

**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 96,606 square feet (2.218 acres) 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 that tract of land described in Donation Deed to Fort Bend County Drainage District recorded in Instrument No. 2023037378 of the Official Public Records of Fort Bend County, Texas; said 2.218 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 _____, 202____,
by 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: _____

12-16-24

STATE OF TEXAS

§

§

COUNTY OF FORT BEND

§

This instrument was acknowledged before me on December 16, 2024, by Michael W. Goodrum, City Manager of the City of Sugar Land, on behalf of the City of Sugar Land.

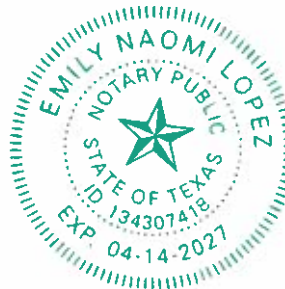
Notary Public, State of Texas

Notary's name (printed):

Emily Lopez

Notary's commission expires:

04-14-2027



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 Fort Bend County Drainage District Alexander Hodge Survey, Abstract No. 32, City of Sugar Land, Fort Bend County, Texas

DESCRIPTION, of a 98,806 square feet (2.218 acres) 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 that tract of land described in Donation Deed to Fort Bend County Drainage District recorded in Instrument No. 2023037378 of the Official Public Records of Fort Bend County, Texas; said 98,806 square feet (2.218 acres) 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 28, 2017):

BEGINNING, at a 5/8 inch iron rod with "PACHECO KOCH" cap set in the south line of said Fort Bend County Drainage District tract and the north right-of-way line of Southwest Freeway (a variable width right-of-way), said point being the beginning of a curve to the right;

THENCE, departing said south line of said Fort Bend County Drainage District tract and said north line of Southwest Freeway and along said curve, having a central angle of 22 degrees, 37 minutes, 35 seconds, a radius of 210.00 feet, a chord bearing and distance of North 13 degrees, 21 minutes, 43 seconds West, 82.39 feet, an arc distance of 82.93 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, North 02 degrees, 02 minutes, 55 seconds West, a distance of 861.78 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set;

THENCE, North 01 degrees, 42 minutes, 47 seconds West, a distance of 800.12 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set;

THENCE, North 01 degrees, 23 minutes, 20 seconds West, a distance of 821.17 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set;

THENCE, South 07 degrees, 29 minutes, 10 seconds West, a distance of 82.14 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set the beginning of a curve to the right;

THENCE, along said curve to the right, having a central angle of 42 degrees, 02 minutes, 48 seconds, a radius of 70.10 feet, a chord bearing and distance of South 28 degrees, 30 minutes, 33 seconds West, 50.29 feet, an arc distance of 51.44 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve on the west line of said Fort Bend County Drainage District;

THENCE, North 01 degrees, 48 minutes, 52 seconds West, along said west line of Fort Bend County Drainage District tract, a distance of 30.39 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, departing said west line of Fort Bend County Drainage District tract and along said curve to the left, having a central angle of 19 degrees, 48 minutes, 35 seconds, a radius of 50.10 feet, a chord bearing and distance of North 17 degrees, 22 minutes, 27 seconds East, 17.21 feet, an arc distance of 17.29 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, North 07 degrees, 29 minutes, 10 seconds East, a distance of 210.23 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 01 degrees, 23 minutes, 20 seconds West, a distance of 49.19 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 01 degrees, 48 minutes, 42 seconds West, a distance of 1,491.83 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 10 degrees, 25 minutes, 52 seconds West, a distance of 67.19 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner on said west line of Fort Bend County Drainage District tract;

THENCE, North 01 degrees, 48 minutes, 52 seconds West, along said west line of Fort Bend County Drainage District tract, a distance of 133.49 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 10 degrees, 25 minutes, 52 seconds East, departing said west line of said Fort Bend County Drainage District tract, a distance of 67.24 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 01 degrees, 48 minutes, 42 seconds West, a distance of 67.51 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set the beginning of a curve to the right;

THENCE, along said curve to the right, having a central angle of 03 degrees, 23 minutes, 35 seconds, a radius of 210.00 feet, a chord bearing and distance of North 00 degrees, 06 minutes, 54 seconds West, 12.43 feet, an arc distance of 12.44 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

RECREATIONAL TRAIL EASEMENT
Part of Fort Bend County Drainage District
Alexander Hodge Survey, Abstract No. 32,
City of Sugar Land, Fort Bend County, Texas

THENCE, North 01 degrees, 34 minutes, 53 seconds East, a distance of 137.86 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner on the north line of said Fort Bend County Drainage District tract and the south right-of-way line of Meadowcroft Boulevard (a 100-foot wide right-of-way); said point being the beginning of a non-tangent curve to the left;

THENCE, along said north line of said Fort Bend County Drainage District tract and said south line of Meadowcroft Boulevard and along said curve, having a central angle of 00 degrees, 12 minutes, 14 seconds, a radius of 3,149.54 feet, a chord bearing and distance of North 88 degrees, 33 minutes, 38 seconds East, 11.20 feet, an arc distance of 11.20 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, North 88 degrees, 50 minutes, 48 seconds East, along said north line of said Fort Bend County Drainage District tract and said south line of Meadowcroft Boulevard, a distance of 8.82 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 01 degrees, 34 minutes, 53 seconds West, departing said north line of said Fort Bend County Drainage District tract and said south line of Meadowcroft Boulevard, a distance of 138.87 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set the beginning of a curve to the left;

THENCE, along said curve to the left, having a central angle of 03 degrees, 23 minutes, 35 seconds, a radius of 190.00 feet, a chord bearing and distance of South 00 degrees, 08 minutes, 54 seconds East, 11.25 feet, an arc distance of 11.25 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, South 01 degrees, 48 minutes, 42 seconds East, a distance of 1,692.96 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 01 degrees, 23 minutes, 20 seconds East, a distance of 1,000.01 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 01 degrees, 42 minutes, 47 seconds East, a distance of 800.00 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 02 degrees, 02 minutes, 55 seconds East, a distance of 861.72 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the beginning of a curve to the left;

THENCE, along said curve to the left, having a central angle of 21 degrees, 14 minutes, 57 seconds, a radius of 190.00 feet, a chord bearing and distance of South 12 degrees, 40 minutes, 24 seconds East, 70.06 feet, an arc distance of 70.46 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, South 52 degrees, 29 minutes, 48 seconds West, a distance of 20.57 feet to the POINT OF BEGINNING;

CONTAINING: 96,606 square feet or 2.218 acres of land, more or less.

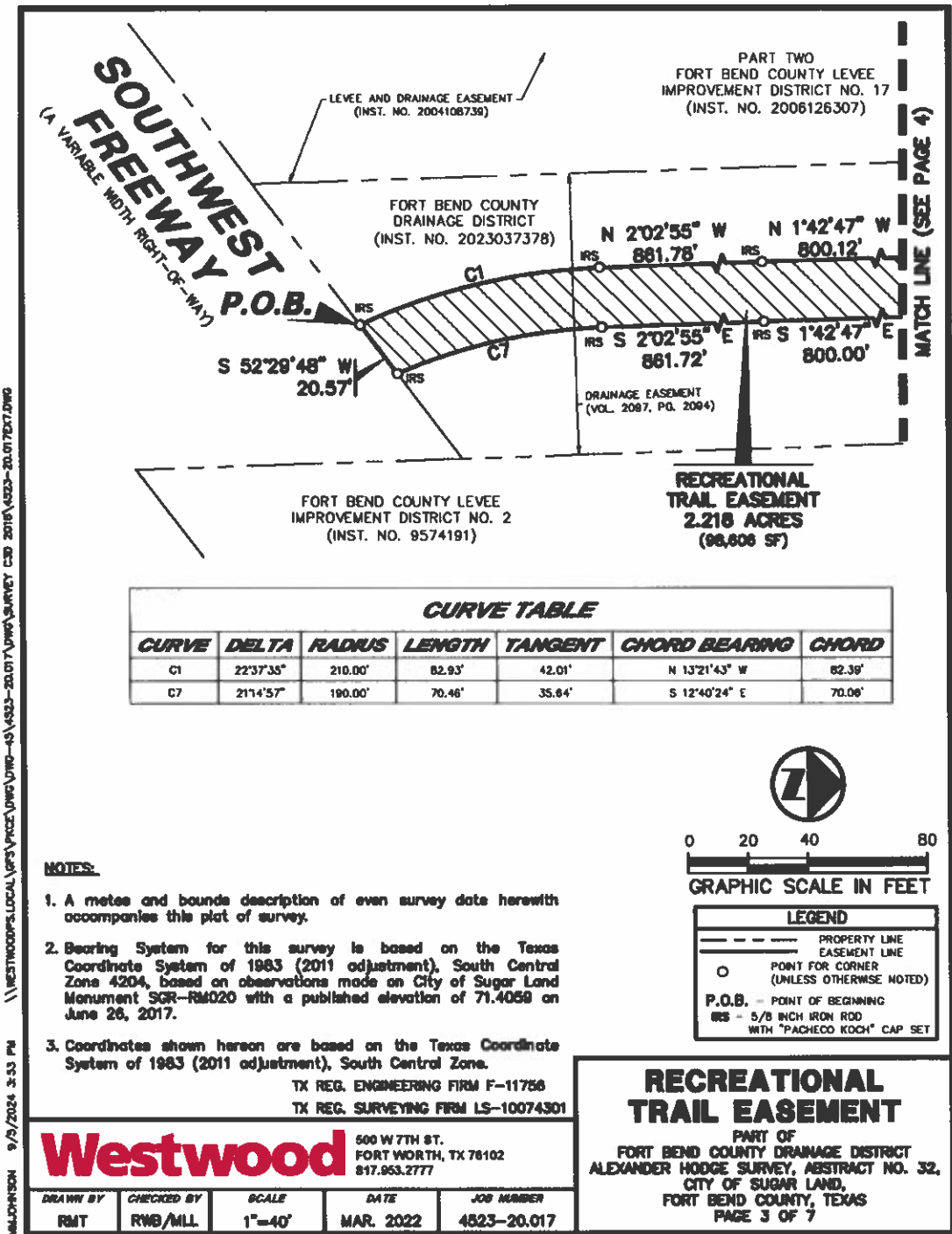
(A survey plat of even survey date herewith accompanies this description)

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

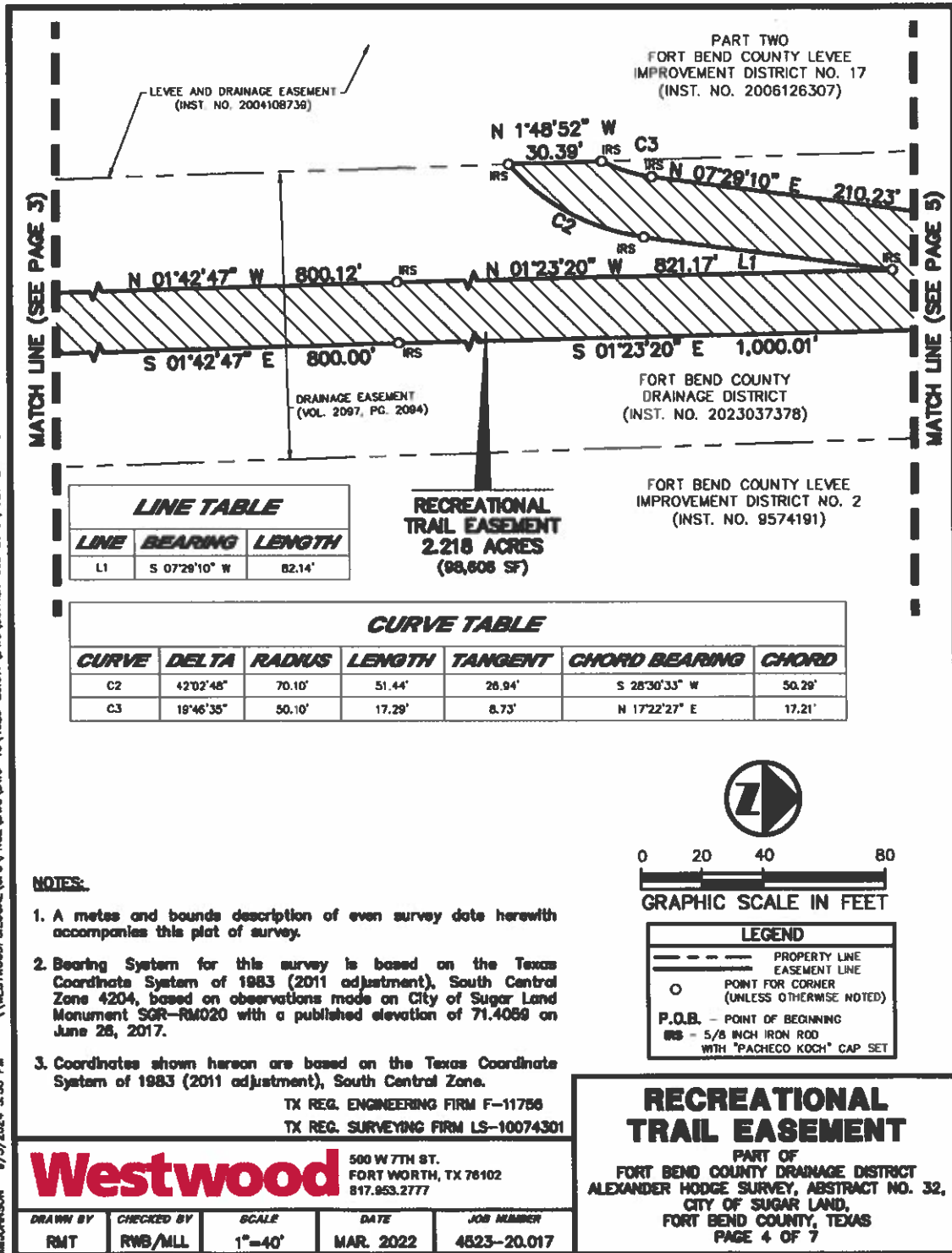
Michael Larry Lewis, Jr. Date
Registered Professional Land Surveyor No. 5773
Westwood Professional Services Inc.
500 W. 7th Street, Fort Worth, TX 76102
(817) 953-2777
TX Reg. Surveying Firm LS-10074301
4523-20.017EX7.dwg RWB 4523-20.017EX7.dwg RMT

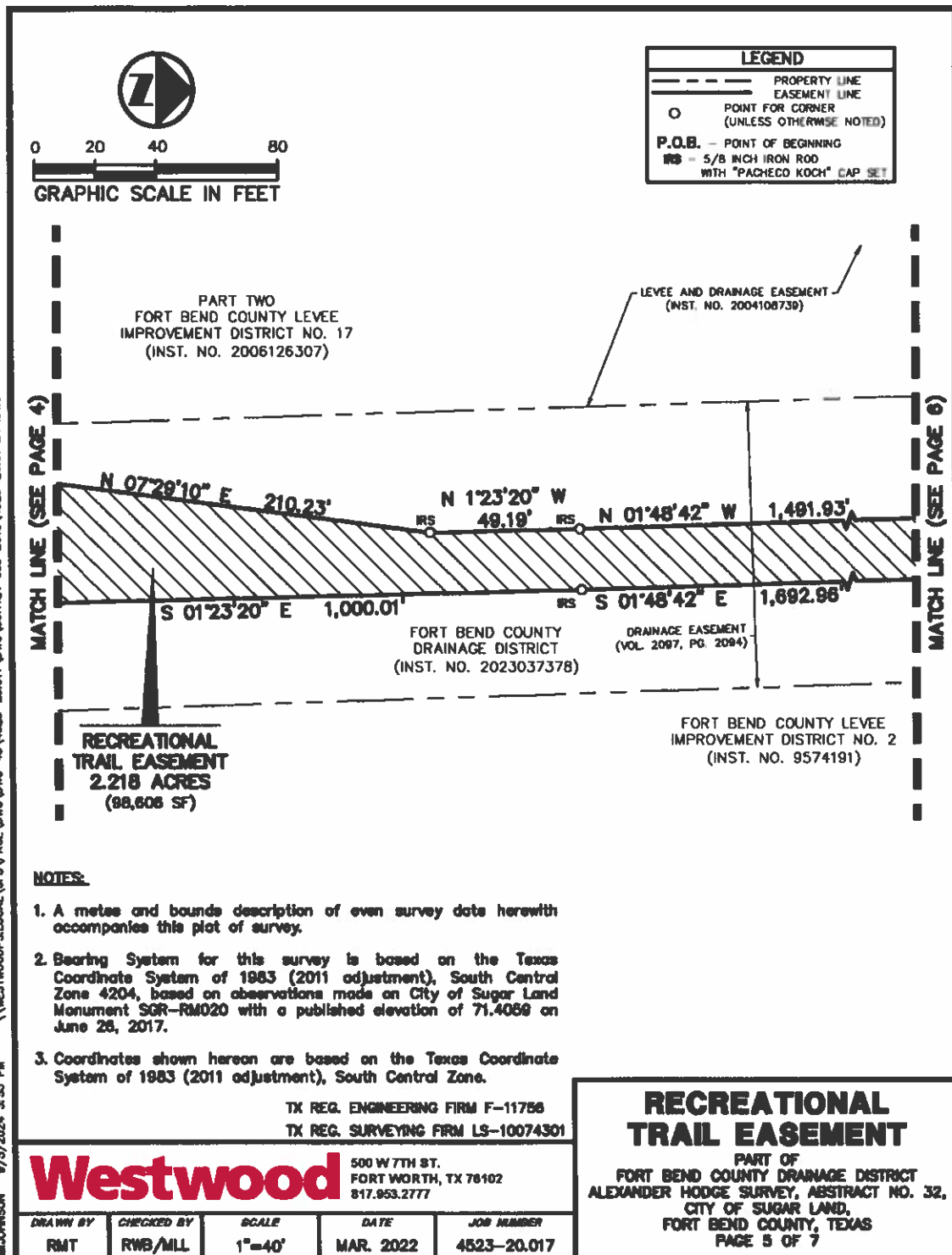


EXHIBIT B



\\WESTWOODS.LOCAL\GPS\PROJECTS\DWG\DWG-45\4523-20.017.DWG SURVEY C3D 2018\4523-20.017.DWG 9/9/2024 3:53 PM





\\WESTWOOD\LOCAL\GPS\PRJ\DWG\DWG-45\4523-20.017.DWG\SURVEY CSD 2018\4523-20.017.TXT.DWG 9/9/2024 3:53 PM

