

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**DEDICATION DEED**

**THE STATE OF TEXAS**

§

§

**KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF FORT BEND**

§

THAT THE UNDERSIGNED, KM PINE MILL RANCH, LP, a Texas limited partnership, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by FORT BEND COUNTY, TEXAS, hereinafter called Grantee, whether one or more, whose mailing address is 301 Jackson St., Richmond, TX 77469, and other good and valuable consideration, the receipt and sufficiency of which consideration are acknowledged, hereby GRANT, SELL and CONVEY unto Grantee, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property"), to-wit:

- 1) 10 feet wide right of way in fee title measuring 5,871 square feet (0.135 of one acre) more particularly described in Exhibit "A" attached hereto; and
- 2) 15 feet wide perpetual and non-exclusive Landscape and Access Easement measuring 8,543 square feet (0.196 of one acre) more particularly described in Exhibit "B" attached hereto.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: (1) any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties; (2) conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and (3) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any but only to the extent they are still in effect and relating to the hereinabove described property.

Further, Grantor reserves the right to install a water line within the 15 feet wide Landscape and Access Easement within a width of 10 feet of the 15 feet Landscape and Access Easement.

**TO HAVE AND TO HOLD** the Property described herein and herein conveyed together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, subject to the matters herein stated: and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.



AGREED to and ACCEPTED on this the \_\_\_\_\_ day of \_\_\_\_\_,  
2016.

**GRANTEE:**

**FORT BEND COUNTY, TEXAS**, a body  
corporate and politic under the laws of the State of  
Texas.

By: \_\_\_\_\_  
Robert E. Hebert, County Judge

THE STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2016 by Robert E. Hebert, County Judge of FORT BEND COUNTY,  
TEXAS, a body corporate and politic under the laws of the State of Texas, on behalf of  
said body corporate and politic.

(SEAL)

\_\_\_\_\_  
Notary Public in and for the State of Texas

After Recording Return to:  
Fort Bend County Engineering  
Attn: Bryan Norton  
301 Jackson Street  
Richmond, Texas 77469

**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**  
**10-FOOT WIDE RIGHT-OF-WAY TAKENING**  
**5,871 SQUARE FEET**  
**FORT BEND COUNTY, TEXAS**  
Revised February 26, 2016

All that certain 5,871 square foot (0.135 of one acre) parcel of land located in the Alexander Phillips Survey, Abstract Number 300, Fort Bend County, Texas, being out of and a part of Unrestricted Reserves "A" & "D", in Block 1, of PINE MILL RANCH COMMERCIAL RESERVES, a Subdivision as shown on the Plat thereof recorded in Plat Number \_\_\_\_\_ of the Fort Bend County Plat Records (F.B.C.P.R.), said 5,871 square feet also being out of and a part of a called 6.370 acre tract of land as described in a conveyance to KM Pine Mill, LP by a Special Warranty Deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) Number 2014007898, and being more particularly described by metes and bounds as follows: (All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204)

**BEGINNING** at a 3/4-inch iron pipe in the east right-of-way (R.O.W.) line of State Farm to Market Road 1463 (100-foot wide) as dedicated by instruments recorded in Volume 275, Page 538 and Volume 275, Pg. 534, both of the Fort Bend County Deed Records (F.B.C.D.R.) at the northwest corner of Restricted Reserve "C", in Block 3, of CINCO RANCH SOUTHWEST SEC. 62, a Subdivision as shown on the Plat thereof recorded in Plat Number 20120065 of the Fort Bend County Plat Records (F.B.C.P.R.) for the southwest corner of said Unrestricted Reserve "D" and the herein described parcel;

**THENCE**, North 01° 55' 39" West, along the east R.O.W. line of said State Farm to Market Road 1463, a distance of 556.20 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the south end of a return marking the intersection of the southerly R.O.W line of Pine Mill Ranch Drive (width varies) as dedicated by instrument recorded in Plat Number 20130118 of the F.B.C.P.R. with the east R.O.W. line of said State Farm to Market Road 1463 and being the point of curvature of a curve to the right at the lower northwest corner of said Unrestricted Reserve "A" for the northwest corner of the herein described parcel;

**THENCE**, northeasterly, along said return, a distance of 39.27 feet along the arc of said curve to the right having a radius of 25.00 feet through a central angle of 90° 00' 00" and a chord that bears North 43° 04' 21" East, a distance of 35.36 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the north end of said return in the southerly R.O.W line of said Pine Mill Ranch Drive at the upper northwest corner of said Unrestricted Reserve "A" for the point of tangency of said curve;

**THENCE**, North 88° 04' 21" East, along said southerly R.O.W. line, a distance of 15.00 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set at the beginning of a curve to the left for the northeast corner of the herein described parcel;

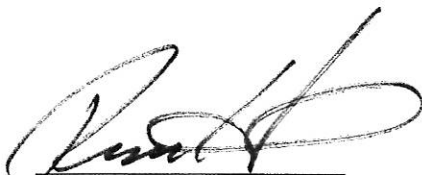
**THENCE**, southwesterly, a distance of 47.12 feet along the arc of said curve to the left having a radius of 30.00 feet through a central angle of 90° 00' 00" and a chord that bears South 43° 04' 21" West, a distance of 42.43 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of tangency of said curve;

**THENCE**, South 01° 55' 39" East, a distance of 551.15 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set in the north line of said Restricted Reserve "C" and being in the south line of said Unrestricted Reserve "D" for the southeast corner of the herein described parcel;

**Exhibit "A"**  
**10-Foot Wide Right-of-Way Taking**  
**5,871 Square Feet**  
Revised February 26, 2016

**THENCE**, South 87° 46' 50" West, along the north line of said Restricted Reserve "C" and along the south line of said Unrestricted Reserve "D", a distance of 10.00 feet to the **POINT OF BEGINNING** and containing a computed area of 5,871 square feet (0.135 of one acre) of land.

This description is based on a survey made on the ground of the subject property and is issued in conjunction with an exhibit map entitled EXHIBIT "A", (Page 3 of 3 Pages) prepared by BENCHMARK ENGINEERING CORPORATION, Job Number 13080.



Ronald G. Harrison, R.P.L.S.  
Texas Registration Number 5342  
TBPLS Firm Registration Number 10009000





*[Handwritten Signature]*

(S) DENOTES SET 5/8" I.R. WITH CAP STAMPED "BENCHMARKENGR"  
 (F) DENOTES FOUND 5/8" I.R. WITH CAP STAMPED "BENCHMARKENGR"

(\* ) 25-FOOT BUILDING LINE IS HEREBY DEDICATED ALONG WITH THE WIDENING OF FM 1463

P.O.B.  
3/4" I.P.

F.M. 1463  
(100' WIDE)  
(VOL. 275, PG. 538 & VOL. 275, PG. 534, FBCDR)

N 01°55'59" W 556.20'

S 01°55'53" E 551.51' (\* ) 25' B.L.

14' Utility Esm't. with 8' Aerial Esm'ts.  
F.B.C.C.F. No.'s. 2006039393 & 2006117419

Unrestricted Reserve "D"  
0.835 of one Acre  
36,373 Square Feet

Unrestricted Reserve "A"  
3.054 Acres  
133,050 Square Feet

PINE MILL RANCH COMMERCIAL RESERVES  
Plat No. F.B.C.P.R.

RESERVE 'C'  
BLOCK 3  
CINCO RANCH SOUTHWEST  
SECT. 62  
PLAT NO. 20120065, FBCPR

PINE MILL RANCH DRIVE  
(WIDTH VARIES)  
(PLAT NO. 20130118, FBCPR)

R=500.00'  
L=86.71'  
Δ=09°56'11"  
CHB=N83°06'15"E  
CHD=86.60'

R=500.00'  
L=86.71'  
Δ=09°56'11"  
CHB=N83°06'15"E  
CHD=86.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N 43°04'21" E	35.36'
C2	47.12'	30.00'	90°00'00"	S 43°04'21" W	42.43'

LINE	BEARING	DISTANCE
L1	N 88°04'21" E	15.00'
L2	S 87°46'50" W	10.00'

EXHIBIT "A"  
(Page 3 of 3 Pages)

Benchmark Engineering Corporation  
Consulting Engineers - Planners - Surveyors

2401 Fountainview Suite 500  
Houston, Texas 77057 U.S.A. (713)266-9930  
Scale: 1"=100' Rev. Date: 02/26/16 Job No. 13080

L:\13080 - 6.3 A - FM 1463 @ BML\SURVEY\ESTABLISH\13080 - 0.135 Acres - ROW.Txdwg.dwg 2/26/2016 11:47:07 AM \\bencad3\C9559B

**EXHIBIT "B"**  
**METES AND BOUNDS DESCRIPTION**  
**15-FOOT WIDE LANDSCAPE & ACCESS EASEMENT**  
**8,543 SQUARE FEET**  
**FORT BEND COUNTY, TEXAS**  
Revised February 26, 2016

All that certain 8,543 square foot (0.196 of one acre) parcel of land located in the Alexander Phillips Survey, Abstract Number 300, Fort Bend County, Texas, being out of and a part of Unrestricted Reserves "A" & "D", in Block 1, of PINE MILL RANCH COMMERCIAL RESERVES, a Subdivision as shown on the Plat thereof recorded in Plat Number \_\_\_\_\_ of the Fort Bend County Plat Records (F.B.C.P.R.), said 8,543 square feet also being out of and a part of a called 6.370 acre tract of land as described in a conveyance to KM Pine Mill, LP by a Special Warranty Deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) Number 2014007898, and being more particularly described by metes and bounds as follows: (All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204)

**COMMENCING FOR REFERENCE** at a 3/4-inch iron pipe in the east right-of-way (R.O.W.) line of State Farm to Market Road 1463 (100-foot wide) as dedicated by instruments recorded in Volume 275, Page 538 and Volume 275, Pg. 534, both of the Fort Bend County Deed Records (F.B.C.D.R.) at the northwest corner of Restricted Reserve "C", in Block 3, of CINCO RANCH SOUTHWEST SEC. 62, a Subdivision as shown on the Plat thereof recorded in Plat Number 20120065 of the Fort Bend County Plat Records (F.B.C.P.R.), at the southwest corner of said Unrestricted Reserve "D";

**THENCE**, North 87° 46' 50" East, along the north line of said Restricted Reserve "C" and along the south line of said 6.370 acre tract, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the **POINT OF BEGINNING** and being the southwest corner of the herein described parcel;

**THENCE**, North 01° 55' 39" West, a distance of 551.15 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set at the point of curvature of a curve to the right for the northwest corner of the herein described parcel;

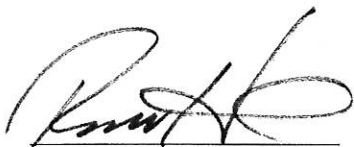
**THENCE**, northeasterly, a distance of 31.42 feet along the arc of said curve to the right having a radius of 30.00 feet through a central angle of 60° 00' 00" and a chord that bears North 28° 04' 21" East, a distance of 30.00 feet to the northeast corner of the herein described parcel;

**THENCE**, South 01° 55' 39" East, a distance of 577.05 feet to a point in the north line of said Restricted Reserve "C" and being in the south line of said Unrestricted Reserve "D" for the southeast corner of the herein described parcel;

**Exhibit "B"**  
**15-Foot Wide Landscape & Access Easement**  
**8,543 Square Feet**  
Revised February 26, 2016

**THENCE**, South 87° 46' 50" West, along the north line of said Restricted Reserve "C" and along the south line of said Unrestricted Reserve "D", a distance of 15.00 feet to the **POINT OF BEGINNING** and containing a computed area of 8,543 square feet (0.196 of one acre) of land.

This description is based on a survey made on the ground of the subject property and is issued in conjunction with an exhibit map entitled EXHIBIT "A", (Page 3 of 3 Pages) prepared by BENCHMARK ENGINEERING CORPORATION, Job Number 13080.



Ronald G. Harrison, R.P.L.S.  
Texas Registration Number 5342  
TBPLS Firm Registration Number 10009000





*Ronald G. Harrison*

(S) DENOTES SET 5/8" I.R. WITH CAP STAMPED "BENCHMARKGR"  
 (F) DENOTES FOUND 5/8" I.R. WITH CAP STAMPED "BENCHMARKGR"

**F.M. 1463**  
**(100' WIDE)**  
**(VOL. 275, PG. 538 & VOL. 275, PG. 534, FBCDR)**

N 01°55'39" W — 555.15'  
 S 01°55'39" E — 577.05'

**15' Landscape and Access Esmt.**  
**8,543 Square Feet**  
**0.196 Acres**

Unrestricted Reserve "A"  
 3.054 Acres  
 133,050 Square Feet

1

PINE MILL RANCH  
 COMMERCIAL RESERVES  
 Plat No.  
 F.B.C.P.R.

Unrestricted Reserve "D"  
 0.835 of one Acre  
 36,373 Square Feet

RESERVE 'C'  
 BLOCK 3  
 CINCO RANCH SOUTHWEST  
 SECT. 62  
 PLAT NO. 20120065, FBCPR

10' R.O.W. TAKING

P.O.C.  
 3/4" I.P.

P.O.B.  
 (S)

R=500.00'  
 L=86.71'  
 Δ=09°56'11"  
 CHB=N83°06'15"E  
 CHD=86.60'

R=500.00'  
 L=86.71'  
 Δ=09°56'11"  
 CHB=N83°06'15"E  
 CHD=86.60'

N88°04'21"E  
 94.89'

N88°04'21"E  
 62.71'

5' W.L.E.  
 F.B.C.C.F. No. 2011074789

14' Utility Esmt. with  
 8' Aerial Esmt's.  
 F.B.C.C.F. No.'s 2006039393 & 2006117419

60' Transcontinental Gas Pipe Line Corp. Esmt.  
 Vol. 273, Pg. 342, F.B.C.D.R.  
 Vol. 407, Pg. 169, F.B.C.D.R.

S02°13'10"E  
 100.10'

S87°46'50"W

319.03'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	30.00'	60°00'00"	N 28°04'21" E	30.00'
C2	39.27'	25.00'	90°00'00"	N 43°04'21" E	35.36'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 87°46'50" E	10.00'
L2	S 87°46'50" W	15.00'

**EXHIBIT "B"**  
**(Page 3 of 3 Pages)**



**Benchmark Engineering Corporation**  
 Consulting Engineers — Planners — Surveyors

2401 Fountainview Suite 500  
 Houston, Texas 77057 U.S.A. (713)266-9930  
 Scale: 1"=100' Rev. Date: 02/26/16 Job No. 13080