



SPECIAL WARRANTY DEED
(Texas Heritage Parkway ROW, Tract 2: 17.34 Acres±)

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 **GM EQUITY GROUP, LLC**, a Texas limited liability company ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), the receipt and sufficiency of which are hereby acknowledged, and for which no lien is retained, either express or implied, hereby GRANTS, SELLS, and CONVEYS unto **FORT BEND COUNTY, TEXAS**, a political subdivision of the State of Texas ("**Grantee**"), all of that certain tract or parcel of land in Fort Bend County, Texas, more particularly described in **Exhibit A** attached hereto, incorporated herein and made a part hereof for all purposes (the "**Property**").

This conveyance is made by Grantor and accepted by Grantee subject to all easements, rights of way, conditions, restrictions, covenants, 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, to the extent such matters are validly existing and affect the Property (collectively, the "**Permitted Encumbrances**").

Grantor reserves all oil, gas, and other minerals in, on, or under the Property; and nothing herein shall prohibit or restrict the right of Grantor or its assigns to extract oil, gas, and other minerals from and under the Property by directional drilling, pooling, or other means, as long as such extraction does not interfere with the use of the Property for roadway purposes. Grantor reserves and retains the rights to ingress and egress, as long as such activities do not disturb, hinder, deface or interfere with the surface of the Property or the use of the Property for roadway purposes.

The Property is being conveyed to Grantee for the development and construction of the proposed Texas Heritage Parkway as a public limited access major thoroughfare (the "**Roadway**"), with an esplanade, a multi-use trail, and related additional improvements. Accordingly, Grantor acknowledges and agrees that access to the Roadway across the property line between the Property and the remainder of Grantor's property adjacent to the Roadway to be constructed on the Property (the "**Remainder Property**") shall be in accordance with TxDot design standards, protocols and requirements and shall incorporate the requirements, standards and obligations as set forth in the Purchase and Sale Agreement ("**PSA**") between Grantor and Grantee, as further supplemented or amended, as follows:

- i. Driveways and access roads connecting the Remainder Property with the Roadway must be located
 - (a) at least 600 feet (600') from edge of driveway to edge of westbound FM 1093 pavement, (b) at least 400 feet (400') from centerline of driveway to centerline of the nearest then existing intersection with public rights of way and roundabouts (not including the intersection of northbound Roadway and FM 1093), and (c) at least 350 feet (350') from edge of driveway to edge of driveway, from other

driveways. Grantor agrees to coordinate access to the Roadway with owners of adjoining property, where commercially reasonable to do so, so as to minimize the number of access points between intersections with public rights of way. As part of the Roadway construction, there will be two (2) access points to Grantor's Remainder Property on the East side of the Roadway, and two (2) access points to Grantor's Remainder Property on the West side of the Roadway, in addition to the roundabout access on the West side of the Roadway as currently designed. Grantor will determine location and general placement of desired access points from the Remainder Property to the Roadway, and agrees to notify Grantee of same prior to commencement of Roadway construction where such access points are placed.

- ii. No construction of any driveway, roadway, or other access to the Remainder Property shall be commenced until the plans and specifications therefore have been reviewed, solely for conformity with this Deed, and approved in writing by the County Engineer, which approval shall not be unreasonably withheld, conditioned or delayed. Grantor and Grantee acknowledge that acceleration and deceleration lanes in the vicinity of any proposed driveway, roadway, or other access point may be required or requested. Such acceleration/deceleration lanes shall be located within the boundaries of the 200 foot (200') right of way as currently designed and as generally shown on the attached **Exhibit B**. The acceleration/deceleration lanes referenced herein shall be constructed and completed to the point where such lanes meet Grantor's Remainder Property, and such construction shall commence and be completed during the same general timeframe as THP roadway construction commences and is completed on the Property conveyed by this Deed. All costs for such acceleration and deceleration lanes shall be borne and paid for, in their entirety, by Grantee, with such costs to be reimbursed to Grantee in accordance with the reimbursement agreement with THPID as referenced in Section 1.c(vi) of the PSA.
- iii. This conveyance of Property is conditioned upon final approval of the amendments to the PSA that include incorporation of: a) the acceleration/deceleration lanes referenced above; b) changes to the Property metes and bounds description at the roundabout located on the Property, with a correction deed or other filing to reflect the final property description for modified acreage at that roundabout as referenced in the amendment to PSA; and c) any other modifications as referenced in such amendment to PSA.

Grantor reserves a temporary easement ("Temporary Access Easement") over, upon, and across portions of the Property for the purpose of non-exclusive pedestrian and vehicular ingress and egress to and from the Remainder Property. Once construction of the Roadway begins, the Temporary Access Easement shall automatically be reduced to a 120' wide easement, and a 132' wide easement at major intersections to accommodate turn lanes at such intersections, for the same purposes located at the proposed roundabout on the Property ("Reduced Temporary Access Easement"). The Reduced Temporary Access Easement shall automatically terminate upon the dedication of a public road right-of-way at the location of the Reduced Temporary Access Easement. At such time, the Reduced Temporary Access Easement shall automatically revert to Grantee and its successors or assigns, without the necessity of any further act on the part of Grantor or Grantee.

Grantor also reserves a non-exclusive and unencumbered easement (the "Utility Easement") for the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification, and operation of water, sewer, and drainage facilities, public or private utilities (including power, communication, and gas), and all related connections and appurtenances (collectively, "Utilities"), across, along, under, over, upon, and through the Property and entrance upon the Property to engage in all

activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantor and Grantee shall coordinate the placement and design parameters of the Utility Easement to accommodate Grantor's utility needs and to provide Grantor unobstructed access for such utilities at desired depths and placement to avoid conflicts with the Roadway. Grantor or its successor or assignee of/to the Utility Easement may convey all or part of the Utility Easement to third parties. Notwithstanding the foregoing, (i) Grantor or its successor or assignee shall not enforce or exercise its rights under this Utility Easement in a manner that would unreasonably prejudice, interfere, or disturb the Roadway Improvements or use thereof and ii) no overhead public utility poles, lines, equipment or other facilities may be constructed or placed on the Property, and all public utilities must be installed below ground.

Grantor reserves the right to construct all or a portion of the Roadway on the Property and to enter upon, across, and over the Property for all purposes related thereto and upon completion of any portion of the Roadway to allow public access and use of the Roadway to and from the Remainder Property.

The covenants and agreements set forth in this instrument shall run with the land and shall inure to the benefit of and shall be binding upon Grantor, Grantee, the fee owners of adjoining real property, and their respective successors and assigns.

In the event that construction of the Roadway fails to begin on or before three (3) years from the date of this deed, the rights in the Property granted by Grantor to Grantee shall automatically revert to and be owned by the Grantor and its successors, without the necessity of any further act on the part of the Grantor or Grantee, it being Grantor's intent to convey a fee simple determinable estate to Grantee by the Deed.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in any wise 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 Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject only to the matters expressly set forth herein and the Permitted Encumbrances.

The Property and other rights conveyed hereunder are conveyed and accepted in "AS IS, WHERE IS" and "WITH ALL FAULTS" condition, and without any representation or warranty (except for the special warranty of title set forth herein), whether express or implied, on the part of Grantor or anyone purporting to represent Grantor, of any kind or nature whatsoever (including but not limited to any representation or warranty concerning hazardous substances, materials or contamination, or environmental, geophysical or legal status or condition), concerning the Property or such other rights. Grantee acknowledges that it is relying solely on its own inspections and evaluations in executing this instrument, and accepting the Property and such other rights, and agrees that Grantor (except as to said warranty of title) and its partners, and its and their respective affiliates, and the officers, directors, members, managers, employees, agents and representatives of any of the foregoing, shall have no liability or responsibility with respect to the Property or such other rights or matters (any such liability or responsibility -- including without limitation strict liability or responsibility -- of Grantor or such other persons or entities which would otherwise exist or arise under applicable law being hereby **WAIVED** and **RELEASED** by Grantee, to the greatest extent permitted by applicable law). Except for ad valorem taxes for tax years prior to the year of conveyance, the Property is conveyed and accepted without assessment or allocation of any ad valorem property taxes to Grantor, with Grantee accepting the Property subject to all ad valorem taxes for the current calendar tax year of conveyance, and with Grantee agreeing to release, and

hold Grantor harmless of and from such current calendar tax year ad valorem taxes (to include the assessment of rollback ad valorem taxes, if applicable).

EXECUTED this 10th day of April, 2020.

GRANTOR:

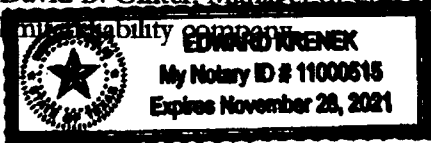
GM EQUITY GROUP, LLC.,
a Texas limited liability company

By: *David B. Ginter*
David B. Ginter, Manager

By: *Eduardo J. Morales*
Eduardo J. Morales, Manager

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 10th day of April, 2020, by David B. Ginter, Manager of GM Equity Group, LLC, a Texas limited liability company, on behalf of said

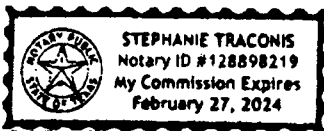


Edward Yrenek
Notary Public, State of Texas

(NOTARY SEAL)

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 10 day of April, 2020, by Eduardo J. Morales, Manager of GM Equity Group, LLC, a Texas limited liability company, on behalf of said limited liability company.



Stephanie Traconis
Notary Public, State of Texas

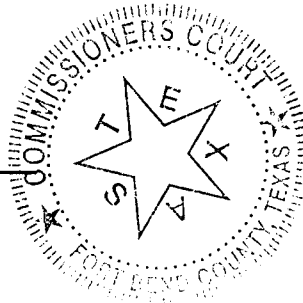
(NOTARY SEAL)

AGREED TO AND ACCEPTED by Grantee this 13TH day of April, 2020.

KP George
KP George
County Judge, Fort Bend County, Texas

ATTEST:

Laura Richard
Laura Richard
County Clerk, Fort Bend County, Texas

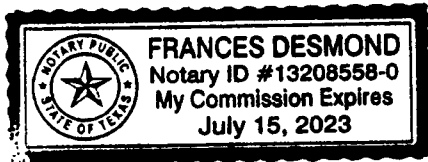


ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 13TH day of April, 2020, by KP George, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)



Frances Desmond
Notary Public, State of Texas

Attachment:

- Exhibit A – Description of the Property
- Exhibit B – Roundabout Drawing

County: Fort Bend
Highway: Texas Heritage Parkway

Property Description for Parcel 3

Being a 17.34 acre (755,233 square foot) parcel of land located in the Enoch Latham Survey, Abstract No. 50, Fort Bend County, Texas and being out of a 121.217 acre remainder of a tract of land described as a called 137.294 acre tract of land in an instrument from Gregory S. Baumgartner to G.M. Equity Group, LLC, dated December 28, 2007 and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2008000068, said 17.34 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a disturbed 5/8-inch iron rod with cap stamped "D.E. Goldberg" found for the Southwest corner of a called 3.00 acre tract of land described in an instrument to Andrea Chatam recorded under F.B.C.C.F. No. 2013030092, same being the Southeast corner of a called 16.0773 acre tract of land described in an instrument to Eduardo Morales recorded under F.B.C.C.F. No. 2013097392, and lying on the existing North right-of-way line of F.M. 359 & F.M. 1093 (120 feet wide) recorded under Volume 243, Pages 171 and 197 of the Fort Bend County Deed Records;

North 82° 58' 56" East, along and with said existing North right-of-way line at a distance of 212.28 feet pass the Southeast corner of said 3.00 acre tract, from which a disturbed 5/8-inch iron rod found bears North 59° 07' East, 0.87 feet, continuing along and with said existing North right-of-way line a total distance of 832.88 feet to the Southwest corner of called 0.1000 acre tract of land described as Parcel 424 in an instrument from GM Equity Group, LLC to the County of Fort Bend, Texas recorded under F.B.C.C.F. No. 2017077964;

North 27° 59' 26" East, a distance of 43.61 feet along and with the West line of said Parcel 424 to a point for corner, lying on the proposed West right-of-way line of Texas Heritage Parkway (width varies at this point);

North 17° 00' 34" West, a distance of 13.97 feet along and with the West line of said Parcel 424 to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southwest corner and **POINT OF BEGINNING** of the herein described parcel and having surface coordinates of N=13,814,292.22, E=2,959,905.27;

THENCE, over and across said 137.294 acre tract, and along and with the proposed West right-of-way line of said Texas Heritage Parkway the following bearing and distances:

1. N 17° 00' 34" W, a distance of 52.13 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
2. N 21° 24' 35" W, a distance of 143.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left from which its center bears S 72° 59' 26" W, 1,900.00 feet;

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3. In a Northerly direction, along said curve to the left, a distance of 361.39 feet, having a radius of 1,900.00 feet, a central angle of $10^{\circ} 53' 52''$ and a chord which bears $N 22^{\circ} 27' 30'' W$, 360.84 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;
4. $N 27^{\circ} 54' 26'' W$, a distance of 287.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;
5. In a Northerly direction, along said curve to the right, a distance of 538.01 feet, having a radius of 2,100.00 feet, a central angle of $14^{\circ} 40' 44''$ and a chord which bears $N 20^{\circ} 34' 05'' W$, 536.54 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" 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 72.70 feet, having a radius of 75.00 feet, a central angle of $55^{\circ} 32' 11''$ and a chord which bears $N 40^{\circ} 59' 48'' W$, 69.88 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the right;
7. In a Northwesterly direction, along said curve to the right, a distance of 211.64 feet, having a radius of 270.00 feet, a central angle of $44^{\circ} 54' 44''$ and a chord which bears $N 46^{\circ} 18' 32'' W$, 206.27 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the left;
8. In a Northwesterly direction, along said curve to the left, a distance of 90.32 feet, having a radius of 75.00 feet, a central angle of $69^{\circ} 00' 03''$ and a chord which bears $N 58^{\circ} 21' 11'' W$, 84.96 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
9. $N 02^{\circ} 14' 40'' W$, a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left from which its center bears $N 02^{\circ} 51' 12'' W$, 75.00 feet;
10. In a Northeasterly direction, along said curve to the left, a distance of 89.68 feet, having a radius of 75.00 feet, a central angle of $68^{\circ} 30' 49''$ and a chord which bears $N 52^{\circ} 53' 23'' E$, 84.44 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for beginning of a reverse curve to the right;
11. In a Northeasterly direction, along said curve to the right, a distance of 188.62 feet, having a radius of 270.00 feet, a central angle of $40^{\circ} 01' 37''$ and a chord which bears $N 38^{\circ} 38' 47'' E$, 184.81 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the left;
12. In a Northeasterly direction, along said curve to the left, a distance of 72.70 feet, having a radius of 75.00 feet, a central angle of $55^{\circ} 32' 11''$ and a chord which bears $N 30^{\circ} 53' 31'' E$, 69.88 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the right;

13. In a Northerly direction, along said curve to the right, a distance of 488.48 feet, having a radius of 2,100.00 feet, a central angle of $13^{\circ} 19' 39''$ and a chord which bears $N 09^{\circ} 47' 15'' E$, 487.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the left;
14. In a Northerly direction, along said curve to the left, a distance of 1,027.79 feet, having a radius of 1,900.00 feet, a central angle of $30^{\circ} 59' 37''$ and a chord which bears $N 00^{\circ} 57' 15'' E$, 1,015.30 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the Northwest corner of the herein described parcel, lying on the North line of said 137.294 acre tract, same being the South line of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038964;
15. **THENCE**, North $88^{\circ} 20' 49''$ East, a distance of 204.76 feet along and with the North line of said 137.294 acre tract, same being the South line of said 1,913.31 acre tract, and the South line of a called 28.78 acre tract of land described as Tract 2 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038960 to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the Northeast corner of the herein described parcel, lying on the West line of a called 30-foot wide Seaway Crude Pipeline Company LLC easement recorded under F.B.C.C.F. No. 2013062510, same being the proposed East right-of-way line of said Texas Heritage Parkway;

THENCE, over and across said 137.294 acre tract, and along and with the proposed East right-of-way line of said Texas Heritage Parkway the following bearing and distances:

16. $S 12^{\circ} 45' 05'' E$, a distance of 19.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;
17. 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 $29^{\circ} 12' 09''$ and a chord which bears $S 01^{\circ} 50' 59'' W$, 1,058.78 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the left;
18. 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 $16^{\circ} 46' 46''$ and a chord which bears $S 08^{\circ} 03' 41'' W$, 554.44 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the left;
19. 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 $44^{\circ} 23' 01''$ and a chord which bears $S 22^{\circ} 31' 13'' E$, 56.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the right;
20. 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 $79^{\circ} 19' 09''$ and a chord which bears $S 05^{\circ} 03' 09'' E$, 204.87 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the left;

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21. 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 $44^{\circ} 23' 01''$ and a chord which bears $S 12^{\circ} 24' 55'' W$, 56.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a compound curve to the left;
22. In a Southerly direction, along said curve to the left, a distance of 601.24 feet, having a radius of 1,900.00 feet, a central angle of $18^{\circ} 07' 51''$ and a chord which bears $S 18^{\circ} 50' 31'' E$, 598.74 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;
23. $S 27^{\circ} 54' 26'' E$, a distance of 287.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;
24. In a Southeasterly direction, along said curve to the right, a distance of 222.12 feet, having a radius of 2,100.00 feet, a central angle of $06^{\circ} 03' 37''$ and a chord which bears $S 24^{\circ} 52' 38'' E$, 222.02 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner, lying on the East line of said 137.294 acre tract, same being the West line of CROSS CREEK RANCH WATEWATER TREATMENT PLANT, a subdivision per plat recorded under Plat No. 20070244 of the Fort Bend County Plat Records, same further being the East line of said Seaway Crude Pipeline Company LLC easement;
25. **THENCE**, $S 02^{\circ} 37' 40'' E$, along and with the East line of said 137.294 acre tract, partially along the East line of said Seaway Crude Pipeline Company LLC easement, same being the West line of said CROSS CREEK RANCH WATEWATER TREATMENT PLANT and the West line of a called 3.662 acre tract of land described in an instrument to Wayne Schramme recorded under F.B.C.C.F. No. 2012087343, at a distance of 48.32 feet pass the common West corner of said CROSS CREEK RANCH WATEWATER TREATMENT PLANT and said 3.662 acre tract, continuing for a total of 399.19 feet to the Southeast corner of the herein described parcel, same being the common North corner of said Parcel 424 and a called 0.1816 acre tract of land described as Parcel 425 in an instrument from Wayne Schramme to the County of Fort Bend, Texas recorded under F.B.C.C.F. No. 2017044716;
26. **THENCE**, $S 82^{\circ} 58' 34'' W$, a distance of 83.63 feet along and with the North line of said Parcel 424 to the **POINT OF BEGINNING** and containing 17.34 acres (755,233 square feet) of land.

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All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010 and all distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

All bearings are referenced to monuments found along the North right-of-way line of F.M. 359 & F.M. 1093 as cited herein.

Revised January 28, 2019. Parcel Geometry
Revised August 3, 2017. Parcel Geometry

Compiled by:
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
(281) 558-8700
TBPLS Licensed Survey Firm No. 10106500



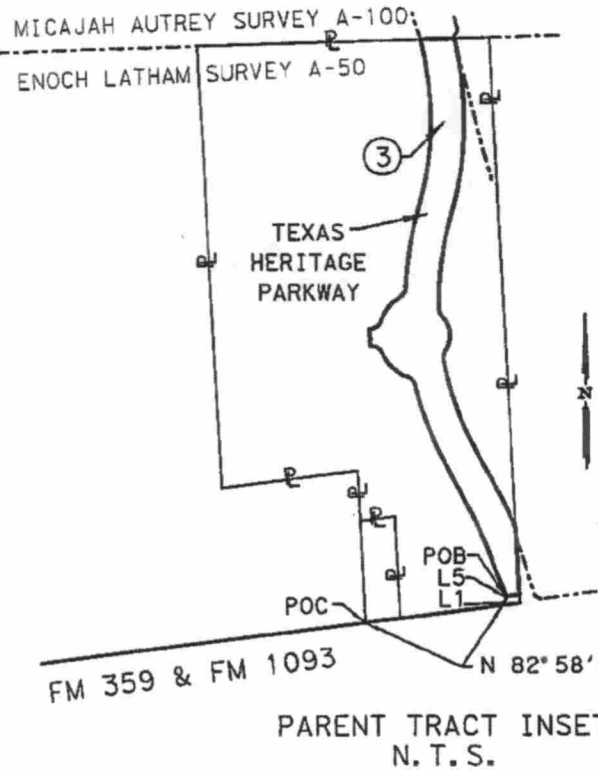
A handwritten signature in black ink, appearing to read "Anthony L. Meier".

12/31/2019

NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

DATE: 2/1/2019 2:36:44 PM FILE: X:\SD\111\111\FID\F\utobor_Pkwy_Preliminary_222\06_Survey\04_Final\PARCELS\PAR03_R2.dgn



- NOTES:
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010 AND ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. ALL BEARINGS ARE REFERENCED TO MONUMENTS FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF FM 359 & FM 1093 AS SHOWN HEREON.
 3. ALL BEARINGS ARE REFERENCED TO MONUMENTS FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF FM 359 & FM 1093 AS SHOWN HEREON.
 2. ABSTRACTING WAS PERFORMED BY POSTLE PROPERTY SERVICES, INC. FROM SEPTEMBER 2015 THRU OCTOBER 2015.
 3. FIELD SURVEYS WERE PERFORMED FROM JANUARY 2014 THRU OCTOBER 2015.
 4. CITY LIMITS SHOWN HEREON WERE OBTAINED FROM FBCAD.
 5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27° 59' 26" E	43.61'
L5	N 17° 00' 34" W	13.97'

FM 359 & FM 1093 N 82° 58' 56" E 832.88'

PARENT TRACT INSET
N. T. S.

ABBREVIATION LEGEND

- BL BUILDING LINE
- FBCCF FORT BEND COUNTY CLERK'S FILE
- FBCDR FORT BEND COUNTY DEED RECORDS
- FBCPR FORT BEND COUNTY PLAT RECORDS
- FCL FULSHEAR CITY LIMITS
- FN FILE NUMBER
- FND FOUND
- IP IRON PIPE
- IR IRON ROD
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- ROW RIGHT-OF-WAY
- VOL VOLUME

SYMBOL LEGEND

- SET 1/2" IRON PIPE WITH CAP STAMPED "BGE INC"
- FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



Anthony L. Meier
 ANTHONY L. MEIER RPLS NO. 6712
 BGE, INC.
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

1/31/2019

DATE	REVISION
01/21/19	REVISED GEOMETRY
08/03/17	REVISED GEOMETRY
03/24/16	REVISED FUTURE 1093 ROW

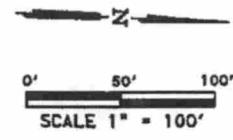
AREA TABLE (ACRES)

EXISTING ACREAGE	TAKING S.F./AC.	REMAINDER	
		LEFT	RIGHT
121.217	755,233	86.891	16.887
REMAINDER	17.34		

BGE Brown & Gay Engineers, Inc.
 10777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281-558-8700 • www.browngay.com
 TBPLS Licensed Surveying Firm No. 10106500
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PARCEL PLAT
 SHOWING
 PARCEL 3
 TEXAS HERITAGE
 PARKWAY
 FORT BEND COUNTY
 FEBRUARY, 2016

ENOCH LATHAM SURVEY, A-50



EDUARDO MORALES
CALLED 16.0773 ACRES
JULY 25, 2013
FBCCF NO 2013097392

CALLLED 3.00 ACRES
ANDREA CHATAM
JANUARY 7, 2011
FBCCF NO 2013030092

BASELINE CURVE DATA
PI STA = 123+11.42
N = 13,814,504.81
E = 2,959,933.31
R = 2,000.00
D = 10°53'52" (LT)
L = 380.41
T = 190.78'
CH = N 22°27'30" W
CH DIST = 379.84

121.217 ACRE
REMAINDER OF A
CALLED 137.294 ACRES
G.M. EQUITY GROUP, LLC
DECEMBER 28, 2007
FBCCF NO 2008000068

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°59'26" E	43.61'
L2	N 17°00'34" W	13.97'
L3	N 17°00'34" W	52.13'
L6	S 82°58'34" W	83.63'

POB
PARCEL 3
N=13,814,292.22
E=2,959,905.27

CALLLED 0.1000 ACRES
PARCEL 424
FORT BEND COUNTY
MARCH 4, 2017
FBCCF NO 2017077964

CALLLED 3.662 ACRES
WAYNE SCHRAMME
AUGUST 3, 2012
FBCCF NO 2012087343

CALLLED 0.1816 ACRES
PARCEL 425
FORT BEND COUNTY
MARCH 19, 2016
FBCCF NO 2017044716

75' TEMP WORKSPACE
FBCCF NO 2014135550
50' SEAWAY CRUDE PIPELINE
COMPANY, LLC ESMT
FBCCF NO 2014135550

30' PIPELINE EASEMENT
SEAWAY CRUDE PIPELINE COMPANY, LLC
FBCCF NO 2013062510

RESTRICTED
RESERVE "A"
CROSS CREEK RANCH
WASTEWATER TREATMENT PLANT
PLAT NO 20070244 FBCPR

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	361.39'	1,900.00'	10°53'52"	N 22°27'30" W	360.84'
C17	222.12'	2,100.00'	06°03'37"	S 24°52'38" E	222.02'

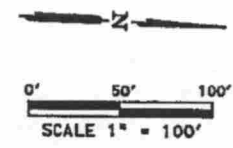
PARCEL PLAT
SHOWING
PARCEL 3
TEXAS HERITAGE
PARKWAY
FORT BEND COUNTY
FEBRUARY, 2016
PAGE 7 OF 10 SCALE: 1"=100'

MATCHLINE SEE SHEET 8 OF 10

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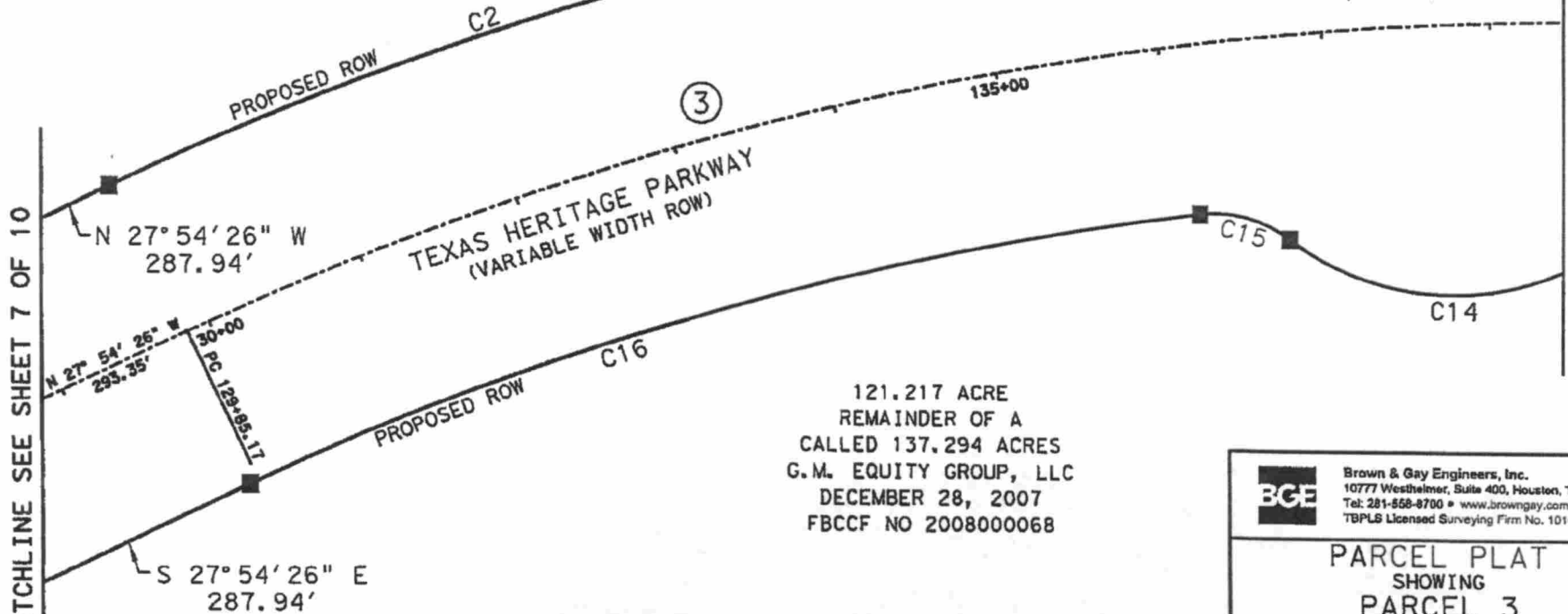
ENOCH LATHAM SURVEY, A-50



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	538.01'	2,100.00'	14° 40' 44"	N 20° 34' 05" W	536.54'
C3	72.70'	75.00'	55° 32' 11"	N 40° 59' 48" W	69.88'
C4	211.64'	270.00'	44° 54' 44"	N 46° 18' 32" W	206.27'
C5	90.32'	75.00'	69° 00' 03"	N 58° 21' 11" W	84.96'
C6	89.68'	75.00'	68° 30' 49"	N 52° 53' 23" E	84.44'
C14	222.19'	160.50'	79° 19' 09"	S 05° 03' 09" E	204.87'
C15	58.10'	75.00'	44° 23' 01"	S 12° 24' 55" W	56.66'
C16	601.24'	1,900.00'	18° 07' 51"	S 18° 50' 31" E	598.74'

121.217 ACRE
REMAINDER OF A
CALLED 137.294 ACRES
G.M. EQUITY GROUP, LLC
DECEMBER 28, 2007
FBCCF NO 2008000068

BASELINE CURVE DATA
PI STA = 129+85.17
N = 13,815,115.06
E = 2,959,650.91
R = 2,000.00
D = 42° 08' 26" (RT)
L = 1,470.98
T = 770.55
CH = N 06° 50' 13" W
CH DIST = 1,438.05



121.217 ACRE
REMAINDER OF A
CALLED 137.294 ACRES
G.M. EQUITY GROUP, LLC
DECEMBER 28, 2007
FBCCF NO 2008000068

LINE TABLE		
NUMBER	BEARING	DISTANCE
L4	N 02° 14' 40" W	100.00'

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPLS Licensed Surveying Firm No. 10106500
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**PARCEL PLAT
SHOWING
PARCEL 3
TEXAS HERITAGE
PARKWAY
FORT BEND COUNTY
FEBRUARY, 2016**

PAGE 8 OF 10 SCALE: 1"=100'

MATCHLINE SEE SHEET 7 OF 10

MATCHLINE SEE SHEET 9 OF 10

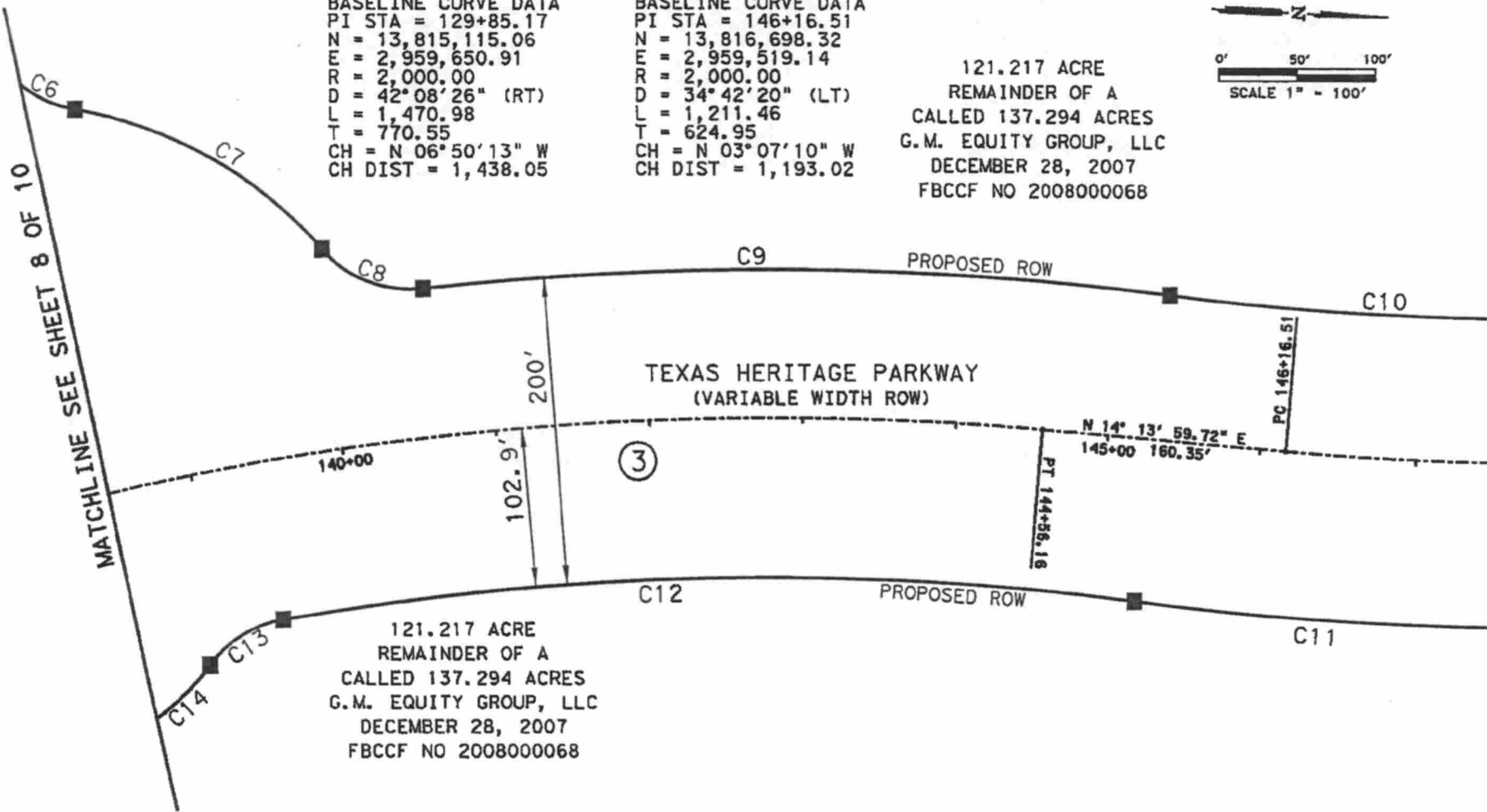
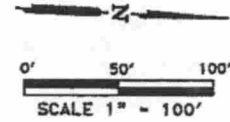
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ENOCH LATHAM SURVEY, A-50

BASELINE CURVE DATA
 PI STA = 129+85.17
 N = 13,815,115.06
 E = 2,959,650.91
 R = 2,000.00
 D = 42°08'26" (RT)
 L = 1,470.98
 T = 770.55
 CH = N 06°50'13" W
 CH DIST = 1,438.05

BASELINE CURVE DATA
 PI STA = 146+16.51
 N = 13,816,698.32
 E = 2,959,519.14
 R = 2,000.00
 D = 34°42'20" (LT)
 L = 1,211.46
 T = 624.95
 CH = N 03°07'10" W
 CH DIST = 1,193.02

121.217 ACRE
 REMAINDER OF A
 CALLED 137.294 ACRES
 G.M. EQUITY GROUP, LLC
 DECEMBER 28, 2007
 FBCCF NO 2008000068



121.217 ACRE
 REMAINDER OF A
 CALLED 137.294 ACRES
 G.M. EQUITY GROUP, LLC
 DECEMBER 28, 2007
 FBCCF NO 2008000068

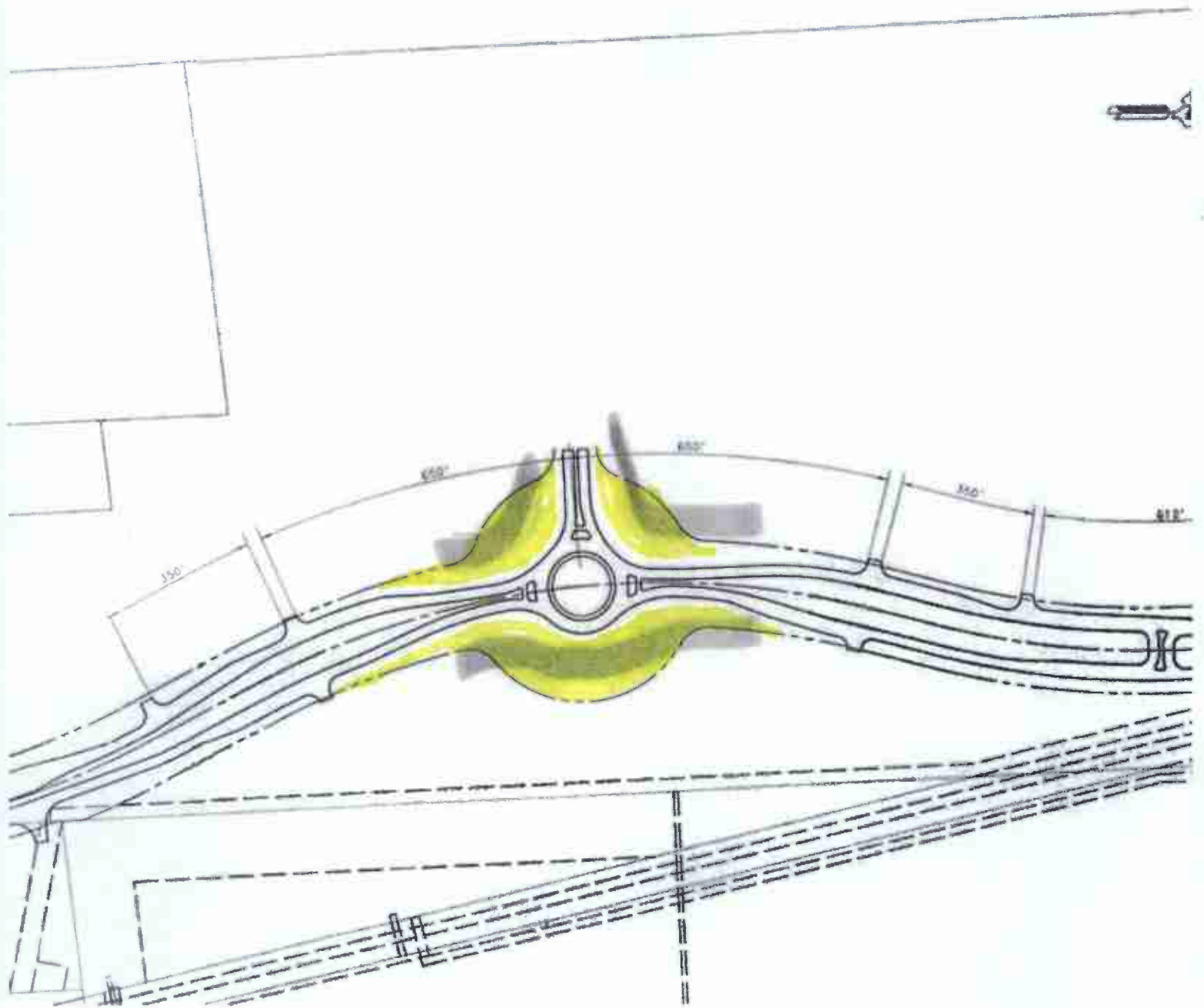
CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C6	89.68'	75.00'	68°30'49"	N 52°53'23" E	84.44'
C7	188.62'	270.00'	40°01'37"	N 38°38'47" E	184.81'
C8	72.70'	75.00'	55°32'11"	N 30°53'31" E	69.88'
C9	488.48'	2,100.00'	13°19'39"	N 09°47'15" E	487.38'
C10	1,027.79'	1,900.00'	30°59'37"	N 00°57'15" E	1,015.30'
C11	1,070.33'	2,100.00'	29°12'09"	S 01°50'59" W	1,058.78'
C12	556.43'	1,900.00'	16°46'46"	S 08°03'41" W	554.44'
C13	58.10'	75.00'	44°23'01"	S 22°31'13" E	56.66'
C14	222.19'	160.50'	79°19'09"	S 05°03'09" E	204.87'

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PARCEL PLAT
 SHOWING
PARCEL 3
TEXAS HERITAGE
PARKWAY
 FORT BEND COUNTY
 FEBRUARY, 2016
 PAGE 9 OF 10 SCALE: 1"=100'

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Exhibit B



■ Property description to be corrected -- to remain with or be reconveyed to Seller

Exhibit B

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

April 13, 2020 01:06:12 PM

FEE: \$0.00 RR1

2020041988

