

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.



DEED

TxDOT ROW CSJ: 0543-03-074

TxDOT Parcel No.: 2

Grantor(s), whether one or more:

MINISTRY OF ISAAC'S AND CHRUCH OF ISAAC'S, a Texas nonprofit corporation

Grantor's Mailing Address (including county):

14033 Southwest Freeway, Suite 705
Sugar Land, Texas 77478
(Fort Bend County)

Grantee:

THE STATE OF TEXAS, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

125 E. 11th Street
Austin, Texas 78701
(Travis County)

Consideration:

The sum of One Hundred Ten Thousand Five Hundred Thirty-One and no/100 Dollars (\$110,531.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied. The consideration recited herein represents a settlement and compromise by all



parties as to the value of the property herein conveyed in order to avoid formal eminent domain proceedings and the added expenses of litigation.

Property:

All of that certain tract or parcel of land in Fort Bend County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Fort Bend County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit:

<u>Retained Improvement</u>	<u>Retention Value</u>
One (1) Metal Gate	\$25.00

Grantor covenants and agrees to remove the Retained Improvements from the Property within 30 days of closing, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and 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 anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, 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 the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

MINISTRY OF ISAAC'S AND CHURCH
OF ISAAC'S, a Texas nonprofit corporation

By: _____
Samir B. Dharia, Director

By: _____
Marlene S. Dharia, Director

Corporate Acknowledgment

State of Texas
County of _____

This instrument was acknowledged before me on _____
by Samir B. Dharia and Marlene S. Dharia, Directors of Ministry of Isaac's and Church of Isaac's, a Texas
nonprofit corporation, on behalf of said nonprofit corporation.

Notary Public's Signature

EXHIBIT A

County: Fort Bend
Highway: F. M. 762 (Crabb River Road)
Project Limits: From F. M. 762/F. M. 2759 to South of LCISD School on Crabb River Road
RCSJ No.: 0543-03-074

PROPERTY DESCRIPTION FOR PARCEL 2

Being a 0.866 acre (37,725 square feet) parcel of land, out of and a part of the Joseph Kuykendall Survey, Abstract 49, Fort Bend County, Texas, out of and a part of a called 23.00 acre tract of land as described by deed dated October 7, 2014, from the Triumph Christian Center, Inc. to Foundation Capital Resources, Inc., of record under Fort Bend County Clerk's File. Number (F. B. C. C. F. No.) 2014110362, Official Public Records, Fort Bend County, Texas (O. P. R., F. B. C., T.), and also out of and a part of the Triumph Christian Center Subdivision, a subdivision of record under (F. B. C. C. F. No.) 20120201, Plat Records, Fort Bend County, Texas (P. R., F. B. C., T.). Said 0.866 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found marking the southernmost corner of said called 23.00 acre tract of land which was also previously described by deed dated October 6, 2005, from M. B. Golf Academy Investors, L. P. to Triumph Christian Center, Inc., of record under (F. B. C. C. F. No.) 20055062694, (O. P. R., F. B. C., T.) (as to junior/senior rights), and an interior corner of a called 22.93 acre tract of land as described by deed dated March 30, 2007, from M. B. Golf Academy Investors, L.P. to Bhakti Vishram Kuteer, LLC., of record under (F. B. C. C. F. No.) 2007040033, (O. P. R., F. B. C., T.) said 5/8-inch iron rod having coordinates of N = 13,758,664.47, E = 3,018,290.13 (the metadata for this and other monuments mentioned herein is listed in the notes at the end of this metes and bounds description);

THENCE, North 83° 11' 29" West, with the southerly boundary line of said called 23.00 acre tract of land, a distance of 698.28 feet to a 5/8-inch iron rod with aluminum TxDOT cap set on the proposed easterly right-of-way line of F. M. 762 (width varies), marking the southwesterly corner of the herein described parcel and being the **POINT OF BEGINNING**, having coordinates of N = 13,758,747.25, E = 3,017,596.77;

- 1) **THENCE**, North 83° 11' 29" West, continuing with the southerly boundary line of said called 23.00 acre tract, a distance of 59.61 feet to a 5/8-inch iron rod found on the existing easterly right-of-way line of F. M. 762, as described by deed dated May 27, 2005, from M. B. Golf Academy Investors, L.P. to The State of Texas, of record under (F. B. C. C. F. No.) 2005062694, (O. P. R., F. B. C., T.) and marking the northwesterly corner of said called 22.93 acre tract, and also being the southwesterly corner of the herein described parcel;

EXHIBIT A

- 2) THENCE, North $20^{\circ} 33' 33''$ West, with said existing easterly right-of-way line of F. M. 762 (width varies), a distance of 503.50 feet to a 5/8-inch iron rod found marking a point of curvature of the herein described parcel;
- 3) THENCE, with said curve to the right, said curve having a radius of 1,487.51 feet, an internal angle of $07^{\circ} 36' 02''$, a chord bearing North $17^{\circ} 06' 45''$ West, a long chord of 197.18 feet, an arc distance of 197.32 feet to a 5/8-inch iron rod with cap found on the southerly right-of-way line of the Gulf, Colorado & Santa Fe Railway (now the Burlington Northern Santa Fe Rail Road Company), as described by deed dated April 11, 1899, from John Crabb & Eliza Crabb to the Gulf, Colorado & Santa Fe Railway, of record in Volume M, Page 161, (D. R., F. B. C., T.) and marking the southwesterly corner of said called 23.00 acre tract, and being the northwesterly corner of the herein described parcel;
- 4) THENCE, South $83^{\circ} 11' 41''$ East, with the southerly right-of-way line of the Gulf, Colorado & Santa Fe Railway, a distance of 49.02 feet to a 5/8-inch iron rod with aluminum TxDOT cap set on the proposed easterly right-of-way line of F. M. 762 and marking the northeasterly corner of the herein described parcel;
- 5) THENCE, South $20^{\circ} 25' 06''$ East, with the proposed right-of-way line of F.M. 762, passing at a distance of 439.40 feet a 5/8-inch iron rod with aluminum TxDOT cap set marking Station 195+00 and continuing for a total distance of 638.97 feet to a 5/8-inch iron rod with aluminum TxDOT cap set marking a point of curvature of the herein described parcel;
- 6) THENCE, with a curve to the right, said curve having a radius of 3,067.00 feet, an internal angle of $01^{\circ} 14' 15''$, a chord bearing of South $19^{\circ} 47' 58''$ East, a long chord of 66.24 feet, an arc distance of 66.24 feet to the POINT OF BEGINNING, containing 0.866 acre (37,725 square feet) of land;

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 2011 Adjustment, Epoch 2010.00. All distances and coordinates herein are surface and may be converted to grid by dividing by a combined scale factor of 1.00013.

November 2, 2016

Parcel 2

Page 3 of 6

EXHIBIT A

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

By: Huitt-Zollars, Inc.

Jack Chiles

11/12/16



Jack R. Chiles, R.P.L.S.
Texas Registration No. 4778
1500 South Dairy Ashford, Suite 200
Houston, Texas 77077
(281) 496-0066
Firm Registration No. 10025601

1. TOWNPLAT STANDARDS
A-9

(A) (CALLED 23.00 ACRES)
TRIUMPH CHRISTIAN CENTER, INC.
TO
FOUNDATION CAPITAL RESOURCES, INC.
F. B. C. F. No. 2014110362
O. P. R., F. B. C., T.
OCTOBER 7, 2014

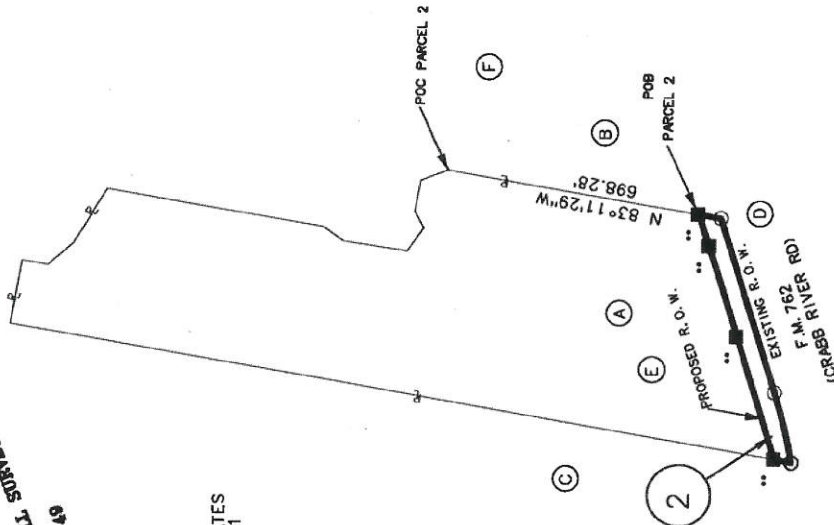
(B) (CALLED 22.93 ACRES)
M. B. GOLF ACADEMY INVESTORS, L.P.
TO
BHAKTI VISHRAM KUTEER, LLC
F. B. C. F. No. 2007040033
O. P. R., F. B. C., T.
MARCH 30, 2007

(C) 100' WIDE RIGHT-OF-WAY
JOHN CRABB & ELIZA CRABB
TO
GULF, COLORADO & SANTA FE RAILWAY
VOL. M. PG. 161
D. R. F. B. C., T.
APRIL 11, 1899

(D) (CALLED 0.8712 ACRES)
M.B. GOLF ACADEMY INVESTORS, L.P.
TO
THE STATE OF TEXAS
F. B. C. F. No. 2005062694
O. P. R., F. B. C., T.
MAY 27, 2005

(E) TRIUMPH CHRISTIAN CENTER SUBDIVISION
F. B. C. F. No. 20120201
O. P. R., F. B. C., T.

(F) RESERVE "B"
TOM R. BOOTH ESTATES
SUBDIVISION No. 1
SLIDE 1206A
P. R., F. B. C., T.



PARENT TRACT INSET

N. T. S.

NOTES

1. D. R., F. B. C., T. INDICATES DEED RECORDS OF FORT BEND COUNTY, TEXAS.
2. O. P. R., F. B. C., T. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
3. F. B. C. F. No. INDICATES FORT BEND COUNTY CLERK FILE NUMBER.
4. P. R., F. B. C., T. PLAT RECORDS, FORT BEND COUNTY, TEXAS
5. EXISTING AND REMAINING AREAS ARE ACCORDING TO DEEDS OF RECORD AND/OR COMPUTED.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
7. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 2001 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
8. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.
9. A TxDOT TYPE II RIGHT-OF-WAY MARKER IS A TxDOT BRASS DISK IN CONCRETE.

LEGEND

- SET 5/8" IRON ROD W/TXDOT ALUMINUM CAP (SEE NOTE 8).
- FOUND CORNER AS DESCRIBED
- FOUND 5/8" IRON ROD W/TXDOT ALUMINUM CAP

EXISTING AC.	AREA TABLE		REMAINDER	
	TAKING	AC/S.F.	LEFT	RIGHT
(CALLED)	0.866/37.725	22.134		

HUITT-ZOLIARS

1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066
TEXAS FIRM NO. 10025601

PARCEL PLAT SHOWING
PARCEL 2

FORT BEND COUNTY NOV. 2, 2016
RCSJ: 0543-03-074 F.M. 762
PAGE 4 OF 6 SCALE: NTS

P.O.C. PARCEL 2
FND 5/8" I.R. WITH CAP
N: 13,758.664.47
E: 3,018.290.13
STA 201+26.11
OFFSET: 736.26' LT

J. KUYKENDALL SURVEY A-49

R= 3,067.00'
 $\Delta = 01^\circ 14' 15''$
L= 66.24'
CB= S 19° 47' 58" E
CL= 66.24'

STA. 196+99.11
143.73' LT

P.O.B. PARCEL 2
N: 13,758.747.25
E: 3,017.596.77
STA. 197+65.13
138.52' LT

STA. 195+00
OFFSET 157.31' LT

439.40

S 20° 25' 26" E

199.57'
638.91'

PROPOSED R. O. W. N 83° 11' 29" W 59.91'

EXISTING R. O. W. 503.50'

N 20° 33' 33" W

F.M. 762 ROAD)
F.M. RIVER
(CRABB RIVER)
(WIDTH VARIES)

N 2° 4' 16" 19.08" W

EXISTING R. O. W. 195+00

MATCH LINE STA 193+73.65 (SEE PAGE 5 OF 6)

HUIT-ZOLIARS

1500 S. DAIRY ASHFORD, STE. 200
HOUSTON, TEXAS 77077
(281) 496-0066
TEXAS FIRM NO. 10025601

PARCEL PLAT SHOWING PARCEL 2

FORT BEND COUNTY NOV. 2, 2016
RCSJ: 0543-03-074 F.M. 762
PAGE 6 OF 6 SCALE: 1"=50'

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2017-227734

Date Filed:
06/22/2017

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

MINISTRY OF ISAAC'S AND CHURCH OF ISAAC
STAFFORD, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

TX DOT

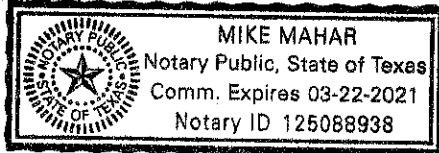
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

0543-03-074
LAND

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	DHARIA, SAMIR	SUGAR LAND, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 AFFIDAVIT



I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

[Signature]
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said SAMIR DHARIA, this the 23rd day of JUNE 2017, to certify which, witness my hand and seal of office.

[Signature]

Signature of officer administering oath

MIKE MAHAR

Printed name of officer administering oath

Notary Public

Title of officer administering oath