



**CONSENT AND RELEASE**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

WHEREAS, the FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas (“FBISD”) is the owner of that certain 17.957 acre tract located in Fort Bend County, Texas as more particularly described on Exhibit “A” to that certain Special Warranty Deed recorded under Clerk’s File No. 2017051129 in the Official Public Records of Fort Bend County, Texas (the “Property”) and depicted on that certain plat recorded in 20170210 of the Map Records of Fort Bend County, Texas (the “Plat”);

WHEREAS, FORT BEND GRAND PARKWAY TOLL ROAD AUTHORITY, a local government corporation (the “Authority”) desires to develop the Grand Parkway Toll Road Segment D (the “Grand Parkway”);

WHEREAS, FORT BEND COUNTY TEXAS, a body corporate and politic under the laws of the State of Texas (the “County”) has requested FBISD convey a portion of the Property adjacent to the Grand Parkway as more particularly described in Exhibit “A” attached hereto and incorporated herein (the “FBISD Property”) to the County;

WHEREAS, the FBISD Property is encumbered by a ten (10) foot landscape easement and a twenty-five (25) foot building set back line designated by the Plat; and

WHEREAS, the Authority has requested, and the County and FBISD have agreed, to release the landscape easement and the building set back line as it affects the FBISD Property to allow for the construction of the Grand Parkway.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: For good and valuable consideration, the receipt and sufficiency of which are hereby agreed to by the parties, the County and FBISD hereby agree as follows:

Section 1. Recitals. The recitals above are incorporated herein by reference.

Section 2. Consent and Release by County. The County hereby consents to: (a) the release of the ten (10) foot landscape easement along the western boundary line of the FBISD Property, in the location depicted on the Plat (the “Landscape Easement Area”), and (b) the release of the twenty-five (25) foot building setback line along the western boundary line of the FBISD Property (the “Building Set Back Line”), subject to the terms and conditions stated herein. Together the Landscape Easement Area and Building Set Back Line are herein collectively referred to as the “Platted Encumbrances.”

Section 3. Consent and Release by FBISD. FBISD hereby consents to the release of the Platted Encumbrances, subject to the terms and conditions stated herein.

CCM 4-27-2021# 31P  
Fort Bend County Clerk  
Return Admin Serv Coord - RAC

Section 4. Release. The Platted Encumbrances are hereby released from the FBISD Property.

Section 5. Effect. Except as modified by this Consent, the Plat, including the remaining encumbrances as depicted on the Plat, shall remain in full force and effect.

Section 6. Entire Agreement. This Consent, together with the Plat, sets forth the entire understanding of the parties and supersedes all prior agreements or understandings, whether written or oral, with respect to the subject matter hereof.

*[Signature page follows]*

**FBISD:**

Fort Bend Independent School District,  
an independent school district and  
political subdivision of the State of Texas

By: *Addie Heyliger*  
Name: Addie Heyliger  
Title: President, Board of Trustees

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me this 3 day of March,  
2020 by Addie Heyliger, President of Fort Bend Independent School  
District, an independent school district and political subdivision of the State of Texas, on behalf  
of said independent school district and political subdivision of the State of Texas.



*Garrett Duane Rosier*  
Notary Public in and for the State of Texas

AS PER ORIGINAL

IN WITNESS WHEREOF, the parties hereto have executed this Consent as of March 3, 2020.

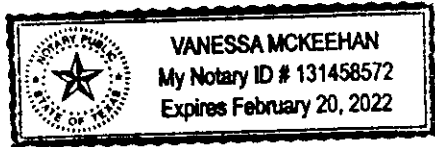
**COUNTY:**

FORT BEND COUNTY, TEXAS

By: *KP George*  
Name: *KP George*  
Title: *County Judge*

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on this the 27 day of April, 2020<sup>MM</sup>,  
by *KP George*, *County Judge* of Fort Bend County, Texas, on behalf of said  
municipal entity.



*VMcKeehan*  
Notary Public in and for the State of Texas

**EXHIBIT "A"**

DEPICTION AND LEGAL DESCRIPTION OF THE  
FBISD PROPERTY

[attached]

**EXHIBIT A**

November 19, 2018  
Job No. 1968-0109.206

**DESCRIPTION OF  
1.204 ACRE  
(52,458 SQUARE FEET)  
ROAD RIGHT-OF-WAY DEDICATION**

Being 1.204 acre (52,458 square feet) of land located in the Jane Wilkins League, Abstract 96, Fort Bend County, Texas, more particularly being a portion of Unrestricted Reserve "A" of Allana Fort Bend ISD Elementary School No 51 a subdivision of record under Plat Number 20170210, of the Plat Records of said Fort Bend County (F.B.C.P.R.), said Unrestricted Reserve "A" being a portion of that certain called 17.957 acre tract conveyed Fort Bend Independent School District by an instrument of record in File Number 2017051131, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 1.204 acre tract 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;

COMMENCING for reference at a 1/2-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of that certain called 2.667 acre tract (described as Waste Water Treatment Plant Site) conveyed to Fort Bend County Municipal Utility District No. 134A by an Instrument of record in File Number 2016013159, F.B.C.O.P.R., same being the northwest corner of Aliana Waste Water Treatment Plant No 2, a subdivision of record under Plat Number 20180013, F.B.C.P.R., and the east right-of-way line of Grand Parkway-State Highway 99 (variable R.O.W.) as described in Volume 2367, Page 2413 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.);

Thence, North 23° 17' 58" West, along the east right-of-way line of said Grand Parkway-State Highway 99, 665.38 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southwest corner and POINT OF BEGINNING of the herein described tract, said point being on the west line of said 17.957 acre tract and said Unrestricted Reserve "A";

1.204 acre

November 19, 2018  
Job No. 1968-0109.206

Thence, North 23° 17' 58" West, continuing along the east right-of-way line of said Grand Parkway-State Highway 99 and the west line of said 17.957 acre tract and said Unrestricted Reserve "A", 354.01 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for corner on the east right-of-way line of said Grand Parkway-State Highway 99, the beginning of a curve;

Thence, continuing along the east right-of-way line of said Grand Parkway-State Highway 99 and the west line of said 17.957 acre tract and said Unrestricted Reserve "A", 457.74 feet along the arc of a non-tangent curve to the right, having a radius of 22,768.31 feet, a central angle of 1° 09' 07", and a chord which bears North 22° 43' 11" West, 457.73 feet to a point for the south corner of a 0.006 acre (260 square foot) right-of-way dedication as shown on said Aliana Fort Bend ISD Elementary School No 51 subdivision plat, the beginning of a compound curve;

Thence, departing the east right-of-way line of said Grand Parkway-State Highway 99 and the west line of said 17.957 acre tract, and continuing along the west line said Unrestricted Reserve "A", along the east line of said right-of-way dedication, 54.83 feet along the arc of a compound curve to the right, having a radius of 35.00 feet, a central angle of 89° 45' 01", and a chord which bears North 22° 43' 55" East, 49.39 feet to a point for corner on the north line of said 17.957 acre tract;

Thence, North 67° 36' 25" East, along the north line of said Unrestricted Reserve "A" and the north line of said 17.957 acre tract, 62.00 feet to a point for corner, said point being on the south right-of-way line 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, departing the north line of said Unrestricted Reserve "A", the north line of said 17.957 acre tract, the south right-of-way line of said Fairbairn Way, 54.83 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, a central angle of 89° 45' 01", and a chord which bears South 22° 43' 55" West, 49.39 feet to a point for corner, the beginning of a compound curve;

1.204 acre

November 19, 2018  
Job No. 1968-0109.206

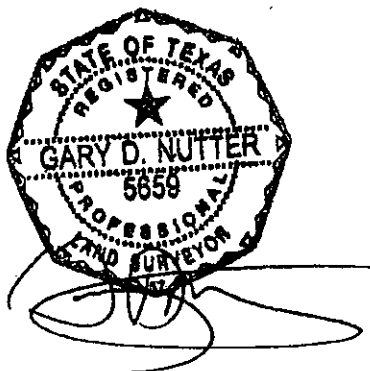
Thence, 456.76 feet along the arc of a compound curve to the left, having a radius of 22,706.31 feet, a central angle of  $1^{\circ} 09' 09''$ , and a chord which bears South  $22^{\circ} 43' 10''$  East, 456.75 feet to a point for corner;

Thence, South  $23^{\circ} 17' 58''$  East, 354.01 feet to a point for corner;

Thence, South  $66^{\circ} 42' 02''$  West, 62.00 feet to the POINT OF BEGINNING and containing 1.204 acre (52,458 square feet) of land.

Corner monuments were not set at the client's request.

LJA Surveying, Inc.







1" = 200'

LEGEND:

- No. = NUMBER
- F.N. = FILE NUMBER
- F.B.C.P.R. = PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.O.P.R. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.D.R. = DEED RECORDS OF FORT BEND COUNTY
- TxDOT = FOUND 5/8" IRON ROD WITH TxDOT ALUMINUM DISK
- (S) = SET 5/8" IRON ROD WITH CAP STAMPED "LJA ENG"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°36'25" E	62.00'
L2	S 66°42'02" W	62.00'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	457.74'	22,768.31'	1°09'07"	N 22°43'11" W	457.73'
C2	54.83'	35.00'	89°45'01"	N 22°43'55" E	49.39'
C3	54.83'	35.00'	89°45'01"	S 22°43'55" W	49.39'
C4	456.76'	22,706.31'	1°09'09"	S 22°43'10" E	456.75'



NOTES:

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

**EXHIBIT OF  
1.204 ACRE  
(52,458 SQ.FT.)  
ROAD RIGHT-OF-WAY  
DEDICATION**

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

NOVEMBER 2018 JOB NO. 1968-0109

**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

LJA Surveying, Inc. 2929 Briarpark Drive, Suite 175, Houston, TX 77042

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

May 03, 2021 04:31:37 PM



FEE \$0.00

DP2

**2021071885**