

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.

SPECIAL WARRANTY DEED

Date: _____, 2020

Grantor:

Fort Bend County Municipal Utility District No. 134B, a political subdivision of the State of Texas

Grantor's Mailing Address:

c/o Coats Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, Texas 77046

Grantee:

Fort Bend Grand Parkway Toll Road Authority, a Texas local government corporation

Grantee's Mailing Address:

c/o The Muller Law Group PLLC
202 Century Square Boulevard, Sugar Land, Texas 77478

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property:

That certain tract of land containing 2.198 acres, as more particularly described and depicted in **Exhibit A** attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon.

Exceptions to Conveyance and Warranty:

This Special Warranty Deed is executed and delivered by Grantor and accepted by Grantee, and the conveyance set forth herein and the Property are subject to the terms, conditions, and provisions hereof, and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, and other matters of record in Fort Bend County, Texas, to the extent same are validly existing and applicable to the Property (collectively, "Permitted Encumbrances").

Access Reservation:

Access to and across the Property is DENIED, except as provided in this paragraph. Grantor excepts and reserves unto itself and its successors and assigns, the right of access, ingress, and egress across, along, and upon the Property to and from the property shown on **Exhibit B** attached hereto ("Remaining Property") through the 4 access points to the Grand Parkway shown on **Exhibit C** attached hereto, in compliance with the Texas Department of Transportation's, the County's, and the Fort Bend Grand Parkway Toll Road Authority's driveway/access criteria, including any deceleration lanes required thereunder.

Notwithstanding anything to the contrary stated herein or in the attached exhibits, all measurements for the minimum spacing of access points described above and/or depicted on **Exhibit C** are from the edge of pavement of driveways and/or any roads as measured at the property boundary between the Remaining Property and the Property.

Grant of Property:

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty and the Access Reservation, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise, except as to the Exceptions to Conveyance and Warranty and the Access Reservation.

Grantor, for the same Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee, without warranty, express or implied, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever.

All Exhibits referenced herein are attached hereto and incorporated herein for all purposes.

Remainder of page intentionally blank.

Executed to be effective as of _____, 2020.

GRANTOR:

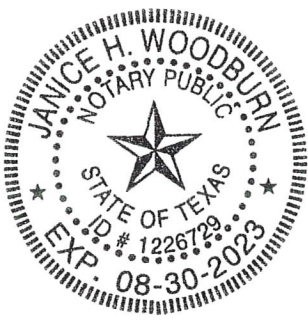
**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 134B,**
a political subdivision of the State of Texas

By: *Timothy Williamson*
Name: Timothy Williamson
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 25th day of September, 2020, by Timothy Williamson, President of Fort Bend County Municipal Utility District No. 134B, a political subdivision of the State of Texas, on behalf of said entity.

(NOTARY SEAL)



Janice H. Woodburn
Notary Public, State of Texas

AGREED to and ACCEPTED this 22nd day of October, 2020 by Grantee.

GRANTEE:

**FORT BEND GRAND PARKWAY TOLL
ROAD AUTHORITY**

By: _____
Name: Shoukat Dhanani
Title: Board Chairman

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 22nd day of October, 2020, by Shoukat Dhanani Board Chairman of the Board of Directors of FORT BEND GRAND PARKWAY TOLL ROAD AUTHORITY, a Texas local government corporation, on behalf of said local government corporation.

Bella H Nguyen
Notary Public, State of Texas

(NOTARY SEAL)



Attachment:

- Exhibit A** – Legal Description and Depiction of Property
- Exhibit B** – Legal Description and Depiction of Remaining Property
- Exhibit C** – Driveway/Roadway Spacing Exhibit

After recording, please return to:

Keely Campbell
The Muller Law Group, PLLC
202 Century Square Boulevard
Sugar Land, Texas 77478

EXHIBIT A

Legal Description and Depiction of Property

(see attached)

DESCRIPTION OF
2.198 ACRES (95,753 SQUARE FEET)
RIGHT-OF-WAY DEDICATION

Being 2.198 acres of land located in the Jane Wilkins League, Abstract 96 Fort Bend County, Texas, being a portion of Tract 1 – Part 2 as shown on the State of Texas Department of Transportation Partition Plat, a partition plat of record on Slide Number 1819A, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), more particularly being a portion of that certain called 48.019 acre tract conveyed to Aliana Development Company by an instrument of record under File Number 2017132054, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.) and a portion of that certain called 4.023 acre tract (described as Tract “G”, Part One) conveyed Aliana Development Company by an instrument of record under File Number 2011100735, F.B.C.O.P.R., said 2.198 acres being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped “LJA SURVEY” set for the northwest corner of that certain called 0.006 acre area dedicated for right-of-way purposes shown on Aliana Fort Bend Elementary School No. 51, a subdivision of record under Plat Number 20170210, F.B.C.P.R., said Aliana Fort Bend Elementary School No. 51 being all of that certain called 17.957 acre tract conveyed to Fort Bend Independent School District by an instrument of record under File Number 2017051131, F.B.C.O.P.R., said point also being the southwest corner of said 48.019 acre tract, and located on the arc of a curve on the east right-of-way line of Grand Parkway-State Highway 99 (width varies) as described in Volume 2367, Page 2413 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.), the beginning of a curve;

Thence, along the east right-of-way line of said Grand Parkway-State Highway No. 99 the following five (5) courses:

1. 347.78 feet along the west line of said 48.019 acre tract and the arc of a non-tangent curve to the right, having a radius of 22,768.31 feet, a central angle of $00^{\circ} 52' 31''$, and a chord which bears North $21^{\circ} 37' 07''$ West, 347.77 feet to a 5/8-inch iron rod with an aluminum TXDOT disk previously found for corner;
2. North $21^{\circ} 08' 45''$ West, continuing along the west line of said 48.019 acre tract, 508.80 feet to a brass TXDOT disk in concrete previously found for corner;
3. North $18^{\circ} 04' 14''$ West, continuing along the west line of said 48.019 acre tract, 396.37 feet to a brass TXDOT disk in concrete previously found for corner;
4. North $19^{\circ} 01' 30''$ West, continuing along the west line of said 48.019 acre tract, passing at a distance of 383.88 feet the common west corner of said 48.019 acre tract and the aforementioned 4.023 acre tract, continuing along the west line of said 4.023 acre tract, a total distance of 397.76 feet to a brass TXDOT disk in concrete previously found for corner;
5. North $23^{\circ} 18' 33''$ West, continuing along the west line of said 4.023 acre tract, 700.60 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set at the southerly end of a radial cut-back corner at the intersection of said Grand Parkway-State Highway No. 99 and the south right-of-way line of West Airport Boulevard as shown on Aliana State Highway 99 to F.M. 1464 Street Dedication Re-Plat No. 1, recorded under Plat Number 20110071, F.B.C.P.R., said point being on the west line of said 4.023 acre tract, the beginning of a curve;

Thence, along the north line of said 4.023 acre tract and the south right-of-way line of said Aliana West Airport Boulevard, 31.42 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of $60^{\circ} 00' 00''$, and a chord which bears North $06^{\circ} 41' 27''$ East, 30.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

2.198 Acres

August 23, 2018
Job No. 1968-0018A

Thence, South 23° 18' 33" East, departing the north line of said 4.023 acre tract and the south right-of-way line of said Aliana West Airport Boulevard, 895.59 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

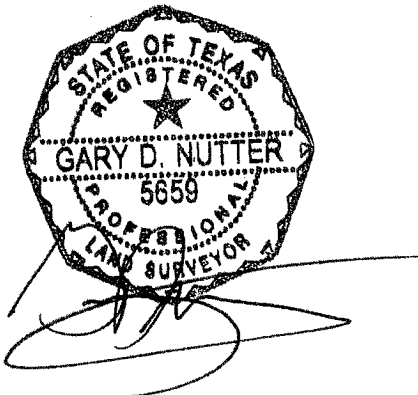
Thence, 246.20 feet along the arc of a tangent curve to the right, having a radius of 6,520.00 feet, a central angle of 02° 09' 48", and a chord which bears South 22° 13' 38" East 246.19 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 21° 08' 44" East, 873.52 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

Thence, along the arc of a tangent curve to the left having a radius of 22,706.31 feet, passing at an arc length of 304.38 feet the northwest corner of Fairbairn Way (70 feet wide) as shown on Aliana Fairbairn Way Street Dedication Sec 1, a subdivision of record under Plat Number 20180104, F.B.C.P.R., continuing for a total arc length of distance of 360.53 feet, having a central angle of 00° 54' 35", and a chord which bears South 21° 36' 01" East, 360.52 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the southwest corner of said Fairbairn Way, said point being on the north line of the aforementioned 17.957 acre tract, same being the south line of the aforesaid 48.019 acre tract;

Thence, South 67° 36' 25" West, along the north line of said 17.957 acre tract and the south line of said 48.019 acre tract, 62.00 feet to the POINT OF BEGINNING and containing 2.198 acres of land.

LJA Surveying, Inc.

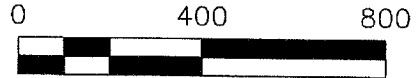


ALIANA DEVELOPMENT COMPANY
 RESIDUE OF CALLED
 6.579 ACRES
 (DESCRIBED AS TRACT "F")
 FILE NO. 2011100735
 F.B.C.O.P.R.

ALIANA DEVELOPMENT COMPANY
 CALLED 4.023 ACRES
 (DESCRIBED AS TRACT "G" PART ONE)
 F.N. 2011100735
 F.B.C.O.P.R.

ALIANA WEST AIRPORT
 BOULEVARD
 STATE HIGHWAY 99 TO FM
 1464 STD REPLAT NO. 1
 PLAT NO. 20110071,
 F.B.C.P.R.

TRACT 1 - PART 2
 THE STATE OF TEXAS
 DEPARTMENT OF TRANSPORTATION
 PARTITION PLAT
 SLIDE NO. 1819A
 F.B.C.P.R.



SCALE: 1"=400'

S. LINE OF TRACT 1 - PART 2

2.198 ACRES
 95,752 SQUARE FEET

FND BRASS
 TXDOT DISK

FND BRASS
 TXDOT DISK

FND BRASS
 TXDOT DISK

GRAND PARKWAY- 99
 STATE HIGHWAY NO. 99
 (WIDTH VARIES)
 VOL. 2397
 F.B.C.D.R. 2413

FND 5/8" I.R. W/CAP
 STAMPED "LJA ENG"

P.O.B.

STREET DEDICATION
 (0.006 AC)
 PLAT NO. 20170210
 F.B.C.P.R.

ALIANA FORT BEND
 ELEMENTARY SCHOOL NO. 51
 PLAT NO. 20170210
 F.B.C.P.R.

ALIANA DEVELOPMENT COMPANY
 CALLED 48.019 ACRES TRACT
 2017132054
 F.N. 2017132054
 F.B.C.O.P.R.

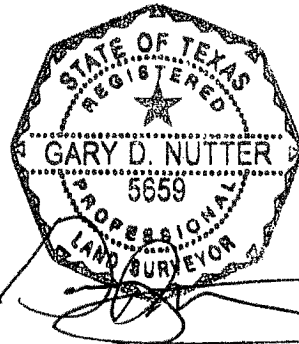
ALIANA FAIRBAIRN WAY
 STREET DEDICATION SEC. 1
 (70 FEET WIDE)
 PLAT NO. 20180104,
 F.B.C.P.R.

WATERLINE EASEMENT
 (0.090 AC)
 F.N. 2011034263
 F.B.C.O.P.R.

FORT BEND INDEPENDENT
 SCHOOL DISTRICT
 CALLED 17.957 ACRES
 F.N. 2017051131
 F.B.C.O.P.R.

**EXHIBIT OF
 2.198 ACRES
 95,752 SQUARE FEET
 RIGHT-OF-WAY DEDICATION
 (VARIABLE WIDTH)
 LOCATED IN THE
 JANE WILKINS LEAGUE, A-96
 FORT BEND COUNTY, TEXAS**

AUGUST 2018 JOB NO. 1968-0018A



NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.

LJA Surveying, Inc.

2929 Briarpark Drive
 Suite 175
 Houston, Texas 77042



Phone 713.953.5200
 Fax 713.953.5026
 T.B.P.L.S. Firm No. 10194382

I:\Projects\1\SURVEY\1968\0018A\CAD\2.198 AC HW 99 ROW Dedication.dwg 8/24/2018

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 21°08'45" W	508.80'
L2	N 18°04'14" W	396.37'
L3	N 19°01'30" W	397.76'
L4	S 67°36'25" W	62.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	347.78'	22,768.31'	0°52'31"	N 21°37'07" W	347.77'
C2	31.42'	30.00'	60°00'00"	N 06°41'27" E	30.00'
C3	246.20'	6,520.00'	2°09'48"	S 22°13'38" E	246.19'
C4	360.53'	22,706.31'	0°54'35"	S 21°36'01" E	360.52'

LEGEND

- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- "S" • SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"

**EXHIBIT OF
2.198 ACRES
95,752 SQUARE FEET
RIGHT-OF-WAY DEDICATION
(VARIABLE WIDTH)
LOCATED IN THE
JANE WILKINS LEAGUE, A-96
FORT BEND COUNTY, TEXAS**

AUGUST 2018 JOB NO. 1968-0018A

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042



Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

EXHIBIT B

Legal Description and Depiction of Remaining Property

(see attached)

DESCRIPTION OF
52.758 ACRES

Being 52.758 acres of land in the Jane Wilkins League, Abstract 96 Fort Bend County, Texas, being a portion of Tract 1 – Part 2 as shown on the State of Texas Department of Transportation Partition Plat, a partition plat of record on Slide Number 1819A, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), more particularly being a portion of that certain called 4.023 acre tract (described as Tract "G", Part One) conveyed to Aliana Development Company by an instrument of record in File Number 2011100735, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), a portion of that certain called 5.443 acre tract (described as Tract "G", Part Two) conveyed to Aliana Development Company by an instrument of record in File Number 2011100735, F.B.C.O.P.R., a portion of that certain called 79.678 acre tract (described as Exhibit "A" – Tract 1, Part Three) conveyed to Aliana Development Company by an instrument of record in File Number 2007074437, F.B.C.O.P.R., a portion of that certain called 70.983 acre tract (described as Tract C) conveyed to Aliana Development Company by an instrument of record in File Number 2012147322, F.B.C.O.P.R., and a portion of that certain called 48.019 acre tract conveyed to Aliana Development Company by an instrument of record in File Number 2017132054, F.B.C.O.P.R., said 52.758 acre being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone, (NAD 83, 1993 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of Fairbairn Way (70 feet wide) as shown on Aliana Fairbairn Way Street Dedication Sec. 1, a subdivision of record under Plat Number 20180104, F.B.C.P.R., the beginning of a curve;

Thence, 290.52 feet along the arc of a non-tangent curve to the right, having a radius of 22,706.31 feet, a central angle of $00^{\circ} 43' 59''$, and a chord which bears North $21^{\circ} 30' 44''$ West 290.52 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

Thence, North 21° 08' 44" West, 873.52 feet a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

Thence, 246.20 feet along the arc of a tangent curve to the left, having a radius of 6,520.00 feet, a central angle of 02° 09' 49", and a chord which bears North 22° 13' 38" West 246.19 feet a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

Thence, North 23° 18' 33" West, passing at 155.16 feet a northwesterly line of aforementioned 48.019 acre tract and a south line of the aforementioned 4.023 acre tract, continuing for a total distance of 895.59 feet to a point for corner on the south right-of-way line of Aliana West Airport Boulevard (width varies) as shown on Aliana West Airport Boulevard State Highway 99 to F.M. 1464 STD Replat No. 1, a subdivision of record under Plat Number 20110071, F.B.C.P.R., common to the north line of said 4.023 acre tract, the beginning of a curve;

Thence, along the south right-of-way line of said Aliana West Airport Boulevard the following eight (8) courses:

1. Along the north line of said 4.023 acre tract, and along the arc of a non-tangent curve to the right for a total arc length of 15.71 feet, having a radius of 30.00 feet, a central angle of 30° 00' 00", and a chord which bears North 51° 41' 27" East, 15.53 feet to a point for corner;
2. North 66° 41' 27" East, continuing along the north line of said 4.023 acre tract, 48.71 feet to a point for corner, the beginning of a curve;
3. Departing the north line of said 4.023 acre tract and 140.88 feet along the arc of a tangent curve to the right, having a radius of 1,018.00 feet, a central angle of 07° 55' 44", and a chord which bears North 70° 39' 19" East, 140.77 feet to a point for corner;

4. North $74^{\circ} 37' 12''$ East, 238.36 feet to a point for corner, the beginning of a curve;
5. 350.47 feet along the arc of a tangent curve to the left, having a radius of 1,062.00 feet, a central angle of $18^{\circ} 54' 30''$, and a chord which bears North $65^{\circ} 09' 56''$ East, 348.89 feet to a point for corner;
6. North $55^{\circ} 42' 41''$ East, 77.14 feet to a point for corner, the beginning of a curve;
7. 195.08 feet along the arc of a tangent curve to the right, having a radius of 1,018.00 feet, a central angle of $10^{\circ} 58' 46''$, and a chord which bears North $61^{\circ} 12' 04''$ East, 194.78 feet to a point for corner on the north line of the aforementioned 79.678 acre tract;
8. North $66^{\circ} 41' 27''$ East, along the north line of said 79.678 acre tract and the aforementioned 5.443 acre tract, 45.67 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the north end of a radial cutback corner at the intersection of the south right-of-way line of said Aliana West Airport Boulevard and the west right-of-way line of West Aliana Trace (width varies at this point) as shown on Aliana Trace Drive Street Dedication Sec 4, a subdivision of record under Plat Number 20170189, F.B.C.P.R., same being on the north line of the aforementioned 5.443 acre tract, the beginning of a curve;

Thence, departing the north line of said 5.443 acre tract, and along the west right-of-way line of said West Aliana Trace the following nine (9) courses:

1. Along said cutback corner and along the arc of a non-tangent curve to the right for a total arc length of 47.12 feet, having a radius of 30.00 feet, a central angle of $89^{\circ} 59' 59''$, and a chord which bears South $68^{\circ} 18' 32''$ East, 42.43 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the south end of said cutback corner, said West Aliana Trace (100 feet wide at this point);

2. South 23° 18' 33" East, 15.01 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
3. 118.15 feet along the arc of a tangent curve to the right, having a radius of 1,280.00 feet, a central angle of 05° 17' 20", and a chord which bears South 20° 39' 53" East, 118.11 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
4. South 18° 01' 13" East, at 762.00 feet pass a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for reference, continuing for a total distance of 940.48 feet to a point for corner on the east line of the aforementioned 48.019 acre tract, the beginning of a curve;
5. Continuing along the east line of said 48.019 acre tract and 215.08 feet along the arc of a tangent curve to the right, having a radius of 1,150.00 feet, a central angle of 10° 42' 57", and a chord which bears South 12° 39' 45" East, 214.77 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
6. South 07° 18' 16" East, continuing along the east line of said 48.019 acre tract, 342.90 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
7. Continuing along the east line of said 48.019 acre tract and 102.16 feet along the arc of a tangent curve to the right, having a radius of 750.00 feet, a central angle of 07° 48' 15", and a chord which bears South 03° 24' 09" East, 102.08 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
8. South 00° 29' 59" West, continuing along the east line of said 48.019 acre tract, 322.79 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

9. Continuing along the east line of said 48.019 acre tract and 375.51 feet along the arc of a tangent curve to the left, having a radius of 850.00 feet, a central angle of $25^{\circ} 18' 44''$, and a chord which bears South $12^{\circ} 09' 23''$ East, 372.47 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the north end of a radial cutback corner at the intersection of the west right-of-way line of the aforementioned West Aliana Trace and the north right-of-way line of Fairbairn Way (width varies at this point) as shown on Aliana Fairbairn Way Street Dedication Sec. 1, a subdivision of record under Plat Number 20180104, F.B.C.P.R., the beginning of a reverse curve;

Thence, departing the west right-of-way line of said West Aliana Trace and along the north right-of-way line of said Fairbairn Way the following five (5) courses:

1. Along said cutback corner and 57.43 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of $94^{\circ} 00' 37''$, and a chord which bears South $22^{\circ} 11' 36''$ West, 51.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, said Fairbairn Way (70 feet wide at this point), the beginning of a compound curve;
2. 172.61 feet along the arc of a tangent curve to the right, having a radius of 815.00 feet, a central angle of $12^{\circ} 08' 04''$, and a chord which bears South $75^{\circ} 15' 56''$ West, 172.28 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
3. South $81^{\circ} 19' 59''$ West, 272.22 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
4. 212.01 feet along the arc of a tangent curve to the left, having a radius of 885.00 feet, a central angle of $13^{\circ} 43' 34''$, and a chord which bears South $74^{\circ} 28' 12''$ West, 211.51 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

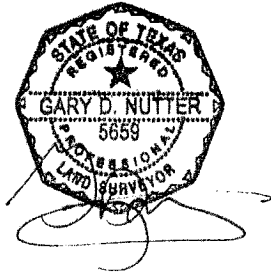
52.758 Acre

May 15, 2020
Job No. 1968-0020A

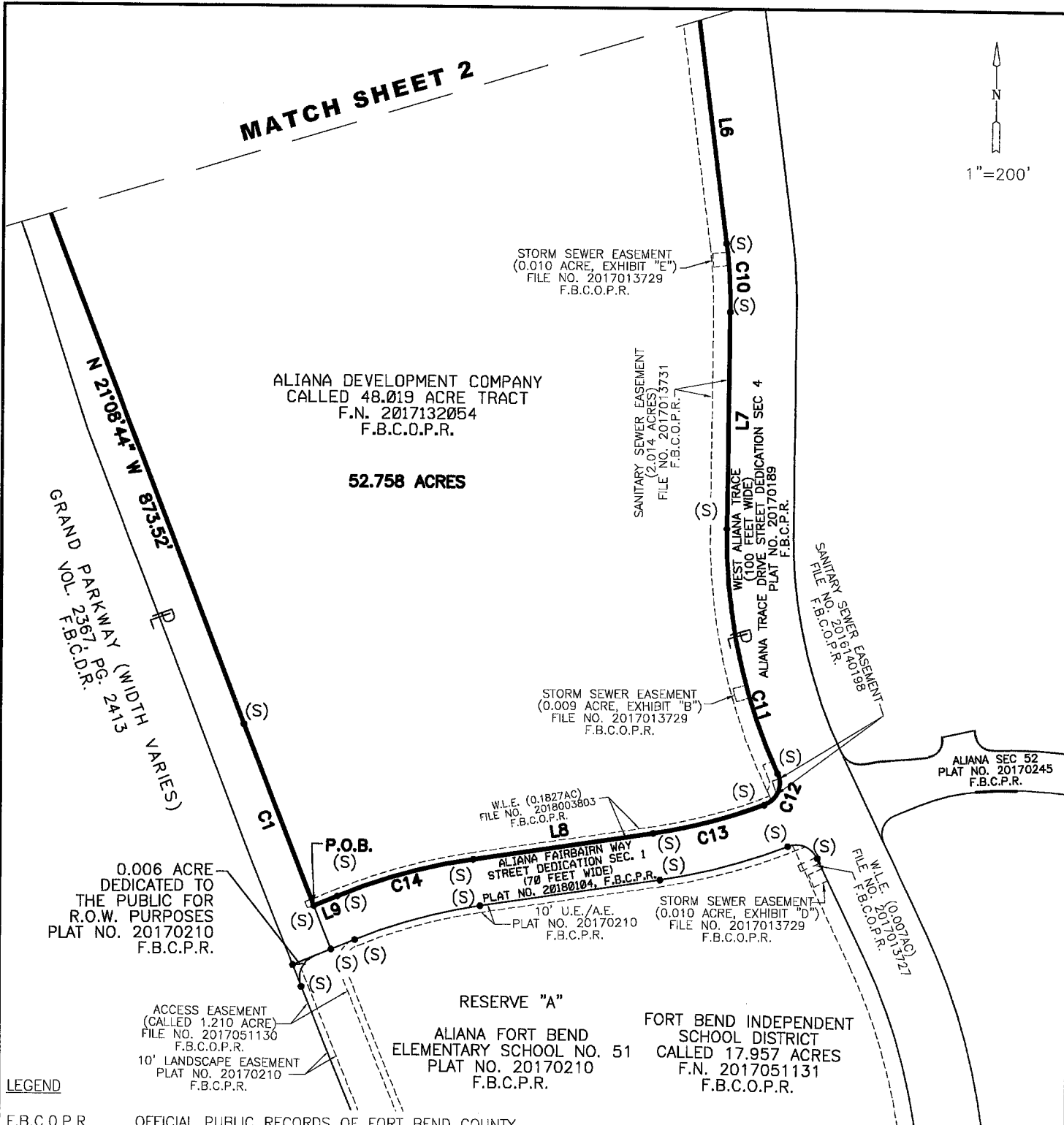
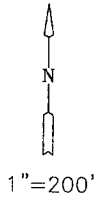
5. South 67° 36' 25" West, 37.71 feet to the POINT OF BEGINNING and containing 52.758 acres of land.

Corners were not set at the client's request.

LJA Surveying, Inc.



MATCH SHEET 2



ALIANA DEVELOPMENT COMPANY
CALLED 48.019 ACRE TRACT
F.N. 2017132054
F.B.C.O.P.R.

52.758 ACRES

GRAND PARKWAY (WIDTH VARIES)
VOL. 2367, F.B.C.D.R. PG. 2413
N 21°08'44" W 8733.52'

STORM SEWER EASEMENT
(0.010 ACRE, EXHIBIT "E")
FILE NO. 2017013729
F.B.C.O.P.R.

SANITARY SEWER EASEMENT
(2.014 ACRES)
FILE NO. 2017013731
F.B.C.O.P.R.

(S)
C10
(S)

L7
WEST ALIANA TRACE
(100 FEET WIDE)
ALIANA TRACE DRIVE STREET DEDICATION SEC 4
PLAT NO. 20170189
F.B.C.P.R.

SANITARY SEWER EASEMENT
FILE NO. 2016140198
F.B.C.O.P.R.

STORM SEWER EASEMENT
(0.009 ACRE, EXHIBIT "B")
FILE NO. 2017013729
F.B.C.O.P.R.

ALIANA SEC 52
PLAT NO. 20170245
F.B.C.P.R.

W.L.E. (0.1827AC)
FILE NO. 2018003803
F.B.C.O.P.R.

L8

ALIANA FAIRBAIRN WAY
STREET DEDICATION SEC. 1
(170 FEET WIDE)
PLAT NO. 20180104, F.B.C.P.R.

STORM SEWER EASEMENT
(0.010 ACRE, EXHIBIT "D")
FILE NO. 2017013729
F.B.C.O.P.R.

W.L.E. (0.0073AC)
FILE NO. 2017013727
F.B.C.O.P.R.

0.006 ACRE
DEDICATED TO
THE PUBLIC FOR
R.O.W. PURPOSES
PLAT NO. 20170210
F.B.C.P.R.

P.O.B.
(S)

C14 (S)

C13 (S)

C12 (S)

10' U.E./A.E.
PLAT NO. 20170210
F.B.C.P.R.

ACCESS EASEMENT
(CALLED 1.210 ACRE)
FILE NO. 2017051130
F.B.C.O.P.R.

10' LANDSCAPE EASEMENT
PLAT NO. 20170210
F.B.C.P.R.

RESERVE "A"

ALIANA FORT BEND
ELEMENTARY SCHOOL NO. 51
PLAT NO. 20170210
F.B.C.P.R.

FORT BEND INDEPENDENT
SCHOOL DISTRICT
CALLED 17.957 ACRES
F.N. 2017051131
F.B.C.O.P.R.

LEGEND

- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- (S) 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.
2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

**EXHIBIT OF
52.758 ACRES**

**IN THE
JANE WILKINS LEAGUE, A-96
FORT BEND COUNTY, TEXAS**

MAY 2020 JOB NO. 1968-0020A

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042

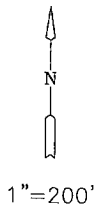
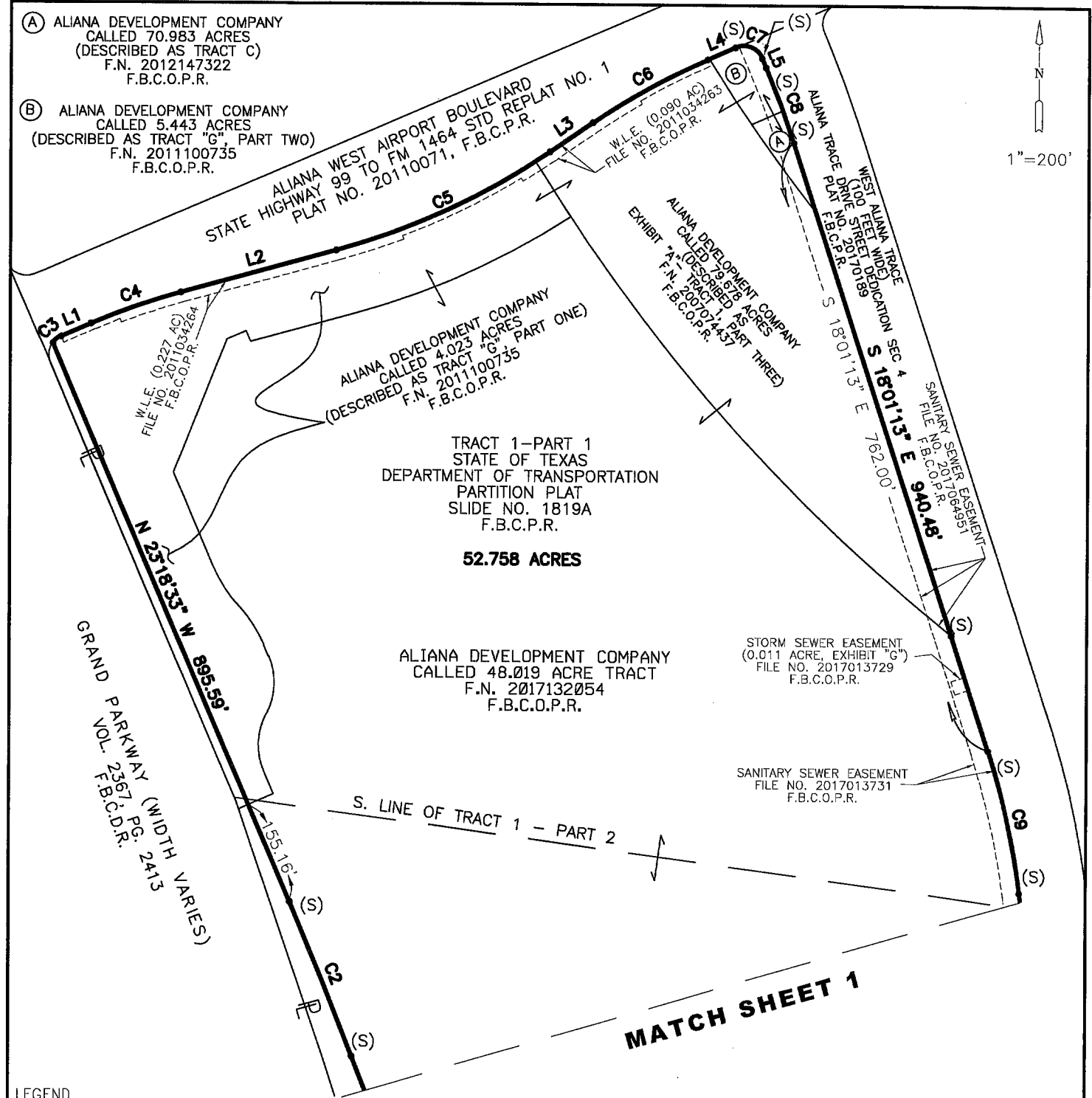


Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

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(A) ALIANA DEVELOPMENT COMPANY
 CALLED 70.983 ACRES
 (DESCRIBED AS TRACT C)
 F.N. 2012147322
 F.B.C.O.P.R.

(B) ALIANA DEVELOPMENT COMPANY
 CALLED 5.443 ACRES
 (DESCRIBED AS TRACT "G", PART TWO)
 F.N. 2011100735
 F.B.C.O.P.R.



LEGEND

- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- (S) 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET

NOTES:

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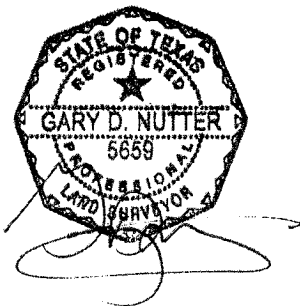
**EXHIBIT OF
 52.758 ACRES
 IN THE
 JANE WILKINS LEAGUE, A-96
 FORT BEND COUNTY, TEXAS**
 MAY 2020 JOB NO. 1968-0020A

LJA Surveying, Inc.
 2929 Briarpark Drive Phone 713.953.5200
 Suite 175 Fax 713.953.5026
 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

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LINE	BEARING	DISTANCE
L1	N 66°41'27" E	48.71'
L2	N 74°37'12" E	238.36'
L3	N 55°42'41" E	77.14'
L4	N 66°41'27" E	45.67'
L5	S 23°18'33" E	15.01'
L6	S 07°18'16" E	342.90'
L7	S 00°29'59" W	322.79'
L8	S 81°19'59" W	272.22'
L9	S 67°36'25" W	37.71'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22706.31'	290.52'	290.52'	N 21°30'44" W	0°43'59"
C2	6520.00'	246.20'	246.19'	N 22°13'38" W	2°09'49"
C3	30.00'	15.71'	15.53'	N 51°41'27" E	30°00'00"
C4	1018.00'	140.88'	140.77'	N 70°39'19" E	7°55'44"
C5	1062.00'	350.47'	348.89'	N 65°09'56" E	18°54'30"
C6	1018.00'	195.08'	194.78'	N 61°12'04" E	10°58'46"
C7	30.00'	47.11'	42.42'	S 68°17'49" E	89°58'32"
C8	1280.00'	118.15'	118.11'	S 20°39'53" E	5°17'20"
C9	1150.00'	215.08'	214.77'	S 12°39'45" E	10°42'57"
C10	750.00'	102.16'	102.08'	S 03°24'09" E	7°48'15"
C11	850.00'	375.51'	372.47'	S 12°09'23" E	25°18'44"
C12	815.00'	172.61'	172.28'	S 75°15'56" W	12°08'04"
C12	35.00'	57.43'	51.20'	S 22°11'35" W	94°00'39"
C13	885.00'	212.01'	211.51'	S 74°28'12" W	13°43'34"
C13	815.00'	172.61'	172.28'	S 75°15'56" W	12°08'04"
C14	885.00'	212.01'	211.51'	S 74°28'12" W	13°43'34"



LEGEND

- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- (S) 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET

NOTES:

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**EXHIBIT OF
54.956 ACRES
IN THE
JANE WILKINS LEAGUE, A-96
FORT BEND COUNTY, TEXAS**

MAY 2020 JOB NO. 1968-0020A

LJA Surveying, Inc.

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Suite 175
Houston, Texas 77042



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T.B.P.E.L.S. Firm No. 10194382

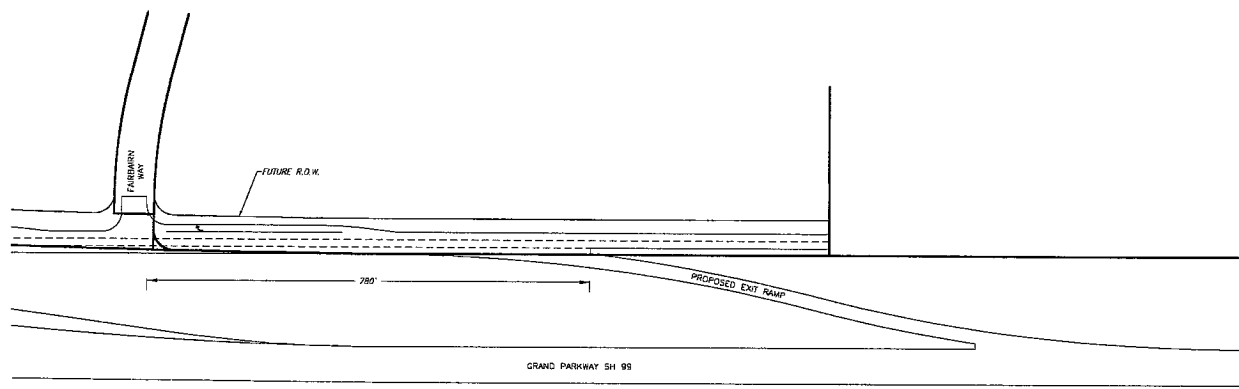
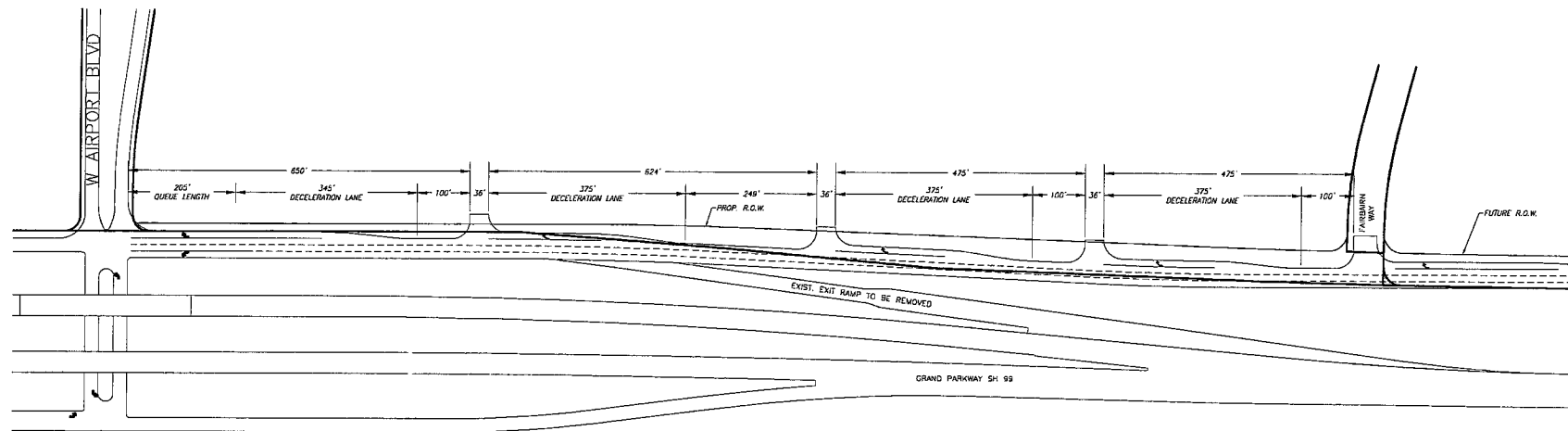
EXHIBIT C

Driveway/Roadway Spacing Exhibit

(see attached)



SCALE
1"=100'



FRONTAGE ROAD
FUTURE DRIVEWAY CONNECTIONS

LJA Engineering, Inc.
2726 Briarpark Drive
Suite 806
Houston, Texas 77042

Phone 713 963 9300
Fax 713 963 9026
FRN - F-1286

DATE: 08/11/2011 10:58 AM
DRAWN BY: J. L. JONES
CHECKED BY: J. L. JONES
PROJECT: FRONTAGE ROAD FUTURE DRIVEWAY CONNECTIONS