

**DEDICATION OF EASEMENT
FOR RECREATIONAL TRAIL**

DATE: On the latest of the dates signed by Grantor and the City

GRANTOR: Fort Bend County Drainage District

GRANTOR'S MAILING ADDRESS: 301 Jackson Street, Room 101
Richmond, TX 77469

GRANTEE: City of Sugar Land

GRANTEE'S MAILING ADDRESS: P.O. Box 110
Sugar Land, TX 77487

EASEMENT DESCRIBED: A 30,309 square foot (0.696 acre) tract of land situated in the Alexander Hodge Survey, Abstract No. 32, City of Sugar Land, Fort Bend County, Texas; said tract being part of those tracts of land described in Land Award Deed Without Warranty to NNP-Keepsake, L.P. recorded in Instrument No. 2003149525 and affected by Amended Certificate of Limited Partnership to NNP-Telfair L.P. in Instrument No. 2006007940 of the Official Public Records of Fort Bend County, Texas; said tract also being part of that 10.963 acre (477,546 sq. ft.) tract of land conveyed from NNP-Keepsake, L.P. to Fort Bend County Drainage District recorded in Instrument No. 2023037378 of the Official Public Records of Fort Bend County, Texas; said 0.696 acres being more particularly described and shown in Exhibits A and B, attached to and incorporated herein by reference (the "Easement")

DEDICATION AND PURPOSE: Grantor dedicates the Easement to the City in, on, over, and above Grantor's real property for the public purposes of constructing, reconstructing, installing, repairing, operating, using and maintaining public recreational facilities that include a recreational trail, paving, signage, and appurtenances related thereto (collectively, the "Improvements").

**RESERVATIONS FROM
AND EXCEPTIONS TO
CONVEYANCE AND
WARRANTY:**

All easements and right-of-ways of record on the date of this Easement, to the extent that same validly exist against the Easement.

COVENANTS OR CONDITIONS:

1. Grantor may use the Easement for any purpose that does not interfere with City's use of the Easement, but Grantor may not construct, install or place any bridges, buildings, sidewalks, fences, or other structures within or across the Easement.
2. Prior to the construction and installation of the Improvements, City shall submit for review and approval by Grantor, which approval shall not be unreasonably withheld, a summary of the proposed Improvements to be constructed and installed within the Easement. Such submission shall include design plans, diagrams, and specifications showing the location of the proposed Improvements, the manner of construction, and the materials to be used therein. City shall also obtain the necessary and requisite permits for any work within the Easement. No such construction or installation of Improvements shall proceed without the express written approval Grantor. After the construction of the Improvements, the City must perpetually maintain and keep the Improvements within the Easement in good condition and repair. City shall be solely liable for the cost of laying, construction, reconstruction, installation, maintenance, repair, modification, replacement, relocation, removal, use, and operation of the Improvements.
3. Upon completion of construction or maintenance activities, Grantee will restore the property subject to the Easement to as reasonably a comparable condition that it was in when the construction or maintenance activity began except as to the Easement.
4. Any rights remaining in or reserved to Grantor herein are specifically subject to compliance with the applicable laws and regulations of any governmental entity or agency, including the City's ordinances.

TO HAVE AND TO HOLD the Easement unto the City, its successors and assigns, forever and Grantor does bind itself, its successors and assigns, to warrant and forever defend, all and singular, the Easement and rights unto City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

(Signature and Notary Pages Follow)

GRANTOR:

FORT BEND COUNTY DRAINAGE DISTRICT

By: _____
KP George, Fort Bend County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me this ____ day of _____, 2024, by
KP George, County Judge of Fort Bend County, Texas on behalf of the Fort Bend
County Drainage District

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

GRANTEE:

Pursuant to section 2-11(a)(7) of the Sugar Land Code of Ordinances, the City Manager of the City of Sugar Land accepts this Dedication of Easement for Recreational Trail on behalf of the City of Sugar Land.

By: _____
Michael W. Goodrum, City Manager

Date: _____

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on _____, 202____, by Michael W. Goodrum, City Manager of the City of Sugar Land, on behalf of the City of Sugar Land.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

Attachments:
Exhibit A - Metes & Bounds Description
Exhibit B - Survey Map

AFTER RECORDING RETURN TO:

City of Sugar Land
City Secretary's Office
P.O. Box 110
Sugar Land, TX 77487-0110

EXHIBIT A

RECREATIONAL TRAIL EASEMENT

Part of NNP-Telfair L.P.
Alexander Hodge Survey, Abstract No. 32,
City of Sugar Land, Fort Bend County, Texas

DESCRIPTION of a 30,309 square foot (0.696 acre) tract of land situated in the Alexander Hodge Survey, Abstract No. 32, City of Sugar Land, Fort Bend County, Texas; said tract being part of those tracts of land described in Land Award Deed Without Warranty to NNP-Keepsake, L.P. recorded in Instrument No. 2003149525 and affected by Amended Certificate of Limited Partnership to NNP-Telfair L.P. in Instrument No. 2006007940 of the Official Public Records of Fort Bend County, Texas; said 30,309 square foot tract being more particularly described as follows (Bearing System for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on June 26, 2017):

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set in the north right-of-way line of Meadowcroft Boulevard (a 100-foot wide right-of-way), and the south line of said NNP-Telfair L.P. tract; from said point the southeast corner of said NNP-Telfair L.P. tract bears North 88 degrees, 50 minutes, 46 seconds East, 22.35 feet;

THENCE, South 88 degrees, 50 minutes, 46 seconds West, along said north line of Meadowcroft Boulevard and said south line of NNP-Telfair L.P. tract, a distance of 8.81 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left;

THENCE, along said curve to the left, said north line of Meadowcroft Boulevard, and said south line of NNP-Telfair L.P. tract, having a central angle of 00 degrees, 12 minutes, 39 seconds, a radius of 3,050.00 feet, a chord bearing and distance of South 88 degrees, 33 minutes, 29 seconds West, 11.23 feet, an arc distance of 11.23 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve; said point being the beginning of a non-tangent curve to the left;

THENCE, departing said north line of Meadowcroft Boulevard and said south line of NNP-Telfair L.P., along said curve to the left, having a central angle of 02 degrees, 00 minutes, 54 seconds, a radius of 790.00 feet, a chord bearing and distance of North 05 degrees, 56 minutes, 50 seconds West, 27.78 feet, an arc distance of 27.78 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, North 06 degrees, 57 minutes, 16 seconds West, a distance of 96.82 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the right;

THENCE, along said curve to the right, having a central angle of 05 degrees, 07 minutes, 03 seconds, a radius of 160.00 feet, a chord bearing and distance of North 04 degrees, 23 minutes, 45 seconds West, 14.29 feet, an arc distance of 14.29 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, North 01 degrees, 50 minutes, 14 seconds West, a distance of 86.46 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set;

THENCE, South 06 degrees, 50 minutes, 24 seconds West, a distance of 53.45 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set in the west line of said NNP-Telfair L.P. tract and the east line of tract of land described as "Part Two" in Special Warranty Deed to Fort Bend County Levee Improvement District No.17 recorded in Instrument No. 2006126307 of said Official Public Records;

THENCE, North 01 degrees, 48 minutes, 52 seconds West, along said west line of the NNP-Telfair L.P. tract and said east line of the Fort Bend County Levee Improvement District No.17 tract, a distance of 132.92 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap;

THENCE, North 06 degrees, 50 minutes, 24 seconds East, departing said west line of the NNP-Telfair L.P. tract and said east line of the Fort Bend County Levee Improvement District No.17 tract, a distance of 53.10 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for angle point;

RECREATIONAL TRAIL EASEMENT

Part of NNP-Telfair L.P.
Alexander Hodge Survey, Abstract No. 32,
City of Sugar Land, Fort Bend County, Texas

THENCE, North 01 degrees, 50 minutes, 14 seconds West, a distance of 665.88 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left;

THENCE, along said curve to the left, having a central angle of 11 degrees, 27 minutes, 12 seconds, a radius of 70.00 feet, a chord bearing and distance of North 07 degrees, 33 minutes, 50 seconds West, 13.97 feet, an arc distance of 13.99 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, North 13 degrees, 17 minutes, 26 seconds West, a distance of 31.80 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set in said west line of the NNP-Telfair L.P. tract and said east line of the Fort Bend County Levee Improvement District No. 17 tract;

THENCE, North 01 degrees, 48 minutes, 52 seconds West, along said west line of the NNP-Telfair L.P. tract and the said east line of the Fort Bend County Levee Improvement District No. 17, a distance of 127.95 feet to an 5/8-inch iron rod with "PACHECO KOCH" cap set at the northeast corner of said Fort Bend County Levee Improvement District No. 17 tract and the southeast corner of that tract of land described as a 12.366 acre tract in Special Warranty Deed to Fort Bend County Levee Improvement District No. 17 recorded in Instrument No. 2006126305 of said Official Public Records;

THENCE, North 01 degrees, 50 minutes, 30 seconds, West, along said west line of NNP-Telfair L.P. tract, and the east line of said 12.366 acre tract, a distance of 57.86 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set at the northeast corner of said 12.366 acre tract and the southeast corner of that tract of land described as a 34.323 acre tract in Special Warranty Deed to Fort Bend County Levee Improvement District No. 17 recorded in Instrument No. 2004077317 of said Official Public Records;

THENCE, North 01 degrees, 50 minutes, 30 seconds, West, along said west line of the NNP-Telfair L.P. tract, said east line of 34.323 acre tract, and the east line of a called 2.449 acre tract describe in said Special Warranty Deed recorded in Instrument No. 2004077317, a distance of 277.05 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set at the northwest corner of said NNP-Telfair L.P. tract, the northeast corner of said 2.449 acre tract, and the south line of Restrictive Reserve "F", The Crossing at Telfair Phase 1, an addition to the City of Sugar Land, Texas recorded in Instrument No. 20190074 of Official Public Records; said tract also being a part of that tract of land described in Special Warranty Deed to Telfair Office Park, LTD. recorded in Instrument No. 2018064892;

THENCE, South 56 degrees, 19 minutes, 36 seconds, East, along said north line of the NNP-Telfair tract and said south line of the Restricted Reserve "F" tract, a distance of 22.53 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap;

THENCE, South 01 degrees, 55 minutes, 34 seconds, West, departing said north line of the NNP-Telfair L.P. tract and said south line of Restrictive Reserve "F", a distance of 15.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap;

THENCE, South 01 degrees, 45 minutes, 11 seconds, East, a distance of 411.75 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left;

THENCE, along said curve to the left, having a central angle of 11 degrees, 32 minutes, 14 seconds, a radius of 50.00 feet, a chord bearing and distance of South 07 degrees, 31 minutes, 19 seconds, East, 10.05 feet, an arc distance of 10.07 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, South 13 degrees, 17 minutes, 26 seconds, East a distance of 40.72 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the right;

RECREATIONAL TRAIL EASEMENT
Part of NNP-Telfair L.P.,
Alexander Hodge Survey, Abstract No. 32,
City of Sugar Land, Fort Bend County, Texas

THENCE, along said curve to the right, having a central angle of 11 degrees, 27 minutes, 12 seconds, a radius of 90.00 feet, a chord bearing and distance of South 07 degrees, 33 minutes, 50 seconds, East, 17.96 feet, an arc distance of 17.99 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap at the end of said curve;

THENCE, South 01 degrees, 50 minutes, 14 seconds, East a distance of 884.91 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left;

THENCE, along said curve to the left, having a central angle of 05 degrees, 07 minutes, 03 seconds, a radius of 140.00 feet, a chord bearing and distance of South 04 degrees, 23 minutes, 45 seconds, East, 12.50 feet, an arc distance of 12.50 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap at the end of said curve;

THENCE, South 06 degrees, 57 minutes, 16 seconds, East a distance of 96.82 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the right;

THENCE, along said curve to the left, having a central angle of 02 degrees, 06 minutes, 16 seconds, a radius of 810.00 feet, a chord bearing and distance of South 05 degrees, 54 minutes, 08 seconds, East, 29.75 feet, an arc distance of 29.75 feet to the **POINT OF BEGINNING**;

CONTAINING: 30,309 square feet or 0.696 of an acre of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

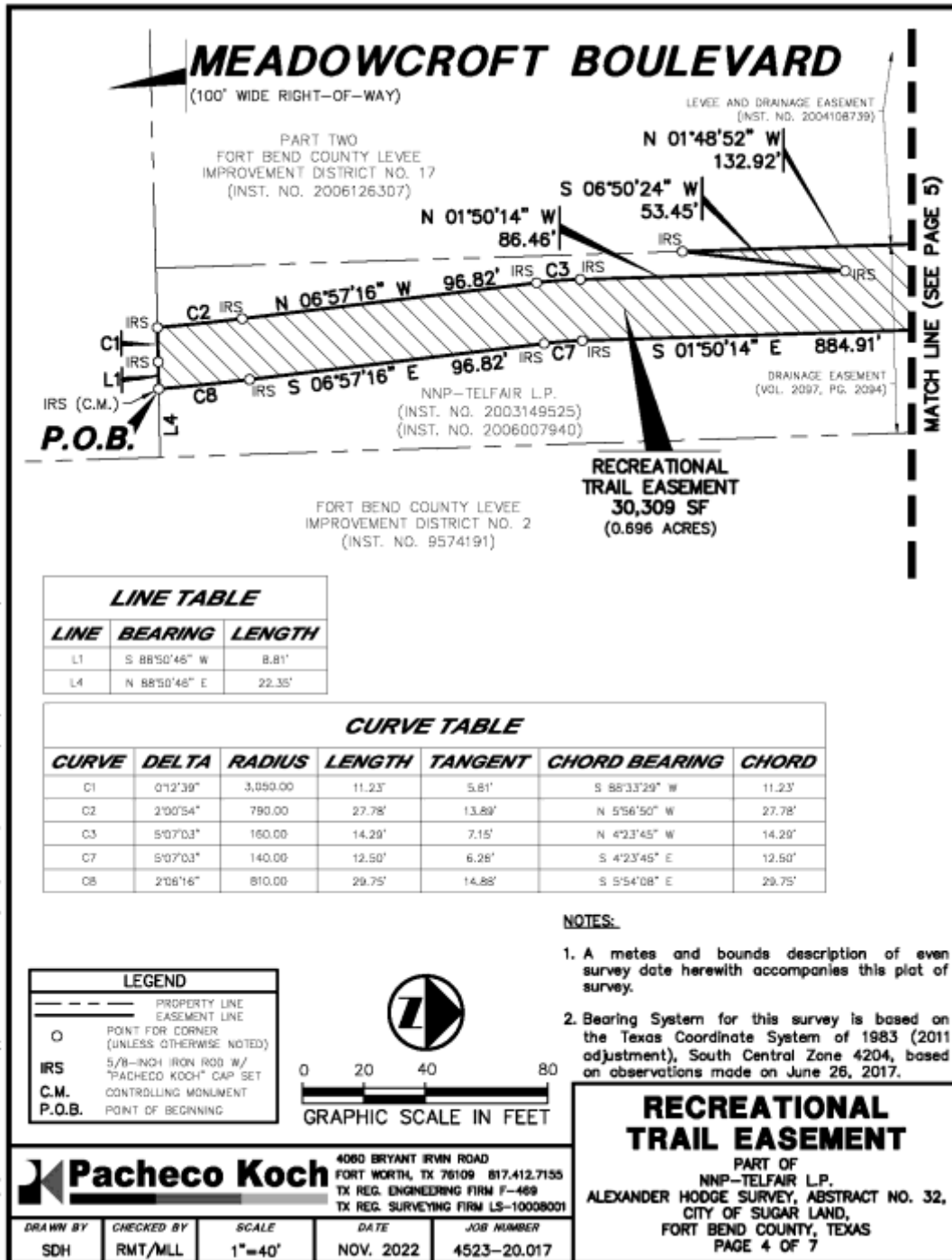


Michael Larry Lewis, Jr. Date
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
4060 Bryant Irvin Road, Fort Worth, TX 76109
(817) 412-7155
TX Reg. Surveying Firm LS-10008001

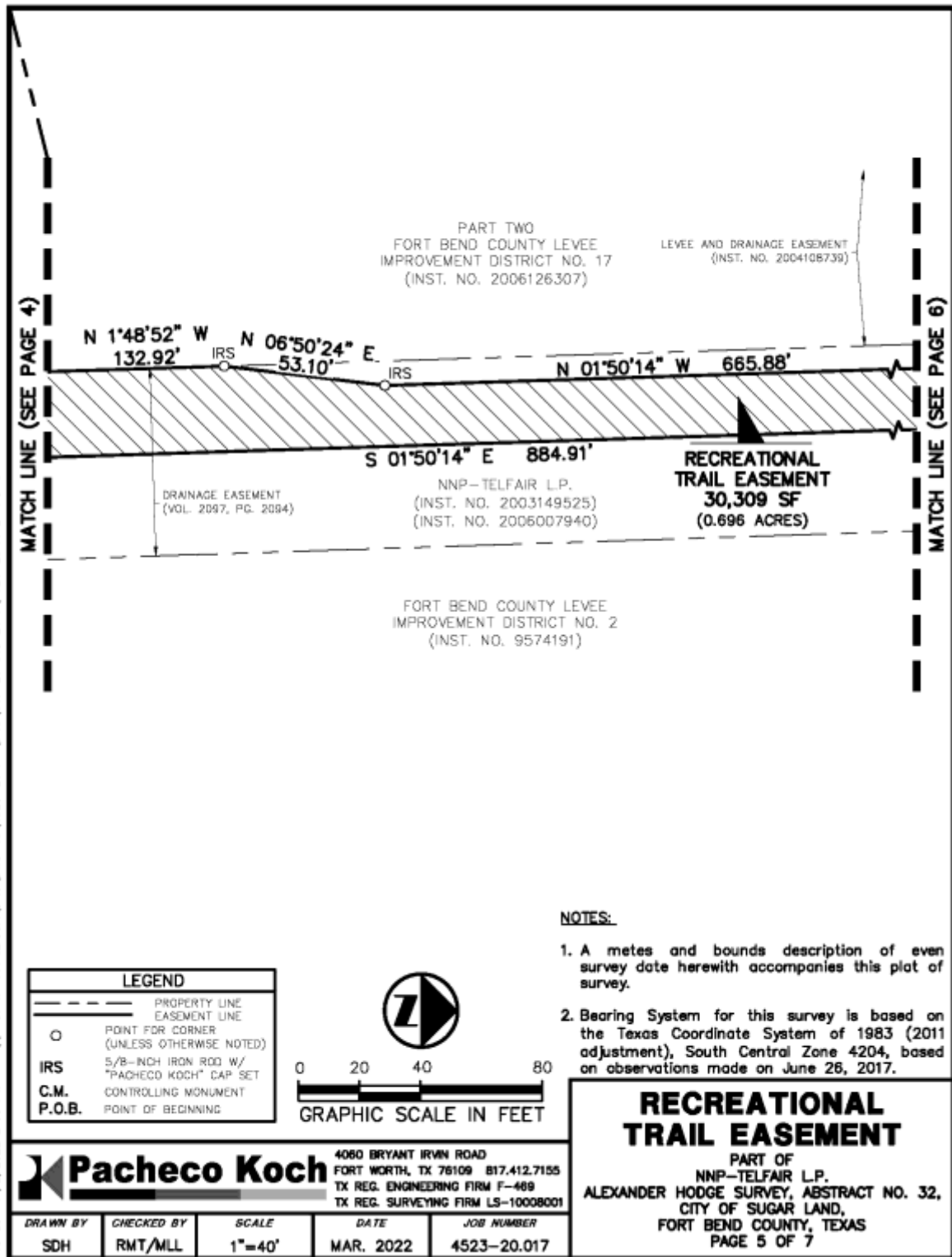
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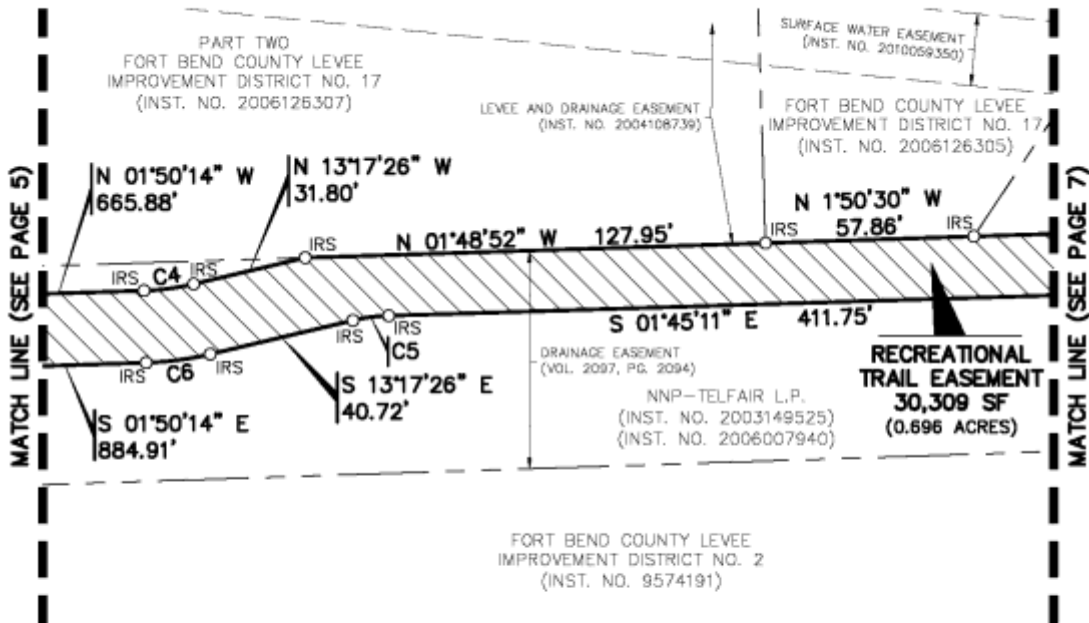
EXHIBIT B



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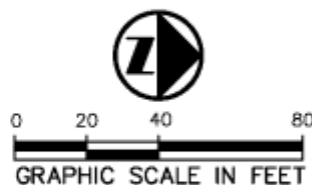


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C4	11°27'12"	70.00	13.99'	7.02'	N 7°33'50" W	13.97'
C5	11°32'14"	50.00	10.07'	5.05'	S 7°31'19" E	10.05'
C6	11°27'12"	90.00	17.99'	9.03'	S 7°33'50" E	17.96'

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing System for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on June 26, 2017.

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
C.M.	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING



4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109 817.412.7155
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SDH	RMT/MLL	1"=40'	MAR. 2022	4523-20.017

RECREATIONAL TRAIL EASEMENT

PART OF
 NNP-TELFAR L.P.
 ALEXANDER HODGE SURVEY, ABSTRACT NO. 32,
 CITY OF SUGAR LAND,
 FORT BEND COUNTY, TEXAS
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