

**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**

(First Street – 0.0241 acres)

STATE OF TEXAS

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COUNTY OF FORT BEND

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**VERMA DEAN MAXWELL**, an individual, whose address is P.O. Box 176, Kendleton, TX 77451 ("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.

EXECUTED this 25<sup>th</sup> day of October, 2016.

**GRANTOR:**

**VERMA DEAN MAXWELL**, an individual

x By: Verma Dean Maxwell  
Verma Dean Maxwell

THE STATE OF TEXAS

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COUNTY OF FORT BEND

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Before me on this day, personally appeared **VERMA DEAN MAXWELL**, an individual, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the instrument 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 25<sup>th</sup> day of October, 2016.

Shirley Hlavaty  
Notary Public in and for the State of Texas

(NOTARY SEAL)



AGREED AND ACCEPTED as of the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

**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 \_\_\_\_\_,  
20\_\_\_\_, 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- Kendleton First Street Acquisition  
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**

**PARCEL 19:**

**A TRACT OR PARCEL CONTAINING 0.0241 ACRES (1,051 SQ. FT.) OF LAND, SITUATED IN THE ISAAC MCGARY LEAGUE, ABSTRACT NO. 58, FORT BEND COUNTY, TEXAS, SAID 0.0241 ACRE TRACT BEING OUT OF AND A PORTION OF A CALLED 0.12 ACRE CONVEYED TO VERMA DEAN MAXWELL, AS DESCRIBED IN A DEED RECORDED IN FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 9569411, SAID 0.0241 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 A 5/8 INCH IRON ROD SET MARKING THE MOST WESTERLY END OF A CUTBACK LINE OF THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. 2919 (100 FEET IN WIDTH) AND THE NORTHWEST RIGHT-OF-WAY LINE OF BRAXTON ROAD (70 FEET IN WIDTH BASED ON TXDOT RIGHT-OF-WAY MAP), SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 2.000 ACRE TRACT CONVEYED TO THE CITY OF KENDLETON AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 9865229;**

**THENCE, NORTH 32 DEGREES 14 MINUTES 59 SECONDS EAST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 2919, A DISTANCE OF 12.82 FEET TO A 5/8 INCH IRON PIPE SET MARKING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;**

**THENCE, CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 2919 IN A NORTHWESTERLY DIRECTION OF A CURVE TO THE LEFT, A DISTANCE OF 349.63 FEET HAVING A RADIUS OF 2914.93 FEET, SUBTENDING A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 20 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 48 MINUTES 43 SECONDS WEST, 349.42 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF SAID CALLED 2.000 ACRE TRACT;**

**THENCE, NORTH 53 DEGREES 42 MINUTES 31 SECONDS EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 2919, THROUGH AND ACROSS A CALLED 56 ACRE TRACT CONVEYED TO ERNEST TROY PETITT, ETAL AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 9533684, A DISTANCE OF 1078.01 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING TO A TANGENT CURVE TO THE LEFT;**

**THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT AND CONTINUING THROUGH AND ACROSS SAID CALLED 56 ACRE TRACT, A DISTANCE OF 222.17 FEET HAVING A RADIUS OF 1235.00 FEET, SUBTENDING A CENTRAL ANGLE OF 10 DEGREES 18 MINUTES 26 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 33 MINUTES 17 SECONDS EAST, 221.87 FEET TO A 5/8 INCH IRON ROD SET MARKING THE END OF SAID CURVE AND FOR A POINT OF TANGENCY;**

**THENCE, NORTH 43 DEGREES 24 MINUTES 04 SECONDS EAST, CONTINUING THROUGH AND ACROSS SAID CALLED 56 ACRE TRACT, A DISTANCE OF 129.39 FEET TO A 5/8 INCH IRON PIPE SET MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;**

**THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT CONTINUING THROUGH AND ACROSS SAID CALLED 56 ACRE TRACT, AT 70.94 FEET HAVING A RADIUS OF 1235.00 FEET PASSING THE SOUTHWESTERLY LINE OF A CALLED 1.85 ACRE TRACT CONVEYED TO CARLYLE KING AS CALLED IN FORT BEND COUNTY APPRAISAL DISTRICT ACCOUNT NO. (F.B.C.A.D.) 0058-02-590-0000-908, AND CONTINUING THROUGH AND ACROSS SAID CALLED 1.85 ACRE TRACT FOR A TOTAL DISTANCE OF 225.95 FEET AND SUBTENDING A CENTRAL ANGLE OF 11 DEGREES 06 MINUTES 46 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 57 MINUTES 27 SECONDS EAST, 225.60 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;**

**THENCE**, NORTH 54 DEGREES 30 MINUTES 50 SECONDS EAST, CONTINUING THROUGH AND ACROSS SAID CALLED 1.85 ACRE TRACT, A DISTANCE OF 33.26 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

**THENCE**, NORTH 35 DEGREES 07 MINUTES 29 SECONDS WEST, CONTINUING THROUGH AND ACROSS SAID CALLED 1.85 ACRE TRACT, A DISTANCE OF 2.50 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

**THENCE**, NORTH 54 DEGREES 30 MINUTES 50 SECONDS EAST, CONTINUING THROUGH AND ACROSS SAID CALLED 1.85 ACRE TRACT, AT 433.56 FEET PASSING THE NORTHEASTERLY LINE OF SAID CALLED 1.85 ACRE TRACT AND CONTINUING IN ALL A TOTAL DISTANCE OF 524.46 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF AFORESAID VERMA DEAN MAXWELL TRACT FOR CORNER;


**THENCE**, NORTH 34 DEGREES 31 MINUTES 44 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID VERMA DEAN MAXWELL TRACT, A DISTANCE OF 15.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL;

**THENCE**, NORTH 34 DEGREES 31 MINUTES 44 SECONDS WEST, CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID VERMA DEAN MAXWELL TRACT, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD SET SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET FOR THE WEST CORNER OF THE HEREIN DESCRIBED PARCEL;

**THENCE**, NORTH 54 DEGREES 30 MINUTES 50 SECONDS EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET, A DISTANCE OF 105.14 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CRAWFORD STREET, SAME BEING THE COMMON NORTH CORNER OF SAID VERMA DEAN MAXWELL TRACT AND OF THE HEREIN DESCRIBED PARCEL;

**THENCE**, SOUTH 34 DEGREES 25 MINUTES 36 SECONDS EAST, DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET AND ALONG THE SOUTHWESTERLY LINE OF SAID CRAWFORD STREET, SAME BEING THE NORTHEASTERLY LINE OF SAID VERMA DEAN MAXWELL TRACT, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 54 DEGREES 34 MINUTES 50 SECONDS WEST, DEPARTING THE SOUTHWESTERLY LINE OF SAID CRAWFORD STREET AND RUNNING PARALLEL WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET, A DISTANCE OF 105.13 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.00241 ACRES OR 1,051 SQUARE FEET OF LAND.

  
01/15/16  
GEORG R. LARDIZABAL, RPLS 6051  
GGC SURVEY, PLLC, FIRM NO. 10146000  
TEL. 832-729-7256  
4419 ZIMMERLY COURT  
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