

County: Fort Bend
Highway: SH 99

Property Description for Parcel 42

Being a 13.91 acre (606,051 square feet) parcel of land located in the Joseph Kuykendall Survey, Abstract No. 49, Fort Bend County, Texas and being a portion of a remainder of a called 48.9814 acre tract of land described in conveyance from the Dorothy Ann Wleczyk to Dreamestate Group LLC recorded under Fort Bend County Clerk’s File (F.B.C.C.F.) No. 2007037131 and executed on March 14, 2007, said 13.91 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with a TxDOT aluminum cap found at the intersection of the South line of Restricted Reserve “A” of BRIDLEWOOD ESTATES SECTION FOUR, a subdivision per plat recorded under Slide Nos. 1799B through 1801A of the Fort Bend County Plat Records, same being the North line of said 48.9814 acre tract, with the West right-of-way line of F.M. 762 (width varies) as recorded under F.B.C.C.F. No. 2005056397, executed May 13, 2005, F.B.C.C.F. No. 2005062133, executed May 26, 2005, F.B.C.C.F. No. 2017072407, executed April 16, 2017, and F.B.C.C.F. No. 2020018092, executed January 10, 2020;

THENCE, North 83° 38’ 04” West, a distance of 672.49 feet along and with the South line of said Restricted Reserve “A”, same being the North line of said 48.9814 acre tract to a 3/4-inch iron rod with cap stamped “BGE, Inc” set in the proposed Northeast right-of-way line of State Highway 99 (300 feet wide) (S.H. 99), 150.00 feet left of baseline station 3996+14.90 for the Northeast corner and **POINT OF BEGINNING** of the herein described parcel, same being the beginning of a non-tangent curve to the left from which its center bears North 53° 00’ 41” East, 1,994.00 feet, said **POINT OF BEGINNING** having surface coordinates of N = 13,759,451.15, E = 3,016,429.66;

1. **THENCE**, in a Southeasterly direction, an arc distance of 336.21 feet over and across said 48.9814 acre tract, along and with the proposed Northeast right-of-way line of said S.H. 99 and said curve to the left, having a radius of 1,994.00 feet, a central angle of 09° 39’ 39” and a chord which bears South 41° 49’ 08” East, 335.814 feet to 3/4-inch iron rod with cap stamped “BGE, Inc” set 150.00 feet left of baseline station 3999+76.40 for a point of tangency; **
2. **THENCE**, South 46° 38’ 57” East, a distance of 1,149.92 feet, continuing over and across said 48.9814 acre tract, along and with the proposed Northeast right-of-way line of said S.H. 99, to a 3/4-inch iron rod with cap stamped “BGE, Inc” set in the existing West right-of-way line of said F.M. 762, 150.00 feet left of baseline station 4011+26.32 for corner;

THENCE, over and across said 48.9814 acre tract, along and with the existing West right-of-way line of said F.M. 762, the following courses and distances:

3. South 25° 10’ 03” East, a distance of 7.44 feet to a 5/8-inch iron rod found for the beginning of a non-tangent curve to the right from which its center bears South 64° 48’ 22” West, 2,864.35 feet;

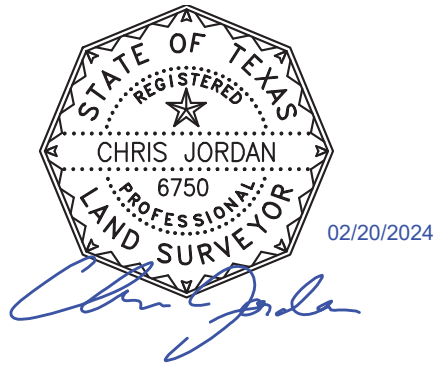
4. In a Southeasterly direction, an arc distance of 93.86 feet along and with said curve to the right having a radius of 2,864.35 feet, a central angle of $01^{\circ} 52' 39''$ and a chord which bears South $24^{\circ} 15' 19''$ East, 93.86 feet to a 5/8-inch iron rod found for an angle point;
5. South $25^{\circ} 09' 45''$ East, a distance of 520.87 feet to a point for the beginning of a non-tangent curve to the right from which its center bears South $65^{\circ} 40' 03''$ West, 6,410.00 feet, and from which a found 5/8-inch iron rod bears South $56^{\circ} 05'$ West, 0.34 feet;
6. In a Southeasterly direction, an arc distance of 141.43 feet along and with said curve to the right having a radius of 6,410.00 feet, a central angle of $01^{\circ} 15' 51''$ and a chord which bears South $23^{\circ} 42' 02''$ East, 141.43 feet to a 3/4-inch iron rod with cap stamped "BGE, Inc" set for an angle point;
7. South $83^{\circ} 52' 47''$ East, a distance of 0.62 feet to a 3/4-inch iron rod with cap stamped "BGE, Inc" set in the East line of said 48.9814 acre tract, same being the existing West right-of-way line of said F.M. 762, for an angle point;
8. **THENCE**, South $20^{\circ} 37' 08''$ East, a distance of 22.73 feet along and with said existing West right-of-way line and the East line of said 48.9814 acre tract to a 3/4-inch iron rod with cap stamped "BGE, Inc" set for the common Southeast corner of the said 48.9814 acre tract and the herein described parcel, and the Northeast corner of a called 1.995 acre tract of land described in a conveyance from Bill & Tamara Properties & Investments, Inc. to Mostafa Khalil and An Khong Khalil, recorded under F.B.C.C.F. No. 2013040535, executed April 3, 2013;
9. **THENCE**, North $81^{\circ} 32' 12''$ West, a distance of 22.56 feet along and with the North line of said 1.995 acre tract, same being the South line of said 48.9814 acre tract, to a 3/4-inch iron rod with cap stamped "BGE, Inc" set in the proposed Southwest right-of-way line of said S.H. 99, 150.00 feet right of baseline station 4018+49.11, for the Southwest corner of the herein described parcel and the beginning of a non-tangent curve to the left from which its center bears South $47^{\circ} 46' 46''$ West, 2,315.01 feet;

THENCE, over and across said 48.9814 acre tract, along and with the proposed Southwest right-of-way line of said S.H. 99, the following courses and distances:

10. In a Northwesterly direction, an arc distance of 178.94 feet along and with said curve to the left having a radius of 2,315.01 feet, a central angle of $04^{\circ} 25' 43''$ and a chord which bears North $44^{\circ} 26' 06''$ West, 178.89 feet to a 3/4-inch iron rod with cap stamped "BGE, Inc" set 150.00 feet right of baseline station 4016+58.58 for a point of tangency; **
11. North $46^{\circ} 38' 57''$ West, a distance of 1,682.18 feet to a 3/4-inch iron rod with cap stamped "BGE, Inc" set 150.00 feet right of baseline station 3999+76.40 for the beginning of a tangent curve to the right; **

- 12. In a Northwesterly direction, an arc distance of 568.66 feet along and with said curve to the right having a radius of 2,294.00 feet, a central angle of 14° 12' 11" and a chord which bears North 39° 32' 52" West, 567.20 feet to a 3/4-inch iron rod with cap stamped "BGE, Inc" set for corner 150.00 feet right of baseline station 3994+44.93 in the East line of said Restricted Reserve "A", same being the West line of said 48.9814 acre tract;
- 13. **THENCE**, North 02° 17' 37" West, a distance of 69.70 feet along and with the East line of said Restricted Reserve "A" and the West line of said 48.9814 acre tract to a point for the common Northwest corner of said 48.9814 acre tract and the herein described parcel, same being a reentrant corner of said Restricted Reserve "A", from which a found 60D nail bears North 63° 05' West, 0.89 feet;
- 14. **THENCE**, South 83° 38' 04" East, a distance of 348.11 feet along and with the South line of said Restricted Reserve "A", same being the North line of said 48.9814 acre tract, to the **POINT OF BEGINNING** and containing 13.91 acres (606,051 square feet) of land.

Compiled by:
 BGE, Inc.
 10777 Westheimer, Suite 400
 Houston, Texas 77042
 (281) 558-8700
 TBPLS Licensed Survey Firm No. 10106500



NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed by or retained by TxDOT.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAS 83), 2011 Adjustment, Epoch 2010 and all distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

Abstracting and field surveys were performed by BGE, Inc. in February 2024.

DATE: 2/20/2024 2:30:00 PM
 FILE: G:\TXN\Projects\FBGP\TRA\3219-00_Eng\Ineering\Services\06_Survey\04_Final\Drawings\PARCEL\PAR42.dgn
 G:\CAD\LIBS\stds\mfcrostation\plotdrv\windows_schematic_half.plt

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010 AND ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

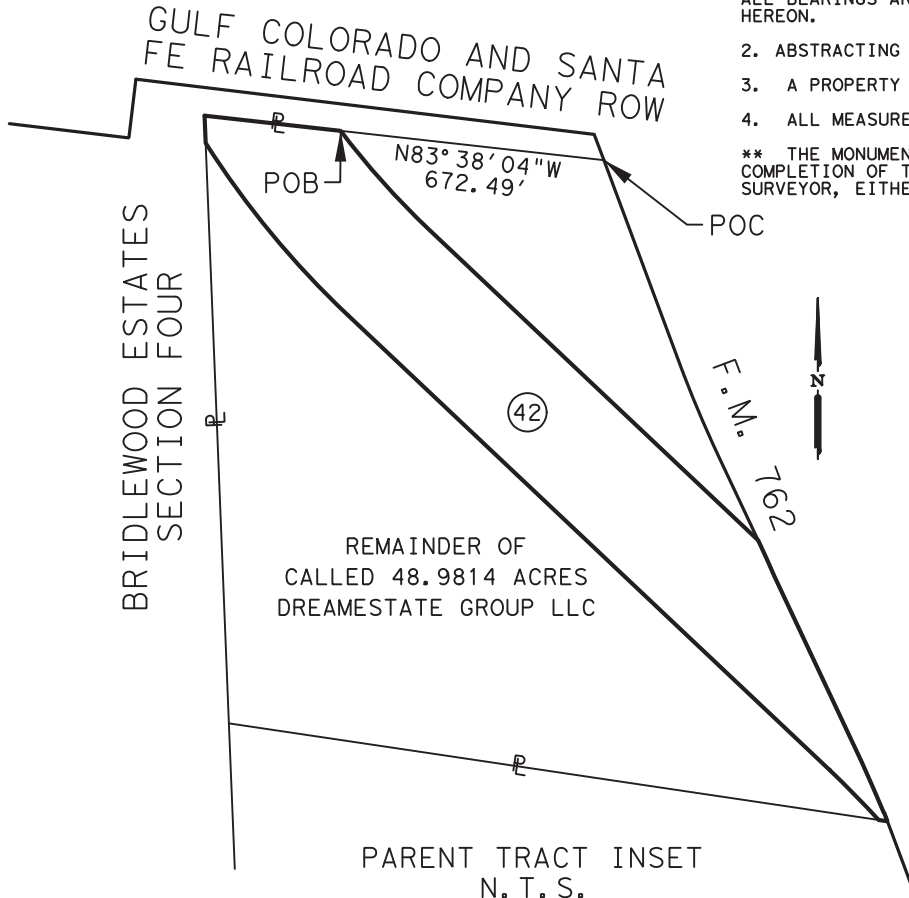
ALL BEARINGS ARE REFERENCED TO MONUMENTS FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF A FM 762 AS SHOWN HEREON.

2. ABSTRACTING AND FIELD SURVEYS WERE PERFORMED BY BGE, INC. IN FEBRUARY 2024.

3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

4. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



ABBREVIATION LEGEND

FND	FOUND
FBCCF	FORT BEND COUNTY CLERK'S FILE
FBCDR	FORT BEND COUNTY DEED RECORDS
FBCPR	FORT BEND COUNTY PLAT RECORDS
NO	NUMBER
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ROW	RIGHT-OF-WAY
VOL	VOLUME

SYMBOL LEGEND

- SET 3/4" IRON ROD WITH CAP STAMPED "BGE INC"
- FOUND TXDOT MONUMENT
- FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



02/20/2024

Chris Jordan
 CHRIS JORDAN RPLS NO. 6750
 BGE, INC.
 10777 WESTHEIMER, SUITE 500
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

DATE	REVISION

AREA TABLE (ACRES)

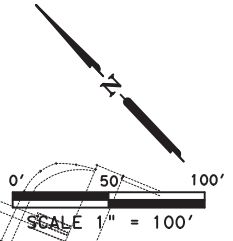
EXISTING ACREAGE	TAKING S.F./AC.	REMAINDER	
		LEFT	RIGHT
47.46	606,051	7.25	26.30
CALC	13.91	CALC	CALC

BGE, Inc.
 10777 Westheimer, Suite 500, Houston, TX 77042
 Tel: 281-558-8700 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10106500
 Copyright 2023

PARCEL PLAT
 SHOWING
 PARCEL 42
 STATE
 HIGHWAY 99
 FORT BEND COUNTY
 FEBRUARY 2024

JOSEPH KUYKENDALL SURVEY, A-49

F.M. 762
 (VARYING WIDTH ROW)
 FBCCF NO 2005062133
 EXECUTED MAY 26, 2005
 FBCCF NO 2020018092
 EXECUTED JANUARY 10, 2020
 EXISTING ROW



MATCHLINE PAGE 5 OF 7

MATCHLINE PAGE 7 OF 7

S 46° 38' 57" E 1,149.92'

PROPOSED ROW

S. H. 99
 (PROPOSED 300' ROW)

42

S 46° 38' 57" E 1,682.18'

4005+00

PROJECT BASELINE

4010+00

REMAINDER OF
 CALLED 48.9814 ACRES
 FROM DOROTHY ANN WLECZYK
 TO DREAMSTATE GROUP LLC
 FBCCF NO 2007037131
 EXECUTED MARCH 14, 2007

300.00'

150.00'

PROPOSED ROW

N 46° 38' 57" W 1,682.18'



BGE, Inc.
 10777 Westheimer, Suite 500, Houston, TX 77042
 Tel: 281-558-8700 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10106500

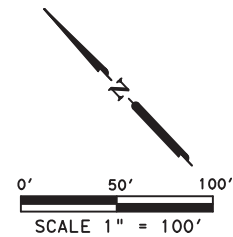
Copyright 2023

PARCEL PLAT
 SHOWING
 PARCEL 42
 STATE
 HIGHWAY 99
 FORT BEND COUNTY
 FEBRUARY 2024

PAGE 6 OF 7 SCALE: 1"=100'

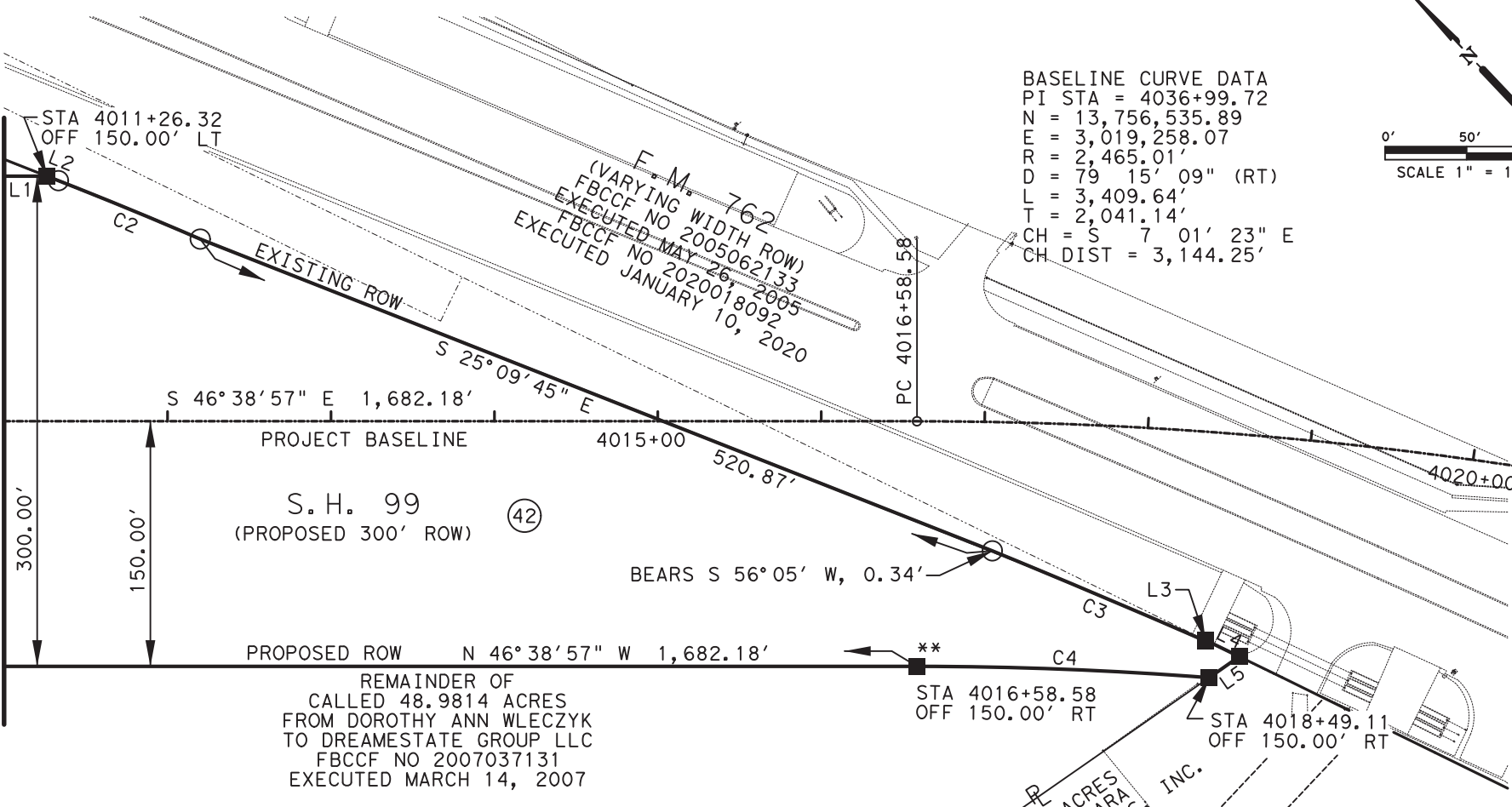
DATE: 2/20/2024 2:30:09 PM
 FILE: G:\TXN\Projects\FBGPTR\3219-00_Eng\reer\ng\services\06_Survey\04_Final\Drawings\PARCEL\PAR42.dgn
 G:\CAD\LIBS\stds\microstation\plotdrv\windows_schematic_half.plt

JOSEPH KUYKENDALL SURVEY, A-49



BASELINE CURVE DATA
 PI STA = 4036+99.72
 N = 13,756,535.89
 E = 3,019,258.07
 R = 2,465.01'
 D = 79 15' 09" (RT)
 L = 3,409.64'
 T = 2,041.14'
 CH = S 7 01' 23" E
 CH DIST = 3,144.25'

MATCHLINE PAGE 6 OF 7



S. H. 99 (42)
 (PROPOSED 300' ROW)

REMAINDER OF
 CALLED 48.9814 ACRES
 FROM DOROTHY ANN WLECZYK
 TO DREAMSTATE GROUP LLC
 FBCCF NO 2007037131
 EXECUTED MARCH 14, 2007

INC.
 CALLED 1.995 ACRES
 FROM BILL & TAMARA
 PROPERTIES & INVESTMENTS,
 TO MOSTAFA KHALIL
 & AN KHONG KHALIL
 FBCCF NO 2013040535
 EXECUTED APRIL 3, 2013

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 46° 38' 57" E	1,149.92'
L2	S 25° 10' 03" E	7.44'
L3	S 83° 52' 47" E	0.62'
L4	S 20° 37' 08" E	22.73'
L5	N 81° 32' 12" W	22.56'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	93.86'	2,864.35'	01° 52' 39"	S 24° 15' 19" E	93.86'
C3	141.43'	6,410.00'	01° 15' 51"	S 23° 42' 02" E	141.43'
C4	178.94'	2,315.01'	04° 25' 43"	N 44° 26' 06" W	178.89'

BGE BGE, Inc.
 10777 Westheimer, Suite 500, Houston, TX 77042
 Tel: 281-558-8700 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10106500
Copyright 2023

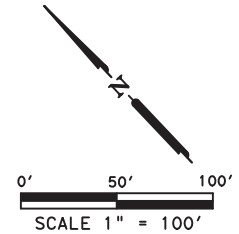
PARCEL PLAT
 SHOWING
 PARCEL 42
 STATE
 HIGHWAY 99
 FORT BEND COUNTY
 FEBRUARY 2024
 PAGE 7 OF 7 SCALE: 1"=100'

DATE: 2/20/2024
 TIME: 2:30:13 PM
 FILE: G:\TXN\Projects\FBGP\TRA\3219-00_Eng\neer\ngServices\06_Survey\04_Final\Drawings\PARCEL\PAR42.dgn
 G:\CAD\LIBS\stds\mfcrostation\plodrvr\windows_schematic_half.plt

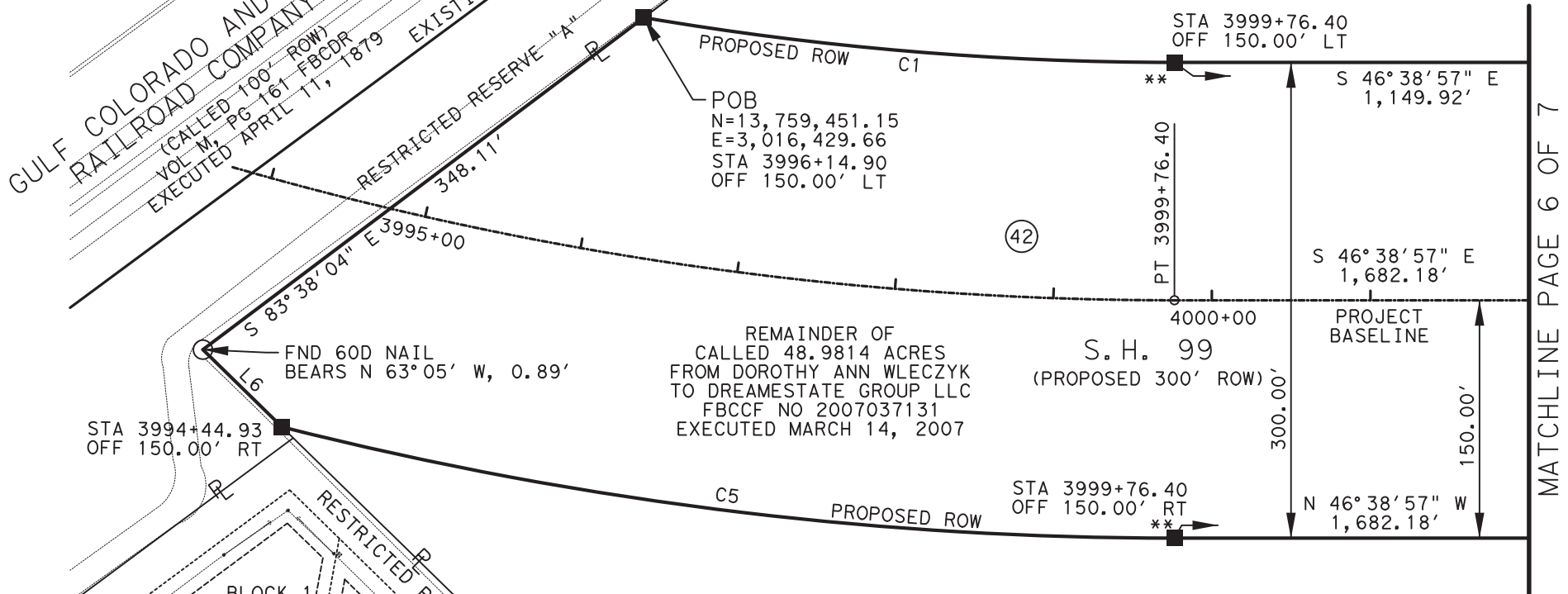
JOSEPH KUYKENDALL SURVEY, A-49 F.M. 762

BASELINE CURVE DATA
 PI STA = 3987+69.21
 N = 13,760,750.73
 E = 3,014,793.32
 R = 2,144.00'
 D = 96° 50' 31" (LT)
 L = 3,623.81'
 T = 2,416.62'
 CH* = S 01° 46' 18" W
 CH DIST = 3,207.60'

(VARYING WIDTH ROW)
 FBCCF NO 2005056397
 EXECUTED MAY 13, 2005
 FBCCF NO 2005062133
 EXECUTED MAY 26, 2005
 FBCCF NO 2017072407
 EXECUTED APRIL 26, 2017
 FBCCF NO 2020018092
 EXECUTED JANUARY 10, 2020



GULF COLORADO AND SANTA FE
 RAILROAD COMPANY ROW
 (CALLED 100' ROW)
 VOL. M, PG. 161 FBCCR
 EXECUTED APRIL 11, 1879



REMAINDER OF
 CALLED 48.9814 ACRES
 FROM DOROTHY ANN WLECZYK
 TO DREAMSTATE GROUP LLC
 FBCCF NO 2007037131
 EXECUTED MARCH 14, 2007

S. H. 99
 (PROPOSED 300' ROW)

MATCHLINE PAGE 6 OF 7

BRIDLEWOOD ESTATES
 SECTION FOUR
 SLIDE NOS 1799B-1801A FBCCR

LINE TABLE		
NUMBER	BEARING	DISTANCE
L6	N 02° 17' 37" W	69.70'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	336.21'	1,994.00'	09° 39' 39"	S 41° 49' 08" E	335.81'
C5	568.66'	2,294.00'	14° 12' 11"	N 39° 32' 52" W	567.20'

BGE BGE, Inc.
 10777 Westheimer, Suite 500, Houston, TX 77042
 Tel: 281-558-8700 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10106500
 Copyright 2023

PARCEL PLAT
 SHOWING
 PARCEL 42
 STATE
 HIGHWAY 99
 FORT BEND COUNTY
 FEBRUARY 2024
 PAGE 5 OF 7 SCALE: 1"=100'

DATE: 2/20/2024
 FILE: G:\TXN\Projects\FBGP\TRA\3219-00_Eng\Inr\Eng\Drawings\PARCEL\PAR42.dgn
 tgl/loolj
 G:\ZCAD\LIB\Std\mfcrostation\plodrv\windows_schematic_half.plt