



**PUBLIC ROAD RIGHT OF WAY DEDICATION**  
**(Montgomery Road)**  
(a.k.a. Laprada Trace)

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

THAT, HIGHLAND MANAGEMENT, INC., a Delaware corporation (herein called "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 401 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 grant and dedicate unto the COUNTY OF FORT BEND, TEXAS, an easement over and across the 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.

Grantor herein reserves to itself, its successors and assigns, the right to use and enjoy the Right-of-Way Tract for all purposes consistent with and not interfering with or disturbing to the primary use of the Right-of-Way Tract for the above described purposes for which this easement has been granted including, without limitation, the right to cross the Right-of-Way Tract with facilities for utility purposes.

CCM 3-08-16 #23j  
Fort Bend County Clerk  
Return Admin Serv Coord RAL

TO HAVE AND TO HOLD said easement, 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, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 24<sup>th</sup> day of February, 2016.

GRANTOR:

HIGHLAND MANAGEMENT, INC.,  
a Delaware corporation

By: [Signature]  
Name: GLORIA F. CATALANI  
Title: SECRETARY

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 24<sup>th</sup> day of February, 2016 by GLORIA F. CATALANI, SECRETARY of Highland Management, Inc., a Delaware corporation, on behalf of said corporation.



[Signature]  
Notary Public in and for  
the State of Texas

**Montgomery Road right-of-way****19.8198 acres in the D. Randon & I. Pennington Survey, Abstract No. 75,  
Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of a 19.8198 acre (863,349 square feet) tract of land in the D. Randon & I. Pennington Survey, Abstract No. 75, Fort Bend County, Texas; said 19.8198 acre tract being out of a called 200.013 acre tract of land conveyed to Highland Management, Inc., as recorded in Volume 1089, Page 165 of the Fort Bend County Deed Records, being out of a called 514.321 acre tract of land, described as "Tract III", conveyed to Highland Management, Inc., as recorded in Volume 801, Page 410 of the Fort Bend County Deed Records, being out of a called 391.47 acre tract of land, described as "Tract IV", conveyed to Highland Management, Inc., as recorded in Volume 569, Page 765 of the Fort Bend County Deed Records, and being out of a called 251.075 acre tract of land, described as "Tract V", conveyed to Highland Management, Inc., as recorded in Volume 671, Page 876 of the Fort Bend County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the south line of a tract of land conveyed to County of Fort Bend, as recorded in Volume 2205, Page 1910; Volume 2200, Page 438; and in Volume 2187, Page 2067 of the Fort Bend County Deed Records for the northwest corner of this tract;

THENCE, North 87° 26' 43" East, with the south line of said County of Fort Bend tract, at a distance of 14.21 feet pass a TXDOT monument disk found for a northeast corner of said called 200.013 acre tract and continuing for a total distance of 60.02 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the northeast corner of this tract;

THENCE, South 01° 12' 55" East – 1,362.15 feet with a line 40 feet east of and parallel to the east line of said 200.013 acre tract of land to a fence post found for the northeast corner of said 514.321 acre tract of land and for an angle point of this tract; from which a fence post broken off at ground level found for the southeast corner of said 200.013 acre tract of land bears South 88° 48' 49" West – 40.00 feet;

THENCE, South 01° 42' 53" East – 7,364.42 feet with the east line of said 514.321 acre tract and with the west line of a tract of land conveyed to Mary Doris Fondren Allday, et al, as recorded in Volume 464, Page 595 of the Fort Bend County Deed Records to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southeast corner of said 514.321 acre tract of land and for an angle point of this tract; from a 5/8-inch iron rod with cap stamped "T.E.A.M." set to replace a disturbed 1/2-inch iron pipe for the northeast corner of said 391.47 acre tract of land bears South 88° 17' 07" West – 40.00 feet;

THENCE, South 02° 21' 53" East with the east line of a 40 foot road easement, as recorded in Volume 366, Page 349 of the Fort Bend County Deed Records and with the west line of said Mary Doris Fondren Allday tract, at a distance of 5,430.68 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the north line of said 251.075 acre tract of land and continuing for a total distance of 5,466.03 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-curvature of a curve to the left;

THENCE, in a southeasterly direction with said curve to the left having a radius of 25.00 feet, a central angle of 49° 40' 47", a length of 21.68 feet, and a chord bearing South 27° 12' 17" East - 21.00 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-reverse-curvature;

THENCE, in a westerly direction with a reverse-curve to the right having a radius of 60.00 feet, a central angle of  $279^{\circ} 21' 34''$ , a length of 292.54 feet, and a chord bearing South  $87^{\circ} 38' 07''$  West – 77.65 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-reverse-curvature;

THENCE, in a northeasterly direction with a reverse-curve to the left having a radius of 25.00 feet, a central angle of  $49^{\circ} 40' 47''$ , a length of 21.68 feet, and a chord bearing North  $22^{\circ} 28' 31''$  East – 21.00 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-tangency;

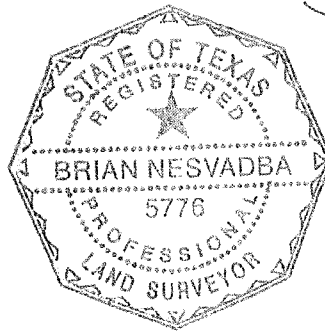
THENCE, North  $02^{\circ} 21' 53''$  West – 5,466.37 feet with a line 20 feet west of and parallel to the east line of said 391.47 acre tract of land to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point;

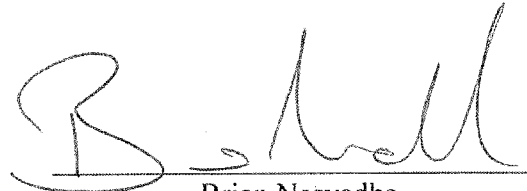
THENCE, North  $01^{\circ} 42' 53''$  West – 7,365.03 feet with a line 60 feet west of and parallel to the east line of said 514.321 acre tract of land to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point;

THENCE, North  $01^{\circ} 12' 55''$  West – 1,361.01 feet with a line 20 feet west and parallel to the east line of said 200.013 acre tract of land to the POINT OF BEGINNING and containing 19.8198 acres (863,349 square feet) of land.

Note: This metes-and-bounds description was written in conjunction with a survey performed on even date herewith.

COMPILED BY:  
Texas Engineering And Mapping Co.  
Civil Engineers - Land Surveyors  
Firm Registration No. 10119000  
Stafford, Texas  
Job No. 1126-1  
W:\1126-1\_Montgomery\_ROW.doc



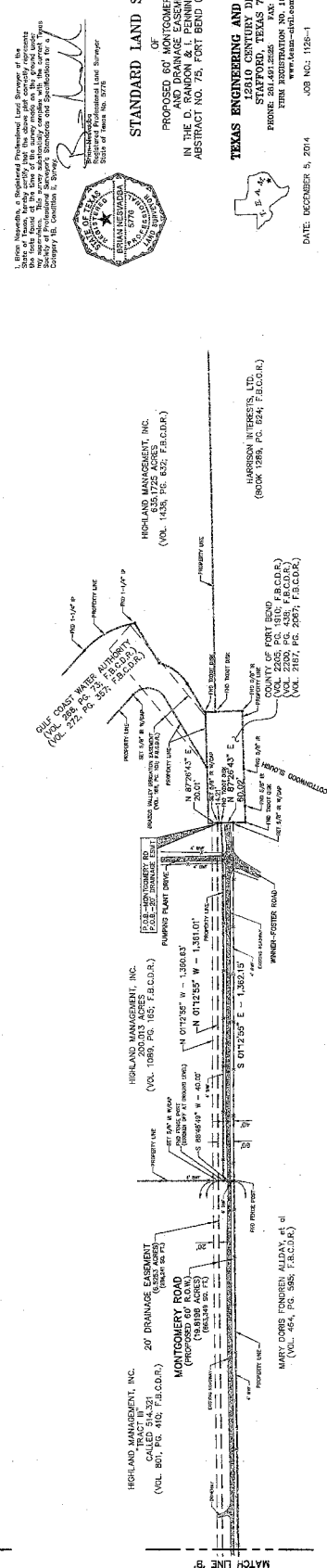
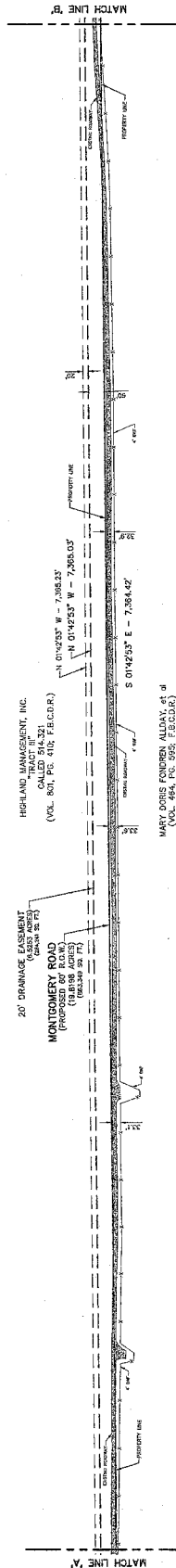
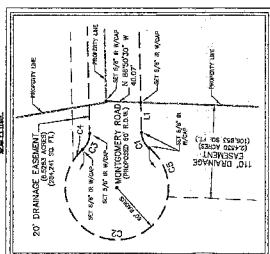
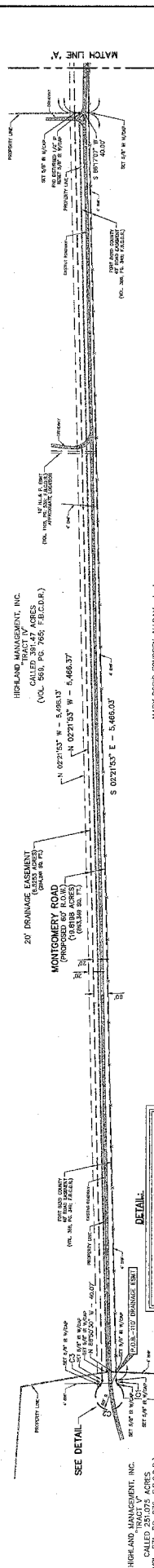
  
Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776



	DELTA	RADIUS	LENGTH	CURVO
C1	48.0/40.47°	24.50"	21.55'	S 27.2/21.7° E = 21.01'
C2	270.1/1.54°	50.00"	232.54'	S 78.3/80.0° E = 71.65'
C3	41.4/40.47°	25.50"	21.85'	N 22.2/31.1° E = 21.60'
C4	107.0/21.7°	50.00"	44.85'	S 39.1/15.1° N = 16.85'
C5	413.1/19.4°	50.00"		

LINE TABLE		
LINE	BEARING	DISTANCE
11	S 60° 45' E	18.76

- [illegible]



STANDARD LAND SURVEY  
OF  
PROPOSED 60' MONTGOMERY R.O.W.  
AND DRAINAGE EASEMENTS  
IN THE D. RANDON & I. PENNINGTON SURVEY,  
ABSTRACT NO. 75, FORT BEND COUNTY, TEXAS



DATE: DECEMBER 5, 2014      JOB NO.: 1126--1      SCALE: 1"=200'

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*



Laura Richard, County Clerk  
Fort Bend County, Texas  
March 11, 2016 11:58:28 AM

FEE: \$0.00 ER  
ROW

2016024831

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:  
2016-18516

Date Filed:  
02/25/2016

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.  
Highland Management, Inc.  
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.  
Fort Bend County

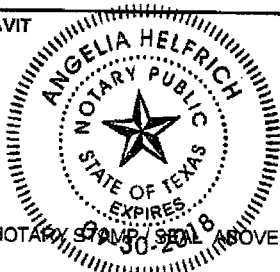
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.  
03082016  
Montgomery Road Roadway Right of Way

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Coats/Rose,	Houston, TX United States		X
	Highland Resources, Inc.,	Hoooston, TX United States	X	

5 Check only if there is NO Interested Party. ☐

### 6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



AFFIX NOTARY SEAL TO THIS PAGE

Signature of authorized agent of contracting business entity

Sworn to and subscribed before me, by the said Gloria F. Catalan, this the 25th day of February, 2016, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

**CERTIFICATE OF INTERESTED PARTIES****FORM 1295**

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY  
CERTIFICATION OF FILING****1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

Highland Management, Inc.  
Houston, TX United States

**Certificate Number:**  
2016-18516

**Date Filed:**  
02/25/2016

**Date Acknowledged:**  
03/09/2016

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

Fort Bend County

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.**

03082016  
Montgomery Road Roadway Right of Way

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Coats/Rose,	Houston, TX United States		X
	Highland Resources, Inc.,	Hooouston, TX United States	X	

**5 Check only if there is NO Interested Party.**☐**6 AFFIDAVIT**

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

\_\_\_\_\_  
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, to certify which, witness my hand and seal of office.

\_\_\_\_\_  
Signature of officer administering oath

\_\_\_\_\_  
Printed name of officer administering oath

\_\_\_\_\_  
Title of officer administering oath