

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, **AWMAKG, 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 a certain tract of land, containing **0.0582 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:**

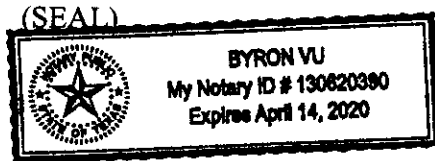
AWMAKG, LLC,  
a Texas limited liability company

By: Ahmer Chau

Ahmer Chau, Manager  
Name, Title

THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 15 day of Feb.,  
2018 by Ahmer Chau, Manager [Title], on behalf of  
AWMAKG, LLC.



Byron Vu  
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.: 1230-17  
Job Number: 2015-022-110

**METES AND BOUNDS DESCRIPTION FOR 0.0582 ACRES**

Being a 0.0582-acre tract of land located in the Leonard Burknapp Survey, A-108 in Fort Bend County, Texas, said 0.0582-acre tract being a portion of a called 1.5657-acre tract of land recorded in the name of Awmakg, LLC in Clerk's File Number 2016122979 of the Official Records of Fort Bend County (O.R.F.B.C.), said 0.0582-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 mag nail found for the southeast corner of said called 1.5657-acre tract and the southwest corner of a called 22.2162-acre tract of land recorded in Clerk's Filer Number 2017038656 of the O.R.F.B.C., same being on the north line 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 east line of said called 1.5657-acre tract and the west line of said called 22.2162-acre tract, North 02 degrees 03 minutes 23 seconds West a distance of 12.83 feet to the southeast corner and **Point of Beginning** of the herein described tract;

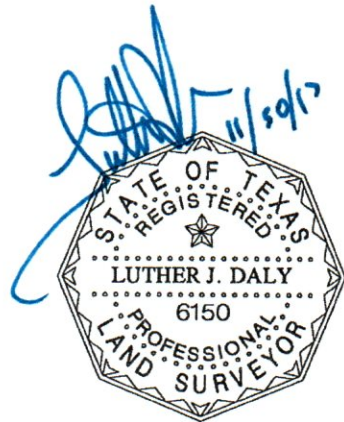
Thence, through said called 1.5657-acre tract, the following three (3) courses:

1. 80.25 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 21 minutes 27 seconds, a radius of 1,950.50 feet and a chord that bears South 83 degrees 26 minutes 03 seconds West, a distance of 80.25 feet;
2. South 84 degrees 36 minutes 40 seconds West, a distance of 163.88 feet;
3. North 48 degrees 47 minutes 20 seconds West, a distance of 8.79 feet to the east line of aforesaid called 1.5657-acre tract;
4. Thence, with the west line of said called 1.5657-acre tract, North 02 degrees 02 minutes 18 seconds West, a distance of 13.73 feet;

Thence, through said called 1.5657-acre tract, the following three (3) courses:

5. South 48 degrees 47 minutes 20 seconds East, a distance of 13.89 feet;

6. North 84 degrees 36 minutes 40 seconds East, a distance of 159.64 feet;
7. 80.77 feet along the arc of a curve to the left, said curve having a central angle of 02 degrees 23 minutes 06 seconds, a radius of 1,940.50 feet and a chord that bears North 83 degrees 25 minutes 07 seconds East, a distance of 80.77 feet to the east line of aforesaid called 1.5657-acre tract and the west line of aforesaid called 22.2162-acre tract;
8. Thence, with said east line and said west line, South 02 degrees 03 minutes 23 seconds East, a distance of 10.05 feet the **Point of Beginning** and containing 0.0582 acres of land.



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

LEONARD BURKNAPP SURVEY, A-108

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.

CALL 1.5657 ACRES  
O.R.F.B.C. NO. 2016122919

0.0582  
ACRE TRACT

BEECHNUT  
STREET  
PLAT NO. 20050166  
F.B.C.P.R.

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

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

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.

LEONARD BURKNAPP  
SURVEY, A-108

P.O.B.

P.O.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.

GRAND VISTA  
SEC 13  
PLAT NO. 20150200  
F.B.C.P.R.

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

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

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: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100488

EXHIBIT OF  
0.0582 ACRES  
IN GRAND VISTA

DRAWN BY: KL DATE: 10/18/2017 SCALE: 1"=200'  
CHECKED BY: LJD JOB NO: 2015-022-110 123017.DGN

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

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

SHAWN/TERESA/STIA LACE/2014/1361/07 Beechnut Survey/2017.dgn