

3. The Commencement Date shall be the first (1st) day of the month following full execution of this Agreement by both Parties.
4. If LESSOR elects, during the Term (i) to sell or otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, with or without an assignment of this Agreement to such third party, LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If LESSEE fails to meet such bona fide offer within thirty (30) days after written notice thereof from LESSOR, LESSOR may sell or grant the easement or interest in the Property or portion thereof to such third person in accordance with the terms and conditions of such third party offer.
5. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

[SIGNATURES TO FOLLOW]

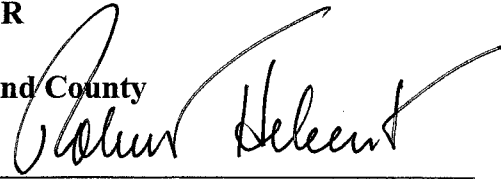
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR

Fort Bend County

By: _____



Name: Robert E. Hebert

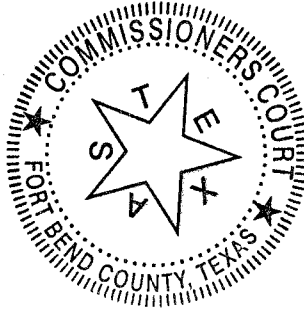
Title: County Judge

Date: _____

July 28, 2015

ATTEST:

Laura Richard
Laura Richard, County Clerk



~~APPROVED:~~

~~_____
James Knight, Director
County Facilities Management & Planning~~

LESSEE:

**GTE Mobilnet of South Texas
Limited Partnership d/b/a
Verizon Wireless**

**By San Antonio MTA, L.P., Its
General Partner**

**By Verizon Wireless Texas, LLC, Its
General Partner**

By: _____



Name: Aparna Khurjekar

Title: Area Vice President Network

Date: _____

7/8/15

STATE OF TEXAS)
)
COUNTY OF FORT BEND)

LESSOR ACKNOWLEDGMENT

I, Luisa Bowers, a Notary Public for Fort Bend County and said State, do hereby certify that **Robert E. Hebert** personally came before me this day and acknowledged that he is County Judge for **Fort Bend County** and that he, as County Judge being authorized to do so, executed the foregoing instrument on behalf of **Fort Bend County**.

WITNESS my hand and official Notarial Seal, this 28th day of July, 2015

Luisa M Bowers
Notary Public

My Commission Expires:
September 7, 2016



STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

LESSEE ACKNOWLEDGMENT

I, Kimberly Schwab, a Notary Public for Union County and said State, do hereby certify that **Aparna Khurjekar** personally came before me this day and acknowledged that she is the Area Vice President Network of Verizon Wireless Texas, LLC, the General Partner of **San Antonio MTA, L.P.**, the General Partner of **GTE Mobilnet of South Texas Limited Partnership d/b/a Verizon Wireless** and that she, as Area Vice President Network being authorized to do so, executed the foregoing instrument on behalf of **GTE Mobilnet of South Texas Limited Partnership d/b/a Verizon Wireless**.

WITNESS my hand and official Notarial Seal, this 8 day of July, 2015

Kimberly Schwab
Notary Public

My Commission Expires:

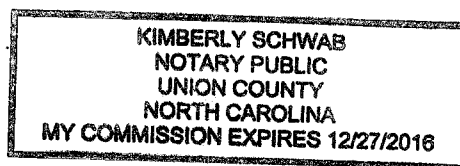


Exhibit "A"

(Description of Premises within Property)

LINE	BEARING	DISTANCE
L1	S 57°24'04" W	386.37'
L2	S 56°47'29" W	50.00'
L3	N 33°12'31" W	50.00'
L4	N 56°47'29" E	50.00'
L5	S 33°12'31" E	50.00'
L6	N 33°12'31" W	20.00'
L7	N 57°24'04" E	386.57'
L8	S 32°37'49" E	20.00'
L9	S 31°52'42" E	50.06'
L10	N 09°54'06" W	119.17'
L11	N 32°21'14" W	81.84'
L12	N 42°37'21" W	145.53'
L13	N 16°46'20" E	243.73'
L14	N 33°12'31" W	118.30'

- LEGEND**
- BC BACK OF CURB
 - CF CLERKS FILE
 - CL CENTERLINE
 - CONC CONCRETE
 - EC EDGE OF CONCRETE
 - ELEV ELEVATION
 - FBCPPRRP FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - FC FORT BEND COUNTY PLAT RECORDS
 - FILM CODE
 - FND FOUND
 - GA GUY ANCHOR
 - IR IRON ROD
 - NO. NUMBER
 - MH MANHOLE
 - OHP OVERHEAD POWER
 - POB POINT OF BEGINNING
 - POC POWER POLE WITH DOWN CONDUIT
 - PROP PROPOSED
 - ROW RIGHT-OF-WAY
 - SET 5/8" IRON ROD WITH CSC CAP
 - SQ FT SQUARE FEET
 - TEMPORARY BENCH MARK
 - TBM TEMPORARY BENCH MARK
 - UE UTILITY EASEMENT
 - WF WOOD FENCE

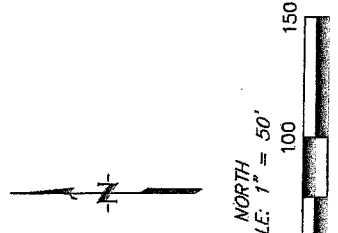
RESIDUE OF A CALLED 262.296 ACRES
TO VICKSBURG ESTATES, LTD
BY SPECIAL WARRANTY DEED
CF NO. 1999082607
FBCPPRRP

LESSEE'S LAND SPACE
0.0574 ACRE
2,500 SQ. FT.
SEE NOTE 23 + 61.1

Lessee's Utility
Easement
0.1774 ACRE
7,729 SQ. FT.
SEE NOTE 23 + 61.7

CALLED 455.0989 ACRES
TO FORT BEND COUNTY, TEXAS
BY SPECIAL WARRANTY DEED
CF NO. 9217763
FBCPPRRP

DETAIL
N.T.S.



LAKE SHORE HARBOUR
SEC. 3
FC NO. 20060040
FBCPR

LAND TITLE SURVEY
OF
TRAMMEL SITE
BEING
PROJECT No: 2012791276
SITE ID: 280671
0.0574 OF AN ACRE
OUT OF THE
ELIJAH ROARK LEAGUE, A-77
FORT BEND COUNTY, TEXAS
APRIL 2015



COTTON SURVEYING
COMPANY
4033 COUNTY ROAD 103
HOUSTON, TEXAS 77081-4188
Office (713) 881-0276
a Jones & Carter Company
Austin • Brownsville • Dallas • Houston
Roseburg • San Antonio • The Woodlands
Texas Board of Professional Land Surveying
Registration No. 38461-03

Sheet 1 of 3

General Notes:

1. Reference on Abstractor's Certificate prepared by Texas Abstract Services, Central No. 18532, certified through November 24, 2013. No additional research for easements or encumbrances was performed by Cotton Surveying Company. Reference to Nothing Further Certificate dated December 12, 2014. Control number 19316 prepared by Texas Abstract Services.

2. Research for Adjoiner tracts was performed by Texas Abstract Services certified through November 24, 2013.

3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

4. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.

5. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

6. According to Map No. 4815707201 of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Fort Bend County Texas and Unincorporated areas dated January 3, 1997, the subject tract is situated within Zone A1, defined as special flood hazard area inundated by the 100-year flood with no base elevations determined.

The FEMA website (www.masc.fema.gov) was checked on January 27, 2014. At this time 27 LOMC were reported, none of which are located on the subject tract.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

7. Elevations shown hereon are based on National Geodetic Survey Monument Designation: HCGSD 73 PD No.: AWS464

Latitude 28°30'29.33" North
Longitude 95°30'35.94" West
NAD 83
Elevation 61.45 feet, NAVD 88

8. Temporary Benchmark A being a railroad spike set in a power pole on the westerly side of Restricted Reserve A of Lake Shore Harbour, Section three, also being approximately 127 feet southwest of the westerly most back of curb of Palm Harbour Drive at its northern ending point.
Elevation = 76.73 feet, NAVD (GEOID 12A).

9. Temporary Benchmark B being a "PK" nail with washer stamped "Cotton Surveying" set in the centerline end +/- of Kitty Hollow Park Road.
Elevation = 64.72 feet, NAVD (GEOID 12A).

10. Visible Improvements/Utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

11. Solid abstractors certificate mentions an Easement as set out and granted to Fort Bend County Drainage District and recorded in Volume 847, Page 344 of the Deed Records of Fort Bend County, Texas, said easement is located west of and does not affect the Lessee's Land Space.

12. Solid abstractors certificate mentions an Easement as set out and granted to Fort Bend County Drainage District and recorded in Volume 860, Page 323 of the Deed Records of Fort Bend County, Texas, said easement is located north of and does not affect the Lessee's Land Space.

13. Solid abstractors certificate mentions a Flowage Easement as set out and granted to Levinton Development Company and recorded in Volume 1207, Page 182 of the Deed Records of Fort Bend County, Texas. The Lessee's Land Space, Right of Way for Utilities, and the route for Ingress/Egress is a portion of the easement area (Exhibit A) reflected in this document.

14. Solid abstractors certificate mentions an Easement as set out and granted to Fort Bend County Drainage District and recorded in Volume 574, Page 735 of the Deed Records of Fort Bend County, Texas, the Lessee's Land Space is a portion of the Hermann Hospital Estate described in the description for the "Third Tract" in said document.

General Notes (continued):

15. Solid abstractors certificate mentions an Easement as set out and granted to Fort Bend County Drainage District and recorded in Volume 336, Page 602 of the Deed Records of Fort Bend County, Texas, said easement is located north of and does not affect the Lessee's Land Space.

16. Solid abstractors certificate mentions an Easement as set out and granted to Dow Chemical Company and recorded in Volume 228, Page 353 of the Deed Records of Fort Bend County, Texas, said easement is located outside of the subject tract.

17. Solid abstractors certificate mentions an Easement as set out and granted to Texas Eastern Transmission Corporation, recorded in Volume 270, Page 458 and amended by Volume 587, Page 102 of the Deed Records of Fort Bend County, Texas, said easement is located north of and does not affect the Lessee's Land Space.

18. Solid abstractors certificate mentions an Easement as set out and granted to Texas Eastern Transmission Corporation and recorded in Volume 270, Page 102 of the Deed Records of Fort Bend County, Texas, said easement is located north of and does not affect the Lessee's Land Space.

19. Solid abstractors certificate mentions an Easement as set out and granted to Phillips Pipe Line Company and recorded in Volume 310, Page 443 of the Deed Records of Fort Bend County, Texas is located west of and does not affect the Lessee's Land Space.

20. Solid abstractors certificate mentions an Easement as set out and granted to S.M. Briscoe and recorded in Volume 87, Page 542 of the Deed Records of Fort Bend County, Texas. The Lessee's Land Space is a portion of the land conveyed by instrument recorded in Volume 526, Page 75 Fort Bend County Deed Records. This easement is over and across the land described in Volume 528, Page 75 Fort Bend County Deed Records and cannot be located by the description contained in this document. Additional field work and underground utility locating will be required to locate this easement.

21. Solid abstractors certificate mentions an Easement as set out and granted to Gulf Pipe Line Company and recorded in Volume 102, Page 419 and amended by Volume 315, Page 629 of the Deed Records of Fort Bend County, Texas, said easement is located northwest of and does not affect the Lessee's Land Space.

22. Solid abstractors certificate mentions a Non-Exclusive Easement as set out and granted to Communities Foundation of Texas, Inc. and recorded in Clerks File No.9217761 of the Official Records of Fort Bend County, Texas. The Lessee's Land Space is a portion of the 455,0989 acre tract described in this tract.

23. The square footage totals as shown hereon are based on the mathematical closure of the course and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.

24. The proposed Lessee's Right of Way for Ingress/Egress to the Lessee's Land Space as depicted in the separate model prepared by Cotton Surveying Co. and included in Exhibit B and will commence at the north line of Highway 6, thence continue through to paved route (including an existing driveway and parking lots) to the end of the existing pavement. The Lessee's Right of Way for Ingress/Egress will then continue along a route as shown hereon, which will be designated as "New County Park Road".

25. The Third Party Easement to CenterPoint Energy Houston Electric, LLC recorded in No. 2014012286 of the Fort Bend County Official Public Records of Real Property is located the north line of a subdivision that is near Texas State Highway 6. This easement does not affect the Lessee's Land Space, the Lessee's Right of way for Utilities, or the Lessee's route for Ingress/Egress.

26. The easement described in Volume 87, Page 542 of the Fort Bend County Deed Records cannot be located by the description in the recorded document, it is an "over and across" easement. There were no visible indication of a pipeline within the Lessee's Land Space or the Lessee's Right of Way for Utilities at the time of the survey.

27. The Pipeline easement described in Volume 268, Page 529 of the Fort Bend County Deed Records is located approximately 1500 feet north of the Lessee's Land Space and the Lessee's Right of way for Utilities, and therefore does not affect the Lessee's Land Space and the Lessee's Right of way for Utilities.

28. The 0.370 acre tract described in Clark's File No. 9626369 of the Fort Bend County Official Public Records of Real Property is located approximately 1000 feet northeast of the Lessee's Land Space and the Lessee's Right of way for Utilities and therefore does not affect the Lessee's Land Space and the Lessee's Right of way for Utilities.

LESSEE LAND SPACE

STATE OF TEXAS \$
COUNTY OF FORT BEND \$

A METES & BOUNDS description of a certain 0.0574 acre tract of land situated in the Eljah Roark League Survey, Abstract No.77 in Fort Bend County, Texas, being out of a called 455,0989 acre tract of land described by deed to Fort Bend County, Texas, as recorded in the Clerks File No. 9217763 Official Records of Fort Bend County, Texas, said 0.0574 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at a found 5/8-inch iron rod with cap stamped Miller" in the southwest line of Palm Harbour Drive, said rod marking the northerly most corner of Restricted Reserve "C" of Lake Shore Harbour, Sec. 3 from which a 5/8" iron rod with cap stamped "Miller" bears S 32°37'43" E marking the point of tangency of a curve to the right in the southwest line of Palm Harbour Drive also being a corner of lot 34, Block 1, as shown in Clerks file No. 20060040, Official Public Records of Fort Bend County, Texas;

THENCE, South 57°22'08" West 135.01 feet, along the north line of the said Restricted Reserve "C" to a point, said point also being the westerly most corner of Restricted Reserve "B" of said Lake Shore Harbour, Sec. 3;

THENCE, North 32°37'49" West, 11.68 feet, along said Restricted Reserve "B" to a point, said point also being the most easterly line of a 0.1780 acre tract;

THENCE, South 52°43'01" West, 367.65 feet along said 0.1780 acre tract to the POINT OF BEGINNING, being a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") for corner;

THENCE, South 56°47'29" West, 50.00 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") for corner;

THENCE, North 33°12'31" West, 50.00 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") for corner;

THENCE, North 56°47'29" West, 50.00 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") for corner;

THENCE, South 33°12'31" East, 50.00 feet to the POINT OF BEGINNING, CONTAINING 0.0574 acres of land in Fort Bend County, Texas, as shown on Drawing No. 9166 in the office of Cotton Surveying in Houston, Texas.

LAND TITLE SURVEY

OF

TRAMMEL SITE

BEING

PROJECT No: 2012791276

SITE ID: 260671

0.0574 OF AN ACRE

OUT OF THE

ELIJAH ROARK LEAGUE, A-77

FORT BEND COUNTY, TEXAS

APRIL 2015



COTTON SURVEYING
COMPANY
638 Gullion, Suite 103
Houston, Texas 77061-1168
Phone (713) 941-0471

a James & Carter Company
Austin • Houston • Bryan • Dallas • El Paso
Brewing • San Antonio • The Woodlands
Texas Board of Professional Land Surveying
Registration No. 100481-00

Sheet 2 of 3

Lessee's Utility Easement

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 0.1774 acre tract of land situated in the Elijah Roark League Survey, Abstract No. 77 in Fort Bend County, Texas, being out of a called 455,0989 acre tract of land described by deed to Fort Bend County, Texas, as recorded in the Clerks File No. 9217763 Official Records of Fort Bend County, Texas, said 0.1774 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a found 5/8-inch iron rod with cap stamped "Miller" in the southwest line of Palm Harbour Drive, said rod marking the northerly most corner of Restricted Reserve "C" of Lake Shore Harbour, Sec. 3 from which a 5/8" iron rod with cap stamped "Miller" bears S 32°37'43" E, 533.64 feet;

THENCE South 57°22'08" West 135.01 feet, along the north line of said Restricted Reserve "C"; and the north line of Restricted Reserve "B" of said Lake Shore Harbour, Sec. 3 to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") at the POINT OF BEGINNING of the herein described tract, said point also being the westerly most corner of said Restricted Reserve "B";

THENCE, South 32°37'49" West, 20.00 feet, along said Restricted Reserve "B" to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 57°24'04" West 386.37 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") for corner, also being the eastern most corner of a proposed 0.0574 acre tract;

THENCE, North 33°12'31" West 20.00 feet along the northeast line of said 0.0574 acre tract to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying");

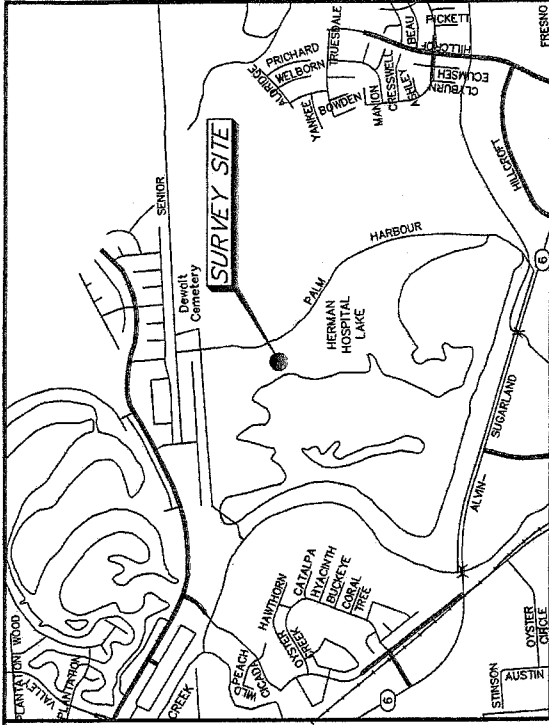
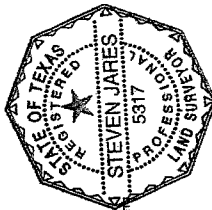
THENCE, North 57°24'04" East 386.57 feet to the POINT OF BEGINNING, CONTAINING 0.1774 acre of land in Fort Bend County, Texas, as shown on Drawing No. 91668 in the office of Cotton Surveying in Houston, Texas.

Subject to the General Notes shown hereon:

The undersigned hereby certifies unto Verizon Wireless and Pennington Law Firm, LLC, and Texas Abstract Services that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on January 27, 2014, and as to matters of record relies upon the documents listed in the Abstractor's Certificate Control No. 18532, prepared by Texas Abstractors Services and certified through November 24, 2013 which includes, and is limited to, the Lessee's Land Space, Lessee's Right-of-Way for Utilities and Lessee's Access Route, herein collectively termed, the "Property", as shown and as described on this drawing (b) this survey accurately shows (1) the location of any buildings, structures and other improvements situated on or within the Property (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Property as described and shown on this survey, and (4) all setback lines, encroachments, easements and rights-of-way crossing, abutting or affecting the Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the field notes attached to this survey accurately state the courses and distances found in performing the on-the-ground survey; (e) the notes listed on the survey are true and correct (f) except as shown on the survey drawing, there are no (1) visible easements or rights-of-way across or abutting or affecting the Property (2) easements or rights-of-way across or abutting or affecting the Property of which the undersigned has been advised (3) visible encroachments from the Property onto an adjacent property or onto easements, streets, or alleys, by any of the building structures or other improvements, or (4) visible encroachments on the Property by buildings structures or other improvements situated on adjoining property; (g) Access to the Lessee's Land Space will follow along the existing and proposed park road to the scope of work requested by Verizon Wireless on service conforms to (1) the scope of work requested by Verizon Wireless on a site visit and (2) the current Texas Society of Professional Surveyors Standards and Specifications for a Category I-A, Condition II Survey.

Surveyed: January 27, 2014
Revised: July 1, 2014
Revised: April 14, 2015
Update Right of Way for Ingress / Egress
Revised June 2, 2015
(new note 24, new note of drawing, sheet 1)
Revised June 15, 2015
(add notes 25-28)

Steven Jares
Registered Professional Land Surveyor
No. 5317
Texas Board of Professional Land Surveyors
Registration No. 10046100



VICINITY MAP KEY MAP 610-1

LAND TITLE SURVEY

OF

TRAMMEL SITE

BEING

PROJECT No: 2012791276

SITE ID: 260671

0.0574 OF AN ACRE

OUT OF THE

ELIJAH ROARK LEAGUE, A-77

FORT BEND COUNTY, TEXAS

APRIL 2015



COTTON SURVEYING COMPANY
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a Jones & Carter Company
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Homburg • San Antonio • The Woodlands
Texas Board of Professional Land Surveyors
Registration No. 100461-00

Sheet 3 of 3

DWG. No. 91668A

F.B. 2507 PG. 53

JOB No. 01946-129-01

SAJ/RBA

KEY MAP 610T

LESSEE'S LAND SPACE
0.0574 ACRE
 2500 SQ. FT.

LINE	BEARING	DISTANCE
L10	S 31°52'42" E	50.06'
L11	N 42°37'21" W	119.17'
L12	N 32°21'14" W	81.84'
L13	N 16°48'20" E	145.53'
L14	N 09°54'06" W	243.73'
L15	N 33°12'31" W	118.30'

LESSEE'S ROW FOR INGRESS\EGRESS
POINT OF TERMINATION
 AT THE LESSEE'S LAND SPACE

New County Park
 Road

CENTERLINE OF LESSEE'S ROW
 FOR INGRESS\EGRESS
 RUNS THROUGH PARKING AREAS

NORTH
 SCALE: 1" = 300'

CALLED 455.0989 ACRES
 TO FORT BEND COUNTY, TEXAS
 BY SPECIAL WARRANTY DEED
 OF NO. 9217763 OFFICIAL RECORDS
 OF FORT BEND COUNTY, TEXAS

CENTERLINE OF LESSEE'S ROW
 FOR INGRESS\EGRESS
 ALONG THE CENTER OF
 AN EXISTING ASPHALT DRIVEWAY

CALLED 5.975 ACRES
 SPECIAL WARRANTY DEED
 W VENDOR'S LIEN
 CF NO. 2004131848
 FBCOPRRP

CALLED 7.461 ACRES
 DONATION DEED
 FORT BEND COUNTY
 CF NO. 2005154567
 FBCOPRRP

LESSEE'S ROW FOR INGRESS\EGRESS
POINT OF BEGINNING
 AT THE NORTH LINE OF HIGHWAY 6

State Highway No. 6
(R.O.W. (Varies)
 TxDOT MAP 8012-13, SHEET 15

LAND TITLE SURVEY
 OF
TRAMMEL SITE
 BEING
 PROJECT No: 2012791276
 SITE ID: 260671

0.
0.0574 OF AN ACRE
 OUT OF THE
ELIJAH ROARK LEAGUE, A-77
 FORT BEND COUNTY, TEXAS
 APRIL 2015



**COTTON SURVEYING
 COMPANY**
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 Austin • Brenham • Bryan • Dallas • Houston
 Rosenberg • San Antonio • The Woodlands
 Texas Board of Professional Land Surveying
 Registration No. 100463-00

F:\PROJECTS\01946 - Verizon Wireless\29-00 - Trammel Site\Survey\Dwg Files\8482_00.dwg Apr 21, 2015 - 4:35pm srf