

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.

**DEDICATION DEED**

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND	§	

THAT, **The Texas Mexican Railway Company** ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has DEDICATED, and by these presents does GRANT, GIVE AND DEDICATE unto **Fort Bend County, Texas** ("Grantee"), a body corporate and politic under the laws of the State of Texas and unto its successors, and assigns, forever, for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), a certain tract of land, containing **7.833 acres**, more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property"); provided, that the public use of said Property shall be effective only upon recording of a plat in the Official Public Records of Fort Bend County, Texas designating such public use. The dedication and right of use granted herein shall terminate upon the expiration of three hundred sixty-five (365) consecutive calendar days after the date the Property is no longer used as a public street or road, or immediately upon an official action taken by the Grantee to publicly abandon the property as a public street or road.

This Dedication Deed and the dedication hereinabove set forth is made for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any) , and for no other use or purpose whatsoever, and is executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

This dedication is made subject to the reservation hereby made by Grantor, for the benefit of Grantor, its successors and assigns, of non-exclusive rights of ingress and egress across the Property.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever without express or implied warranty of any kind. All warranties that might arise by common law, as well as the warranties in Section 5.023 of the Texas Property Code (or its successor), are excluded. Grantor makes no warranty, express or implied, as to the Property dedicated hereby whatsoever. Grantor shall not be responsible or liable for any costs or expenses of any kind or nature incurred by Grantee or its successors or assigns associated with the Property including, without limitation, the construction of improvements thereon or for the benefit thereof or in respect to access to, or ingress or egress over, the Property.

If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED this the 20 day of June, 2022.

**GRANTOR:**

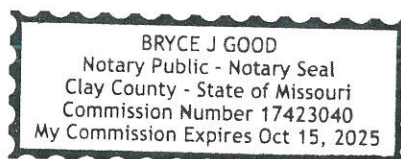
The Texas Mexican Railway Company

By: Ginger Adamiak  
Name: Ginger Adamiak  
Title: Vice President Sales & Marketing

THE STATE OF MISSOURI      §  
   §  
COUNTY OF JACKSON      §

This instrument was acknowledged before me on this 20<sup>th</sup> day of June, 2022 by Ginger Adamiak, Vice President Sales & Marketing of The Texas Mexican Railway Company, on behalf of said company.

(NOTARY SEAL)



Bryce J Good  
Notary Public, State of Missouri

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**GRANTEE:**

Fort Bend County, Texas

\_\_\_\_\_  
KP George, County Judge

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

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2022 by KP George, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

Attachments:

Exhibit A - Legal Description of the Property

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

# EXHIBIT A

**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**  
**7.833 ACRES (341,196 SQ. FT.) IN THE**  
**ISAAC McGARY LEAGUE, A-58,**  
**FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 7.833 acres (341,196 square feet) in the Isaac McGary League, Abstract No. 58, in Fort Bend County, Texas, and being partly out of that certain tract called 819.9040 acres conveyed to The Texas Mexican Railway Company, described in Fort Bend County Clerk's File No. 2005152654, partly out of that certain tract called 27.583 acres conveyed to The Texas Mexican Railway Company, described in Fort Bend County Clerk's File No. 2006025735, and partly out of that certain tract called 38.17 acres conveyed to the Trans Mexican Railway Company, described in Fort Bend County Clerk's File No. 2006125444, said 7.833 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to Texas Coordinate System, South Central Zone, NAD '83, 1991 adjustment):

**COMMENCING** (N=13,730,228.40; E=2,928,062.84) at a 5/8-inch iron rod found for the easterly corner of that certain tract called 15.765 acres conveyed to FE Guzman, recorded in Fort Bend County Clerk's File No. 2005079463, being on a northwesterly line of said 819.9040 acre tract at its intersection with the southwesterly margin of West End Tavenner Road right-of-way (no recorded dedication found) as adopted for maintenance by Fort Bend County on February 3, 1986, evidenced in Vol. 30, Pg. 586, of the Minutes of Commissioners' Court of Fort Bend County, from which a 5/8-inch iron rod found for an interior corner of said 819.9040 acre tract in the center of West Tavenner Road bears N57°36'18"E, 35.00 feet;

**THENCE** South 32°42'12" East, along the southwesterly margin of said West End Tavenner Road right-of-way, crossing said 819.9040 acre tract, a distance of 734.92 feet to a 5/8-inch Tejas capped iron rod set for the **POINT OF BEGINNING** (N=13,729,609.98; E=2,928,459.91) and most northerly corner of the herein described 7.833 acre parcel in the proposed northwesterly right-of-way line of Braxton Lane;

**THENCE** continuing South 32°42'12" East, along the southwesterly margin of said West End Tavenner Road right-of-way, crossing said 819.9040 acre tract, a distance of 152.59 feet to a 5/8-inch Tejas capped iron rod set for most easterly corner of the herein described parcel, in the proposed southeasterly right-of-way line of Braxton Lane;

**THENCE** along the proposed southeasterly right-of-way line of said Braxton Lane, crossing said 819.9040 acre tract, said 38.17 acre tract, and said 27.583 acre tract, the following seven courses and distances:

North  $83^{\circ}25'39''$  West, a distance of 58.12 feet to a 5/8-inch Tejas capped iron rod set for a cut-back corner;

South  $53^{\circ}52'52''$  West, a distance of 1,166.32 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a southwesterly direction, a distance of 617.84 feet following the arc of a curve to the left, having a radius of 810.11 feet and a central angle of  $43^{\circ}41'49''$  ( $Ch=S32^{\circ}01'58''W$ , 602.97') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South  $10^{\circ}11'03''$  West, a distance of 728.63 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a southwesterly direction, a distance of 679.26 feet following the arc of a curve to the right, having a radius of 890.11 feet and a central angle of  $43^{\circ}43'24''$  ( $Ch=S32^{\circ}02'45''W$ , 662.90') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South  $53^{\circ}54'28''$  West, a distance of 991.27 feet to a 5/8-inch Tejas capped iron rod set for a cut-back corner;

South  $08^{\circ}54'28''$  West, a distance of 18.38 feet to a 5/8-inch Tejas capped iron rod set for an intersect with the proposed northeasterly right-of-way line of Humphrey Way (120 feet wide), for the most southerly corner of the herein described parcel;

THENCE North  $36^{\circ}05'32''$  West along the proposed northeast right-of-way line of said Humphrey Way, crossing said 27.583 acre tract, a distance of 105.99 feet to a 5/8-inch Tejas capped iron rod set for an intersect with the proposed northwesterly right-of-way line of said Braxton Lane;

THENCE along the proposed northwesterly right-of-way line of said Braxton Lane, crossing said 27.583 acre tract, said 38.17 acre tract, and said 819.9040 acre tract, the following seven courses and distances:

South  $81^{\circ}05'32''$  East, a distance of 18.38 feet to a 5/8-inch Tejas capped iron rod set for a cut-back corner;

North  $53^{\circ}54'28''$  East, a distance of 991.27 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a northeasterly direction, a distance of 618.21 feet following the arc of a curve to the left, having a radius of 810.11 feet and a central angle of  $43^{\circ}43'24''$  ( $Ch=N32^{\circ}02'45''E$ ,

Fort Bend County  
Braxton Lane

December 2, 2020  
KCS Parcel

603.32') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North  $10^{\circ}11'03''$  East, a distance of 728.63 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

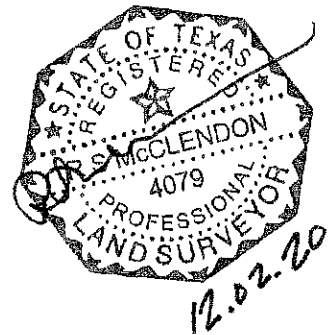
In a northeasterly direction, a distance of 678.85 feet following the arc of a curve to the right, having a radius of 890.11 feet and a central angle of  $43^{\circ}41'49''$  (Ch= $N32^{\circ}01'58''$ E, 662.52') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

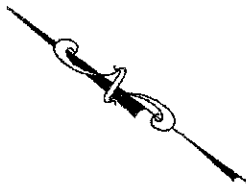
North  $53^{\circ}52'52''$  East, a distance of 1,177.32 feet to a 5/8-inch Tejas capped iron rod set for a cut-back corner;

North  $14^{\circ}59'47''$  East, a distance of 52.42 feet to the POINT OF BEGINNING and containing 7.833 acres (341,196 square feet) of land, more or less.

This metes and bounds description is accompanied by a Parcel Plat of even date herewith. All iron rods set with a Tejas cap are inscribed with "RPLS 4079". All distances and coordinates shown hereon are surface measurements in feet. To convert to grid, multiply by a combined scale factor = 0.9998700169.

TEJAS SURVEYING, INC.  
Firm No. 10031300  
Ph: 281 240-9099  
Job No. 44-2012-Braxton Lane





ISAAC McGARY LEAGUE, A-58

PINK TAYLOR RUN RD.

WEST END TAVENER RD

GABRIEL COLE 3/4 LEAGUE, A-19  
ISAAC McGARY LEAGUE, A-58

885.657 ACRES  
CALLED 885.657 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2006125444)  
(F.B.C.C. FILE NO. 2006025735)  
(F.B.C.C. FILE NO. 2006025735)

WEST END TAVENER RD  
P.O.C.  
P.O.B.

HUMPHREY WAY  
SPUR 58

BRAXTON LANE  
PROPOSED  
BRAXTON LANE

TEXAS MEXICAN RAILWAY CO. (100' RAILROAD R.O.W.)

DORIS ROAD

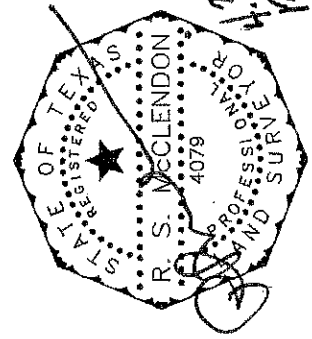
U.S. HIGHWAY 59 (WIDTH VARIES)



TRACT ACRES	
1	819.9040 AC
2	38.17 AC
3	27.583
TOTAL	885.657 AC

LEGEND

- IP - IRON PIPE
- IR - IRON ROD
- FND - FOUND
- R - PROPERTY LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL - VOLUME
- PG. - PAGE
- F.N. - FILE NUMBER
- F.B.C.C. - FORT BEND COUNTY CLERK
- D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY
- P.R.F.B.C. - PLAT RECORDS OF FORT BEND COUNTY
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY



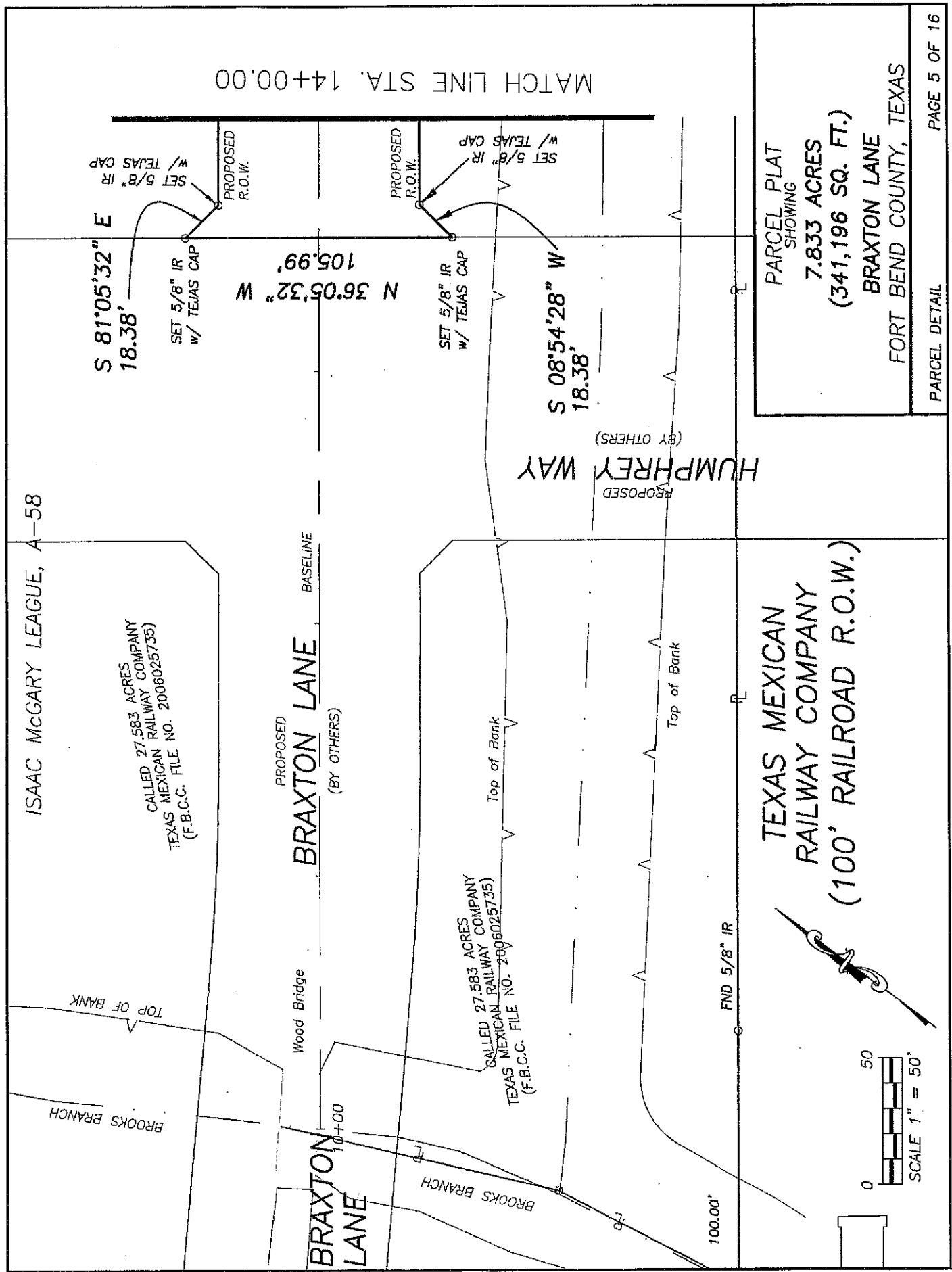
TEJAS SURVEYING, INC.  
FIRM NO. 10031300  
1810 FIRST OAKS ST., SUITE 220  
RICHMOND, TX 77406  
PH: 281 240-9099  
rsm@mrsurveyor.com

OWNER	
TEXAS MEXICAN RAILWAY COMPANY	

PARCEL PLAT SHOWING  
7.833 ACRES  
(341,196 SQ. FT.)  
BRAXTON LANE  
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP PAGE 4 OF 16





ISAAC MCGARY LEAGUE, A-58

BLANKET EASEMENT ACROSS RUDOLF BRAXTON, ET AL TRACT  
TO MAGNOLIA PETROLEUM COMPANY  
VOL. 198, PG. 251, F.B.C.D.R.

TEAS MEXICAN RAILWAY COMPANY  
CALLED 27.583 ACRES  
(F.B.C. FILE NO. 2006023735)

N 53°54'28" E 991.27'

PROPOSED R.O.W.

BASELINE

15+00

TEAS MEXICAN RAILWAY COMPANY  
CALLED 27.583 ACRES  
(F.B.C. FILE NO. 2006023735)

PROPOSED R.O.W.

S 53°54'28" W 991.27'

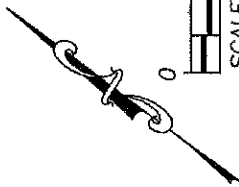
Top of Bank

Top of Bank

P

P

TEXAS MEXICAN  
RAILWAY COMPANY  
(100' RAILROAD R.O.W.)



MATCH LINE STA. 14+00.00

MATCH LINE STA. 18+00.00

PARCEL PLAT  
SHOWING

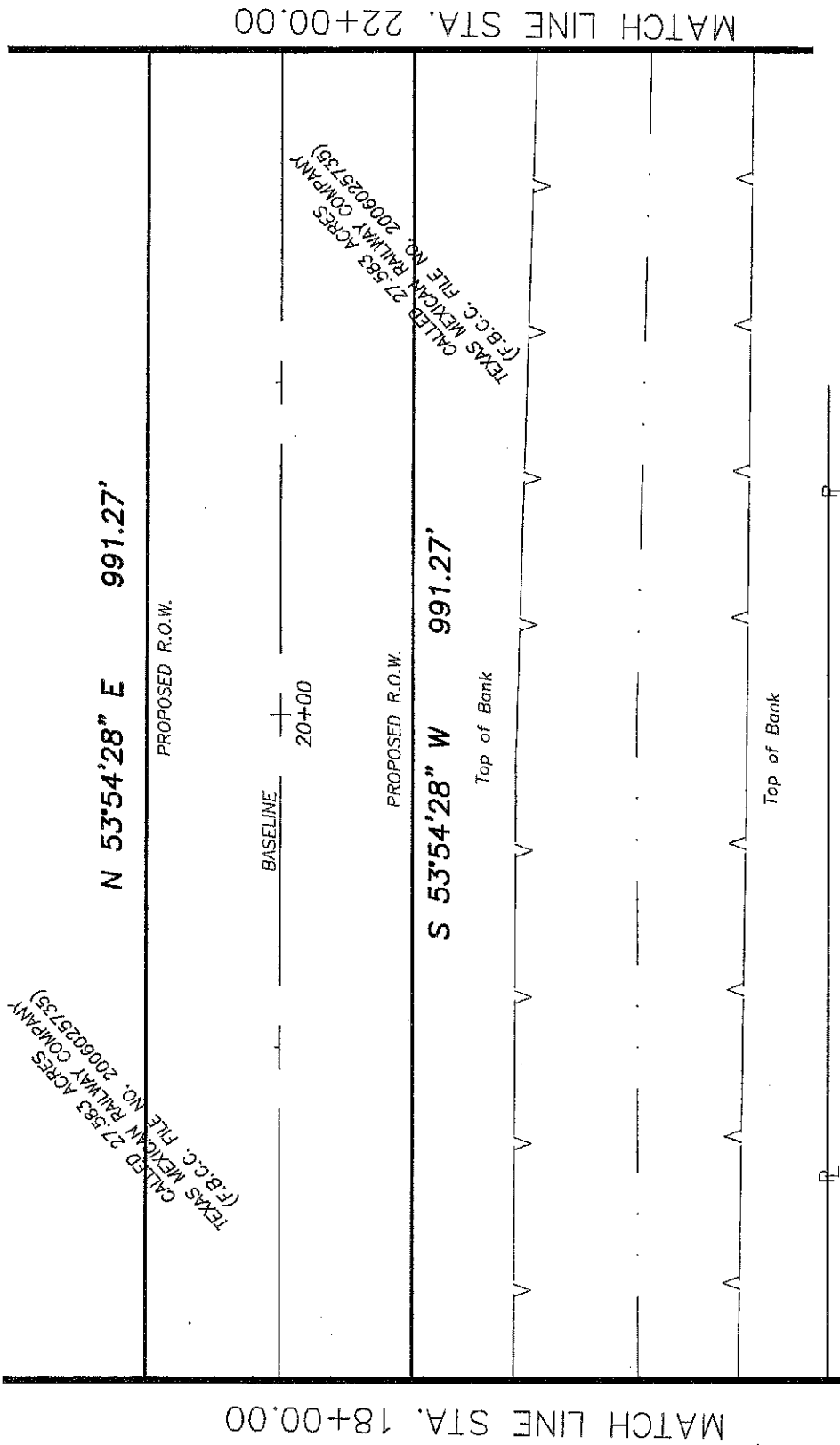
7.833 ACRES  
(341,196 SQ. FT.)

BRAXTON LANE  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 6 OF 16

ISAAC McGARY LEAGUE, A-58



TEXAS MEXICAN  
RAILWAY COMPANY  
(100' RAILROAD R.O.W.)

PARCEL PLAT  
SHOWING  
7.833 ACRES  
(341,196 SQ. FT.)  
BRAXTON LANE  
FORT BEND COUNTY, TEXAS



ISAAC MCGARY LEAGUE, A-58

MATCH LINE STA. 26+00.00

N 53°54'28" E  
991.27'

SET 5/8" IR  
w/ TEJAS CAP

PROPOSED R.O.W.  
CALLED 27,583 ACRES  
RAILWAY COMPANY  
TEXAS MEXICAN RAILWAY NO. 2008025735  
(F.B.C.C. FILE NO. 2008025735)

BASELINE

23+57.04PC

25+00

C2

PROPOSED R.O.W.  
CALLED 27,583 ACRES  
RAILWAY COMPANY  
TEXAS MEXICAN RAILWAY NO. 2008025735  
(F.B.C.C. FILE NO. 2008025735)

S 53°54'28" W  
991.27'

SET 5/8" IR  
w/ TEJAS CAP

Top of Bank

Top of Bank

MATCH LINE STA. 22+00.00

PARCEL PLAT  
SHOWING

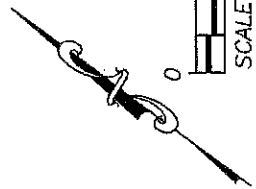
7.833 ACRES  
(341,196 SQ. FT.)

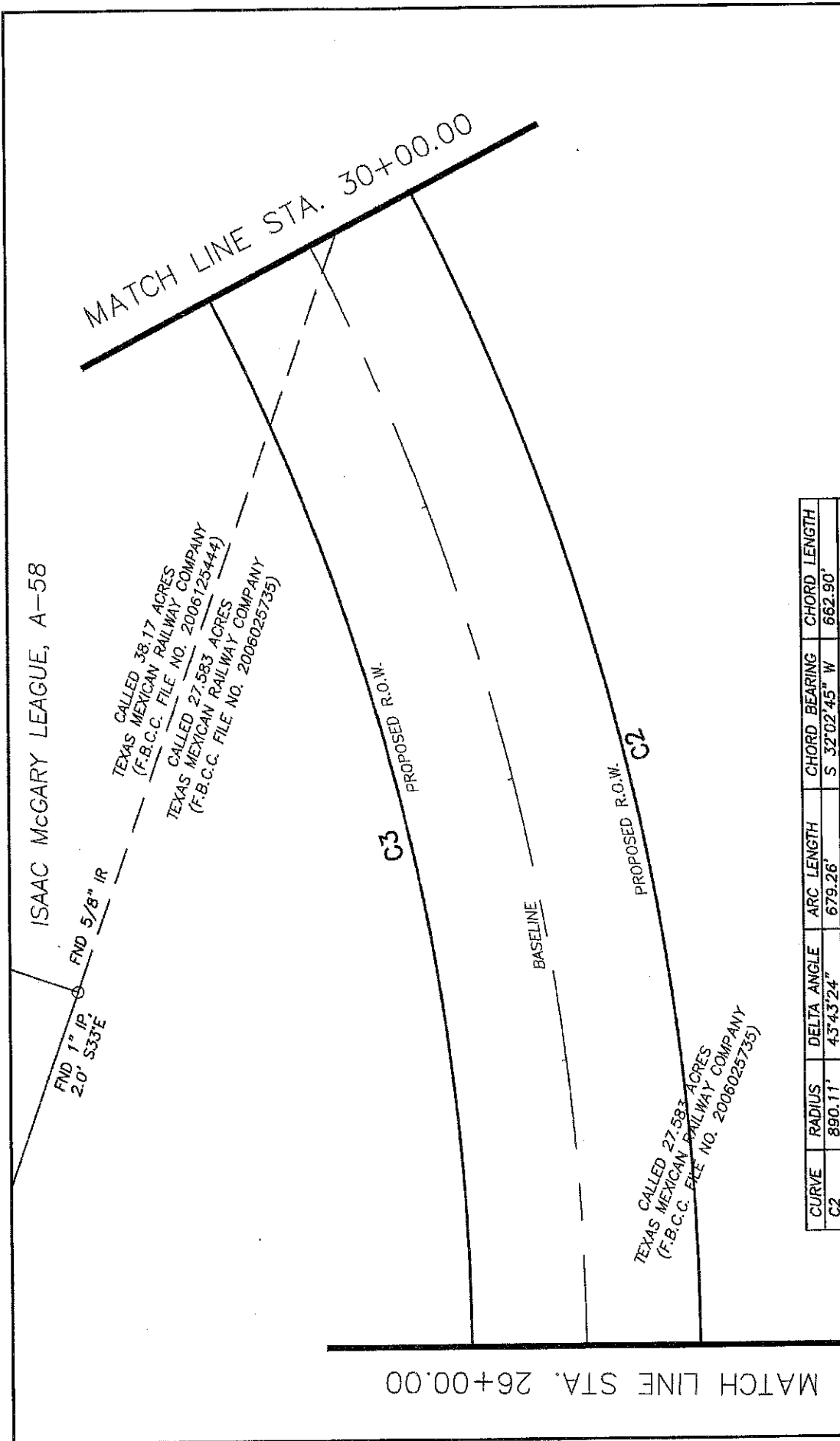
BRAXTON LANE  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 8 OF 16

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	890.11'	43°43'24"	679.26'	S 32°02'45" W	662.90'
C3	810.11'	43°43'24"	618.21'	N 32°02'45" E	603.32'

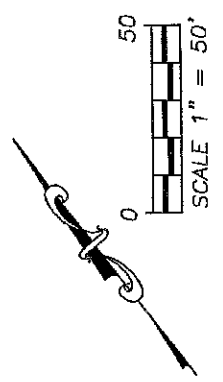




CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	890.11'	43°43'24"	679.26'	S 32°02'45" W	662.90'
C3	810.11'	43°43'24"	618.21'	N 32°02'45" E	603.32'

PARCEL PLAT  
 SHOWING  
 7.833 ACRES  
 (341,196 SQ. FT.)  
 BRAXTON LANE  
 FORT BEND COUNTY, TEXAS

PARCEL DETAIL  
 PAGE 9 OF 15



ISAAC MCGARY LEAGUE, A-58

RESIDUE OF CALLED 38.17 ACRES  
TRANS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2006125444)

SET 5/8" IR  
w/ TEXAS CAP

38.17 ACRES  
CALLED RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2006125444)

PROPOSED R.O.W.

N 10°11'03" E 728.63'

BASELINE

30+05.78PT

PROPOSED R.O.W.

S 10°11'03" W 728.63'

SET 5/8" IR  
w/ TEXAS CAP

38.17 ACRES  
CALLED RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2006125444)

TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2006125444)

MATCH LINE STA. 34+00.00

MATCH LINE STA. 30+00.00

PARCEL PLAT  
SHOWING

7.833 ACRES  
(341,196 SQ. FT.)

BRAXTON LANE  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

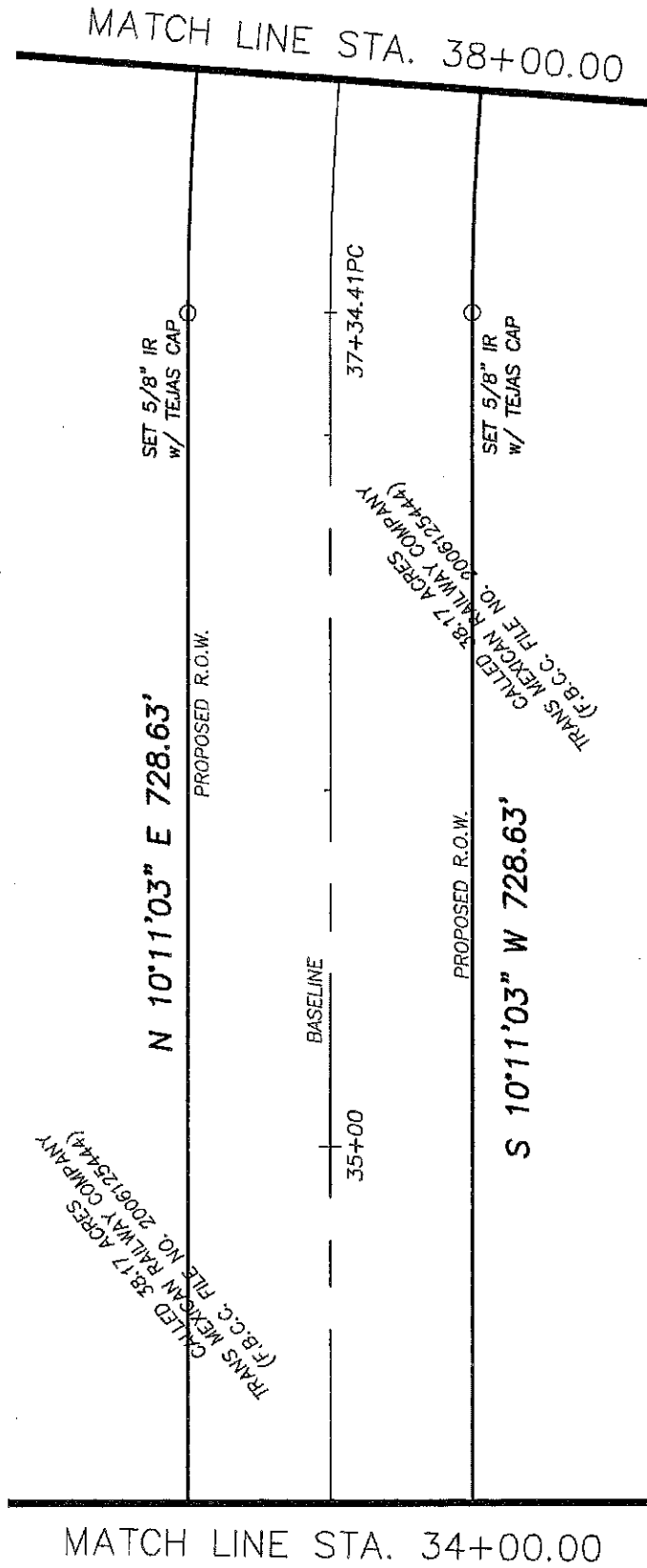
PAGE 10 OF 16

38.17 ACRES  
27.583 ACRES



0 50  
SCALE 1" = 50'

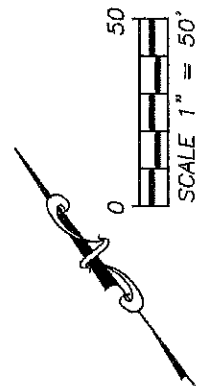
ISAAC MCGARY LEAGUE, A-58



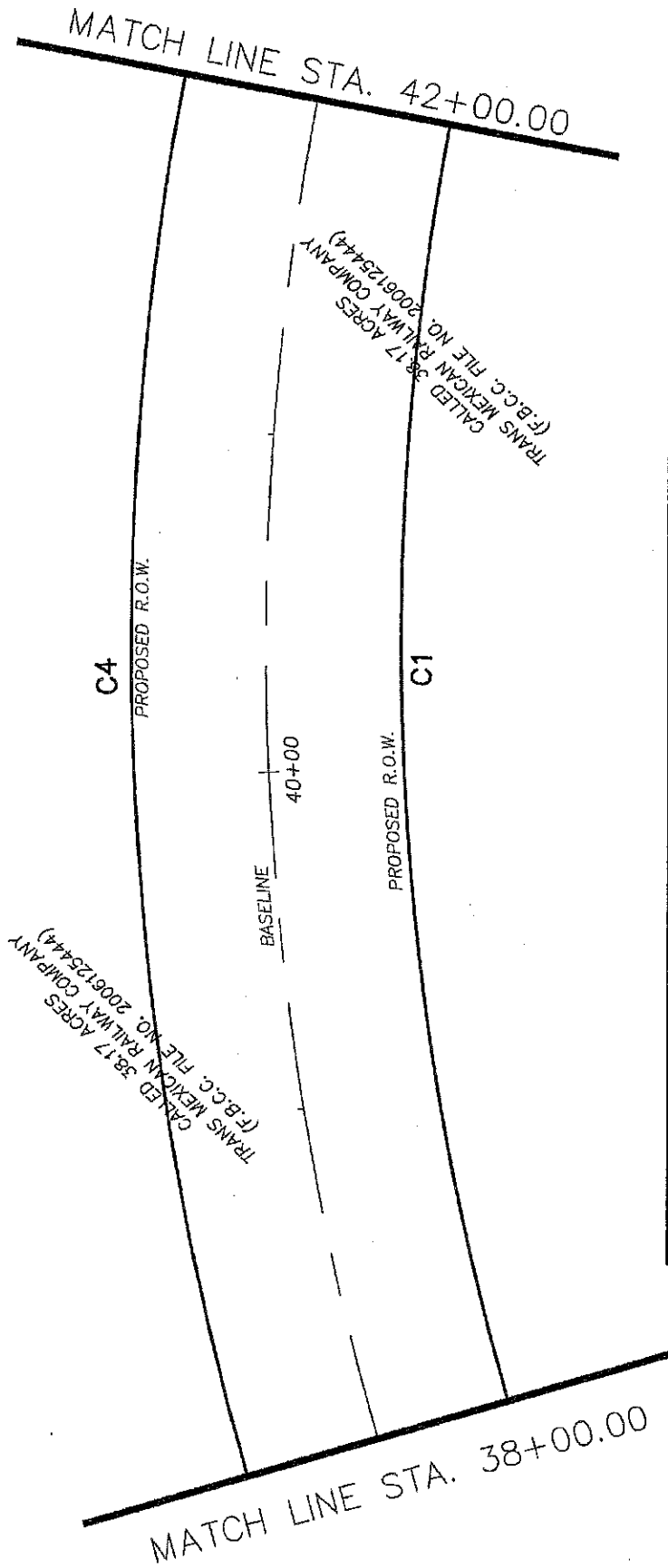
PARCEL PLAT  
SHOWING

7.833 ACRES  
(341,196 SQ. FT.)

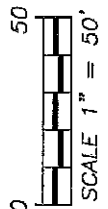
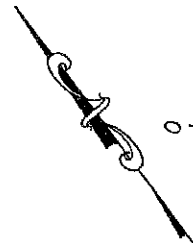
BRAXTON LANE  
FORT BEND COUNTY, TEXAS



ISAAC McGARY LEAGUE, A-58



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	810.11'	43°41'49"	617.84'	S 32°01'58" W	602.97'
C4	890.11'	43°41'49"	678.85'	N 32°01'58" E	662.52'



PARCEL PLAT  
SHOWING

7.833 ACRES  
(341,196 SQ. FT.)

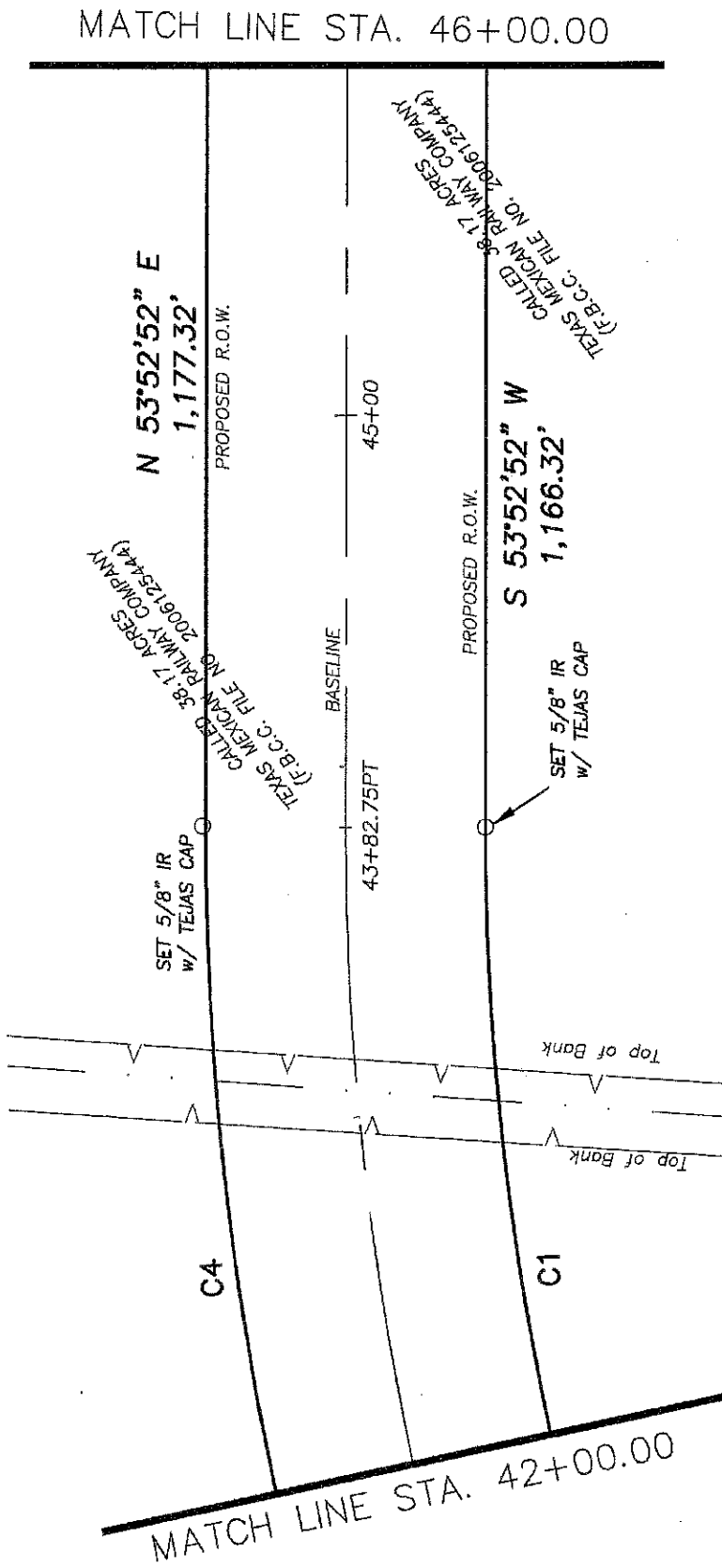
BRAXTON LANE  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

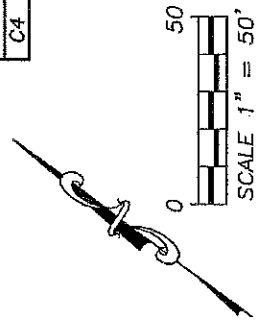
PAGE 12 OF 16



ISAAC McGARY LEAGUE, A-58



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	810.11'	43°41'49"	617.84'	S 32°01'58" W	602.97'
C4	890.11'	43°41'49"	678.85'	N 32°01'58" E	662.32'



PARCEL PLAT  
SHOWING  
7.833 ACRES  
(341,196 SQ. FT.)  
BRAXTON LANE  
FORT BEND COUNTY, TEXAS

ISAAC McGARY LEAGUE, A-58

FND 5/8 IRC

MATCH LINE STA. 50+00.00

MATCH LINE STA. 46+00.00

N 53°52'52" E 1,177.32'

S 53°52'52" W 1,166.32'

BASELINE

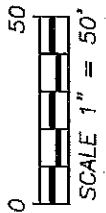
PROPOSED R.O.W.

PROPOSED R.O.W.

CALL 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(T.B.C. FILE NO. 2003-132654)

CALL 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(T.B.C. FILE NO. 2003-132654)

CALL 38.17 ACRES  
CALL 819.9040 ACRES



PARCEL PLAT  
SHOWING

7.833 ACRES  
(341,196 SQ. FT.)

BRAXTON LANE  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 14 OF 16

ISAAC MCGARY LEAGUE, A-58

DCP Midstream  
Pipeline Marker  
Ph 888-204-1781

Approximate Location  
16" Pipeline

MATCH LINE STA. 54+00.00

N 53°52'52" E 1,177.32'

PROPOSED R.O.W.

BASELINE

TEKAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152854)  
CALLED 819.9040 ACRES

S 53°52'52" W 1,166.32'

PROPOSED R.O.W.

MATCH LINE STA. 50+00.00

TEKAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152854)  
CALLED 819.9040 ACRES

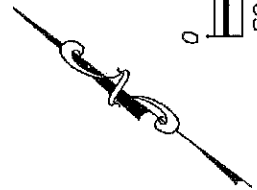
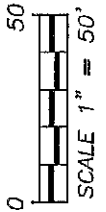
PARCEL PLAT  
SHOWING

7.833 ACRES  
(341,196 SQ. FT.)

BRAXTON LANE  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 15 OF 16



[illegible]

**BRAXTON LANE**  
FORT BEND COUNTY, TEXAS

PAGE 16 OF 16

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.

**DEDICATION DEED**

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND	§	

THAT, **The Texas Mexican Railway Company** ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has DEDICATED, and by these presents does GRANT, GIVE AND DEDICATE unto **Fort Bend County, Texas** ("Grantee"), a body corporate and politic under the laws of the State of Texas and unto its successors, and assigns, forever, for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), a certain tract of land, containing **15.90 acres**, more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property"); provided, that the public use of said Property shall be effective only upon recording of a plat in the Official Public Records of Fort Bend County, Texas designating such public use. The dedication and right of use granted herein shall terminate upon the expiration of three hundred sixty-five (365) consecutive calendar days after the date the Property is no longer used as a public street or road, or immediately upon an official action taken by the Grantee to publicly abandon the property as a public street or road.

This Dedication Deed and the dedication hereinabove set forth is made for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any) , and for no other use or purpose whatsoever, and is executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

This dedication is made subject to the reservation hereby made by Grantor, for the benefit of Grantor, its successors and assigns, of non-exclusive rights of ingress and egress across the Property.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever without express or implied warranty of any kind. All warranties that might arise by common law, as well as the warranties in Section 5.023 of the Texas Property Code (or its successor), are excluded. Grantor makes no warranty, express or implied, as to the Property conveyed hereby whatsoever. Grantor shall not be responsible or liable for any costs or expenses of any kind or nature incurred by Grantee or its successors or assigns associated with the Property including, without limitation, the construction of improvements thereon or for the benefit thereof or in respect to access to, or ingress or egress over, the Property.

If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED this the 20 day of June, 2022.

**GRANTOR:**

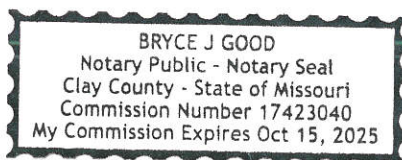
The Texas Mexican Railway Company

By: Ginger Adamiak  
Name: Ginger Adamiak  
Title: Vice President Sales & Marketing

THE STATE OF MISSOURI    §  
   §  
COUNTY OF JACKSON    §

This instrument was acknowledged before me on this 20<sup>th</sup> day of June, 2022 by Ginger Adamiak, Vice President Sales & Marketing of The Texas Mexican Railway Company, on behalf of said company.

(NOTARY SEAL)



Bryce J Good  
Notary Public, State of Missouri

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**GRANTEE:**

Fort Bend County, Texas

\_\_\_\_\_  
KP George, County Judge

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

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2022 by KP George, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

Attachments:

Exhibit A – Legal Description of the Property

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

# EXHIBIT A



**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**  
**15.90 ACRES (692,802 SQ. FT.) IN THE**  
**GABRIEL COLE 3/4 LEAGUE, A-19,**  
**FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 15.90 acres (692,802 square feet) in the Gabriel Cole 3/4 League, Abstract No. 19, in Fort Bend County, Texas, and being out of that certain tract called 819.9040 acres conveyed to The Texas Mexican Railway Company, described in Fort Bend County Clerk's File No. 2005152654, said 15.90 acre tract being partly out of Doris Road right-of-way, called 60 feet wide (no recorded dedication found), said 15.90 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to Texas Coordinate System, South Central Zone, NAD '83, 1991 adjustment):

**BEGINNING** (N=13,733,026.95; E=2,933,073.03) at a 5/8-inch Tejas capped iron rod found in the centerline of said Doris Road right-of-way and the northeasterly line of said 819.9040 acre tract for the southerly corner of that tract called 20.00 acre Tract 1 and the westerly corner of that certain tract called 20.00 acre Tract 2, both conveyed to Kieu Lan Nguyen, et al, recorded in Fort Bend County Clerk's File No. 2004138440, being also the northerly corner of that certain tract called 4.288 acres conveyed by Donation Deed to The Texas Transportation Commission for Doris Road right-of-way, recorded in Fort Bend County Clerk's File No. 2016083775, for the easterly corner of the herein described 15.90 acre parcel, from which a found TxDOT disk bears N47°E, 0.56 feet;

**THENCE** South 47°24'50" West along the northwest line of said 4.288 acre tract, crossing said 819.9040 acre tract, a distance of 178.25 feet (called 177.91 feet) to a 5/8-inch Tejas capped iron rod set for a westerly corner of said 4.288 acre tract and the southerly corner of the herein described parcel, being in the proposed southerly right-of-way line of said Doris Road;

**THENCE** along the proposed southerly right-of-way line of said Doris Road, crossing said 819.9040 acre tract, the following seven courses and distances:

In a northwesterly direction, a distance of 379.21 feet following the arc of a curve to the right, having a radius of 2,060.00 feet and a central angle of 10°32'50" (Ch=N37°19'33"W, 378.68') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North 32°03'08" West, a distance of 235.22 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a northwesterly direction, a distance of 249.82 feet following the arc of a curve to the left, having a radius of 1,940.00 feet and a central angle of  $07^{\circ}22'42''$  (Ch= $N35^{\circ}44'29''W$ , 249.65') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North  $39^{\circ}25'50''$  West, a distance of 1,609.97 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a westerly direction, a distance of 2,613.68 feet following the arc of a curve to the left, having a radius of 1940.00 feet and a central angle of  $77^{\circ}11'31''$  (Ch= $N78^{\circ}01'35''W$ , 2,420.44') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South  $63^{\circ}22'39''$  West, a distance of 264.95 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a westerly direction, a distance of 412.45 feet following the arc of a curve to the right, having a radius of 2060.00 feet and a central angle of  $11^{\circ}28'18''$  (Ch= $S69^{\circ}06'48''W$ , 411.76') to a 5/8-inch Tejas capped iron rod set at an intersect with the northwest line of said 819.9040 acre tract, being the southeast line of that certain tract called 146.5 acres conveyed to Christopher Albert Patterson and Brian William Patterson, described in Fort Bend County Clerk's File No. 1999034994, for the most westerly corner of the herein described parcel;

THENCE North  $58^{\circ}00'17''$  East along the northwest line of said 819.9040 acre tract and the southeast line of said 146.5 acre tract, a distance of 802.17 feet to 5/8-inch Tejas capped iron rod set in the proposed northerly right-of-way line of said Doris Road;

THENCE along the proposed northerly right-of-way line of said Doris Road, crossing said 819.9040 acre tract, the following two courses and distances:

In a northeasterly direction, a distance of 2,651.28 feet following the arc of a curve to the right, having a radius of 2060.00 feet and a central angle of  $73^{\circ}44'29''$  (Ch= $S76^{\circ}18'04''E$ , 2,472.04') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South  $39^{\circ}26'51''$  East, a distance of 935.62 feet to a 5/8-inch Tejas capped iron rod found for an interior corner of said 819.9040 acre tract in the centerline of the existing Doris Road right-of-way (called 60 feet wide);

THENCE South  $39^{\circ}26'15''$  East, along the northeast line of said 819.9040 acre tract, being the centerline of said Doris Road Right-of-way (no record dedication found), being also the line common to a called 58.16 acre tract described in Fort Bend County Clerk's File No.

Fort Bend County  
Doris Road

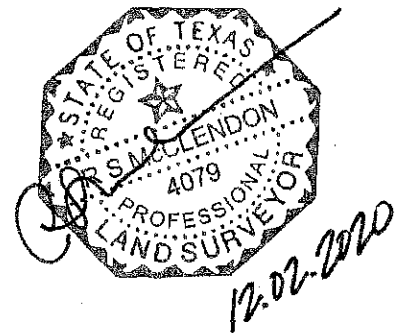
December 2, 2020  
KCS Parcel

2005034091, a called 70.51 acre tract described in Fort Bend County Clerk's File No. 2004145059, and a called 30.42 acre tract described in Fort Bend County Clerk's File No. 2004142582, in all a distance of 1,285.49 feet to a 5/8-inch Tejas capped iron rod found for an angle point, from which a found rail road spike bears S32°38'59"E, 3.94 feet;

THENCE South 38°48'07" East along the northeast line of said 819.9040 acre tract, in the center of Doris Road, being also the line common to that certain called 20.00 acre tract 1 described in Fort Bend County Clerk's File No. 2004138440, a distance of 239.88 feet to the POINT OF BEGINNING and containing 15.90 acres (692,802 square feet) of land, more or less.

This metes and bounds description is accompanied by a Parcel Plat of even date herewith. All iron rods set with a Tejas cap are inscribed with "RPLS 4079". All distances and coordinates shown hereon are surface measurements in feet. To convert to grid, multiply by a combined scale factor = 0.9998700169.

TEJAS SURVEYING, INC.  
Firm No. 10031300  
Ph: 281 240-9099  
Job No. 44-2012-Doris Road



M. McCORMICK SURVEY, A-57

PINK TAYLOR RUN

GABRIEL COLE 3/4 LEAGUE, A-19

ISAAC McGARY LEAGUE, A-58

- NOTES:
- 1 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE MEASUREMENT IN FEET. TO CONVERT TO GRID MULTIPLY BY A COMBINED SCALE FACTOR= 0.9998700169.
  - 2 THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith.
  - 3 THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE COMPANY, GF NO. TNB3377-20802643, DATED NOVEMBER 4, 2008.
  4. UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

### LEGEND

IP - IRON PIPE  
IR - IRON ROD  
FND - FOUND  
P - PROPERTY LINE  
P.O.C. - POINT OF COMMENCING  
P.O.B. - POINT OF BEGINNING  
VOL. - VOLUME  
PG. - PAGE  
F.N. - FILE NUMBER  
F.B.C.C. - FORT BEND COUNTY CLERK  
D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY  
P.R.F.B.C. - PLAT RECORDS OF FORT BEND COUNTY  
O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY

U.S. HIGHWAY 59 (WIDTH VARIES)

SPUR 58

DARST ROAD

TEXAS MEXICAN RAILWAY CO. (100' RAILROAD R.O.W.)

PROPOSED BRAXTON LANE

WEST TAVENER RD

GABRIEL COLE 3/4 LEAGUE, A-19  
ISAAC McGARY LEAGUE, A-58

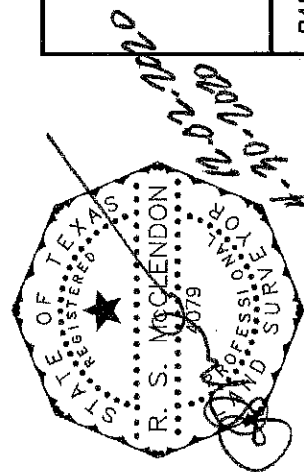
PROPOSED 20' DRAINAGE EASEMENT

PROPOSED DORIS ROAD

819.9040 ACRES  
CALLED 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2005152654)

P.O.B.

DORIS ROAD



PARCEL PLAT  
SHOWING

15.90 ACRES  
(692,802 SQ. FT.)

DORIS ROAD  
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

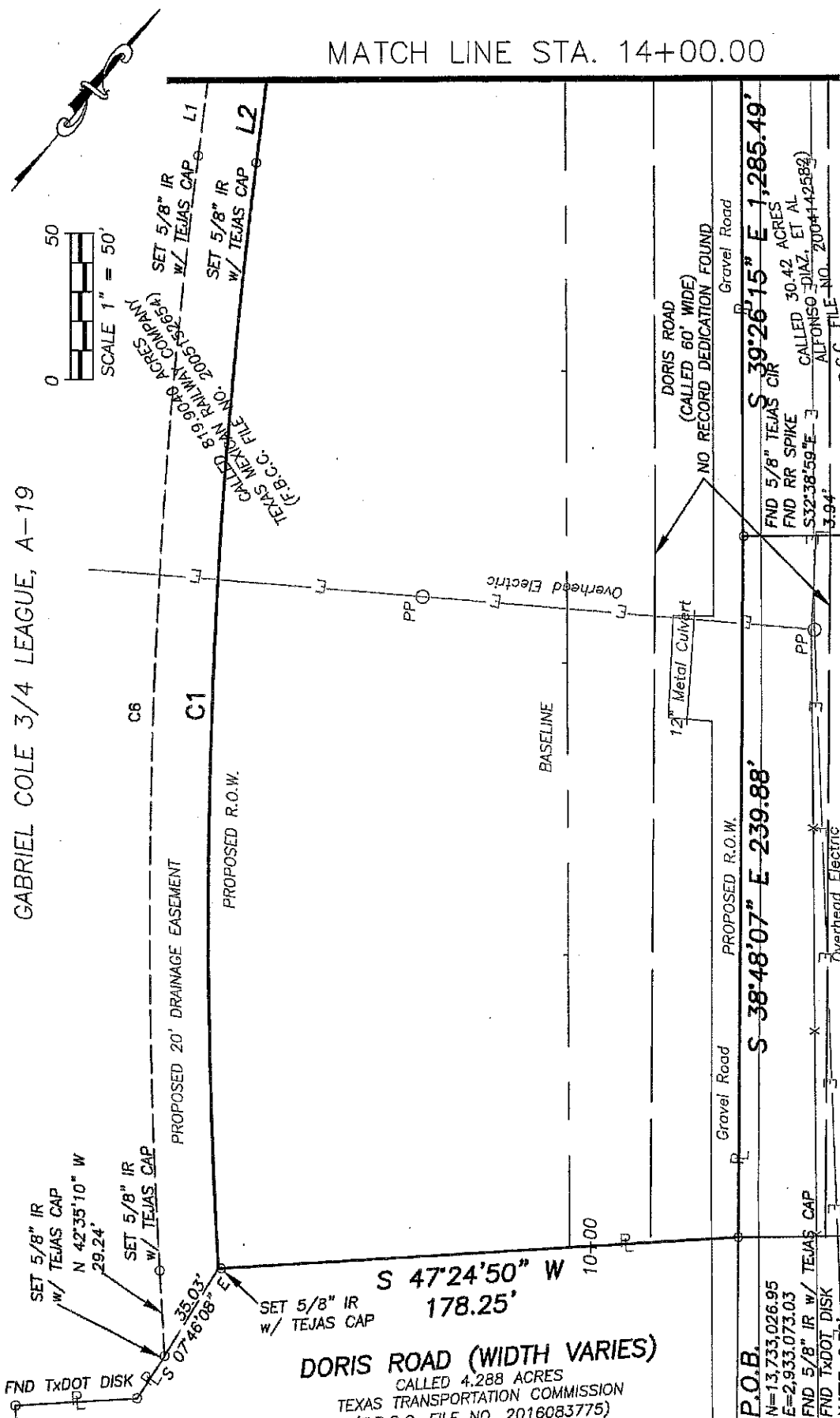
PAGE 4 OF 19

TEJAS SURVEYING, INC.

FIRM NO. 10031300  
1810 FIRST OAKS ST., SUITE 220  
RICHMOND, TX 77406  
PH: 281 240-9099  
rsm@mrssurveyor.com

OWNER

TEXAS MEXICAN  
RAILWAY COMPANY



MATCH LINE STA. 14+00.00

PARCEL PLAT  
SHOWING

15.90 ACRES  
(692,802 SQ. FT.)

DORIS ROAD  
FORT BEND COUNTY, TEXAS

### PARCEL DETAIL

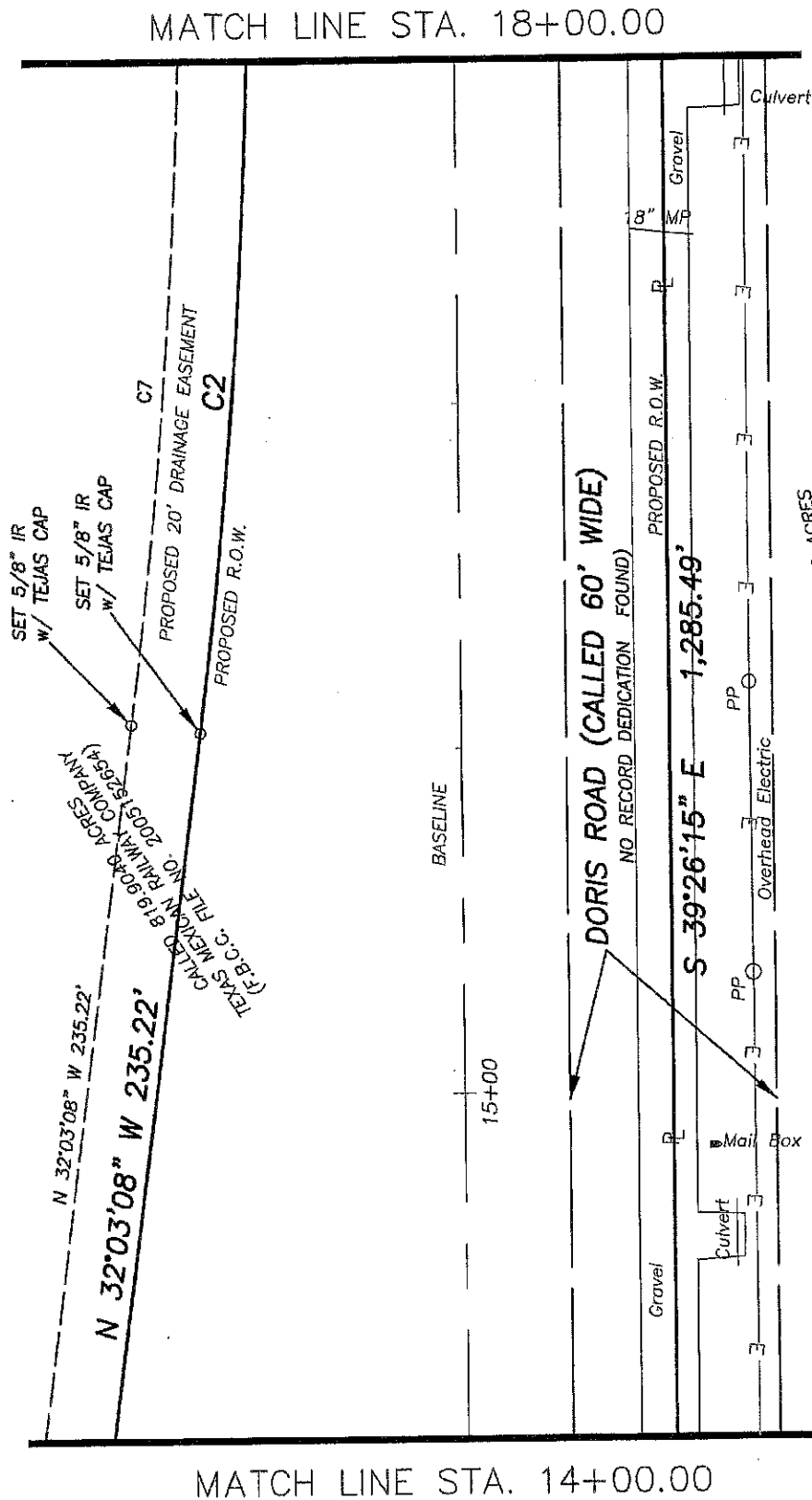
PAGE 5 OF 19

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060.00'	10°32'50"	379.21'	N 37°19'33" W	378.68'
C6	2080.00'	10°30'00"	382.41'	N 37°10'00" W	381.87'

LINE	BEARING	DISTANCE
L 1	N32°03'08"W	235.22'
L 2	N32°03'08"W	235.22'

CALLED 20.00 ACRES TRACT 1  
 CALLED 20.00 ACRES TRACT 1  
 KIEU LAN NGUYEN, ET AL  
 KIEU LAN NGUYEN, ET AL  
 FILE NO. 2016083775)  
 (F.B.C.C. FILE NO. 2016083775)

# GABRIEL COLE 3/4 LEAGUE, A-19



PARCEL PLAT  
SHOWING

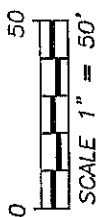
15.90 ACRES  
(692,802 SQ. FT.)

DORIS ROAD  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL PAGE 6 OF 19

30.42 ACRES  
CALLED 30.42 ACRES  
CALLED ALFONSO DIAZ, ET AL  
(F.B.C.C. FILE NO. 2004142582)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	1940.00'	07°22'42"	249.82'	N 35°44'29" W	249.65'
C7	1920.00'	07°22'42"	247.25'	S 35°44'29" E	247.08'



GABRIEL COLE 3/4 LEAGUE, A-19

CALLER 819,940 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 20051532654)

C7

N 39°25'50" W 1,609.97'

PROPOSED 20' DRAINAGE EASEMENT

N 39°25'50" W 1,609.97'

PROPOSED R.O.W.

BASELINE

20+00

DORIS ROAD (CALLED 60' WIDE)

NO RECORD DEDICATION FOUND

PROPOSED R.O.W.

S 39°26'15" E 1,285.49'

Gravel Road

Overhead Electric

PP

PP

MATCH LINE STA. 18+00.00

MATCH LINE STA. 22+00.00

70.51 ACRES  
CALLED 70.51 ACRES  
OGILVER P. SANDOVAL, ET UX  
(F.B.C.C. FILE NO. 2004145059)

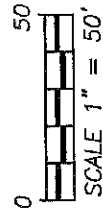
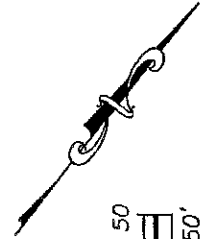
PARCEL PLAT  
SHOWING

15.90 ACRES  
(692,802 SQ. FT.)

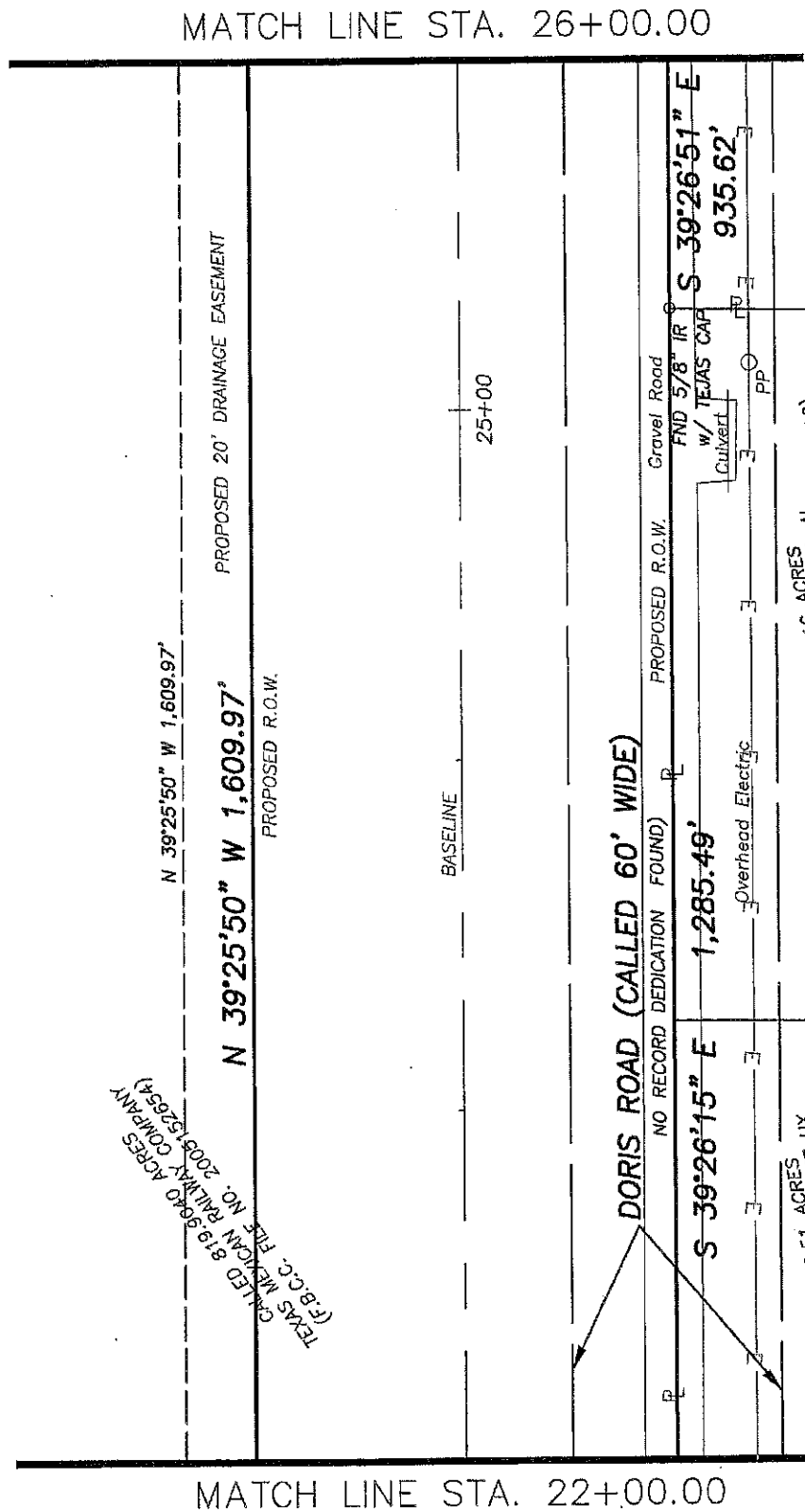
DORIS ROAD  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

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# GABRIEL COLE 3/4 LEAGUE, A-19



CALLER 819.9940 ACRES  
(F.B.C. FILE NO. 2003152954)  
TEXAS MEXICAN RAILWAY COMPANY

CALLER 70.51 ACRES  
OGILVER P. SANDOVAL, ET UX  
(F.B.C. FILE NO. 2004145059)

CALLER 58.16 ACRES  
JOSE MANLONGAT, JR, ET. AL.  
(F.B.C. FILE NO. 2005034091 AND 2013088916)

PARCEL PLAT  
SHOWING

15.90 ACRES  
(692,802 SQ. FT.)

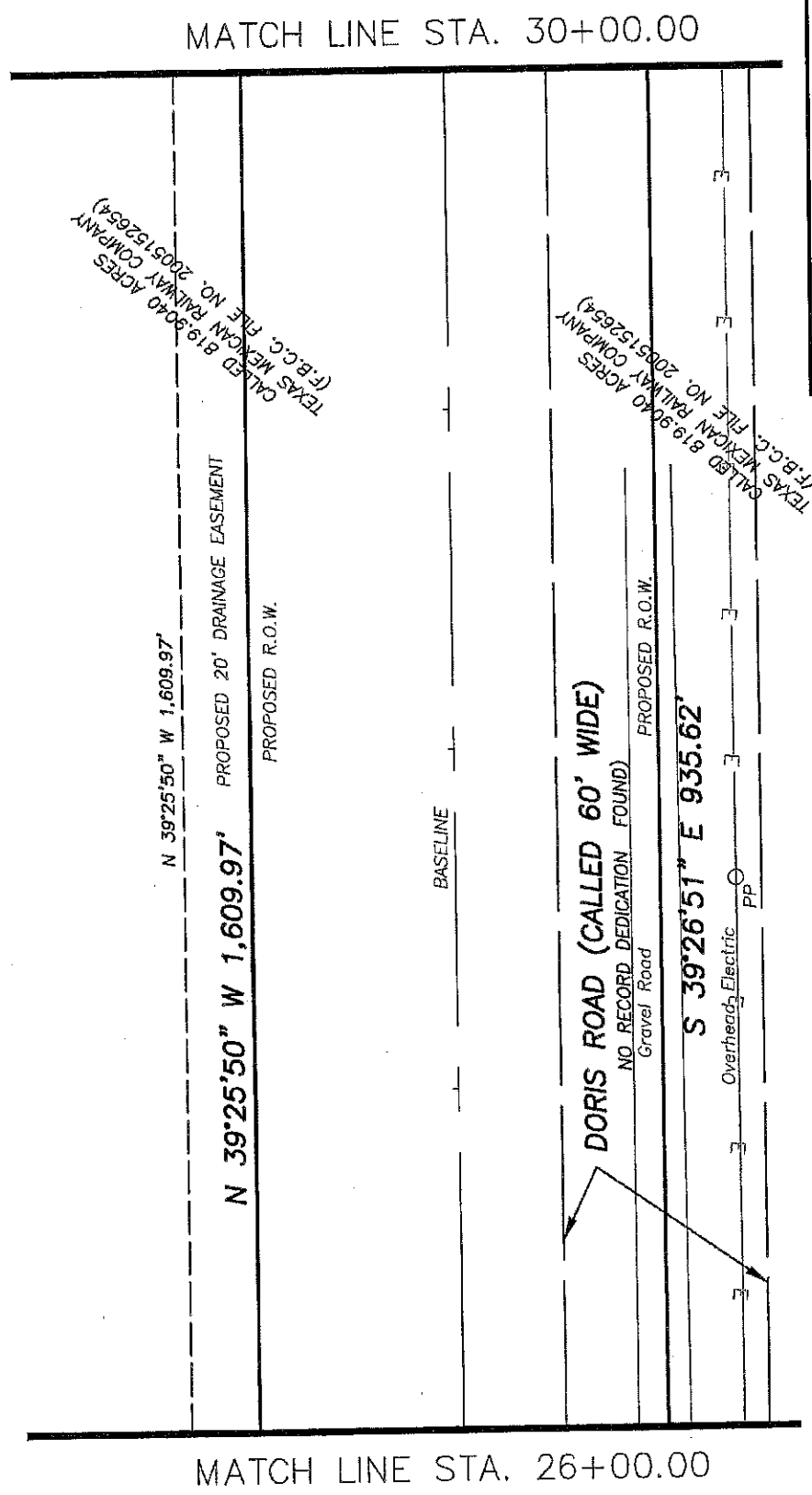
DORIS ROAD  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 8 OF 19



GABRIEL COLE 3/4 LEAGUE, A-19



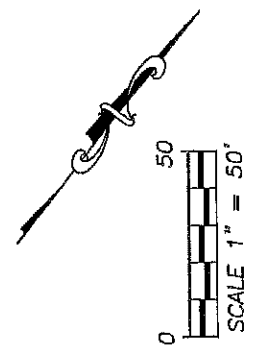
PARCEL PLAT  
SHOWING

15.90 ACRES  
(692,802 SQ. FT.)

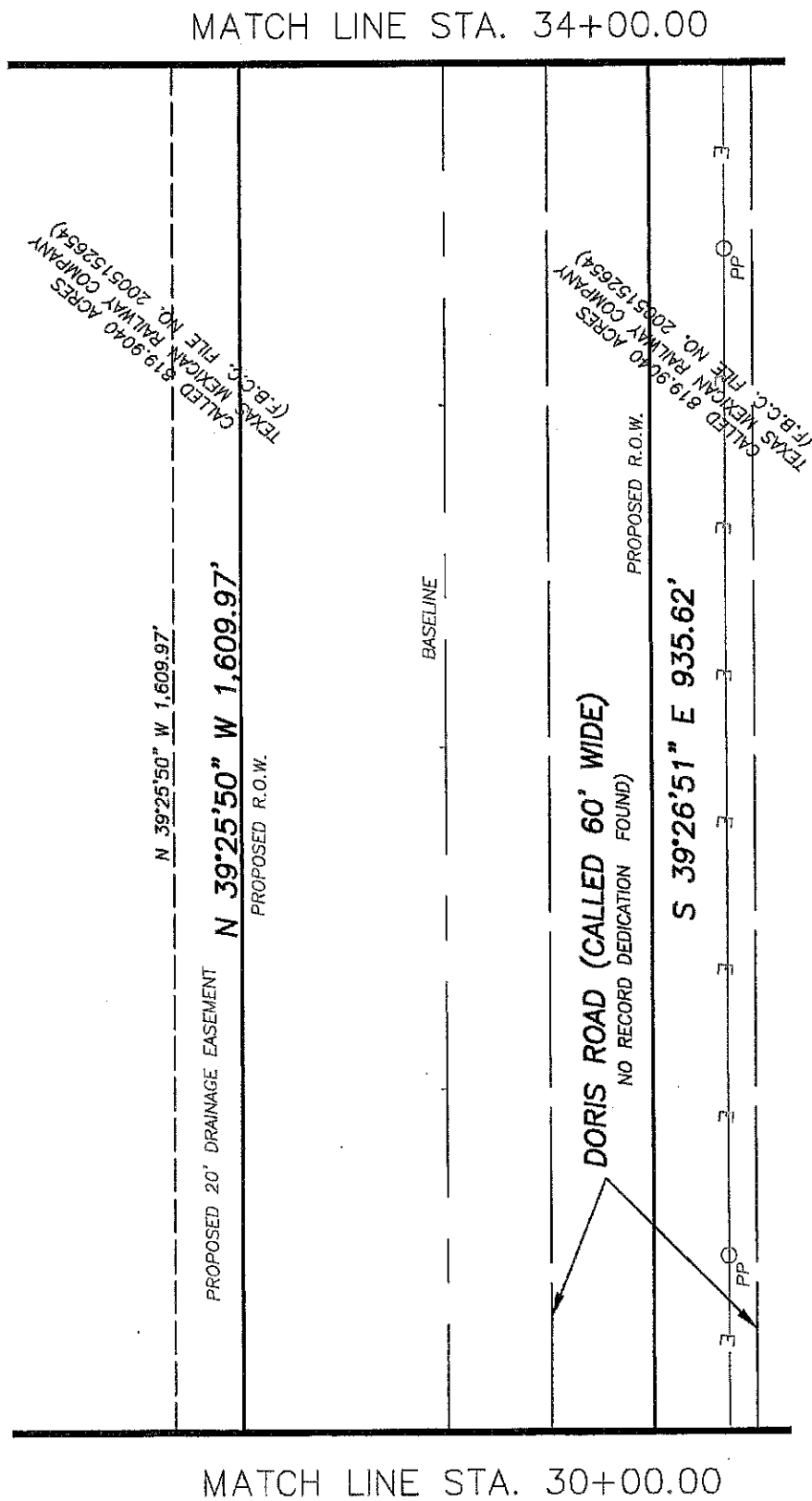
DORIS ROAD  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 9 OF 19



GABRIEL COLE 3/4 LEAGUE, A-19



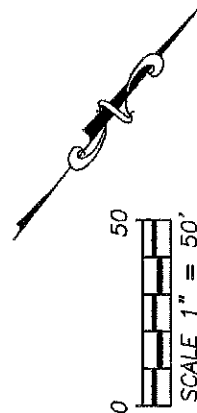
PARCEL PLAT  
SHOWING

15.90 ACRES  
(692,802 SQ. FT.)

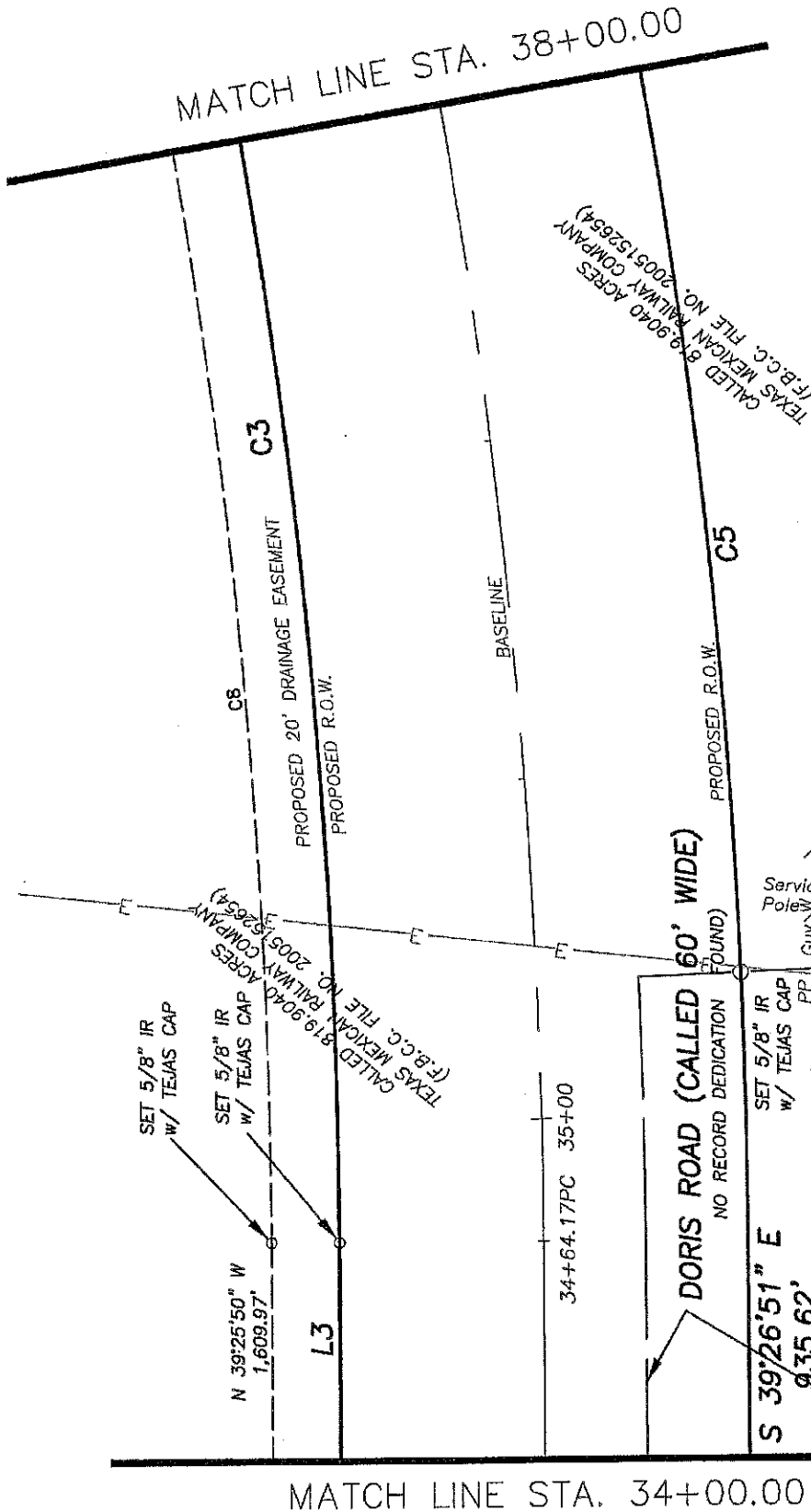
DORIS ROAD  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 10 OF 19



GABRIEL COLE 3/4 LEAGUE, A-19



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
C5	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'
C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'

PARCEL PLAT  
SHOWING

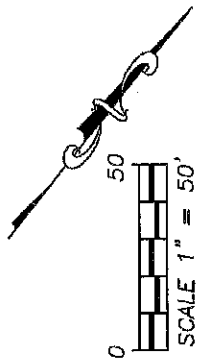
15.90 ACRES  
(692,802 SQ. FT.)

DORIS ROAD  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 11 OF 19

LINE	BEARING	DISTANCE
L3	N39°25'50"W	1,609.97'



GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 42+00.00

CALLED 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2005152654)

C8

C3

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED R.O.W.

BASELINE

40+00

PROPOSED R.O.W.

C5

CALLED 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2005152654)

MATCH LINE STA. 38+00.00

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
C5	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'
C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'

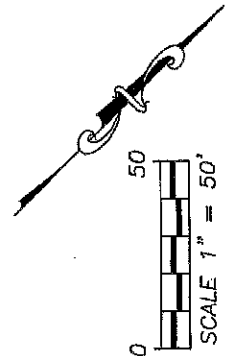
PARCEL PLAT  
SHOWING

15.90 ACRES  
(692,802 SQ. FT.)

DORIS ROAD  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 12 OF 19



# GABRIEL COLE 3/4 LEAGUE, A-19

66' EASEMENT ACROSS CALLED 775 ACRES  
(VOL. 88, PG. 315, F.B.C.D.R.)

LOCATED 20' W AND 46' E OF PIPELINE  
TO OLD OCEAN FUEL COMPANY 66' EASEMENT ACROSS CALLED 775 ACRES  
(VOL. 399, PG. 614, F.B.C.D.R.)

PROPOSED 20' DRAINAGE EASEMENT  
CALLED 819.9040 ACRES  
(F.B.C. FILE NO. 2005152654)

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

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PROPOSED R.O.W.

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PROPOSED R.O.W.

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PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

MATCH LINE STA. 46+00.00

45+00

Energy Transfer Pipeline

BASELINE

SEAGULL PIPELINE CORPORATION  
20' PIPELINE EASEMENT  
(VOL. 854, PG. 476, F.B.C.D.R.)

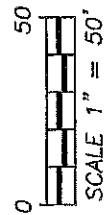
PROPOSED R.O.W.

C5

CALL 819.9040 ACRES  
(F.B.C. FILE NO. 2005152654)

MATCH LINE STA. 42+00.00

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
C5	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'
C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'



PARCEL PLAT  
SHOWING

15.90 ACRES  
(692,802 SQ. FT.)

DORIS ROAD  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 13 OF 19

# GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 50+00.00

TEKAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152634)  
CALLED 819.9040 ACRES

C8

PROPOSED 20' DRAINAGE EASEMENT

C3

PROPOSED R.O.W.

BASELINE

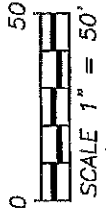
C5

PROPOSED R.O.W.

TEKAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152634)  
CALLED 819.9040 ACRES

MATCH LINE STA. 46+00.00

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
C5	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'
C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'



PARCEL PLAT  
SHOWING

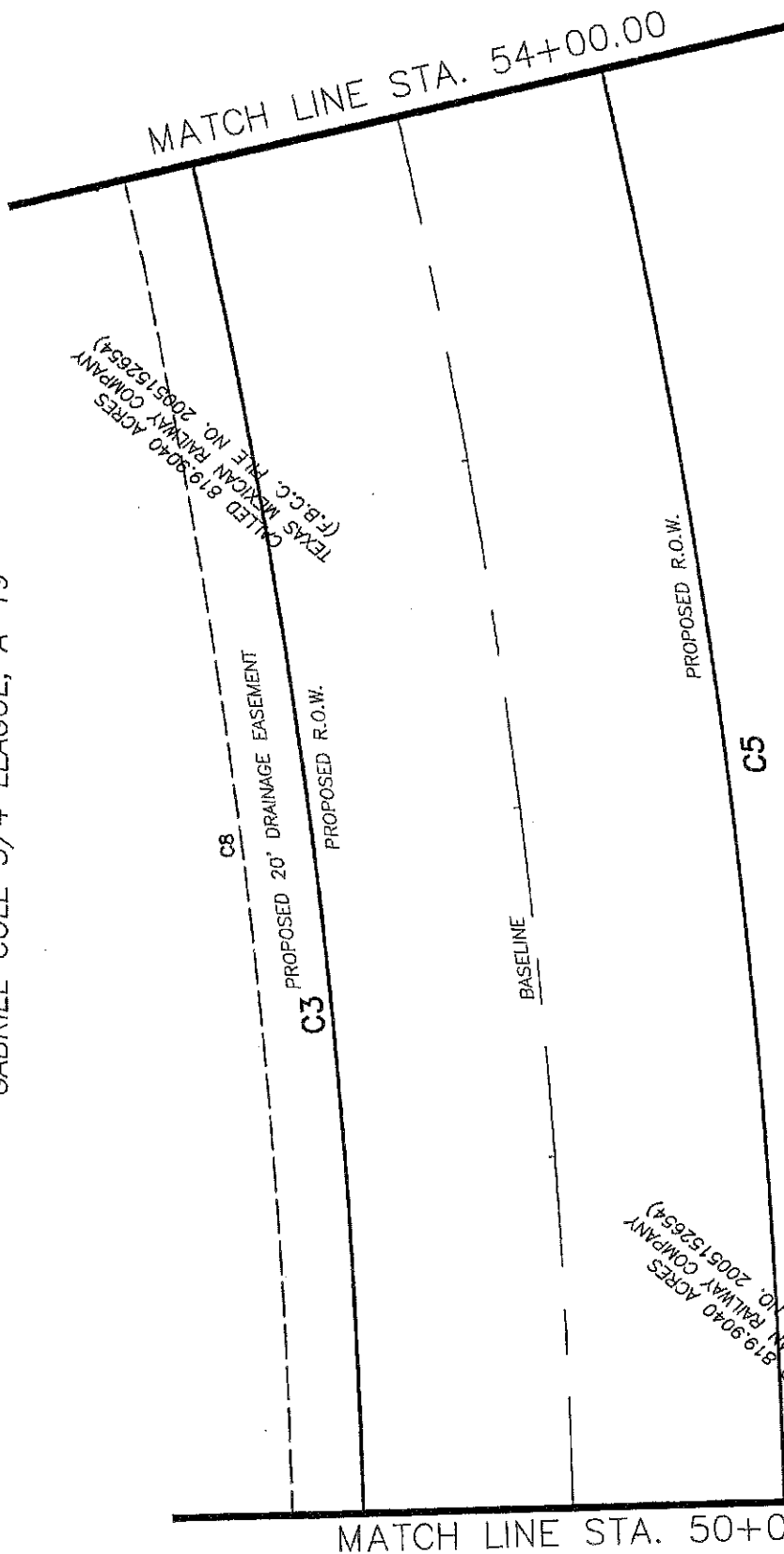
15.90 ACRES  
(692,802 SQ. FT.)

DORIS ROAD  
FORT BEND COUNTY, TEXAS

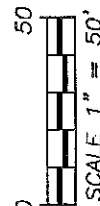
PARCEL DETAIL

PAGE 14 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19



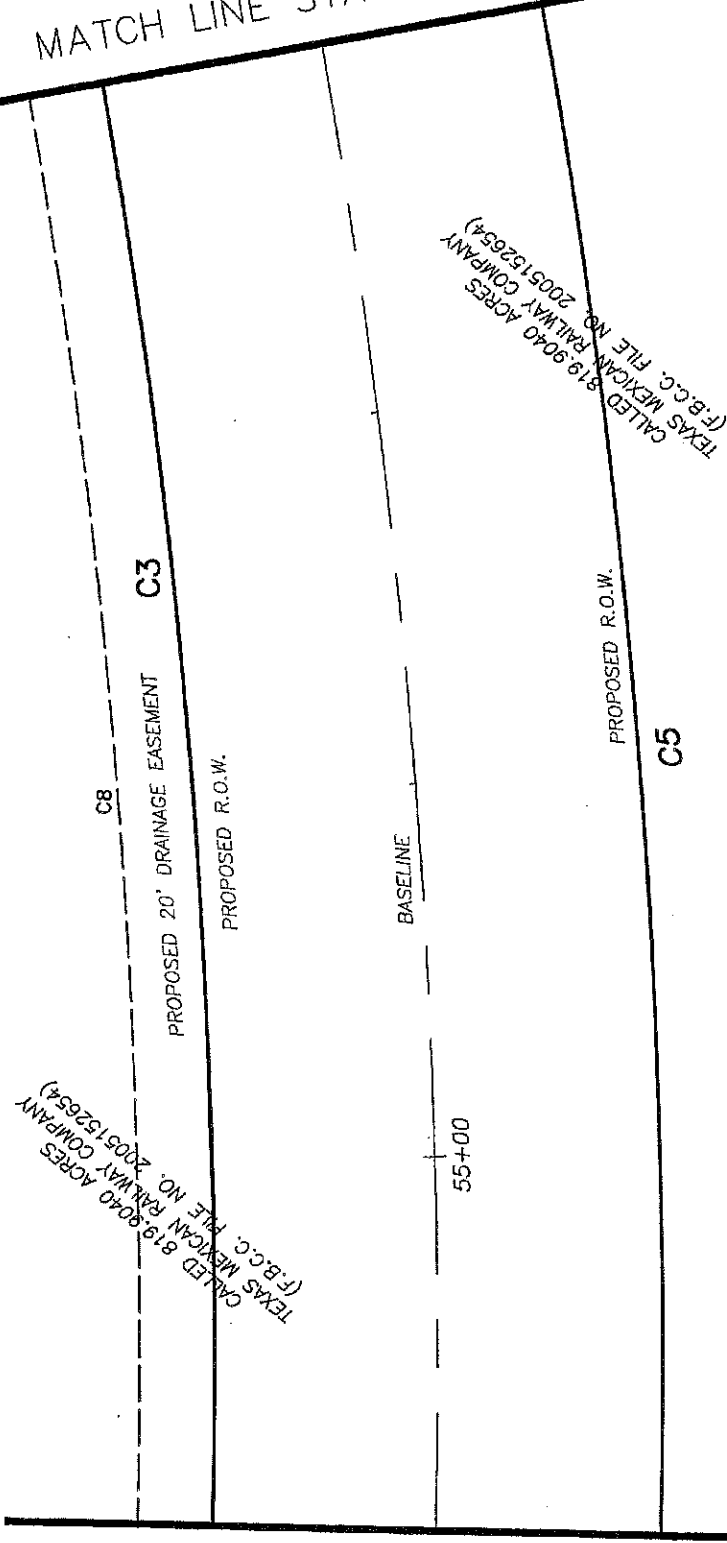
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
C5	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'
C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'



PARCEL PLAT  
SHOWING  
15.90 ACRES  
(692,802 SQ. FT.)  
DORIS ROAD  
FORT BEND COUNTY, TEXAS

# GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 58+00.00



CALL 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152654)

CALL 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152654)

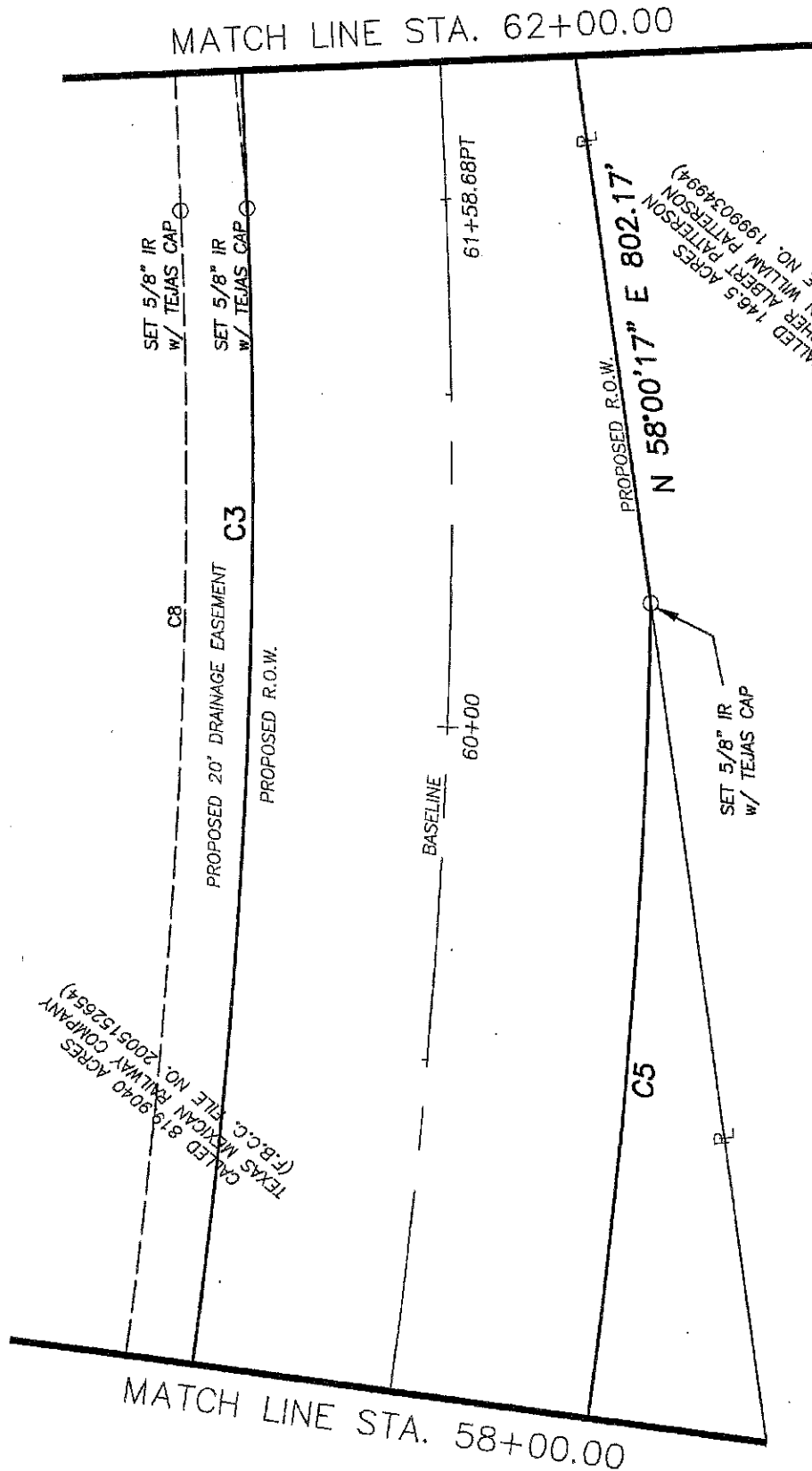
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
C5	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'
C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'



PARCEL PLAT  
SHOWING  
15.90 ACRES  
(692,802 SQ. FT.)  
DORIS ROAD  
FORT BEND COUNTY, TEXAS



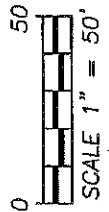
# GABRIEL COLE 3/4 LEAGUE, A-19



CALLED 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2005152654)

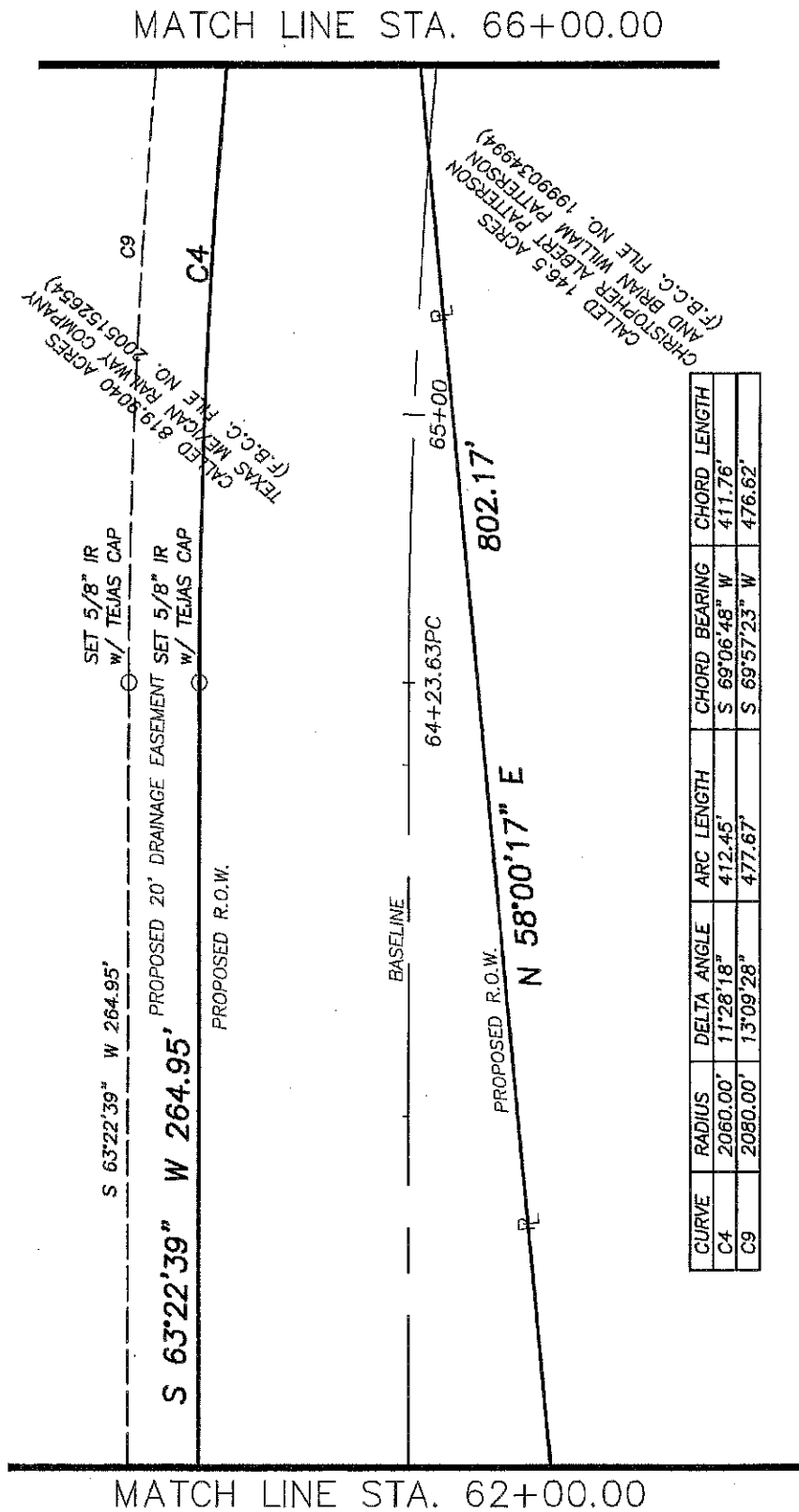
CALLED 146.5 ACRES  
CHRISTOPHER ALBERT PATTERSON  
AND BRIAN WILLIAM PATTERSON  
(F.B.C.C. FILE NO. 199034994)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
C5	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'
C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'



PARCEL PLAT  
SHOWING  
15.90 ACRES  
(692,802 SQ. FT.)  
DORIS ROAD  
FORT BEND COUNTY, TEXAS

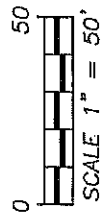
# GABRIEL COLE 3/4 LEAGUE, A-19



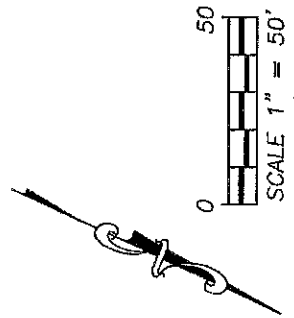
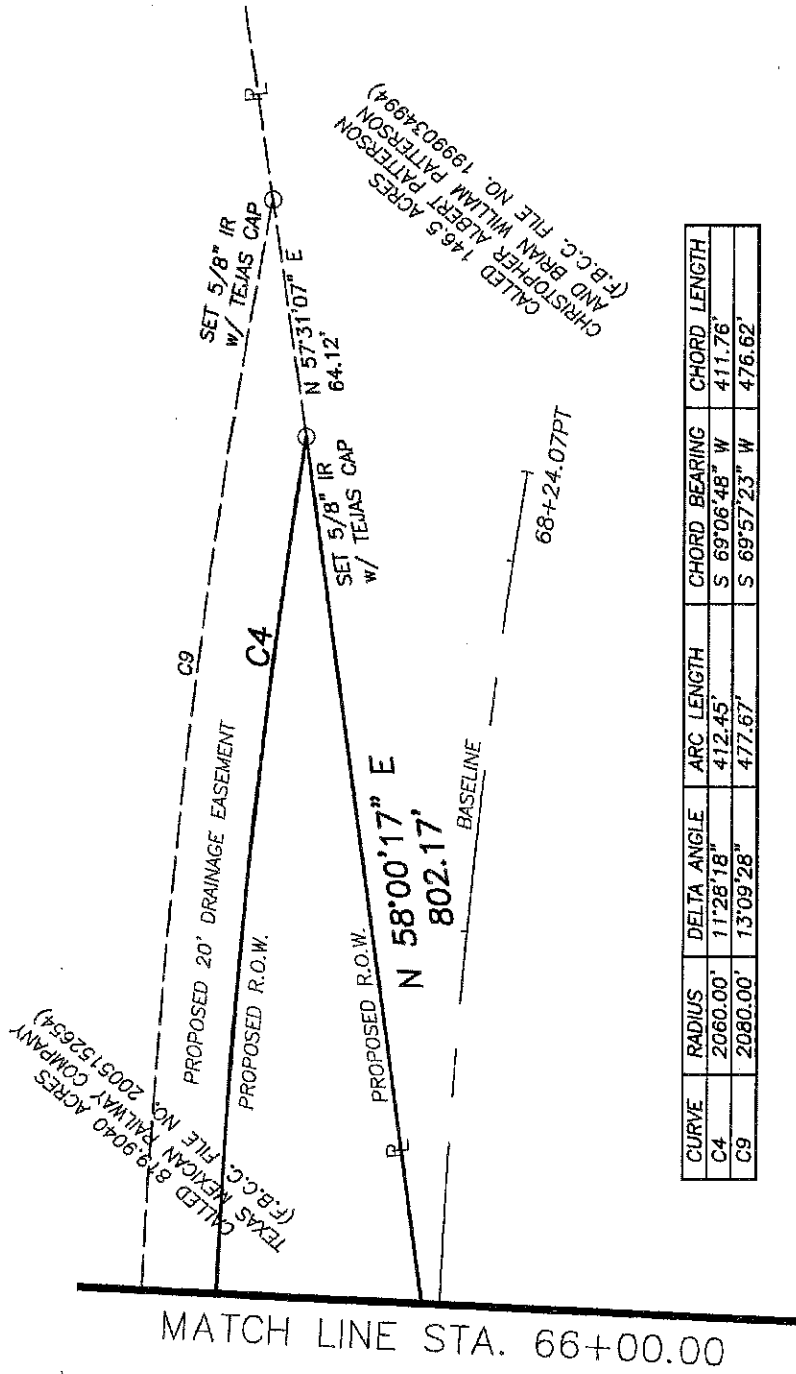
PARCEL PLAT  
SHOWING

15.90 ACRES  
(692,802 SQ. FT.)

DORIS ROAD  
FORT BEND COUNTY, TEXAS



# GABRIEL COLE 3/4 LEAGUE, A-19



PARCEL PLAT  
SHOWING

15.90 ACRES  
(692,802 SQ. FT.)

DORIS ROAD  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 19 OF 19

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.

### DEDICATION DEED

STATE OF TEXAS                   §  
  §     KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF FORT BEND       §

THAT, **The Texas Mexican Railway Company** ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has DEDICATED, and by these presents does GRANT, GIVE AND DEDICATE unto **Fort Bend County, Texas** ("Grantee"), a body corporate and politic under the laws of the State of Texas and unto its successors, and assigns, forever, for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), a certain tract of land, containing **2.538 acres**, more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property"); provided, that the public use of said Property shall be effective only upon recording of a plat in the Official Public Records of Fort Bend County, Texas designating such public use. The dedication and right of use granted herein shall terminate upon the expiration of three hundred sixty-five (365) consecutive calendar days after the date the Property is no longer used as a public street or road, or immediately upon an official action taken by the Grantee to publicly abandon the property as a public street or road.

This Dedication Deed and the dedication hereinabove set forth is made for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any) , and for no other use or purpose whatsoever, and is executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

This dedication is made subject to the reservation hereby made by Grantor, for the benefit of Grantor, its successors and assigns, of non-exclusive rights of ingress and egress across the Property.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever without express or implied warranty of any kind. All warranties that might arise by common law, as well as the warranties in Section 5.023 of the Texas Property Code (or its successor), are excluded. Grantor makes no warranty, express or implied, as to the Property dedicated hereby whatsoever. Grantor shall not be responsible or liable for any costs or expenses of any kind or nature incurred by Grantee or its successors or assigns associated with the Property including, without limitation, the construction of improvements thereon or for the benefit thereof or in respect to access to, or ingress or egress over, the Property.

If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED this the 20 day of June, 2022.

**GRANTOR:**

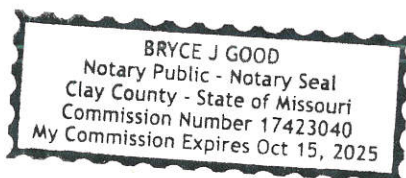
The Texas Mexican Railway Company

By: Ginger Adamiak  
Name: Ginger Adamiak  
Title: Vice President Sales & Marketing

THE STATE OF MISSOURI    §  
   §  
COUNTY OF JACKSON    §

This instrument was acknowledged before me on this 20<sup>th</sup> day of June, 2022 by Ginger Adamiak, Vice President Sales & Marketing of The Texas Mexican Railway Company, on behalf of said company.

(NOTARY SEAL)



Bryce J Good  
Notary Public, State of Missouri

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**GRANTEE:**

Fort Bend County, Texas

\_\_\_\_\_  
KP George, County Judge

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

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2022 by KP George, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

Attachments:

Exhibit A – Legal Description of the Property

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

# EXHIBIT A

## EXHIBIT

### TRACT 11:

A TRACT OR PARCEL CONTAINING 2.538 ACRES (110,555 SQ. FT.) OF LAND, SITUATED IN THE ISAAC MCGARY LEAGUE, ABSTRACT NO. 58, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PORTION OF A CALLED 27.583 ACRES, CONVEYED TO TEXAS MEXICAN RAILWAY COMPANY AS DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.), TEXAS SAID 2.5248 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. 2008037776 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 CALLED 11.5 ACRE TRACT CONVEYED TO VERSIE MAE WILSON AS DESCRIBED IN A DEED RECORDED IN VOLUME 441, PAGE 595, F.B.C.D.R.;

**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;

**THENCE**, SOUTH 32 DEGREES 10 MINUTES 06 SECONDS EAST, THROUGH AND ACROSS SAID CALLED 13 ACRE TRACT, A DISTANCE OF 364.78 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON SOUTH LINE OF SAID CALLED 13 ACRE TRACT AND THE NORTH LINE OF A CALLED 30 ACRE TRACT CONVEYED TO MAXINE DAWKINS ETAL AS DESCRIBED IN FORT BEND COUNTY APPRAISAL DISTRICT NO. 0058-04-980-0000-908 AND CONTINUING IN ALL A TOTAL DISTANCE OF 591.46 FEET TO A 5/8 INCH IRON ROD SET FOR THE BEGINNING OF CURVATURE;

**THENCE**, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, THROUGH AND ACROSS SAID CALLED 30 ACRE TRACT, AT 104.12 FEET PASSING THE COMMON SOUTH LINE OF SAID CALLED 30 ACRE TRACT AND THE NORTH LINE OF A CALLED 19.47 ACRE TRACT CONVEYED TO TDPHAN LTD. AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2011011742 AND CONTINUING IN ALL A TOTAL ARC LENGTH OF 113.24 FEET, HAVING A RADIUS OF 3000.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 02 DEGREES 09 MINUTES 46 SECONDS WITH A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 14 MINUTES 59 SECONDS EAST, 113.23 FEET TO A 5/8 INCH IRON ROD SET MARKING THE FOR A POINT OF TANGENCY;

**THENCE**, SOUTH 34 DEGREES 19 MINUTES 52 SECONDS EAST, CONTINUING THROUGH AND ACROSS SAID CALLED 19.47 ACRE TRACT, A DISTANCE OF 723.05 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF CURVATURE;

**THENCE**, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT AND CONTINUING THROUGH AND ACROSS SAID CALLED 19.47 ACRE TRACT, AN ARC LENGTH OF 13.08 FEET PASSING THE COMMON SOUTH LINE OF SAID CALLED 19.47 ACRE TRACT AND THE NORTH LINE OF A CALLED 42 ACRE TRACT CONVEYED TO LISA HOWARD DAVIS ETAL AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2007122421 AND CONTINUING ALONG SAID CURVE THROUGH AND ACROSS SAID CALLED 42 ACRE TRACT, A TOTAL ARC LENGTH OF 588.15, HAVING A RADIUS OF 2120.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 15 DEGREES 53 MINUTES 44 SECONDS WITH A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 23 MINUTES 00 SECONDS EAST, 586.26 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

**THENCE**, SOUTH 18 DEGREEES 26 MINUTES 08 SECONDS EAST, AT 126.41 FEET PASSING THE COMMON SOUTH LINE OF SAID CALLED 42 ACRE TRACT AND THE NORTH LINE OF A CALLED 41.374 ACRE TRACT CONVEYED TO ENNIS BOYD, JR. HUMPHREY ETAL AS DESCRIBED IN A DEED RECORDED IN VOLUME 2371, PAGE 1473, F.B.C.D.R. AND CONTINUING THROUGH AND ACROSS SAID CALLED 41.374 ACRE TRACT, A TOTAL DISTANCE OF 759.89 FEET MARKING THE BEGINNING OF CURVATURE;

**THENCE**, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT AND CONTINUING THROUGH AND ACROSS SAID CALLED 41.374 ACRE TRACT, AN ARC LENGTH OF 434.70 FEET, HAVING A RADIUS OF 2000.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 12 DEGREES 27 MINUTES 12 SECONDS WITH A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 39 MINUTES 44 SECONDS EAST, 433.8 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON SOUTH LINE OF SAID CALLED 41.374 ACRE TRACT AND THE NORTH LINE OF A CALLED 27.583 ACRE TRACT CONVEYED TO TEXAS MEXICAN RAILWAY COMPANY AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2006025735 MARKING THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

**THENCE**, CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND THROUGH AND ACROSS SAID CALLED 27.583 ACRE TRACT, AN ARC LENGTH OF 181.56 FEET, HAVING A RADIUS OF 2000.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 05 DEGREES 12 MINUTES 05 SECONDS WITH A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 29 MINUTES 21 SECONDS EAST, 181.50 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

**THENCE**, SOUTH 36 DEGREES 05 MINUTES 32 SECONDS EAST, THROUGH AND ACROSS SAID CALLED 27.583 ACRE TRACT, A DISTANCE OF 300.84 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.P. RAILROAD (BASED ON A WIDTH OF 100 FEET) MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 54 DEGREES 10 MINUTES 16 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF S.P. RAILROAD, A DISTANCE OF 419.34 FEET TO A POINT IN THE CENTERLINE OF BROOKS BRANCH;

**THENCE**, NORTH 07 DEGREES 16 MINUTES 58 SECONDS WEST, ALONG THE CENTERLINE OF BROOKS BRANCH, A DISTANCE OF 85.86 FEET TO AN ANGLE POINT;

**THENCE**, NORTH 22 DEGREES 56 MINUTES 19 SECONDS WEST, ALONG THE CENTERLINE OF BROOKS BRANCH A DISTANCE OF 112.84 FEET TO AN ANGLE POINT;

**THENCE**, NORTH 29 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE CENTERLINE OF BROOKS BRANCH A DISTANCE OF 24.10 FEET TO A POINT;

**THENCE**, NORTH 58 DEGREES 58 MINUTES 50 SECONDS EAST, ACROSS SAID 27.583 ACRES TRACT, A DISTANCE OF 56.50 FEET TO 5/8 INCH IRON ROD SET;

**THENCE**, IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND THROUGH AND ACROSS SAID CALLED 27.583 ACRE TRACT, AN ARC LENGTH OF 85.88 FEET, HAVING A RADIUS OF 970.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 05 DEGREES 04 MINUTES 21 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 56 DEGREES 26 MINUTES 39 SECONDS EAST, 85.85 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT;

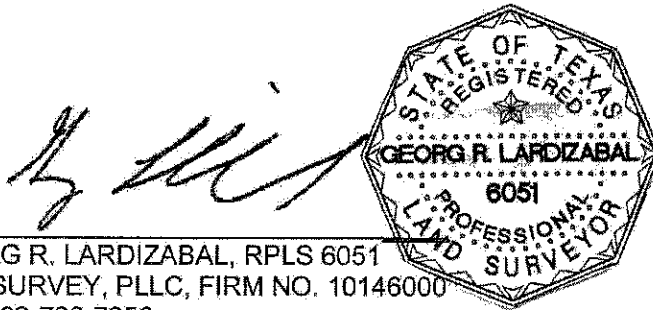
**THENCE**, NORTH 53 DEGREES 54 MINUTES 33 SECONDS EAST, CONTINUING THROUGH AND ACROSS SAID CALLED 27.583 ACRE TRACT, A DISTANCE OF 67.85 FEET TO 5/8 INCH IRON ROD SET;

**THENCE**, NORTH 08 DEGREES 54 MINUTES 28 SECONDS EAST, CONTINUING THROUGH AND ACROSS SAID CALLED 27.583 ACRE TRACT, A DISTANCE OF 28.28 FEET TO 5/8 INCH IRON ROD SET;

**THENCE**, NORTH 36 DEGREES 14 MINUTES 56 SECONDS WEST, CONTINUING THROUGH AND ACROSS SAID CALLED 27.583 ACRE TRACT, A DISTANCE OF 78.53 FEET TO 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF CURVATURE TO THE RIGHT;

**THENCE**, CONTINUING THROUGH AND ACROSS SAID CALLED 27.583 ACRE TRACT IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 188.20 FEET, HAVING A RADIUS OF 2120 FEET AND SUBTENDING A CENTRAL ANGLE OF 05 DEGREES 05 MINUTES 11 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES 32 MINUTES 16 SECONDS WEST, 188.14 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON NORTH LINE OF SAID CALLED 27.583 ACRE TRACT AND THE SOUTH LINE OF AFORESAID CALLED 41.374 ACRE TRACT MARKING THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

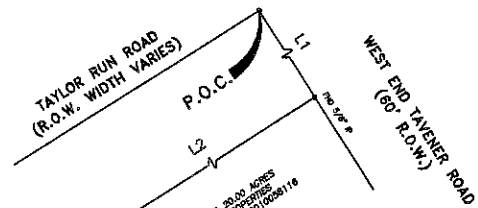
**THENCE**, NORTH 57 DEGREES 01 MINUTES 39 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 120.05 FEET TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT AND CONTAINING 2.538 ACRES OR 110,555 SQUARE FEET OF LAND.



GEORG R. LARDIZABAL, RPLS 6051  
GGC SURVEY, PLLC, FIRM NO. 10146000  
TEL. 832-729-7256  
8114 GOLDEN HARBOR  
MISSOURI CITY, TX 77459

§

SCALE: 1" = 100'



LINE TABLE  
TRACT 11

LINE	BEARING	DISTANCE
L1	S 32°43'51" E	1244.72'
L2	S 57°18'09" W	812.76'
L3	S 32°43'28" E	522.25'
L4	S 57°49'54" W	2747.39'
L5	S 32°10'06" E	437.35'
L6	S 32°10'06" E	274.27'
L7	S 32°10'06" E	591.48'
L8	S 34°19'52" E	723.05'
L9	S 16°26'08" E	759.89'
L10	S 36°05'32" E	300.84'
L11	S 54°10'16" W	419.34'
L12	N 07°16'58" W	85.86'
L13	N 22°56'19" W	112.84'
L14	N 29°56'16" W	24.10'
L15	N 56°58'50" E	56.50'
L16	N 53°54'33" E	67.85'
L17	N 06°54'28" E	28.28'
L18	N 36°14'56" W	78.53'
L19	N 57°01'39" E	120.05'

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

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THE STATE OF TEXAS                   §  
   §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF FORT BEND               §

### **DRAINAGE EASEMENT**

THAT The Texas Mexican Railway Company, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and by these presents does GRANT, SELL, AND CONVEY unto Fort Bend County, Texas, a body corporate and politic under the laws of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement for the purpose of construction, installation, maintenance, repair, relocation, removal, modification and operation of storm water detention and drainage facilities and all related connections and appurtenances (collectively, the "Drainage Facilities") across, along, over, upon and through a portion of that certain tract of land located in Fort Bend County, Texas, (the "Drainage Easement") as depicted in Exhibit "A" attached hereto and incorporated herein for purposes.

This conveyance is made subject to any restrictions, covenants, easements, rights-of-way, liens, encumbrances and mineral or royalty reservations or interests affecting the Drainage Easement and appearing of record in the Official Records of Fort Bend County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Easement granted herein; provided, however, Grantor will not enforce said items and matters, to the extent that it has the ability to enforce any of said items or matters, in a manner which would unreasonably prejudice or interfere with Grantee's rights in the Easement granted herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the above-described Easement for the said purposes, together with all and singular the rights and appurtenances thereto in any wise belonging, including all necessary rights of ingress, egress, and regress, unto said Grantee, its successors and assigns, forever.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED this the 20 day of June, 2022.

**GRANTOR:**

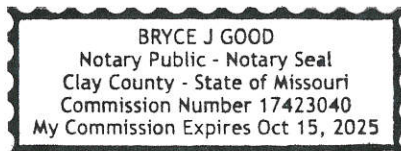
The Texas Mexican Railway Company

By: *Ginger Adamiak*  
Name: Ginger Adamiak  
Title: Vice President Sales + Marketing

THE STATE OF MISSOURI    §  
   §  
COUNTY OF JACKSON    §

This instrument was acknowledged before me on this 20<sup>th</sup> day of June, 2022 by Ginger Adamiak, Vice President Sales + Marketing of The Texas Mexican Railway Company, on behalf of said company.

(NOTARY SEAL)



*Bryce J Good*  
Notary Public, State of Missouri

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**GRANTEE:**

Fort Bend County, Texas

\_\_\_\_\_  
KP George, County Judge

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

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2022 by KP George, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

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

# EXHIBIT A



**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**  
**2.663 ACRES (116,014 SQ. FT.) IN THE**  
**GABRIEL COLE 3/4 LEAGUE, A-19,**  
**FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 2.663 acres (116,014 square feet) in the Gabriel Cole 3/4 League, Abstract No. 19, in Fort Bend County, Texas, and being out of that certain tract called 819.9040 acres conveyed to The Texas Mexican Railway Company, described in Fort Bend County Clerk's File No. 2005152654, said 2.663 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to Texas Coordinate System, South Central Zone, NAD '83, 1991 adjustment):

**COMMENCING** (N=13,733,026.95; E=2,933,073.03) at a 5/8-inch Tejas capped iron rod found in the centerline of said Doris Road right-of-way and the northeasterly line of said 819.9040 acre tract for the southerly corner of that tract called 20.00 acre Tract 1 and the westerly corner of that certain tract called 20.00 acre Tract 2, both conveyed to Kieu Lan Nguyen, et al, recorded in Fort Bend County Clerk's File No. 2004138440, being also the northerly corner of that certain tract called 4.288 acres conveyed by Donation Deed to The Texas Transportation Commission for Doris Road right-of-way, recorded in Fort Bend County Clerk's File No. 2016083775, from which a found TxDOT disk bears N47°E, 0.56 feet;

THENCE South 47°24'50" West along the northwest line of said 4.288 acre tract, crossing said 819.9040 acre tract, a distance of 178.25 feet (called 177.91 feet) to a 5/8-inch Tejas capped iron rod set for a westerly corner of said 4.288 acre tract on the proposed southerly right-of-way line of said Doris Road for **POINT OF BEGINNING** (N=13,732,906.33; E=2,932,941.79) and easterly corner of the herein described 2.663 acre parcel

THENCE South 07°46'08" East along a westerly line of said 4.288 acre tract, a distance of 35.03 feet to a 5/8-inch Tejas capped iron rod set for the most southerly corner of the herein described parcel;

THENCE along a line which is parallel with and twenty feet south of the proposed southerly right-of-way line of said Doris Road, crossing said 819.9040 acre tract, the following eight courses and distances:

North 42°35'10" West, a distance of 29.24 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a northwesterly direction, a distance of 382.41 feet following the arc of a curve to the right, having a radius of 2,080.00 feet and a central angle of 10°32'02"

(Ch=N37°19'09"W, 381.87') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North 32°03'08" West, a distance of 235.22 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a northwesterly direction, a distance of 247.25 feet following the arc of a curve to the left, having a radius of 1,920.00 feet and a central angle of 07°22'42" (Ch=N35°44'29"W, 247.08) to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North 39°25'50" West, a distance of 1,609.97 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a westerly direction, a distance of 2,586.73 feet following the arc of a curve to the left, having a radius of 1,920.00 feet and a central angle of 77°11'31" (Ch=N78°01'35"W, 2,395.49') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South 63°22'39" West, a distance of 264.95 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a westerly direction, a distance of 479.38 feet following the arc of a curve to the right, having a radius of 2,080.00 feet and a central angle of 13°12'18" (Ch=S69°58'48"W, 478.32') to a 5/8-inch Tejas capped iron rod set at an intersect with the northwest line of said 819.9040 acre tract, being the southeast line of that certain tract called 146.5 acres conveyed to Christopher Albert Patterson and Brian William Patterson, described in Fort Bend County Clerk's File No. 1999034994, for the most westerly corner of the herein described parcel;

THENCE North 58°00'17" East along the northwest line of said 819.9040 acre tract and the southeast line of said 146.5 acre tract, a distance of 65.73 feet to 5/8-inch Tejas capped iron rod set in the proposed southerly right-of-way line of said Doris Road;

THENCE along the proposed southerly right-of-way line of said Doris Road, crossing said 819.9040 acre tract, the following seven courses and distances:

In an easterly direction, a distance of 412.45 feet following the arc of a curve to the left, having a radius of 2,060.00 feet and a central angle of 11°28'18" (Ch=N69°06'48"E, 411.76') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North 63°22'39" East, a distance of 264.95 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In an easterly direction, a distance of 2,613.68 feet following the arc of a curve to the right, having a radius of 1,940.00 feet and a central angle of  $77^{\circ}11'31''$  (Ch= $S78^{\circ}01'35''E$  2,420.44') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South  $39^{\circ}25'50''$  East, a distance of 1,609.97 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

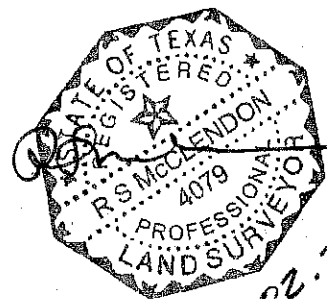
In a southeasterly direction, a distance of 249.82 feet following the arc of a curve to the right, having a radius of 1940.00 feet and a central angle of  $07^{\circ}22'42''$  (Ch= $S35^{\circ}44'29''E$ , 249.65') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South  $32^{\circ}03'08''$  East, a distance of 235.22 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a southeasterly direction, a distance of 379.21 feet following the arc of a curve to the left, having a radius of 2,060.00 feet and a central angle of  $10^{\circ}32'50''$  (Ch= $S37^{\circ}19'33''E$ , 378.68') to the POINT OF BEGINNING and containing 2.663 acres (116,014 square feet) of land, more or less.

This metes and bounds description is accompanied by a Parcel Plat of even date herewith. All iron rods set with a Tejas cap are inscribed with "RPLS 4079". All distances and coordinates shown hereon are surface measurements in feet. To convert to grid, multiply by a combined scale factor = 0.9998700169.

TEJAS SURVEYING, INC.  
Firm No. 10031300  
Ph: 281 240-9099  
Job No. 44-2012- 20 Ft DE



12-02-2020

M. MCCORMICK SURVEY, A-57

PINK TAYLOR RUN

GABRIEL COLE 3/4 LEAGUE, A-19

ISAAC MCGARY LEAGUE, A-58

- NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE MEASUREMENT IN FEET. TO CONVERT TO GRID MULTIPLY BY A COMBINED SCALE FACTOR = 0.9998700169. THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH.
  2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE COMPANY, GF NO. TMB3377-20802643, DATED NOVEMBER 4, 2008.
  3. UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

### LEGEND

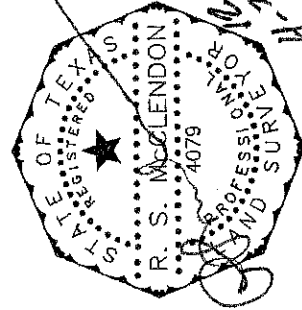
IP - IRON PIPE  
IR - IRON ROD  
FND - FOUND  
P - PROPERTY LINE  
P.O.C. - POINT OF COMMENCING  
P.O.B. - POINT OF BEGINNING  
VOL. - VOLUME  
PG. - PAGE  
F.N. - FILE NUMBER  
F.B.C.C. - FORT BEND COUNTY CLERK  
D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY  
P.R.F.B.C. - PLAT RECORDS OF FORT BEND COUNTY  
O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY

TEJAS SURVEYING, INC.

FIRM NO. 10031300  
1810 FIRST OAKS ST., SUITE 220  
RICHMOND, TX 77406  
PH: 281 240-9099  
rsm@mrsurveyor.com

OWNER

TEXAS MEXICAN  
RAILWAY COMPANY



PARCEL PLAT  
SHOWING

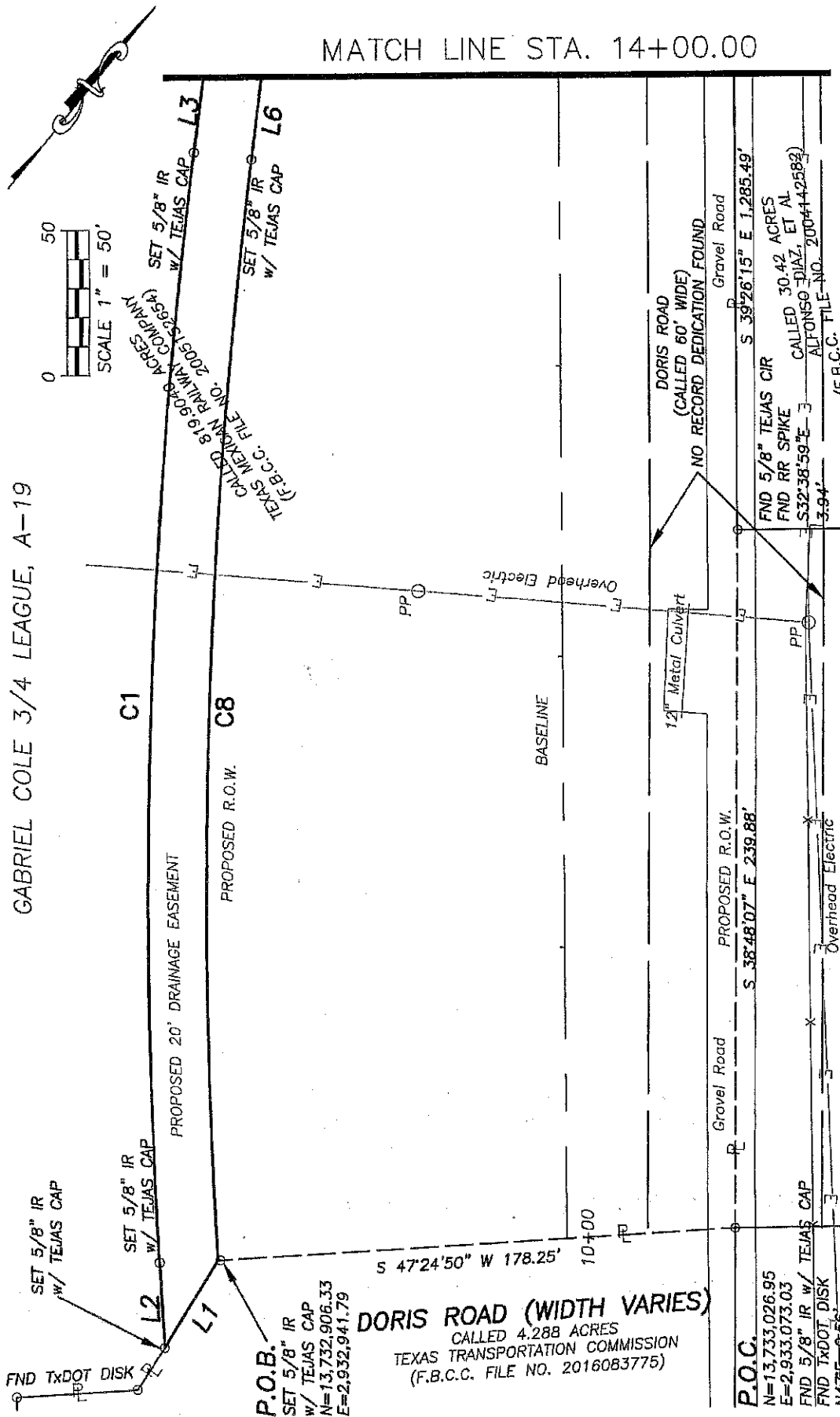
2.663 ACRES  
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 4 OF 19

# GABRIEL COLE 3/4 LEAGUE, A-19



MATCH LINE STA. 14+00.00

PARCEL PLAT  
SHOWING  
2.663 ACRES  
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL  
PAGE 5 OF 19

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2080.00'	10°32'02"	382.41'	N 37°19'09" W	381.87'
C8	2060.00'	10°32'50"	379.21'	S 37°19'33" E	378.68'

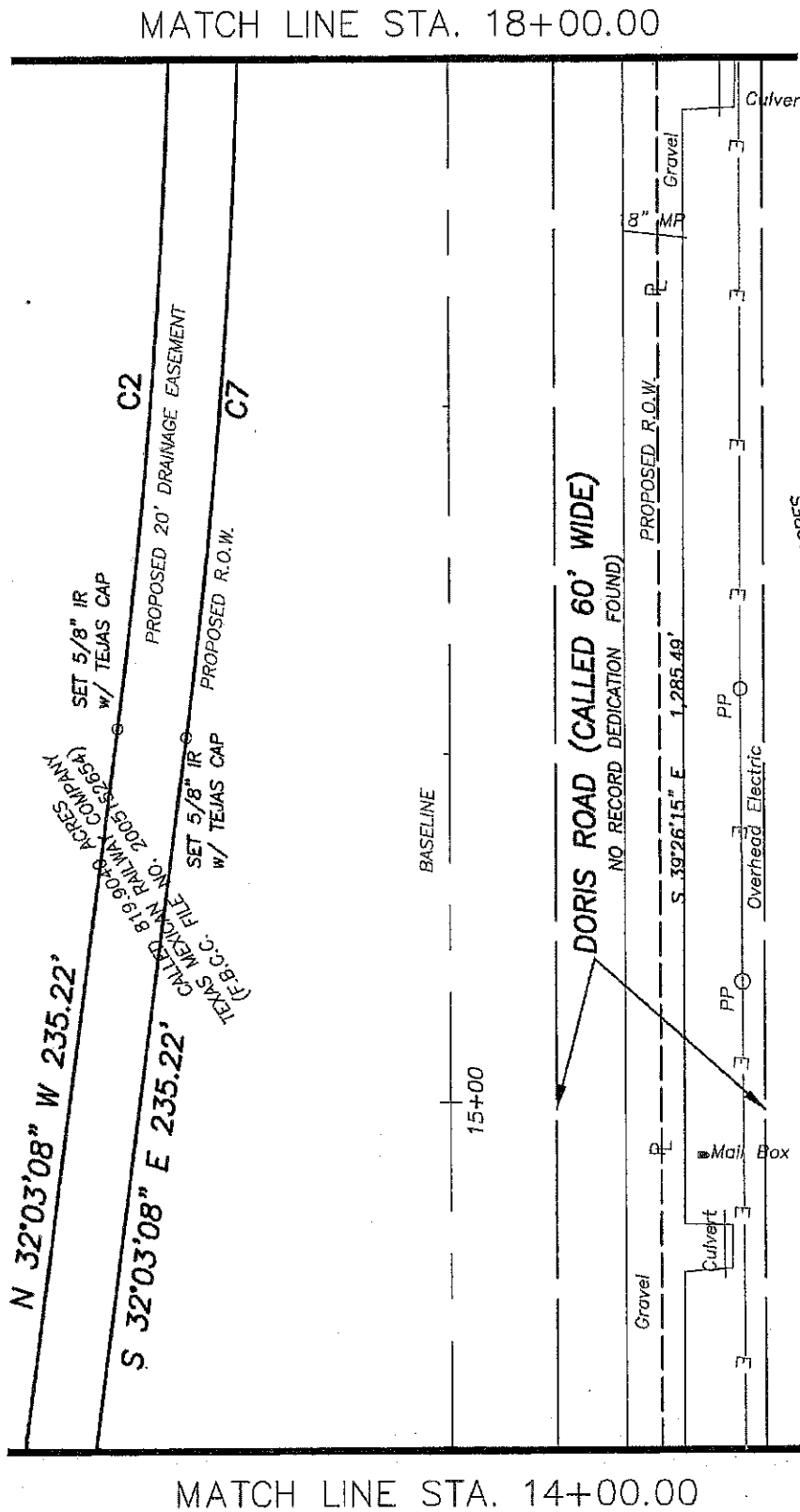
LINE	BEARING	DISTANCE
L1	S07°46'08"E	35.03'
L2	N42°35'10"W	29.24'
L3	N32°03'08"W	235.22'
L6	S32°03'08"E	235.22'

TRACT 1  
CALLED 20.00 ACRES  
KIEU LAN NGUYEN, ET AL  
FILE NO. 2016083775  
(F.B.C.C.)

DORIS ROAD (WIDTH VARIES)  
CALLED 4.288 ACRES  
TEXAS TRANSPORTATION COMMISSION  
(F.B.C.C. FILE NO. 2016083775)

TRACT 2  
CALLED 20.00 ACRES  
KIEU LAN NGUYEN, ET AL  
FILE NO. 2016083775  
(F.B.C.C.)

GABRIEL COLE 3/4 LEAGUE, A-19



PARCEL PLAT  
SHOWING

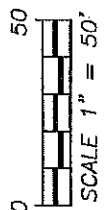
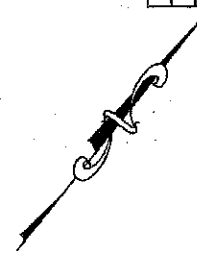
2.663 ACRES  
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 6 OF 19

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	1920.00'	07°22'42"	247.25'	N 35°44'29" W	247.08'
C7	1940.00'	07°22'42"	249.82'	S 35°44'29" E	249.65'



MATCH LINE STA. 22+00.00

N 39°25'50" W 1,609.97'

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED R.O.W. S 39°25'50" E 1,609.97'

BASELINE

20+00

DORIS ROAD (CALLED 60' WIDE)

NO RECORD DEDICATION FOUND

PROPOSED R.O.W.

S 39°26'15" E 1,285.49'

Gravel Road

22.

Overhead Electric

70.51 ACRES  
CALLED SANDOVAL, ET UX  
OGILVER P. SANDOVAL, ET UX  
FILE NO. 2004-145059  
(F.B.C.C.)

PARCEL PLAT  
SHOWING

2.663 ACRES

(116,014 SQ. FT.)

**PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS**

PARCEL DETAIL

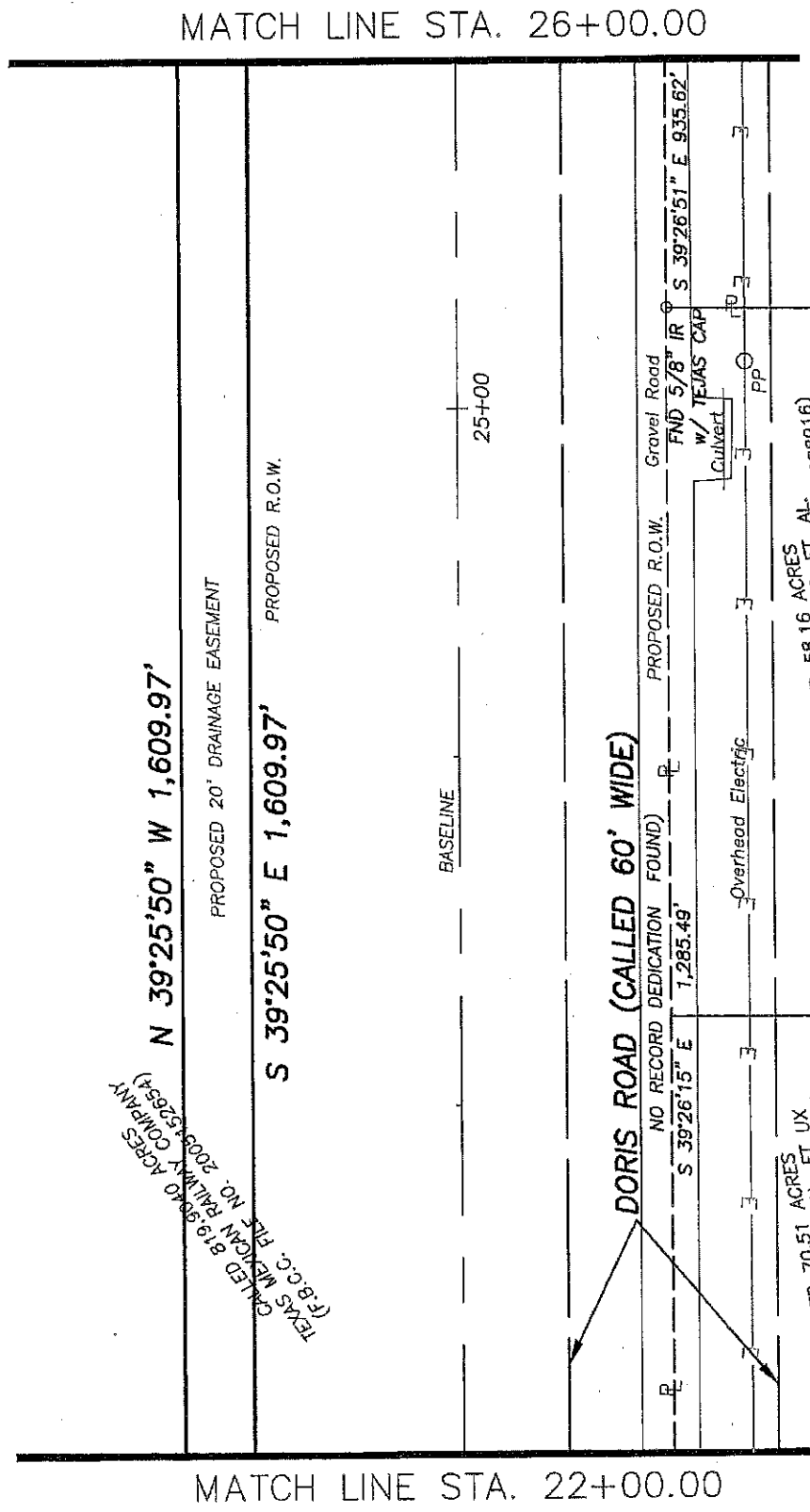
PAGE 7 OF 19

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	1920.00'	07°22'42"	247.25'	N 35°44'29" W	247.08'
C7	1040.00'	07°22'42"	240.89'	S 35°44'20" E	240.55'

50

SCALE 1" = 50'

GABRIEL COLE 3/4 LEAGUE, A-19



CALLER 819.9840 ACRES  
TEXAS MEDICAL FARMING COMPANY  
(F.B.C.C. FILE NO. 2003452654)

CALLER 58.16 ACRES  
AL.  
JOSE MANLONGAT, JR. AND 2013088916  
FILE NO. 2005034091  
(F.B.C.C.)

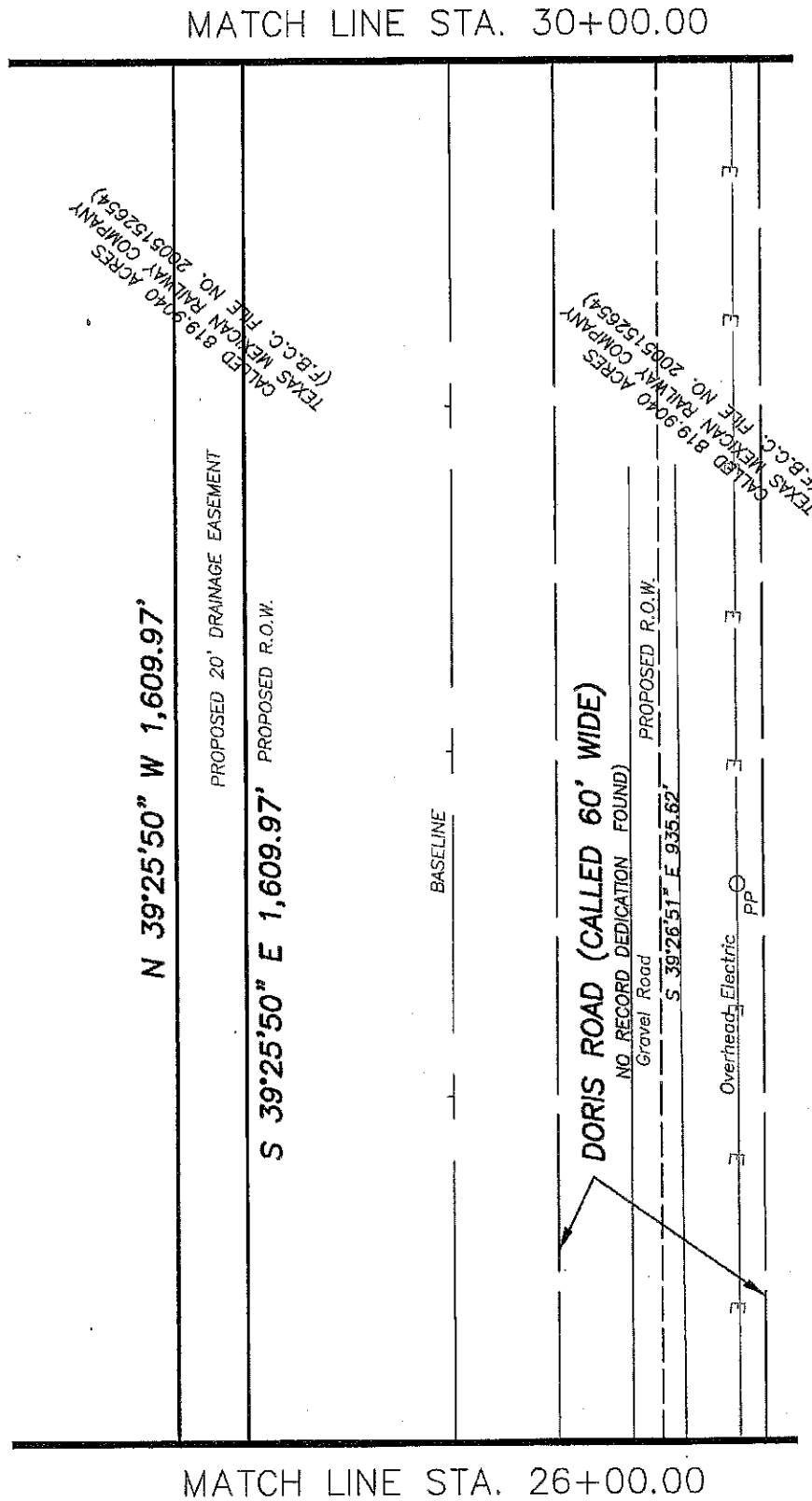
CALLER 70.51 ACRES  
OGILVER P. SANDOVAL, ET UX  
FILE NO. 2004145059  
(F.B.C.C.)



PARCEL PLAT  
SHOWING  
2.663 ACRES  
(116,014 SQ. FT.)  
PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS



GABRIEL COLE 3/4 LEAGUE, A-19



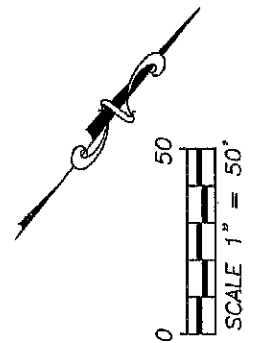
PARCEL PLAT  
SHOWING

2.663 ACRES  
(116,014 SQ. FT.)

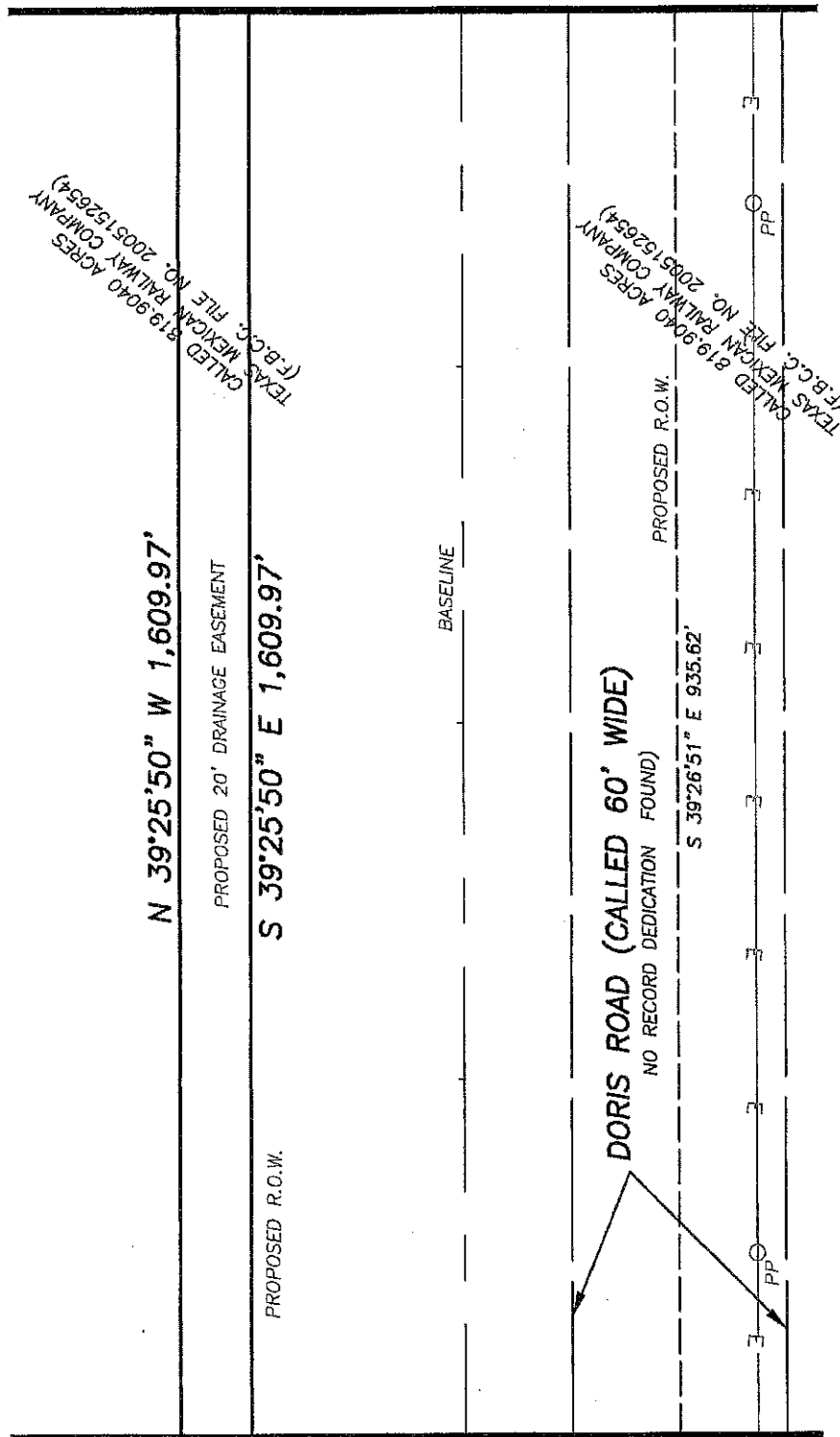
PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PAGE 9 OF 19

PARCEL DETAIL



GABRIEL COLE 3/4 LEAGUE, A-19



PARCEL PLAT  
SHOWING

2.663 ACRES

(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 10 OF 19

PARCEL PLAT  
SHOWING

2.663 ACRES  
(116,014 SQ. FT.)

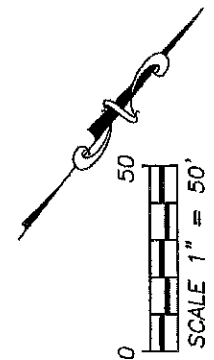
**PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS**

**PARCEL DETAIL**

PAGE 11 OF 19

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" F	2472.04'

LINE	BEARING	DISTANCE
L4	N39°25'50"W	1,609.97'
L5	S39°25'50"E	1,609.97'



GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 42+00.00

C3

PROPOSED 20' DRAINAGE EASEMENT

C6

PROPOSED R.O.W.

BASELINE  
40+00

PROPOSED R.O.W.  
C9

CALL 819,940 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152954)

CALL 819,940 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152954)

MATCH LINE STA. 38+00.00

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2851.28'	S 76°18'04" E	2472.04'

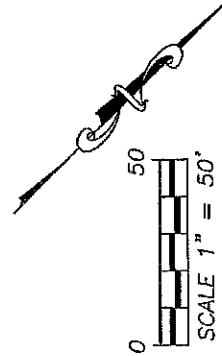
PARCEL PLAT  
SHOWING

2.663 ACRES  
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PAGE 12 OF 19

PARCEL DETAIL



# GABRIEL COLE 3/4 LEAGUE, A-19

66' EASEMENT ACROSS CALLED 775 ACRES  
(VOL. 88, PG. 315, F.B.C.D.R.)  
LOCATED 20' W AND 46' E OF PIPELINE

TO OLD OCEAN FUEL COMPANY 66' EASEMENT ACROSS CALLED 775 ACRES  
VOL. 399, PG. 614, F.B.C.D.R.

PROPOSED 20' DRAINAGE EASEMENT  
CALLED 819 9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152654)

Energy Transfer Pipeline

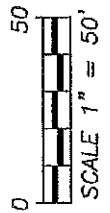
SEAGULL PIPELINE CORPORATION  
20' PIPELINE EASEMENT  
(VOL. 854, PG. 476, F.B.C.D.R.)

PROPOSED R.O.W.  
CALLED 819 9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152654)

MATCH LINE STA. 46+00.00

MATCH LINE STA. 42+00.00

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'



PARCEL PLAT  
SHOWING

2.663 ACRES  
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 13 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 50+00.00

819.9040 ACRES  
CALLED  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152654)

C3

PROPOSED 20' DRAINAGE EASEMENT

C6

PROPOSED R.O.W.

BASELINE

C9

PROPOSED R.O.W.

MATCH LINE STA. 46+00.00

819.9040 ACRES  
CALLED  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152654)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'

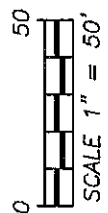
PARCEL PLAT  
SHOWING

2.663 ACRES  
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 14 OF 19



FILE NO. 2005152654)  
TEXAS MEXICAN  
819.5040 ACRES  
FALLMA COMPANY

~~COVE EASEMENT~~

PROPOSED 20 DIVISION

18

PROPOSED R.O.W.

BASELINE

PROPOSED R.O.W.

3

TECHNICAL SURVEY  
FILE NO. 2005152654  
CALLED 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
F.B.C.

MATCH LINE STA. 54+00.00

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'20"	2651.28'	S 76°18'04" F	2472.04'

**PARCEL PLAT  
SHOWING**

2.663 ACRES  
16,014 SQ. FT.)

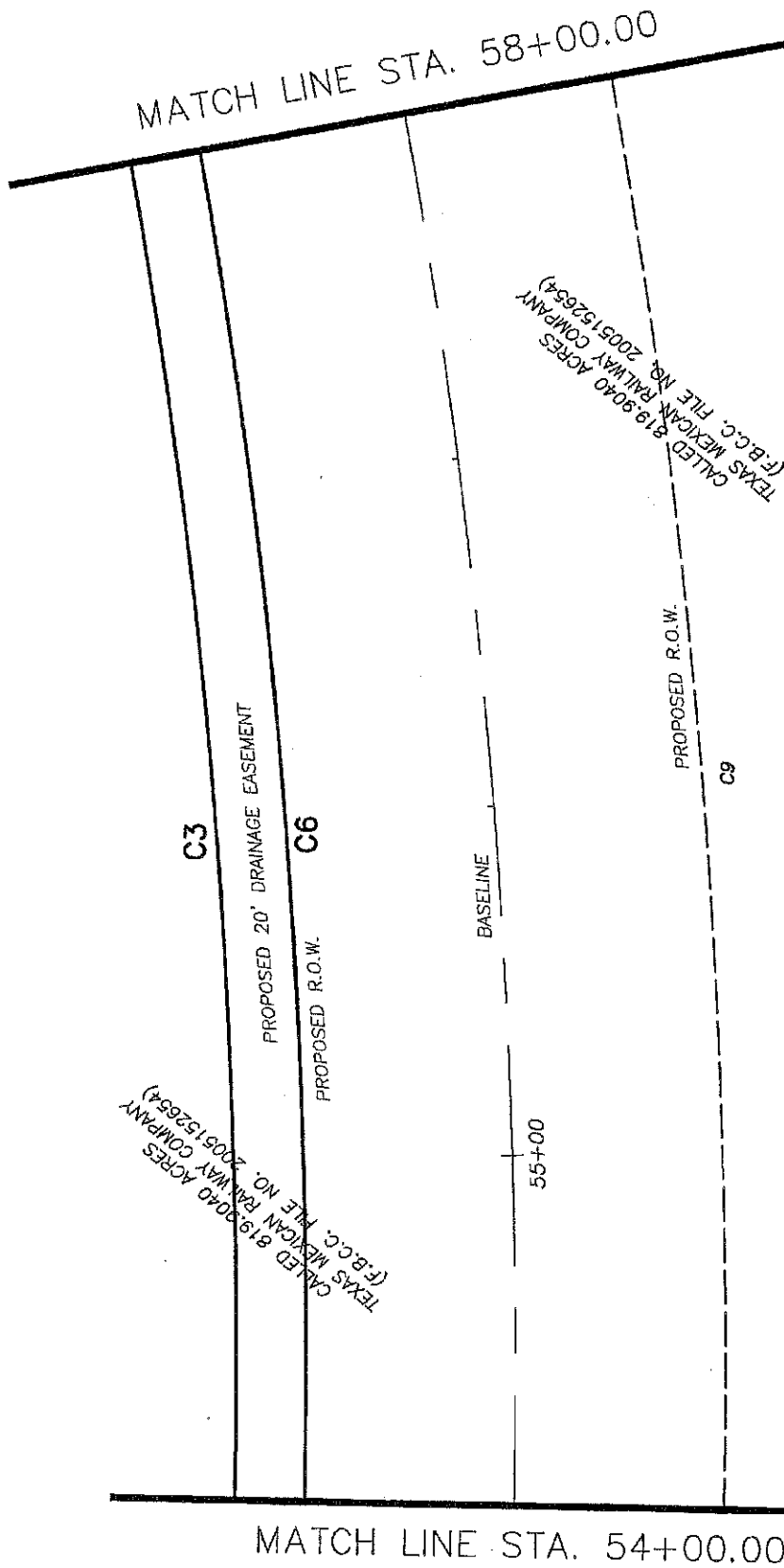
**PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS**

PARCEL DETAIL

PAGE 15 OF 19



GABRIEL COLE 3/4 LEAGUE, A-19

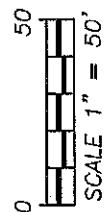


PARCEL PLAT  
SHOWING  
2.663 ACRES  
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

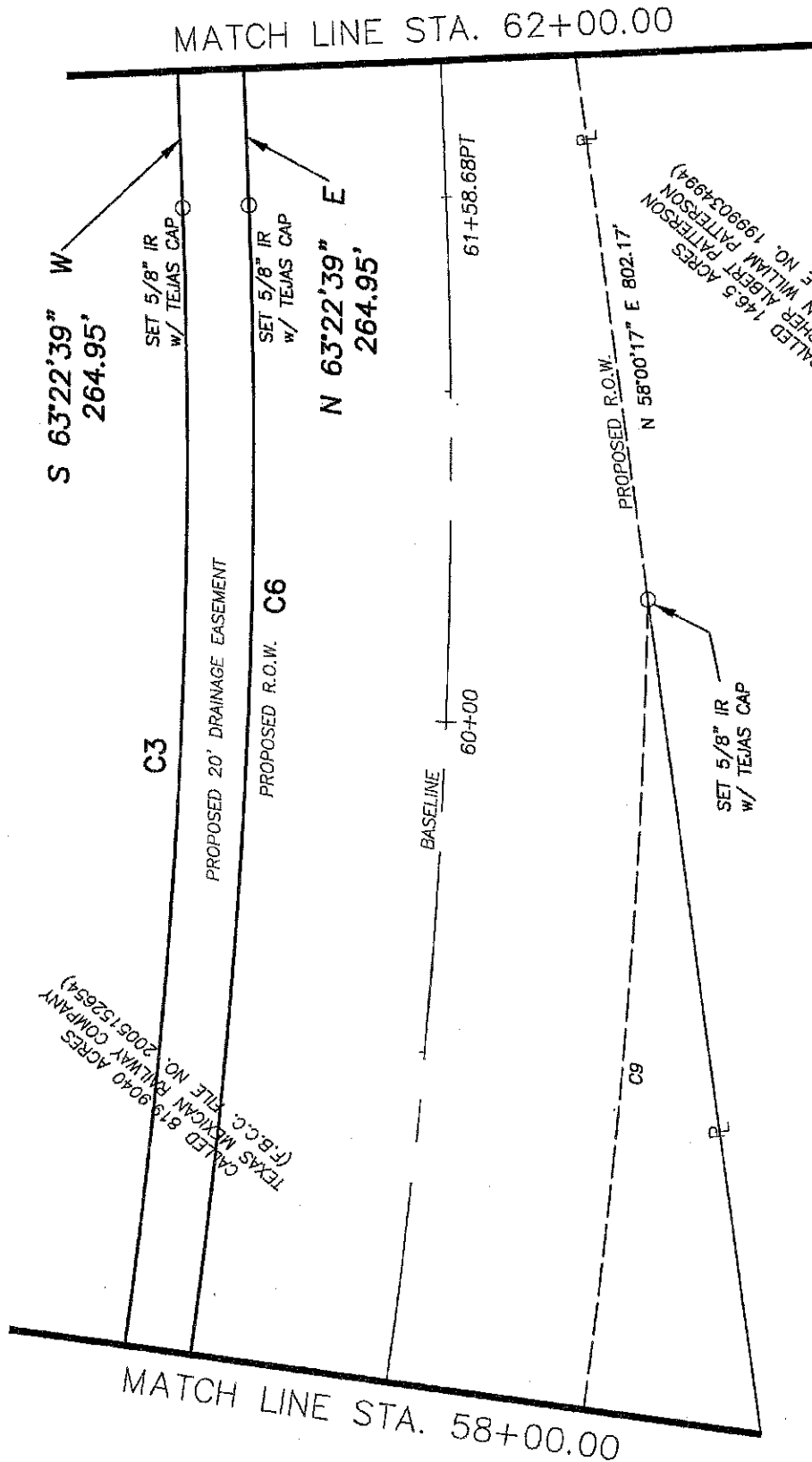
PARCEL DETAIL PAGE 16 OF 19

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'





GABRIEL COLE 3/4 LEAGUE, A-19



CALL 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2005152654)

CALL 146.5 ACRES  
CHRISTOPHER ALBERT PATTERSON  
AND BRIAN WILLIAM PATTERSON  
(F.B.C.C. FILE NO. 1999034894)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'



PARCEL PLAT  
SHOWING

2.663 ACRES  
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 17 OF 19

MATCH LINE STA. 66+00.00

C5	CALLED 8/19/80 40 ACRES TEXAS MEXICAN RAILWAY COMPANY T.F.B.C.C. FILE NO. 2005152654
C4	

SET 5/8" IR  
W/ TEJAS CAP

S 63°22'39" W 264.95'

PROPOSED 20' DRAINAGE EASEMENT

SET 5/8" IR  
W/ TEJAS CAP

**PROPOSED R.O.W.**

N 63°22'39"<sup>30</sup> E 264.95'

BASELINE

64+23.63PC

65+00

PROPOSED R.O.W. N 58°00'17" E 802.17'

CALL 1465 ACRES  
CHRISTOPHER ALBERT PATTERSON  
AND BRIAN PATTERSON  
(F.B.C. FILE NO. 1999034994)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	2080.00'	13°12'18"	479.38'	S 69°58'48" W	478.32'
C5	2060.00'	11°28'18"	412.45'	N 69°06'48" E	411.76'

MATCH LINE STA. 62+00.00

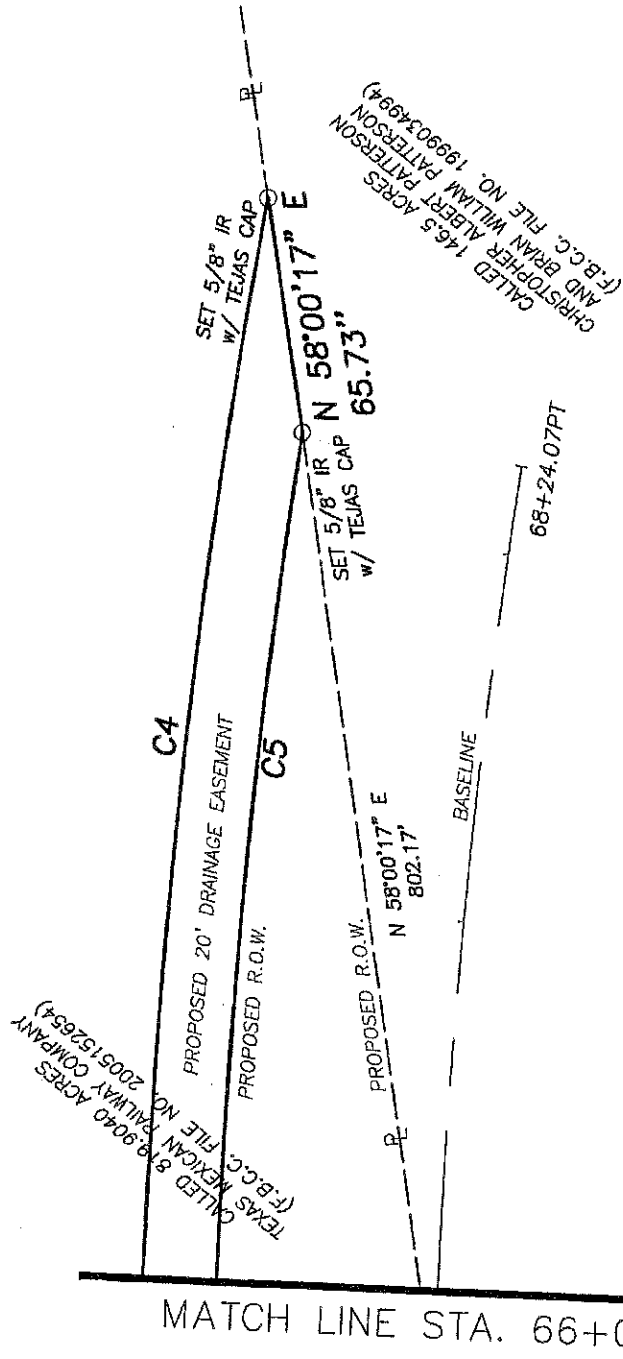
PARCEL PLAT  
SHOWING

2.663 ACRES  
(116,014 SQ. FT.)

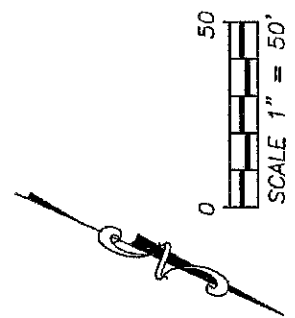
**PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS**

PARCEL DETAIL

PAGE 18 OF 19



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	2080.00'	13°12'18"	479.38'	S 69°58'48" W	478.32'
C5	2060.00'	11°28'18"	412.45'	N 69°06'48" E	411.76'



PARCEL PLAT  
SHOWING

2.663 ACRES  
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 19 OF 19

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.

THE STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF FORT BEND               §

### TEMPORARY CONNECTOR ROADWAY EASEMENT

THAT, **The Texas Mexican Railway Company**, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and by these presents does GRANT, SELL, AND CONVEY unto **Fort Bend County, Texas**, a body corporate and politic under the laws of the State of Texas, its successors and assigns ("Grantee"), a temporary non-exclusive easement for use as a public street or road (the "Temporary Roadway") across, along, over upon and through a portion of that certain tract of land located in Fort Bend County, Texas, (the "Temporary Roadway Easement") as depicted in Exhibit "A" attached hereto and incorporated herein for purposes.

This conveyance is made subject to any restrictions, covenants, easements, rights-of-way, liens, encumbrances and mineral or royalty reservations or interests affecting the Temporary Roadway Easement and appearing of record in the Official Records of Fort Bend County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Easement granted herein; provided, however, Grantor will not enforce said items and matters, to the extent that it has the ability to enforce any of said items or matters, in a manner which would unreasonably prejudice or interfere with Grantee's rights in the Easement granted herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the above-described Easement for the said purposes, together with all and singular the rights and appurtenances thereto in any wise belonging, including all necessary rights of ingress, egress, and regress, unto said Grantee, its successors and assigns.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED this the 20 day of June, 2022.

**GRANTOR:**

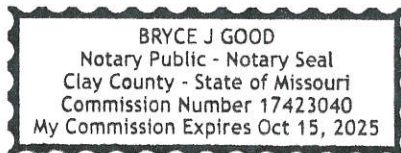
The Texas Mexican Railway Company

By: Ginger Adamiak  
Name: Ginger Adamiak  
Title: Vice President Sales + Marketing

THE STATE OF MISSOURI    §  
   §  
COUNTY OF JACKSON    §

This instrument was acknowledged before me on this 20<sup>th</sup> day of June, 2022 by Ginger Adamiak, Vice President Sales + Marketing of The Texas Mexican Railway Company, on behalf of said company.

(NOTARY SEAL)



Bryce J Good  
Notary Public, State of Missouri

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**GRANTEE:**

Fort Bend County, Texas

\_\_\_\_\_  
KP George, County Judge

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

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2022 by KP George, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

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

# EXHIBIT A

**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**  
**3.300 ACRES (143,753 SQ. FT.) IN THE**  
**GABRIEL COLE 3/4 LEAGUE, A-19,**  
**FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 3.300 acres (143,753 square feet) in the Gabriel Cole 3/4 League, Abstract No. 19, in Fort Bend County, Texas, and being out of that certain tract called 819.9040 acres conveyed to The Texas Mexican Railway Company, described in Fort Bend County Clerk's File No. 2005152654, said 3.300 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to Texas Coordinate System, South Central Zone, NAD '83, 1991 adjustment):

**COMMENCING** (N=13,733,542.71; E=2,925,961.19) at a 5/8-inch iron rod found in the center of West End Tavenner Road (no recorded dedication found) at its intersect with the southeast right-of-way line of Pink Taylor Run Road (no recorded dedication found) being the most northerly west corner of said 819.9040 acre tract, in the northwest line of the Isaac McGary League, Abstract No. 58, same being the southeast line of the M. McCormick Survey, Abstract No. 57, in from which a 1/2-inch iron pipe found for the north corner of a called 21.63 acre tract, described in Fort Bend County Clerk's File No. 2005084692, bears S60°51'25"W, 25.70';

**THENCE** North 57°36'46" East along the northwest line of said Isaac McGary League and said 819.9040 acre tract, being the southeast line of said M. McCormick Survey and southeast right-of-way line of said Pink Taylor Run Road, at 35.00 feet pass a 5/8-inch iron rod found for reference, and continue in all a distance of 583.33 feet to a 1/2-inch iron pipe found for the north corner of said Isaac McGary League, being the most southerly west corner of said Gabriel Cole 3/4 League, and an angle point in the northwesterly line of the herein described parcel;

**THENCE** North 58°00'17" East, along the northwest line of said 819.9040 acre tract, the southeast right-of-way line of said Pink Taylor Run Road and the line common to said Cole League and said McCormick Survey, a distance of 696.74 feet to a 5/8-inch Tejas capped iron rod set on the proposed northwesterly right-of-way line of the temporary connector easement for the **POINT OF BEGINNING** (N=13,734,224.33; E=2,927,044.68) and west corner of the herein described 3.300 acre tract;

**THENCE** continuing North 58°00'17" East along the northwest line of said 819.9040 acre tract, being also proposed northwesterly right-of-way line of the temporary connector easement and



the southeast right-of-way line of said Pink Taylor Run Road, passing the interior corner of said Gabriel Cole 3/4 League, and continue along the northwest line of said 819.9040 acre tract, being the southeast line of that certain tract called 146.5 acres conveyed to Christopher Albert Patterson, et al and recorded in Fort Bend County Clerk's File No. 1999034994, a distance of 1,567.28 feet to a 5/8-inch Tejas capped iron rod set in the southerly line of a proposed 20-foot wide drainage easement;

THENCE, in an easterly direction, a distance of 389.96 feet along the southerly line of said proposed 20'foot wide drainage easement, following the arc of a curve to the left, having a radius of 2,080.00 feet and a central angle of  $10^{\circ}44'30''$  (Ch= $N71^{\circ}12'42''E$  389.39') to a 5/8-inch Tejas capped iron rod set for the most easterly corner of the herein described parcel, at an intersection with the proposed southeasterly right-of-way line of a temporary connector easement;

THENCE along the proposed southeasterly right-of-way line of the temporary connector easement, crossing said 819.9040 acre tract, the following seven courses and distances:

South  $60^{\circ}27'25''$  West, a distance of 547.89 feet to a 5/8-inch Tejas capped iron rod set for an angle point;

South  $58^{\circ}00'45''$  West, a distance of 786.51 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a southwesterly direction, a distance of 281.51 feet following the arc of a curve to the left, having a radius of 820.00 feet and a central angle of  $19^{\circ}40'11''$  (Ch= $S48^{\circ}10'40''W$  280.13') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South  $38^{\circ}20'35''$  West, a distance of 154.75 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a westerly direction, a distance of 249.38 feet following the arc of a curve to the right, having a radius of 130.00 feet and a central angle of  $109^{\circ}54'44''$  (Ch= $N86^{\circ}42'04''W$ , 212.87') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North  $31^{\circ}44'42''$  West, a distance of 15.52 feet to a 5/8-inch Tejas capped iron rod set for an angle point;

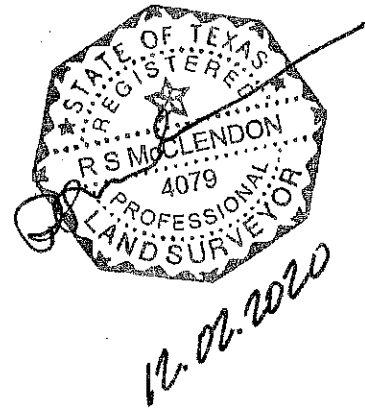
North  $64^{\circ}28'47''$  West, a distance of 31.75 feet to the POINT OF BEGINNING and containing 3.300 acres (143,753 square feet) of land, more or less.

Fort Bend County  
Temporary Connector Easement

December 2, 2020  
KCS Parcel

This metes and bounds description is accompanied by a Parcel Plat of even date herewith. All iron rods set with a Tejas cap are inscribed with "RPLS 4079". All distances and coordinates shown hereon are surface measurements in feet. To convert to grid, multiply by a combined scale factor = 0.9998700169.

TEJAS SURVEYING, INC.  
Firm No. 10031300  
Ph: 281 240-9099  
Job No. 44-2012- TempConnector



M. MCCORMICK SURVEY, A-57

PINK TAYLOR RUN

GABRIEL COLE 3/4 LEAGUE, A-19

ISAAC MCGARY LEAGUE, A-58

- NOTES:
- 1 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE MEASUREMENT IN FEET. TO CONVERT TO GRID MULTIPLY BY A COMBINED SCALE FACTOR= 0.9998700169.
  - 2 THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH.
  - 3 THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE COMPANY, GF NO. TNB3377-20802643, DATED NOVEMBER 4, 2008.
  4. UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

### LEGEND

IP - IRON PIPE  
IR - IRON ROD  
FND - FOUND  
P - PROPERTY LINE  
P.O.C. - POINT OF COMMENCING  
P.O.B. - POINT OF BEGINNING  
VOL. - VOLUME  
PG. - PAGE

F.N. - FILE NUMBER  
F.B.C.C - FORT BEND COUNTY CLERK  
D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY  
P.R.F.B.C. - PLAT RECORDS OF FORT BEND COUNTY  
O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY

TEJAS SURVEYING, INC.

FIRM NO. 10031300  
1810 FIRST OAKS ST., SUITE 220  
RICHMOND, TX 77406  
PH: 281 240-9099  
rsm@mrsurveyor.com

OWNER

TEXAS MEXICAN  
RAILWAY COMPANY

U.S. HIGHWAY 59 (WIDTH VARIES)

SPUR 58

DARST ROAD

TEXAS MEXICAN RAILWAY CO. (100' RAILROAD R.O.W.)

PROPOSED  
TEMPORARY  
CONNECTOR  
EASEMENT

GABRIEL COLE 3/4 LEAGUE, A-19  
ISAAC MCGARY LEAGUE, A-58

CALLED 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2005152654)

PARCEL PLAT  
SHOWING

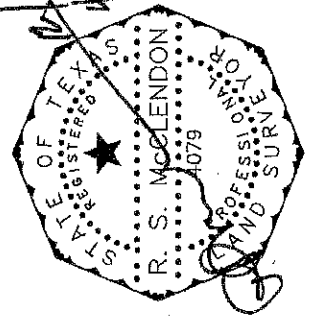
3.300 ACRES

(143,753 SQ. FT.)

TEMPORARY CONNECTOR EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 4 OF 12



M. MCCORMICK SURVEY, A-57

CALLER 30 ACRES  
MARY GOTTARD MONTABANO  
(VOL. 1890, Pg. 884, F.B.C.D.R.)

P.O.C.

FND 5/8" IR  
N=13,733,542.71  
E=2,925,981.19

FND 1/2" IR  
N 60°51'25" E  
25.70'

WEST END TAVNER ROAD (60' WIDE)  
(NO RECORDED DEDICATION FOUND)

PINK TAYLOR RUN ROAD (60' WIDE)  
(NO RECORDED DEDICATION FOUND)

Asphalt Road

FND 5/8" IR

35.00'

Sign

Asphalt

Overhead Electric

N57°36'46"E 583.33'

CALLER 21.63 ACRES  
QUAN ANH TRAN, ET AL  
(F.B.C. FILE NO. 2005084692)

ISSAC MCGARY LEAGUE, A-58

CALLER 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005132534)

MATCH LINE 1

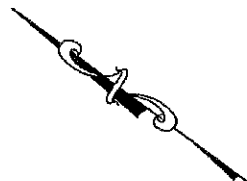
PARCEL PLAT  
SHOWING

3.300 ACRES  
(143,753 SQ. FT.)

TEMPORARY CONNECTOR EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 5 OF 12



M. McCORMICK SURVEY, A-57

CALLLED 30 ACRES  
MARY GOTHARD MONTALEONE  
(VOL. 1890, Pg. 884, F.B.C.D.R.)

PINK TAYLOR RUN ROAD (60' WIDE)  
(NO RECORDED DEDICATION FOUND)

Asphalt Road

Overhead Electric  
N57°36'46"E 583.33'

FND 1 1/2" IP

CALLLED 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152654)

ISSAC McGARY  
LEAGUE, A-58

N58°00'17"E 696.74'

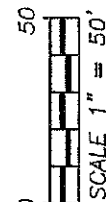
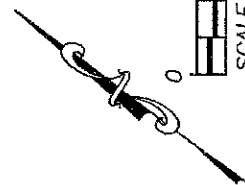
CALLLED 819.9040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C. FILE NO. 2005152654)

GABRIEL COLE 3/4  
LEAGUE, A-19

GABRIEL COLE 3/4 LEAGUE, A-19  
ISSAC McGARY LEAGUE, A-58

MATCH LINE 1

MATCH LINE 2



PARCEL PLAT  
SHOWING

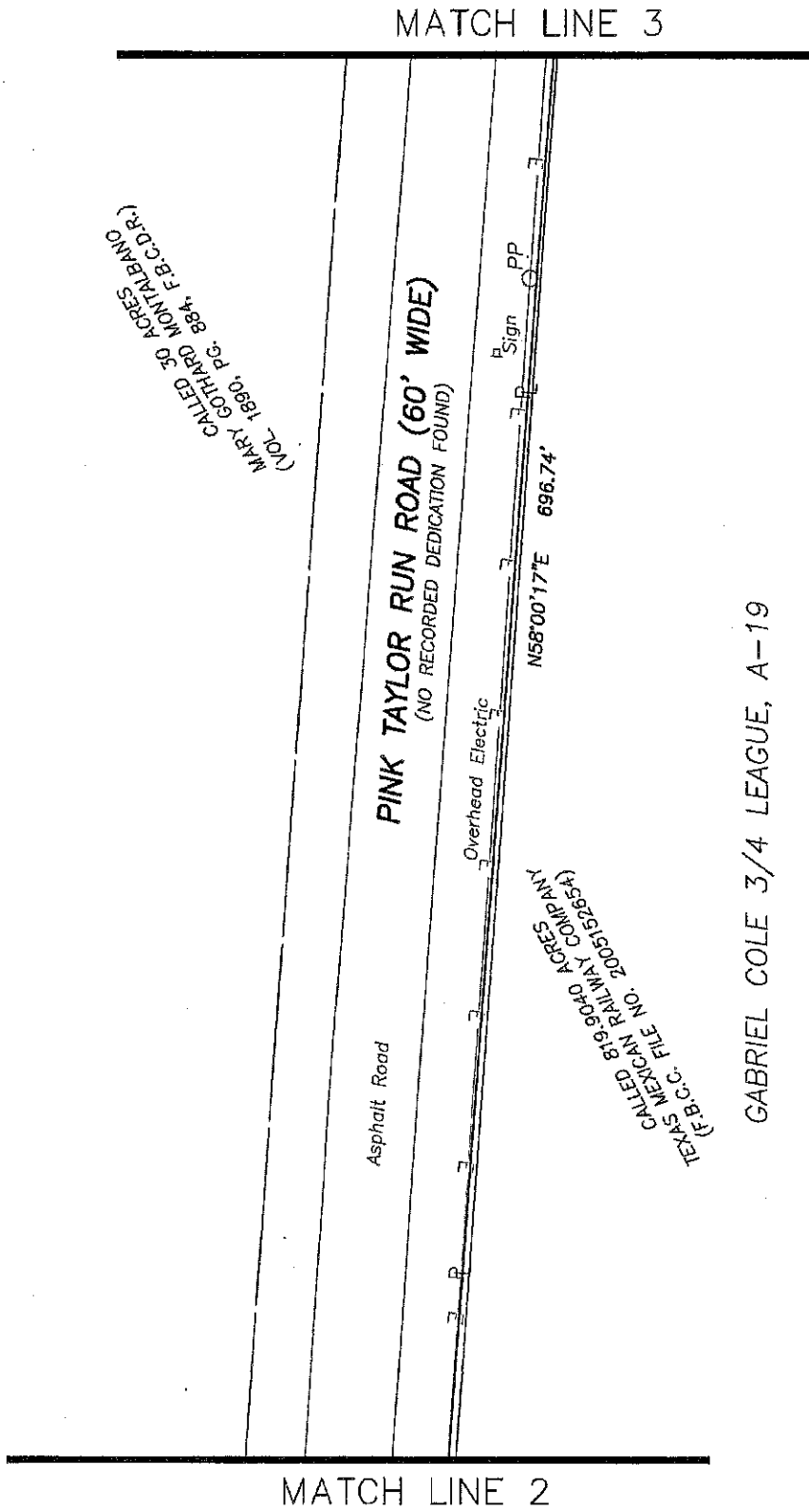
3.300 ACRES  
(143,753 SQ. FT.)

TEMPORARY CONNECTOR EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 6 OF 12

M. MCCORMICK SURVEY, A-57



GABRIEL COLE 3/4 LEAGUE, A-19

PARCEL PLAT  
SHOWING

3.300 ACRES  
(143,753 SQ. FT.)

TEMPORARY CONNECTOR EASEMENT  
FORT BEND COUNTY, TEXAS

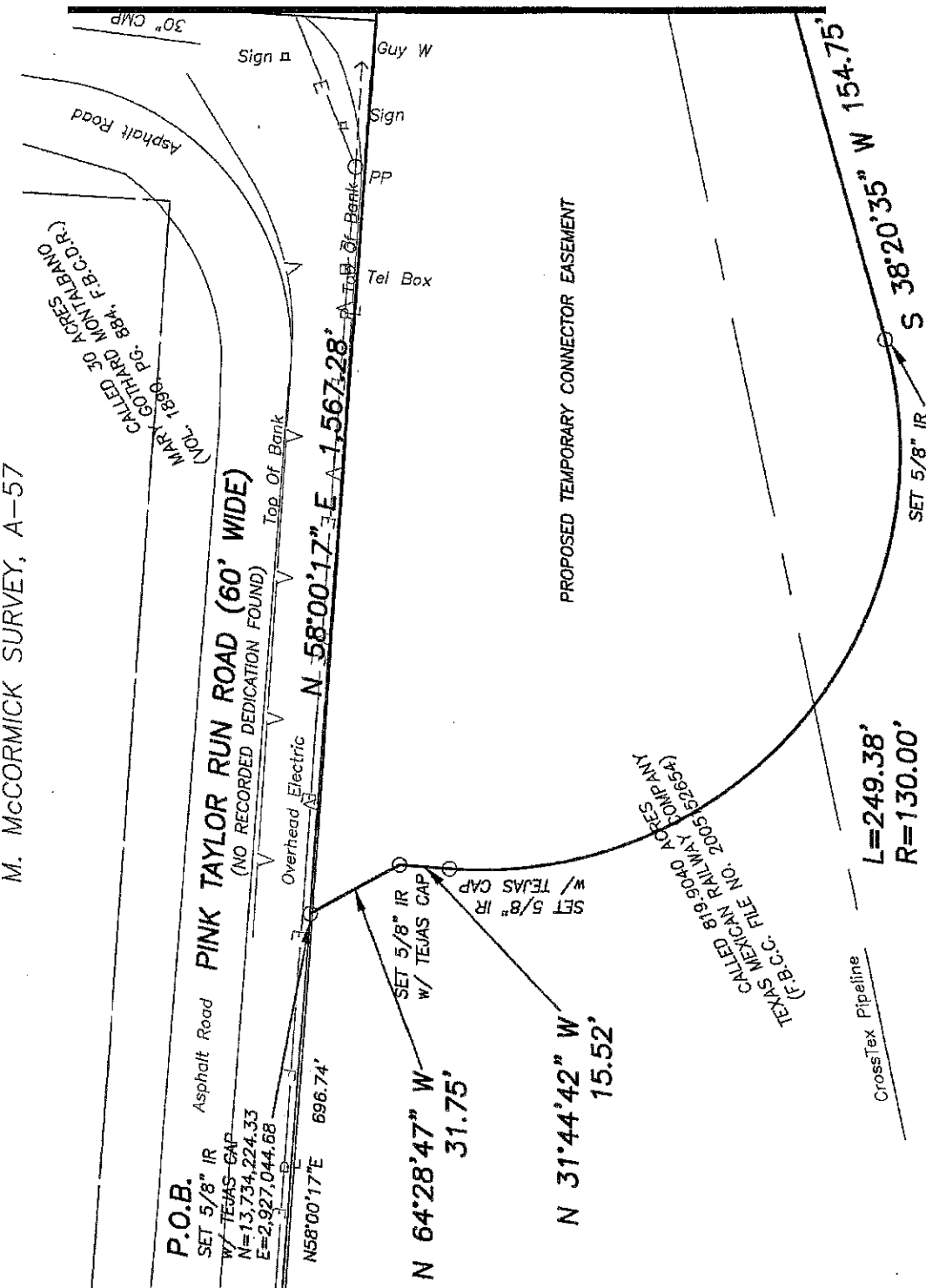
PARCEL DETAIL MAP

PAGE 7 OF 12

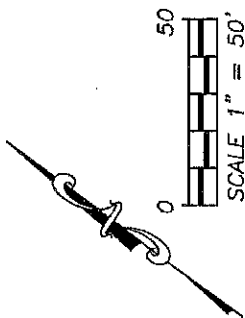
M. MCCORMICK SURVEY, A-57

MATCH LINE 3

MATCH LINE 4

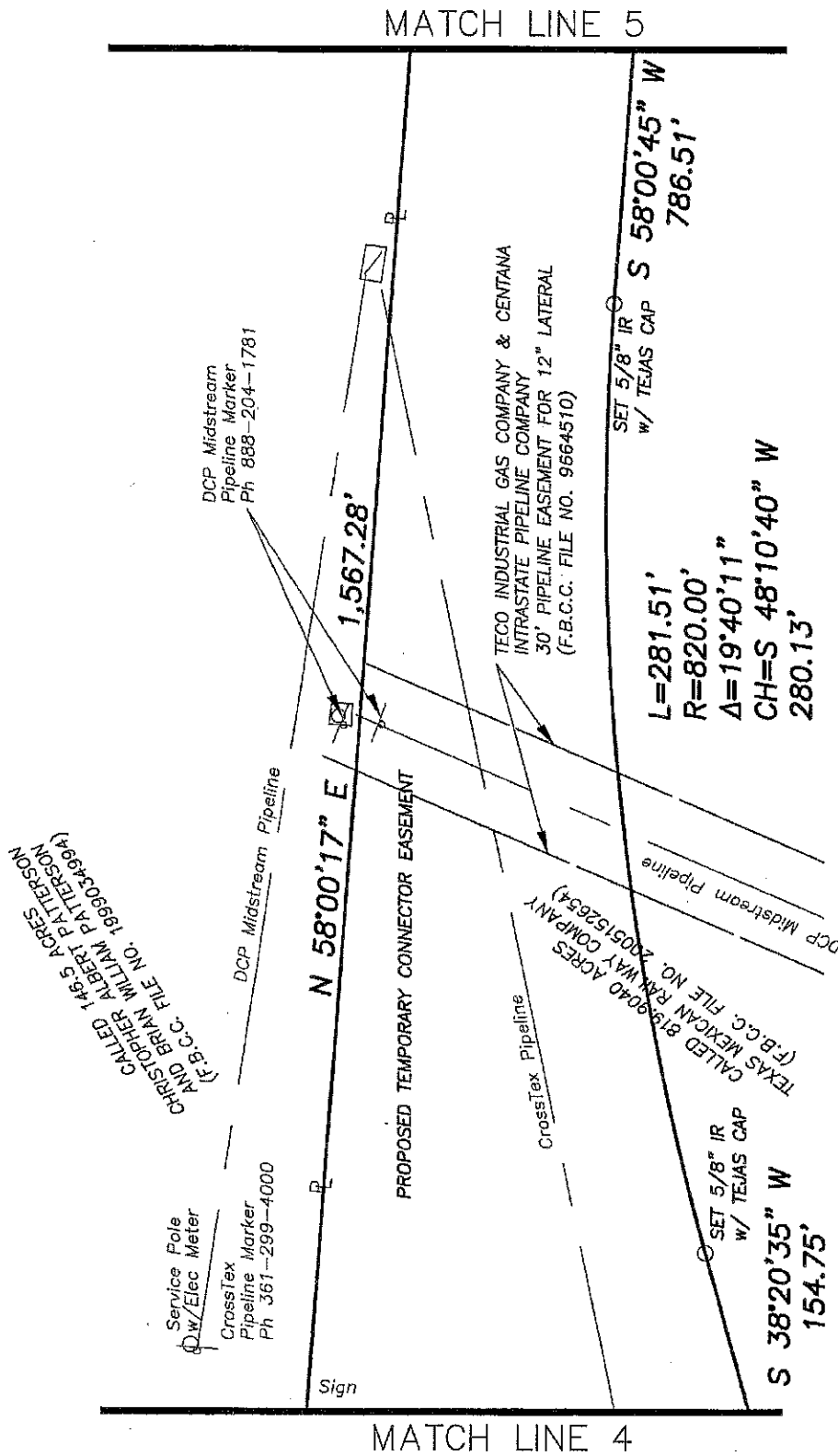


PARCEL PLAT  
SHOWING  
3.300 ACRES  
(143,753 SQ. FT.)  
TEMPORARY CONNECTOR EASEMENT  
FORT BEND COUNTY, TEXAS



GABRIEL COLE 3/4 LEAGUE, A-19

GABRIEL COLE 3/4 LEAGUE, A-19



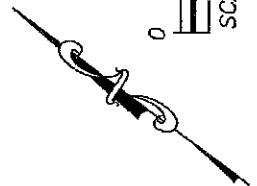
PARCEL PLAT  
SHOWING

3.300 ACRES  
(143,753 SQ. FT.)

TEMPORARY CONNECTOR EASEMENT  
FORT BEND COUNTY, TEXAS

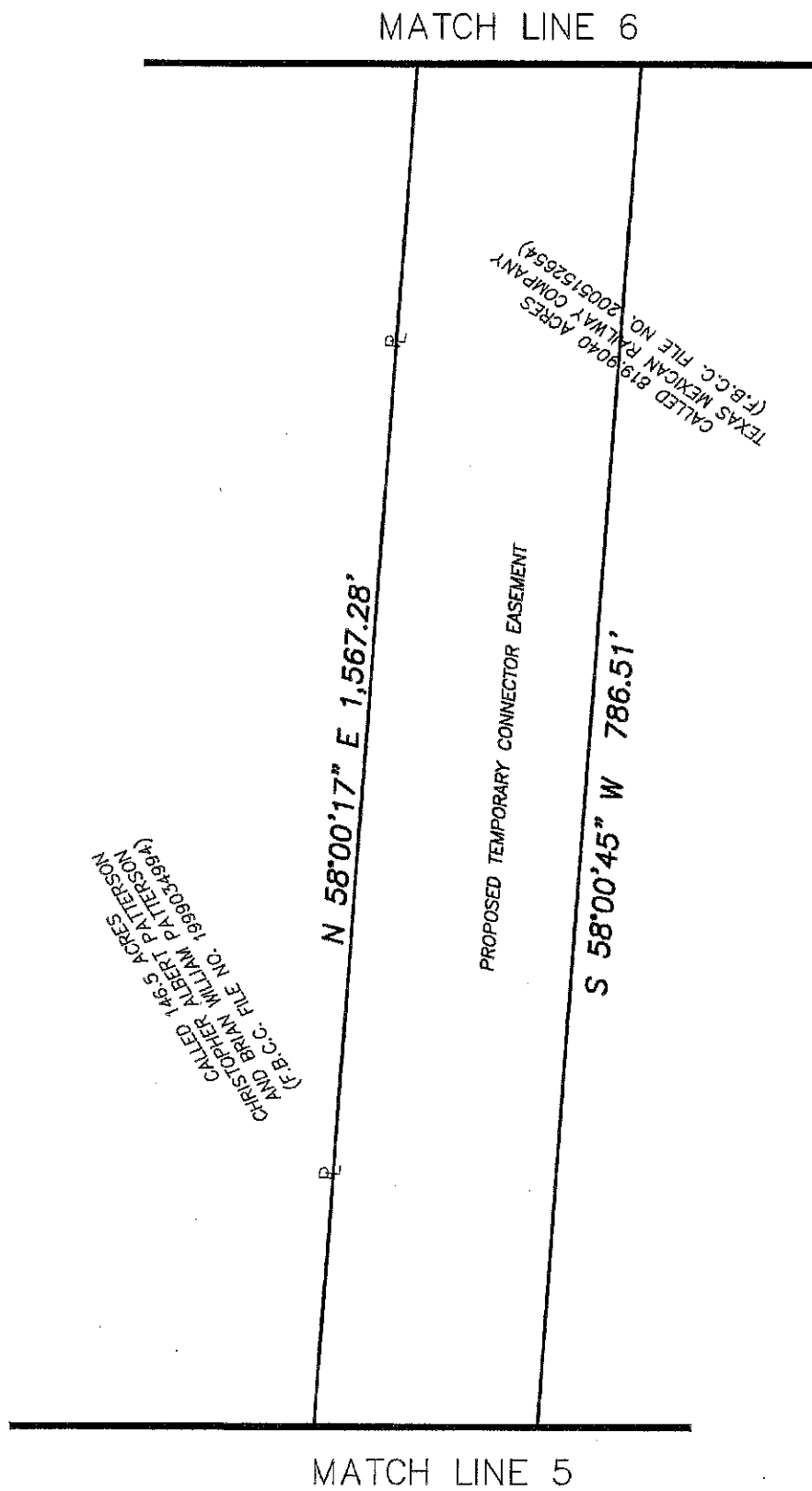
PARCEL VICINITY MAP

PAGE 9 OF 12





GABRIEL COLE 3/4 LEAGUE, A-19

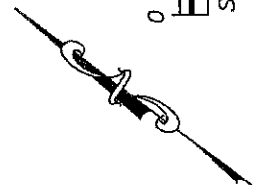


PARCEL PLAT  
SHOWING

3.300 ACRES  
(143,753 SQ. FT.)

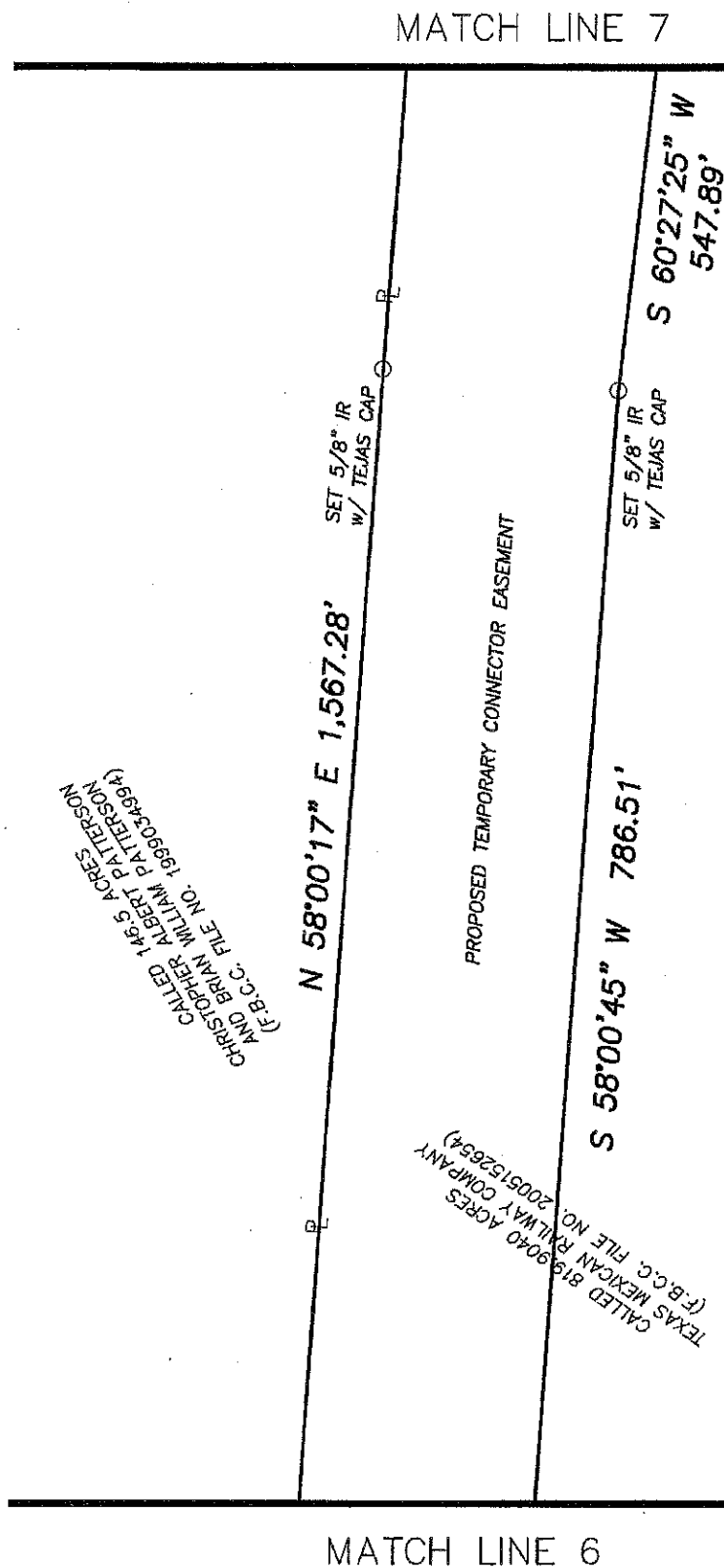
TEMPORARY CONNECTOR EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP PAGE 10 OF 12



0 50  
SCALE 1" = 50'

GABRIEL COLE 3/4 LEAGUE, A-19

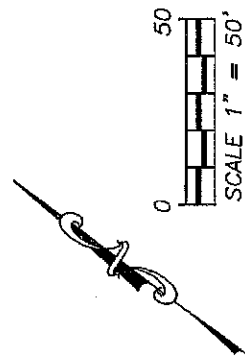


PARCEL PLAT  
SHOWING

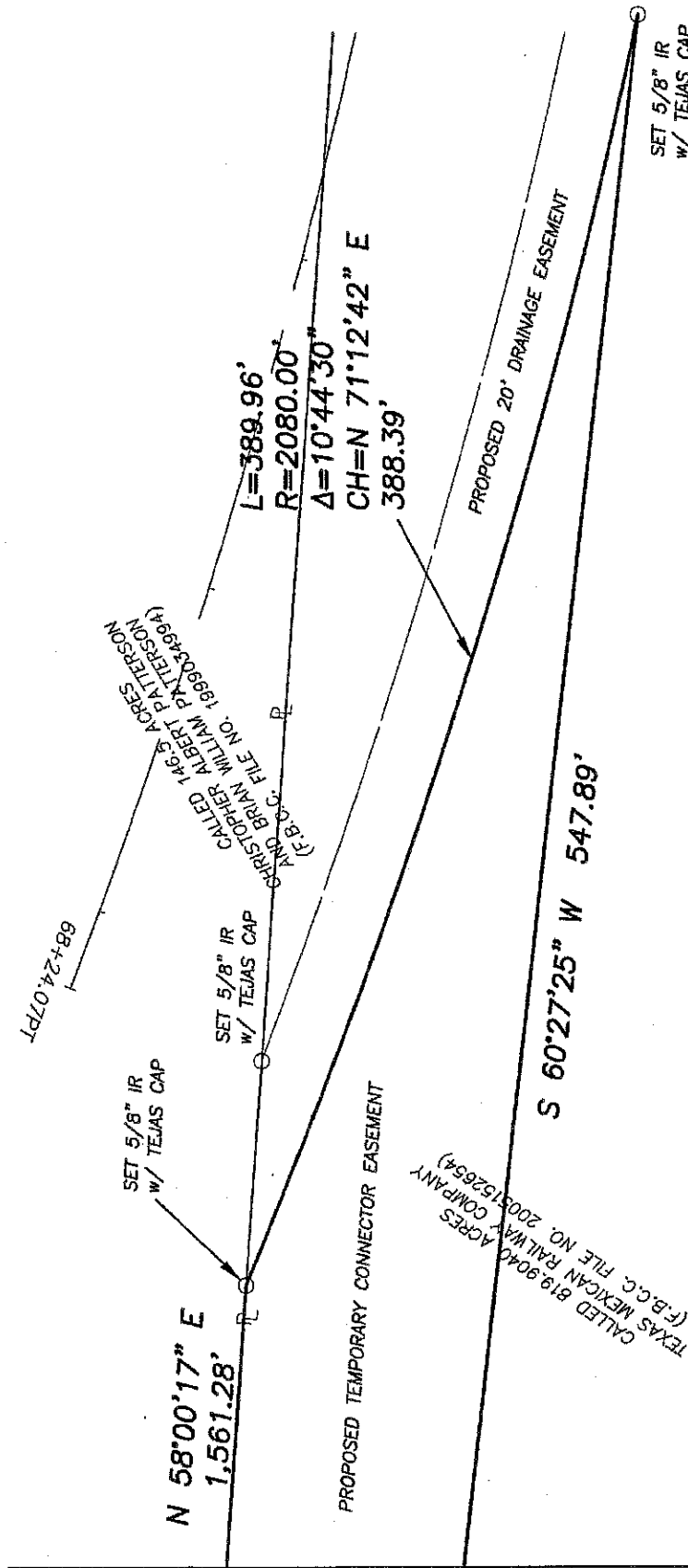
3.300 ACRES  
(143,753 SQ. FT.)

TEMPORARY CONNECTOR EASEMENT  
FORT BEND COUNTY, TEXAS

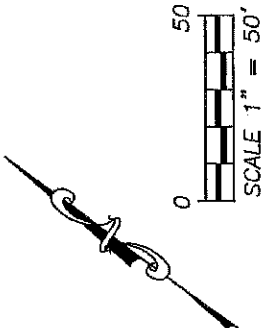
PARCEL VICINITY MAP PAGE 11 OF 12



GABRIEL COLE 3/4 LEAGUE, A-19



MATCH LINE 7



PARCEL PLAT  
SHOWING

3.300 ACRES

(143,753 SQ. FT.)

TEMPORARY CONNECTOR EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 12 OF 12