

## **JOINT PROJECT AGREEMENT REGARDING ROAD RIGHT-OF-WAY AND RELATED CONSTRUCTION**

This Joint Project Agreement Regarding Road Right-of-Way and Related Construction (this “Agreement”) is entered into as of this, \_\_\_ day of \_\_\_\_\_, 2020 (“Effective Date”) by and between Fort Bend County Municipal Utility District No. 134B (“District”), a political subdivision of the State of Texas, Fort Bend County, Texas (“County”), Fort Bend Grand Parkway Toll Road Authority (“Authority”), a local government corporation created by the County pursuant to Chapter 431 of the Texas Transportation Code, and Aliana Development Company (“Developer”) (collectively, “Parties” or individually, “Party”).

### **FINDINGS OF FACT**

The Authority has developed the Grand Parkway Toll Road Segment D (the “Grand Parkway”), a portion of which is immediately adjacent to the District’s boundary, the District’s land, the Developer’s land, and land owned by the Fort Bend Independent School District (“FBISD”); and

The Parties desire to coordinate and allocate responsibility for the financing, design, construction, ownership, and maintenance of the (i) northbound entrance ramp from the Grand Parkway to the interchange at West Airport Boulevard (“Entrance Ramp”), (ii) the northbound exit ramp from the Grand Parkway to the interchange at West Airport Boulevard (“Exit Ramp”), and (iii) extension of the existing northbound frontage road (“Frontage Road Extension”), all as shown on **Exhibit A** attached hereto (collectively, “Improvements”); and

FBISD currently owns land adjacent to the Grand Parkway (“FBISD Land”) and necessary for construction of the Frontage Road Extension, and Developer has agreed to utilize commercially reasonable efforts to cause the conveyance of the FBISD Land to the County for use as road right-of-way for the same; and

The District currently owns (or will own) land adjacent to the Grand Parkway (“District Land”) and necessary for construction of the Frontage Road Extension, and the District has agreed to convey the District Land to the Authority for use as road right-of-way for the same; and

The Improvements will (i) facilitate the development of commercial and residential property in the County and the District, (ii) expand their tax bases and increase toll revenues on the Grand Parkway, and (iii) enhance the flow of traffic and toll road safety; and

The Parties have read and understood the terms and provisions set forth in this Agreement and have been afforded a reasonable opportunity to review this Agreement with their respective legal counsel.

NOW, THEREFORE, in consideration of the premises and mutual promises, covenants, obligations, and benefits contained herein, the Parties agree as follows:

## AGREEMENT

1. The Authority shall design and construct the Improvements. The Authority will allow the District engineer to review and comment on the plans and specifications for the Improvements for which the District is financially responsible. As design and construction of the Improvements are part of a combined project including all items in **Exhibit D** (“Overall Project”), the Authority will use all commercially reasonable efforts to cause the Improvements to be completed within 14 months (the “Construction Period”) from the date the Authority and the County, as applicable, receives all right-of-way and funding needed for construction of the Overall Project, including, but not limited to, the FBISD Land and the District Land; provided, however, the Construction Period shall begin no later than 180 days after receipt of the right-of-way and funding needed from the Parties to this Agreement as provided herein.

2. The Authority shall prepare, or cause to be prepared, the drawings and specifications for the Improvements. The Authority shall advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contracts for construction of the Improvements. Administration of the contracts includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders, which may become necessary subsequent to the award of the construction contracts. The Authority shall comply with all statutory requirements for contract letting and award procedures to let and award the construction contract(s).

3. Developer shall utilize commercially reasonable efforts to cause the conveyance of fee title to the FBISD Land from FBISD to the County (“FBISD Land Transfer”) in the form of Deed attached hereto as **Exhibit B** (“FBISD Deed”), so that FBISD transfers fee title to the FBISD Land to the County within 30 days of the Effective Date, at no cost to the County. The District shall convey to the Authority (“District Land Transfer”) the District Land in the form of Deed attached hereto as **Exhibit C** (“District Deed”), within 30 days of the Effective Date, at no cost to the Authority. The FBISD Deed and the District Deed permit access to the Improvements as provided therein.

4. The Parties understand and agree that the Authority is under no obligation to construct the Improvements until the later of the FBISD Land Transfer and the District Land Transfer, if or when that occurs.

5. The District will be responsible for 100% of the cost to design and construct the Improvements. The District will finance these costs as follows:

- a. The District will deposit the estimated cost for the design of the Improvements, \$273,688.43, with the Authority within 30 days of the Effective Date.
- b. The District will deposit the contract amount plus a 10% contingency with the Authority after receipt of bids but before award of the contract or contracts.
- c. In the event additional funds are needed for design or construction of the Improvements, the District will deposit the additional funds with the Authority within 45 days of request for the same.

- d. The Authority shall separately account for all funds deposited, hold such funds in trust for the benefit of the Parties, and use them only to pay for the design and construction costs of the Improvements.
- e. Upon completion of the Improvements, the Authority will provide a full accounting of the costs incurred to the District. The Authority will refund any remaining funds within 45 days of the completion of the Improvements.
- f. The District will have the option to have the Authority initially finance construction costs for the Entrance Ramp (“Entrance Ramp Costs”). In the event the District chooses to exercise this option, the Authority shall keep an accurate accounting of all funds it spends related to construction of the Entrance Ramp and will provide such accounting to the District upon completion of the Entrance Ramp. The District shall reimburse the Entrance Ramp Costs to the Authority within two years after final completion of the Improvements.

6. The Authority will own and maintain the Improvements, except for the Frontage Road Extension, and related improvements within the dedicated road right-of-way. The Authority will facilitate acceptance of the Frontage Road Extension within the dedicated road right-of-way for ownership and maintenance by the County.

7. The portion of the Improvements in the Authority’s right-of-way shall outfall drainage into the Authority’s drainage and detention system. The drainage for the portion of the Improvements not located in the Authority’s right-of-way shall be accounted for in the District’s drainage and detention system with no impact on Oyster Creek.

8. The District and/or Developer is responsible for securing all required environmental clearances for the Improvements.

9. For purposes of illustration, the responsibilities and obligations of each Party under the terms of this Agreement are reflected in **Exhibit D** attached hereto.

10. The Findings of Fact and all referenced exhibits are incorporated into the Agreement for all purposes.

11. In addition to specific obligations within this Agreement, each Party generally agrees that it will perform such other acts, and execute, acknowledge, and/or deliver such other instruments, documents, and other materials as the other may reasonably request in order to achieve the intentions and objectives of this Agreement.

12. All notices, requests, approvals, and other communications required or permitted under this Agreement shall be given in writing and shall be deemed effective (i) upon receipt when delivered by overnight courier or hand delivery, or (ii) 2 business days after deposit with the US Postal Service, sent certified mail, return receipt requested, postage prepaid, and in each case addressed as follows:

If to the Authority: Fort Bend Grand Parkway Toll Road Authority  
c/o The Muller Law Group PLLC

202 Century Square Boulevard  
Sugar Land, Texas 77478  
Attn: Richard L. Muller, Jr.

If to the District: Fort Bend County Municipal Utility District No. 134B  
c/o COATS ROSE PC  
9 Greenway Plaza, Suite 1000  
Houston, Texas 77046-3653  
Attn: Timothy Green

If to the Developer: Aliana Development Company  
c/o Dow Golub Remels & Gilbreath, PLLC  
2700 Post Oak Blvd., Suite 1750  
Houston, Texas 77056  
Attn: Debra Gilbreath

If to the County: Marcus D. Spencer  
First Assistant County Attorney  
Fort Bend County  
401 Jackson, 3rd Floor  
Richmond, Texas 77469

Any Party may designate a different address or manner of delivery by giving at least 10 days written notice to the other Parties in the manner provided above.

13. This Agreement together with all referenced exhibits contains the entire agreement between the Parties relating to this Agreement's subject matter and supersedes all prior or contemporaneous agreements, understandings, and commitments between the Parties, whether oral or written, relating to the same. Each Party expressly represents and warrants that no statement, promise, covenant, agreement, warranty, or representation, other than those expressly provided in this Agreement, was made to or relied upon by that Party. This Agreement may only be modified, amended, or terminated in a writing signed by all Parties.

14. This Agreement shall be for the sole and exclusive benefit of the Parties and their successors and assigns and shall not be construed to confer any benefit or right upon any other party, including, without limitation, any resident of any Party.

15. Nothing in this Agreement shall be deemed or construed as creating the relationship of principal and agent, partnership, or joint venture between the Parties, or a joint enterprise between the Parties and/or any other parties.

16. The Parties shall comply with all federal, county, and local laws, statutes, ordinances, rules, and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement.

17. The failure of any Party to insist, in any one or more instances, upon performance of any terms, covenants, or conditions of this Agreement shall not be construed as a waiver or relinquishment of the future performance of any such term, covenant, or condition, but the obligation

with respect to such future performance shall continue in full force and effect. Unless otherwise specified elsewhere in this Agreement, the rights and remedies contained in this Agreement are not exclusive, but are cumulative of all rights and remedies which exist now or in the future.

18. The provisions of this Agreement are severable, and if any provision of this Agreement shall be declared void, illegal, or unenforceable by any court, administrative agency, or other body having valid jurisdiction, the entire Agreement shall not be void; but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the Parties.

19. This Agreement and the obligations of the parties hereunder are subject to all rules, regulations, and laws which may be applicable by the United States, the State of Texas, or any other regulatory agency having jurisdiction. This Agreement, and all claims arising from or relating to this Agreement, shall be construed, interpreted, and enforced under the laws of the State of Texas, excluding any choice of law rules that would direct the application of the laws of another jurisdiction, and the state courts in Fort Bend County, Texas, shall have exclusive jurisdiction with respect to any disputes arising from or relating to this Agreement

20. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall be considered fully executed as of the Effective Date of this Agreement, when all Parties have executed an identical counterpart, notwithstanding that all signatures may not appear on the same counterpart. The governing body of each Party has authorized its execution and the Agreement has been approved at a duly called and posted meeting, as applicable.

[EXECUTION PAGES FOLLOW]

IN WITNESS WHEREOF, this Agreement has been executed in multiple copies, each of which shall be deemed to be an original, as of the date and year first above written.

FORT BEND COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 134B

By: Timothy Williamson  
Name: Timothy Williamson  
Title: Board President

ATTEST:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

(SEAL)



IN WITNESS WHEREOF, this Agreement has been executed in multiple copies, each of which shall be deemed to be an original, as of the date and year first above written.

FORT BEND COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 134B

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

Peter Van Liew  
Peter Van Liew (Jun 9, 2020 12:51 CDT)

Name: Peter Van Liew  
Title: Secretary

(SEAL)



IN WITNESS WHEREOF, this Agreement has been executed in multiple copies, each of which shall be deemed to be an original, as of the date and year first above written.

FORT BEND GRAND PARKWAY TOLL ROAD  
AUTHORITY

By: Shoukat Dhanani  
By: Shoukat Dhanani (Jun 8, 2020 20:30 CDT)  
Name: Shoukat Dhanani  
Title: Director

EFFECTIVE DATE

*THIS AGREEMENT IS EFFECTIVE ON THE DATE IT IS APPROVED BY THE FORT BEND COUNTY COMMISSIONERS COURT, AND IF NOT SO APPROVED SHALL BE NULL AND VOID.*

*DATE OF COMMISSIONERS COURT APPROVAL:* \_\_\_\_\_

*AGENDA ITEM NO.:* \_\_\_\_\_

IN WITNESS WHEREOF, this Agreement has been executed in multiple copies, each of which shall be deemed to be an original, as of the date and year first above written.

FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

(SEAL)

IN WITNESS WHEREOF, this Agreement has been executed in multiple copies, each of which shall be deemed to be an original, as of the date and year first above written.

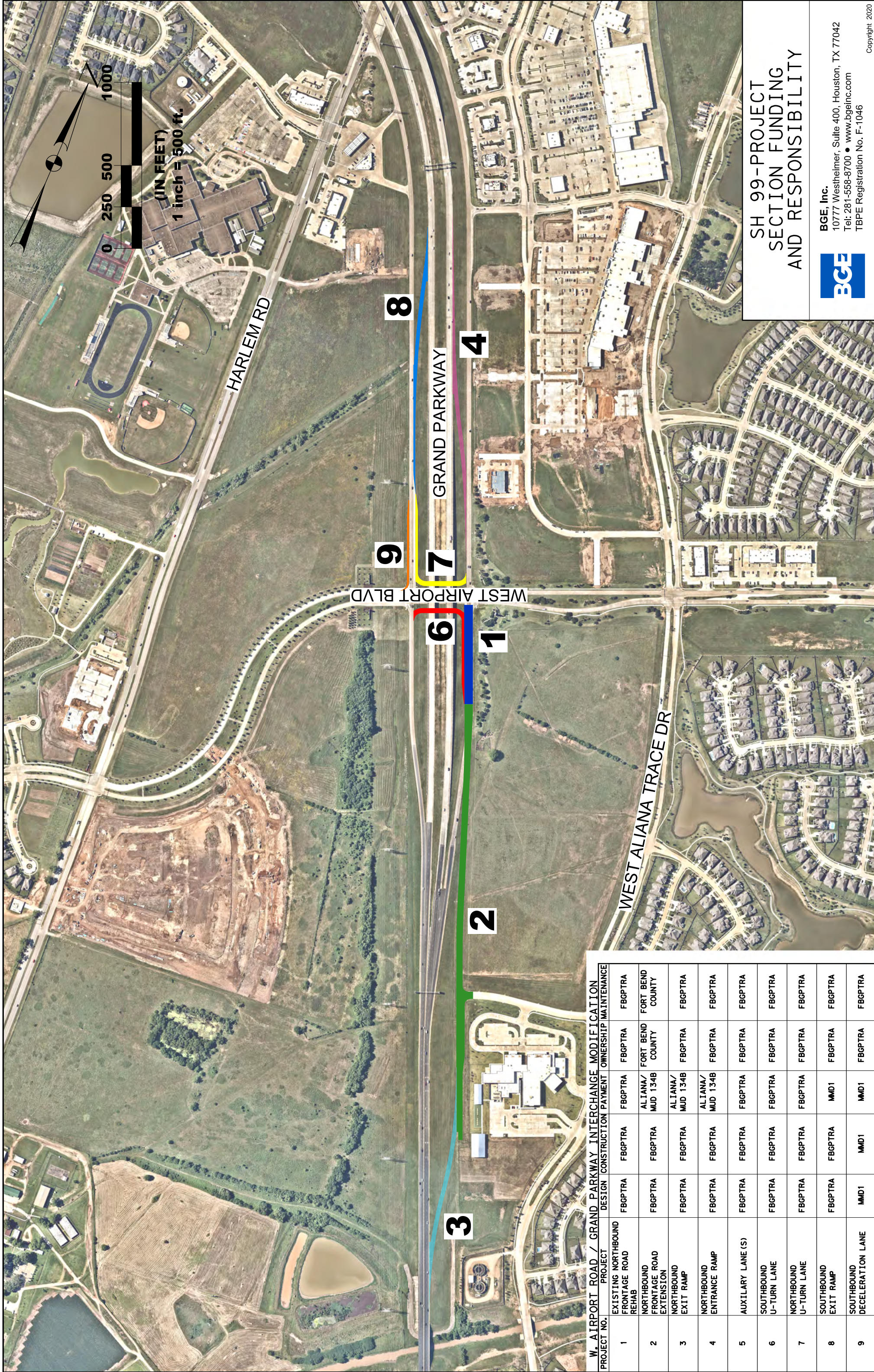
Aliana Development Company,  
a Texas corporation

By: *E. Travis Stone, Jr.*  
E. Travis Stone, Jr. (Jun 8, 2020 12:36 CDT)  
\_\_\_\_\_  
E. Travis Stone, Jr., President

**EXHIBIT A**

**Improvements**

(see attached)



PROJECT NO.	W. AIRPORT ROAD / GRAND PARKWAY INTERCHANGE MODIFICATION PROJECT		CONSTRUCTION PAYMENT		OWNERSHIP MAINTENANCE	
	EXISTING NORTHBOUND FRONTAGE ROAD REHAB	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA
1						
2	NORTHBOUND FRONTAGE ROAD EXTENSION	FBGPTRA	ALIANA/ MUD 134B	FBGPTRA	FORT BEND COUNTY	FBGPTRA
3	NORTHBOUND EXIT RAMP	FBGPTRA	ALIANA/ MUD 134B	FBGPTRA	FBGPTRA	FBGPTRA
4	NORTHBOUND ENTRANCE RAMP	FBGPTRA	ALIANA/ MUD 134B	FBGPTRA	FBGPTRA	FBGPTRA
5	AUXILIARY LANE (S)	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA
6	SOUTHBOUND U-TURN LANE	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA
7	NORTHBOUND U-TURN LANE	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA
8	SOUTHBOUND EXIT RAMP	FBGPTRA	MMD1	FBGPTRA	FBGPTRA	FBGPTRA
9	SOUTHBOUND DECELERATION LANE	MMD1	MMD1	FBGPTRA	FBGPTRA	FBGPTRA

**SH 99-PROJECT  
SECTION FUNDING  
AND RESPONSIBILITY**



**BGE, Inc.**  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046



**EXHIBIT B**

**Form of FBISD Deed**

(see attached)





AGREED to and ACCEPTED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**GRANTEE:**

FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas.

By: \_\_\_\_\_

KP George, County Judge

THE STATE OF TEXAS            §  
  §  
COUNTY OF FORT BEND        §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 by KP George, County Judge of Fort Bend County, Texas, a body corporate and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)

\_\_\_\_\_  
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: Sandy Garza  
301 Jackson Street  
Richmond, Texas 77469

**EXHIBIT A**  
**Legal Description of Property**  
**[attached]**

**EXHIBIT A**

November 19, 2018  
Job No. 1968-0109.206

**DESCRIPTION OF  
1.204 ACRE  
(52,458 SQUARE FEET)  
ROAD RIGHT-OF-WAY DEDICATION**

Being 1.204 acre (52,458 square feet) of land located in the Jane Wilkins League, Abstract 96, Fort Bend County, Texas, more particularly being a portion of Unrestricted Reserve "A" of Aliana Fort Bend ISD Elementary School No 51 a subdivision of record under Plat Number 20170210, of the Plat Records of said Fort Bend County (F.B.C.P.R.), said Unrestricted Reserve "A" being a portion of that certain called 17.957 acre tract conveyed Fort Bend Independent School District by an instrument of record in File Number 2017051131, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 1.204 acre tract being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 Adjustment;

COMMENCING for reference at a 1/2-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of that certain called 2.667 acre tract (described as Waste Water Treatment Plant Site) conveyed to Fort Bend County Municipal Utility District No. 134A by an instrument of record in File Number 2016013159, F.B.C.O.P.R., same being the northwest corner of Aliana Waste Water Treatment Plant No 2, a subdivision of record under Plat Number 20180013, F.B.C.P.R., and the east right-of-way line of Grand Parkway-State Highway 99 (variable R.O.W.) as described in Volume 2367, Page 2413 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.);

Thence, North 23° 17' 58" West, along the east right-of-way line of said Grand Parkway-State Highway 99, 665.38 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southwest corner and POINT OF BEGINNING of the herein described tract, said point being on the west line of said 17.957 acre tract and said Unrestricted Reserve "A";

1.204 acre

November 19, 2018  
Job No. 1968-0109.206

Thence, North 23° 17' 58" West, continuing along the east right-of-way line of said Grand Parkway-State Highway 99 and the west line of said 17.957 acre tract and said Unrestricted Reserve "A", 354.01 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for corner on the east right-of-way line of said Grand Parkway-State Highway 99, the beginning of a curve;

Thence, continuing along the east right-of-way line of said Grand Parkway-State Highway 99 and the west line of said 17.957 acre tract and said Unrestricted Reserve "A", 457.74 feet along the arc of a non-tangent curve to the right, having a radius of 22,768.31 feet, a central angle of 1° 09' 07", and a chord which bears North 22° 43' 11" West, 457.73 feet to a point for the south corner of a 0.006 acre (260 square foot) right-of-way dedication as shown on said Aliana Fort Bend ISD Elementary School No 51 subdivision plat, the beginning of a compound curve;

Thence, departing the east right-of-way line of said Grand Parkway-State Highway 99 and the west line of said 17.957 acre tract, and continuing along the west line said Unrestricted Reserve "A", along the east line of said right-of-way dedication, 54.83 feet along the arc of a compound curve to the right, having a radius of 35.00 feet, a central angle of 89° 45' 01", and a chord which bears North 22° 43' 55" East, 49.39 feet to a point for corner on the north line of said 17.957 acre tract;

Thence, North 67° 36' 25" East, along the north line of said Unrestricted Reserve "A" and the north line of said 17.957 acre tract, 62.00 feet to a point for corner, said point being on the south right-of-way line of Fairbairn Way (70 feet wide) as shown on Aliana Fairbairn Way Street Dedication Sec 1, a subdivision of record under Plat Number 20180104, F.B.C.P.R., the beginning of a curve;

Thence, departing the north line of said Unrestricted Reserve "A", the north line of said 17.957 acre tract, the south right-of-way line of said Fairbairn Way, 54.83 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, a central angle of 89° 45' 01", and a chord which bears South 22° 43' 55" West, 49.39 feet to a point for corner, the beginning of a compound curve;

1.204 acre

November 19, 2018  
Job No. 1968-0109.206

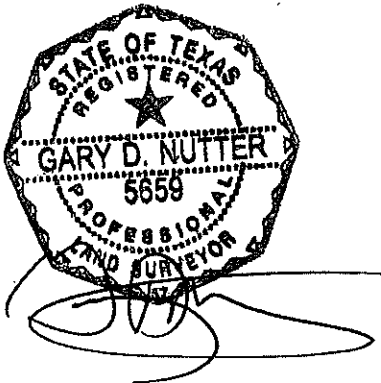
Thence, 456.76 feet along the arc of a compound curve to the left, having a radius of 22,706.31 feet, a central angle of  $1^{\circ} 09' 09''$ , and a chord which bears South  $22^{\circ} 43' 10''$  East, 456.75 feet to a point for corner;

Thence, South  $23^{\circ} 17' 58''$  East, 354.01 feet to a point for corner;

Thence, South  $66^{\circ} 42' 02''$  West, 62.00 feet to the POINT OF BEGINNING and containing 1.204 acre (52,458 square feet) of land.

Corner monuments were not set at the client's request.

LJA Surveying, Inc.



ALIANA DEVELOPMENT COMPANY  
 CALLED 48.019 ACRE TRACT  
 F.N. 2017132054  
 F.B.C.O.P.R.

ALIANA FAIRBAIRN WAY  
 STREET DEDICATION SEC 1  
 PLAT NO. 20180104, F.B.C.P.R.

FAIRBAIRN WAY  
 (70 FEET WIDE)

0.006 ACRE  
 (280 SQUARE FOOT)  
 STREET DEDICATION  
 PLAT NO. 2017151510  
 F.B.C.P.R.



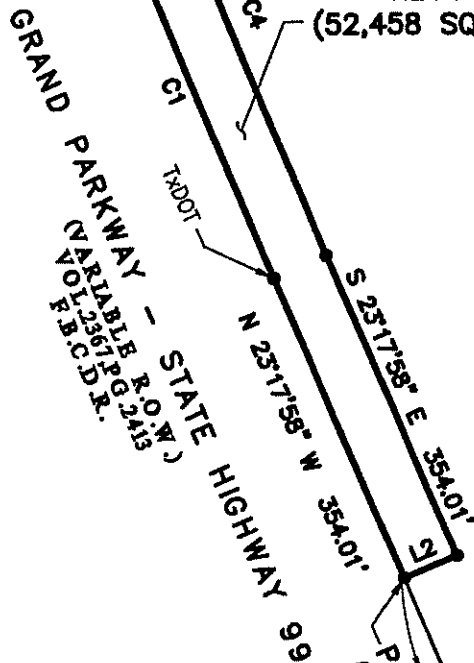
1" = 200'

**1.204 ACRES  
 (52,458 SQUARE FEET)**

UNRESTRICTED RESERVE "A"  
 ALIANA FORT BEND ISD  
 ELEMENTARY SCHOOL NO 51  
 PLAT NO. 20170210  
 F.B.C.P.R.

FORT BEND INDEPENDENT  
 SCHOOL DISTRICT  
 CALLED 17.957 ACRES  
 F.N. 2017051131  
 F.B.C.O.P.R.

SANITARY SEWER EASEMENT  
 (2,014 ACRES)  
 FILE NO. 2017013731  
 F.B.C.O.P.R.



**NOTES:**

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT
2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

JEFF GILMAN (20% INTEREST)  
 CALLED 0.500 ACRE  
 F.N. 2017032601, F.B.C.O.P.R.  
 HILLARY BURKE (20% INTEREST)  
 CALLED 0.500 ACRE  
 F.N. 2017032602, F.B.C.O.P.R.  
 CHARLES MARCUCCI (20% INTEREST)  
 CALLED 0.500 ACRE  
 F.N. 2017032603, F.B.C.O.P.R.  
 CASSON WEN (20% INTEREST)  
 CALLED 0.500 ACRE  
 F.N. 2017032604, F.B.C.O.P.R.  
 KEITH SWALLERS (20% INTEREST)  
 CALLED 0.500 ACRE  
 F.N. 2017032605, F.B.C.O.P.R.

DRILL SITE NO. 3  
 CALLED 2.007 ACRES  
 F.N. 2016066321  
 F.B.C.O.P.R.

WASTE WATER TREATMENT  
 PLANT SITE  
 CALLED 2.697 ACRE  
 FORT BEND MUNICIPAL  
 UTILITY DISTRICT NO. 13AA  
 F.N. 2018013159  
 F.B.C.O.P.R.

ALIANA RES. "B"  
 WASTE WATER  
 TREATMENT PLANT NO. 2  
 PLAT NO. 2018001510  
 F.B.C.P.R.

P.O.C.  
 1/2" IRON ROD WITH CAP  
 STAMPED "LJA ENG"  
 PREVIOUSLY SET

**EXHIBIT OF  
 1.204 ACRE  
 (52,458 SQ.FT.)  
 ROAD RIGHT-OF-WAY  
 DEDICATION  
 IN THE**

**JANE WILKINS LEAGUE, A-96  
 FORT BEND COUNTY, TEXAS**

NOVEMBER 2018 JOB NO. 1968-0109

**LJA Surveying, Inc.**



2929 Briarpark Drive  
 Suite 175  
 Houston, Texas 77042

Phone 713.953.5200  
 Fax 713.953.5026  
 T.B.P.L.S. Firm No. 10194382

E:\17070511\SURVEY\1968\UTLUS\DM1.204 AC RW.DWG 11/19/2018



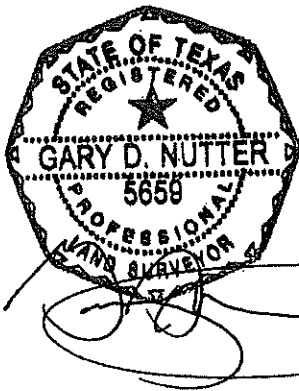
1" = 200'

LEGEND:

- No. = NUMBER
- F.N. = FILE NUMBER
- F.B.C.P.R. = PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.O.P.R. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.D.R. = DEED RECORDS OF FORT BEND COUNTY
- TxDOT = FOUND 5/8" IRON ROD WITH TxDOT ALUMINUM DISK
- (S) = SET 5/8" IRON ROD WITH CAP STAMPED "LJA ENG"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°36'25" E	62.00'
L2	S 66°42'02" W	62.00'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	457.74'	22,768.31'	1°09'07"	N 22°43'11" W	457.73'
C2	54.83'	35.00'	89°45'01"	N 22°43'55" E	49.39'
C3	54.83'	35.00'	89°45'01"	S 22°43'55" W	49.39'
C4	456.76'	22,706.31'	1°09'09"	S 22°43'10" E	456.75'



NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT.
2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

**EXHIBIT OF  
1.204 ACRE  
(52,458 SQ.FT.)  
ROAD RIGHT-OF-WAY  
DEDICATION**

**IN THE  
JANE WILKINS LEAGUE, A-96  
FORT BEND COUNTY, TEXAS**

NOVEMBER 2018 JOB NO. 1968-0109

**LJA Surveying, Inc.**

2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042



Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

LJA Surveying, Inc. 2929 Briarpark Drive, Suite 175, Houston, TX 77042. 11/15/2018

**EXHIBIT C**

**Form of District Deed**

(see attached)

**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.**

**SPECIAL WARRANTY DEED**

Date: \_\_\_\_\_, 2020

Grantor:

Fort Bend County Municipal Utility District No. 134B, a political subdivision of the State of Texas

Grantor's Mailing Address:

c/o Coats Rose, P.C.  
9 Greenway Plaza, Suite 1000  
Houston, Texas 77046

Grantee:

Fort Bend Grand Parkway Toll Road Authority, a Texas local government corporation

Grantee's Mailing Address:

c/o The Muller Law Group PLLC  
202 Century Square Boulevard, Sugar Land, Texas 77478

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property:

That certain tract of land containing 2.198 acres, as more particularly described and depicted in **Exhibit A** attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon.

Exceptions to Conveyance and Warranty:

This Special Warranty Deed is executed and delivered by Grantor and accepted by Grantee, and the conveyance set forth herein and the Property are 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, and other matters of record in Fort Bend County, Texas, to the extent same are validly existing and applicable to the Property (collectively, "Permitted Encumbrances").

Access Reservation:

Access to and across the Property is DENIED, except as provided in this paragraph. Grantor excepts and reserves unto itself and its successors and assigns, the right of access, ingress, and egress across, along, and upon the Property to and from the property shown on **Exhibit B** attached hereto ("Remaining Property") through the 4 access points to the Grand Parkway shown on **Exhibit C** attached hereto, in compliance with the Texas Department of Transportation's, the County's, and the Fort Bend Grand Parkway Toll Road Authority's driveway/access criteria, including any deceleration lanes required thereunder.

Notwithstanding anything to the contrary stated herein or in the attached exhibits, all measurements for the minimum spacing of access points described above and/or depicted on **Exhibit C** are from the edge of pavement of driveways and/or any roads as measured at the property boundary between the Remaining Property and the Property.

Grant of Property:

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty and the Access Reservation, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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, except as to the Exceptions to Conveyance and Warranty and the Access Reservation.

Grantor, for the same Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee, without warranty, express or implied, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever.

All Exhibits referenced herein are attached hereto and incorporated herein for all purposes.

***Remainder of page intentionally blank.***

Executed to be effective as of \_\_\_\_\_, 2020.

**GRANTOR:**

**FORT BEND COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 134B,**  
a political subdivision of the State of Texas

By: \_\_\_\_\_  
Name: Timothy Williamson  
Title: President

THE STATE OF TEXAS     §  
  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2020, by Timothy Williamson, President of Fort Bend County Municipal Utility District No. 134B, a political subdivision of the State of Texas, on behalf of said entity.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

AGREED to and ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by Grantee.

**GRANTEE:**

**FORT BEND GRAND PARKWAY TOLL  
ROAD AUTHORITY**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

THE STATE OF TEXAS    §  
  §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2020,  
by \_\_\_\_\_, \_\_\_\_\_, of the Board of Directors of FORT BEND  
GRAND PARKWAY TOLL ROAD AUTHORITY, a Texas local government corporation, on  
behalf of said local government corporation.

\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

**Attachment:**

- Exhibit A** – Legal Description and Depiction of Property
- Exhibit B** – Legal Description and Depiction of Remaining Property
- Exhibit C** – Driveway/Roadway Spacing Exhibit

**After recording, please return to:**

Keely Campbell  
The Muller Law Group, PLLC  
202 Century Square Boulevard  
Sugar Land, Texas 77478

**EXHIBIT A**

**Legal Description and Depiction of Property**

(see attached)

DESCRIPTION OF  
2.198 ACRES (95,753 SQUARE FEET)  
RIGHT-OF-WAY DEDICATION

Being 2.198 acres of land located in the Jane Wilkins League, Abstract 96 Fort Bend County, Texas, being a portion of Tract 1 – Part 2 as shown on the State of Texas Department of Transportation Partition Plat, a partition plat of record on Slide Number 1819A, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), more particularly being a portion of that certain called 48.019 acre tract conveyed to Aliana Development Company by an instrument of record under File Number 2017132054, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.) and a portion of that certain called 4.023 acre tract (described as Tract “G”, Part One) conveyed Aliana Development Company by an instrument of record under File Number 2011100735, F.B.C.O.P.R., said 2.198 acres being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped “LJA SURVEY” set for the northwest corner of that certain called 0.006 acre area dedicated for right-of-way purposes shown on Aliana Fort Bend Elementary School No. 51, a subdivision of record under Plat Number 20170210, F.B.C.P.R., said Aliana Fort Bend Elementary School No. 51 being all of that certain called 17.957 acre tract conveyed to Fort Bend Independent School District by an instrument of record under File Number 2017051131, F.B.C.O.P.R., said point also being the southwest corner of said 48.019 acre tract, and located on the arc of a curve on the east right-of-way line of Grand Parkway-State Highway 99 (width varies) as described in Volume 2367, Page 2413 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.), the beginning of a curve;

Thence, along the east right-of-way line of said Grand Parkway-State Highway No. 99 the following five (5) courses:

1. 347.78 feet along the west line of said 48.019 acre tract and the arc of a non-tangent curve to the right, having a radius of 22,768.31 feet, a central angle of  $00^{\circ} 52' 31''$ , and a chord which bears North  $21^{\circ} 37' 07''$  West, 347.77 feet to a 5/8-inch iron rod with an aluminum TXDOT disk previously found for corner;
2. North  $21^{\circ} 08' 45''$  West, continuing along the west line of said 48.019 acre tract, 508.80 feet to a brass TXDOT disk in concrete previously found for corner;
3. North  $18^{\circ} 04' 14''$  West, continuing along the west line of said 48.019 acre tract, 396.37 feet to a brass TXDOT disk in concrete previously found for corner;
4. North  $19^{\circ} 01' 30''$  West, continuing along the west line of said 48.019 acre tract, passing at a distance of 383.88 feet the common west corner of said 48.019 acre tract and the aforementioned 4.023 acre tract, continuing along the west line of said 4.023 acre tract, a total distance of 397.76 feet to a brass TXDOT disk in concrete previously found for corner;
5. North  $23^{\circ} 18' 33''$  West, continuing along the west line of said 4.023 acre tract, 700.60 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set at the southerly end of a radial cut-back corner at the intersection of said Grand Parkway-State Highway No. 99 and the south right-of-way line of West Airport Boulevard as shown on Aliana State Highway 99 to F.M. 1464 Street Dedication Re-Plat No. 1, recorded under Plat Number 20110071, F.B.C.P.R., said point being on the west line of said 4.023 acre tract, the beginning of a curve;

Thence, along the north line of said 4.023 acre tract and the south right-of-way line of said Aliana West Airport Boulevard, 31.42 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $60^{\circ} 00' 00''$ , and a chord which bears North  $06^{\circ} 41' 27''$  East, 30.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

2.198 Acres

August 23, 2018  
Job No. 1968-0018A

Thence, South 23° 18' 33" East, departing the north line of said 4.023 acre tract and the south right-of-way line of said Aliana West Airport Boulevard, 895.59 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

Thence, 246.20 feet along the arc of a tangent curve to the right, having a radius of 6,520.00 feet, a central angle of 02° 09' 48", and a chord which bears South 22° 13' 38" East 246.19 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 21° 08' 44" East, 873.52 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

Thence, along the arc of a tangent curve to the left having a radius of 22,706.31 feet, passing at an arc length of 304.38 feet the northwest corner of Fairbairn Way (70 feet wide) as shown on Aliana Fairbairn Way Street Dedication Sec 1, a subdivision of record under Plat Number 20180104, F.B.C.P.R., continuing for a total arc length of distance of 360.53 feet, having a central angle of 00° 54' 35", and a chord which bears South 21° 36' 01" East, 360.52 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the southwest corner of said Fairbairn Way, said point being on the north line of the aforementioned 17.957 acre tract, same being the south line of the aforesaid 48.019 acre tract;

Thence, South 67° 36' 25" West, along the north line of said 17.957 acre tract and the south line of said 48.019 acre tract, 62.00 feet to the POINT OF BEGINNING and containing 2.198 acres of land.

LJA Surveying, Inc.

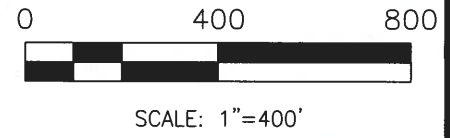


ALIANA DEVELOPMENT COMPANY  
RESIDUE OF CALLED  
6.579 ACRES  
(DESCRIBED AS TRACT "F")  
FILE NO. 2011100735  
F.B.C.O.P.R.

ALIANA WEST AIRPORT  
BOULEVARD  
STATE HIGHWAY 99 TO FM  
1464 STD REPLAT NO. 1  
PLAT NO. 20110071,  
F.B.C.P.R.

ALIANA DEVELOPMENT COMPANY  
CALLED 4.023 ACRES  
(DESCRIBED AS TRACT "G" PART ONE)  
F.N. 2011100735  
F.B.C.O.P.R.

TRACT 1 - PART 2  
THE STATE OF TEXAS  
DEPARTMENT OF TRANSPORTATION  
PARTITION PLAT  
SLIDE NO. 1819A  
F.B.C.P.R.



S. LINE OF TRACT 1 - PART 2

FND BRASS  
TXDOT DISK  
2.198 ACRES  
95,752 SQUARE FEET

FND BRASS  
TXDOT DISK

FND BRASS  
TXDOT DISK

STATE HIGHWAY NO. 99  
VOL. (WIDTH VARIES)  
F.B.C.D.R. 2367 P.G. 2413

FND 5/8" I.R. W/CAP  
STAMPED "LJA ENG"

P.O.B.

STREET DEDICATION  
(0.006 AC)  
PLAT NO. 20170210  
F.B.C.P.R.

ALIANA FORT BEND  
ELEMENTARY SCHOOL NO. 51  
PLAT NO. 20170210  
F.B.C.P.R.

ALIANA DEVELOPMENT COMPANY  
CALLED 48,019 ACRES TRACT  
F.N. 2017132054  
F.B.C.O.P.R.

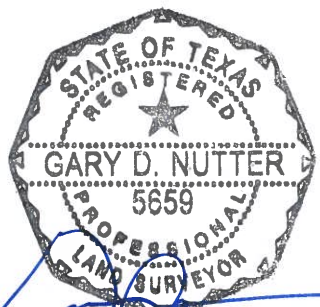
ALIANA FAIRBAIRN WAY  
STREET DEDICATION SEC. 1  
(70 FEET WIDE)  
PLAT NO. 20180104,  
F.B.C.P.R.

WATERLINE EASEMENT  
(0.090 AC)  
F.N. 2011034263  
F.B.C.O.P.R.

FORT BEND INDEPENDENT  
SCHOOL DISTRICT  
CALLED 17.957 ACRES  
F.N. 2017051131  
F.B.C.O.P.R.

**EXHIBIT OF  
2.198 ACRES  
95,752 SQUARE FEET  
RIGHT-OF-WAY DEDICATION  
(VARIABLE WIDTH)  
LOCATED IN THE  
JANE WILKINS LEAGUE, A-96  
FORT BEND COUNTY, TEXAS**

AUGUST 2018 JOB NO. 1968-0018A



NOTES:  
1. ALL BEARINGS ARE REFERENCED TO  
THE TEXAS COORDINATE SYSTEM SOUTH  
CENTRAL ZONE, NAD 83, 1993 ADJ.

**LJA Surveying, Inc.**

2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382



I:\Projects\1\SURVEY\1968\0018A\CAD\2.198 AC HW 99 ROW Dedication.dwg 8/24/2018

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 21°08'45" W	508.80'
L2	N 18°04'14" W	396.37'
L3	N 19°01'30" W	397.76'
L4	S 67°36'25" W	62.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	347.78'	22,768.31'	0°52'31"	N 21°37'07" W	347.77'
C2	31.42'	30.00'	60°00'00"	N 06°41'27" E	30.00'
C3	246.20'	6,520.00'	2°09'48"	S 22°13'38" E	246.19'
C4	360.53'	22,706.31'	0°54'35"	S 21°36'01" E	360.52'

LEGEND

- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- "S" • SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"

**EXHIBIT OF  
2.198 ACRES  
95,752 SQUARE FEET  
RIGHT-OF-WAY DEDICATION  
(VARIABLE WIDTH)  
LOCATED IN THE  
JANE WILKINS LEAGUE, A-96  
FORT BEND COUNTY, TEXAS**

AUGUST 2018 JOB NO. 1968-0018A

**LJA Surveying, Inc.**

2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042



Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

**EXHIBIT B**

**Legal Description and Depiction of Remaining Property**

(see attached)

DESCRIPTION OF  
52.758 ACRES

Being 52.758 acres of land in the Jane Wilkins League, Abstract 96 Fort Bend County, Texas, being a portion of Tract 1 – Part 2 as shown on the State of Texas Department of Transportation Partition Plat, a partition plat of record on Slide Number 1819A, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), more particularly being a portion of that certain called 4.023 acre tract (described as Tract "G", Part One) conveyed to Aliana Development Company by an instrument of record in File Number 2011100735, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), a portion of that certain called 5.443 acre tract (described as Tract "G", Part Two) conveyed to Aliana Development Company by an instrument of record in File Number 2011100735, F.B.C.O.P.R., a portion of that certain called 79.678 acre tract (described as Exhibit "A" – Tract 1, Part Three) conveyed to Aliana Development Company by an instrument of record in File Number 2007074437, F.B.C.O.P.R., a portion of that certain called 70.983 acre tract (described as Tract C) conveyed to Aliana Development Company by an instrument of record in File Number 2012147322, F.B.C.O.P.R., and a portion of that certain called 48.019 acre tract conveyed to Aliana Development Company by an instrument of record in File Number 2017132054, F.B.C.O.P.R., said 52.758 acre being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone, (NAD 83, 1993 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of Fairbairn Way (70 feet wide) as shown on Aliana Fairbairn Way Street Dedication Sec. 1, a subdivision of record under Plat Number 20180104, F.B.C.P.R., the beginning of a curve;

Thence, 290.52 feet along the arc of a non-tangent curve to the right, having a radius of 22,706.31 feet, a central angle of  $00^{\circ} 43' 59''$ , and a chord which bears North  $21^{\circ} 30' 44''$  West 290.52 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

Thence, North 21° 08' 44" West, 873.52 feet a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

Thence, 246.20 feet along the arc of a tangent curve to the left, having a radius of 6,520.00 feet, a central angle of 02° 09' 49", and a chord which bears North 22° 13' 38" West 246.19 feet a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

Thence, North 23° 18' 33" West, passing at 155.16 feet a northwesterly line of aforementioned 48.019 acre tract and a south line of the aforementioned 4.023 acre tract, continuing for a total distance of 895.59 feet to a point for corner on the south right-of-way line of Aliana West Airport Boulevard (width varies) as shown on Aliana West Airport Boulevard State Highway 99 to F.M. 1464 STD Replat No. 1, a subdivision of record under Plat Number 20110071, F.B.C.P.R., common to the north line of said 4.023 acre tract, the beginning of a curve;

Thence, along the south right-of-way line of said Aliana West Airport Boulevard the following eight (8) courses:

1. Along the north line of said 4.023 acre tract, and along the arc of a non-tangent curve to the right for a total arc length of 15.71 feet, having a radius of 30.00 feet, a central angle of 30° 00' 00", and a chord which bears North 51° 41' 27" East, 15.53 feet to a point for corner;
2. North 66° 41' 27" East, continuing along the north line of said 4.023 acre tract, 48.71 feet to a point for corner, the beginning of a curve;
3. Departing the north line of said 4.023 acre tract and 140.88 feet along the arc of a tangent curve to the right, having a radius of 1,018.00 feet, a central angle of 07° 55' 44", and a chord which bears North 70° 39' 19" East, 140.77 feet to a point for corner;

4. North  $74^{\circ} 37' 12''$  East, 238.36 feet to a point for corner, the beginning of a curve;
5. 350.47 feet along the arc of a tangent curve to the left, having a radius of 1,062.00 feet, a central angle of  $18^{\circ} 54' 30''$ , and a chord which bears North  $65^{\circ} 09' 56''$  East, 348.89 feet to a point for corner;
6. North  $55^{\circ} 42' 41''$  East, 77.14 feet to a point for corner, the beginning of a curve;
7. 195.08 feet along the arc of a tangent curve to the right, having a radius of 1,018.00 feet, a central angle of  $10^{\circ} 58' 46''$ , and a chord which bears North  $61^{\circ} 12' 04''$  East, 194.78 feet to a point for corner on the north line of the aforementioned 79.678 acre tract;
8. North  $66^{\circ} 41' 27''$  East, along the north line of said 79.678 acre tract and the aforementioned 5.443 acre tract, 45.67 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the north end of a radial cutback corner at the intersection of the south right-of-way line of said Aliana West Airport Boulevard and the west right-of-way line of West Aliana Trace (width varies at this point) as shown on Aliana Trace Drive Street Dedication Sec 4, a subdivision of record under Plat Number 20170189, F.B.C.P.R., same being on the north line of the aforementioned 5.443 acre tract, the beginning of a curve;

Thence, departing the north line of said 5.443 acre tract, and along the west right-of-way line of said West Aliana Trace the following nine (9) courses:

1. Along said cutback corner and along the arc of a non-tangent curve to the right for a total arc length of 47.12 feet, having a radius of 30.00 feet, a central angle of  $89^{\circ} 59' 59''$ , and a chord which bears South  $68^{\circ} 18' 32''$  East, 42.43 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the south end of said cutback corner, said West Aliana Trace (100 feet wide at this point);

2. South  $23^{\circ} 18' 33''$  East, 15.01 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
3. 118.15 feet along the arc of a tangent curve to the right, having a radius of 1,280.00 feet, a central angle of  $05^{\circ} 17' 20''$ , and a chord which bears South  $20^{\circ} 39' 53''$  East, 118.11 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
4. South  $18^{\circ} 01' 13''$  East, at 762.00 feet pass a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for reference, continuing for a total distance of 940.48 feet to a point for corner on the east line of the aforementioned 48.019 acre tract, the beginning of a curve;
5. Continuing along the east line of said 48.019 acre tract and 215.08 feet along the arc of a tangent curve to the right, having a radius of 1,150.00 feet, a central angle of  $10^{\circ} 42' 57''$ , and a chord which bears South  $12^{\circ} 39' 45''$  East, 214.77 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
6. South  $07^{\circ} 18' 16''$  East, continuing along the east line of said 48.019 acre tract, 342.90 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
7. Continuing along the east line of said 48.019 acre tract and 102.16 feet along the arc of a tangent curve to the right, having a radius of 750.00 feet, a central angle of  $07^{\circ} 48' 15''$ , and a chord which bears South  $03^{\circ} 24' 09''$  East, 102.08 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
8. South  $00^{\circ} 29' 59''$  West, continuing along the east line of said 48.019 acre tract, 322.79 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

9. Continuing along the east line of said 48.019 acre tract and 375.51 feet along the arc of a tangent curve to the left, having a radius of 850.00 feet, a central angle of  $25^{\circ} 18' 44''$ , and a chord which bears South  $12^{\circ} 09' 23''$  East, 372.47 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the north end of a radial cutback corner at the intersection of the west right-of-way line of the aforementioned West Aliana Trace and the north right-of-way line of Fairbairn Way (width varies at this point) as shown on Aliana Fairbairn Way Street Dedication Sec. 1, a subdivision of record under Plat Number 20180104, F.B.C.P.R., the beginning of a reverse curve;

Thence, departing the west right-of-way line of said West Aliana Trace and along the north right-of-way line of said Fairbairn Way the following five (5) courses:

1. Along said cutback corner and 57.43 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of  $94^{\circ} 00' 37''$ , and a chord which bears South  $22^{\circ} 11' 36''$  West, 51.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, said Fairbairn Way (70 feet wide at this point), the beginning of a compound curve;
2. 172.61 feet along the arc of a tangent curve to the right, having a radius of 815.00 feet, a central angle of  $12^{\circ} 08' 04''$ , and a chord which bears South  $75^{\circ} 15' 56''$  West, 172.28 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
3. South  $81^{\circ} 19' 59''$  West, 272.22 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
4. 212.01 feet along the arc of a tangent curve to the left, having a radius of 885.00 feet, a central angle of  $13^{\circ} 43' 34''$ , and a chord which bears South  $74^{\circ} 28' 12''$  West, 211.51 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

52.758 Acre

May 15, 2020  
Job No. 1968-0020A

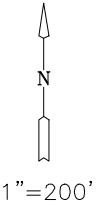
5. South  $67^{\circ} 36' 25''$  West, 37.71 feet to the POINT OF BEGINNING and containing 52.758 acres of land.

Corners were not set at the client's request.

LJA Surveying, Inc.



**MATCH SHEET 2**



ALIANA DEVELOPMENT COMPANY  
CALLED 48.019 ACRE TRACT  
F.N. 2017132054  
F.B.C.O.P.R.

**52.758 ACRES**

GRAND PARKWAY (WIDTH VARIES)  
VOL. 2367, PG. 2413  
F.B.C.D.R.

STORM SEWER EASEMENT  
(0.010 ACRE, EXHIBIT "E")  
FILE NO. 2017013729  
F.B.C.O.P.R.

SANITARY SEWER EASEMENT  
(2.014 ACRES)  
FILE NO. 2017013731  
F.B.C.O.P.R.

WEST ALIANA TRACT  
(100 FEET WIDE)  
ALIANA TRACE DRIVE STREET DEDICATION SEC 4  
PLAT NO. 20170189  
F.B.C.P.R.

SANITARY SEWER EASEMENT  
FILE NO. 2016140188  
F.B.C.O.P.R.

STORM SEWER EASEMENT  
(0.009 ACRE, EXHIBIT "B")  
FILE NO. 2017013729  
F.B.C.O.P.R.

ALIANA SEC 52  
PLAT NO. 20170245  
F.B.C.P.R.

W.L.E. (0.1827AC)  
FILE NO. 2018003803  
F.B.C.O.P.R.

ALIANA FAIRBAIRN WAY  
STREET DEDICATION SEC. 1  
(70 FEET WIDE)  
PLAT NO. 20180104, F.B.C.P.R.

STORM SEWER EASEMENT  
(0.010 ACRE, EXHIBIT "D")  
FILE NO. 2017013729  
F.B.C.O.P.R.

W.L.E. (0.00749)  
FILE NO. 2017013727  
F.B.C.O.P.R.

10' U.E./A.E.  
PLAT NO. 20170210  
F.B.C.P.R.

0.006 ACRE  
DEDICATED TO  
THE PUBLIC FOR  
R.O.W. PURPOSES  
PLAT NO. 20170210  
F.B.C.P.R.

ACCESS EASEMENT  
(CALLED 1.210 ACRE)  
FILE NO. 2017051130  
F.B.C.O.P.R.  
10' LANDSCAPE EASEMENT  
PLAT NO. 20170210  
F.B.C.P.R.

RESERVE "A"  
ALIANA FORT BEND  
ELEMENTARY SCHOOL NO. 51  
PLAT NO. 20170210  
F.B.C.P.R.

FORT BEND INDEPENDENT  
SCHOOL DISTRICT  
CALLED 17.957 ACRES  
F.N. 2017051131  
F.B.C.O.P.R.

**LEGEND**

- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- (S) 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET

**NOTES:**

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.
2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

**EXHIBIT OF  
52.758 ACRES**

**IN THE  
JANE WILKINS LEAGUE, A-96  
FORT BEND COUNTY, TEXAS**

MAY 2020 JOB NO. 1968-0020A

**LJA Surveying, Inc.**

2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042

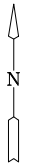
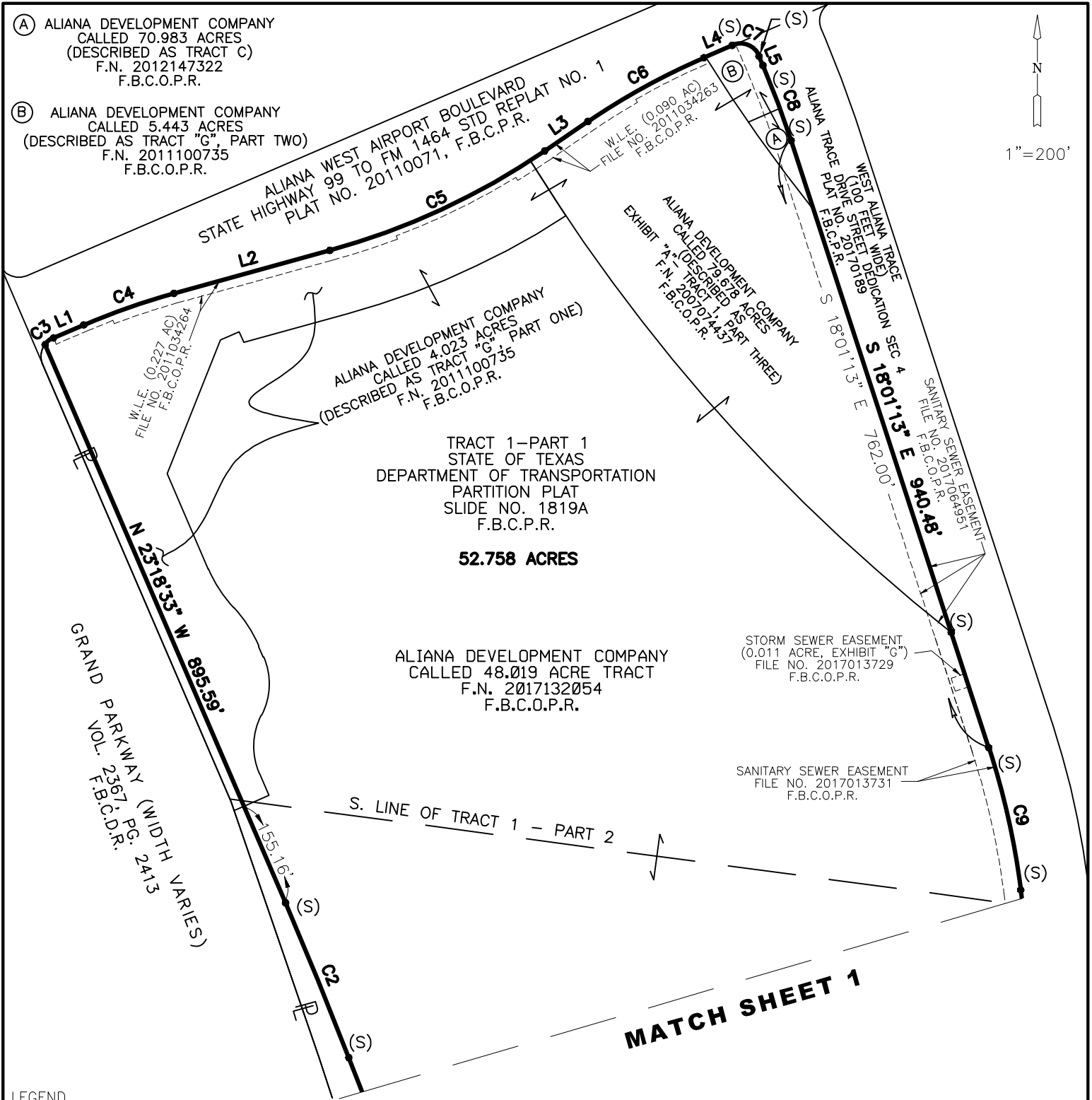
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382



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(A) ALIANA DEVELOPMENT COMPANY  
 CALLED 70.983 ACRES  
 (DESCRIBED AS TRACT C)  
 F.N. 2012147322  
 F.B.C.O.P.R.

(B) ALIANA DEVELOPMENT COMPANY  
 CALLED 5.443 ACRES  
 (DESCRIBED AS TRACT "G", PART TWO)  
 F.N. 2011100735  
 F.B.C.O.P.R.



1"=200'

**LEGEND**

- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- (S) 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET

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**MATCH SHEET 1**

**EXHIBIT OF  
 52.758 ACRES  
 IN THE  
 JANE WILKINS LEAGUE, A-96  
 FORT BEND COUNTY, TEXAS**

MAY 2020 JOB NO. 1968-0020A

**LJA Surveying, Inc.**

2929 Briarpark Drive  
 Suite 175  
 Houston, Texas 77042

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LINE	BEARING	DISTANCE
L1	N 66°41'27" E	48.71'
L2	N 74°37'12" E	238.36'
L3	N 55°42'41" E	77.14'
L4	N 66°41'27" E	45.67'
L5	S 23°18'33" E	15.01'
L6	S 07°18'16" E	342.90'
L7	S 00°29'59" W	322.79'
L8	S 81°19'59" W	272.22'
L9	S 67°36'25" W	37.71'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22706.31'	290.52'	290.52'	N 21°30'44" W	0°43'59"
C2	6520.00'	246.20'	246.19'	N 22°13'38" W	2°09'49"
C3	30.00'	15.71'	15.53'	N 51°41'27" E	30°00'00"
C4	1018.00'	140.88'	140.77'	N 70°39'19" E	7°55'44"
C5	1062.00'	350.47'	348.89'	N 65°09'56" E	18°54'30"
C6	1018.00'	195.08'	194.78'	N 61°12'04" E	10°58'46"
C7	30.00'	47.11'	42.42'	S 68°17'49" E	89°58'32"
C8	1280.00'	118.15'	118.11'	S 20°39'53" E	5°17'20"
C9	1150.00'	215.08'	214.77'	S 12°39'45" E	10°42'57"
C10	750.00'	102.16'	102.08'	S 03°24'09" E	7°48'15"
C11	850.00'	375.51'	372.47'	S 12°09'23" E	25°18'44"
C12	815.00'	172.61'	172.28'	S 75°15'56" W	12°08'04"
C12	35.00'	57.43'	51.20'	S 22°11'35" W	94°00'39"
C13	885.00'	212.01'	211.51'	S 74°28'12" W	13°43'34"
C13	815.00'	172.61'	172.28'	S 75°15'56" W	12°08'04"
C14	885.00'	212.01'	211.51'	S 74°28'12" W	13°43'34"



**LEGEND**

- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
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**NOTES:**

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**EXHIBIT OF  
54.956 ACRES**

**IN THE  
JANE WILKINS LEAGUE, A-96  
FORT BEND COUNTY, TEXAS**

MAY 2020 JOB NO. 1968-0020A

**LJA Surveying, Inc.**

2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042

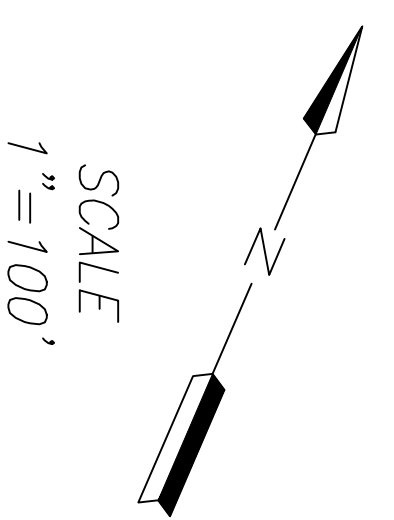
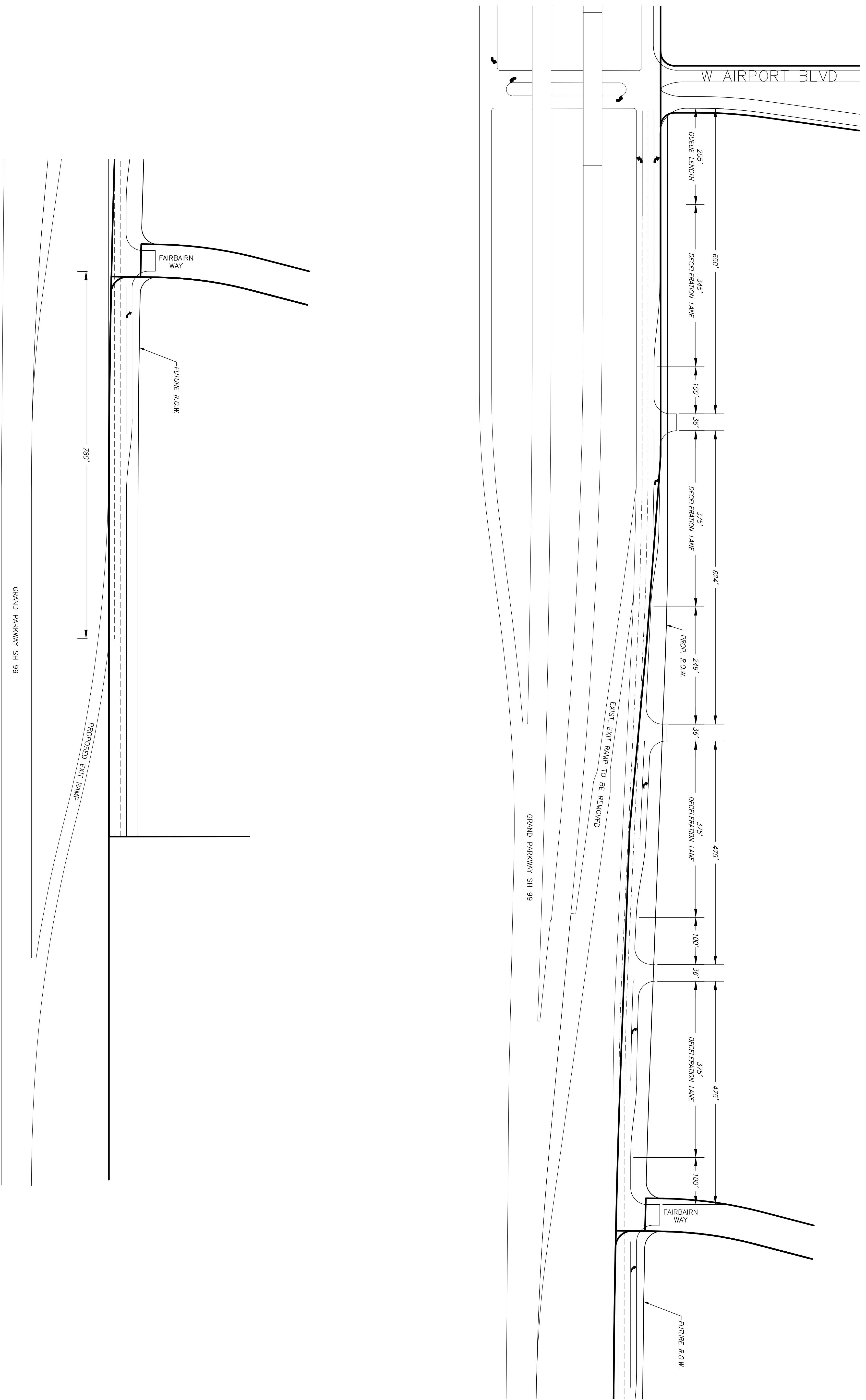


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**EXHIBIT C**

**Driveway/Roadway Spacing Exhibit**

(see attached)



**FRONTAGE ROAD**  
 FUTURE DRIVEWAY CONNECTIONS

**EXHIBIT D**

**W. AIRPORT ROAD/GRAND PARKWAY INTERCHANGE MODIFICATION**

<b>Project No.</b>	<b>Project</b>	<b>Design</b>	<b>Construction</b>	<b>Payment</b>	<b>Ownership</b>	<b>Maintenance</b>
1	Existing Northbound Frontage Road Rehab	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA
2	Northbound Frontage Road Extension	FBGPTRA	FBGPTRA	Aliana/ MUD 134B	Fort Bend County	Fort Bend County
3	Northbound Exit Ramp	FBGPTRA	FBGPTRA	Aliana/ MUD 134B	FBGPTRA	FBGPTRA
4	Northbound Entrance Ramp	FBGPTRA	FBGPTRA	Aliana/ MUD 134B	FBGPTRA	FBGPTRA
5	Auxiliary Lane(s)	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA
6	Southbound U-turn Lane	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA
7	Northbound U-turn Lane	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA	FBGPTRA
8	Southbound Exit Ramp	FBGPTRA	FBGPTRA	MMD1	FBGPTRA	FBGPTRA
9	Southbound Deceleration Lane	MMD1	MMD1	MMD1	FBGPTRA	FBGPTRA