

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.

PUBLIC ROAD RIGHT-OF-WAY DEDICATION

(Humphrey Way – 0.7555 acres)

STATE OF TEXAS

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§

COUNTY OF FORT BEND

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ADMIRAL TLC, LLC., a Texas limited liability corporation, whose address is 9727 Mula Rd., Stafford, TX 77477 ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, DEDICATED, and CONVEYED and does GRANT, BARGAIN, DEDICATE AND CONVEY to the **COUNTY OF FORT BEND, TEXAS**, a body politic organized under the laws of the State of Texas whose address is 301 Jackson Street, Richmond, Texas 77469 ("Grantee"), the real property in Fort Bend County, Texas, fully described in Exhibit "A" and depicted on Exhibit "B" attached hereto (the "Right-of-Way Tract") for the following purposes:

- (a) the right to survey, construct, maintain, operate, repair, replace and reconstruct a road over the Right-of-Way Tract and appurtenant facilities and improvements;
- (b) the right to bring in or dispose of soil from the Right-of-Way Tract; and
- (c) the right to bring upon the Right-of-Way Tract all machinery and equipment necessary to efficiently prosecute the work.

TO HAVE AND TO HOLD the Right-of-Way Tract, together with all and singular the rights, privileges and appurtenances to it in any way belonging to Grantee, its successors, and its assigns forever, subject to any and all matters affecting the Right-of-Way Tract of record in the Office of the County Clerk of Fort Bend County, Texas.

And Grantor binds itself, its successors, and its assigns to **WARRANT AND FOREVER DEFEND** all and singular the title to the Right-of-Way Tract to Grantee, its successors and its assigns against any person lawfully claiming or to claim the same or any part of it, by, through or under Grantor, but not otherwise.

If current ad valorem taxes on the Right-of-Way Tract have not been prorated at the time of execution and delivery of this dedication instrument, Grantor and Grantee shall be responsible for the payment of their respective shares thereof based on the period of ownership.

[SIGNATURE PAGES TO FOLLOW]

EXECUTED this 23 day of April, 2016.

GRANTOR:

ADMIRAL TLC, LLC., a Texas limited liability corporation

By: [Signature]

Bouche Mickey, President

THE STATE OF TEXAS

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COUNTY OF FORT BEND

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Before me on this day, personally appeared Bouche Mickey, proved to me to be the President whose name is subscribed to the foregoing instrument and acknowledged to me that the instrument was the act of Admiral TLC, LLC, a Texas limited liability corporation, and that he/she executed the instrument as the act of said corporation for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

Given under my hand and seal of office this 23rd day of April, 2016.

[Signature]
Notary Public in and for the State of Texas

(NOTARY SEAL)



AGREED AND ACCEPTED as of the _____ day of _____, 2016.

GRANTEE:

FORT BEND COUNTY, TEXAS,

a body politic organized under the laws of the State
of Texas

By: _____
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____,
2016, by Robert E. Hebert, County Judge of Fort Bend County, Texas, a body politic
organized under the laws of the State of Texas, for and on behalf of such body politic.

Notary Public in and for the State of Texas

(NOTARY SEAL)

After recording return to:
Fort Bend County- Humphrey Way
c/o Johnson Petrov LLP
2929 Allen Parkway, Suite 3150
Houston, Texas 77019
Attention: Martye Kendrick

Attachments:
Exhibit "A"- Legal Description of the Right-of-Way Tract
Exhibit "B"- Survey of the Right-of-Way Tract

Exhibit "A"
Legal Description of the Right-of-Way Tract

EXHIBIT

TRACT 5: A

A TRACT OR PARCEL CONTAINING 0.7555 ACRES (32,911 SQ. FT.) OF LAND, SITUATED IN THE ISAAC MCGARY LEAGUE, ABSTRACT NO. 58, FORT BEND COUNTY, TEXAS, SAID 0.7555 ACRE TRACT BEING OUT OF AND A PORTION OF A CALLED 11.5 ACRES, CONVEYED TO VERSIE MAE WILSON, AS DESCRIBED IN A DEED RECORDED IN VOLUME 441, PAGE 595 OF THE DEED RECORDS OF FORT BEND COUNTY (F.B.C.D.R.), TEXAS, SAID 0.7555 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; ALL BEARINGS ARE BASED ON TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD88:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR RUN ROAD (WIDTH VARIES) AND THE WEST RIGHT-OF-WAY LINE OF WEST END TAVENER ROAD (60 FEET IN WIDTH);

THENCE, SOUTH 32 DEGREES 43 MINUTES 51 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID TAYLOR RUN ROAD, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WEST END TAVENER ROAD, A DISTANCE OF 1244.72 FEET TO A 5/8 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF A CALLED 20.00 ACRE TRACT CONVEYED TO SNR PROPERTIES AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2010058116;

THENCE, SOUTH 57 DEGREES 16 MINUTES 09 SECONDS WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID WEST END TAVENER ROAD, ALONG THE NORTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 812.76 FEET TO A POINT IN THE EAST LINE OF A CALLED 26.922 ACRE TRACT CONVEYED TO FADI AHMED AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2007077000;

THENCE, SOUTH 32 DEGREES 43 DEGREES MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 26.922 ACRES TRACT, A DISTANCE OF 522.25 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID 26.922 ACRE TRACT;

THENCE, SOUTH 57 DEGREES 49 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 26.922 ACRES TRACT, AT A DISTANCE OF 1658.72 FEET TO AN AXLE FOUND MARKING THE SOUTHWEST CORNER OF SAID CALLED 26.922 AND THE SOUTHEAST CORNER OF A CALLED 25.75 ACRES CONVEYED TO KATIE MURRAY AS DESCRIBED IN A DEED RECORDED IN VOLUME 203, PAGE 340, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), AT 2061.78 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF A CALLED 24.993 ACRES TRACT CONVEYED TO ROBERT ALLEN JOHNSON AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2006037776 AND THE NORTHEAST CORNER A CALLED 11.20 ACRE TRACT CONVEYED TO BEAR CREEK US HOLDINGS AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2012019338 AND CONTINUING IN ALL A TOTAL DISTANCE OF 2747.39 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID CALLED 11.20 ACRE TRACT AND THE NORTHEAST CORNER OF CALLED 5.57 ACRE TRACT CONVEYED TO DETTEGE ARQUINA K. ESTATE AS DESCRIBED IN A DEED RECORDED F.B.C.C.F. NO. 2009008428;

THENCE, SOUTH 32 DEGREES 10 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 5.57 ACRE TRACT AND THE WEST LINE OF SAID CALLED 11.20 ACRE TRACT, A DISTANCE OF 437.35 FEET TO A 5/8 INCH IRON ROD SET MARKING THE


SOUTHEAST CORNER OF A CALLED 11.6 ACRE TRACT CONVEYED TO GLORIA SOLOMON AS DESCRIBED IN A DEED RECORDED IN VOLUME 441, PAGE 595, F.B.C.D.R. AND THE NORTHEAST CORNER OF AFORESAID 11.5 ACRE TRACT AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEGREES 10 MINUTES 06 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID CALLED 11.20 ACRE TRACT AND THE EAST LINE OF SAID CALLED 11.5 ACRE TRACT, A DISTANCE OF 274.27 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTH LINE OF A CALLED 13 ACRE TRACT CONVEYED TO FORT BEND COUNTY AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2012090044 MARKING THE SOUTHWEST CORNER OF SAID CALLED 11.20 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEGREES 49 MINUTES 54 SECONDS WEST, ALONG THE COMMON LINE OF SAID CALLED 11.5 ACRE TRACT AND CALLED 13 ACRE TRACT, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A POINT MARKING THE NORTHWEST CORNER OF SAID 13 ACRES TRACT BEARS SOUTH 57 DEGREES 47 MINUTES 16 SECONDS WEST, 109.24 FEET;

THENCE, NORTH 32 DEGREES 10 MINUTES 06 SECONDS WEST, THROUGH AND ACROSS SAID CALLED 11.5 ACRE TRACT, A DISTANCE OF 274.27 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON NORTH LINE OF SAID CALLED 11.5 ACRE TRACT AND THE SOUTH LINE OF AFORESAID CALLED 11.6 ACRE TRACT MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEGREES 49 MINUTES 54 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 120.00 FEET TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT AND CONTAINING 0.7555 ACRES OR 32,912 SQUARE FEET OF LAND.


05/04/15
GEORG R. LARDIZABAL, RPLS 6051
GGC SURVEY, PLLC, FIRM NO. 10146000
TEL. 832-729-7256
4419 ZIMMERLY COURT
SUGAR LAND, TX 77479

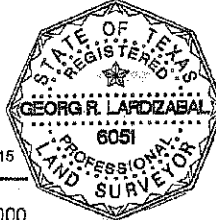
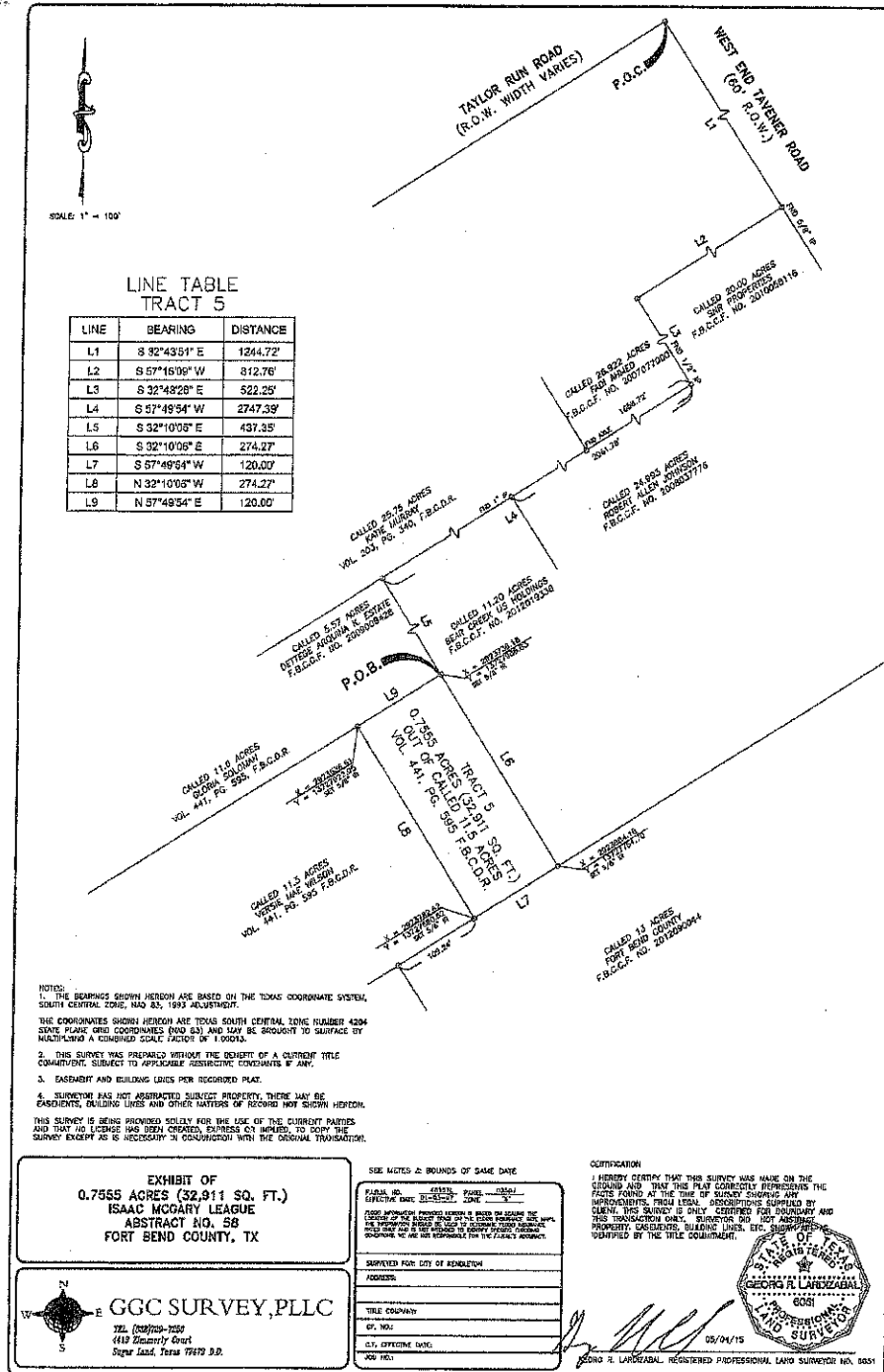


Exhibit "B" Survey of the Right-of-Way Tract



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2016-11463

Date Filed:
02/09/2016

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Admiral TLC, LLC
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Fort Bend County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.

133757
Real Property

| 4 | Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) | |
|---|--------------------------|--|---------------------------------------|--------------|
| | | | Controlling | Intermediary |
| | Mickey, Bouche | Houston, TX United States | X | |
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5 Check only if there is NO Interested Party. ☐

6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



Renee Mick
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said *Authorized Agent of contracting business entity*, this the *9th* day of *February*, 20*16*, to certify which, witness my hand and seal of office.

Martye Kendrick
Signature of officer administering oath

Martye Kendrick
Printed name of officer administering oath

Notary
Title of officer administering oath