

**MOTION**  
**MASON ROAD PROJECT**

I move that Fort Bend County, by record vote, authorize the use of the power of eminent domain to acquire all needed right-of-way for Mason Road and Grand Parkway, Mobility Bond Project # 17401-03, Precinct 4, in Fort Bend County, Texas BY ADOPTION OF THE RESOLUTION AND ORDER DECREERING THE ACQUISITION OF PROPERTY TO BE A PUBLIC NECESSITY AND AUTHORIZING THE ACQUISITION AND PAYMENT OF COMPENSATION for the public purpose of widening, aligning, construction, operation and maintenance of the Mason Road and Grand Parkway, Mobility Bond Project # 17401-03, Precinct 4, including appurtenant drainage and detention required for said project. This motion applies to any and all parcels of land that must be condemned along the Mason Road and Grand Parkway, Mobility Bond Project # 17401-03, Precinct 4.

**Roll Call Vote:**

	Yes	No
Precinct 1	<u>✓</u>	___
Precinct 2	<u>✓</u>	___
Precinct 3	<u>✓</u>	___
Precinct 4	<u>✓</u>	___
County Judge	<u>✓</u>	___

Date of Vote 8-27-2019

THE STATE OF TEXAS

§  
§  
§

COUNTY OF FORT BEND

**RESOLUTION AND ORDER DECREERING THE ACQUISITION OF  
PROPERTY TO BE A PUBLIC NECESSITY AND AUTHORIZING THE  
ACQUISITION AND PAYMENT OF COMPENSATION**

WHEREAS, on the 27<sup>th</sup> day of August, 2019, at a regular meeting of the Commissioners Court of Fort Bend County, Texas, sitting as the governing body of Fort Bend County, upon motion of Commissioner DeMerchant, seconded by Commissioner Meyers, and upon record vote, passed 5 votes in favor 0 votes opposed:

**RESOLUTION**

**RESOLVED THAT WHEREAS**, the Commissioners Court has received and reviewed the plans for a public project known as the Mason Road and Grand Parkway, Mobility Bond Project # 17401-03, Precinct 4, in Fort Bend County, Texas; and,

**WHEREAS**, Commissioners Court has determined that public necessity and convenience exists for the location, alignment, construction, operation, and maintenance, including appurtenant drainage and detention requirements, of a public project known as the Mason Road and Grand Parkway, Mobility Bond Project # 17401-03, Precinct 4, beginning on Lewisville Drive and ending on Waterside Village Drive, in Fort Bend County, Texas, in accordance with said plans, alignment, and tract identifications which are made a part hereof as Exhibit A: ATTACHED METES AND BOUNDS

**ORDER**

**NOW THEREFORE, IT IS ORDERED AND DECREED** that the plans for the location, alignment, construction, operation, and maintenance, including appurtenant drainage and detention requirements, of the public project known as Mason Road and Grand Parkway, Mobility Bond Project # 17401-03, Precinct 4, beginning on Lewisville Drive and ending on Waterside Village Drive, in Fort Bend County, Texas, is approved.

**IT IS FURTHER ORDERED AND DECREED** that public necessity and convenience exist for the public project, known as the Mason Road and Grand Parkway, Mobility Bond Project # 17401-03, Precinct 4, beginning on Lewisville Drive and ending on Waterside Village Drive, in Fort Bend County, Texas, and that the County Engineer be authorized and directed to obtain appraisals, surveys, title information and/or make official offers of specific amount for the purchase of either easement or the fee simple interest in and to the tract(s) situated within such alignment as shown in Exhibit A; that the County Attorney be authorized and directed, and he is hereby authorized and directed to file or cause to be filed proceedings in eminent domain and to acquire thereby easement or fee simple interest for said purposes in the tract(s) which cannot be acquired as aforesaid by donation, dedication, or purchase.

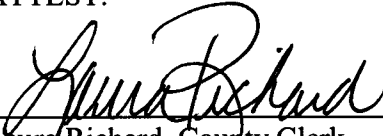
**IT IS FURTHER ORDERED AND DECREED** that this Resolution and Order apply to any and all parcels of land that must be condemned for this project, that the County Judge, or designated representative be authorized and directed to sign any papers or agreements associated with closing the purchase(s); the County Attorney, County Clerk, County Auditor and County Treasurer be authorized and directed to perform any and all necessary acts within their respective spheres of official duties toward the final acquisition of the tract(s) of land, or interest(s) therein, together with the improvement if any, within the said public project known as Mason Road and Grand Parkway, Mobility Bond Project # 17401-03, Precinct 4, beginning on Lewisville Drive and ending on Waterside Village Drive, in Fort Bend County, Texas and the payment and compensation therefore.

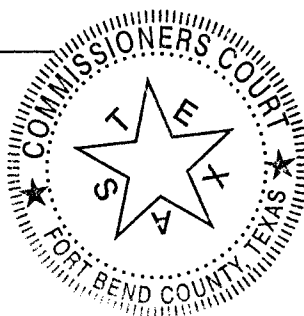
**PASSED AND APPROVED** this 27<sup>th</sup> day of August, 2019.

**FORT BEND COUNTY**

  
\_\_\_\_\_  
KP George, County Judge

ATTEST:

  
\_\_\_\_\_  
Laura Richard, County Clerk



# EXHIBIT

A

EXHIBIT A

Property Description for Parcel 1  
Mason Road

Being a 0.1242 acre (5,409 square feet) parcel of land situated in the William Morton League, Abstract Number 62, Fort Bend County, Texas and being out of the remainder of a called 10.1429 acre tract of land conveyed to Belt 15 Partners, Ltd. by Special Warranty Deed, executed December 31, 2004 and recorded under File Number 2004006813, Official Public Records, Fort Bend County (O.P.R.F.B.C.) and out of Unrestricted Reserve "A" and Unrestricted Reserve "B" of Waterside Shopping Center, a subdivision of record according to the map or plat thereof recorded under Plat Number 20140093, Plat Records, Fort Bend County (P.R.F.B.C.), said 0.1242 acre parcel of land being more particularly described by metes and bounds in two parts as follows:

Part 1 – 0.0817 Acre (3,558 Sq. Ft.)

**COMMENCING** at a 5/8 inch iron rod with cap stamped Carter/Burgess found for the common easterly corner of the remainder of said Unrestricted Reserve "B" and Unrestricted Reserve "A" of said Waterside Shopping Center and being in the westerly line of Restricted Reserve "A" of Waterside Mason Apartments, a subdivision of record according to the map or plat thereof recorded under Plat Number 20150209, P.R.F.B.C. and a called 6.598 acre tract of land conveyed to Waterside at Mason, LP by Special Warranty Deed, executed November 25, 2014 and recorded under File Number 2014129402, O.P.R.F.B.C., thence as follows:

South 87 degrees 17 minutes 06 seconds West, along the line common to said Unrestricted Reserve "A" and said Unrestricted Reserve "B", a distance of 311.80 feet, to the point of intersection with the proposed easterly right-of-way line of Mason Road (width varies);

South 02 degrees 19 minutes 59 seconds East, along the proposed easterly right-of-way line of said Mason Road, a distance of 66.93 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for the point of intersection with the line common to said Unrestricted Reserve "A" and a called 0.2730 acre tract of land described as Parcel 2 and conveyed to Waterside Estates Community Association, Inc. by Special Warranty Deed, executed November 19, 2003 and recorded under File Number 2003164415, O.P.R.F.B.C. and being the **POINT OF BEGINNING** of the herein described parcel, having coordinate of N = 13,804,355.47 and E = 3,005,264.21;

- 1) **THENCE** South 87 degrees 45 minutes 29 seconds West, along the line common to said Unrestricted Reserve "A" and said 0.2730 acre tract, a distance of 2.22 feet, to a "X" cut in concrete found for the point of intersection with the existing easterly right-of-way line of Mason Road (width varies) dedicated by Waterside Village, Section One, a subdivision of record according to the map of plat thereof recorded at Slide 2098A, P.R.F.B.C.;

EXHIBIT A

- 2) THENCE North 01 degrees 40 minutes 28 seconds West, along the existing easterly right-of-way line of said Mason Road, a distance of 12.13 feet, to the beginning of a tangent curve to the left;
- 3) THENCE Northwesterly, continuing along the existing easterly right-of-way line of said Mason Road, a distance of 26.14 feet, along the arc of said curve to the left, having a central angle of 02 degrees 59 minutes 45 seconds, a radius of 500.00 feet and a chord bearing and distance of North 03 degrees 49 minutes 01 seconds West, 26.14 feet, to the point of tangency;
- 4) THENCE North 05 degrees 18 minutes 53 seconds West, continuing along the existing easterly right-of-way line of said Mason Road, a distance of 165.86 feet, to the beginning of a tangent curve to the right;
- 5) THENCE Northwesterly, continuing along the existing easterly right-of-way line of said Mason Road, a distance of 26.06 feet, along the arc of said curve to the right, having a central angle of 02 degrees 59 minutes 12 seconds, a radius of 500.00 feet and a chord bearing and distance of North 03 degrees 49 minutes 17 seconds West, 26.06 feet, to the point of tangency;
- 6) THENCE North 02 degrees 19 minutes 41 seconds West, continuing along the existing easterly right-of-way line of said Mason Road, a distance of 151.21 feet, to a "X" cut in concrete found for the beginning of a tangent curve to the right;
- 7) THENCE Northeasterly, continuing along the existing easterly right-of-way line of said Mason Road, a distance of 25.63 feet, along the arc of said curve to the right, having a central angle of 58 degrees 44 minutes 17 seconds, a radius of 25.00 feet, and a chord bearing and distance of North 26 degrees 58 minutes 15 seconds East, 24.52 feet, to the point of intersection with the proposed easterly right-of-way line of said Mason Road;
- 8) THENCE South 02 degrees 19 minutes 41 seconds East, along the proposed easterly right-of-way line of said Mason Road, a distance of 172.60 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for an angle point;
- 9) THENCE South 02 degrees 21 minutes 49 seconds East, continuing along the proposed easterly right-of-way line of said Mason Road, a distance of 114.94 feet, to a "X" in concrete set for an angle point;
- 10) THENCE South 02 degrees 19 minutes 59 seconds East, continuing along the proposed easterly right-of-way line of said Mason Road, a distance of 115.01 feet, to the **POINT OF BEGINNING**, containing 0.0817 acre (3,558 square feet) of land within Part 1.

EXHIBIT A

Part 2 – 0.0425 Acre (1,851 Sq. Ft.)

**COMMENCING** at a 5/8 inch iron rod with cap stamped Carter/Burgess found for the common easterly corner of the remainder of said Unrestricted Reserve “B” and said Unrestricted Reserve “A” and being in the westerly line of said Restricted Reserve “A” and said 6.598 acre tract, thence as follows:

South 02 degrees 39 minutes 41 seconds East, along the line common to said Unrestricted Reserve “A” and said Restricted Reserve “A”, a distance of 193.50 feet, to a 5/8 inch iron rod with cap stamped “TRANSYSTEMS CORPORATION” set for the point of intersection with the proposed northerly right-of-way line of State Highway 99 (width varies) and the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N = 13,804,243.83 and E = 3,005,581.92;

- 1) THENCE South 02 degrees 39 minutes 41 seconds East, continuing along the most southerly line common to said Unrestricted Reserve “A” and said Restricted Reserve “A” and the proposed northerly right-of-way line of said State Highway 99, a distance of 10.10 feet, to a 5/8 inch iron rod with cap stamped Carter/Burgess found for the common southerly corner of said Unrestricted Reserve “A” and said Restricted Reserve “A” and the southwesterly corner of said 6.598 acre tract, being the point of intersection with the existing northerly right-of-way line of said State Highway 99, conveyed to the State of Texas by Special Warranty Deed, executed August 14, 1987 and recorded under File Number 9163397, O.P.R.F.B.C.;
- 2) THENCE North 86 degrees 29 minutes 39 seconds West, along the existing northerly right-of-way line of said State Highway 99, a distance of 184.85 feet, to a 5/8 inch iron rod with cap stamped Carter/Burgess found for the common southerly corner of said Unrestricted Reserve “A” and said 0.2730 acre tract;
- 3) THENCE North 02 degrees 11 minutes 07 seconds East, along the line common to said Unrestricted Reserve “A” and said 0.2730 acre tract, a distance of 10.04 feet, to a 5/8 inch iron rod with cap stamped “TRANSYSTEMS CORPORATION” set for the point of intersection with the proposed northerly right-of-way line of said State Highway 99;
- 4) THENCE South 86 degrees 29 minutes 36 seconds East, along the proposed northerly right-of-way line of said State Highway 99, a distance of 184.00 feet, to the **POINT OF BEGINNING**, containing 0.0425 acre (1,851 square feet) of land within Part 2.

EXHIBIT A

PARCEL SUMMARY

Part 1	0.0817 Acre	3,558 Sq. Ft.
Part 2	0.0425 Acre	1,851 Sq. Ft.
Total	0.1242 Acre	5,409 Sq. Ft.

NOTES:


All bearings and coordinates referenced to the Texas Coordinate System, South Central Zone (4204) North American Datum of 1983 (NAD 83) (2011) (Epoch 2010.0000) and are based on GPS Base Stations Referenced DM7155 TXRS Rosenberg CORS ARP, DL9086 TXWH Wharton CORS ARP and DF4062 ZHU1 Houston WAAS1 CORS ARP. Distances and coordinates are surface values expressed in US Survey Feet. To convert to grid divide the surface values by the combined adjustment factor of 1.000120916.

Abstracting was completed in October, 2018.

Field surveys were completed in November, 2018.

A parcel plat of even date was prepared in conjunction with this description.

I, Richard R. Dorr, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

  
Richard R. Dorr  
Registered Professional Land Surveyor  
Texas Registration No. 4780



Prepared by:  
TranSystems Corporation  
2777 Allen Parkway, Suite 500  
Houston, Texas 77019  
Ph. 713-807-0600  
TBPLS Firm No. 100383-01

WATERSIDE VILLAGE DR.  
(60' WIDE)

PARENT TRACT INSET  
N.T.S.

MASON ROAD  
(WIDTH VARIES)

BELT 15 PARTNERS, LTD.  
(REMAINDER OF A  
CALLED 10.1429 ACRES)  
F.N. 2004006813  
O.P.R.F.B.C.  
12-31-2004

1, PT 1

1, PT 2

SH 99  
(WIDTH VARIES)



NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) (EPOCH 2010.0000) AND ARE BASED ON GPS BASE STATIONS REFERENCED DM7155 TXRS ROSENBERG CORS ARP, DL9086 TXWH WHARTON CORS ARP AND DF4062 ZHU1 HOUSTON WAAS1 CORS ARP. DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.000120916.
2. O.P.R.F.B.C. DENOTES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY F.N. DENOTES FILE NUMBER. P.R.F.B.C. DENOTES PLAT RECORDS FORT BEND COUNTY P.N. DENOTES PLAT NUMBER.
3. ABSTRACTING WAS COMPLETED IN OCTOBER, 2018.
4. FIELD SURVEYS WERE COMPLETED IN NOVEMBER, 2018.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Richard R. Dorr* 08/09/2019

RICHARD R. DORR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4780



EXISTING	TAKING	REMAINING
3.5491 (CALC.)	3,558 S.F. 0.0817 AC. 1,851 S.F. 0.0425 AC.	3.4249 AC.

PARCEL PLAT  
SHOWING PROPERTY OF

PARCEL 1, PARTS 1 & 2

MASON ROAD FORT BEND COUNTY



2777 ALLEN PKWY  
SUITE 500  
HOUSTON, TX 77019  
PHONE: 713-807-0600  
TBPLS FIRM NO. 100383-01

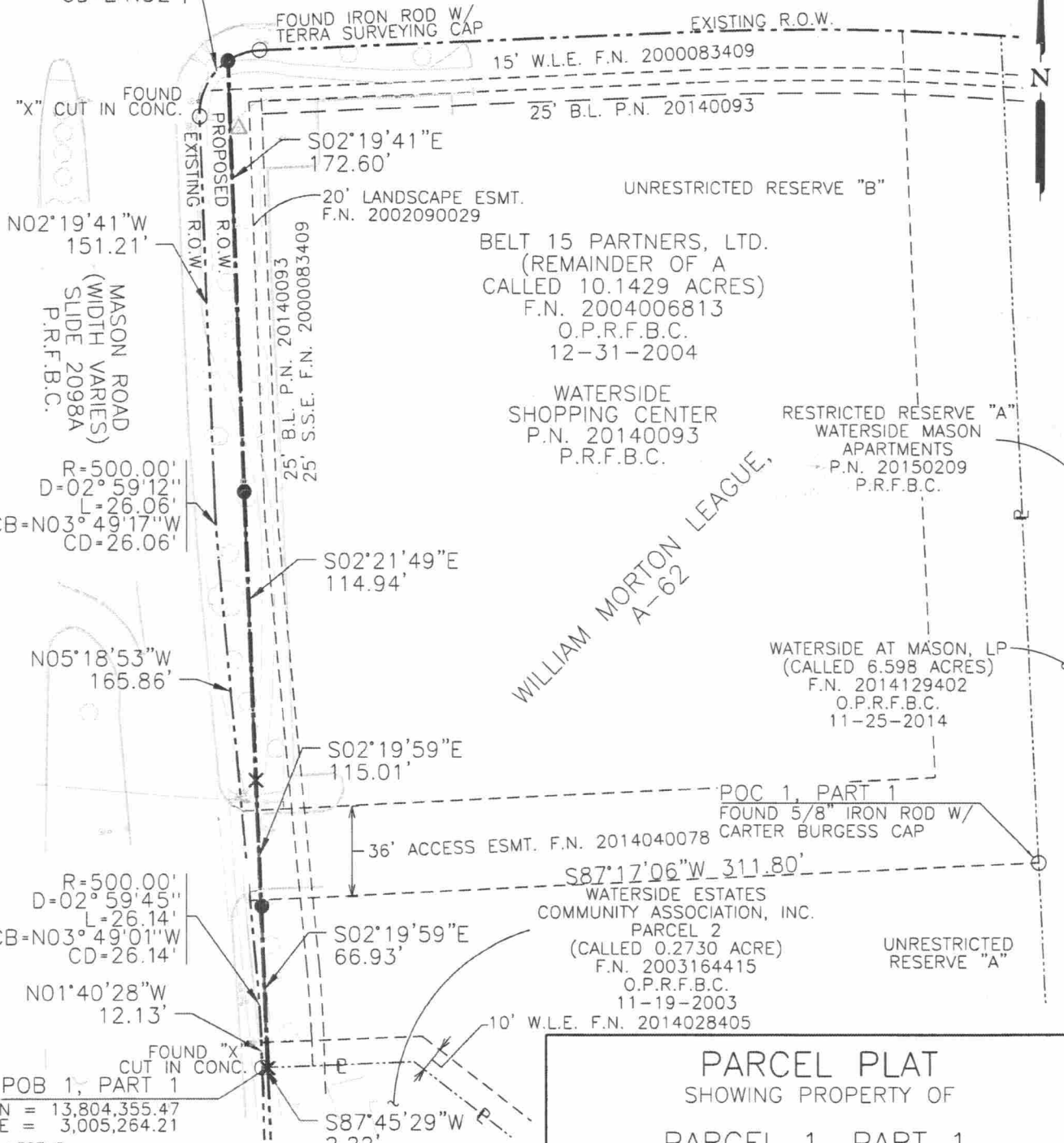
SCALE: NTS

AUGUST, 2019

PAGE 5 OF 7

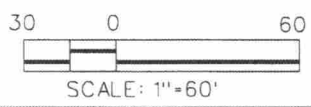
R=25.00'  
 D=58°44'17"  
 L=25.63'  
 CB=N26°58'15"E  
 CD=24.52'

WATERSIDE VILLAGE DR.  
 (60' WIDE)  
 SLIDE 2098A  
 P.R.F.B.C.



LEGEND

- = MONUMENT FOUND AS NOTED
- = SET 5/8" IRON ROD W/TRANSYSTEMS CAP
- ✕ = SET "X" IN CONCRETE
- ℙ = PROPERTY LINE

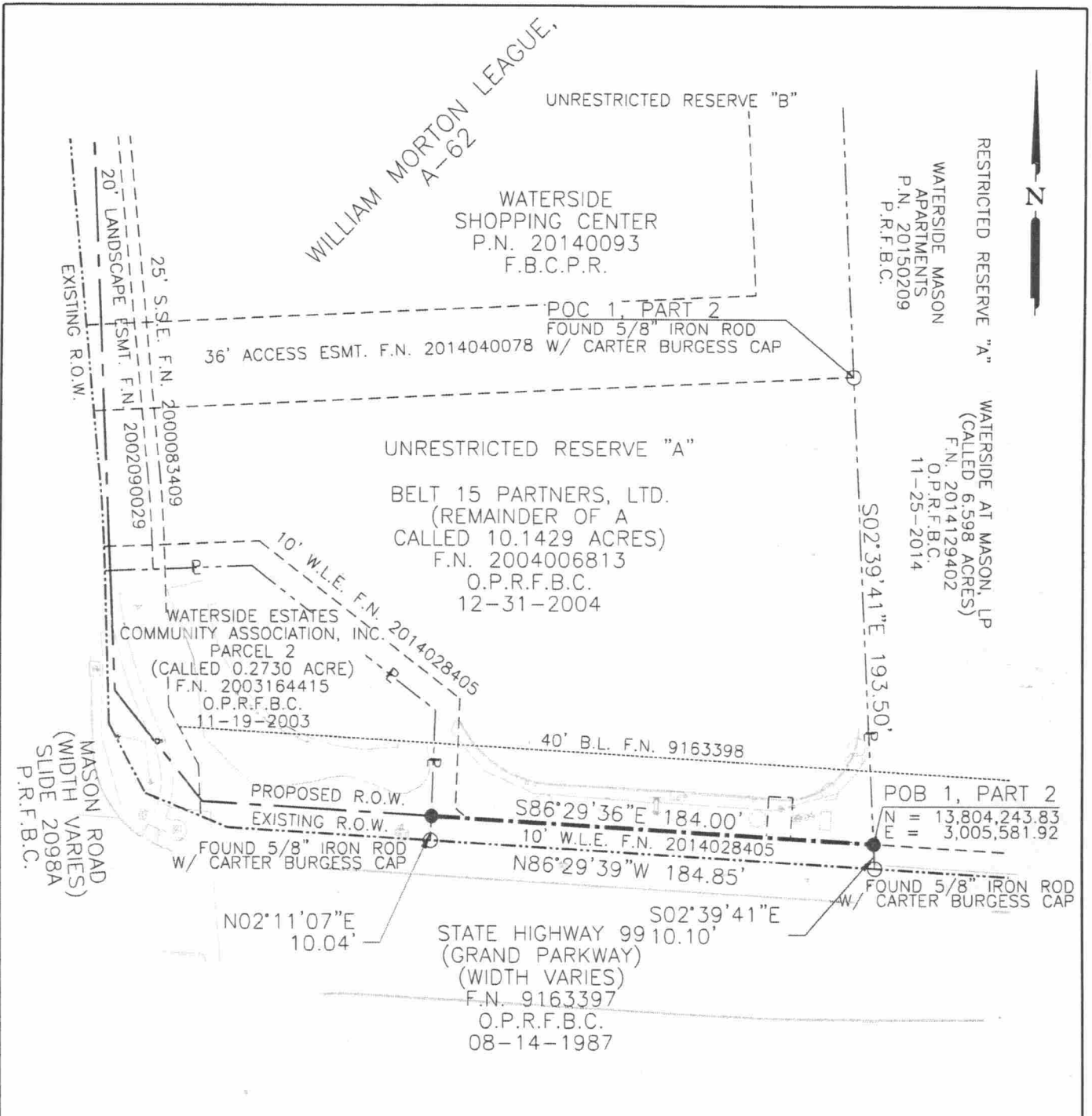


PARCEL PLAT  
 SHOWING PROPERTY OF  
 PARCEL 1, PART 1

MASON ROAD FORT BEND COUNTY

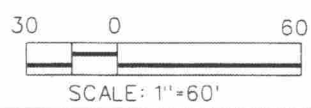
**TranSystems**  
 2777 ALLEN PKWY  
 SUITE 500  
 HOUSTON, TX 77019  
 PHONE: 713-807-0600  
 TBPLS FIRM NO. 100383-01

SCALE: 1" = 60' AUGUST, 2019  
 PAGE 6 OF 7



**LEGEND**

- = MONUMENT FOUND AS NOTED
- = SET 5/8" IRON ROD W/TRANSYSTEMS CAP
- P = PROPERTY LINE



**PARCEL PLAT**  
SHOWING PROPERTY OF  
**PARCEL 1, PART 2**

MASON ROAD FORT BEND COUNTY

2777 ALLEN PKWY  
SUITE 500  
HOUSTON, TX 77019  
PHONE: 713-807-0600  
TBPLS FIRM NO. 100383-01

SCALE: 1" = 60' AUGUST, 2019  
PAGE 7 OF 7

EXHIBIT A

Property Description for Parcel 2  
Mason Road

Being a 0.0407 acre (1,773 square feet) parcel of land situated in the William Morton League, Abstract Number 62, Fort Bend County, Texas and being out of a called 0.2730 acre tract of land described as Parcel 2 and conveyed to Waterside Estates Community Association, Inc. by Special Warranty Deed, executed November 19, 2003 and recorded under File Number 2003164415, Official Public Records, Fort Bend County (O.P.R.F.B.C.), said 0.0407 acre parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped Carter/Burgess found for the common easterly corner of the remainder of Unrestricted Reserve "B" and Unrestricted Reserve "A" of Waterside Shopping Center, a subdivision of record according to the map or plat thereof recorded under Plat Number 20140093, Plat Records, Fort Bend County (P.R.F.B.C.) and being in the line common to the remainder of a called 10.1429 acre tract of land conveyed to Belt 15 Partners, LP by Special Warranty Deed, executed December 31, 2004 and recorded under File Number 2004006813, O.P.R.F.B.C. and Restricted Reserve "A" of Waterside Mason Apartments, a subdivision of record according to the map or plat thereof recorded under Plat Number 2050209, P.R.F.B.C. and called 6.598 acre tract of land conveyed to Waterside at Mason, LP by Special Warranty Deed, executed November 25, 2014 and recorded under File Number 2014129402, O.P.R.F.B.C., thence as follows:

South 87 degrees 17 minutes 06 seconds West, along the line common to said Unrestricted Reserve "A" and said Unrestricted Reserve "B", a distance of 311.80 feet, to the point of intersection with the proposed easterly right-of-way line of Mason Road (width varies);

South 02 degrees 19 minutes 59 seconds East, along the proposed easterly right-of-way line of said Mason Road, a distance of 66.93 feet, to a "X" in concrete set for the point of intersection with the line common to said Unrestricted Reserve "A" and said 0.2730 acre tract and being the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N = 13,804,355.47 and E = 3,005,264.21;

- 1) THENCE South 02 degrees 19 minutes 59 seconds East, continuing along the proposed easterly right-of-way line of said Mason Road, a distance of 48.87 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for an angle point;
- 2) THENCE South 38 degrees 31 minutes 06 seconds East, continuing along the proposed easterly right-of-way line of said Mason Road, a distance of 58.41 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for the point of intersection with the proposed northerly right-of-way line of State Highway 99 (width varies);

EXHIBIT A

- 3) THENCE South 86 degrees 29 minutes 36 seconds East, along the proposed northerly right-of-way line of said State Highway 99, a distance of 95.87 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for the point of intersection with the line common to said 0.2730 acre tract and said Unrestricted Reserve "A";
- 4) South 02 degrees 11 minutes 07 seconds West, along the line common to said 0.2730 acre tract and said Unrestricted Reserve "A", a distance of 10.04 feet, to a 5/8 inch iron rod with cap stamped Carter/Burgess found for the common southerly corner of said 0.2730 acre tract and said Unrestricted Reserve "A", being in the existing northerly right-of-way line of said State Highway 99 (width varies) conveyed to the State of Texas by Special Warranty Deed, executed August 14, 1987 and recorded under File Number 9163397, O.P.R.F.B.C.;
- 5) THENCE North 86 degrees 29 minutes 39 seconds West, along the existing northerly right-of-way line of said State Highway 99, a distance of 84.98 feet, to an angle point;
- 6) THENCE North 67 degrees 31 minutes 08 seconds West, continuing along the existing northerly right-of-way line of said State Highway 99, a distance of 36.92 feet, to an angle point;
- 7) THENCE North 27 degrees 52 minutes 58 seconds West, continuing along the existing northerly right-of-way line of said State Highway 99, a distance of 32.37 feet, to the point of intersection with the existing easterly right-of-way line of Mason Road (width varies) dedicated by Waterside Village, Section One, a subdivision of record according to the map or plat thereof recorded under Slide Number 2098A, P.R.F.B.C.;
- 8) THENCE North 01 degrees 40 minutes 28 seconds West, along the existing easterly right-of-way line of said Mason Road, a distance of 62.44 feet, to a "X" cut in concrete found for the common westerly corner of said 0.2730 acre tract and said Unrestricted Reserve "A";
- 9) THENCE North 87 degrees 45 minutes 29 seconds East, along the line common to said 0.2730 acre tract and said Unrestricted Reserve "A", a distance of 2.22 feet, to the **POINT OF BEGINNING**, containing 0.0407 acre (1,773 square feet) of land.



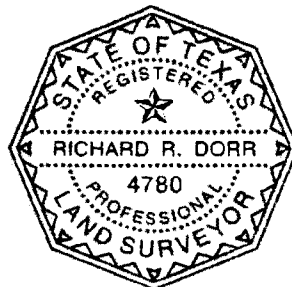
NOTES

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 F.N. DENOTES FILE NUMBER.  
 P.R.F.B.C. DENOTES PLAT RECORDS FORT BEND COUNTY  
 P.N. DENOTES PLAT NUMBER.
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6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Richard R. Dorr* 12/27/2018

RICHARD R. DORR  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4780



EXISTING	TAKING	REMAINING
0.2730 (CALLED)	1,773 S.F. 0.0407 AC.	0.2323 AC.

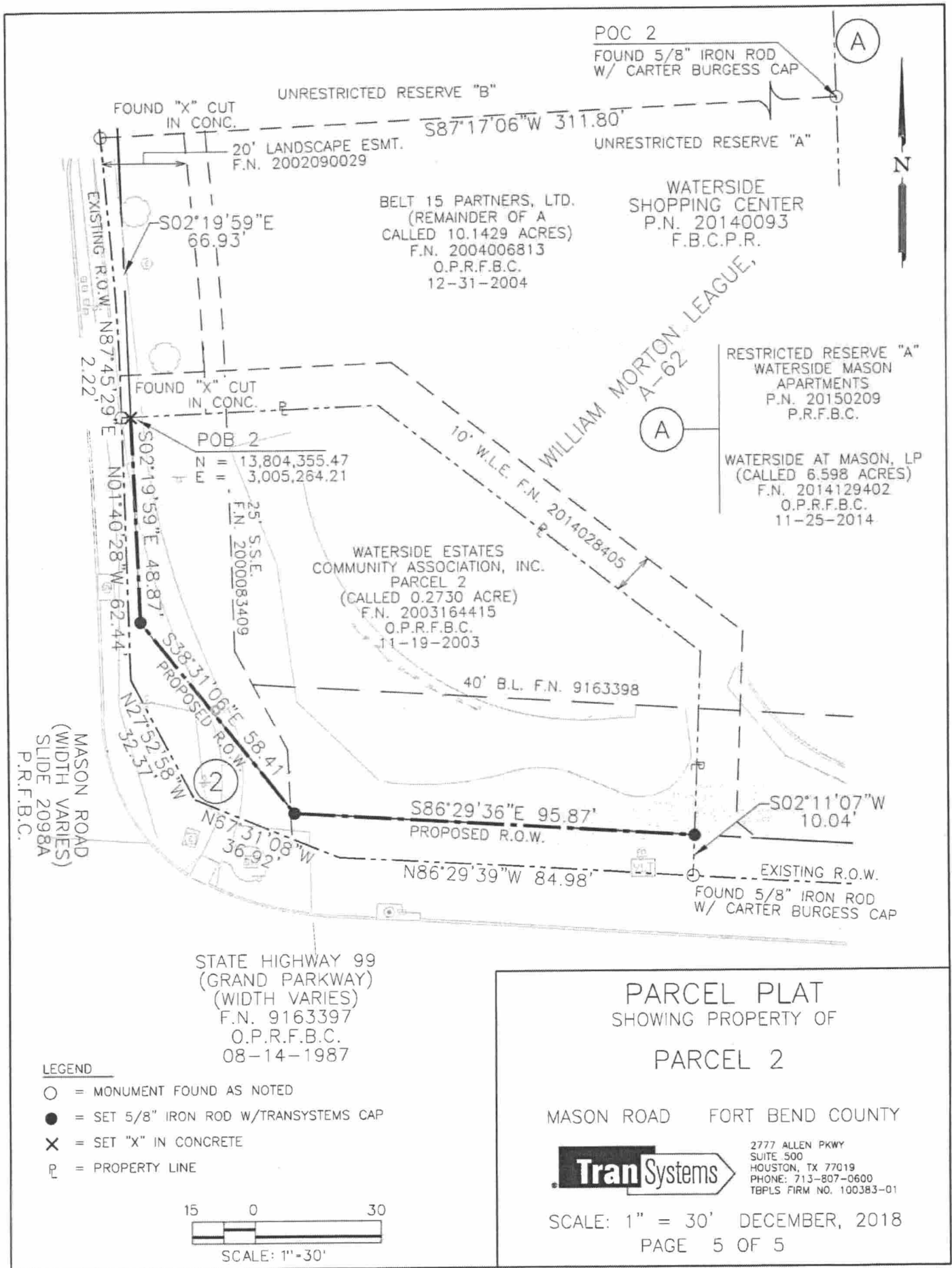
PARCEL PLAT  
 SHOWING PROPERTY OF  
 PARCEL 2

MASON ROAD FORT BEND COUNTY



2777 ALLEN PKWY  
 SUITE 500  
 HOUSTON, TX 77019  
 PHONE: 713-807-0600  
 TBPLS FIRM NO. 100383-01

SCALE: NTS DECEMBER, 2018  
 PAGE 4 OF 5



POC 2  
 FOUND 5/8" IRON ROD  
 W/ CARTER BURGESS CAP

UNRESTRICTED RESERVE "B"

S87°17'06"W 311.80'

UNRESTRICTED RESERVE "A"

BELT 15 PARTNERS, LTD.  
 (REMAINDER OF A  
 CALLED 10.1429 ACRES)  
 F.N. 2004006813  
 O.P.R.F.B.C.  
 12-31-2004

WATERSIDE  
 SHOPPING CENTER  
 P.N. 20140093  
 F.B.C.P.R.

RESTRICTED RESERVE "A"  
 WATERSIDE MASON  
 APARTMENTS  
 P.N. 20150209  
 P.R.F.B.C.

WATERSIDE AT MASON, LP  
 (CALLED 6.598 ACRES)  
 F.N. 2014129402  
 O.P.R.F.B.C.  
 11-25-2014

WATERSIDE ESTATES  
 COMMUNITY ASSOCIATION, INC.  
 PARCEL 2  
 (CALLED 0.2730 ACRE)  
 F.N. 2003164415  
 O.P.R.F.B.C.  
 11-19-2003

40' B.L. F.N. 9163398

S86°29'36"E 95.87'  
 PROPOSED R.O.W.

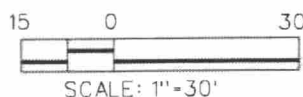
S02°11'07"W  
 10.04'

EXISTING R.O.W.  
 FOUND 5/8" IRON ROD  
 W/ CARTER BURGESS CAP

STATE HIGHWAY 99  
 (GRAND PARKWAY)  
 (WIDTH VARIES)  
 F.N. 9163397  
 O.P.R.F.B.C.  
 08-14-1987

LEGEND

- = MONUMENT FOUND AS NOTED
- = SET 5/8" IRON ROD W/TRANSYSTEMS CAP
- ✕ = SET "X" IN CONCRETE
- P — = PROPERTY LINE



PARCEL PLAT  
 SHOWING PROPERTY OF  
 PARCEL 2

MASON ROAD FORT BEND COUNTY



2777 ALLEN PKWY  
 SUITE 500  
 HOUSTON, TX 77019  
 PHONE: 713-807-0600  
 TBPLS FIRM NO. 100383-01

SCALE: 1" = 30' DECEMBER, 2018  
 PAGE 5 OF 5

EXHIBIT A

Property Description for Parcel 3  
Mason Road

Being a 0.0541 acre (2,358 square feet) parcel of land situated in the William Morton League, Abstract Number 62, Fort Bend County, Texas and being out of a called 0.3025 acre tract of land described as Parcel 3 and conveyed to Waterside Estates Community Association, Inc. by Special Warranty Deed, executed November 19, 2003 and recorded under File Number 2003164415, Official Public Records, Fort Bend County (O.P.R.F.B.C.), said 0.0541 acre parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped Carter/Burgess found for an angle point in the line common to said 0.3025 acre tract and Restricted Reserve "D" of Waterside Development, a subdivision of record according to the map or plat thereof recorded under File Number 20060316 of the Plat Records, Fort Bend County (P.R.F.B.C.), said Restricted Reserve "D" conveyed to The Marissa Dianne Messer Family Trust by Special Warranty Deed, executed November 24, 2010 and recorded under File Number 2010123500, O.P.R.F.B.C., thence as follows:

South 36 degrees 59 minutes 34 seconds West, along the line common to said 0.3025 acre tract and said Restricted Reserve "D", a distance of 139.21 feet, to an angle point;

South 87 degrees 50 minutes 20 seconds West, continuing along the line common to said 0.3025 acre tract and said Restricted Reserve "D", a distance of 23.96 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for the point of intersection with the proposed easterly right-of-way line of Mason Road (width varies) and being the POINT OF BEGINNING of the herein described parcel, having coordinate of N = 13,803,697.10 and E = 3,005,302.93;

- 1) THENCE South 87 degrees 50 minutes 20 seconds West, continuing along the line common to said 0.3025 acre tract and said Restricted Reserve "D", a distance of 14.64 feet, to a "X" cut in concrete found for the common westerly corner of said 0.3025 acre tract and said Restricted Reserve "D", being the point of intersection with the existing easterly right-of-way line of Mason Road (width varies) dedicated by Waterside Estates, Section One, a subdivision of record, according to the map of plat thereof recorded at Slide 1952A, P.R.F.B.C.;
- 2) THENCE North 00 degrees 25 minutes 18 seconds East, along the existing easterly right-of-way line of said Mason Road, a distance of 12.52 feet to an angle point;

EXHIBIT A

- 3) THENCE North 02 degrees 24 minutes 39 seconds West, continuing along the existing easterly right-of-way line of said Mason Road, a distance of 91.86 feet, to the point of intersection with the existing southerly right-of-way line of State Highway 99 (width varies), conveyed to the State of Texas by Special Warranty Deed, executed August 14, 1987 and recorded under File Number 9163397, O.P.R.F.B.C.;
- 4) THENCE North 25 degrees 19 minutes 05 seconds East, along the existing southerly right-of-way line of said State Highway 99, a distance of 37.80 feet, to an angle point;
- 5) THENCE North 71 degrees 25 minutes 28 seconds East, continuing along the existing southerly right-of-way line of said State Highway 99, a distance of 40.60 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for the point of intersection with the proposed easterly right-of-way line of said Mason Road;
- 6) THENCE South 40 degrees 28 minutes 46 seconds West, along the proposed easterly right-of-way line of said Mason Road, a distance of 62.51 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for an angle point;
- 7) THENCE South 02 degrees 24 minutes 12 seconds East, continuing along the proposed easterly right-of-way line of said Mason Road, a distance of 103.40 feet, to the **POINT OF BEGINNING**, containing 0.0541 acre (2,358 square feet) of land.

EXHIBIT A

NOTES:


All bearings and coordinates referenced to the Texas Coordinate System, South Central Zone (4204) North American Datum of 1983 (NAD 83) (2011) (Epoch 2010.0000) and are based on GPS Base Stations Referenced DM7155 TXRS Rosenberg CORS ARP, DL9086 TXWH Wharton CORS ARP and DF4062 ZHU1 Houston WAAS1 CORS ARP. Distances and coordinates are surface values expressed in US Survey Feet. To convert to grid divide the surface values by the combined adjustment factor of 1.000120916.

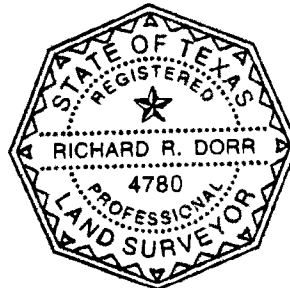
Abstracting was completed in October, 2018.

Field surveys were completed in November, 2018.

A parcel plat of even date was prepared in conjunction with this description.

I, Richard R. Dorr, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

  
Richard R. Dorr                      Date  
Registered Professional Land Surveyor  
Texas Registration No. 4780




Prepared by:  
TranSystems Corporation  
2777 Allen Parkway, Suite 500  
Houston, Texas 77019  
Ph. 713-807-0600  
TBPLS Firm No. 100383-01

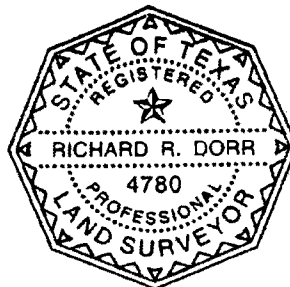
NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) (EPOCH 2010.0000) AND ARE BASED ON GPS BASE STATIONS REFERENCED DM7155 TXRS ROSENBERG CORS ARP, DL9086 TXWH WHARTON CORS ARP AND DF4062 ZHU1 HOUSTON WAAS1 CORS ARP. DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.000120916.
2. O.P.R.F.B.C. DENOTES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY  
F.N. DENOTES FILE NUMBER.  
P.R.F.B.C. DENOTES PLAT RECORDS FORT BEND COUNTY  
P.N. DENOTES PLAT NUMBER.
3. ABSTRACTING WAS COMPLETED IN OCTOBER, 2018.
4. FIELD SURVEYS WERE COMPLETED IN NOVEMBER, 2018.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

 12/27/2018


RICHARD R. DORR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4780



EXISTING	TAKING	REMAINING
0.3025 (CALLED)	2,358 S.F. 0.0541 AC.	0.2484 AC.

PARCEL PLAT  
SHOWING PROPERTY OF  
  
PARCEL 3

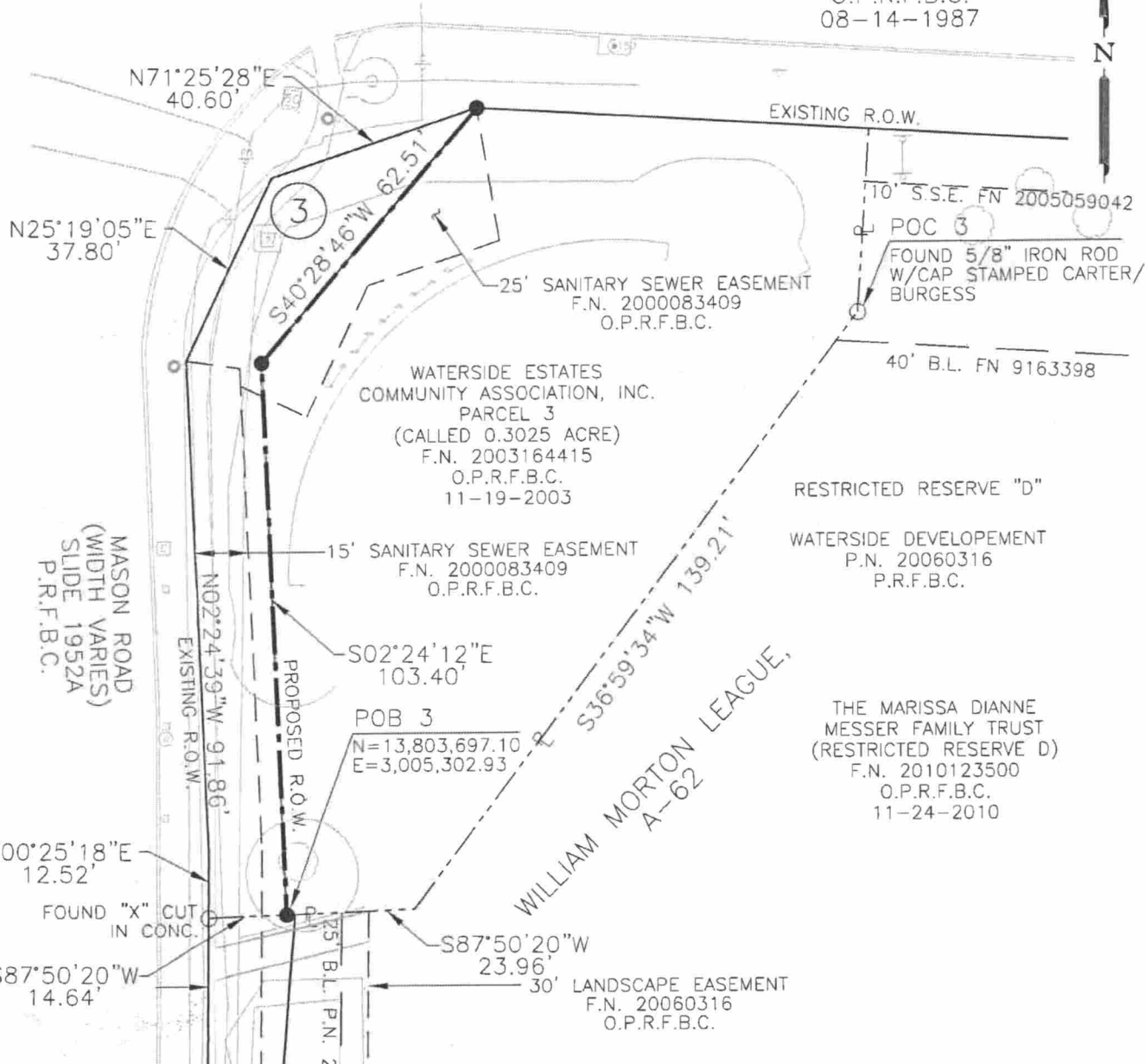
MASON ROAD FORT BEND COUNTY



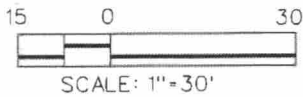
2777 ALLEN PKWY  
SUITE 500  
HOUSTON, TX 77019  
PHONE: 713-807-0600  
TBPLS FIRM NO. 100383-01

SCALE: NTS                      DECEMBER, 2018  
PAGE 4 OF 5

STATE HIGHWAY 99  
 (GRAND PARKWAY)  
 (WIDTH VARIES)  
 F.N. 9163397  
 O.P.R.F.B.C.  
 08-14-1987



- LEGEND**
- = MONUMENT FOUND AS NOTED
  - = SET 5/8" IRON ROD W/TRANSYSTEMS CAP
  - ℙ = PROPERTY LINE



**PARCEL PLAT**  
 SHOWING PROPERTY OF  
**PARCEL 3**

MASON ROAD FORT BEND COUNTY

**TranSystems**  
 2777 ALLEN PKWY  
 SUITE 500  
 HOUSTON, TX 77019  
 PHONE: 713-807-0600  
 TBPLS FIRM NO. 100383-01

SCALE: 1" = 30' DECEMBER, 2018  
 PAGE 5 OF 5

EXHIBIT A

Property Description for Parcel 4  
Mason Road

Being a 0.0348 acre (1,518 square feet) parcel of land situated in the William Morton League, Abstract Number 62, Fort Bend County, Texas and being out of Restricted Reserve "D" of Waterside Development, a subdivision of record according to the map or plat thereof recorded under Plat Number 20060316 of the Plat Records, Fort Bend County (P.R.F.B.C.), said Restricted Reserve "D" conveyed to The Marissa Dianne Messer Family Trust by Special Warranty Deed, executed November 24, 2010 and recorded under File Number 2010123500, Official Public Records, Fort Bend County (O.P.R.F.B.C.), said 0.0348 acre parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 60d nail found for the end of a curve in the line common to said Restricted Reserve "D" and Restricted Reserve "A" of said Waterside Development and conveyed to Zenda Waterside Commons U.S. Limited Partnership by Special Warranty Deed with Vendor's Lien, executed March 5, 2014 and recorded under File Number 2014021277, O.P.R.F.B.C., thence as follows:

South 87 degrees 16 minutes 39 seconds West, along the line common to said Restricted Reserve "D" and said Restricted Reserve "A", a distance of 35.71 feet, to a "X" in concrete set for the point of intersection with the proposed easterly right-of-way line of Mason Road (width varies) and being the **POINT OF BEGINNING** of the herein described parcel, having coordinate of N = 13,803,565.79 and E = 3,005,294.30;

- 1) THENCE South 87 degrees 16 minutes 39 seconds West, continuing along the line common to said Restricted Reserve "D" and said Restricted Reserve "A", a distance of 6.98 feet, to a "X" cut in concrete found for the common westerly corner of said Restricted Reserve "D" and said Restricted Reserve "A", being the point of intersection with the existing easterly right-of-way line of Mason Road (width varies) dedicated by Waterside Estates, Section One, a subdivision of record, according to the map of plat thereof recorded under Slide 1952A, P.R.F.B.C.;
- 2) THENCE North 00 degrees 25 minutes 18 seconds East, along the existing easterly right-of-way line of said Mason Road, a distance of 131.09 feet, to a "X" cut in concrete found for the common westerly corner of said Restricted Reserve "D" and a called 0.3025 acre tract of land conveyed to Waterside Estates Community Association, Inc. by Special Warranty Deed, executed November 19, 2003 and recorded under File Number 2003164415, O.P.R.F.B.C.;
- 3) THENCE North 87 degrees 50 minutes 20 seconds East, along the line common to said Restricted Reserve "D" and said 0.3025 acre tract, a distance of 16.21 feet, to the point of intersection with the proposed easterly right-of-way line of said Mason Road;

EXHIBIT A

- 4) THENCE South 04 degrees 26 minutes 22 seconds West, along the proposed easterly right-of-way line of said Mason Road, a distance of 131.76 feet, to the **POINT OF BEGINNING**, containing 0.0348 acre (1,518 square feet) of land.

NOTES:


All bearings and coordinates referenced to the Texas Coordinate System, South Central Zone (4204) North American Datum of 1983 (NAD 83) (2011) (Epoch 2010.0000) and are based on GPS Base Stations Referenced DM7155 TXRS Rosenberg CORS ARP, DL9086 TXWH Wharton CORS ARP and DF4062 ZHU1 Houston WAAS1 CORS ARP. Distances and coordinates are surface values expressed in US Survey Feet. To convert to grid divide the surface values by the combined adjustment factor of 1.000120916.

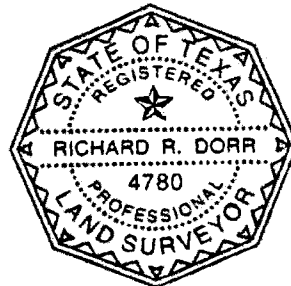
Abstracting was completed in October, 2018.

Field surveys were completed in November, 2018.

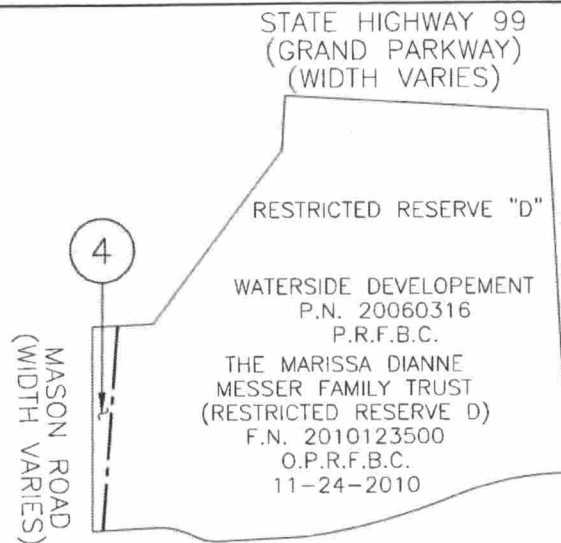
A parcel plat of even date was prepared in conjunction with this description.

I, Richard R. Dorr, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

 12/27/2018  
Richard R. Dorr Date  
Registered Professional Land Surveyor  
Texas Registration No. 4780



Prepared by:  
TranSystems Corporation  
2777 Allen Parkway, Suite 500  
Houston, Texas 77019  
Ph. 713-807-0600  
TBPLS Firm No. 100383-01



PARENT TRACT INSET  
N.T.S.

NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) (EPOCH 2010.0000) AND ARE BASED ON GPS BASE STATIONS REFERENCED DM7155 TXRS ROSENBERG CORS ARP, DL9086 TXWH WHARTON CORS ARP AND DF4062 ZHU1 HOUSTON WAAS1 CORS ARP. DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.000120916.
2. O.P.R.F.B.C. DENOTES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY  
F.N. DENOTES FILE NUMBER.  
P.R.F.B.C. DENOTES PLAT RECORDS FORT BEND COUNTY  
P.N. DENOTES PLAT NUMBER.
3. ABSTRACTING WAS COMPLETED IN OCTOBER, 2018.
4. FIELD SURVEYS WERE COMPLETED IN NOVEMBER, 2018.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

EXISTING	TAKING	REMAINING
1.523 (CALLED)	1,518 S.F. 0.0348 AC.	1.4882 AC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Richard R. Dorr* 12/27/2018

RICHARD R. DORR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4780



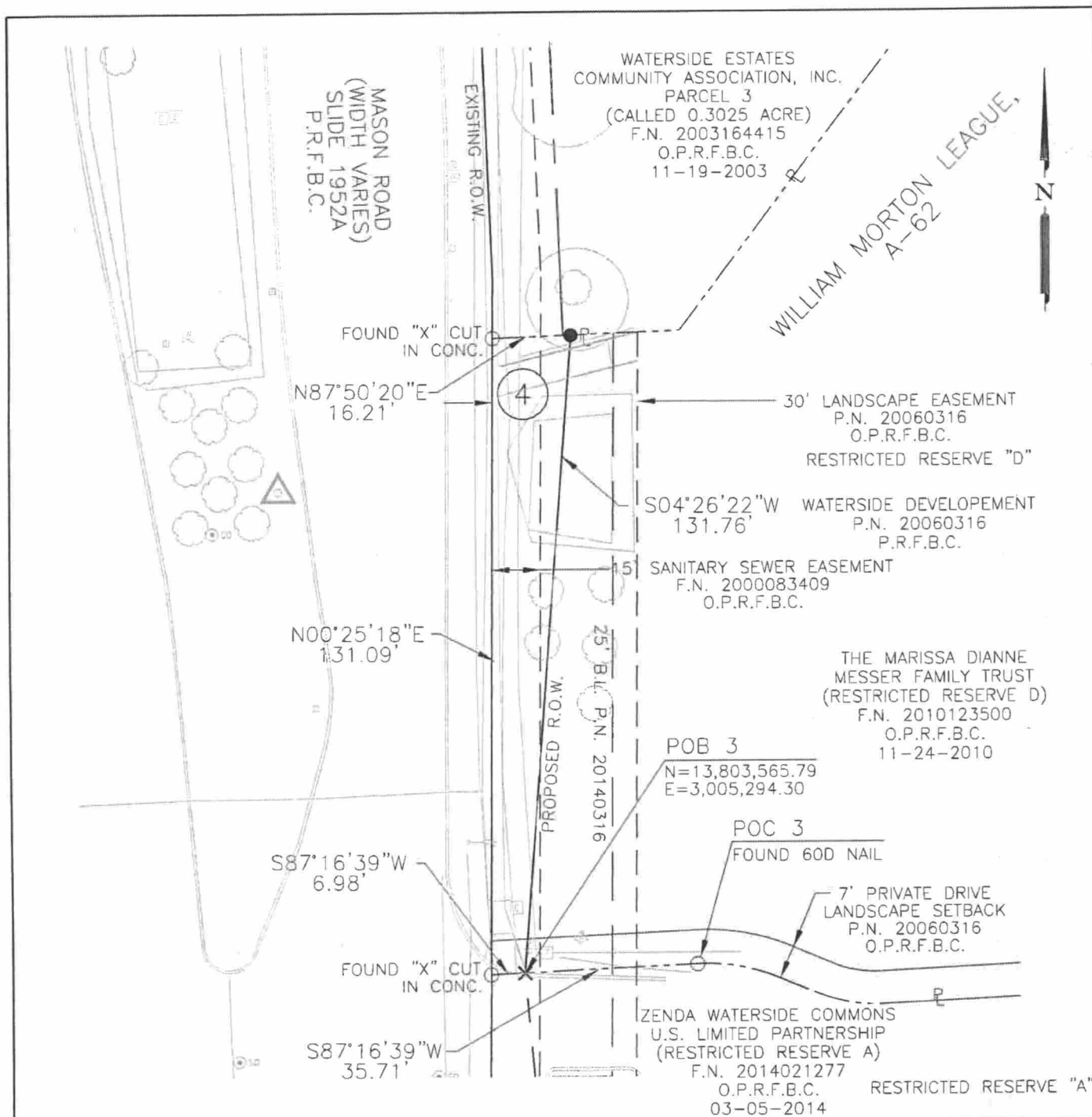
PARCEL PLAT  
SHOWING PROPERTY OF  
PARCEL 4

MASON ROAD FORT BEND COUNTY

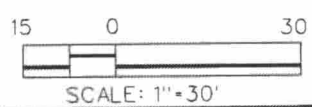


2777 ALLEN PKWY  
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SCALE: NTS DECEMBER, 2018  
PAGE 3 OF 4



- LEGEND**
- = MONUMENT FOUND AS NOTED
  - = SET 5/8" IRON ROD W/TRANSYSTEMS CAP
  - ✕ = SET "X" IN CONCRETE
  - ℙ = PROPERTY LINE



**PARCEL PLAT**  
SHOWING PROPERTY OF  
**PARCEL 4**

MASON ROAD FORT BEND COUNTY

**TranSystems**  
2777 ALLEN PKWY  
SUITE 500  
HOUSTON, TX 77019  
PHONE: 713-807-0600  
TBPLS FIRM NO. 100383-01

SCALE: 1" = 30' DECEMBER, 2018  
PAGE 4 OF 4

EXHIBIT A

Property Description for Parcel 10  
Mason Road

Being a 0.0427 acre (1,862 square feet) parcel of land situated in the William Morton League, Abstract Number 62, Fort Bend County, Texas and being out of Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner, a subdivision of record according to the map or plat thereof recorded under Plat Number 20080168, Plat Records, Fort Bend County (P.R.F.B.C.), said Restricted Reserve "A" conveyed to 2237 Bissell, L.L.C. by Special Warranty Deed, executed October 13, 2009 and recorded under File Number 2009111791, Official Public Records, Fort Bend County (O.P.R.F.B.C.), said 0.0427 acre parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at the common southerly corner of Restricted Reserve "A" of Firestone Mason at Grand Parkway, a subdivision of record according to the map or plat thereof recorded under Plat Number 20120141, P.R.F.B.C. as conveyed to SMBC Leasing and Finance, Inc. by Special Warranty Deed with Use Restriction, executed August 24, 2012 and recorded under File Number 2012099892, O.P.R.F.B.C. and a called 1.843 acre tract of land conveyed to PS LPT Properties Investors by Special Warranty Deed, executed August 8, 2016 and recorded under File Number 2016088310, O.P.R.F.B.C., being in the northerly line of Unrestricted Reserve "A" of Mason Grand, a subdivision of record according to the map or plat thereof recorded under Plat Number 20140249, P.R.F.B.C. as conveyed to KBS-Crescent Grand Mason DST by Special Warranty Deed, executed January 26, 2018 and recorded under File Number 2018008976, O.P.R.F.B.C., from which a found 5/8 inch iron rod with cap stamped Terra Surveying bears North 03 degrees 14 minutes 29 seconds West, 0.83 foot, thence as follows:

South 85 degrees 29 minutes 36 seconds East, along the line common to said Restricted Reserve "A" of Firestone Mason at Grand Parkway and said Unrestricted Reserve "A", a distance of 145.60 feet, to the common southerly corner of said Restricted Reserve "A" of Firestone Mason at Grand Parkway and said Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner;

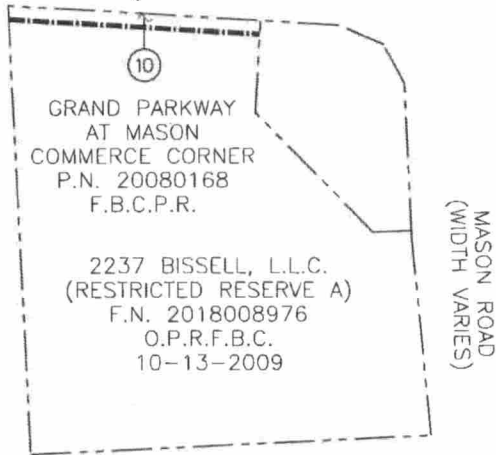
North 02 degrees 38 minutes 02 seconds West, along the line common to said Restricted Reserve "A" of Firestone Mason at Grand Parkway and said Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner, a distance of 322.47 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for the point of intersection with the proposed southerly right-of-way line of State Highway 99 (width varies) and the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N = 13,803,866.47 and E = 3,004,871.20;

EXHIBIT A

- 1) North 02 degrees 38 minutes 02 seconds West, continuing along the line common to said Restricted Reserve "A" of Firestone Mason at Grand Parkway and said Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner, a distance of 10.06 feet, to a 5/8 inch iron rod with cap stamped Windrose Land Services found for the point of intersection with the existing southerly right-of-way line of said State Highway 99 (width varies), conveyed to the State of Texas by Special Warranty Deed, executed August 14, 1987 and recorded under File Number 9163397, O.P.R.F.B.C.;
- 2) THENCE South 86 degrees 33 minutes 49 seconds East, along the existing southerly right-of-way line of said State Highway 99, a distance of 186.78 feet, to the common northerly corner of said Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner and said 0.288 acre tract;
- 3) THENCE South 03 degrees 26 minutes 08 seconds West, along the most westerly line common to said Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner and said 0.2888 acre tract, a distance of 10.00 feet, to the point of intersection with the proposed southerly right-of-way line of said State Highway 99;
- 4) THENCE North 86 degrees 33 minutes 49 seconds West, along the proposed southerly right-of-way line of said State Highway 99, a distance of 185.72 feet, to the **POINT OF BEGINNING**, containing 0.0427 acre (1,862 square feet) of land.



SH 99  
(WIDTH VARIES)



PARENT TRACT INSET  
N.T.S.

NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) (EPOCH 2010.0000) AND ARE BASED ON GPS BASE STATIONS REFERENCED DM7155 TXRS ROSENBERG CORS ARP, DL9086 TXWH WHARTON CORS ARP AND DF4062 ZHU1 HOUSTON WAAS1 CORS ARP. DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.000120916.
2. O.P.R.F.B.C. DENOTES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY F.N. DENOTES FILE NUMBER. P.R.F.B.C. DENOTES PLAT RECORDS FORT BEND COUNTY P.N. DENOTES PLAT NUMBER.
3. ABSTRACTING WAS COMPLETED IN OCTOBER, 2018.
4. FIELD SURVEYS WERE COMPLETED IN NOVEMBER, 2018.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Richard R. Dorr* 12/27/2018

RICHARD R. DORR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4780



EXISTING	TAKING	REMAINING
1,8155 (CALLED)	1,862 S.F. 0.0427 AC.	1,7728 AC. LT.

PARCEL PLAT  
SHOWING PROPERTY OF

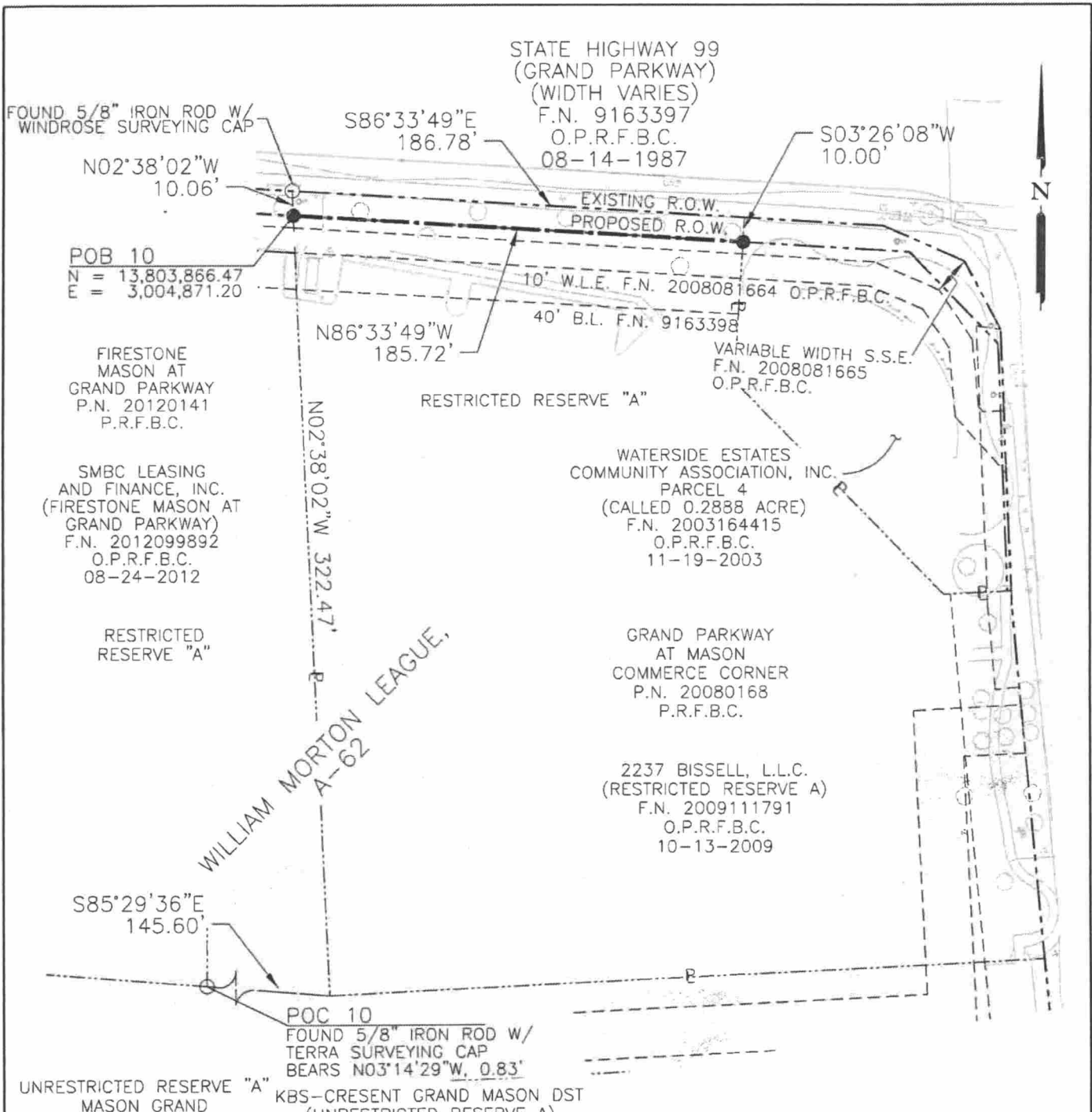
PARCEL 10

MASON ROAD FORT BEND COUNTY

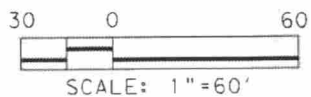


2777 ALLEN PKWY  
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PHONE: 713-807-0600  
TBPLS FIRM NO. 100383-01

SCALE: NTS DECEMBER, 2018  
PAGE 4 OF 5



- LEGEND**
- = MONUMENT FOUND AS NOTED
  - = SET 5/8" IRON ROD W/TRANSYSTEMS CAP
  - ℙ = PROPERTY LINE



**PARCEL PLAT**  
SHOWING PROPERTY OF  
**PARCEL 10**

MASON ROAD FORT BEND COUNTY

**TranSystems**

2777 ALLEN PKWY  
SUITE 500  
HOUSTON, TX 77019  
PHONE: 713-807-0600  
TBPLS FIRM NO. 100383-01

SCALE: 1" = 60' DECEMBER, 2018  
PAGE 5 OF 5

EXHIBIT A

Property Description for Parcel 11  
Mason Road

Being a 0.0302 acre (1,316 square feet) parcel of land situated in the William Morton League, Abstract Number 62, Fort Bend County, Texas and being out of a called 0.2888 acre tract described as Parcel 4 and conveyed to Waterside Estates Community Association, Inc. by Special Warranty Deed, executed November 19, 2003 and recorded under File Number 2003164415, Official Public Records, Fort Bend County (O.P.R.F.B.C.), said 0.0302 acre parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at the common southerly corner of Restricted Reserve "A" of Firestone Mason at Grand Parkway, a subdivision of record according to the map or plat thereof recorded under Plat Number 20120141, P.R.F.B.C. as conveyed to SMBC Leasing and Finance, Inc. by Special Warranty Deed with Use Restriction, executed August 24, 2012 and recorded under File Number 2012099892, O.P.R.F.B.C. and a called 1.843 acre tract of land conveyed to PS LPT Properties Investors by Special Warranty Deed, executed August 8, 2016 and recorded under File Number 2016088310, O.P.R.F.B.C., being in the northerly line of Unrestricted Reserve "A" of Mason Grand, a subdivision of record according to the map or plat thereof recorded under Plat Number 20140249, P.R.F.B.C. as conveyed to KBS-Crescent Grand Mason DST by Special Warranty Deed, executed January 26, 2018 and recorded under File Number 2018008976, O.P.R.F.B.C., from which a found 5/8 inch iron rod with cap stamped Terra Surveying bears North 03 degrees 14 minutes 29 seconds West, 0.83 foot, thence as follows:

South 85 degrees 29 minutes 36 seconds East, along the line common to said Restricted Reserve "A" of Firestone Mason at Grand Parkway and said Unrestricted Reserve "A", a distance of 145.60 feet, to the common southerly corner of said Restricted Reserve "A" of Firestone Mason at Grand Parkway and Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner, a subdivision of record according to the map or plat thereof recorded under Plat Number 20080168, P.R.F.B.C. as conveyed to 2237 Bissell, L.L.C. by Special Warranty Deed, executed October 13, 2009 and recorded under File Number 2009111791, O.P.R.F.B.C.;

North 02 degrees 38 minutes 02 seconds West, along the line common to said Restricted Reserve "A" of Firestone Mason at Grand Parkway and said Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner, a distance of 322.47 feet, to the point of intersection with the proposed southerly right-of-way line of State Highway 99 (width varies);

EXHIBIT A

South 86 degrees 33 minutes 49 seconds East, along the proposed southerly right-of-way line of said State Highway 99, a distance of 185.72 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for the point of intersection with the most northerly line common to said Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner and said 0.2888 acre tract and the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N = 13,803,855.34 and E = 3,005,056.58;

- 1) North 03 degrees 26 minutes 08 seconds East, along the line common to said Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner and said 0.2888 acre tract, a distance of 10.00 feet, to the point of intersection with the existing southerly right-of-way line of said State Highway 99 (width varies), conveyed to the State of Texas by Special Warranty Deed, executed August 14, 1987 and recorded under File Number 9163397, O.P.R.F.B.C.;
- 2) THENCE South 86 degrees 33 minutes 49 seconds East, along the existing southerly right-of-way line of said State Highway 99, a distance of 57.67 feet, to an angle point;
- 3) THENCE South 66 degrees 43 minutes 27 seconds East, continuing along the existing southerly right-of-way line of said State Highway 99, a distance of 36.79 feet, to an angle point;
- 4) THENCE South 27 degrees 52 minutes 57 seconds East, continuing along the existing southerly right-of-way line of said State Highway 99, a distance of 32.37 feet, to the point of intersection with the existing westerly right-of-way line of Mason Road (width varies) dedicated by Waterside Estates, Section One, a subdivision of record according to the map or plat thereof recorded under Slide 1952A, P.R.F.B.C.;
- 5) THENCE South 02 degrees 24 minutes 20 seconds East, along the existing westerly right-of-way line of said Mason Road, a distance of 108.96 feet, to the common easterly corner of said 0.2888 acre tract and said Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner;
- 6) THENCE South 87 degrees 35 minutes 21 seconds West, along the most southerly line common to said 0.2888 acre tract and Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner, a distance of 1.60 feet, to a "X" in concrete set for the point of intersection with the proposed westerly right-of-way line of said Mason Road (width varies);
- 7) THENCE North 02 degrees 14 minutes 14 seconds West, along the proposed westerly right-of-way line of said Mason Road, a distance of 103.11 feet, to an angle point;
- 8) THENCE North 43 degrees 55 minutes 27 seconds West, continuing along the proposed westerly right-of-way line of said Mason Road, a distance of 53.28 feet, to a 5/8 inch iron rod

December, 2018

Parcel 11

Page 3 of 6

EXHIBIT A

with cap stamped "TRANSYSTEMS CORPORATION" set for the point of intersection with the proposed southerly right-of-way line of said State Highway 99;

- 9) THENCE North 86 degrees 33 minutes 49 seconds West, along the proposed southerly right-of-way line of said State Highway 99, a distance of 69.21 feet, to the **POINT OF BEGINNING**, containing 0.0302 acre (1,316 square feet) of land.

NOTES:

EXHIBIT A


All bearings and coordinates referenced to the Texas Coordinate System, South Central Zone (4204) North American Datum of 1983 (NAD 83) (2011) (Epoch 2010.0000) and are based on GPS Base Stations Referenced DM7155 TXRS Rosenberg CORS ARP, DL9086 TXWH Wharton CORS ARP and DF4062 ZHU1 Houston WAAS1 CORS ARP. Distances and coordinates are surface values expressed in US Survey Feet. To convert to grid divide the surface values by the combined adjustment factor of 1.000120916.

Abstracting was completed in October, 2018.

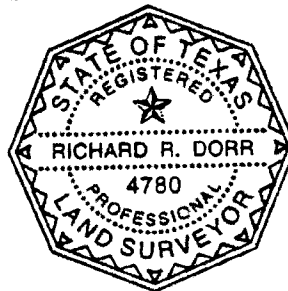
Field surveys were completed in November, 2018.

A parcel plat of even date was prepared in conjunction with this description.

I, Richard R. Dorr, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

  
Richard R. Dorr  
Registered Professional Land Surveyor  
Texas Registration No. 4780

12/27/2018  
Date



Prepared by:  
TranSystems Corporation  
2777 Allen Parkway, Suite 500  
Houston, Texas 77019  
Ph. 713-807-0600  
TBPLS Firm No. 100383-01

NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) (EPOCH 2010.0000) AND ARE BASED ON GPS BASE STATIONS REFERENCED DM7155 TXRS ROSENBERG CORS ARP, DL9086 TXWH WHARTON CORS ARP AND DF4062 ZHU1 HOUSTON WAAS1 CORS ARP. DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.000120916.
2. O.P.R.F.B.C. DENOTES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY  
F.N. DENOTES FILE NUMBER.  
P.R.F.B.C. DENOTES PLAT RECORDS FORT BEND COUNTY  
P.N. DENOTES PLAT NUMBER.
3. ABSTRACTING WAS COMPLETED IN OCTOBER, 2018.
4. FIELD SURVEYS WERE COMPLETED IN NOVEMBER, 2018.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

EXISTING	TAKING	REMAINING
0.2888 (CALLED)	1,316 S.F. 0.0302 AC.	0.2586 AC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Richard R. Dorr* 12/27/2018

RICHARD R. DORR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4780



PARCEL PLAT  
SHOWING PROPERTY OF

PARCEL 11

MASON ROAD FORT BEND COUNTY



2777 ALLEN PKWY  
SUITE 500  
HOUSTON, TX 77019  
PHONE: 713-807-0600  
TBPLS FIRM NO. 100383-01

SCALE: NTS DECEMBER, 2018  
PAGE 5 OF 6

STATE HIGHWAY 99  
(GRAND PARKWAY)  
(WIDTH VARIES)  
F.N. 9163397  
O.P.R.F.B.C.  
08-14-1987



FOUND 5/8" IRON ROD  
W/WINDROSE LAND SERVICES CAP

N03°26'08"E  
10.00'

EXISTING R.O.W.

S86°33'49"E 57.67'

PROPOSED R.O.W.

N86°33'49"W 69.21'

VARIABLE WIDTH S.S.E.  
F.N. 2008081665 O.P.R.F.B.C.

10' W.L.E. F.N. 2008081664  
O.P.R.F.B.C.

S86°33'49"E  
185.72'

POB 11

N = 13,803,855.34  
E = 3,005,056.58

40' B.L. F.N. 2014040078 O.P.R.F.B.C.

RESTRICTED RESERVE A  
FIRESTONE MASON AT  
GRAND PARKWAY  
P.N. 20120141  
P.R.F.B.C.

WATERSIDE ESTATES  
COMMUNITY ASSOCIATION, INC.  
PARCEL 4  
(CALLED 0.2888 ACRE)  
F.N. 2003164415  
O.P.R.F.B.C.  
11-19-2003

UNABLE TO SET

MASON ROAD  
(WIDTH VARIES)  
SLIDE 2098A  
P.R.F.B.C.

RESTRICTED RESERVE "A"

GRAND PARKWAY  
AT MASON  
COMMERCE CORNER  
P.N. 20080168  
P.R.F.B.C.

2237 BISSELL, L.L.C.  
(RESTRICTED RESERVE A)  
F.N. 2009111791  
O.P.R.F.B.C.  
10-13-2009

WILLIAM MORTON LEAGUE  
A-62

S02°24'20"E 108.96' EXISTING R.O.W.  
N02°14'14"W 103.11' PROPOSED R.O.W.

10' W.L.E. F.N. 2000083408  
O.P.R.F.B.C.

SMBC LEASING  
AND FINANCE, INC.  
(RESTRICTED RESERVE A)  
F.N. 2012099892  
O.P.R.F.B.C.  
08-24-2012

S85°29'36"E  
145.60'

POC 11

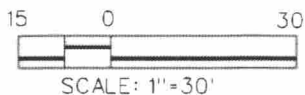
FOUND 5/8" IRON ROD  
W/TERRA SURVEYING CAP  
BEARS N03°14'29"W, 0.83'

UNRESTRICTED RESERVE A  
MASON GRAND  
P.N. 20140249  
P.R.F.B.C.

KBS-CRESENT  
GRAND MASON DST  
(UNRESTRICTED RESERVE A)  
F.N. 2018008976  
O.P.R.F.B.C.  
01-26-2018

**LEGEND**

- = MONUMENT FOUND AS NOTED
- = SET 5/8" IRON ROD W/TRANSYSTEMS CAP
- ℙ = PROPERTY LINE



**PARCEL PLAT**  
SHOWING PROPERTY OF  
**PARCEL 11**

MASON ROAD FORT BEND COUNTY



2777 ALLEN PKWY  
SUITE 500  
HOUSTON, TX 77019  
PHONE: 713-807-0600  
TBPLS FIRM NO. 100383-01

SCALE: 1" = 30' DECEMBER, 2018

PAGE 6 OF 6

EXHIBIT A

Property Description for Parcel 12  
Mason Road

Being a 0.0341 acre (1,488 square feet) parcel of land situated in the William Morton League, Abstract Number 62, Fort Bend County, Texas and being out of Restricted Reserve "A" of Firestone Mason at Grand Parkway, a subdivision of record according to the map or plat thereof recorded under Plat Number 20120141, P.R.F.B.C. as conveyed to SMBC Leasing and Finance, Inc. by Special Warranty Deed with Use Restriction, executed August 24, 2012 and recorded under File Number 2012099892, Official Public Records, Fort Bend County (O.P.R.F.B.C.), said 0.0341 acre parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at the common southerly corner of said Restricted Reserve "A" of Firestone Mason at Grand Parkway and a called 1.843 acre tract of land conveyed to PS LPT Properties Investors by Special Warranty Deed, executed August 8, 2016 and recorded under File Number 2016088310, O.P.R.F.B.C., being in the northerly line of Unrestricted Reserve "A" of Mason Grand, a subdivision of record according to the map or plat thereof recorded under Plat Number 20140249, P.R.F.B.C. as conveyed to KBS-Crescent Grand Mason DST by Special Warranty Deed, executed January 26, 2018 and recorded under File Number 2018008976, O.P.R.F.B.C., from which a found 5/8 inch iron rod with cap stamped Terra Surveying bears North 03 degrees 14 minutes 29 seconds West, 0.83 foot, thence as follows:

North 03 degrees 14 minutes 29 seconds West, along the line common to said Restricted Reserve "A" of Firestone Mason at Grand Parkway and said 1.843 acre tract, a distance of 320.12 feet, to the point of intersection with the proposed southerly right-of-way line of State Highway 99 (width varies) and the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N = 13,803,875.39 and E = 3,004,722.76;

- 1) North 03 degrees 14 minutes 29 seconds West, continuing along the line common to said Restricted Reserve "A" of Firestone Mason at Grand Parkway and said 1.843 acre tract, a distance of 10.07 feet, to the common northerly corner of said Restricted Reserve "A" of Firestone Mason at Grand Parkway and said 1.843 acre tract and the point of intersection with the existing southerly right-of-way line of said State Highway 99 (width varies), conveyed to the State of Texas by Special Warranty Deed, executed August 14, 1987 and recorded under File Number 9163397, O.P.R.F.B.C.;

EXHIBIT A

- 2) THENCE South 86 degrees 33 minutes 49 seconds East, along the existing southerly right-of-way line of said State Highway 99, a distance of 148.81 feet, to a 5/8 inch iron rod with cap stamped Windrose Land Services found for the common northerly corner of said Restricted Reserve "A" of Firestone Mason at Grand Parkway and Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner, a subdivision of record according to the map or plat thereof recorded under Plat Number 20080168, P.R.F.B.C. as conveyed to 2237 Bissell, L.L.C. by Special Warranty Deed, executed October 13, 2009 and recorded under File Number 2009111791, O.P.R.F.B.C.;
- 3) THENCE South 02 degrees 38 minutes 02 seconds East, along the line common to said Restricted Reserve "A" of Firestone Mason at Grand Parkway and said Restricted Reserve "A" of Grand Parkway at Mason Commerce Corner, a distance of 10.06 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" set for the point of intersection with the proposed southerly right-of-way line of said State Highway 99;
- 4) THENCE North 86 degrees 33 minutes 49 seconds West, along the proposed southerly right-of-way line of said State Highway 99, a distance of 148.70 feet, to the **POINT OF BEGINNING**, containing 0.0341 acre (1,488 square feet) of land.



NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) (EPOCH 2010.0000) AND ARE BASED ON GPS BASE STATIONS REFERENCED DM7155 TXRS ROSENBERG CORS ARP, DL9086 TXWH WHARTON CORS ARP AND DF4062 ZHU1 HOUSTON WAAS1 CORS ARP. DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.000120916.
2. O.P.R.F.B.C. DENOTES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY  
 F.N. DENOTES FILE NUMBER.  
 P.R.F.B.C. DENOTES PLAT RECORDS FORT BEND COUNTY  
 P.N. DENOTES PLAT NUMBER.
3. ABSTRACTING WAS COMPLETED IN OCTOBER, 2018.
4. FIELD SURVEYS WERE COMPLETED IN NOVEMBER, 2018.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Richard R. Dorr* 08/09/2019

RICHARD R. DORR  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4780



EXISTING	TAKING	REMAINING
1.1088 (CALLED)	1,488 S.F. 0.0341 AC.	1.0747 AC. LT.

PARCEL PLAT  
 SHOWING PROPERTY OF

PARCEL 12

MASON ROAD FORT BEND COUNTY



2777 ALLEN PKWY  
 SUITE 500  
 HOUSTON, TX 77019  
 PHONE: 713-807-0600  
 TBPLS FIRM NO. 100383-01

SCALE: NTS AUGUST, 2019  
 PAGE 4 OF 5

STATE HIGHWAY 99  
(GRAND PARKWAY)  
(WIDTH VARIES)  
F.N. 9163397  
O.P.R.F.B.C.  
08-14-1987

10' W.L.E. F.N. 2010034939  
O.P.R.F.B.C.

N03°14'29"W  
10.07'

FOUND 5/8" IRON ROD  
W/WINDROSE LAND  
SERVICES CAP

EXISTING R.O.W.  
PROPOSED R.O.W.

S86°33'49"E 148.81'

S02°38'02"E  
10.06'

15' S.S.E. FN 2010034942 O.P.R.F.B.C.

POB 12  
N = 13,803,875.39  
E = 3,004,722.76

N86°33'49"W  
148.70'

40' B.L. F.N. 9163398 O.P.R.F.B.C.

WILLIAM MORTON LEAGUE,  
A-62

RESTRICTED RESERVE "A"

RESTRICTED RESERVE "A"

FIRESTONE  
MASON AT  
GRAND PARKWAY  
P.N. 20120141  
P.R.F.B.C.

PS LPT PROPERTIES INVESTORS  
(CALLED 1.843 ACRES)  
F.N. 2016088310  
O.P.R.F.B.C.  
08-08-2016

N03°14'29"W 320.12'

GRAND PARKWAY  
AT MASON  
COMMERCE CORNER  
P.N. 20080168  
P.R.F.B.C.

SMBC LEASING  
AND FINANCE, INC.  
(FIRESTONE MASON AT  
GRAND PARKWAY)  
F.N. 2012099892  
O.P.R.F.B.C.  
08-24-2012

2237 BISSELL, L.L.C.  
(RESTRICTED RESERVE A)  
F.N. 2009111791  
O.P.R.F.B.C.  
10-13-2009

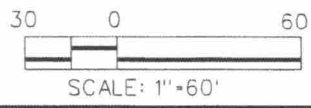
POC 12  
FOUND 5/8" IRON ROD  
W/TERRA SURVEYING CAP  
BEARS N03°14'29"W 0.83'

KBS-CRESCENT UNRESTRICTED RESERVE "A"  
GRAND MASON DST  
(UNRESTRICTED RESERVE "A")  
F.N. 2018008976  
O.P.R.F.B.C.  
01-26-2018

MASON GRAND  
P.N. 20140249  
P.R.F.B.C.

LEGEND

- = MONUMENT FOUND AS NOTED
- = SET 5/8" IRON ROD W/TRANSYSTEMS CAP
- ℙ = PROPERTY LINE



**PARCEL PLAT**  
SHOWING PROPERTY OF  
**PARCEL 12**

MASON ROAD FORT BEND COUNTY

2777 ALLEN PKWY  
SUITE 500  
HOUSTON, TX 77019  
PHONE: 713-807-0600  
TBPLS FIRM NO. 100383-01

SCALE: 1" = 60' AUGUST, 2019  
PAGE 5 OF 5

