

177



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

27A

DEED WITHOUT WARRANTY

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

THAT THE, **GRAND PARKWAY 1358 LP**, a Texas limited partnership ("Grantor"), for and in consideration of TEN DOLLARS (\$10.00), the receipt and sufficiency of which are hereby acknowledged GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY for highway right of way purposes unto **FORT BEND COUNTY, TEXAS** ("Grantee"), and unto its successors, and assigns, forever, the following described tracts or parcels of land (the "Property") in Fort Bend County, Texas, being more particularly described as shown in Exhibit "A" attached hereto, incorporated herein and made a part hereof for all purposes:

- Parcel 2A Being 3.590 acres of land (156,394 square feet) being a portion of the State of Texas call 154.59 acre tract of Land for the Use and Benefit of the Permanent School Fund (Tract Five – Fort Bend County Clerk’s File No. 2004075320) being out of the original State of Texas call 5656.65 acre tract ("Harlem State Farm" – Volume 152, Page 423; Deed Records of Fort Bend County, Texas) being in the Jane Wilkins Survey, Abstract No. 96, Fort Bend County, Texas.
- Parcel 8 Being 6.022 acres of land (262,306 square feet) being a portion of the State of Texas call 101.79 acre tract of Land for the Use and Benefit of the Permanent School Fund (Tract Two – Fort Bend County Clerk’s File No. 2004075320) being out of the original State of Texas call 5656.65 acre tract ("Harlem State Farm" – Volume 152, Page 423; Deed Records of Fort Bend County, Texas) being in the Jane Wilkins Survey, Abstract No. 96, Fort Bend County, Texas.
- Parcel 9 Being 1.652 acres of land (71,947 square feet) being a portion of the State of Texas call 66.691 acre tract of Land for the Use and Benefit of the Permanent School Fund (Tract1 – Part 1) of the State of Texas Department of Transportation Partition Plat (Slide Nos. 1819/A&B and 1820/A&B; Plat Records of Fort Bend County, Texas), all being out of the original State of Texas call 5656.65 acre tract ("Harlem State Farm" – Volume 152, Page 423; Deed Records of Fort Bend County, Texas) being in the Jane Wilkins Survey, Abstract No. 96, Fort Bend County, Texas.

TO HAVE AND TO HOLD subject to the reservations and exceptions herein, the Property, together with all and singular the rights, improvements and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, without express or

CCM 7/9/15 # 27A
Fort Bend County Clerk
Return Admin Serv Coord

implied warranty. 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.

GRANTEE AGREES AND ACKNOWLEDGES THAT GRANTOR IS SELLING THE PROPERTY STRICTLY ON AN "AS IS, WHERE IS" BASIS, WITHOUT WARRANTY, EXPRESS OR IMPLIED, WITH ANY AND ALL LATENT AND PATENT DEFECTS. GRANTEE HAS INSPECTED THE PHYSICAL CONDITION OF THE PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, AND ACCEPTS TITLE TO THE SAME "AS IS" IN ITS EXISTING PHYSICAL CONDITION AND TO THE EXTENT PERMITTED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, ACCEPTS ANY LIABILITIES OR COSTS ARISING IN CONNECTION WITH THE CONDITION OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO ANY COSTS OR LIABILITIES PERTAINING TO ANY ENVIRONMENTAL CONDITION OF THE PROPERTY. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON ANY REPRESENTATION, WARRANTY, STATEMENT OR OTHER ASSERTION OF FORT BEND COUNTY, TEXAS, AS GRANTOR, OR ANY OFFICIAL, AGENT, REPRESENTATIVE OR EMPLOYEE OF THE FOREGOING, WITH RESPECT TO THE PROPERTY'S CONDITION. GRANTEE IS RELYING SOLELY AND WHOLLY ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY. FORT BEND COUNTY DISCLAIMS ANY AND ALL EXPRESS OR IMPLIED WARRANTIES OF HABITABILITY, MERCHANTABILITY, SUITABILITY, FITNESS FOR ANY PURPOSE, OR ANY OTHER WARRANTY WHATSOEVER. GRANTEE IS PUT ON NOTICE THAT ANY PRIOR GRANT AND/OR ENCUMBRANCE MAY BE OF RECORD AND GRANTEE IS ADVISED TO EXAMINE ALL PUBLIC RECORDS AVAILABLE REGARDING THE PROPERTY.

This conveyance is made subject to any and all existing covenants, conditions, reservations, restrictions, rights of way, easements, and leases affecting the Property, if any.


[Remainder of this page intentionally left blank.]

Witness my hand and seal of office effective this the 17th day of June 2015.

GRANTOR:

GRAND PARKWAY 1358 LP
a Texas limited partnership

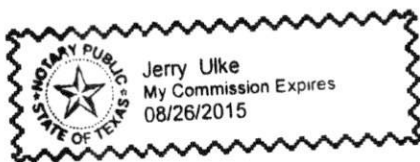
By: Johnson 1358 GP LLC
a Texas limited liability company
its general partner

By: 
Shay Shafie, Vice President

STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 17th day of June, 2015, by Shay Shafie, Shay Shafie, Vice President, Johnson 1358 GP LLC, general partner of Grand Parkway 1358 LP.

(NOTARY SEAL)





Notary Public, State of Texas

EXHIBIT A

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P. - FORT BEND COUNTY PLAT
- (S) - SET 5/8" IRON ROD WITH CAP
- ⊙ - ANGLE POINT CORNER (NO MONUMENT SET)



0 500'
SCALE 1" = 500'

WILLIAM MORTON SURVEY
ABSTRACT No. 62



Prepared by:
KELLY R. KALUZA & ASSOCIATES, INC.
Consulting Engineers and Surveyors
3014 Avenue I
Rosenberg, Texas 77471
(281) 341-0808

- Notes:
- 1) Prepared without benefit of current title report.
 - 2) All bearings referenced to the Texas Coordinates System of 1983, South Central Zone. All coordinates listed are surface and can be brought to grid by applying a combined project scale factor = 0.99987872081.
 - 3) Prepared in conjunction with right-of-way acquisition plan set by this office.

S 02°39'22" E
2412.99'

PLACE OF CONNECTION:
FOUND 5/8" IRON ROD WITH STATE OF TEXAS GENERAL LAND OFFICE CAP
FOR NORTHWEST CORNER OF CALL 101.79 ACRE TRACT
(TRACT TWO - F.B.C.C.F. No. 2004075320)

FOUND 5/8" IRON ROD FOR SOUTHWEST CORNER
OF CALL 101.79 ACRE TRACT

S 02°39'22" E - 7515.76'

FORT BEND COUNTY - CALL 6.615 ACRE ROAD R.O.W.
("HARLEM ROAD PARCEL 3"; F.B.C.C.F. No. 2011015403)

HARLEM ROAD PARCEL 3A - 1.830 ACRE

S 44°12'05" E - 65.16'

70' DRAINAGE EASEMENT
(FOURTH TRACT;
VOL. 331, PG. 468; D.R.)

STATE OF TEXAS
TEXAS DEPARTMENT OF
ORIGINAL JUSTICE
ORIGINAL CALL 5656.65 ACRES
("HARLEM STATE FARM" -
VOL. 152, PG. 423; D.R.)

60'
WIDTH VARIES

HARLEM ROAD

S 03°26'34" E - 768.97'

ROAD R.O.W.

BULLHEAD BAYOU

S 02°54'24" E - 600.04'

FORT BEND COUNTY
CALL 5.613 ACRE ROAD R.O.W.
("HARLEM ROAD PARCEL 2";
F.B.C.C.F. No. 2011015402)

FORT BEND COUNTY
60' R.O.W. - CALL 32.7 ACRES
(VOL. 63, PG. 203; D.R.)

S 02°21'28" E - 329.55'

STATE OF TEXAS
CALL 154.59 ACRE TRACT
FOR THE USE AND BENEFIT OF
THE PERMANENT SCHOOL FUND
(TRACT FIVE -
F.B.C.C.F. No. 2004075320)

JANE WILKINS SURVEY
ABSTRACT No. 96

N 02°39'22" W - 3131.69'

SURVEY LINE

S 02°07'06" E - 1384.12'

S 86°48'55" W - 41.69'

SOUTHWEST CORNER OF
CALL 154.59 ACRE TRACT

FORT BEND COUNTY
CALL 8.772 ACRE ROAD R.O.W.
("HARLEM ROAD PARCEL 1";
F.B.C.C.F. No. 2010100811)

FOUND 5/8" IRON ROD WITH CAP
FOR THE SOUTHEAST CORNER OF CALL 5.613 ACRES
AND FOR NORTHEAST CORNER OF CALL 8.772 ACRES

S 86°48'55" W - 80.01' (FIRST TRACT - "TRACT No. 20";
VOL. 663, PG. 770; D.R.)

HARLEM ROAD PARCEL 2A

SKETCH SHOWING LOCATION OF 3.590 ACRES OF LAND
(156,394 SQUARE FEET) BEING A PORTION OF THE STATE
OF TEXAS CALL 154.59 ACRE TRACT OF LAND FOR THE
USE AND BENEFIT OF THE PERMANENT SCHOOL FUND
(TRACT FIVE - FORT BEND COUNTY CLERK'S FILE NO.
2004075320) BEING OUT OF THE ORIGINAL STATE OF
TEXAS CALL 5656.65 ACRE TRACT ("HARLEM STATE FARM"
- VOLUME 152, PAGE 423; DEED RECORDS OF FORT BEND
COUNTY, TEXAS) BEING IN THE JANE WILKINS SURVEY,
ABSTRACT NO. 96, FORT BEND COUNTY, TEXAS.

AUGUST 24, 2012

KELLY R. KALUZA & ASSOCIATES, INC.

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

August 24, 2012

Harlem Road Parcel 2A

A FIELD NOTE DESCRIPTION of 3.590 acres of Land (156,394 square feet) being a portion of the State of Texas call 154.59 acre tract of Land for the Use and Benefit of the Permanent School Fund (Tract Five - Fort Bend County Clerk's File No. 2004075320) being out of the original State of Texas call 5656.65 acre tract ("Harlem State Farm" - Volume 152, Page 423; Deed Records of Fort Bend County, Texas) being in the Jane Wilkins Survey, Abstract No. 96, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983, South Central Zone and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a 5/8 inch diameter iron rod with State of Texas General Land Office plastic cap found for the Northwest corner of the State of Texas call 101.79 acre tract of Land for the Use and Benefit of the Permanent School Fund (Tract Two - Fort Bend County Clerk's File No. 2004075320) in the Easterly line of the Fort Bend County 60 foot wide tract of Land for Harlem Road right-of-way (call 32.7 acres - Volume 63, Page 203; Deed Records of Fort Bend County, Texas); Said corner being in the Southerly line of a call 5.5225 acre tract for Harlem Road right-of-way out of a call 509.5546 acre tract (Tract 1 - Part 1) of the State of Texas Department of Transportation Partition Plat (Slide Nos. 1819/A&B and 1820/A&B; Plat Records of Fort Bend County, Texas) and being the Northwest corner of Harlem Road Parcel 8 - 6.022 acre tract of Land surveyed this day; Thence; South 2 degrees, 39 minutes, 22 seconds East, at 856.87 feet pass a 5/8 inch diameter iron rod with plastic cap set for a Westerly re-entrant corner of said Harlem Road Parcel 8 - 6.022 acre tract, in all 2412.99 feet along the Westerly line of said call 101.79 acre tract along the Easterly line of said 60 foot wide tract of Land for Harlem Road right-of-way to a 5/8 inch diameter iron rod found for the Southwest corner of said call 101.79 acre tract and for the Northeast corner of Harlem Road Parcel 7C - 1.469 acre tract of Land surveyed this day; Thence; South 2 degrees, 39 minutes, 22 seconds East, at 831.15 feet pass a 5/8 inch diameter iron rod with plastic cap set for the most Easterly Southeast corner of said Harlem Road Parcel 7C - 1.469 acre tract and for a lower Northwesterly corner of Harlem Road Parcel 5 - 8.063 acre tract of Land surveyed this day, at 4013.19 feet pass a point for the Southwest corner of said Harlem Road Parcel 5 - 8.063 acre tract and for the Northwest corner of Harlem Road Parcel 3A - 1.830 acre tract of Land surveyed this day, in all 7515.76 feet along the Easterly line of said 60 foot wide tract of Land for Harlem Road right-of-way to a 5/8 inch diameter iron rod with plastic cap set for the Southwest corner of said Harlem Road Parcel 3A - 1.830 acre tract; Said corner being the most Northerly corner of said call 154.59 acre tract and being the Northwest corner of and **PLACE OF BEGINNING** for this 3.590 acre tract of Land;

A Field Note Description
Harlem Road Parcel 2A
3.590 acres of Land
August 24, 2012
Page Two (2)

THENCE; South 44 degrees, 12 minutes, 5 seconds East - 65.16 feet along a Northeasterly line of said call 154.59 acre tract along the Southerly line of a 70 foot wide drainage easement (Fourth Tract; Volume 331, Page 468; Deed Records of Fort Bend County, Texas) to a point for the Northeast corner of this tract; Said corner being the Northwest corner of a call 5.613 acre tract of Land for road right-of-way ("Harlem Road Parcel 2" - Fort Bend County Clerk's File No. 2011015402), being the Southwest corner of a call 6.615 acre tract of Land for road right-of-way ("Harlem Road Parcel 3" - Fort Bend County Clerk's File No. 2011015403), and being the Southeast corner of said Harlem Road Parcel 3A - 1.830 acre tract;

THENCE; Southerly, crossing said call 154.59 acre tract along the Westerly line of said call 5.613 acre tract with the following courses and distances:

South 3 degrees, 26 minutes, 34 seconds East - 768.97 feet to a point for angle point corner;

South 2 degrees, 54 minutes, 24 seconds East - 600.04 feet to a point for angle point corner;


South 2 degrees, 21 minutes, 28 seconds East - 329.55 feet to a point for angle point corner;

South 2 degrees, 7 minutes, 6 seconds East - 1384.12 feet to a point for the Southeast corner of this tract; Said corner being the Southwest corner of said call 5.613 acre tract and being the Northwest corner of a call 8.772 acre tract of Land for road right-of-way ("Harlem Road Parcel 1" - Fort Bend County Clerk's File No. 2010100611); Said corner bears South 86 degrees, 48 minutes, 55 seconds West - 80.01 feet along the Southerly line of said call 154.59 acre tract along the Northerly line of a call 59.16 acre tract (First Tract - "Tract No. 20"; Volume 663, Page 770; Deed Records of Fort Bend County, Texas) from a 5/8 inch diameter iron rod with plastic cap found for the Southeast corner of said call 5.613 acre tract and for the Northeast corner of said call 8.772 acre tract;

THENCE; South 86 degrees, 48 minutes, 55 seconds West - 41.69 feet along the Southerly line of said call 154.59 acre tract along the Northerly line of said call 59.16 acre tract to a 5/8 inch diameter iron rod with plastic cap set for the Southwest corner of this tract; Said corner being the Southwest corner of said call 154.59 acre tract;

A Field Note Description
Harlem Road Parcel 2A
3.590 acres of Land
August 24, 2012
Page Three (3)

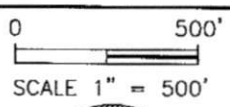
THENCE; North 2 degrees, 39 minutes, 22 seconds West - 3131.69 feet along the Westerly line of said call 154.59 acre tract along the Easterly line of said 60 foot wide tract of Land for Harlem Road right-of-way to the **PLACE OF BEGINNING** and containing 3.590 acres of Land.


C. Tim Griffith, R.P.L.S. No. 4349



HARLEM ROAD PARCEL 9 - 1.652 ACRES
 CALL 5.5225 ACRE ROAD R.O.W. - WIDTH VARIES
 (SLIDE Nos. 1819/A&B & 1820/A&B; P.R.)
 WILLIAM B. TRAVIS HIGH SCHOOL
 RESTRICTED RESERVE "A"
 FORT BEND INDEPENDENT
 SCHOOL DISTRICT
 HIGH SCHOOL No. 10
 (F.B.C.P. No. 20040219)

STATE OF TEXAS
 CALL 66.691 ACRES FOR
 THE USE AND BENEFIT OF
 THE PERMANENT SCHOOL FUND
 (TRACT 1, PART TWO;
 F.B.C.C.F. No. 2008070584)
 CALL 509.5546 ACRES
 STATE OF TEXAS
 DEPARTMENT OF TRANSPORTATION
 PARTITION PLAT
 (TRACT 1 - PART 1;
 SLIDE Nos. 1819/A&B & 1820/A&B; P.R.)



FOUND 1-1/4" IRON PIPE FOR
 SOUTHWEST CORNER OF CALL 66.691 ACRE TRACT

N 86°53'29" E - 52.05'

S 82°22'32" E - 19.86'

PLACE OF BEGINNING
 FOUND 5/8" IRON ROD WITH
 STATE OF TEXAS GENERAL LAND OFFICE CAP
 FOR NORTHWEST CORNER OF
 CALL 101.79 ACRE TRACT
 N: 13,799,562.09'
 E: 3,012,256.56'

S 02°45'14" E - 195.36'
 C47

WILLIAM MORTON SURVEY
 ABSTRACT No. 62

N 02°39'22" W - 856.87'

S 07°26'42" E - 468.58'

PROPOSED ROAD R.O.W.

PROPOSED ROAD R.O.W.

STATE OF TEXAS
 CALL 723.13 ACRES FOR
 THE USE AND BENEFIT OF
 THE PERMANENT SCHOOL FUND
 (TRACT ONE;
 F.B.C.C.F. No. 2004075320)

STATE OF TEXAS
 CALL 101.79 ACRES FOR
 THE USE AND BENEFIT OF
 THE PERMANENT SCHOOL FUND
 (TRACT TWO; F.B.C.C.F. No. 2004075320)

JANE WILKINS SURVEY
 ABSTRACT No. 96

HARLEM ROAD
 PARCEL 7D
 2.642 ACRES

S 02°39'22" E -
 1413.21'

N 02°39'22" W - 1416.78'

OYSTER
 CREEK

FOUND 5/8"
 IRON ROD FOR
 SOUTHWEST CORNER
 OF CALL 101.79
 ACRE TRACT



LEGEND:
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 D.R. - DEED RECORDS OF FORT BEND COUNTY
 O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
 P.R. - PLAT RECORDS OF FORT BEND COUNTY
 F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 F.B.C.P. - FORT BEND COUNTY PLAT
 ● (S) - SET 5/8" IRON ROD WITH CAP
 ⊙ - ANGLE POINT CORNER (NO MONUMENT SET)

FORT BEND COUNTY
 60' R.O.W. -
 CALL 32.7 ACRES
 (VOL. 63, PG. 203; D.R.)

S 85°38'31" W -
 120.05'
 N 85°38'31" E - 5.00'

STATE OF TEXAS
 TEXAS DEPARTMENT OF
 CRIMINAL JUSTICE
 ORIGINAL CALL 5656.65 ACRES
 ("HARLEM STATE FARM" -
 VOL. 152, PG. 423; D.R.)

Prepared by:
KELLY R. KALUZA & ASSOCIATES, INC.
 Consulting Engineers and Surveyors
 3014 Avenue I
 Rosenberg, Texas 77471
 (281) 341-0808

HARLEM ROAD
 PARCEL 7C
 1.469 ACRE

HARLEM ROAD PARCEL 5
 8.063 ACRES

HARLEM ROAD PARCEL 8

SKETCH SHOWING LOCATION OF 6.022 ACRES OF LAND
 (262,306 SQUARE FEET) BEING A PORTION OF THE STATE
 OF TEXAS CALL 101.79 ACRE TRACT OF LAND FOR THE
 USE AND BENEFIT OF THE PERMANENT SCHOOL FUND
 (TRACT TWO - FORT BEND COUNTY CLERK'S FILE NO.
 2004075320) BEING OUT OF THE ORIGINAL STATE OF
 TEXAS CALL 5656.65 ACRE TRACT ("HARLEM STATE FARM"
 - VOLUME 152, PAGE 423; DEED RECORDS OF FORT BEND
 COUNTY, TEXAS) BEING IN THE JANE WILKINS SURVEY,
 ABSTRACT NO. 96, FORT BEND COUNTY, TEXAS.
 AUGUST 24, 2012

- Notes:
- 1) Prepared without benefit of current title report.
 - 2) All bearings referenced to the Texas Coordinates System of 1983, South Central Zone. All coordinates listed are surface and can be brought to grid by applying a combined project scale factor = 0.99987872081.
 - 3) Prepared in conjunction with right-of-way acquisition plan set by this office.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C41	1940.00	04°06'52"	139.31	69.69	N 04°42'48" W	139.28
C44	2060.00	04°47'20"	172.18	86.14	S 05°03'02" E	172.13
C47	1940.00	04°41'28"	158.84	79.46	S 05°05'58" E	158.79

KELLY R. KALUZA & ASSOCIATES, INC.

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

August 24, 2012

Harlem Road Parcel 8

A FIELD NOTE DESCRIPTION of 6.022 acres of Land (262,306 square feet) being a portion of the State of Texas call 101.79 acre tract of Land for the Use and Benefit of the Permanent School Fund (Tract Two - Fort Bend County Clerk's File No. 2004075320) being out of the original State of Texas call 5656.65 acre tract ("Harlem State Farm" - Volume 152, Page 423; Deed Records of Fort Bend County, Texas) being in the Jane Wilkins Survey, Abstract No. 96, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983, South Central Zone and was determined by Global Positioning System methods.

BEGINNING at a 5/8 inch diameter iron rod with State of Texas General Land Office plastic cap found for the Northwest corner of said call 101.79 acre tract in the Easterly line of the Fort Bend County 60 foot wide tract of Land for Harlem Road right-of-way (call 32.7 acres - Volume 63, Page 203; Deed Records of Fort Bend County, Texas); Said corner being in the Southerly line of a call 5.5225 acre tract for Harlem Road right-of-way out of a call 509.5546 acre tract (Tract 1 - Part 1) of the State of Texas Department of Transportation Partition Plat (Slide Nos. 1819/A&B and 1820/A&B; Plat Records of Fort Bend County, Texas) and bears North 2 degrees, 39 minutes, 22 seconds West - 2412.99 feet along the Easterly line of said 60 foot wide tract of Land for Harlem Road right-of-way from a 5/8 inch diameter iron rod found for the Southwest corner of said call 101.79 acre tract and for the Southeast corner of Harlem Road Parcel 7D - 2.642 acre tract of Land surveyed this day; Said corner bears North 86 degrees, 53 minutes, 29 seconds East - 60.00 feet from a 5/8 inch diameter iron rod with State of Texas General Land Office plastic cap found for the Northeast corner of the State of Texas call 723.13 acre tract of Land for the Use and Benefit of the Permanent School Fund (Tract One - Fort Bend County Clerk's File No. 2004075320) and for the Southeast corner of Restricted Reserve "A" of Fort Bend Independent School District High School No. 10 (Fort Bend County Plat No. 20040219) in the Westerly line of said 60 foot wide tract of Land for Harlem Road right-of-way; Said corner bears North 86 degrees, 53 minutes, 29 seconds East - 19.60 feet from a 5/8 inch diameter iron rod with State of Texas Department of Transportation aluminum disk found for the Southwest corner of said call 5.5225 acre tract for Harlem Road right-of-way and for the Southeast corner of an original call 274.505 acre tract of Land (Tract 1, Part Three - Fort Bend County Clerk's File No. 2008070584); Said beginning corner being the Northwest corner of this 6.022 acre tract of Land;

A Field Note Description
Harlem Road Parcel 8
6.022 acres of Land
August 24, 2012
Page Two (2)

THENCE; North 86 degrees, 53 minutes, 29 seconds East - 52.05 feet along the Northerly line of said call 101.79 acre tract along the Southerly line of said call 509.5546 acre tract to a one and one-quarter inch inside diameter iron pipe found for angle point corner of this tract; Said corner being an angle point corner in the Northerly line of said call 101.79 acre tract, being the Southeast corner of said call 5.5225 acre tract for Harlem Road right-of-way, and being the Southwest corner of the State of Texas call 66.691 acre tract of Land for the Use and Benefit of the Permanent School Fund (Tract 1, Part Two - Fort Bend County Clerk's File No. 2008070584); Said corner being the Southwest corner of Harlem Road Parcel 9 - 1.652 acre tract of Land surveyed this day;

THENCE; South 82 degrees, 22 minutes, 32 seconds East - 19.86 feet along the Northerly line of said call 101.79 acre tract along the Southerly line of said call 66.691 acre tract to a 5/8 inch diameter iron rod with plastic cap set for the Northeast corner of this tract; Said corner being the Southeast corner of said Harlem Road Parcel 9 - 1.652 acre tract in the proposed Easterly right-of-way line of Harlem Road (proposed right-of-way width varies from this point) and bears North 82 degrees, 22 minutes, 32 seconds West - 1562.47 feet from a 5/8 inch diameter iron rod with State of Texas General Land Office plastic cap found for the Northeast corner of said call 101.79 acre tract and for the Northwest corner of a call 97.179 acre tract of Land for road right-of-way for State Highway No. 99 (Grand Parkway - Parcel 9; Volume 2367, Page 2413; Official Records of Fort Bend County, Texas); Said corner bears North 82 degrees, 22 minutes, 32 seconds West - 1568.30 feet from a 5/8 inch diameter iron rod with State of Texas Department of Transportation aluminum disk found for the Southeast corner of said call 66.691 acre tract and for the Southmost Southwest corner of a call 39.6003 acre tract of Land for road right-of-way for said State Highway No. 99 (Slide Nos. 1819/A&B and 1820/A&B; Plat Records of Fort Bend County, Texas);

THENCE; Southerly, crossing said call 101.79 acre tract along the proposed Easterly right-of-way line of Harlem Road with the following courses and distances:

South 2 degrees, 45 minutes, 14 seconds East - 195.36 feet to a 5/8 inch diameter iron rod with plastic cap set for corner of this tract;

Southeasterly, along a tangent curve to the left with the following curve data:

A Field Note Description
Harlem Road Parcel 8
6.022 acres of Land
August 24, 2012
Page Three (3)

Delta: 4 degrees, 41 minutes, 28 seconds
Radius: 1940.00 feet
Length: 158.84 feet
Tangent: 79.46 feet
Chord: South 5 degrees, 5 minutes, 58 seconds East -
158.79 feet to 5/8 inch diameter iron rod with
plastic cap set for corner of this tract (proposed
120 foot wide right-of-way from this point);

South 7 degrees, 26 minutes, 42 seconds East - 468.58 feet to a 5/8
inch diameter iron rod with plastic cap set for corner of this tract;

Southeasterly, along a tangent curve to the right with the following
curve data:

Delta: 4 degrees, 47 minutes, 20 seconds
Radius: 2060.00 feet
Length: 172.18 feet
Tangent: 86.14 feet
Chord: South 5 degrees, 3 minutes, 2 seconds East -
172.13 feet to 5/8 inch diameter iron rod with
plastic cap set for corner of this tract;

South 2 degrees, 39 minutes, 22 seconds East - 1413.21 feet to a 5/8
inch diameter iron rod with plastic cap set for the Southeast corner of
this tract; Said corner being the Northeast corner of Harlem Road
Parcel 5 - 8.063 acre tract of Land surveyed this day and bears South
85 degrees, 38 minutes, 31 seconds West - 2261.41 feet from a 5/8
inch diameter iron rod with State of Texas General Land Office plastic
cap found for the Southeast corner of said call 101.79 acre tract in the
Westerly right-of-way line of said State Highway No. 99;

THENCE; South 85 degrees, 38 minutes, 31 seconds West - 120.05 feet along the
Southerly line of said call 101.79 acre tract to a 5/8 inch diameter iron rod
with plastic cap set for the Southwest corner of this tract; Said corner being
the most Northerly Northwest corner of said Harlem Road Parcel 5 - 8.063
acre tract and bears North 85 degrees, 38 minutes, 31 seconds East - 5.00
feet from said 5/8 inch diameter iron rod found for the Southwest corner of
said call 101.79 acre tract and for the Southeast corner of said Harlem Road
Parcel 7D - 2.642 acre tract in the Easterly line of said 60 foot wide tract of
Land for Harlem Road right-of-way;

A Field Note Description
Harlem Road Parcel 8
6.022 acres of Land
August 24, 2012
Page Four (4)

THENCE; Northerly, crossing said call 101.79 acre tract along the proposed Westerly right-of-way line of Harlem Road with the following courses and distances

North 2 degrees, 39 minutes, 22 seconds West - 1416.78 feet along a line being 5.00 feet perpendicular distance Easterly of and parallel to the Westerly line of said call 101.79 acre tract being the Easterly line of said 60 foot wide tract of Land for Harlem Road right-of-way to a 5/8 inch diameter iron rod with plastic cap set for corner of this tract;

Northwesterly, along a tangent curve to the left with the following curve data:

Delta:	4 degrees, 6 minutes, 52 seconds
Radius:	1940.00 feet
Length:	139.31 feet
Tangent:	69.69 feet
Chord:	North 4 degrees, 42 minutes, 48 seconds West - 139.28 feet to 5/8 inch diameter iron rod with plastic cap set for a Westerly re-entrant corner of this tract; Said corner being a Northeasterly re-entrant corner of said Harlem Road Parcel 7D - 2.642 acre tract;

THENCE; North 2 degrees, 39 minutes, 22 seconds West - 856.87 feet along the Westerly line of said call 101.79 acre tract along the Easterly line of said 60 foot wide tract of Land for Harlem Road right-of-way to the **PLACE OF BEGINNING** and containing 6.022 acres of Land.


C. Tim Griffith, R.P.L.S. No. 4349



N 65°30'21" E - 32.85'

STATE OF TEXAS
PERMANENT SCHOOL FUND
CALL 723.13 ACRES
(TRACT ONE;
F.B.C.C.F. No. 2004075320)



0 500'
SCALE 1" = 500'

LONE STAR GAS COMPANY - CALLED "20' R/W EASEMENT"
(VOL. 597, PG. 111; D.R.)
SLIDE No. 1819/A&B & No. 1820/A&B; P.R.)

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P. - FORT BEND COUNTY PLAT
- (S) - SET 5/8" IRON ROD WITH CAP
- © - ANGLE POINT CORNER (NO MONUMENT SET)

STATE HIGHWAY No. 99

STATE OF TEXAS
CALL 66.691 ACRES FOR THE
USE AND BENEFIT OF THE
PERMANENT SCHOOL FUND
(TRACT 1, PART TWO;
F.B.C.C.F. No. 2008070584)
CALL 509.5546 ACRES
STATE OF TEXAS DEPARTMENT
OF TRANSPORTATION
PARTITION PLAT
(TRACT 1 - PART 1;
SLIDE Nos. 1819/A&B &
1820/A&B; P.R.)

SURVEY LINE

120' PROPOSED
60'

FORT BEND COUNTY
60' R.O.W. -
CALL 32.7 ACRES
(VOL. 63, PG. 203; D.R.)

WILLIAM B. TRAVIS HIGH SCHOOL
RESTRICTED RESERVE "A"
FORT BEND INDEPENDENT
SCHOOL DISTRICT
HIGH SCHOOL No. 10
(F.B.C.P. No. 20040219)

WILLIAM MORTON SURVEY
ABSTRACT No. 62

N 03°03'53" W - 3160.41'

CALL 5.5225 ACRE ROAD R.O.W. -
WIDTH VARIES
(SLIDE Nos. 1819/A&B
& 1820/A&B; P.R.)

PLACE OF BEGINNING:
FOUND 1-1/4" IRON PIPE
FOR SOUTHWEST CORNER OF
CALL 66.691 ACRE TRACT
N: 13,799,564.91'
E: 3,012,308.53'

N 86°53'29" E - 52.05'

PLACE OF CONNECTION:
FOUND 5/8" IRON ROD WITH
STATE OF TEXAS GENERAL LAND OFFICE CAP
FOR NORTHWEST CORNER OF
CALL 101.79 ACRE TRACT

S 02°39'22" E - 1952.68'

S 04°22'52" E - 277.79'

S 02°45'14" E - 828.85'

PROPOSED ROAD R.O.W.

HARLEM ROAD PARCEL 9

SKETCH SHOWING LOCATION OF 1.652 ACRE OF LAND
(71,947 SQUARE FEET) BEING A PORTION OF THE
STATE OF TEXAS CALL 66.691 ACRE TRACT OF LAND FOR
THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND
(TRACT 1, PART TWO - FORT BEND COUNTY CLERK'S FILE
No. 2008070584) BEING OUT OF A CALL
509.5546 ACRE TRACT (TRACT 1 - PART 1)
OF THE STATE OF TEXAS DEPARTMENT OF
TRANSPORTATION PARTITION PLAT (SLIDE NOS. 1819/A&B
AND 1820/A&B; PLAT RECORDS OF FORT BEND COUNTY,
TEXAS), ALL BEING OUT OF THE ORIGINAL STATE OF TEXAS
CALL 5656.65 ACRE TRACT ("HARLEM STATE FARM" -
VOLUME 152, PAGE 423;
DEED RECORDS OF FORT BEND COUNTY, TEXAS)
BEING IN THE JANE WILKINS SURVEY, ABSTRACT NO. 96,
FORT BEND COUNTY, TEXAS.

JANE WILKINS SURVEY
ABSTRACT No. 96



STATE OF TEXAS
CALL 723.13 ACRES FOR
THE USE AND BENEFIT OF
THE PERMANENT SCHOOL FUND
(TRACT ONE;
F.B.C.C.F. No. 2004075320)

N 82°22'32" W - 19.86'

Prepared by:
KELLY R. KALUZA & ASSOCIATES, INC.
Consulting Engineers and Surveyors
3014 Avenue I
Rosenberg, Texas 77471
(281) 341-0808

HARLEM ROAD
PARCEL 7D
2.642 ACRES

Notes:

- 1) Prepared without benefit of current title report.
- 2) All bearings referenced to the Texas Coordinates System of 1983, South Central Zone. All coordinates listed are surface and can be brought to grid by applying a combined project scale factor = 0.99987872081.
- 3) Prepared in conjunction with right-of-way acquisition plan set by this office.

HARLEM ROAD
PARCEL 8
6.022 ACRES

STATE OF TEXAS
CALL 101.79 ACRES FOR
THE USE AND BENEFIT OF
THE PERMANENT SCHOOL FUND
(TRACT TWO;
F.B.C.C.F. No. 2004075320)

PROPOSED ROAD R.O.W. AUGUST 24, 2012

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C49	2060.00	01°37'38"	58.51	29.25	S 03°34'03" E	58.50
C50	1940.00	01°43'30"	58.41	29.21	S 03°31'07" E	58.41

KELLY R. KALUZA & ASSOCIATES, INC.

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

August 24, 2012

Harlem Road Parcel 9

A FIELD NOTE DESCRIPTION of 1.652 acre of Land (71,947 square feet) being a portion of the State of Texas call 66.691 acre tract of Land for the Use and Benefit of the Permanent School Fund (Tract 1, Part Two - Fort Bend County Clerk's File No. 2008070584) being out of a call 509.5546 acre tract (Tract 1 - Part 1) of the State of Texas Department of Transportation Partition Plat (Slide Nos. 1819/A&B and 1820/A&B; Plat Records of Fort Bend County, Texas), all being out of the original State of Texas call 5656.65 acre tract ("Harlem State Farm" - Volume 152, Page 423; Deed Records of Fort Bend County, Texas) being in the Jane Wilkins Survey, Abstract No. 96, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983, South Central Zone and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a 5/8 inch diameter iron rod with State of Texas General Land Office plastic cap found for the Northwest corner of the State of Texas call 101.79 acre tract of Land for the Use and Benefit of the Permanent School Fund (Tract Two - Fort Bend County Clerk's File No. 2004075320) in the Easterly line of the Fort Bend County 60 foot wide tract of Land for Harlem Road right-of-way (call 32.7 acres - Volume 63, Page 203; Deed Records of Fort Bend County, Texas); Said corner being the Northwest corner of Harlem Road Parcel 8 -6.022 acre tract of Land surveyed this day and being in the Southerly line of a call 5.5225 acre tract for Harlem Road right-of-way out of said call 509.5546 acre tract; Said corner bears North 2 degrees, 39 minutes, 22 seconds West - 2412.99 feet along the Easterly line of said 60 foot wide tract of Land for Harlem Road right-of-way from a 5/8 inch diameter iron rod found for the Southwest corner of said call 101.79 acre tract, bears North 86 degrees, 53 minutes, 29 seconds East - 60.00 feet from a 5/8 inch diameter iron rod with State of Texas General Land Office plastic cap found for the Northeast corner of the State of Texas Permanent School Fund call 723.13 acre tract of Land (Tract One - Fort Bend County Clerk's File No. 2004075320) and for the Southeast corner of Restricted Reserve "A" of Fort Bend Independent School District High School No. 10 (Fort Bend County Plat No. 20040219) in the Westerly line of said 60 foot wide tract of Land for Harlem Road right-of-way, and bears North 86 degrees, 53 minutes, 29 seconds East - 19.60 feet from a 5/8 inch diameter iron rod with State of Texas Department of Transportation aluminum disk found for the Southwest corner of said call 5.5225 acre tract for Harlem Road right-of-way and for the Southeast corner of an original call 274.505 acre tract of Land (Tract 1, Part Three - Fort Bend County Clerk's File No. 2008070584); Thence; North 86 degrees, 53 minutes, 29 seconds East - 52.05 feet along the Northerly line of said call 101.79 acre tract along the Southerly line of said call 509.5546 acre tract to a one and one-quarter inch inside diameter iron pipe found for angle point corner in the Northerly line of said call 101.79 acre tract and for the Southeast corner of said call 5.5225 acre tract for Harlem Road right-of-way; Said corner being the Southwest corner of said call 66.691 acre tract and being the Southwest corner and **PLACE OF BEGINNING** for this 1.652 acre tract of Land;

A Field Note Description
Harlem Road Parcel 9
1.652 acres of Land
August 24, 2012
Page Two (2)

THENCE; North 3 degrees, 3 minutes, 53 seconds West, at 2824.67 feet pass a point in the most Southerly fence of a Lone Star Gas Company easement (Volume 597, Page 111; Deed Records of Fort Bend County, Texas) known as a "20' R/W Easement (Slide Nos. 1819/A&B and 1820/A&B; Plat Records of Fort Bend County, Texas), at 2886.57 feet pass a point in the most Northerly fence of said Lone Star Gas Company easement, in all 3160.41 feet along the Westerly line of said call 66.691 acre tract along the Easterly line of said call 5.5225 acre tract for Harlem Road right-of-way to a point for the Northwest corner of this tract; Said corner being the Northwest corner of said call 66.691 acre tract;

THENCE; North 65 degrees, 30 minutes, 21 seconds East - 32.85 feet along the Northerly line of said call 66.691 acre tract along an interior line of said call 5.5225 acre tract for Harlem Road right-of-way to a 5/8 inch diameter iron rod with plastic cap set for the Northeast corner of this tract;

THENCE; Southerly, crossing said call 66.691 acre tract along the proposed Easterly right-of-way line of Harlem Road (proposed 120 foot wide right-of-way from this point) with the following courses and distances:

South 2 degrees, 39 minutes, 22 seconds East, at 307.55 feet pass a point in a Northerly fence of said Lone Star Gas Company easement, at 329.82 feet pass a point in a Southerly fence of said Lone Star Gas Company easement, in all 1952.68 feet to a 5/8 inch diameter iron rod with plastic cap set for corner of this tract (proposed right-of-way width varies from this point);

Southeasterly, along a tangent curve to the left with the following curve data:

Delta:	1 degree, 43 minutes, 30 seconds
Radius:	1940.00 feet
Length:	58.41 feet
Tangent:	29.21 feet
Chord:	South 3 degrees, 31 minutes, 7 seconds East - 58.41 feet to 5/8 inch diameter iron rod with plastic cap set for corner of this tract;

South 4 degrees, 22 minutes, 52 seconds East - 277.79 feet to a 5/8 inch diameter iron rod with plastic cap set for corner of this tract;

A Field Note Description
Harlem Road Parcel 9
1.652 acres of Land
August 24, 2012
Page Three (3)

Southeasterly, along a tangent curve to the right with the following curve data:

Delta: 1 degree, 37 minutes, 38 seconds
Radius: 2060.00 feet
Length: 58.51 feet
Tangent: 29.25 feet
Chord: South 3 degrees, 34 minutes, 3 seconds East -
58.50 feet to 5/8 inch diameter iron rod with
plastic cap set for corner of this tract;

South 2 degrees, 45 minutes, 14 seconds East - 828.85 feet to a 5/8 inch diameter iron rod with plastic cap set for the Southeast corner of this tract; Said corner being the Northeast corner of said Harlem Road Parcel 8 - 6.022 acre tract and bears North 82 degrees, 22 minutes, 32 seconds West - 1568.30 feet from a 5/8 inch diameter iron rod with State of Texas Department of Transportation aluminum disk found for the Southeast corner of said call 66.691 acre tract and for the Southmost Southwest corner of a call 39.6003 acre tract of Land for road right-of-way for State Highway No. 99 (Grand Parkway - Slide Nos. 1819/A&B and 1820/A&B; Plat Records of Fort Bend County, Texas); Said corner bears North 82 degrees, 22 minutes, 32 seconds West - 1562.47 feet from a 5/8 inch diameter iron rod with State of Texas General Land Office plastic cap found for the Northeast corner of said call 101.79 acre tract and for the Northwest corner of a call 97.179 acre tract of Land for road right-of-way for said State Highway No. 99 (Parcel 9; Volume 2367, Page 2413; Official Records of Fort Bend County, Texas);

THENCE; North 82 degrees, 22 minutes, 32 seconds West - 19.86 feet along the Southerly line of said call 66.691 acre tract along the Northerly line of said call 101.79 acre tract to the **PLACE OF BEGINNING** and containing 1.652 acre of Land.


C. Tim Griffith, R.P.L.S. No. 4349



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas



July 10, 2015 08:43:12 AM

FEE: \$0.00 BAK
DEED

2015075797