DEED



# SPECIAL WARRANTY DEED (10.3438 Acres – West Bellfort)

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

THE STATE OF TEXAS	§ §	KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND	§	

THAT, 99 GRAND MISSION, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the COUNTY OF FORT BEND, TEXAS ("Grantee"), the following tract of real property situated in Fort Bend County, Texas:

That certain tract more particularly described on Exhibit A attached hereto;

with all rights, titles, and interests appurtenant thereto and improvements situated thereon (the "Property").

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

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, and under Grantor, but not otherwise, subject to the Permitted Encumbrances.

Grantee's address is: 301 Jackson Street, Suite 319, Richmond, Texas 77469.

[Signature pages follow this page.]

EXECUTED this 13th	ay of <b>August</b> , 2013.
	GRANTOR:
	99 GRAND MISSION, LLC, a Texas limited liability company
	By: C. Fwing King, Manager

THE STATE OF TEXAS & SCOUNTY OF HARRIS

This instrument was acknowledged before me on the 13th day of August , 2013, by C. Ewing King, Manager, of 99 GRAND MISSION, LLC, a Texas limited liability company, on behalf of said company.



Notary Public, State of Texas

This Special Warranty Deed is agreed to and accepted by Grantee this day of, 2013.		
	COUNTY OF FORT BEND, TEXAS  County Judge, Fort Bend County, Texas	
ATTEST:		
Gounty Clerk, Fort Bend County, Texas	SIONERS COLLEGE	
APPROVED AS TO FORM:  Sperrer  Assistant County Attorner	* O VX * * * * * * * * * * * * * * * * * *	
STATE OF TEXAS \$  COUNTY OF FORT BEND \$		
This instrument was acknowledged 2013, by RODERT E. He DERT (NOTARY SEAL)	d before me on the 13 day of August  County Judge of Fort Bend County, Texas.	

Notary Public, State of Texas



Attachment: Exhibit A - Description of Tract

After recording, please return to: Matthew T. Hagan 1980 Post Oak Blvd., Ste 1380 Houston, Texas 77056

### **EXHIBIT A**

### LEGAL DESCRIPTION OF 10.3438 ACRES

## 10.3438 ACRES OF LAND OUT OF THE WILLIAM MORTON LEAGUE, A-62 FORT BEND COUNTY, TEXAS

All that certain 10.3438 acres of land out of the William Morton League, A-62 and being a portion of that certain called 134.247 acre tract of land described in a deed dated 11-16-2007 from the State of Texas to 99 Grand Mission LLC filed in the Official Public Records of Real Property of Fort Bend County, Texas at Clerk's File No. 2007141735, and being more particularly described by metes and bounds as follows, all coordinates and bearings being referred to the Texas Coordinate System of 1983, South Central Zone, all distances shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.999870.

BEGINNING at a found 5/8" iron rod with cap marking the northwest corner of said called 134.247 acre tract and being on the south right-of-way line of Morton Road (width varies) having Texas Plane Coordinates of Y=13805578.76, X=3008497.95;

THENCE N86°56'47" E - 457.79', with said south right-of-way to a point on a curve to the right having a central angle of 08°19'50", a radius of 2,060.00', a chord which bears S71°19'22" E - 299.25';

THENCE with said curve to the right and with the northeasterly right-of-way line of West Bellfort Road (120' wide) for an arc distance of 299.51' to a point marking a 25' radius cutback line for the intersection of the westerly line of Morton Road and being a Point of Compound Curvature of a curve to the left having a central angle of 84°36'31", a radius of 25.00', a chord which bears N70°32'17"E – 33.65';

THENCE with said curve to the left and with said 25' radius cutback line for an arc distance 36.92' to a point marking the Point of Reverse Curvature of a curve to the right having a central angle of 24°25'46", a radius of 330.00', a chord which bears N40°26'55"E – 139.64';

THENCE with said curve to the right and with said westerly right-of-way line (60' wide) for an arc distance 140.70' to a point for corner;

THENCE N86°56'48" E - 208.38', with the south right-of-way line of said Morton Road to a point for corner;

THENCE S82°22'00" W - 44.20', with the easterly right-of-way line of said Morton Road to a point for the Point of Curvature of a curve to the left having a central angle of 52°23'17", a radius of 270.00', a chord which bears S56°10'21"W - 238.36';

THENCE with said curve to the left and continuing with said easterly right-of-way line for an arc distance 246.87' to a point marking a 25' radius cutback line for the intersection with the

northeasterly right-of-way line of said West Bellfort Road and being a Point of Compound Curvature of a curve to the left having a central angle of 94°06′10″, a radius of 25.00′, a chord which bears \$17°04′23″ E - 36.60′;

THENCE with said curve to the left and with said 25' radius cutback line for an arc distance 41.06' to the to a point for the Point of Reverse Curvature of curve to the right having a central angle of 20°45'50", a radius of 2,060.00', a chord which bears S53°44'33"E – 742.46';

THENCE with said curve to the right and said northeasterly right-of-way line for an arc distance 746.54' to a point for the end of curve;

THENCE S 43°22'34"E - 119.78', continuing with said northeasterly right-of-way line to a point for the beginning of a curve to the left having a central angle of 49°34'09", a radius of 1,940.00', a chord which bears S68°08'52"E - 1,626.52';

THENCE with said curve to the left and continuing with said northeasterly right-of-way line for an arc distance 1,678.38' to a point for the end of curve;

THENCE N87°04'00" E - 83.78', with the north right-of-way line of said West Bellfort Road to a point marking the Point of Curvature of a curve to the left having a central angle of 08°53'52", a radius of 500.00', a chord which bears N82°37'04" E - 77.57';

THENCE with said curve to the left and continuing with said north right-of-way line for an arc distance 77.65' to a point marking the Point of Reverse Curvature of a curve to the right having a central angle of 08°53'52", a radius of 500.00', a chord which bears N82°37'04" E - 77.57';

THENCE with said curve to the right and continuing with said north right-of-way line to a point marking the Point of Tangency;

THENCE N87°04'00"E – 150.56', continuing with said north right-of-way line to a point for corner;

THENCE S02°56'00" E - 144.12', with the west right-of-way line of Harlem Road (width varies, as widened) to a point for corner;

THENCE S87°04'00" W - 133.15', with the south right-of-way line of said West Bellfort Road to a point marking the Point of Curvature of a curve to the right having a central angle of 07°15'35", a radius of 500.00', a chord which bears N89°18'12" W - 63.31';

THENCE with said curve to the right and continuing with said south right-of-way line for an arc distance 63.35' to a point marking the Point of Tangency;

THENCE N85°40'25" W - 32.20', continuing with said north right-of-way line to a point marking the Point of Curvature of a curve to the left having a central angle of 07°15'35", a radius of 500.00', a chord which bears N89°18'12" W - 63.31';

THENCE with said curve to the left and continuing with said north right-of-way line for an arc distance 63.35' to a point for the Point of Tangency;

THENCE S87°04'00" W - 97.56', continuing with said north right-of-way line to a point marking the beginning of a curve to the right having a central angle of 49°34'09", a radius of 2,060.00', a chord which bears N68°08'52" W - 1,727.13';

THENCE with said curve to the right and with the southwesterly right-of-way line of said West Bellfort Road for an arc distance 1,782.20' to a point for the end of curve;

THENCE N43°22'34" W - 119.79', continuing with said southwesterly right-of-way line to a point marking the beginning of a curve to the left having a central angle of 44°51'41", a radius of 1,940.00', a chord which bears N65°47'29" W - 1,480.48';

THENCE with said curve to the left and continuing with said southwesterly right-of-way line for an arc distance 1,518.98' to a point for corner;

THENCE N02°06'07" W - 30.85', with the west line of said called 134.247 acre tract to the POINT OF BEGINNING and containing 10.3438 acres, (450,577 square feet) of land, more or less.

Compiled from survey by: Prejean & Company, Inc Job No. 173-101

Date: 05-03-2013

### WILLIAM MORTON LEAGUE, A-62 JOB NO.173-101-KAZA NESTAEN DANG HOUSTON, IN 77009 715-467-14485 ACCHINACE as hand off non no waterest marking the notherest comes of such called 134.345 sometical and 2.45 THENCE with seasons to be with man with sead 35 meters them for on any defect of 10% fembras in all ASP meters of seasons to the seasons to the seasons to the seasons of t - Albert E. & Chillian C. 1997 II., conferency with such mathematically optical vary line to a set follow on the case and set for the case and set of PLFATE and PLFATE A charter at 1 selection, where desire has a few for the case and th The DECEMBER IN THE CONTRACT OF A STATE OF THE CONTRACT OF THE FFERGE SAZ 2700° N - 41.00° with the assumptings of eary ton of each fool on flowing the first of our death of our met SAT in our death our death our fool of Communication of a case of each out of the fool of Communication of a case of each of the fool of EC 20 10° in a season of a case of each other pages (200° 10°) for a season of the case of the fool of the case of the cas THE MEDICAL WESTERN WESTER TO SECTION OF THE WORK SOUTHWESTER AND SECTION OF THE SOUTHWESTER THE SOUTHWESTER OF THE SOUTHWESTER OTHER OF THE SOUTHWESTER OF THE SOUTHWESTER OF THE SOUTHWESTER OTHER THEOLOGY WHITE EAST CONTROL OF THE WAS USED THE CONTROL OF THE CON 90 - 32-37, continuing with such muth-right obersy drive in a set 56° rest ratio with supersystem of a curve to the left having a contrat engle of \$P^\*15.35° a rations of the area width 21.2° W - 53.31. Q. W. 19.561, continuent with suppressive high-side way from to a rapidal transfer of the part of t RIGHT-OF-WAY EXHIBIT THE DECEMBERS OF A SHEET OF A SHEET OF THE S : 226.38", with the south right along the disard Markor Road to a set 546" to HENCE NOTORIET WILL DIST VALUE OF UNIT HAS STATED DATED THE TALK OF BOTH POST MET AND DESTRUCT OF THE POST PROPERTY OF THE POST OF THE POS nethon Carolina (1900) E - 150 Sp. commonly with said rooth Age of way has in a found SAF to no terrorise. HENCE SOZIOCOG E - 144 17 vetribu varia Agri of vary like of Hannen Anne Heldh valier Hannes is a sak bif inen social value age for corine; 10.3438 ACRES DUT OF THE FORT BEND COUNTY, TEXAS PREJEAN & COMPANY, INC. surveying / mopping 03-09-2013 NOTE: ALL POINTS SET AS 5/8" IRON RODS WITH CAP UNLESS OTHERWISE NOTED. S 2580" E 11.2 KE ANDEN ROAD 11.2 KE ANDEN R DRIGHAL RIGHT-OF-WAY HARLEN RO. (71.5' WOTH) . S 6716'41" W S 42'4'54" W FND 1 IP Y=13805762.43 X=3011941.09 HARLEM ROAD (WIDTH VARIES) \/\ \/\ S 2'30'49" H 210017 CONTRALID ADDISO OVERNE AD Office of the Park of CONCRETE D=1812.51" R=3064.79' L=374.29' LC=H67.06'07"W No. 11 Labor September 1 This page is not satisfactory for photographic recordation due to carbon or photo copy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded. W. T. W. Curve Table PIPELINE MARKER 800-392-1965 WING. 132.162 AC. STATE HIGHWAY 99 (THE GRAND PARKWAY) (WIDTH VARIES) MORTON ROAD (WIDTH VARIES) BOX CULVERTS DRAMAGE EASTMENT VOL. 2329, PG. 36 FB.C.D.R. & SLUE NO. "818A/B F.B.C.P.R. N 86'29'20" W - 2534'01 Line Table 067 5040 4.51.7 8.P.1.S. NO. CALLED 134.247 ADRES 5747E OF TEXAS 10 99 GRAND MISSION LLC FN. 2007H4735 FB.C.O.R. 11-16-2007 OVERHEAD ELECTRIC DA-19-2013 7/7777, \*\*\* GAS PIPELINE ESMT. (VOL. 945, PG. 732 F.B.C.D.R.) CONTROLLED ACCESS 1. BEARNOS SHOWN BASED ON TEXAS COORDINATE SYSTEM OF 1983. SCALE FACTOR = 0.999870. GENERAL NOTES TEGEND

RECORDER'S MEMORANDUM

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

OFFICIAL PUBLIC RECORDS
Diane Milson

Dianne Wilson, County Clerk Fort Bend County, Texas

August 14, 2013 01:37:55 PM

FEE: \$0.00 ER

DEED

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