





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

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Thence, North  $23^{\circ} 17' 58''$  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  $1^{\circ} 09' 07''$ , and a chord which bears North  $22^{\circ} 43' 11''$  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  $89^{\circ} 45' 01''$ , and a chord which bears North  $22^{\circ} 43' 55''$  East, 49.39 feet to a point for corner on the north line of said 17.957 acre tract;

Thence, North  $67^{\circ} 36' 25''$  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  $89^{\circ} 45' 01''$ , and a chord which bears South  $22^{\circ} 43' 55''$  West, 49.39 feet to a point for corner, the beginning of a compound curve;

1.204 acre

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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.







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      Phone 713.953.5200  
Suite 175      Fax 713.953.5026  
Houston, Texas 77042      T.B.P.L.S. Firm No. 10194382

LJA SURVEYING, INC. 2929 BRIARPARK DRIVE, SUITE 175, HOUSTON, TEXAS 77042 4/17/18/2018

