

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
Fulshear Food Store: 0.8924 Acre

Date: _____, 2021

Grantor:

FULSHEAR RE LLC, a Texas limited liability company

Grantor's Mailing Address:

17406 Grey Stone Court
Sugar Land, Texas 77479

Grantee:

Fort Bend County 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 0.8924 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,

Executed to be effective as of May 4, 2021.

GRANTOR:

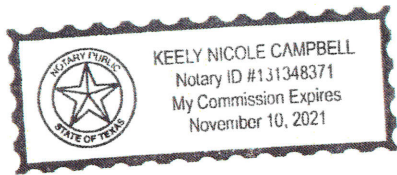
FULSHEAR RE LLC, a Texas limited liability company

By: *Rafiq*
Name: RAFIQ KHOJA
Title: PARTNER

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 4th day of May, 2021, by Rafiq Khoja, Partner of FULSHEAR RE LLC, a Texas limited liability company, on behalf of said limited liability company.

(NOTARY SEAL)



Keely Nicole Campbell
Notary Public, State of Texas

AGREED to and ACCEPTED this 19th day of May, 2021 by Grantee.

GRANTEE:

FORT BEND COUNTY TOLL ROAD
AUTHORITY

By: Bobbie Tallas
Name: Bobbie Tallas
Title: Vice chairman

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 19th day of May, 2021, by Bobbie Tallas, Vice chairman, of the Board of Directors of FORT BEND COUNTY TOLL ROAD AUTHORITY, a Texas local government corporation, on behalf of said local government corporation.



Keely Campbell
Notary Public, State of Texas

(NOTARY SEAL)

Attachment:

Exhibit A – Legal Description and Depiction of Property

Exhibit B – Access Point

After recording, please return to:

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

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)

100' FOOT ROW DEDICATION
LEGAL DESCRIPTION

BEING A TRACT OF LAND CONTAINING 0.8924 ACRES OUT OF 8.000 ACRES, SITUATED IN THE N.F. ROBERTS LEAGUE, ABSTRACT 79, FORT BEND COUNTY, TEXAS BEING OUT OF A CALLED 14.160 ACRE TRACT OF LAND CONVEYED UNTO DIOGU K. DIOGU II, DIOGU K. DIOGU II LL.M. BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2008062056 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 0.8924 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS ARE BASED ON DEED RECORDED UNDER F.B.C.C.F. NO. 2019002791 AND NORTH LINE OF 8.00 ACRE TRACT DESCRIBED IN SAID DEED)

COMMENCING AT A POINT IN THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF THE S.A. & A.P.R.R. CO R.O.W. FOR THE SOUTHEAST CORNER OF SAID 8.000 ACRE AND 14.160 ACRE TRACT;


THENCE SOUTH 81°26' 27" WEST, ALONG THE NORTH R.O.W. LINE OF THE S.A. & A.P. R.R. CO. R.O.W. AND THE SOUTH LINE OF SAID 8.000 ACRE AND 14.160 ACRE TRACT, A DISTANCE OF 1171.56 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 81°26'27" WEST, CONTINUING ALONG SAID NORTH R.O.W. AND SOUTH LINE OF SAID 8.000 ACRE AND 14.160 ACRE TRACT, A DISTANCE OF 389.83 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 04°17'35" WEST, A DISTANCE OF 100.28' FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 81°26'267" EAST, A DISTANCE OF 389.83 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 04°17'35" EAST, A DISTANCE OF 100.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8924 ACRES (38,982 SQUARE FEET) OF LAND, MORE OR LESS.



DANIEL VILLA, JR.
REGISTRATION NO. 6751

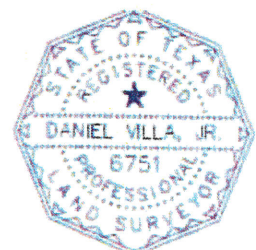
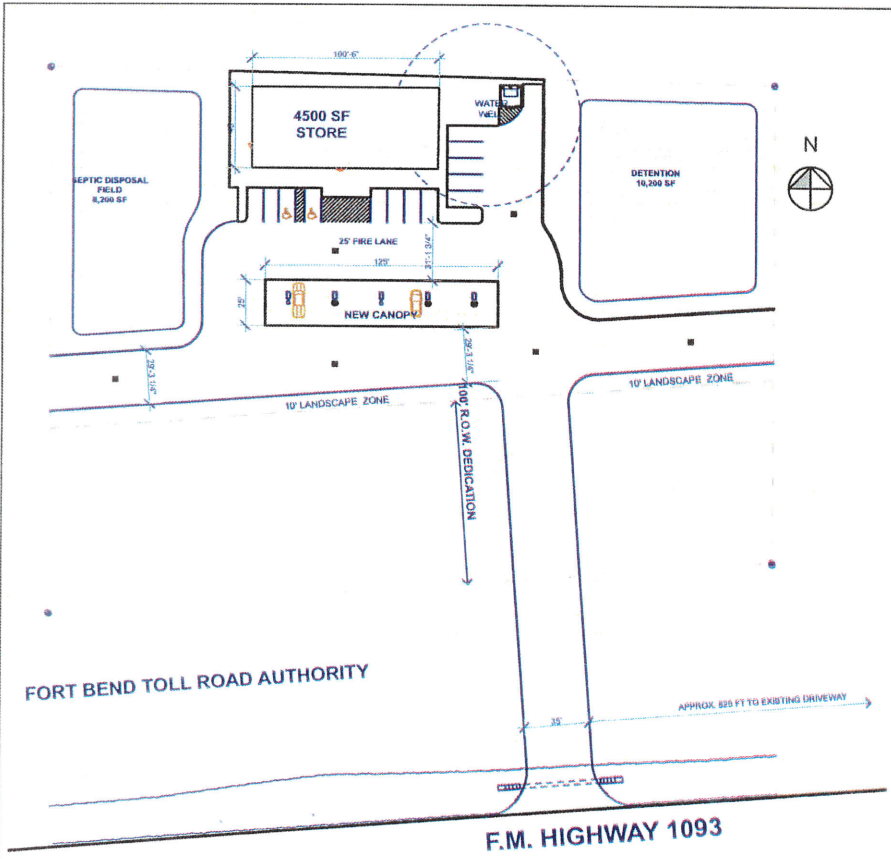


EXHIBIT B

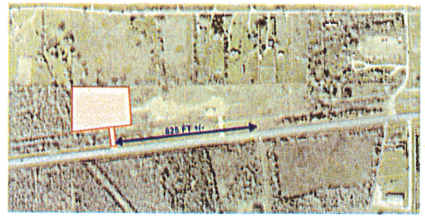
Access Point

(see attached)



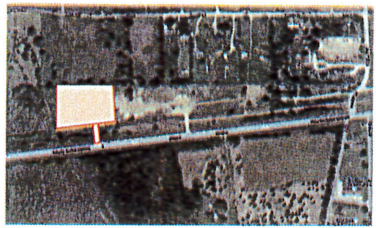
PRELIMINARY SITE PLAN

SCALE: 1" = 50'



AERIAL- GIMS

NOT TO SCALE



AERIAL- GOOGLE

NOT TO SCALE

NOTE:
DRIVEWAY ADJUSTED TO ALLOW FOR FUTURE DRIVEWAY
ALIGNMENT ON SOUTH SIDE OF FM 1093

Project: ALMEDA FOOD MART	Date: 02/27/18
	Scale:
Location: #Site Full Address	Project No.:
Title: PRELIMINARY SITE PLAN	Field Note No.:
BUILT INCORPORATED MONTGOMERY TX 713.320.9041 WWW.BUILTINCORPORATED.COM <small>#Contractor Address #Contractor City #Contractor State #Contractor Province #Contractor Phone Number</small>	