R  
Job Number: 2015-022-110

**FIELD NOTES FOR 0.0587 ACRES**

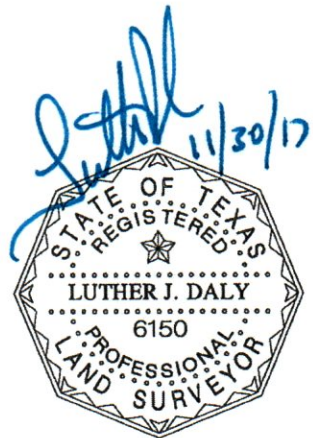
Being a 0.0587 acre tract of land located in the Leonard Burknapp Survey, A-108 in Fort Bend County, Texas, said 0.0587 acre tract being a portion of a call 1.491-acre tract of land recorded in the name of The Wealth Team, LLC in Clerk's File Number 2017088748 of the Official Records of Fort Bend County (O.R.F.B.C.), said 0.0587 acre tract 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);

**Commencing** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the southwest corner of a called 0.2789-acre tract of land recorded in Clerk's File Number 2005003524 of the O.R.F.B.C., the northwest corner of said called 1.491-acre tract, and a southerly corner of a called 1.7859-acre tract of land recorded in Clerk's File Number 2014096964 of the O.R.F.B.C;

Thence, with the west line of said called 1.491-acre tract, South 02 degrees 01 minutes 27 seconds East, a distance of 10.17 feet to the northwest corner and **Point of Beginning** of the herein described tract;

1. Thence, through said called 1.491-acre tract, North 84 degrees 33 minutes 48 seconds East, North 84 degrees 36 minutes 40 seconds East, a distance of 55.23 feet;
2. Thence, continuing through said called 1.491-acre tract, 200.65 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 34 minutes 51 seconds, a radius of 2,060.00 feet and a chord that bears North 81 degrees 49 minutes 14 seconds East, a distance of 200.57 feet to the east line of said called 1.491-acre tract and the west line of a called 21.08-acre tract of land recorded in Clerk's File Number 2016135100 of the O.R.F.B.C.;
3. Thence, with the east line of said called 1.491-acre tract and the west line of said called 21.08-acre tract, South 02 degrees 05 minutes 08 seconds East, a distance of 10.12 feet;
4. Thence, through said called 1.491-acre tract, 200.06 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 32 minutes 15 seconds, a radius of 2,070.00 feet and a chord that bears South 81 degrees 50 minutes 32 seconds West, a distance of 199.98 feet;

5. Thence, continuing through said called 1.491-acre tract, South 84 degrees 36 minutes 40 seconds West, a distance of 55.82 feet to the west line of aforesaid called 1.491-acre tract;
6. Thence, with said west line, North 02 degrees 01 minutes 27 seconds West, a distance of 10.02 feet to the **Point of Beginning** and containing 0.0587 acres of land.





LEONARD BURKNAPP SURVEY, A-108

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

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

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

5' SUGAR LAND  
TELEPHONE CO. ESMT.  
C.F. NO. 9359141  
O.R.F.B.C.

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

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

P.O.C.

P.O.B.

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

0.0587  
ACRE TRACT

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

REMAINDER  
CALL 1095.0 ACRES  
TERRAVISTA LAKES, LLC  
C.F. NO. 2006064288  
O.R.F.B.C.

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

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

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

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

CALLED  
CENTERLINE  
HARLEM ROAD

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

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

**Costello**



9890 RICHMOND AVENUE SUITE 450  
NORTH BUILDING  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

EXHIBIT OF  
0.0587 ACRES  
IN GRAND VISTA

DRAWN BY: KL	DATE: 11/29/2017	SCALE: 1"=100'
CHECKED BY: LJD	JOB NO: 2015-022-110	123117R.DGN

5:UEW17E8W15TA LAKESV204136V107 Beechnut Bvd\123117R.dgn