

**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 – 0.0057 acres)

STATE OF TEXAS

§

§

COUNTY OF FORT BEND

§

**ROY AYCOCK**, an individual, whose address is 3732 South Walden Way, Aurora, Colorado 80013 ("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 2 day of November, 2016.

**GRANTOR:**

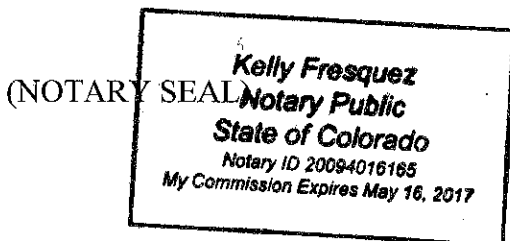
**ROY AYCOCK**, an individual

By: [Signature]  
Roy Aycock

THE STATE OF Colorado §  
COUNTY OF Arapahoe §  
§

Before me on this day, personally appeared **ROY AYCOCK**, 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 2 day of November, 2016.



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

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 7:**

**A TRACT OR PARCEL CONTAINING 0.0057 ACRES (250 SQ. FT.) OF LAND, SITUATED IN THE ISAAC MCGARY LEAGUE, ABSTRACT NO. 58, FORT BEND COUNTY, TEXAS, SAID 0.0057 ACRE TRACT BEING OUT OF AND A PORTION OF A CERTAIN 50 FEET BY 100 FEET TRACT OF LAND CONVEYED TO MILTON P. AYCOCK AS DESCRIBED IN A DEED RECORDED IN VOLUME 236, PAGE 319, OF THE DEED RECORDS OF FORT BEND COUNTY (F.B.C.D.R.), TEXAS, SAID 0.0057 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. 9533884, 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, 225.80 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 1.85 ACRE TRACT, AT 25.25 FEET PASSING THE NORTHERLY LINE OF SAID CALLED 1.85 ACRE TRACT AND THE SOUTH CORNER OF THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 1ST STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAWSON STREET, SAME BEING THE SOUTHEAST CORNER OF A 0.1470 ACRE TRACT OF LAND CONVEYED TO JOHN L. JONES AS CALLED IN F.B.C.A.D. NO. 0058-03-100-0000-908, A CONTINUING IN ALL A TOTAL DISTANCE OF 47.50 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAWSON STREET AND THE PROJECTORY NORTHERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET;


**THENCE**, NORTH 54 DEGREES 30 MINUTES 50 SECONDS EAST, THROUGH AND ACROSS SAID LAWSON STREET, AT 14.86 FEET PASSING A 5/8 INCH IRON ROD SET ON THE NORTH CORNER OF SAID INTERSECTION FOR THE SOUTH CORNER OF A CALLED 0.18 ACRE TRACT CONVEYED TO JOHN L. JONES AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2012078590, AND CONTINUING A TOTAL DISTANCE OF 64.93 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF AFORESAID MILTON P. AYCOCK TRACT AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL;

**THENCE**, NORTH 35 DEGREES 29 MINUTES 10 SECONDS WEST, DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET AND ALONG THE COMMON LINE OF SAID JOHN L. JONES TRACT AND MILTON P. AYCOCK TRACT, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED PARCEL;

**THENCE**, NORTH 54 DEGREES 30 MINUTES 50 SECONDS WEST, THROUGH AND ACROSS SAID MILTON P. AYCOCK TRACT AND RUNNING PARALLEL WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEASTERLY LINE OF SAID MILTON P. AYCOCK TRACT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED PARCEL;

**THENCE**, SOUTH 35 DEGREES 29 MINUTES 10 SECONDS EAST, ALONG NORTHEASTERLY LINE OF SAID MILTON P. AYCOCK TRACT, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET FOR THE COMMON EAST CORNER OF MILTON P. AYCOCK TRACT AND OF THE HEREIN DESCRIBED PARCEL;

**THENCE**, SOUTH 54 DEGREES 30 MINUTES 50 SECONDS WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0057 ACRES OR 250 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  
SUGAR LAND, TX 77479



**SCALE: 1" = 10'**

**PARCEL 7 CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2814.92	0°52'22"	343.82	N 35°42'42" W	343.42
C2	1255.00	10°18'22"	222.17	N 48°33'17" E	221.87
C3	1165.00	11°38'42"	225.92	N 48°57'27" E	225.62

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 32°14'59" W	12.82
L2	N 53°42'31" E	1078.01
L3	N 43°24'04" E	126.39
L4	N 54°30'50" E	33.28
L5	N 35°17'29" W	47.50
L6	N 54°30'50" E	64.52
L7	N 35°29'10" W	5.07
L8	N 54°30'50" E	50.07
L9	S 35°29'10" E	5.07
L10	S 54°30'50" W	50.07

**PARCEL 7**  
0.0057 AC./250 SQ. FT.  
OUT OF 50' X 100'  
MILTON P. AYCOCK  
VOL. 236, PG. 319, F.B.C.D.R.

**1ST STREET**  
**NORTHERLY RIGHT-OF-WAY**  
**(BASED ON EXISTING CONCRETE ROAD)**

**REMAINDER OF**  
**CALLED 1.85 ACRES**  
**CARLYLE KING**  
**0058-02-590-0000-908**

**ISAAC MCGARY LEAGUE**  
**ABSTRACT NO. 58**

**BRAXTON ROAD**  
**(70' R.O.W.)**  
**TxDOT RIGHT-OF-WAY MAP**

**CERTIFICATION**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOR THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, EASEMENTS, DESCRIPTIONS SUPPLIED BY CLIENT, THIS SURVEY IS NOT TO BE USED FOR BOUNDARY AND THIS TRANSACTION ONLY. THE SURVEYOR HAS NO ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.

**NOTES:**  
1. BEARINGS BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204.  
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.  
3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.  
4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

**THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.**

**GEORG R. LARDIZABAL**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

**GGC SURVEY PLLC**  
Firm number: 10140000  
4410 Rimmerly Court, Sugar Land, Texas 77479  
Tel. (282) 724-7256 ggcsurvey@gmail.com  
www.ggcsurvey.com

**BOUNDARY SURVEY OF**  
**0.0057 ACRES (250 SQ. FT.)**  
**ISAAC MCGARY LEAGUE**  
**ABSTRACT NO. 58**  
**FORT BEND COUNTY, TX**

**F.I.R.M. NO.** 481570 **PANEL** 0495L  
**EFFECTIVE DATE** 04-02-14 **ZONE** "A"

**FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO VERIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.**

**SURVEYED FOR:**  
**ADDRESS:**  
**TITLE COMPANY:**  
**G.F. NO.:**  
**G.F. EFFECTIVE DATE:**  
**JOB NO.:**