

DONATION DEED

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.

THAT, **SUNLAKE, LIMITED**, a Texas limited partnership, (“Grantor”), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, GIVEN AND CONVEYED, 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, forever, a certain tract of land containing **4.587 acres**, more particularly described as **Parcel 14** in Exhibit “A”, attached hereto and incorporated herein and made a part hereof for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (the “Fee Parcel”).

FURTHER, Grantor does hereby GRANT, GIVE AND CONVEY unto Grantee, its successors and assigns, an easement and right-of-way (the “Easement”) for access and maintenance purposes, including, without limitation, the construction, installation, repair, replacement, removal, maintenance, and operation of drainage facilities over, across, along, upon, under, and through a certain tract of land containing **1.005 acres**, more particularly described in Exhibit “B”, attached hereto and incorporated herein and made a part hereof for all purposes (“**Easement Tract 14**”).

Grantee may use Easement Tract 14 for detention and drainage purposes and may, without limitation, construct, operate, install, maintain, repair, remove, and replace its facilities on Easement Tract 14 and may enter upon Easement Tract 14 to engage in such activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee’s right shall include, without limitation, the right to clear and remove trees, shrubbery, growth, and other improvements from Easement Tract 14, and the right to bring and operate such equipment thereon as may be necessary or appropriate to effectuate the purposes for which the Easement is granted.

This Donation Deed and the conveyances hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to 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 Fee Parcel and Easement Tract 14 (collectively, the “Permitted Encumbrances”).

TO HAVE AND TO HOLD the Fee Parcel and Easement Tract 14, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all singular the title to the Fee Parcel and the said Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

This conveyance is made and accepted on the condition that, and provided that, Grantee acknowledges and accepts the sole purpose of this donation of the Fee Parcel and grant of the Easement is to accommodate Grantee's improvements to the future Chimney Rock Road and Lake Olympia Boulevard, Segment 1, including the right-of-way for related drainage and detention, but Grantor, its successors or assigns may elect to develop its remaining property located adjacent to the land conveyed to Grantee ("Grantor's Remaining Property"). Upon such future development of Grantor's Remaining Property, Grantor, its successors or assigns, may need to utilize Easement Tract 14, for purposes to benefit the development of Grantor's Remaining Property. Therefore, Grantee agrees to abandon the Easement upon, (1) Grantor's, its successors or assigns election to develop Grantor's Remaining Property; and (2) Grantee's approval of Grantor's, its successors' or assigns' plan to accommodate the Grantee's drainage and/or detention needs satisfied by Easement Tract 14 at the time of Grantor's, its successors' or assigns' election to develop Grantor's Remaining Property. The Grantee shall have no obligation to abandon the Easement until the granting of its approval of such accommodation plans presented by the Grantor.

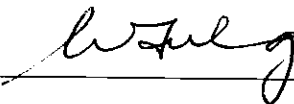
If current ad valorem taxes on said Fee Parcel have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

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

EXECUTED on the date set forth in the acknowledgement of the Grantee's acceptance hereof.

GRANTOR:

Sunlake, Limited,
a Texas limited partnership

By: 

Name: C F WONG

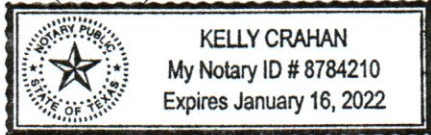
Title: PRESIDENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 16TH day of JANUARY,
2019 by CLINTON F. WONG, PRESIDENT, on behalf of Sunlake, Limited.

(SEAL)



Kelly Crahan
Notary Public in and for the State of Texas

AGREED TO AND ACCEPTED:

GRANTEE:

Fort Bend County, Texas

By: _____

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the ____ day of ____, 2019, by _____, _____ of Fort Bend County, Texas, a political subdivision of the State of Texas, on behalf of said County.

(SEAL)

Notary Public in and for the State of Texas

Attachments:

- Exhibit A – Legal Description of the Fee Parcel
- Exhibit B – Legal Description of Easement Tract 14

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

EXHIBIT A

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
4.587 ACRES (199,816 SQ. FT.)
OUT OF CALLED 69.97 ACRE TRACT
T. HOBERMAKER SURVEY, A-191
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 4.587 acres (199,816 square feet), more less, situated in the T. Hobermaker Survey, Abstract No. 191, in Fort Bend County, Texas, said 4.587 acre tract being out of that certain tract called 69.97 acres conveyed to SUNLAKE, LIMITED, by special warranty deed effectively dated March 19, 2018, recorded in Fort Bend County Clerk's File No. 2018029236, of the Official Public Records of Fort Bend County, Texas, said 4.587 acre parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

COMMENCING at a 1-inch iron pipe found in the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being the southwest corner of that certain 161.292 acre tract conveyed to HANNOVER ESTATES, LTD., by special warranty deed effectively dated June 29, 2017, recorded in Fort Bend County Clerk's File No. 2017071906, of the Official Public Records of Fort Bend County, Texas, being also the southeast corner of that certain tract called 1.8064 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records Fort Bend County, Texas and by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records Fort Bend County, Texas, in the north line of that certain tract called 472.1079 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed dated April 12, 2000, recorded in Fort Bend County Clerk's File No. 2000089092, of the Official Public Records of Fort Bend County, Texas;

THENCE North 02°32'31" West along the westerly line of said 161.292 acre tract (called N02°38'41"W) and the easterly line of said 1.8064 acre tract (called N0°28'W), at a distance of 27.16 feet (called 26.45') pass a 5/8-inch iron rod found, at a distance of 27.23 feet pass a 1-inch iron pipe found, and continue, (called N02°32'40"W) at a distance of 52.32 feet (called 51.53') pass a 1-inch iron pipe found for the northeast corner of said 1.8064 acre tract, being the southeast corner of that certain tract called 259.7066 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records of Fort Bend County, Texas and by warranty deed (acreage is specifically referenced but the metes and bounds description was not attached) dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records of Fort Bend County, Texas, and continue, along the easterly line of said 259.7066 acre tract (called N02°32'40"W), in all a distance of 724.28 feet to a 5/8-inch iron rod with Tejas cap set for an intersect with the proposed westerly right-of-way line of said Chimney Rock Road;

THENCE crossing said 161.292 acre tract along the proposed westerly right-of-way line of said Chimney Rock Road, the following five courses and distances:

South 80°34'23" East, a distance of 20.46 feet to a 5/8-inch iron rod with a Tejas cap set for an interior corner;

In a northerly direction, a distance of 754.87 feet, following the arc of a curve to the right having a radius of 2050.00 feet and a central angle of 21°05'53" (Ch=N19°58'34"E, 750.61 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

North 30°31'30" East, a distance of 816.74 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 16°29'20" East, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 30°31'30" East, at a distance of 249.22, pass a 5/8-inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 324.22 feet to an intersect with the centerline of Mustang Bayou, being the north line of said 161.292 acre tract and the south line of said 69.97 acre tract, for the POINT OF BEGINNING (X=3,086,231.71; Y=13,769,758.06; surface, feet) and southwest corner of the herein described 4.587 acre tract;

THENCE crossing said 69.97 acre tract along the proposed westerly right-of-way line of said Chimney Rock Road, the following six courses and distances:

North 30°31'30" East, at a distance of 75.00 feet, pass a 5/8-inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 275.23 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 44°29'14" East, a distance of 103.61 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 30°31'30" East, a distance of 750.00 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 16°29'20" East, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North $30^{\circ}31'30''$ East, at a distance of 261.79 feet, pass a 5/8-inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 351.05 feet to point of curvature that falls in the waters of the American Canal;

In a northerly direction, a distance of 10.74 feet, following the arc of a curve to the left having a radius of 1925.00 feet and a central angle of $00^{\circ}19'11''$ (Ch= $N30^{\circ}21'54''E$, 10.74 feet) to an intersect with the north line of said 69.97 acre tract, located in the waters of the American Canal, from which the northwest corner of said 69.97 acre tract bears $S89^{\circ}45'25''W$, 1151.59 feet;

THENCE North $89^{\circ}45'25''$ East along the north line of said 69.97 acre tract, a distance of 171.87 feet to an intersect with the proposed easterly right-of-way line of said Chimney Rock Road, for the northeast corner of the herein described parcel;

THENCE crossing said 69.97 acre tract along the proposed easterly right-of-way line of said Chimney Rock Road, the following six courses and distances:

In a southerly direction, a distance of 98.71 feet, following the arc of a curve to the right, having a radius of 2075.00 feet and a central angle of $02^{\circ}43'32''$ (Ch= $S29^{\circ}09'44''W$, 98.70 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

South $30^{\circ}31'30''$ West, a distance of 301.04 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

South $44^{\circ}33'40''$ West, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

South $30^{\circ}31'30''$ West, a distance of 800.00 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

South $16^{\circ}33'47''$ West, a distance of 103.61 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

South $30^{\circ}31'30''$ West, at a distance of 184.53, pass a 5/8-inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 259.53 feet to an intersect with the centerline of Mustang Bayou, being the south line of said 69.97 acre tract and the north line of said 161.292 acre tract, for the southeast corner of the herein described parcel;

THENCE North $65^{\circ}26'53''$ West, along the centerline of Mustang Bayou, being the south line of said 69.97 acre tract and the north line of said 161.292 acre tract, a distance of 150.82 feet to the POINT OF BEGINNING and containing 4.587 acres (199,816 square feet) of land, more or less.

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, divide by a scale factor = 1.00013.

TEJAS SURVEYING, INC.

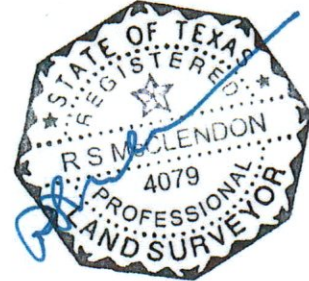
Firm No. 10031300

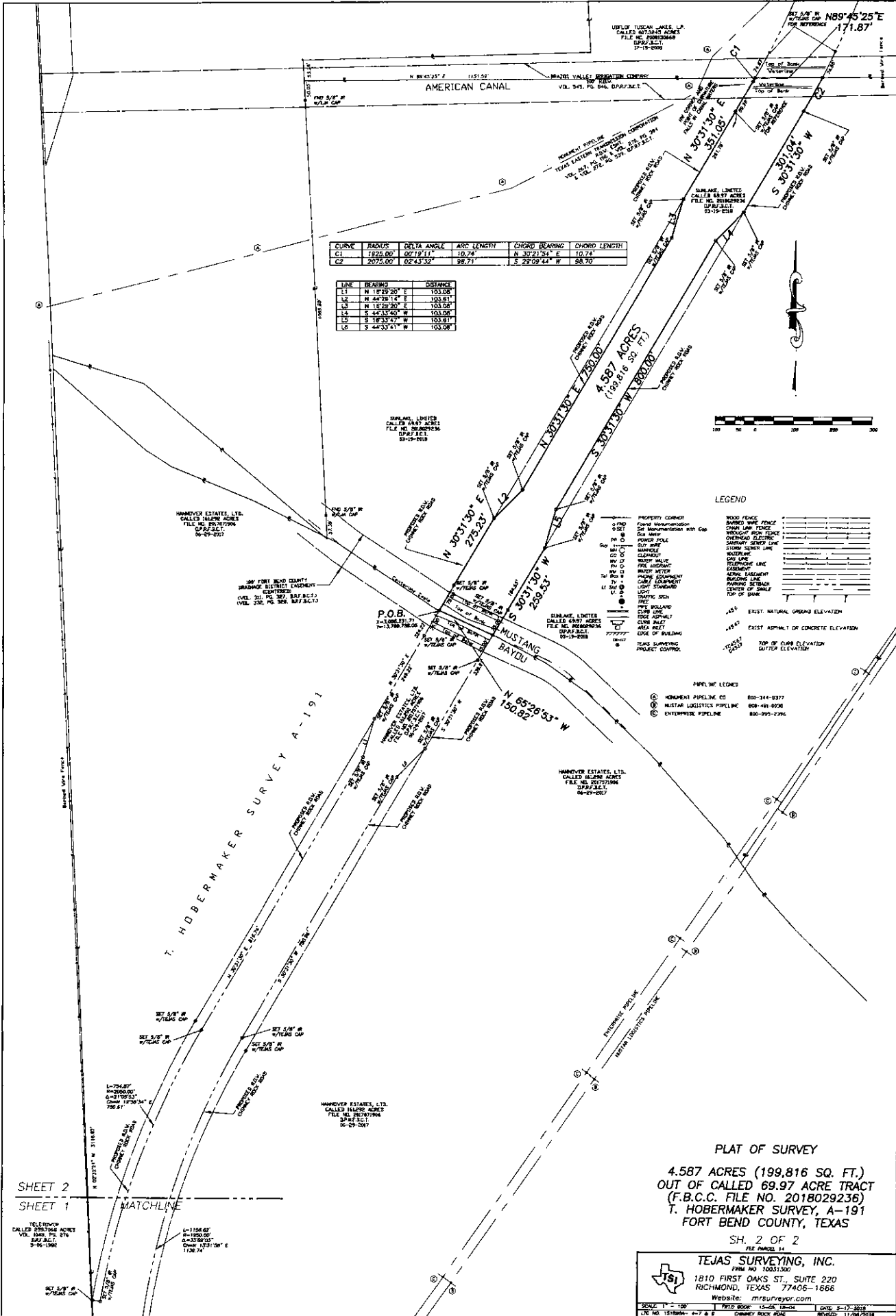
Ph: 281 240-9099

Job No. 61-1501 Parcel 14

May 17, 2018

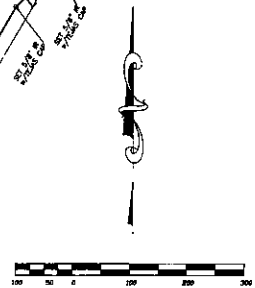
Revised November 8, 2018





CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	7825.00	00°19'11"	10.74'	N 30°21'54" E	10.74'
C2	2075.00	02°43'52"	38.71'	S 29°09'44" W	38.70'

LINE	BEARING	DISTANCE
L1	N 1°29'20" E	103.08'
L2	N 44°30'14" E	103.81'
L3	N 10°20'50" E	103.08'
L4	S 44°33'40" W	103.08'
L5	S 1°33'47" W	103.81'
L6	S 44°33'41" W	103.08'



LEGEND

PROPERTY CORNER	WOOD FENCE	---
CONCRETE MONUMENT WITH CAP	BARBED WIRE FENCE	=====
CONCRETE MONUMENT	CHAIN LINK FENCE	-----
WOOD MONUMENT	WYBRAGHT ROW FENCE	-----
IRON PIPE	OVERHEAD ELECTRIC	-----
STEEL PIPE	SANITARY SEWER LINE	-----
CONCRETE	STORM SEWER LINE	-----
WATERLINE	WATERLINE	-----
TELEPHONE LINE	TELEPHONE LINE	-----
ADIRAC	ADIRAC	-----
RAILROAD	RAILROAD	-----
PRONG SERVICE	PRONG SERVICE	-----
CENTER OF DITCH	CENTER OF DITCH	-----
TOP OF BANK	TOP OF BANK	-----
EXIST. NATURAL GROUND ELEVATION	EXIST. NATURAL GROUND ELEVATION	-----
EXIST. ASPHALT OF CONCRETE ELEVATION	EXIST. ASPHALT OF CONCRETE ELEVATION	-----
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION	-----
GUTTER ELEVATION	GUTTER ELEVATION	-----

- PIPELINE LEGEND**
- ① NONMETAL PIPELINE CO 800-344-9377
 - ② MUSTANG LOGISTICS PIPELINE 800-491-0076
 - ③ ENTERPRISE PIPELINE 800-999-1096

SHEET 2
SHEET 1
MATCHLINE

PLAT OF SURVEY
4.587 ACRES (199,816 SQ. FT.)
OUT OF CALLED 69.97 ACRE TRACT
(F.B.C.C. FILE NO. 2018029236)
T. HOBERMAKER SURVEY, A-191
FORT BEND COUNTY, TEXAS
 SH. 2 OF 2
 FILE PARCEL 14

TEXAS SURVEYING, INC.
 1810 FIRST OAKS ST., SUITE 220
 RICHMOND, TEXAS 77406-1666
 Website: mrsurveyor.com

SCALE: 1" = 100' FIELD BOOK: 15-05, 18-04 DATE: 5-17-2018
 D.C. NO. 11318888-47 & 8 CONVEY RECORD NUMBER: 11/208/2018
 PHONE: (817) 242-8000 FAX: (817) 242-1500/1510/1516 FILE NO. 41-1501 PAGE 14

EXHIBIT B

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
1.005 ACRES (43,764 SQ. FT.)
OUT OF CALLED 69.97 ACRE TRACT
T. HOBERMAKER SURVEY, A-191
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 1.005 acres (43,764 square feet), more less, situated in the T. Hobermaker Survey, Abstract No. 191, in Fort Bend County, Texas, said 1.005 acre tract being out of that certain tract called 69.97 acres conveyed to SUNLAKE, LIMITED, by special warranty deed effectively dated March 19, 2018, recorded in Fort Bend County Clerk's File No. 2018029236, of the Official Public Records of Fort Bend County, Texas, said 1.005 acre parcel being more particularly described by metes and bounds in two parts, as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

PART 1: Being 0.4880 acre (21,257 square feet)

COMMENCING at a 1-inch iron pipe found in the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being the southwest corner of that certain 161.292 acre tract conveyed to HANNOVER ESTATES, LTD., by special warranty deed effectively dated June 29, 2017, recorded in Fort Bend County Clerk's File No. 2017071906, of the Official Public Records of Fort Bend County, Texas, being also the southeast corner of that certain tract called 1.8064 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records Fort Bend County, Texas and by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records Fort Bend County, Texas, in the north line of that certain tract called 472.1079 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed dated April 12, 2000, recorded in Fort Bend County Clerk's File No. 2000089092, of the Official Public Records of Fort Bend County, Texas;

THENCE North 02°32'31" West along the westerly line of said 161.292 acre tract (called N02°38'41"W) and the easterly line of said 1.8064 acre tract (called N0°28'W), at a distance of 27.16 feet (called 26.45') pass a 5/8-inch iron rod found, at a distance of 27.23 feet pass a 1-inch iron pipe found, and continue, (called N02°32'40"W) at a distance of 52.32 feet (called 51.53') pass a 1-inch iron pipe found for the northeast corner of said 1.8064 acre tract, being the southeast corner of that certain tract called 259.7066 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records of Fort Bend County, Texas and by warranty deed (acreage is specifically referenced but the metes and bounds description was not attached) dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records of Fort Bend County, Texas, and continue, along the easterly line of said 259.7066 acre

tract (called N02°32'40"W), in all a distance of 724.28 feet to a 5/8-inch iron rod with Tejas cap set for an intersect with the proposed westerly right-of-way line of said Chimney Rock Road;

THENCE crossing said 161.292 acre tract along the proposed westerly right-of-way line of said Chimney Rock Road, the following five courses and distances:

South 80°34'23" East, a distance of 20.46 feet to a 5/8-inch iron rod with a Tejas cap set for an interior corner;

In a northerly direction, a distance of 754.87 feet, following the arc of a curve to the right having a radius of 2050.00 feet and a central angle of 21°05'53" (Ch=N19°58'34"E, 750.61 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

North 30°31'30" East, a distance of 816.74 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 16°29'20" East, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 30°31'30" East, at a distance of 249.22 pass a 5/8-inch iron rod with a Tejas cap set for reference, at a distance of 324.22 feet pass the centerline of Mustang Bayou, being the north line of said 161.292 acre tract and the south line of said 69.97 acre tract, at a distance of 399.22 feet pass another 5/8-inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 599.45 feet to a 5/8-inch iron rod with a Tejas cap set for the POINT OF BEGINNING (X=3,086,371.50; Y=13,769,995.14; surface, feet) and southerly corner of the herein described 0.4880 acre tract;

THENCE North 30°31'30" East, departing said proposed westerly right-of-way line of said Chimney Rock Road and crossing said 69.97 acre tract, a distance of 950.55 feet to a 5/8-inch iron rod with a Tejas cap set for the northerly corner of the herein described parcel, being an angle point in the proposed westerly right-of-way line of said Chimney Rock Road;

THENCE crossing said 69.97 acre tract along the proposed westerly right-of-way line of said Chimney Rock Road, the following three courses and distances:

South 16°29'20" West, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

South 30°31'30" West, a distance of 750.00 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

South 44°29'14" West, a distance of 103.61 feet to the POINT OF BEGINNING and containing 0.4880 acre (21,257 square feet) of land, more or less.

PART 2: Being 0.5167 acre (22,507 square feet)

COMMENCING at said 1-inch iron pipe found in the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being the southwest corner of that certain 161.292 acre tract conveyed to HANNOVER ESTATES, LTD., by special warranty deed effectively dated June 29, 2017, recorded in Fort Bend County Clerk's File No. 2017071906, of the Official Public Records of Fort Bend County, Texas, being also the southeast corner of that certain tract called 1.8064 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records Fort Bend County, Texas and by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records Fort Bend County, Texas, in the north line of that certain tract called 472.1079 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed dated April 12, 2000, recorded in Fort Bend County Clerk's File No. 2000089092, of the Official Public Records of Fort Bend County, Texas;

THENCE North 02°32'31" West along the westerly line of said 161.292 acre tract (called N02°38'41"W) and the easterly line of said 1.8064 acre tract (called N0°28'W), at a distance of 27.16 feet (called 26.45') pass a 5/8-inch iron rod found, at a distance of 27.23 feet pass a 1-inch iron pipe found, and continue, (called N02°32'40"W) at a distance of 52.32 feet (called 51.53') pass a 1-inch iron pipe found for the northeast corner of said 1.8064 acre tract, being the southeast corner of that certain tract called 259.7066 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records of Fort Bend County, Texas and by warranty deed (acreage is specifically referenced but the metes and bounds description was not attached) dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records of Fort Bend County, Texas, and continue, along the easterly line of said 259.7066 acre tract (called N02°32'40"W), in all a distance of 724.28 feet to a 5/8-inch iron rod with Tejas cap set for an intersect with the proposed westerly right-of-way line of said Chimney Rock Road;

THENCE crossing said 161.292 acre tract along the proposed westerly right-of-way line of said Chimney Rock Road, the following five courses and distances:

South 80°34'23" East, a distance of 20.46 feet to a 5/8-inch iron rod with a Tejas cap set for an interior corner;

In a northerly direction, a distance of 754.87 feet, following the arc of a curve to the right having a radius of 2050.00 feet and a central angle of 21°05'53" (Ch=N19°58'34"E, 750.61 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

North 30°31'30" East, a distance of 816.74 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 16°29'20" East, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 30°31'30" East, at a distance of 249.22 pass a 5/8-inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 324.22 feet to the centerline of Mustang Bayou, being the north line of said 161.292 acre tract and the south line of said 69.97 acre tract;

THENCE South 65°26'53" East with the centerline of Mustang Bayou, being the north line of said 161.292 acre tract and the south line of said 69.97 acre tract, a distance of 150.82 feet to an intersect with the proposed easterly right-of-way line of said Chimney Rock Road;

THENCE crossing said 69.97 acre tract with the proposed easterly right-of-way line of said Chimney Rock Road, the following four courses and distances:

North 30°31'30" East, at 75.00 feet pass a 5/8-inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 259.53 feet to a 5/8-inch iron rod with a Tejas cap set for the POINT OF BEGINNING (X=3,086,500.72; Y=13,769,918.95; surface, feet) and southerly corner of the herein described 0.5167 acre tract;

North 16°33'47" East, a distance of 103.61 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 30°31'30" East, a distance of 800.00 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 44°33'40" East, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for the most northerly corner of the herein described tract, being also an angle point in the proposed easterly right-of-way line of said Chimney Rock Road;

THENCE South 30°31'30" West, departing said proposed easterly right-of-way line of said Chimney Rock Road, a distance of 1000.55 feet to the POINT OF BEGINNING and containing 0.5167 acre (22,507 square feet) of land, more or less.

Parcel Acquisition Summary

Part 1 =	0.4880 acre	21,257 square feet
<u>Part 2 =</u>	<u>0.5167acre</u>	<u>22,507 square feet</u>
Total =	1.005 acre	43,767 square feet

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, divide by a scale factor = 1.00013.

TEJAS SURVEYING, INC.

Firm No. 10031300

Ph: 281 240-9099

Job No. 61-1501 Easement Tract 14

May 17, 2018

Revised November 8, 2018



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1825.00	02°31'11"	10.74	N 30°21'54" E	10.74
C2	2075.00	02°43'52"	58.27	S 22°02'44" W	88.70

LINE	BEARING	DISTANCE
L1	N 16°20'20" E	103.08
L2	S 48°20'14" W	103.08
L3	S 18°29'20" W	103.08
L4	N 44°33'40" E	103.08
L5	N 18°33'14" E	103.08
L6	S 44°33'41" W	103.08

EASEMENT TRACT 14
PART 1
0.4880 ACRES
(21,257 SQ. FT.)

EASEMENT TRACT 14
PART 2
0.5167 ACRES
(22,507 SQ. FT.)

LEGEND

- WOOD FENCE
- CONCRETE AND FENCE
- BROUGHT IRON FENCE
- CHINA IRON FENCE
- STAINLESS STEEL FENCE
- STEEL RAIL FENCE
- WATER LINE
- GAS LINE
- TELEPHONE LINE
- LEGIONARY
- AERIAL EASEMENT
- BOUNDARY LINE
- PROPERTY CORNER
- TOP OF BANK
- EXIST. NATURAL GROUND ELEVATION
- EXIST. ASPHALT OR CONCRETE ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- PROPERTY CORNER
- TOUR MANUFACTURING
- Set Monument with Cap
- Set Metal
- POWER POLE
- OPEN HOLE
- MANHOLE
- CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- PHONE EQUIPMENT
- CABLE EQUIPMENT
- LIGHT STANDARD
- TRAFFIC SIGN
- PIPE ROLLER
- EDGE ASPHALT
- CURB WELT
- AREA WELT
- ZONE OF BUILDING
- BLANK SURVEYING
- PROJECT CONTROL

AREA SUMMARY

PART	ACRES	SQ FEET
1	0.4880	21,257
2	0.5167	22,507
TOTAL	1.005	43,764

PLAT OF SURVEY
1.005 ACRES (43,764 SQ. FT.)
OUT OF CALLED 69.97 ACRE TRACT
(F.B.C.C. FILE NO. 2018029236)
T. HOBERMAKER SURVEY, A-191
FORT BEND COUNTY, TEXAS

SH. 2 OF 2

TEJAS SURVEYING, INC.
FIRM NO. 10031300
1810 FIRST OAKS ST., SUITE 220
RICHMOND, TEXAS 77406-1666
Website: mrsurveyor.com
SCALE: 1" = 100'
FIELD BOOK: 15-08-18-04 DATE: 11/08/2018
LIC. NO. 1218688-0-2 & 3 CHERRY ROCK ROAD
PHONE: (281) 740-8282 FAX: (281) 741-1900/1910 JOB NO. 91-1801 ESM 14

SHEET 2
SHEET 1

MATCHLINE

TELEVISION
CALLED 274 THOR ACRES
VOL. 398, PG. 254
S.P.F.C. 5-06-1982

HANOVER ESTATES, L.P.
CALLED 69.97 ACRES
FILE NO. 2018029236
D.P.F.A.C.T. 10-09-2017

PHILADE LEDGES
① MONUMENT PIPELINE CO. 800-344-8377
② MUSTAR LOGISTICS PIPELINE 800-481-0038
③ ENTERPRISE PIPELINE 800-995-2296

