

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever without express or implied warranty of any kind. All warranties that might arise by common law, as well as the warranties in Section 5.023 of the Texas Property Code (or its successor), are excluded. Grantor makes no warranty, express or implied, as to the Property conveyed hereby whatsoever. Grantor shall not be responsible or liable for any costs or expenses of any kind or nature incurred by Grantee or its successors or assigns associated with the Property including, without limitation, the construction of improvements thereon or for the benefit thereof or in respect access to, or ingress or egress over, the Property.

If current ad valorem taxes on said Property 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 this the _____ day of _____, 2020.

GRANTOR:

Vanbrooke, LLC,
a Texas limited liability company

By: Vanbrooke Development Company, LLC,
a Texas limited liability company
its Manager

By: L.T. Partnership, Ltd.
a Texas limited partnership
its Manager

By: L.T. Management, Inc.
a Nevada corporation,
its general partner

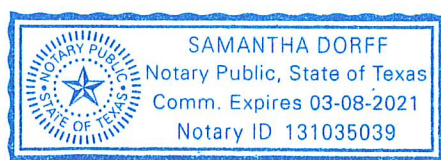
By: Al P. Brende
Al P. Brende, President

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on this 13th day of August, 2020 by Al Brende, President of The Texas Mexican American Railway Company, on behalf of said company.

(SEAL)

Samantha Dorff
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

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a 0.86 acre tract of land in the Nathan Brookshire League, Abstract 14, being out of and a part of the residue of that certain called 245.10 acre tract recorded under County Clerk's File Number 2017008319, Official Public Records, Fort Bend County, Texas with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations:

Beginning at a 5/8 inch iron rod with cap marked "1535-4035" found at the transition from the southwest right-of-way line of F.M. Highway 359 (called 100-foot wide) to the existing northwest right-of-way line of Hunt Road (as monumented – called 60-foot wide), for the east corner and **Place of Beginning** of the herein described tract, same being the east corner of said called 245.10 acre tract;

Thence South 56 degrees 15 minutes 24 seconds West (called South 56 degrees 15 minutes 24 seconds West) along the southeast line of the herein described tract and the southeast line of said called 245.10 acre tract, same being the existing northwest right-of-way line of Hunt Road, 667.35 feet (called 667.35 feet) to a 5/8 inch iron rod with cap marked "1535-4035" found the south corner of the herein described tract, being an angle point in existing Hunt Road and an angle point in the southerly line of said called 245.10 acre tract;

Thence North 83 degrees 40 minutes 04 seconds West (called North 83 degrees 40 minutes 04 seconds West) along the southwest line of the herein described tract, being a southerly line of said called 245.10 acre tract, same being the existing northeast right-of-way line of Hunt Road, 442.62 feet to a point for the southwest corner of the herein described tract, from said point a 5/8 inch iron rod with cap marked "1535-4035" found for an angle point in the south line of the herein described tract and the south line of said called 245.10 acre tract, bears North 83 degrees 40 minutes 04 seconds West, 4.22 feet

Thence North 02 degrees 08 minutes 38 seconds West establishing the west line of the herein described tract, 7.59 feet to a point for the northwest corner of the herein described tract;

Thence along the proposed northwesterly right-of-way line of Hunt Road to 5/8 inch iron rods with caps marked "Jones|Carter" set at the following courses and distances:

North 87 degrees 47 minutes 23 seconds East, 147.82 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 31 degrees 32 minutes 00 seconds, an arc length of 798.02 feet, a radius of 1,450.00 feet, and a chord bearing North 72 degrees 01 minute 24 seconds East, 787.99 feet to the end of said curve;

North 56 degrees 15 minutes 24 seconds East, 80.73 feet to the beginning of a curve to the left;

Hunt Road Right-Of-Way Acquisition
Tract 1 - 0.86 Acre

Nathan Brookshire League, Abstract 14
Fort Bend County, Texas

Thence with said curve to the left, having a central angle of 93 degrees 11 minutes 01 second, an arc length of 56.92 feet, a radius of 35.00 feet, and a chord bearing North 09 degrees 39 minutes 53 seconds East, 50.85 feet to the north corner of the herein described tract, being in the lower northeast line of said called 245.10 acre tract, same being the southwest right-of-way line of F.M. Highway 359, from said point a 5/8 inch iron rod with cap marked "1535-4035" found for a lower northeast corner of said called 245.10 acre tract, same being the upper southeast corner of a called 3.94 acre tract, bears North 36 degrees 55 minutes 37 seconds West (called North 36 degrees 55 minutes 37 seconds West), 397.77 feet;

Thence South 36 degrees 55 minutes 37 seconds East (called South 36 degrees 55 minutes 37 seconds East) along the northeast line of the herein described tract, being the lower northeast line of said called 245.10 acre tract, same being the southwest right-of-way line of F.M. Highway 359, 37.00 feet to the **Place of Beginning** and containing 0.86 acre of land, more or less.

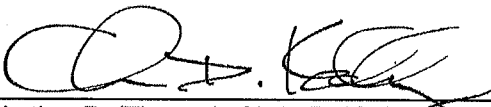
For reference and further description see Drawing No. 12531_V3 prepared by the undersigned on same date.

Surveyed: November 1, 2018
Revised: July 8, 2020

Job Number 15323-0010-00

Jones|Carter, Inc.
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

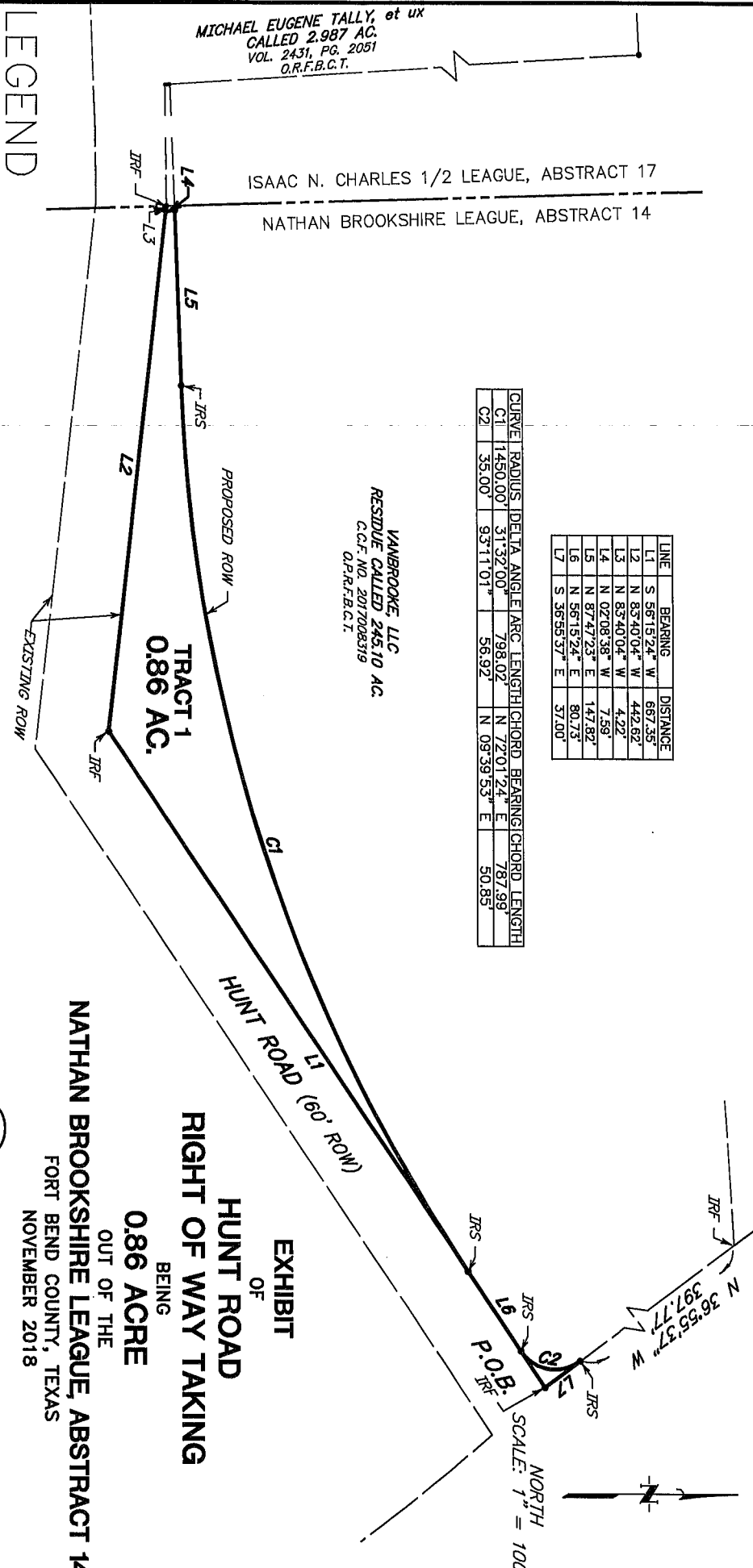
MICHAEL EUGENE TALLY, et ux
 CALLED 2.987 AC.
 VOL. 2431, PG. 2051
 O.R.F.B.C.T.

ISAAC N. CHARLES 1/2 LEAGUE, ABSTRACT 17
 NATHAN BROOKSHIRE LEAGUE, ABSTRACT 14

CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1450.00'	31°32'00"	798.02'	N 72°01'24" E	787.99'	
C2	35.00'	93°11'01"	56.92'	N 09°39'53" E	50.85'	

LINE	BEARING	DISTANCE
L1	S 56°15'24" W	667.35'
L2	N 85°40'04" W	442.62'
L3	N 85°40'04" W	4.22'
L4	N 02°08'38" W	7.59'
L5	N 87°47'23" E	147.82'
L6	N 56°15'24" E	80.73'
L7	S 36°55'37" E	37.00'

VANBROOKE, LLC
 RESIDUE CALLED 245.10 AC.
 C.C.F. NO. 2017008319
 O.P.R.F.B.C.T.



LEGEND

These standard symbols will be found in the drawing.
 IRS - SET 5/8" IR W/CAP MK.
 "JONES | CARTER"
 IRF - FND 5/8" IR W/CAP MK.
 "1535-4035"

- GENERAL NOTES:
- Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
 - For reference and further description, see meters and bounds description, job number 15323-0001-00, prepared by Jones|Carter, Inc. on same date.

TRACT 1
0.86 AC.

PROPOSED ROW

EXISTING ROW

HUNT ROAD
 L1
 (60' ROW)

EXHIBIT
 OF
HUNT ROAD
RIGHT OF WAY TAKING
 BEING
0.86 ACRE
 OUT OF THE
NATHAN BROOKSHIRE LEAGUE, ABSTRACT 14
 FORT BEND COUNTY, TEXAS
 NOVEMBER 2018

J|C JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
 1229 Corporate Drive, Suite 100 • Rosenberg, Texas 77471 • 281.342.2033

K:\15323\15323-0001-00 Vanbrooke Section 1 WSA0\Surveying Phase\CAD Files\Working Dwg\VANBROOKE ALL HUNT ROAD ACQUISITION PHASE I V2.dwg Jul 08, 2020 - 1:39pm BH