

Official Public Records of Fort Bend County, Texas; said 16.36 acre tract of land being more particularly described by metes and bounds attached hereto as Exhibit "A" (the "Property").

This conveyance is made and accepted subject to any and all valid and subsisting easements, rights of way, conditions, restrictions, covenants, agreements, mineral or royalty interests, mineral reservations, leases, surface waivers, liens, encumbrances, and regulations or orders of municipal and/or other governmental authorities, appearing of record in the Official Public Records of Fort Bend County, Texas, but only to the extent they are still in force and effective against the Property or Grantee.

This conveyance is further made and accepted subject to the conditions and reservations made by Grantor in the Original Deed including all oil, gas, and other minerals in, on, or under the Property, a Temporary Access Easement, and a non-exclusive and an unencumbered Utility/Facility Easement, together with all rights of ingress and egress stated therein.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, 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 and assigns 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, except as to any reservations from and exceptions to conveyance, when the claim is by, through, or under Grantor but not otherwise.

This is a **CORRECTION DEED**, given and accepted in substitution of the Original Deed of April 10, 2020 recorded under Clerk's File No. 2020041988 and of the Original Deed that was inadvertently recorded a second time under Clerk's File No. 2020062518 of the Official Public Records of Fort Bend County, Texas, and it shall be effectual as of, and retroactive as of April 10, 2020, the date of the recorded original instrument, pursuant to Texas Property Code Section 5.030. However, except as corrected, the Original Deed shall remain in full force and effect.

When the context requires, singular nouns and pronouns include the plural.

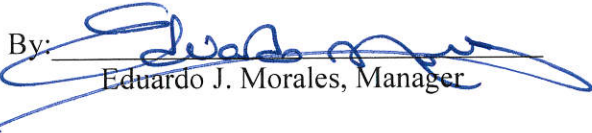
{Execution Pages to Follow}

Executed this _____ day of _____, 2024.

GRANTOR:

GM EQUITY GROUP, LLC
a Texas limited liability company

By: _____
David B. Ginter, Manager

By: 
Eduardo J. Morales, Manager

ACKNOWLEDGMENTS

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me, the undersigned notary, on the _____ day of _____, 2024, by David B. Ginter, Manager of GM Equity Group, LLC, a Texas limited liability company, on behalf of said limited liability company.

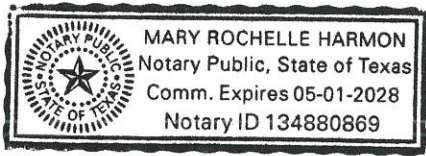
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me, the undersigned notary, on the 28 day of June, 2024, by Eduardo J. Morales, Manager of GM Equity Group, LLC, a Texas limited liability company, on behalf of said limited liability company.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



ACCEPTED this _____ day of _____, 2024.

GRANTEE

FORT BEND COUNTY, TEXAS

By: _____
KP George,
County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me, the undersigned notary, on the _____ day of _____, 2024 by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the state of Texas, on behalf of said County.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Attachments:
Exhibit "A" (10 pages)

After Recording Please Return To:
Fort Bend County Engineering
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

(Corrected Metes & Bounds w/Survey Follows Behind)

**DESCRIPTION OF A 16.36-ACRE
(712,805 SQ. FT.) TRACT SITUATED
IN THE ENOCH LATHAM SURVEY,
A-50, FORT BEND COUNTY, TEXAS**

Being a description of a 16.36-acre (712,805 square foot) tract situated in the Enoch Latham Survey, A-50, Fort Bend County, Texas. Said 16.36-acre tract being out of a called 137.294-acre tract of land, conveyed to GM Equity Group, LLC, a Texas limited liability company, by deed recorded in Fort Bend County Clerk's File Number 2008000068 (hereinafter F.B.C.C.F. No.), of the Official Public Records of Fort Bend County, Texas. (hereinafter O.P.R.F.B.C.), being a portion of and a revision of a called 17.34-acre Parcel 3, conveyed to Fort Bend County, Texas, by deed recorded in F.B.C.C.F. No. 2020062518, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (2011) Epoch 2010.00, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.00013. All distances are surface:

COMMENCING (N=13,812,482.63, E=2,959,524.69) at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for an interior angle point of a called 0.1000 acre-tract as described as Parcel 424 in warranty deed conveyed to County of Fort Bend, Texas by GM Equity Group, LLC recorded in F.B.C.C.F. No. 2017077964, O.P.R.F.B.C.;

THENCE, North 17 deg. 00 min. 34 sec. West, a distance of 13.97 feet along and with the west line of said Parcel 424 to an angle point for the northwest corner of said Parcel 424, for the Southwest corner and **POINT OF BEGINNING (N= 13,812,495.99, E= 2,959,520.61)** of herein described tract, from which a found disturbed 5/8-inch iron rod with cap stamped "B.G.E., INC." bears North 21 deg. 24 min. West, 0.74 feet;

THENCE, over and across said 137.294-acre tract, along and with the proposed West right-of-way line of said Texas Heritage Parkway the following 14 calls;

1. North 17 deg. 00 min. 34 sec. West, a distance of 52.80 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for corner;
2. North 21 deg. 24 min. 35 sec. West, a distance of 143.38 feet to a found 1/2-inch iron pipe found for the beginning of a non-tangent curve to the left, from which its center bears South 72 deg. 59 min. 26 sec. West, 1,900.00 feet;
3. In a Northerly direction, along said curve to the left, a distance of 361.38 feet, having a radius of 1,900.00 feet, a central angle of 10 deg. 53 min. 52 sec. and a chord which bears North 22 deg. 27 min. 30 sec. West, 360.84 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the point of tangency;
4. North 27 deg. 54 min. 26 sec. West, a distance of 287.94 feet to a found 1/2-inch iron pipe for the beginning of a tangent curve to the right;

5. In a Northerly direction, along said curve to the right, a distance of 695.96 feet, having a radius of 2,100.00 feet, a central angle of 18 deg. 59 min. 18 sec. and a chord which bears North 18 deg. 24 min. 48 sec. West, 692.78 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a reverse curve to the left;
6. In a Northwesterly direction, along said curve to the left, a distance of 148.21 feet, having a radius of 100.00 feet, a central angle of 84 deg. 55 min. 12 sec. and a chord which bears North 49 deg. 04 min. 25 sec. West, 135.02 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of tangency;
7. South 88 deg. 27 min. 59 sec. West, a distance of 135.02 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;
8. North 02 deg. 14 min. 40 sec. West, a distance of 100.00 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;
9. North 88 deg. 27 min. 59 sec. East, a distance of 22.25 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a tangent curve to the left;
10. In an Easterly direction, along said curve to the left, a distance of 79.27 feet, having a radius of 250.00 feet, a central angle of 18 deg. 10 min. 04 sec. and a chord which bears North 79 deg. 22 min. 57 sec. East, 78.94 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of tangency;
11. North 70 deg. 17 min. 54 sec. East, a distance of 52.57 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a tangent curve to the left;
12. In a Northeasterly direction, along said curve to the left, a distance of 126.73 feet, having a radius of 100.00 feet, a central angle of 72 deg. 36 min. 44 sec. and a chord which bears North 33 deg. 59 min. 32 sec. East, 118.42 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a non-tangent curve to the right, from which its center bears North 19 deg. 42 min. 06 sec. West, 100.00 feet;
13. In a Northerly direction, along said curve to the right, a distance of 612.74 feet, having a radius of 2,100.00 feet, a central angle of 16 deg. 43 min. 05 sec. and a chord which bears North 08 deg. 05 min. 32 sec. East, 610.57 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a reserve curve to the left;

14. In a Northerly direction, along said curve to the left, a distance of 1,027.77 feet, having a radius of 1,900.00 feet, a central angle of 30 deg. 59 min. 36 sec. and a chord which bears North 00 deg. 57 min. 15 sec. East, 1,015.29 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for southeast corner of called Unrestricted Reserve "A" of Broadstone Cross Creek Ranch, as recorded in Plat No. 20220110, of the Official Plat Records of Fort Bend County, and for the southwest corner of called 23.53 acre-tract, Parcel 5 of Texas Heritage Parkway ROW, as described under F.B.C.C.F.N. 2020062515, O.P.R.F.B.C. and for the northwest corner of said tract herein described;

THENCE, North 88 deg. 22 min. 08 sec. East, a distance of 204.78 feet along and with the south line of said Parcel 5 of Texas Heritage Parkway to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for northeast corner of said tract herein described;

THENCE, over and across said 137.294-acre tract, along and with the proposed East right-of-way line of said Texas Heritage Parkway the following 9 calls;

1. South 12 deg. 45 min. 06 sec. East, a distance of 19.88 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning tangent curve to the right;
2. In a Southerly direction, along said curve to the right, a distance of 1,070.33 feet, having a radius of 2,100.00 feet, a central angle of 29 deg. 12 min. 09 sec. and a chord which bears South 01 deg. 50 min. 59 sec. West, 1,058.78 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a reserve curve to the left;
3. In a Southerly direction, along said curve to the left, a distance of 556.43 feet, having a radius of 1,900.00 feet, a central angle of 16 deg. 46 min. 46 sec. and a chord which bears South 08 deg. 03 min. 41 sec. West, 554.44 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a compound curve to the left;
4. In a Southeasterly direction, along said curve to the left, a distance of 58.10 feet, having a radius of 75.00 feet, a central angle of 44 deg. 23 min. 12 sec. and a chord which bears South 22 deg. 31 min. 13 sec. East, 56.66 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a reserve curve to the right;
5. In a Southerly direction, along said curve to the right, a distance of 222.19 feet, having a radius of 160.50 feet, a central angle of 79 deg. 19 min. 09 sec. and a chord which bears South 05 deg. 03 min. 09 sec. West, 204.87 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a reserve curve to the left;
6. In a Southerly direction, along said curve to the left, a distance of 58.10 feet, having a radius of 75.00 feet, a central angle of 44 deg. 23 min. 12 sec. and a chord which bears South 12 deg. 24 min. 55 sec. West, 56.66 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a compound curve to the left;

7. In a Southwesterly direction, along said curve to the left, a distance of 601.25 feet, having a radius of 1,900.00 feet, a central angle of 18 deg. 07 min. 51 sec. and a chord which bears South 18 deg. 50 min. 31 sec. East, 598.74 feet to 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the point of tangency;
8. South 27 deg. 54 min. 26 sec. East, a distance of 287.94 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a tangent curve to the right;
9. In a Southeasterly direction, along said curve to the right, a distance of 222.19 feet, having a radius of 2,100.00 feet, a central angle of 06 deg. 03 min. 44 sec. and a chord which bears South 24 deg. 52 min. 35 sec. East, 222.09 feet to a 5/8-inch iron rod with cap stamped "B.G.E., INC." found for corner, lying on the east line of said 137.294 acre-tract, same being the West line of Cross Creek Ranch Wastewater Treatment Plant, as recorded in Plat No. 20070244, of the Official Plat Records of Fort Bend County;

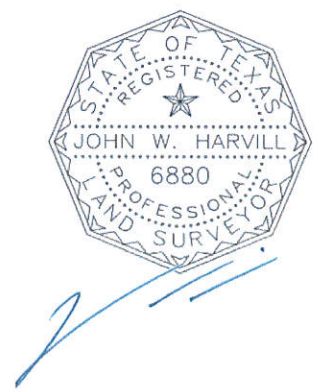
THENCE, South 02 deg. 37 min. 40 sec. East, a distance of 399.78 feet along and with the west line of said Cross Creek Ranch Wastewater Treatment Plant and the West line of a called 3.662 acre-tract of land conveyed to Wayne Schramme, as described under F.B.C.C.F.N. 2012087343, O.P.R.F.B.C., at a distance of 48.32 feet pass the common West corner of said Cross Creek Ranch Wastewater Treatment Plant and said 3.662 acre-tract continuing for a total distance of 399.78 feet to the Southeast corner of said tract herein described, being also the common North corner of said Parcel 424 and a called 0.1816 acre tract of land described as Parcel 425 in warranty deed conveyed to County of Fort Bend, Texas from Wayne Schramme as recorded in F.B.C.C.F.N. 2017044716, O.P.R.F.B.C.;

THENCE, South 82 deg. 58 min. 34 sec. West, a distance of 83.50 feet along and with the north line of said Parcel 424 of Texas Heritage Parkway to the **POINT OF BEGINNING** and containing 16.36 acre (712,805 square feet) of land.

This description is accompanied by a survey of even survey date.

Compiled by:

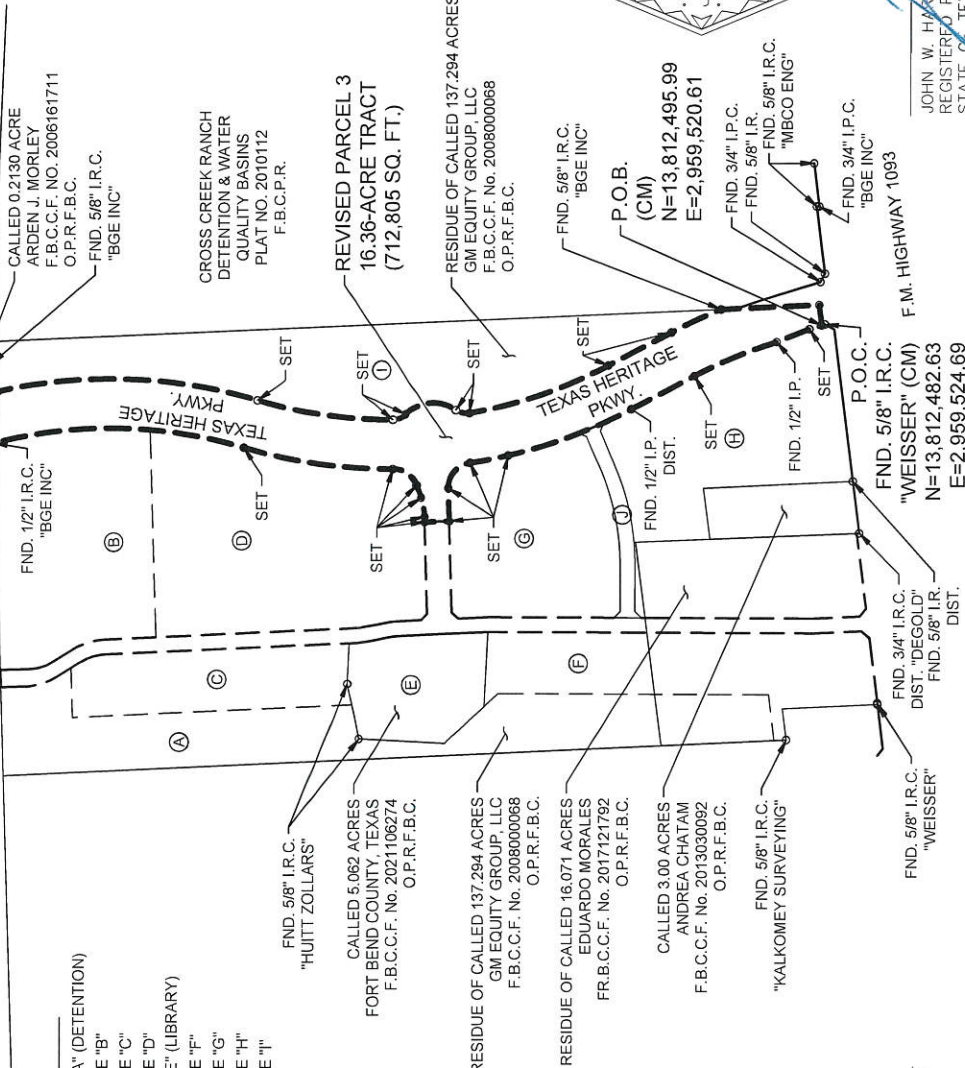
Weisser Engineering & Surveying
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 10194324
TBPE Reg. No.: F-68
Job No. IH067
Date: 01/17/2024



CREEK RUSH AT CROSS CREEK RANCH
SECTION TWO
YORK WAY
PLAT No. 20220022
F.B.C.P.R.

BROADSTONE
CROSS CREEK
PLAT No. 20220110
F.B.C.P.R.

THE POND AT
CROSS CREEK RANCH
PLAT No. 20130244
F.B.C.P.R.



- PROPOSED RESERVES:**
- (A) PROPOSED RESTRICTED RESERVE "A" (DETENTION)
 - (B) PROPOSED UNRESTRICTED RESERVE "B"
 - (C) PROPOSED UNRESTRICTED RESERVE "C"
 - (D) PROPOSED UNRESTRICTED RESERVE "D"
 - (E) PROPOSED RESTRICTED RESERVE "E" (LIBRARY)
 - (F) PROPOSED UNRESTRICTED RESERVE "F"
 - (G) PROPOSED UNRESTRICTED RESERVE "G"
 - (H) PROPOSED UNRESTRICTED RESERVE "H"
 - (I) PROPOSED UNRESTRICTED RESERVE "I"

FND. 5/8" I.R.C.
"HUITI ZOLLARS"

CALLED 5,062 ACRES
FORT BEND COUNTY, TEXAS
F.B.C.C.F. No. 2021106274
O.P.R.F.B.C.

RESIDUE OF CALLED 137,294 ACRES
GM EQUITY GROUP, LLC
F.B.C.C.F. No. 2008000068
O.P.R.F.B.C.

RESIDUE OF CALLED 16,071 ACRES
EDUARDO MORALES
FR.B.C.C.F. No. 2017121792
O.P.R.F.B.C.

CALLED 3,000 ACRES
ANDREA CHATAM
F.B.C.C.F. No. 2013030092
O.P.R.F.B.C.

FND. 5/8" I.R.C.
"KALKOMEY SURVEYING"

NOTE:
ALL CORNERS MARKED SET ARE SET
WITH A 5/8" I.R. W/CAP STAMPED
"WEISSER ENG HOUSTON, TX".

FND. 1/2" I.R.C.
"BGE INC"

CALLED 0.2130 ACRE
ARDEN J. MORLEY
F.B.C.C.F. NO. 2006161711
O.P.R.F.B.C.
FND. 5/8" I.R.C.
"BGE INC"

CROSS CREEK RANCH
DETENTION & WATER
QUALITY BASINS
PLAT NO. 2010112
F.B.C.P.R.

REVISED PARCEL 3
16.36-ACRE TRACT
(712,805 SQ. FT.)

RESIDUE OF CALLED 137,294 ACRES
GM EQUITY GROUP, LLC
F.B.C.C.F. No. 2008000068
O.P.R.F.B.C.

FND. 5/8" I.R.C.
"BGE INC"

P.O.B.
(CM)
N=13,812,495.99
E=2,959,520.61

FND. 3/4" I.P.C.
FND. 5/8" I.R.
FND. 5/8" I.R.C.
"MBCO ENG"

FND. 3/4" I.P.C.
"BGE INC"

F.M. HIGHWAY 1093

P.O.C.
FND. 5/8" I.R.C.
"WEISSER" (CM)
N=13,812,482.63
E=2,959,524.69

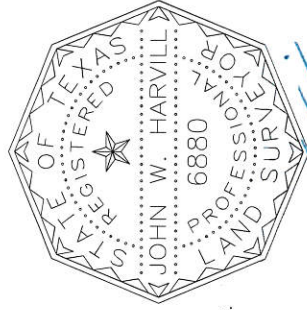
FND. 3/4" I.R.C.
DIST. "DEGOLD"
FND. 5/8" I.R.
DIST.



BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE
SYSTEM, SOUTH CENTRAL ZONE No.
4204 NAD 83 (2011) EPOCH 2010.00.
THE COORDINATES SHOWN HEREON
ARE GRID COORDINATES AND MAY BE
BROUGHT TO SURFACE BY
MULTIPLYING BY THE COMBINED SCALE
FACTOR OF 1.00013
ALL DISTANCES ARE HORIZONTAL
GROUND SURFACE DISTANCES IN U.S.
SURVEY FEET.

NOTE:
A PARCEL DESCRIPTION OF
EVEN DATE WAS PREPARED IN
CONJUNCTION WITH THIS
PARCEL EXHIBIT.

NOTE:
THIS PARCEL EXHIBIT WAS
PERFORMED WITHOUT THE
BENEFIT OF A CURRENT TITLE
COMMITMENT. ALL ENCUMBRANCES
MAY NOT BE SHOWN.



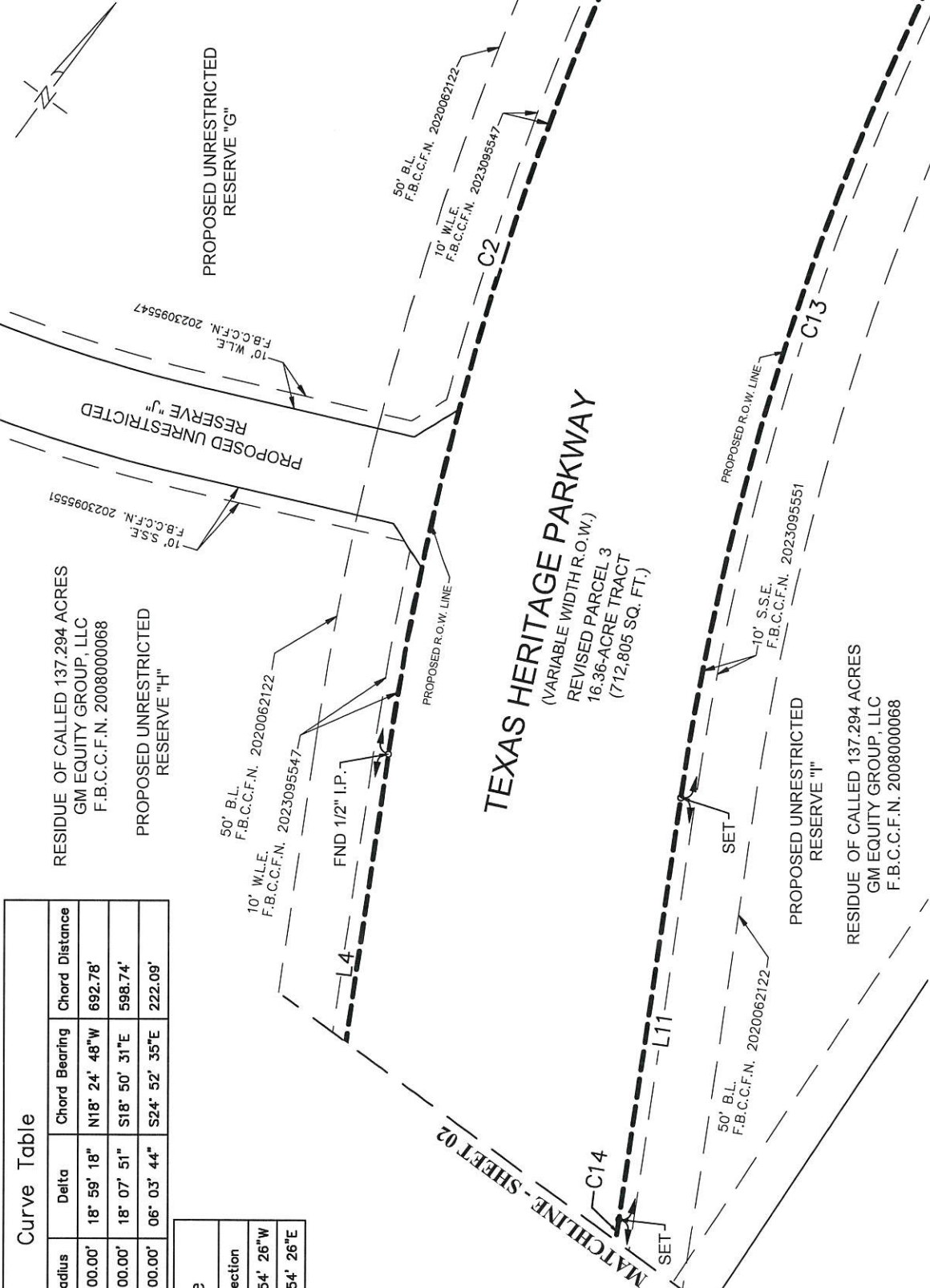
JOHN W. HARVILL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 6880

© Copyright 2024 Weisser Engineering & Surveying			
DRAWN BY:	T.F.	CALC'D. BY:	T.F.
F.B. NO:	3865	CHECKED BY:	J.H.
CREW CHIEF:	A.G.	DATE:	01/17/2024
		SCALE:	N.T.S.
		SHEET	01 OF 06
		JOB No.:	IH067

PARCEL PLAT SHOWING
REVISED PARCEL 3
TEXAS HERITAGE PARKWAY
ENOCH LATHAM SURVEY, A-50
FORT BEND COUNTY, TEXAS

WEISSER
Engineering & Surveying

19200 Park Row | Houston, Texas 77064
137 E. Reg. No. F48 T 137 L.S. Reg. No. 10194324
www.weissereng.com | 281.579.7300



TEXAS HERITAGE PARKWAY
 (VARIABLE WIDTH R.O.W.)
 REVISED PARCEL 3
 16.36-ACRE TRACT
 (712,805 SQ. FT.)

RESIDUE OF CALLED 137,294 ACRES
 GM EQUITY GROUP, LLC
 F.B.C.C.F.N. 2008000068

PROPOSED UNRESTRICTED
 RESERVE "H"

RESIDUE OF CALLED 137,294 ACRES
 GM EQUITY GROUP, LLC
 F.B.C.C.F.N. 2008000068

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C2	695.96'	2,100.00'	18° 59' 18"	N18° 24' 48"W	692.78'
C13	601.25'	1,900.00'	18° 07' 51"	S18° 50' 31"E	598.74'
C14	222.19'	2,100.00'	06° 03' 44"	S24° 52' 35"E	222.09'

Line Table

Line #	Length	Direction
L4	287.94'	N27° 54' 26"W
L11	287.94'	S27° 54' 26"E

WEISSER
Engineering & Surveying

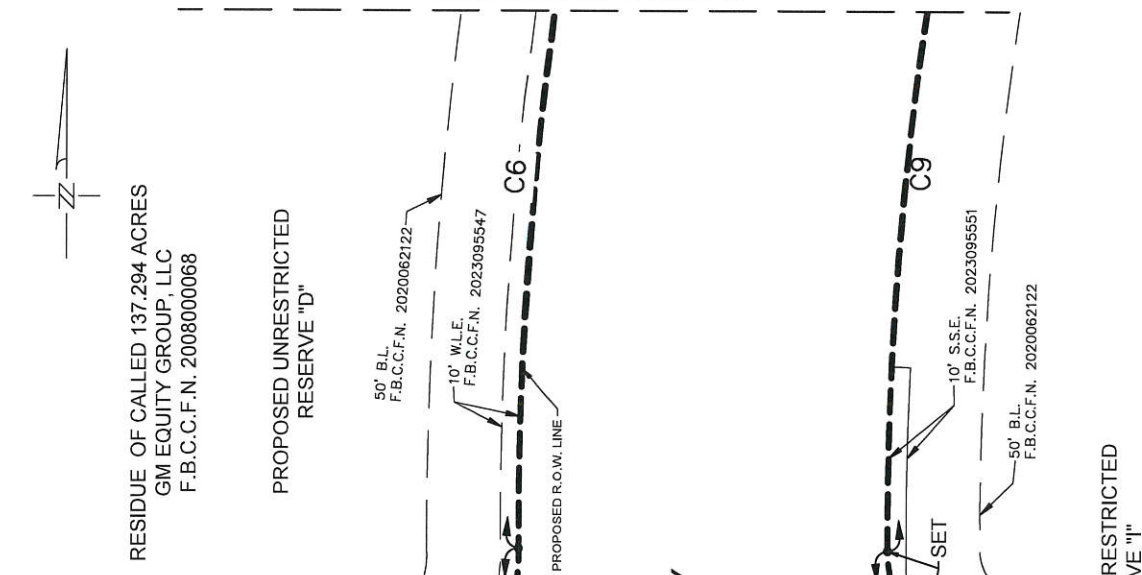
19200 Park Row | Houston, Texas 77064
 100 P.E. Reg. No. P48 | 100 P.L.S. Reg. No. 10194324
 www.weissereng.com | 281.575.7500

REVISED PARCEL 3
TEXAS HERITAGE PARKWAY
ENOCH LATHAM SURVEY, A-50
FORT BEND COUNTY, TEXAS

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DRAWN BY:	T.F.	CALC'D. BY:	T.F.	SCALE:	1" = 100'
F.B. NO:	3865	CHECKED BY:	J.H.	SHEET	03 OF 06
CREW CHIEF:	A.G.	DATE:	01/17/2024	JOB No.:	IH067

MATCHLINE - SHEET 05



RESIDUE OF CALLED 137.294 ACRES
GM EQUITY GROUP, LLC
F.B.C.C.F.N. 2008000068

PROPOSED UNRESTRICTED
RESERVE "D"

50' B.L.
F.B.C.C.F.N. 2020062122

10' W.L.E.
F.B.C.C.F.N. 2023095547

PROPOSED R.O.W. LINE

TEXAS HERITAGE PARKWAY
(VARIABLE WIDTH R.O.W.)
REVISED PARCEL 3
16.36-ACRE TRACT
(712,805 SQ. FT.)

10' S.S.E.
F.B.C.C.F.N. 2023095551

PROPOSED
GINTER
BOULEVARD

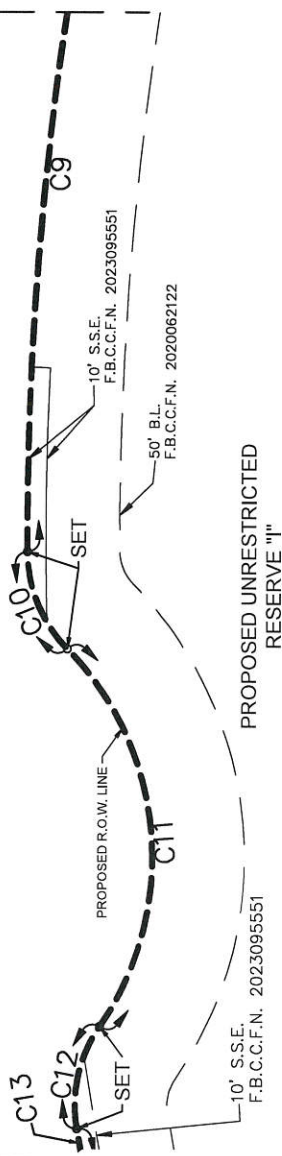
10' W.L.E.
F.B.C.C.F.N. 2023095547

RESIDUE OF CALLED 137.294 ACRES
GM EQUITY GROUP, LLC
F.B.C.C.F.N. 2008000068

PROPOSED UNRESTRICTED
RESERVE "G"

Line Table	
Line #	Direction
L5	S88° 27' 59"W
L6	N02° 14' 40"W
L7	N88° 27' 59"E
L8	N70° 17' 54"E

Curve Table			
Curve #	Length	Radius	Delta
C2	695.96'	2,100.00'	18° 59' 18"
C3	148.21'	100.00'	84° 55' 12"
C4	79.27'	250.00'	18° 10' 04"
C5	126.73'	100.00'	72° 36' 44"
C6	612.74'	2,100.00'	16° 43' 05"
C9	556.43'	1,900.00'	16° 46' 46"
C10	58.10'	75.00'	44° 23' 12"
C11	222.19'	160.50'	79° 19' 09"
C12	58.10'	75.00'	44° 23' 12"
C13	601.25'	1,900.00'	18° 07' 51"



PROPOSED UNRESTRICTED
RESERVE "I"

10' S.S.E.
F.B.C.C.F.N. 2023095551

PROPOSED R.O.W. LINE

50' B.L.
F.B.C.C.F.N. 2020062122

10' S.S.E.
F.B.C.C.F.N. 2023095551



19500 Park Row | Houston, Texas 77064
180 P.E. Reg. No. F-68 | 180 P.L.S. Reg. No. 10194324
www.weissereng.com | 281-575-7500

REVISED PARCEL 3
TEXAS HERITAGE PARKWAY
ENOCH LATHAM SURVEY, A-50
FORT BEND COUNTY, TEXAS

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DRAWN BY:	T.F.	CALC'D. BY:	T.F.	SCALE:	1" = 100'
F.B. NO:	3865	CHECKED BY:	S.P.	SHEET 04 OF 06	
CREW CHIEF:	A.G.	DATE:	01/17/2024	JOB No.: IH067	

Curve Table

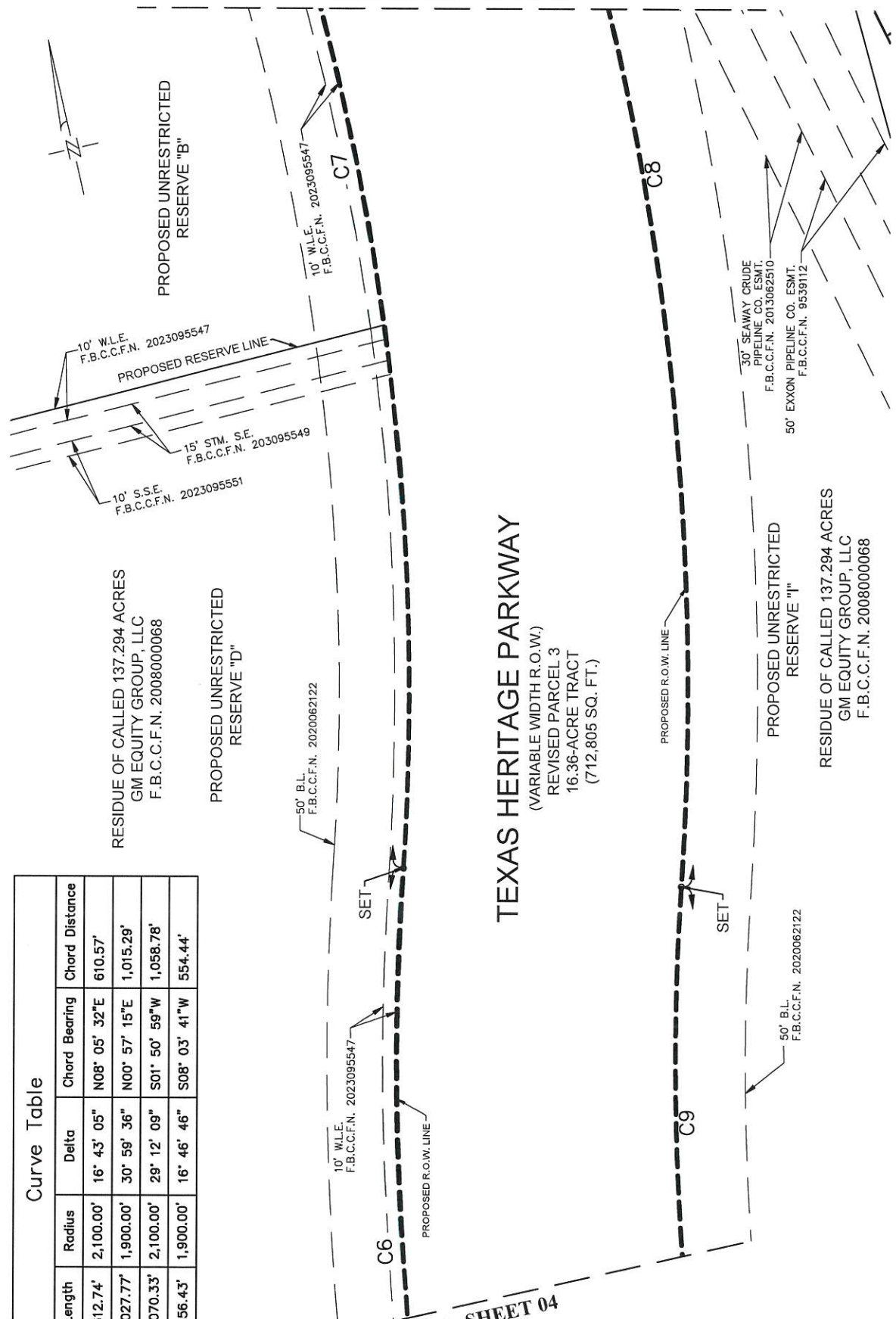
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C6	612.74'	2,100.00'	16° 43' 05"	N08° 05' 32"E	610.57'
C7	1,027.77'	1,900.00'	30° 59' 36"	N00° 57' 15"E	1,015.29'
C8	1,070.33'	2,100.00'	29° 12' 09"	S01° 50' 59"W	1,058.78'
C9	556.43'	1,900.00'	16° 46' 46"	S08° 03' 41"W	554.44'

RESIDUE OF CALLED 137.294 ACRES
GM EQUITY GROUP, LLC
F.B.C.C.F.N. 2008000068

PROPOSED UNRESTRICTED
RESERVE "D"

TEXAS HERITAGE PARKWAY
(VARIABLE WIDTH R.O.W.)
REVISED PARCEL 3
16.36-ACRE TRACT
(712,805 SQ. FT.)

RESIDUE OF CALLED 137.294 ACRES
GM EQUITY GROUP, LLC
F.B.C.C.F.N. 2008000068



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REVISED PARCEL 3
TEXAS HERITAGE PARKWAY
ENOCH LATHAM SURVEY, A-50
FORT BEND COUNTY, TEXAS

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DRAWN BY:	T.F.	CALC'D. BY:	T.F.	SCALE:	1" = 100'
F.B. NO:	3865	CHECKED BY:	S.P.	SHEET	05 OF 06
CREW CHIEF:	A.G.	DATE:	01/17/2024	JOB No.:	IH067



RESIDUE OF CALLED 137.294 ACRES
GM EQUITY GROUP, LLC
F.B.C.C.F.N. 2008000068

BLOCK 1
UNRESTRICTED RESERVE "A"
BROADSTONE
CROSS CREEK RANCH
PLAT NO. 20220110, F.B.C.P.R.

PROPOSED UNRESTRICTED
RESERVE "B"

50' B.L.
F.B.C.C.F.N. 2020062122

10' W.L.E.
F.B.C.C.F.N. 2023095547

PROPOSED R.O.W. LINE

MATCHLINE - SHEET 05

TEXAS HERITAGE PARKWAY
(VARIABLE WIDTH R.O.W.)
REVISED PARCEL 3
16.36-ACRE TRACT
(712,805 SQ. FT.)

TEXAS HERITAGE PARKWAY
(VARIABLE WIDTH R.O.W.)
(F.B.C.C.F.N. 2020062515)

EXISTING R.O.W. LINE
CALLED 0.2130
AC.
ADREN J.
MORELY
F.B.C.C.F.N.
2006161711

PROPOSED R.O.W. LINE

30' SEAWAY CRUDE
PIPELINE CO. ESMT.
F.B.C.C.F.N. 2013062510

60' SEAWAY PIPELINE, ESMT.
PG. 672, F.B.C.C.P.R.
VOL. 8674, PG. 2104, F.B.C.C.P.R.
VOL. 1934, PG. 9622059
F.B.C.C.F.N. 9622059

PROPOSED UNRESTRICTED
RESERVE "I"

50' EXXON PIPELINE CO. ESMT.
F.B.C.C.F.N. 9539112

RESIDUE OF CALLED 137.294 ACRES
GM EQUITY GROUP, LLC
F.B.C.C.F.N. 2008000068

BLOCK 2
THE POND AT
CROSS CREEK RANCH
PLAT NO. 20130244,
F.B.C.P.R.

Line Table	
Line #	Direction
L9	N88° 22' 08"E
L10	S12° 45' 06"E

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C7	1,027.77'	1,900.00'	30° 59' 36"	N00° 57' 15"E	1,015.29'
C8	1,070.33'	2,100.00'	29° 12' 09"	S01° 50' 59"W	1,058.78'



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REVISED PARCEL 3
TEXAS HERITAGE PARKWAY
ENOCH LATHAM SURVEY, A-50
FORT BEND COUNTY, TEXAS

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DRAWN BY:	T.F.	CALC'D. BY:	T.F.	SCALE:	1" = 100'
F.B. NO.:	3865	CHECKED BY:	J.H.	SHEET	06 OF 06
CREW CHIEF:	A.G.	DATE:	01/17/2024	JOB No.:	IH067