

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: [Signature]
Name: Ginger Adamiak
Title: Vice President Sales + Marketing

THE STATE OF MISSOURI §
 §
COUNTY OF JACKSON §

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

(NOTARY SEAL)



[Signature]
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

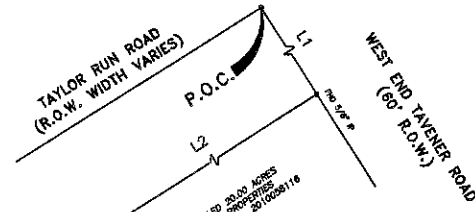
CURVE TABLE
TRACT 11

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3000.00'	02°09'46"	113.24'	S 33°14'59" E	113.23'
C2	2120.00'	15°53'44"	588.15'	S 26°23'00" E	586.28'
C3	2000.00'	12°27'12"	434.70'	S 24°39'44" E	433.85'
C4	2000.00'	05°12'05"	181.56'	S 33°29'21" E	181.50'
C5	970.00'	05°04'21"	85.88'	N 56°26'39" E	85.85'
C6	2120.00'	05°05'11"	188.20'	N 33°32'18" W	188.15'

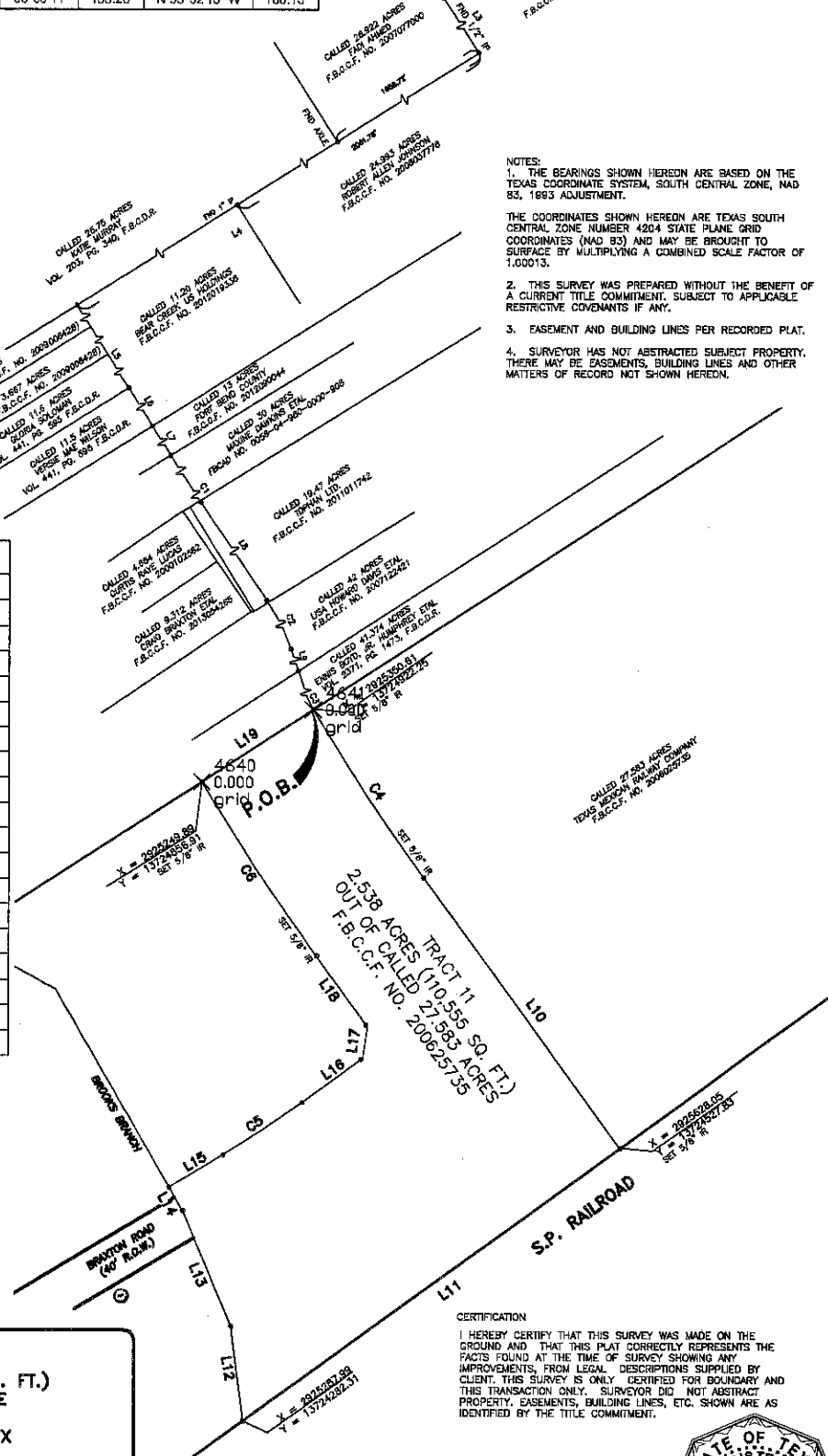
SCALE: 1" = 100'

LINE TABLE
TRACT 11

LINE	BEARING	DISTANCE
L1	S 32°43'51" E	1244.72'
L2	S 57°16'09" 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 08°54'28" E	28.28'
L18	N 36°14'56" W	78.53'
L19	N 57°01'39" E	120.05'



- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1983 ADJUSTMENT.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING A COMBINED SCALE FACTOR OF 1.00013.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
 - EASEMENT AND BUILDING LINES PER RECORDED PLAT.
 - SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.



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

EXHIBIT OF
2,538 ACRES (110,555 SQ. FT.)
ISAAC MCGARY LEAGUE
ABSTRACT NO. 58
FORT BEND COUNTY, TX

GGC SURVEY, PLLC

Tel. (832)728-7256
 4419 Zimmarly Court
 Sugar Land, Texas 77479 D.D.

SEE METES & BOUNDS OF SAME DATE

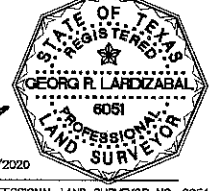
F.I.R.M. NO.	48157L	PANEL	0350J
EFFECTIVE DATE	01-03-07	ZONE	X2

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

SURVEYED FOR: CITY OF KENDLETON

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.



11/11/2020
 GEORGE R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

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 §

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:

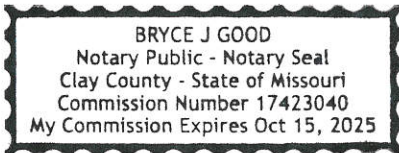
The Texas Mexican Railway Company

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 20th 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;

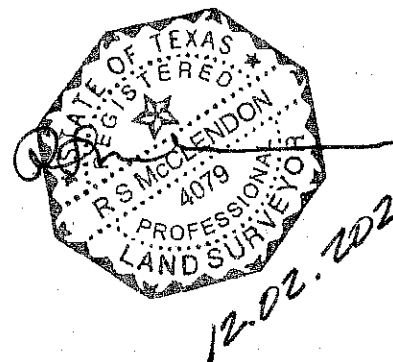
In a southeasterly direction, a distance of 249.82 feet following the arc of a curve to the right, having a radius of 1940.00 feet and a central angle of $07^{\circ}22'42''$ (Ch= $S35^{\circ}44'29''E$, 249.65') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

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



M. MCCORMICK SURVEY, A-57

PINK TAYLOR RUN

ISAAC MCGARY LEAGUE, A-58

GABRIEL COLE 3/4 LEAGUE, A-19

PROPOSED 20' DRAINAGE EASEMENT

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

PROPOSED DORIS ROAD

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

DORIS ROAD

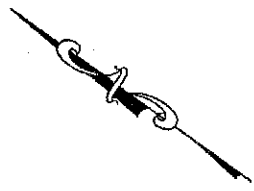
TEXAS MEXICAN RAILWAY Co. (100' RAILROAD R.O.W.)

PROPOSED BRAXTON LANE

SPUR 58

DARST ROAD

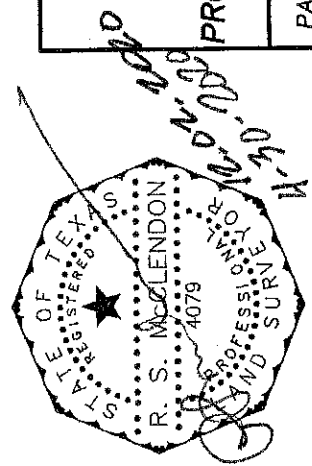
U.S. HIGHWAY 59 (WIDTH VARIES)



- 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 MEASUREMENTS 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. TNB3377-20802643, 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

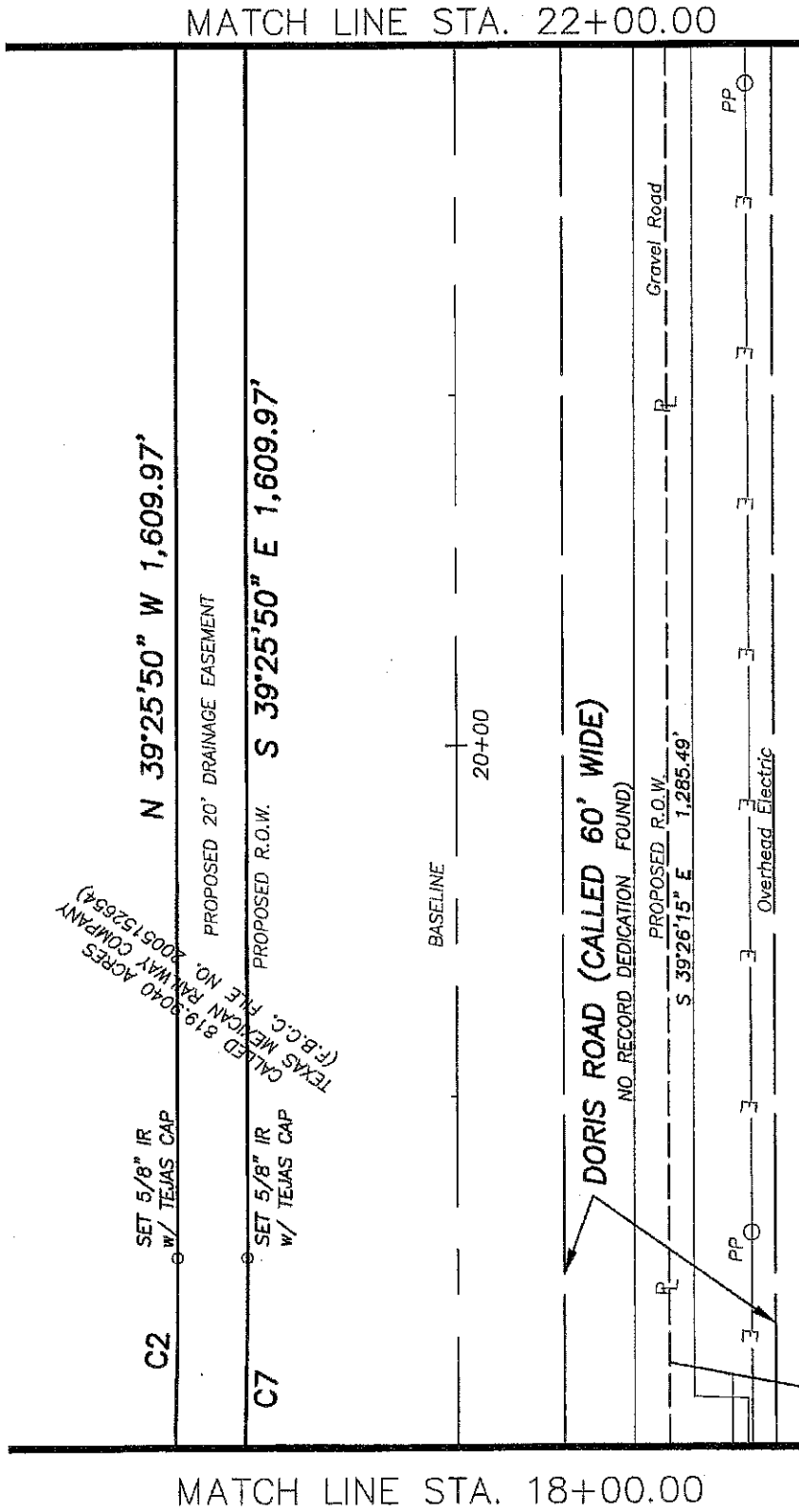
- IP - IRON PIPE
- IR - IRON ROD
- FND - FOUND
- P - PROPERTY LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- F.N. - FILE NUMBER
- F.B.C.C. - FORT BEND COUNTY CLERK
- D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY
- P.R.F.B.C. - PLAT RECORDS OF FORT BEND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



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

TEJAS SURVEYING, INC. FIRM NO. 10031500 1810 FIRST OAKS ST., SUITE 220 RICHMOND, TX 77406 PH: 281 240-9099 rsm@mrsurveyor.com	OWNER
	TEXAS MEXICAN RAILWAY COMPANY

GABRIEL COLE 3/4 LEAGUE, A-19



CALLER 819,5040 ACRES
 TEXAS MEXICAN RAILWAY COMPANY
 (F.B.C.C. FILE NO. 2005152634)

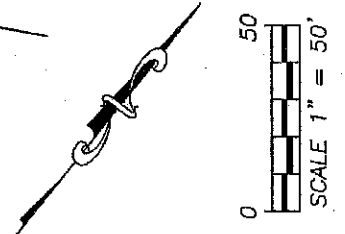
70.51 ACRES
 CALLED
 OGILVER P. SANDOVAL, ET UX
 (F.B.C.C. FILE NO. 2004145059)

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'

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

PARCEL DETAIL

PAGE 7 OF 19



GABRIEL COLE 3/4 LEAGUE, A-19

N 39°25'50" W 1,609.97'

PROPOSED 20' DRAINAGE EASEMENT

S 39°25'50" E 1,609.97'

PROPOSED R.O.W.

BASELINE

25+00

DORIS ROAD (CALLED 60' WIDE)

NO RECORD DEDICATION FOUND

S 39°26'15" E 1,285.49'

PROPOSED R.O.W.

Gravel Road

FND 5/8" IR S 39°26'51" E 935.62'

w/ TEJAS CAP

Culvert

PP

Overhead Electric

TEJAS MEXICAN RAILWAY COMPANY
(F.B.C.C. FILE NO. 2009452854)
CALLED 819.9840 ACRES

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

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



MATCH LINE STA. 26+00.00

MATCH LINE STA. 22+00.00

PARCEL PLAT
SHOWING

2.663 ACRES
(116,014 SQ. FT.)

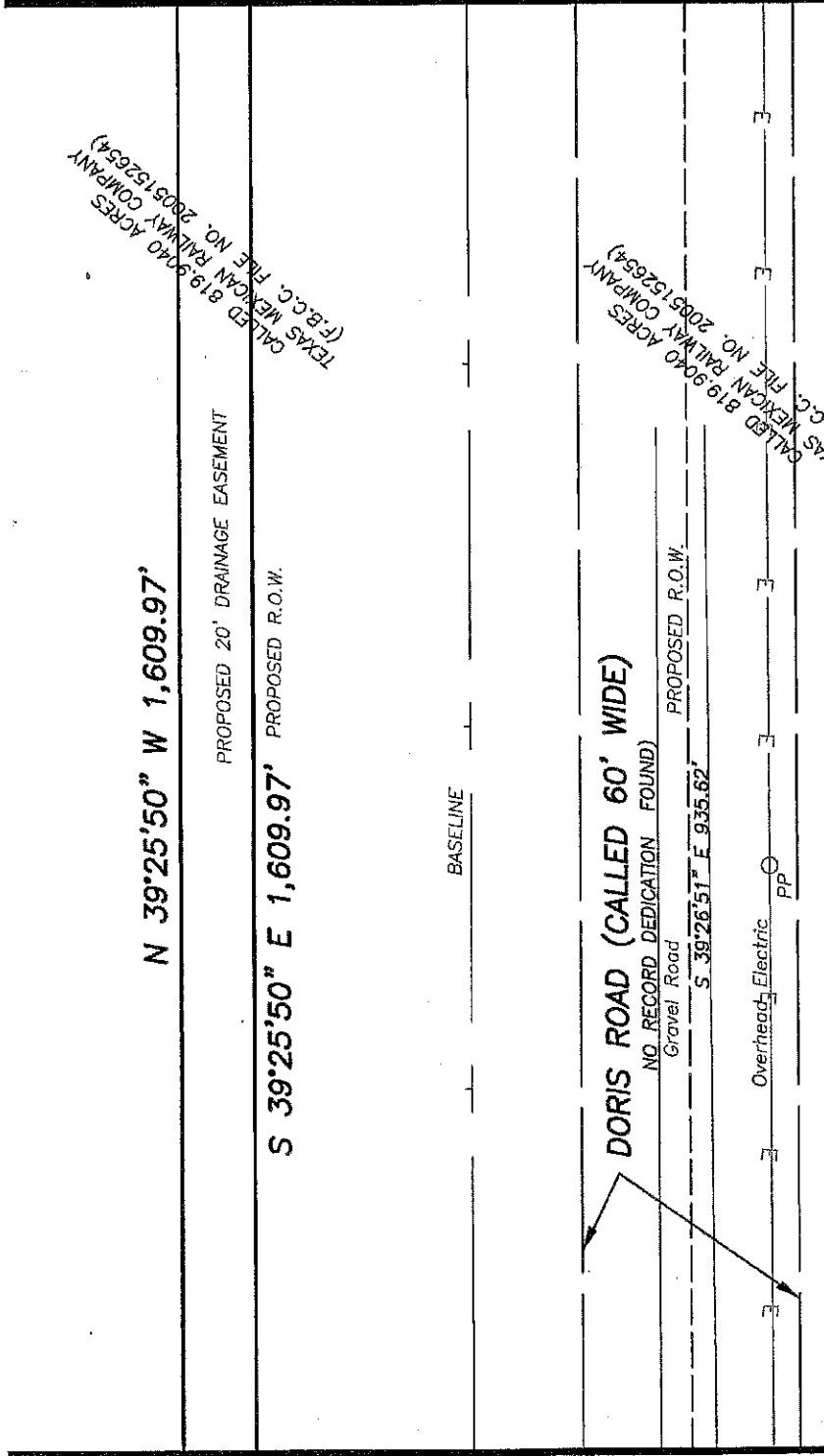
PROPOSED 20' DRAINAGE EASEMENT
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 8 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 30+00.00



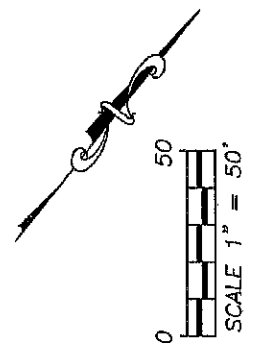
CALLD 819,940 ACRES
TEXAS MEXICAN RAILWAY COMPANY
(F.B.C. FILE NO. 2805152654)

CALLD 819,940 ACRES
TEXAS MEXICAN RAILWAY COMPANY
(F.B.C. FILE NO. 2805152654)

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

PROPOSED 20' DRAINAGE EASEMENT
FORT BEND COUNTY, TEXAS

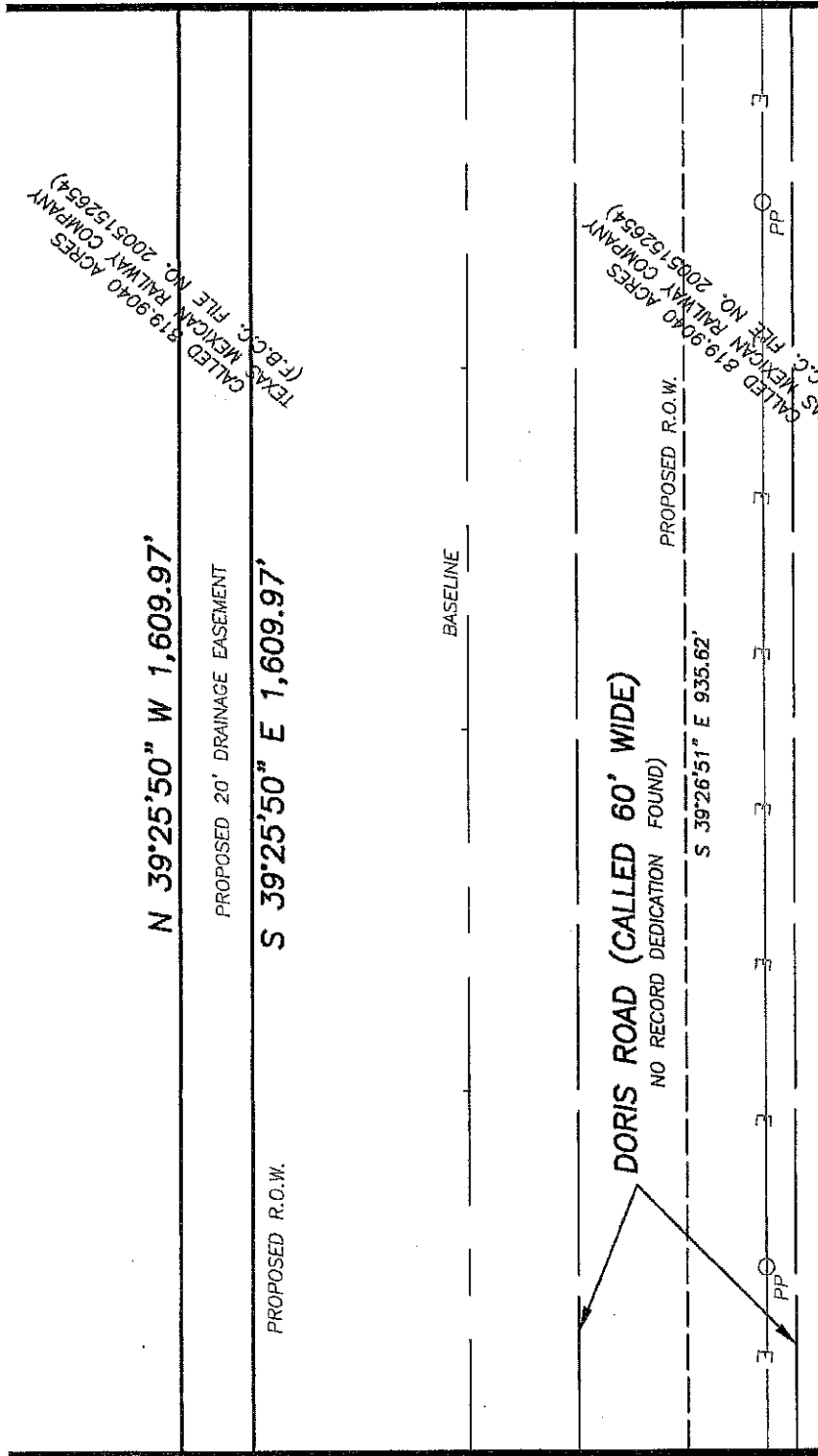
PARCEL DETAIL PAGE 9 OF 19



MATCH LINE STA. 26+00.00

GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 34+00.00



MATCH LINE STA. 30+00.00

PARCEL PLAT
SHOWING

2.663 ACRES
(116,014 SQ. FT.)

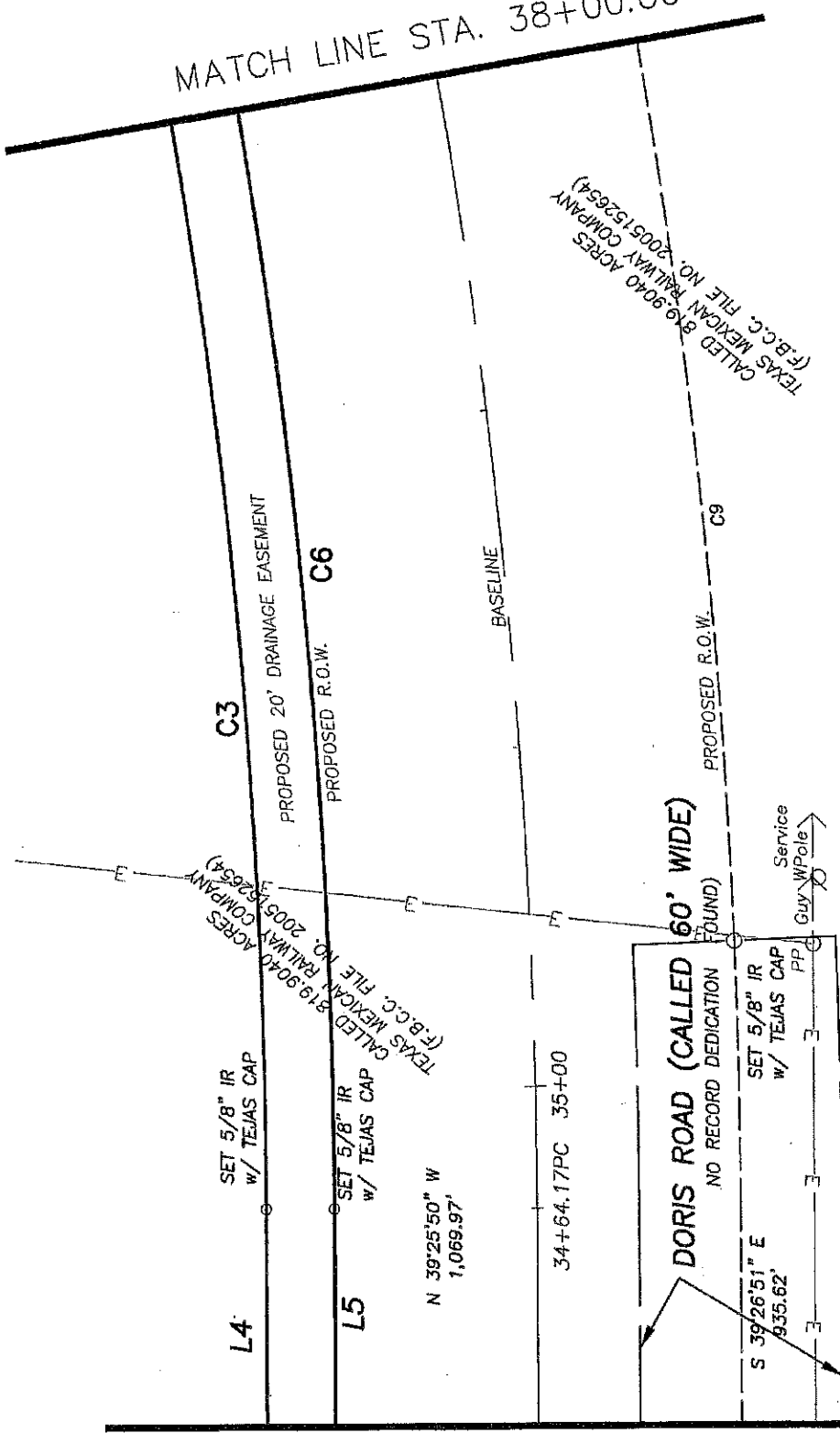
PROPOSED 20' DRAINAGE EASEMENT
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 10 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 38+00.00



MATCH LINE STA. 34+00.00

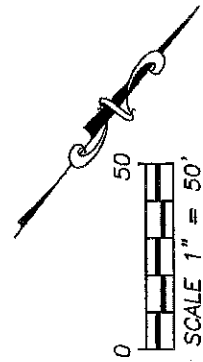
PARCEL PLAT
SHOWING
2.663 ACRES
(116,014 SQ. FT.)
PROPOSED 20' DRAINAGE EASEMENT
FORT BEND COUNTY, TEXAS

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" E	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

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

C3

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED R.O.W.

C6

BASELINE

40+00

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

PROPOSED R.O.W.

C9

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'

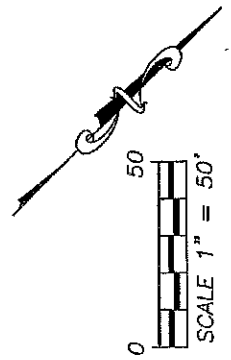
PARCEL PLAT
SHOWING

2.663 ACRES
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT
FORT BEND COUNTY, TEXAS

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
TEXAS MEXICAN RAILWAY COMPANY
(F.B.C. FILE NO. 2005152634)

Energy Transfer Pipeline

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

BASELINE

C3

C6

C9

MATCH LINE STA. 42+00.00

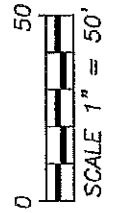
MATCH LINE STA. 46+00.00

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.
CALLED 819 9040 ACRES
TEXAS MEXICAN RAILWAY COMPANY
(F.B.C. FILE NO. 2005152634)

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

GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 50+00.00

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

C3

PROPOSED 20' DRAINAGE EASEMENT

C6

PROPOSED R.O.W.

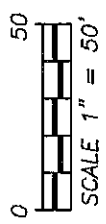
BASELINE

PROPOSED R.O.W. C9

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

MATCH LINE STA. 46+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 14 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 54+00.00

CALL ED 819,940 ACRES
TEXAS MEXICAN RAILWAY COMPANY
(F.B.C. FILE NO. 2005152654)

C3
PROPOSED 20' DRAINAGE EASEMENT

PROPOSED R.O.W.

C6

BASELINE

PROPOSED R.O.W.

C9

CALL ED 819,940 ACRES
TEXAS MEXICAN RAILWAY COMPANY
(F.B.C. FILE NO. 2005152654)

MATCH LINE STA. 50+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	2385.49'
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.)

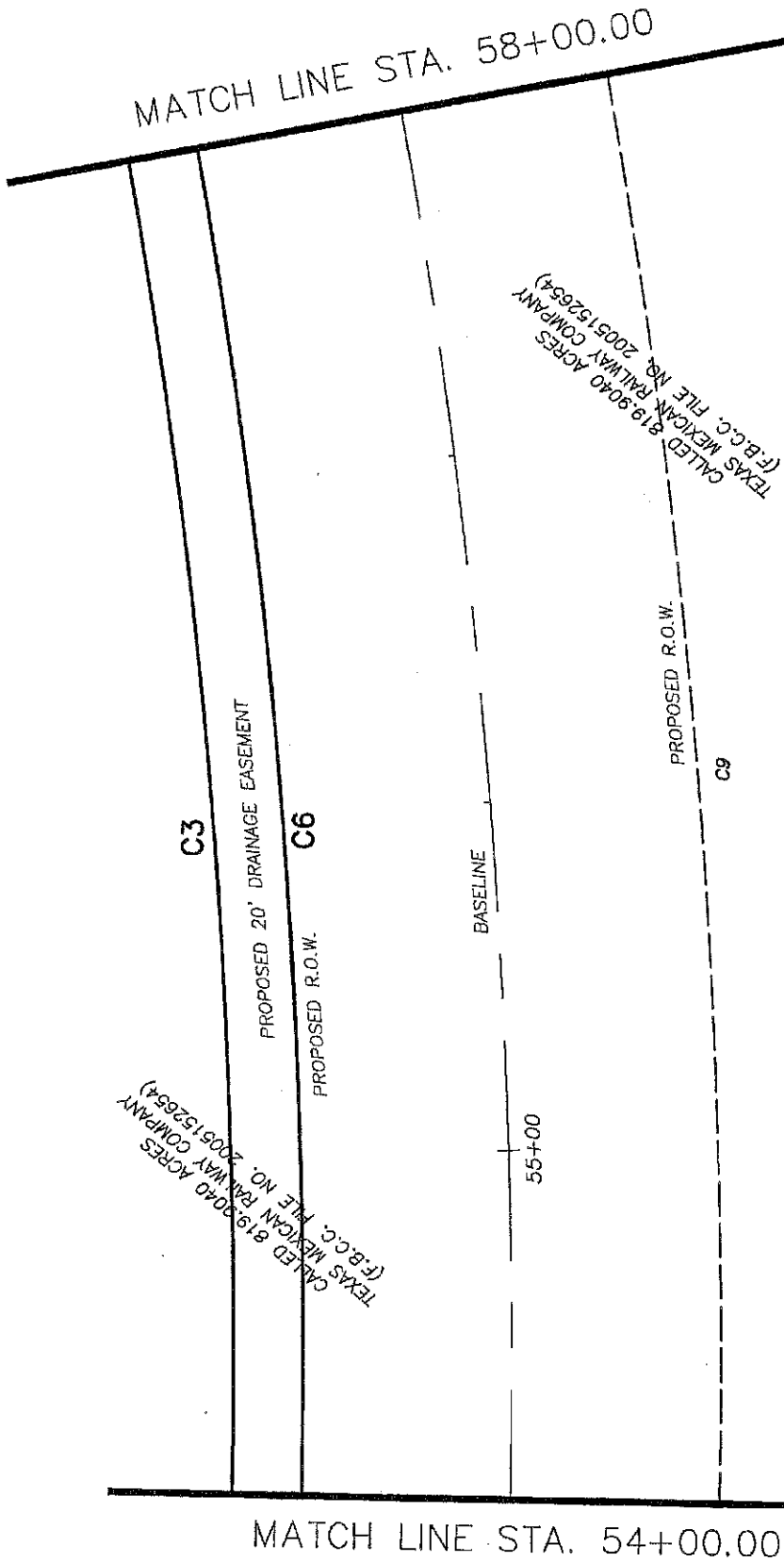
PROPOSED 20' DRAINAGE EASEMENT
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

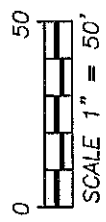
PAGE 15 OF 19



GABRIEL COLE 3/4 LEAGUE, A-19



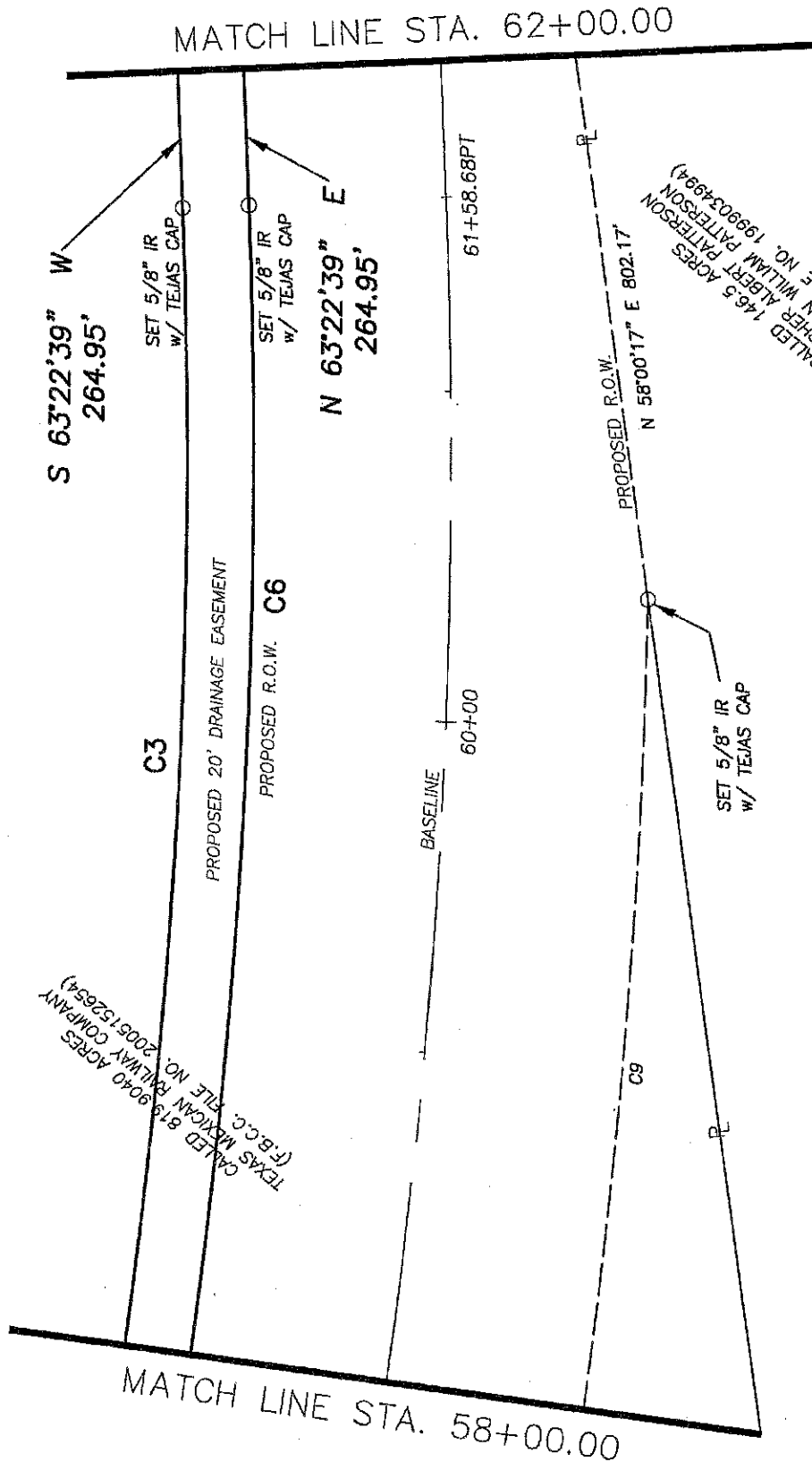
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'



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

PROPOSED 20' DRAINAGE EASEMENT
FORT BEND COUNTY, TEXAS

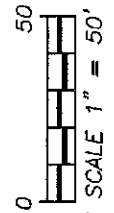
GABRIEL COLE 3/4 LEAGUE, A-19



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

CALLED 148.5 ACRES
CHRISTOPHER ALBERT PATTERSON
AND BRIAN WILLIAM PATTERSON
(F.B.C.C. FILE NO. 1999034894)

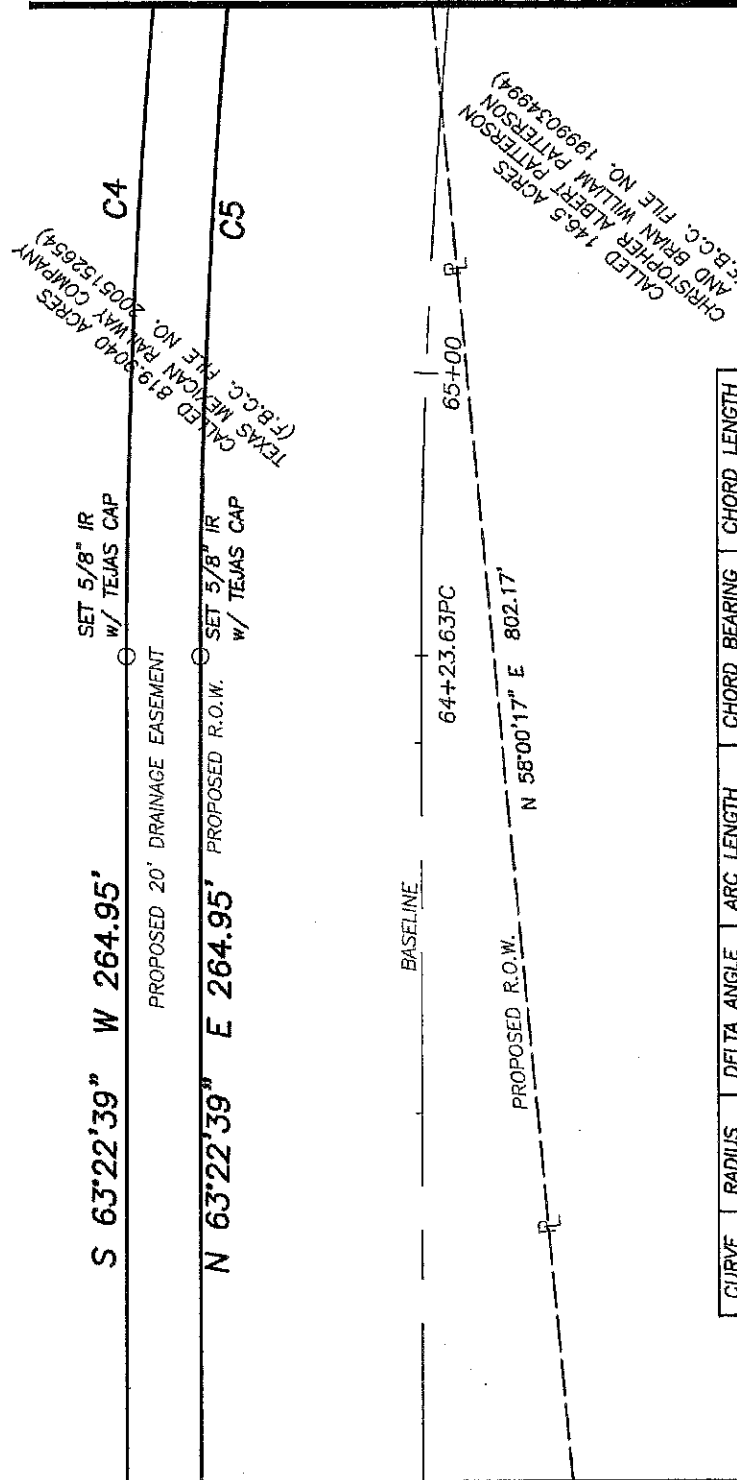
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.48'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'



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

GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 66+00.00



CALL 14.5 ACRES
CHRISTOPHER ALBERT PATTERSON
AND BRIAN WILLIAM PATTERSON
(F.B.C.C. FILE NO. 1999034994)

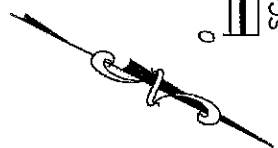
CALL 81.9040 ACRES
TEXAS MEDICAL RANNEY COMPANY
(F.B.C.C. FILE NO. 2005152694)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	2080.00'	73°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'

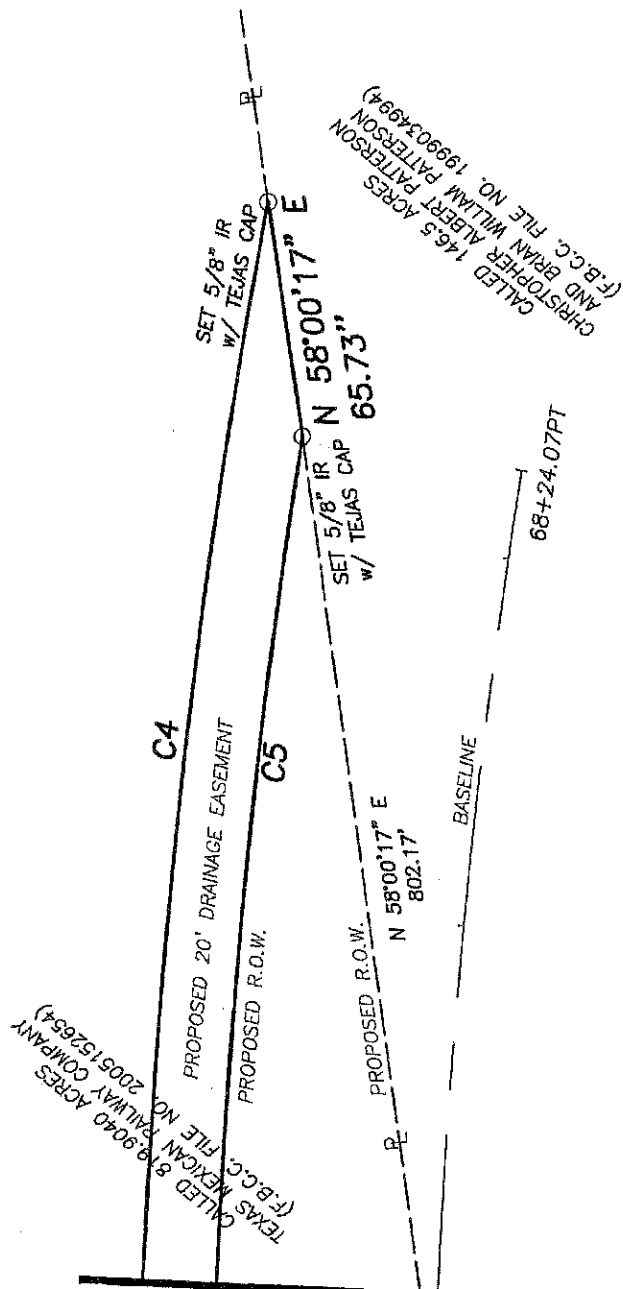
PARCEL PLAT
SHOWING
2.663 ACRES
(116,014 SQ. FT.)

PROPOSED 20' DRAINAGE EASEMENT
FORT BEND COUNTY, TEXAS

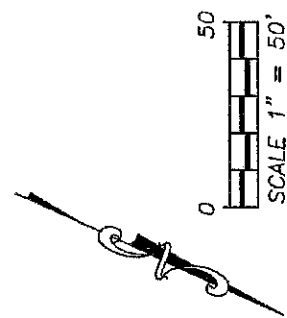
PARCEL DETAIL PAGE 18 OF 19



GABRIEL COLE 3/4 LEAGUE, A-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'



MATCH LINE STA. 66+00.00

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