

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.

CORRECTION SPECIAL WARRANTY DEED

Effective Date:

_____, 2021

Grantor:

Grand Parkway 1358 LP, a Texas limited partnership

Grantor's Mailing Address:

5005 Riverway Drive
Houston, Texas 77056

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:

Good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Property:

That certain tract of land containing .560 acres, as more particularly described and depicted in **Exhibit A**, attached hereto and incorporated herein for all purposes, together with all rights, title, and interests appurtenant thereto and improvements situated thereon.

Exceptions to Warranty:

This conveyance is further made subject to any and all easements, restrictions, encumbrances, covenants, and mineral or royalty interests or reservations, affecting the Property and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are in effect and validly enforceable against the Property (collectively, "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with the exercise of Grantee's rights in the Property and use of the Property.

Grant of Property:

Grantor, for the Consideration and subject to the Exceptions to Warranty, grants, sells, and conveys, and does hereby grant, sell, and convey, to Grantee and Grantee's successors and assigns, 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 and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the Exceptions to Warranty.

When the context requires, singular nouns and pronouns include the plural.

This deed is made as a correction deed in substitution of the deed titled "Special Warranty Deed" dated December 5, 2018 and recorded under Clerk's File No. 2018134546 of the Official Public Records of Fort Bend County, Texas ("Corrected Deed"), to correct the following incorrect information:

Access to and across the Property was not referenced in the Corrected Deed. Access to and across the Property is DENIED, except as expressly reserved herein. Grantor excepts and reserves unto itself and its successors and assigns, the right of access, ingress, and egress across, along, and upon 2 private driveways to be constructed on the Property in the locations labeled "DWY 1" ("Driveway 1") and "DWY 2" ("Driveway 2"), respectively, on **Exhibit B** attached hereto and incorporated herein for all purposes, at Grantor's sole cost and expense, between the remainder of Grantor's property and SH-99, subject to the limitations set forth herein.

Driveway 1 must conform to all Grantee driveway, roadway, intersection, and access guidelines, criteria, and specifications then in effect (collectively, "Specifications") and must be (i) 585 feet from its closest edge of pavement to the closest edge of pavement of West Airport Blvd. and (ii) 560 feet from its closest edge of pavement to the closest edge of pavement of Driveway 2.

Driveway 2 must conform to the Specifications and must be (i) 560 feet from its closest edge of pavement to the closest edge of pavement of Driveway 1, and (ii) 667' feet from its closest edge of pavement to the closest edge of pavement of any other nearest future driveway, roadway, or intersection.

Grantor will also be required to construct deceleration lanes, conforming to all Specifications, at Grantor's sole cost and expense.

Other than the stated corrections, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.

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EXECUTED this 26th day of Feb., 2021.

GRANTOR:

GRAND PARKWAY 1358 LP,
a Texas limited partnership

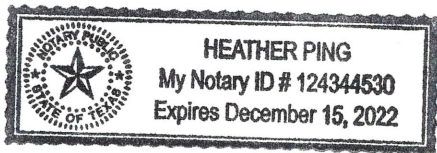
By: Johnson 1358 GP LLC,
a Texas limited liability company
Its general partner

By: [Signature]
Name: Jerry Wike
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF Ft. Bend §

This instrument was acknowledged before me on the 26th day of Feb., 2021, by Jerry Wike, Vice President of Johnson 1358 GP LLC, a Texas limited liability company, general partner of GRAND PARKWAY 1358 LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(NOTARY SEAL)



[Signature]
Notary Public, State of Texas

EFFECTIVE DATE

THIS AGREEMENT IS EFFECTIVE ON THE DATE IT IS APPROVED BY THE FORT BEND COUNTY COMMISSIONERS COURT, AND IF NOT SO APPROVED SHALL BE NULL AND VOID.

DATE OF COMMISSIONERS COURT APPROVAL: _____

AGENDA ITEM NO.: _____

EXHIBIT A

Legal Description and Depiction of Property

(see attached)

County: Fort Bend
Project: GP 1358 / FBCTRA
Job No.: 111034
MBS No.: 18-316

FIELD NOTES FOR 0.560 ACRE

Being a tract containing 0.560 acre of land located in the Jane Wilkins One League Grant, Abstract Number 96, Fort Bend County, Texas. Said 0.560 acre tract being a portion of a call 168.253 acre tract of land (styled "Tract I") recorded in the name of Grand Parkway 1358, LP in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2014037769. Said 0.560 acre tract being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a 5/8-inch capped iron rod stamped "GBI Partners" found at the north end of a cutback at the northwest intersection of West Airport Boulevard (width varies) and Grand Parkway (State Highway 99), based on a width of 400-feet, same being the north corner of West Airport Boulevard Street Dedication Sec 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20150230 of the Fort Bend County Plat Records (F.B.C.P.R.) and the beginning of a curve to the right, and being on the east line of said 168.253 acre tract, from which point a found 5/8-inch capped iron rod stamped "Texas GLO" at the southeast corner of said 168.253 acre tract bears South 23 degrees 18 minutes 03 seconds East, a distance of 2,849.97 feet;

THENCE, with said cutback, 46.36 feet, along the arc of said curve having a radius of 50.00 feet, a central angle of 53 degrees 07 minutes 48 seconds and a chord which bears South 03 degrees 15 minutes 51 seconds West, a distance of 44.72 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

THENCE, through and across said 168.253 acre tract and being 20.00 feet west of (measured at right angles) and parallel with the common line between said 168.523 acre tract and the west Right-of-Way (R.O.W.) line of said Grand Parkway, North 23 degrees 18 minutes 03 seconds West, a distance of 1,225.47 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set;

THENCE, through and across said 168.253 acre tract, North 32 degrees 32 minutes 39 seconds East, a distance of 24.17 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set at said common line;

THENCE, with said common line, South 23 degrees 18 minutes 03 seconds East, a distance of 1,199.04 feet to the **POINT OF BEGINNING** and containing 0.560 acre of land.

THIS DESCRIPTION WAS PREPARED BASED ON SURVEYS MADE ON THE GROUND UNDER THE DIRECTION OF KYLE B. DUCKETT, RPLS 6340, FILED UNDER JOB NOS. 111001 AND 111034 IN THE OFFICES OF GBI PARTNERS, L.P

GBI Partners, L.P.
TBPLS Firm #10130300
Ph: 281.499.4539
November 06, 2018



LEGEND

- C.I.R. CAPPED IRON ROD
- F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
- P.O.B. POINT OF BEGINNING
- SET 5/8" CAPPED IRON ROD
- STAMPED "GBI PARTNERS"
- (UNLESS NOTED OTHERWISE)

JANE WILKINS
ONE LEAGUE GRANT,
ABSTRACT NO. 96

**0.560
ACRE**

N32°32'39"E
24.17'

CALL 180' WIDE
H.L. 88th EASEMENT (101.886 ACRES)
VOL. 440, PG. 2258/2288
F.B.C.C.F. NO. 988697/288
(AS AMENDED)

S23°18'03"E 1,199.04'
N25°18'03"W 1,225.47'

GRAND PARKWAY (S.H. 99)
RESIDUE OF CALL T 574.267
EXHIBIT A-12 THE DEPARTMENT
OF HIGHWAYS AND PUBLIC SAFETY
F.B.C.C.F. NO. 91448225

CALL 168.253 ACRES
("TRACT 1")
GRAND PARKWAY 1358, LP
F.B.C.C.F. No. 2014037769

CALL 30' WIDE DOWN
CHEMICAL COMPANY EASEMENT
VOL. 571, PG. 825
(AS AMENDED)

CALL 20' WIDE ONE STAR
GAS COMPANY EASEMENT
VOL. 597, PG. 111
F.B.C.C.F. NO. 111

P.O.B.
FND 5/8" C.I.R.
"GBI PARTNERS"

L=46.36'
R=50.00'
Δ=53°07'48"
CHB=S03°15'51"W
CHD=44.72'

WEST AIRPORT BOULEVARD
STREET DEDICATION SEC 1
PLAT 20150230 F.B.C.P.R.

W. AIRPORT BLVD.
(R.O.W. WIDTH VARIES)

S23°18'03"E
TO S.E. COR. 168.253 AC.
2,848.91'

FND 5/8" C.I.R.
"TEXAS GLO"

NOTE:
1. BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
2. SEE PAGE 1 OF 2 PAGES FOR METES AND BOUNDS DESCRIPTION.

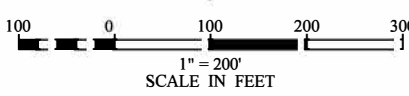


EXHIBIT OF
0.560 ACRE

BEING A PORTION OF THAT CERTAIN CALL 168.253
ACRE TRACT OF LAND ("TRACT 1") RECORDED IN THE
NAME OF GRAND PARKWAY 1358, LP, IN FORT BEND
COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2014037769.
LOCATED IN THE
JANE WILKINS ONE LEAGUE GRANT, A-96
FORT BEND COUNTY, TEXAS



GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD., MISSOURI CITY, TX 77489
PHONE: 281-499-4539. www.gbisurevey.com
TBPLS FIRM # 10130300

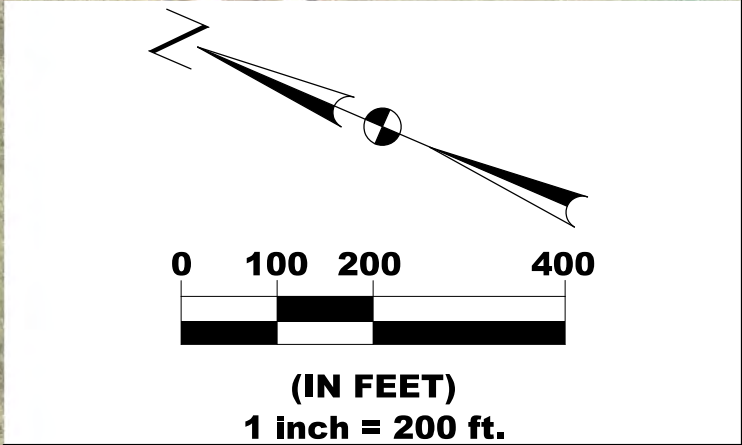
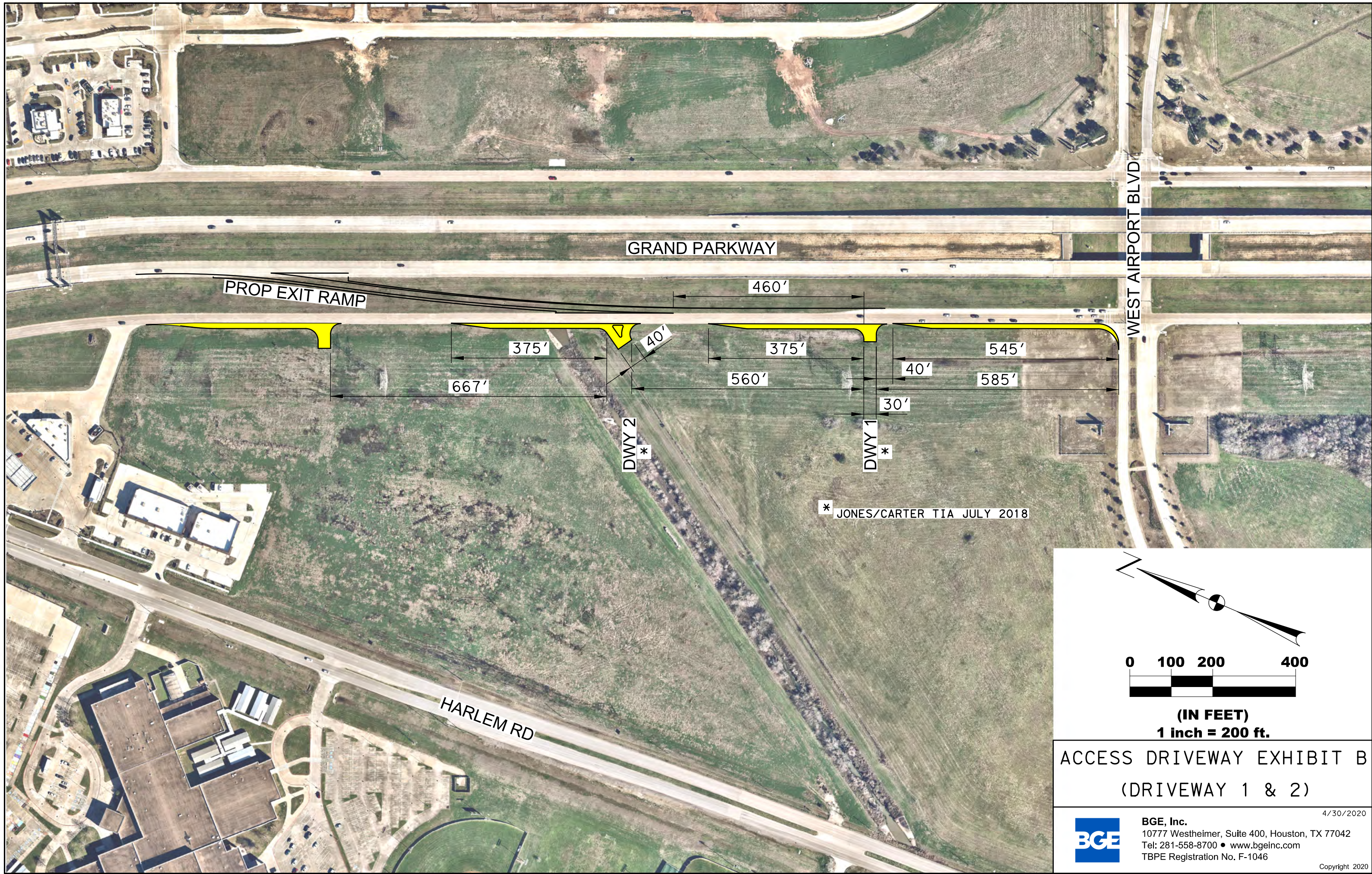
SCALE: 1" = 200'	JOB NO. 111034	DATE: 11/06/2018
CR EW C H IEFN: M	FIELD BO O:K1800 9	D WG 18 -36EX

R:\Data\2011\11034\DWG\18-316EX.dwg

EXHIBIT B

Access to Property

(see attached)



ACCESS DRIVEWAY EXHIBIT B
(DRIVEWAY 1 & 2)