



**PUBLIC ROAD RIGHT OF WAY DEDICATION  
(Chimney Rock – 5.388 Acre Tract)**

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

THAT, FRESNO LAKES, LTD., a Texas limited partnership (herein referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to it by the COUNTY OF FORT BEND, TEXAS, a body politic organized and existing under the laws of the State of Texas whose address is 301 Jackson St., Richmond, Texas 77469 ("Grantee"), the receipt of which is hereby acknowledged, and for which no lien is retained, either express or implied, does by these presents dedicate unto the COUNTY OF FORT BEND, TEXAS, the 5.388 acre tract of land situated in Fort Bend County, Texas described on Exhibit "A" attached hereto (the "Right-of-Way Tract") for the following purposes, to-wit:

- (a) the right to survey, construct, maintain, operate, repair, replace and reconstruct a road over the Right-of-Way Tract and appurtenant drainage facilities and improvements;
- (b) the right to bring in, or to dispose of soil from the Right-of-Way Tract; and
- (c) the right to bring upon the Right-of-Way Tract all machinery and equipment necessary to efficiently prosecute the work.

TO HAVE AND TO HOLD said right-of-way, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto Grantee forever, subject to any and all matters affecting the Right-of-Way Tract of record in the Office of the County Clerk of Fort Bend County, Texas.

And Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said easements unto the said Grantee, its successors and assigns,

6/12/2015 – Original recorded and sent to Casandra Garza, Engineering.

against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

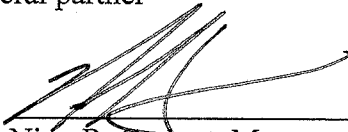
If current ad valorem taxes on the Right-of -Tract have not been prorated at the time of the execution and delivery of this dedication instrument, Grantor and Grantee shall be responsible for the payment of their respective shares thereof based on the period of ownership.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 18 day of May, 2015.

GRANTOR;

Fresno Lakes, Ltd.,  
a Texas limited partnership

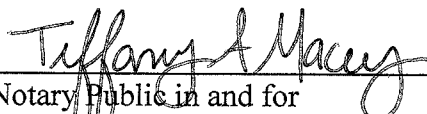
By: Compass Land Development, LLC,  
a Texas limited liability company,  
its general partner

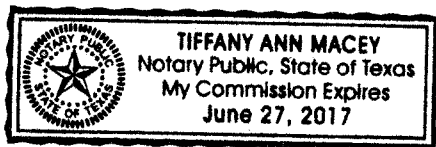
By:   
Nino R. Corbett, Manager

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the 18 day of May, 2015 by Nino R. Corbett, Manager of Compass Land Development, LLC, a Texas limited liability company, the general partner of Fresno Lakes, Ltd., a Texas limited partnership, on behalf of said entities.

(SEAL)

  
Notary Public in and for  
the State of Texas



Upon recordation return to:  
Nathan Hatcher, FBC Engineering

AGREED to and ACCEPTED on this the 9 day of June, 2015.

**GRANTEE:**

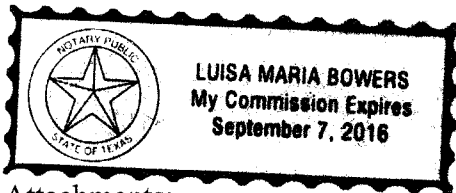
**FORT BEND COUNTY, TEXAS**, a body corporate and politic under the laws of the State of Texas.

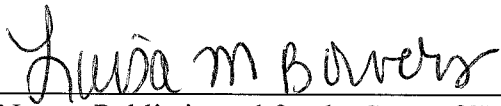
By:   
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on this 9<sup>th</sup> day of June, 2015 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)



  
Notary Public in and for the State of Texas

Attachments:

Exhibit A – Legal Description and Drawing of the Property

**EXHIBIT "A"**

April 16, 2015  
Job No. 1922-0407P

**DESCRIPTION OF  
5.388 ACRES  
RIGHT-OF WAY EASEMENT**

Being 5.388 acres of land in the Elijah Roark League, Abstract 77, Fort Bend County, Texas, more particularly being a portion of that certain called 98.988 acre tract (described as tract two) conveyed to Fresno Lakes, Ltd. by an instrument of record under File No. 2004091318, of the Official Public Records of said Fort Bend County, (F.B.C.O.P.R.), said 5.388 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to Cambridge Falls Section 2, recorded under Plat No. 20070047, of the Fort Bend County Plat Records (F.B.C.P.R.)):

BEGINNING at the southwest corner of Restricted Reserve "A" as shown on Winfield Lakes Sec. 9, a subdivision of record in Plat Number 20060006, F.B.C.P.R., same being on the north line of said 98.988 acres;

Thence, South 00° 16' 21" East, departing the north line of said 98.988 acres, 836.62 feet to a point for corner, the beginning of a curve;

Thence, along the arc of a tangent curve to the left, passing at an arc length of 1219.43 feet the most westerly corner of Restricted Reserve "B" of Cambridge Falls Sec. 2, a subdivision of record in Plat Number 20070047, F.B.C.P.R. and continuing in all with an arc length of 1351.03 feet, a radius of 1950.00 feet, a central angle of 39° 41' 48", and a chord which bears South 20° 07' 15" East, 1324.17 feet to a point for corner, same being on the westerly line of said Restricted Reserve "B";

Thence, South 39° 58' 08" East, continuing along the westerly line of said Restricted Reserve "B", 100.00 feet to a point for corner, the beginning of a curve;

5.388 Acres

April 16, 2015  
Job No. 1922-0407P

Thence, with the westerly line of said Restricted Reserve "B" and the westerly line of Restricted Reserve "C" of Cambridge Falls Sec. 1, a subdivision of record in Plat Number 20050102, F.B.C.P.R., 608.37 feet along the arc of a tangent curve to the right, having a radius of 2050.00 feet, a central angle of  $17^{\circ} 00' 13''$ , and a chord which bears South  $31^{\circ} 28' 02''$  East, 606.14 feet to a point for corner, same being the northerly radial cut back corner at the northeast intersection of Cambridge Falls Drive and Chimney Rock Road as shown on said Cambridge Falls Sec. 1;

Thence, South  $67^{\circ} 02' 04''$  West, departing the westerly line of said Restricted Reserve "C", 100.00 feet to a point for corner, same being the southeast corner of Cambridge Falls Sec. 3, a subdivision of record in Plat Number 20070051, F.B.C.P.R., the beginning of a curve;

Thence, along the east line of said Cambridge Falls Sec. 3, the east line of Restricted Reserve "A" of aforementioned Cambridge Falls Sec. 1 and the east line of Winfield Lakes Section 6, a subdivision of record in Plat Number 20050039, F.B.C.P.R., the following four (4) courses;

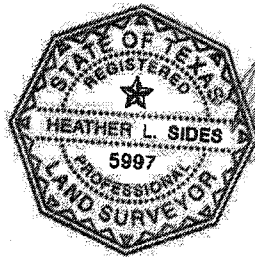
1. 578.70 feet along the arc of a non-tangent curve to the left, having a radius of 1950.00 feet, a central angle of  $17^{\circ} 00' 13''$ , and a chord which bears North  $31^{\circ} 28' 02''$  West, 576.58 feet to a point for corner;
2. North  $39^{\circ} 58' 08''$  West, 100.00 feet to a point for corner, the beginning of a curve;
3. 966.62 feet along the arc of a tangent curve to the right, having a radius of 2050.00 feet, a central angle of  $27^{\circ} 00' 59''$ , and a chord which bears North  $26^{\circ} 27' 39''$  West, 957.69 feet to a point for corner, same being on the east line of aforementioned Winfield Lakes Sec. 6 and on the westerly right-of-way line of Chimney Rock Road as shown on said Winfield Lakes Sec. 6;
4. North  $00^{\circ} 16' 21''$  West, along the east line of said Winfield Lakes Sec. 6, 1286.87 feet to a point for corner, same being the northwest corner of

5.388 Acres

April 16, 2015  
Job No. 1922-0407P

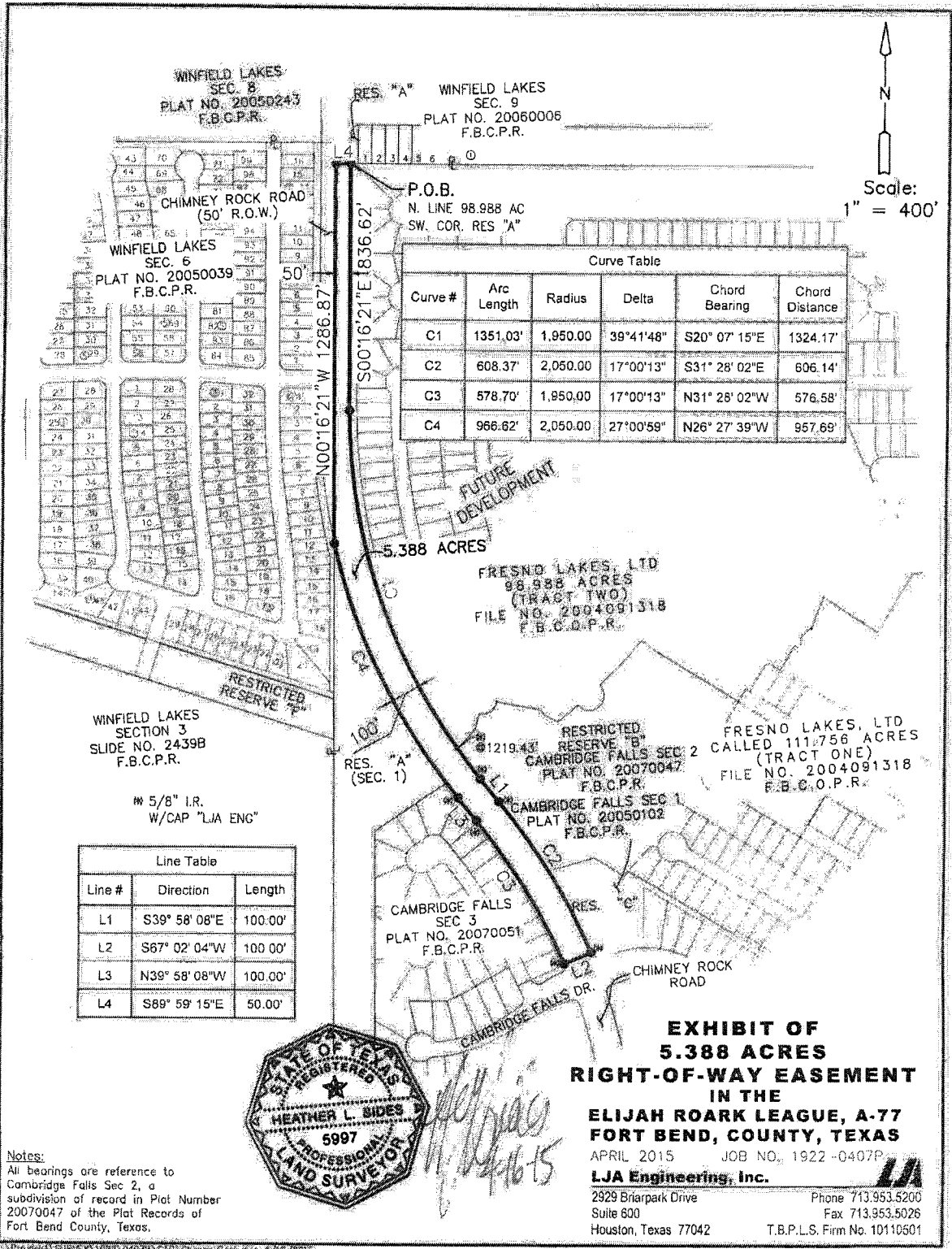
aforementioned 98.988 acres and an angle point on aforementioned Winfield  
Lakes Sec. 9;

Thence, South 89° 59' 15" East, along the north line of said 98.988 acres and the south  
line of said Winfield Lakes Sec. 9, 50.00 feet to the POINT OF BEGINNING and containing  
5.388 acres of land.



*Heather L. Sides*  
4-16-15

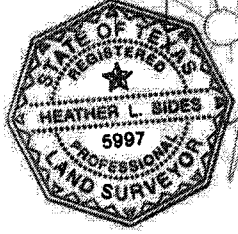
LJA Engineering, Inc.



Scale:  
1" = 400'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	1351.03'	1,950.00'	39°41'48"	S20° 07' 15"E	1324.17'
C2	608.37'	2,050.00'	17°00'13"	S31° 28' 02"E	606.14'
C3	578.70'	1,950.00'	17°00'13"	N31° 28' 02"W	576.58'
C4	966.62'	2,050.00'	27°00'58"	N26° 27' 39"W	957.69'

Line Table		
Line #	Direction	Length
L1	S39° 58' 08"E	100.00'
L2	S67° 02' 04"W	100.00'
L3	N39° 58' 08"W	100.00'
L4	S89° 59' 15"E	50.00'



Notes:  
All bearings are reference to Cambridge Falls Sec 2, a subdivision of record in Plot Number 20070047 of the Plat Records of Fort Bend County, Texas.

**EXHIBIT OF  
5.388 ACRES  
RIGHT-OF-WAY EASEMENT  
IN THE  
ELIJAH ROARK LEAGUE, A-77  
FORT BEND, COUNTY, TEXAS**  
APRIL 2015 JOB NO. 1922-0407P  
**LJA Engineering, Inc.**  
2929 Briarpark Drive Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.L.S. Firm No. 10110501

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County, Texas

June 12, 2015 02:13:43 PM

FEE: \$0.00 SR1  
ROW

2015063598

