

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: _____

Grantor:

Grand Parkway HG LLC, a Texas limited liability company

Grantor's Mailing Address:

5110 Hawthorne Springs Lane
Sugar Land, Texas 77479

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 .078 acres, as more particularly described and depicted in **Exhibit A** attached hereto, 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").

Grant of Property:

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, 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.

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.

Access to and across the Property is DENIED.

This Special Warranty Deed may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one and the same instrument. All referenced exhibits are incorporated into this Special Warranty Deed for all purposes.

Remainder of page intentionally blank.

The individual signing this instrument on behalf of Grantor represents that they have the requisite authority to bind Grantor. Executed to be effective as of 01-29-2021

GRANTOR:

GRAND PARKWAY HG LLC,
a Texas limited liability company

By: [Signature]

Name: Aoif Dilawar Maknoja

Title: managing member

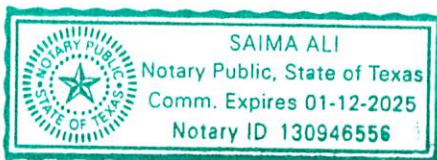
THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on January 29th 2021, by Aoif Dilawar Maknoja, managing member of GRAND PARKWAY HG LLC, a Texas limited liability company.

(NOTARY SEAL)

[Signature]
Notary Public, State of Texas



AGREED to and ACCEPTED on February 24, 2021 by Grantee.

GRANTEE:

**FORT BEND GRAND PARKWAY TOLL
ROAD AUTHORITY,**

a Texas local government corporation

By: [Signature]

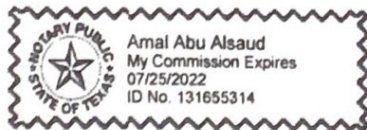
Name: Shoukat Dhanani

Title: Board President

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on 2/26/2021, by Shoukat Dhanani, President, 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 SEAL)

Amal Abu Alsaud [Signature]
Notary Public, State of Texas

Attachment:

Exhibit A – Legal Description and Depiction of Property

After recording, please return to:

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

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.: _____

EXHIBIT A

Legal Description and Depiction of Property

(see attached)

County: Fort Bend
Project: Harvest Green C-4
Job No. 111057
MBS No. 20-024 (R.O.W. Parcel A)(Rev.2)

FIELD NOTES FOR 0.078 ACRE

Being a tract containing 0.078 acre of land located in the Jane Wilkins One League Grant, Abstract 96, Fort Bend County, Texas. Said 0.078 acre being a portion of a call 2.191 acre tract recorded in the name of Grand Parkway HG LLC in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2020061387; Said 0.078 acre of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

COMMENCING at a 5/8 inch iron rod with "GBI Partners" cap found at the southwest corner of said 2.191 acre tract, the northwest corner of Unrestricted Reserve "A", Block 1, of ISHINE Carwash at Harvest Green, a subdivision recorded in Plat No. 20190146 of the Fort Bend County Plat Records (F.B.C.P.R.) and being on the east line of Unrestricted Reserve "A", Block 1, of Arvo Plaza at Harvest Green, a subdivision recorded in Plat No. 20180216 of the F.B.C.P.R., from which a 5/8 inch iron rod with "GBI Partners" cap found at the southwest corner of said Unrestricted Reserve "A", Block 1, of ISHINE Carwash at Harvest Green bears South 23 degrees 18 minutes 03 seconds East, a distance of 254.09 feet;

THENCE, with the common line between said 2.191 acre tract and said Unrestricted Reserve "A", North 66 degrees 41 minutes 57 seconds East, a distance of 350.00 feet to the northeast corner of said Unrestricted Reserve "A", the westerly right-of-way (R.O.W.) line of Grand Parkway (a.k.a. S.H. 99; width varies) and **POINT OF BEGINNING** of the herein described tract;

THENCE, through and across said 2.191 tract the following three (3) courses:

- 1.) North 23 degrees 18 minutes 03 seconds West, a distance of 53.35 feet to a point of curvature to the left;
- 2.) 115.09 feet along the arc of said curve, having a radius of 2,644.79 feet, a central angle of 02 degrees 29 minutes 36 seconds, and a chord which bears North 24 degrees 32 minutes 51 seconds West, a distance of 115.09 feet;
- 3.) North 64 degrees 12 minutes 21 seconds East, a distance of 20.00 feet to the aforesaid westerly R.O.W. line of Grand Parkway and the beginning of a non-tangent curve to the right;

THENCE, with said R.O.W. line, the following three (3) courses:

- 1.) 115.97 feet along the arc of said curve, having a radius of 2,664.79 feet, a central angle of 02 degrees 29 minutes 36 seconds, and a chord which bears South 24 degrees 32 minutes 51 seconds East, a distance of 115.96 feet to a point of tangency;

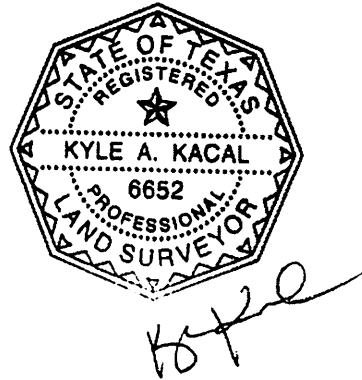
- 2.) South 23 degrees 18 minutes 03 seconds East, a distance of 53.35 feet;
- 3.) South 66 degrees 41 minutes 57 seconds West, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.078 acre of land.

GBI Partners

TBPELS Firm #10130300, 10194423

Ph: 281.499.4539

January 28, 2021



FND 5/8"C.I.R.

Scale: 1" = 100'

UNRESTRICTED RESERVE "A"
BLOCK 1
TIMEWISE AT
HARVEST GREEN
PLAT NO. 20180014 F.B.C.P.R.

0.078
ACRE

CALL 2.191 ACRES
GRAND PARKWAY HG LLC
F.B.C.C.F. NO. 2020061387

GRAND PARKWAY
(A.K.A. HIGHWAY 99)
(WIDTH VARIES)

20'

FND 5/8"C.I.R.

P.O.B.

N66°41'57"E 350.00'

UNRESTRICTED RESERVE "A"
BLOCK 1
ARVO PLAZA AT
HARVEST GREEN
PLAT NO. 20180216 F.B.C.P.R.

P.O.C.
FND 5/8"C.I.R.

UNRESTRICTED RESERVE "A"
BLOCK 1
ISHINE CARWASH AT
HARVEST GREEN
PLAT NO. 20190146 F.B.C.P.R.

FND 5/8"C.I.R.

CALL 16.833 ACRES
AGA KHAN FOUNDATION U.S.A.
F.B.C.C.F. NO. 2019122635

5/8"C.I.R.

LEGEND

C.I.R. CAPPED IRON ROD
F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
P.O.B. POINT OF BEGINNING

NOTE:

1. BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
2. SEE PAGES 1-2 OF 3 PAGES FOR METES AND BOUNDS DESCRIPTION.

EXHIBIT OF

0.078 ACRE

BEING A PORTION OF A CALL 2.191 ACRE TRACT
RECORDED IN THE NAME OF GRAND PARKWAY HG LLC
IN FORT BEND COUNTY CLERK'S FILE NO. 2020061387.

LOCATED IN THE

JANE WILKINS ONE LEAGUE GRANT, A-96
FORT BEND COUNTY TEXAS



GBI PARTNERS
LAND SURVEYING CONSULTANTS

4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • www.gbisurvey.com
TBPELS FIRM # 10130300, 10194423

SCALE: 1" = 100'

JOB NO. 111057

DATE: 01/28/2021