



Tract HW-10

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**PUBLIC ROAD RIGHT-OF-WAY DEDICATION**

(Humphrey Way – 2.9417 acres)

STATE OF TEXAS

§

§

COUNTY OF FORT BEND

§

**ENNIS BOYD HUMPHREY, JR.**, an individual, whose address is P.O. Box 855 Kendleton, TX 77451-0855, **CHRISTOPHER JAMES HUMPHREY**, an individual, whose address is 4134 S. Webber Drive, Pearland, TX 77584, **MERDEAN DENISE BRINKLEY**, an individual, whose address is 20423 Eagle Nest Falls, Katy, TX 77449 ("Grantors"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, DEDICATED, and CONVEYED and does GRANT, BARGAIN, DEDICATE AND CONVEY to the **COUNTY OF FORT BEND, TEXAS**, a body politic organized under the laws of the State of Texas whose address is 301 Jackson Street, Richmond, Texas 77469 ("Grantee"), the real property in Fort Bend County, Texas, fully described in Exhibit "A" and depicted on Exhibit "B" attached hereto (the "Right-of-Way Tract") for the following purposes:

- (a) the right to survey, construct, maintain, operate, repair, replace and reconstruct a road over the Right-of-Way Tract and appurtenant facilities and improvements;
- (b) the right to bring in or 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 the Right-of-Way Tract, together with all and singular the rights, privileges and appurtenances to it in any way belonging to Grantee, its successors, and its assigns 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 binds itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Right-of-Way Tract to Grantee, its successors and its assigns against any person lawfully claiming or to claim the same or any part of it, by, through or under Grantor, but not otherwise.

If current ad valorem taxes on the Right-of-Way Tract have not been prorated at the time of 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.

EXECUTED this 30 day of November, 2015.

**GRANTOR:**

**ENNIS BOYD HUMPHREY, JR.,**  
an individual

By: *Ennis Boyd Humphrey Jr*  
**Ennis Boyd Humphrey, Jr.**

AS PER ORIGINAL

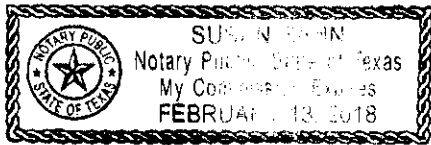
THE STATE OF TEXAS           §  
                                  Wharton           §  
COUNTY OF ~~FORT BEND~~   §

Before me on this day, personally appeared **Ennis Boyd Humphrey, Jr.**, an individual, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the instrument for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

Given under my hand and seal of office this 30 day of November, 2015.

*Susan Zahn*  
Notary Public in and for the State of Texas

(NOTARY SEAL)



ALL SIGNATURES AND SEALS  
APPEAR ON THE ORIGINAL\*\*\*

EXECUTED this 04 day of DECEMBER, 2015.

**GRANTOR:**

**CHRISTOPHER JAMES HUMPHREY,**  
an individual

By: *Christopher James Humphrey*  
Christopher James Humphrey

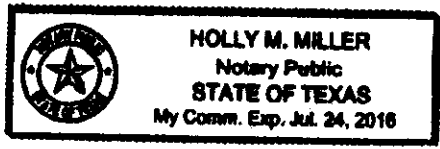
THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

Before me on this day, personally appeared **Christopher James Humphrey**, an individual, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the instrument for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

Given under my hand and seal of office this 04 day of DECEMBER, 2015.

*Holly M. Miller*  
Notary Public in and for the State of Texas

(NOTARY SEAL)



EXECUTED this 22 day of DEC, 2015.

**GRANTOR:**

**MERDEAN DENISE BRINKLEY,**  
an individual

By: Merdean Denise Brinkley  
**Merdean Denise Brinkley**

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

Before me on this day, personally appeared **Merdean Denise Brinkley**, an individual, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the instrument for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

Given under my hand and seal of office this 22 day of DEC, 2015.

KHURRAM ALI  
Notary Public in and for the State of Texas

(NOTARY SEAL)



Khurram Ali

AGREED AND ACCEPTED as of the 12 day of April, 2016.

**GRANTEE:**

**FORT BEND COUNTY, TEXAS,**  
a body politic organized under the laws of the State  
of Texas

By: *Robert Hebert*  
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND     §

This instrument was acknowledged before me on the 12<sup>th</sup> day of April, 2016, by Robert E. Hebert, County Judge of Fort Bend County, Texas, a body politic organized under the laws of the State of Texas, for and on behalf of such body politic.

*Luisa M Bowers*  
Notary Public in and for the State of Texas

(NOTARY SEAL)

After recording return to:  
Fort Bend County- Humphrey Way  
c/o Johnson Petrov LLP  
2929 Allen Parkway, Suite 3150  
Houston, Texas 77019  
Attention: Martye Kendrick



Attachments:  
Exhibit "A"- Legal Description of the Right-of-Way Tract  
Exhibit "B"- Survey of the Right-of-Way Tract



Exhibit "A"  
Legal Description of the Right-of-Way Tract

EXHIBIT

**TRACT 10:**

**A TRACT OR PARCEL CONTAINING 2.9417 ACRES (128,143 SQ. FT.) OF LAND, SITUATED IN THE ISAAC MCGARY LEAGUE, ABSTRACT NO. 58, FORT BEND COUNTY, TEXAS, SAID 2.9417 ACRE TRACT BEING OUT OF AND A PORTION OF A CALLED 41.374 ACRES, CONVEYED TO ENNIS BOYD, JR. HUMPHREY ETAL AS DESCRIBED IN VOLUME 2371, PAGE 1473 OF THE DEED RECORDS OF FORT BEND COUNTY (F.B.C.D.R.), TEXAS, SAID 2.9417 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; ALL BEARINGS ARE BASED ON TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD88:**

**COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR RUN ROAD (WIDTH VARIES) AND THE WEST RIGHT-OF-WAY LINE OF WEST END TAVENER ROAD (60 FEET IN WIDTH);**

**THENCE, SOUTH 32 DEGREES 43 MINUTES 51 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID TAYLOR RUN ROAD, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WEST END TAVENER ROAD, A DISTANCE OF 1244.72 FEET TO A 5/8 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF A CALLED 20.00 ACRE TRACT CONVEYED TO SNR PROPERTIES AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2010058116;**

**THENCE, SOUTH 57 DEGREES 16 MINUTES 09 SECONDS WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID WEST END TAVENER ROAD, ALONG THE NORTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 812.76 FEET TO A POINT IN THE EAST LINE OF A CALLED 26.922 ACRE TRACT CONVEYED TO FADI AHMED AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2007077000;**

**THENCE, SOUTH 32 DEGREES 43 DEGREES MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 26.922 ACRES TRACT, A DISTANCE OF 522.25 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID 26.922 ACRE TRACT;**

**THENCE, SOUTH 57 DEGREES 49 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 26.922 ACRES TRACT, AT A DISTANCE OF 1658.72 FEET TO AN AXLE FOUND MARKING THE SOUTHWEST CORNER OF SAID CALLED 26.922 AND THE SOUTHEAST CORNER OF A CALLED 25.75 ACRES CONVEYED TO KATIE MURRAY AS DESCRIBED IN A DEED RECORDED IN VOLUME 203, PAGE 340, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), AT 2061.78 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF A CALLED 24.993 ACRES TRACT CONVEYED TO ROBERT ALLEN JOHNSON AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2008037776 AND THE NORTHEAST CORNER A CALLED 11.20 ACRE TRACT CONVEYED TO BEAR CREEK US HOLDINGS AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2012019338 AND CONTINUING IN ALL A TOTAL DISTANCE OF 2747.39 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID CALLED 11.20 ACRE TRACT AND THE NORTHEAST CORNER OF CALLED 5.57 ACRE TRACT CONVEYED TO DETTEGE ARQUINA K. ESTATE AS DESCRIBED IN A DEED RECORDED F.B.C.C.F. NO. 2009008428;**

**THENCE, SOUTH 32 DEGREES 10 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 5.57 ACRE TRACT AND THE WEST LINE OF SAID CALLED 11.20 ACRE TRACT, A DISTANCE OF 437.35 FEET TO A 5/8 INCH IRON ROD SET MARKING THE**

SOUTHEAST CORNER OF A CALLED 11.6 ACRE TRACT CONVEYED TO GLORIA SOLOMON AS DESCRIBED IN A DEED RECORDED IN VOLUME 441, PAGE 595, F.B.C.D.R. AND THE NORTHEAST CORNER OF CALLED 11.5 ACRE TRACT CONVEYED TO VERSIE MAE WILSON AS DESCRIBED IN A DEED RECORDED IN VOLUME 441, PAGE 595, F.B.C.D.R.;

**THENCE**, SOUTH 32 DEGREES 10 MINUTES 06 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID CALLED 11.20 ACRE TRACT AND THE EAST LINE OF SAID CALLED 11.5 ACRE TRACT, A DISTANCE OF 274.27 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTH LINE OF A CALLED 13 ACRE TRACT CONVEYED TO FORT BEND COUNTY AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2012090044;

**THENCE**, SOUTH 32 DEGREES 10 MINUTES 06 SECONDS EAST, THROUGH AND ACROSS SAID CALLED 13 ACRE TRACT, A DISTANCE OF 364.78 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON SOUTH LINE OF SAID CALLED 13 ACRE TRACT AND THE NORTH LINE OF A CALLED 30 ACRE TRACT CONVEYED TO MAXINE DAWKINS ETAL AS DESCRIBED IN FORT BEND COUNTY APPRAISAL DISTRICT NO. 0058-04-980-0000-908 AND CONTINUING IN ALL A TOTAL DISTANCE OF 591.46 FEET TO A 5/8 INCH IRON ROD SET FOR THE BEGINNING OF CURVATURE;

**THENCE**, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, THROUGH AND ACROSS SAID CALLED 30 ACRE TRACT, AT 104.12 FEET PASSING THE COMMON SOUTH LINE OF SAID CALLED 30 ACRE TRACT AND THE NORTH LINE OF A CALLED 19.47 ACRE TRACT CONVEYED TO TDPHAN LTD. AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2011011742 AND CONTINUING IN ALL A TOTAL ARC LENGTH OF 113.24 FEET, HAVING A RADIUS OF 3000.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 02 DEGREES 09 MINUTES 48 SECONDS WITH A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 14 MINUTES 59 SECONDS EAST, 113.23 FEET TO A 5/8 INCH IRON ROD SET MARKING THE FOR A POINT OF TANGENCY;

**THENCE**, SOUTH 34 DEGREES 19 MINUTES 52 SECONDS EAST, CONTINUING THROUGH AND ACROSS SAID CALLED 19.47 ACRE TRACT, A DISTANCE OF 723.05 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF CURVATURE;

**THENCE**, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT AND CONTINUING THROUGH AND ACROSS SAID CALLED 19.47 ACRE TRACT, AT 13.08 FEET PASSING THE COMMON SOUTH LINE OF SAID CALLED 19.47 ACRE TRACT AND THE NORTH LINE OF A CALLED 42 ACRE TRACT CONVEYED TO LISA HOWARD DAVIS ETAL AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2007122421 AND CONTINUING ALONG SAID CURVE AND THROUGH AND ACROSS SAID CALLED 42 ACRE TRACT, A TOTAL ARC LENGTH OF 588.15 FEET, HAVING A RADIUS OF 2120.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 15 DEGREES 53 MINUTES 44 SECONDS WITH A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 23 MINUTES 00 SECONDS EAST, 586.26 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

**THENCE**, SOUTH 18 DEGREEES 26 MINUTES 08 SECONDS EAST, CONTINUING THROUGH AND ACROSS SAID CALLED 42 ACRE TRACT, A DISTANCE OF 126.41 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON SOUTH LINE OF SAID CALLED 42 ACRE TRACT AND THE NORTH LINE OF AFORESAID CALLED 41.374 ACRE TRACT MARKING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 18 DEGREEES 26 MINUTES 08 SECONDS EAST, DEPARTING SAID COMMON LINE AND THROUGH AND ACROSS SAID CALLED 41.374 ACRE TRACT, A

DISTANCE OF 633.48 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF CURVATURE;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT AND CONTINUING THROUGH AND ACROSS SAID CALLED 41.374 ACRE TRACT, AN ARC LENGTH OF 434.70 FEET, HAVING A RADIUS OF 2000.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 12 DEGREES 27 MINUTES 12 SECONDS WITH A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 39 MINUTES 44 SECONDS EAST, 433.85 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON SOUTH LINE OF SAID CALLED 41.374 ACRE TRACT AND THE NORTH LINE OF A CALLED 27.583 ACRE TRACT CONVEYED TO TEXAS MEXICAN RAILWAY COMPANY AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2006025735 MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEGREES 01 MINUTES 39 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID CALLED 41.374 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 27.583 ACRE TRACT, A DISTANCE OF 120.07 FEET TO A 5/8 INCH IRON ROD SET ON A NON-TANGENT CURVE TO THE RIGHT MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT AND CONTINUING THROUGH AND ACROSS SAID CALLED 41.374 ACRE TRACT, AN ARC LENGTH OF 465.15 FEET, HAVING A RADIUS OF 2120.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 12 DEGREES 34 MINUTES 16 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 24 DEGREES 43 MINUTES 16 SECONDS WEST, 464.22 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

THENCE, NORTH 18 DEGREES 26 MINUTES 08 SECONDS WEST, CONTINUING THROUGH AND ACROSS SAID CALLED 41.374 ACRE TRACT, A DISTANCE OF 602.38 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

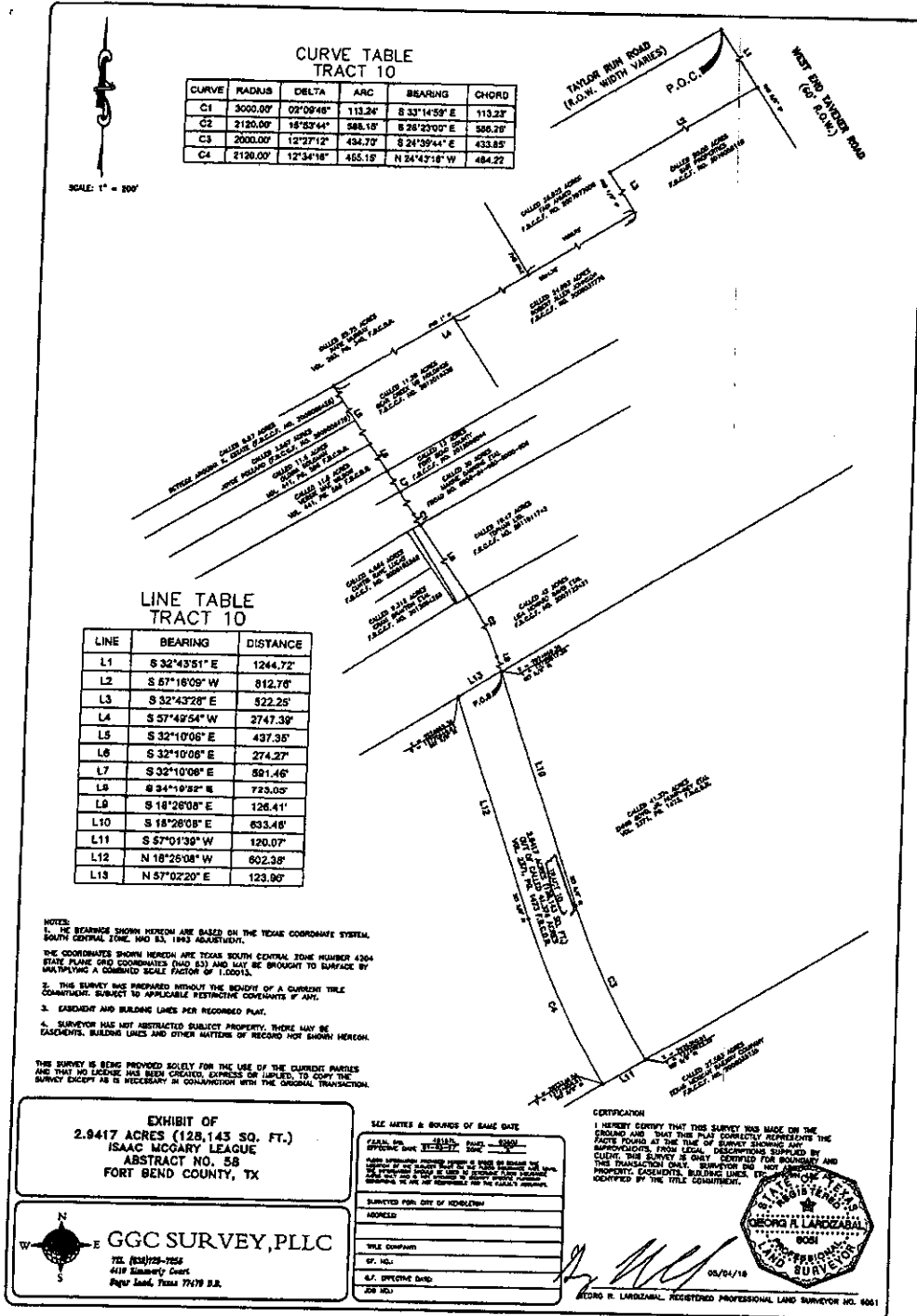
THENCE, NORTH 57 DEGREES 02 MINUTES 20 SECONDS EAST, ALONG THE COMMON SOUTH LINE OF AFORESAID CALLED 42 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 41.374 ACRE TRACT, A DISTANCE OF 123.96 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT AND CONTAINING 2.9417 ACRES OR 128,143 SQUARE FEET OF LAND.



05/04/15  
GEORG R. LARDIZABAL, RPLS 6051  
GGC SURVEY, PLLC, FIRM NO. 10146000  
TEL. 832-729-7256  
4419 ZIMMERLY COURT  
SUGAR LAND, TX 77479



### Exhibit "B" Survey of the Right-of-Way Tract



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

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County, Texas

April 14, 2016 11:33:30 AM

FEE: \$0.00 BAK  
ROW

2016037906

