



Tract HW-8

**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 – 1.488 acres)

STATE OF TEXAS

§

COUNTY OF FORT BEND

§

§

**TD PHAN, LTD**, a Texas limited partnership, whose address is 5338 Fenwick Way, Sugar Land, Texas 77479 ("Grantor"), 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.

[SIGNATURE PAGES TO FOLLOW]

CCM 4-26-14 # 31C  
Fort Bend County Clerk  
Return Admin Serv Coord

{00175213.DOC }

EXECUTED this 8<sup>th</sup> day of March, 2016.

**GRANTOR:**

**TD PHAN, LTD.,**  
a Texas limited partnership

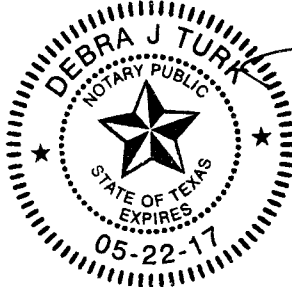
By: *Chau Phan*  
Chau T. Phan, President

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

Before me on this day, personally appeared Chau T. Phan, proved to me to be the President whose name is subscribed to the foregoing instrument and acknowledged to me that the instrument was the act of TD Phan, Ltd., a Texas limited partnership, and that he/she executed the instrument as the act of said partnership 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 8<sup>th</sup> day of March, 2016.

(NOTARY SEAL)



*Debra J. Turk*  
Notary Public in and for the State of Texas

AGREED AND ACCEPTED as of the 26<sup>th</sup> day of April, 2016.

**GRANTEE:**

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

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

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §

This instrument was acknowledged before me on the 26<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 8:**

**A TRACT OR PARCEL CONTAINING 1.488 ACRES (64,186 SQ. FT.) OF LAND, SITUATED IN THE ISAAC MCGARY LEAGUE, ABSTRACT NO. 58, FORT BEND COUNTY, TEXAS, SAID 1.488 ACRES TRACT BEING OUT OF AND A PORTION OF A CALLED 19.47 ACRES, CONVEYED TO TDPHAN LTD., AS DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2011011742, SAID 1.488 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, AN ARC LENGTH OF 104.12 FEET HAVING A RADIUS OF 3000.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 01 DEGREES 59 MINUTES 19 SECONDS WITH A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 09 MINUTES 45 SECONDS EAST, 104.12 TO A 5/8 INCH IRON ROD SET ON 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 MARKING THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

**THENCE**, CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, THROUGH AND ACROSS SAID CALLED 19.47 ACRE TRACT, AN ARC LENGTH OF 9.12 FEET HAVING A RADIUS OF 3000.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 00 DEGREES 10 MINUTES 27 SECONDS WITH A CHORD BEARING AND DISTANCE OF SOUTH 34 DEGREES 14 MINUTES 38 SECONDS EAST, 9.12 FEET TO A 5/8 INCH IRON ROD SET 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, AN ARC LENGTH OF 13.08 FEET HAVING A RADIUS OF 2120.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 00 DEGREES 21 MINUTES 12 SECONDS WITH A CHORD BEARING AND DISTANCE OF SOUTH 34 DEGREES 09 MINUTES 15 SECONDS EAST, 13.08 FEET TO A 5/8 INH IRON ROD SET ON THE COMMON SOUTH LINE OF SAID CALLED 19.47 FEET 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;

**THENCE**, SOUTH 58 DEGREES 18 MINUTES 09 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID CALLED 19.47 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 42 ACRE TRACT, A DISTANCE OF 102.42 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID CALLED 19.47 ACRE TRACT;

**THENCE**, NORTH 31 DEGREES 57 MINUTES 51 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 19.47 ACRE TRACT, A DISTANCE OF 744.34 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF A SAID 19.47 ACRES TRACT;

**THENCE**, NORTH 58 DEGREES 12 MINUTES 26 SECONDS EAST, ALONG THE COMMON SOUTH LINE OF SAID CALLED 30 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 19.47 ACRE TRACT, A DISTANCE OF 71.70 FEET TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT AND CONTAINING 1.488 ACRES OR 64,186 SQUARE FEET OF LAND.

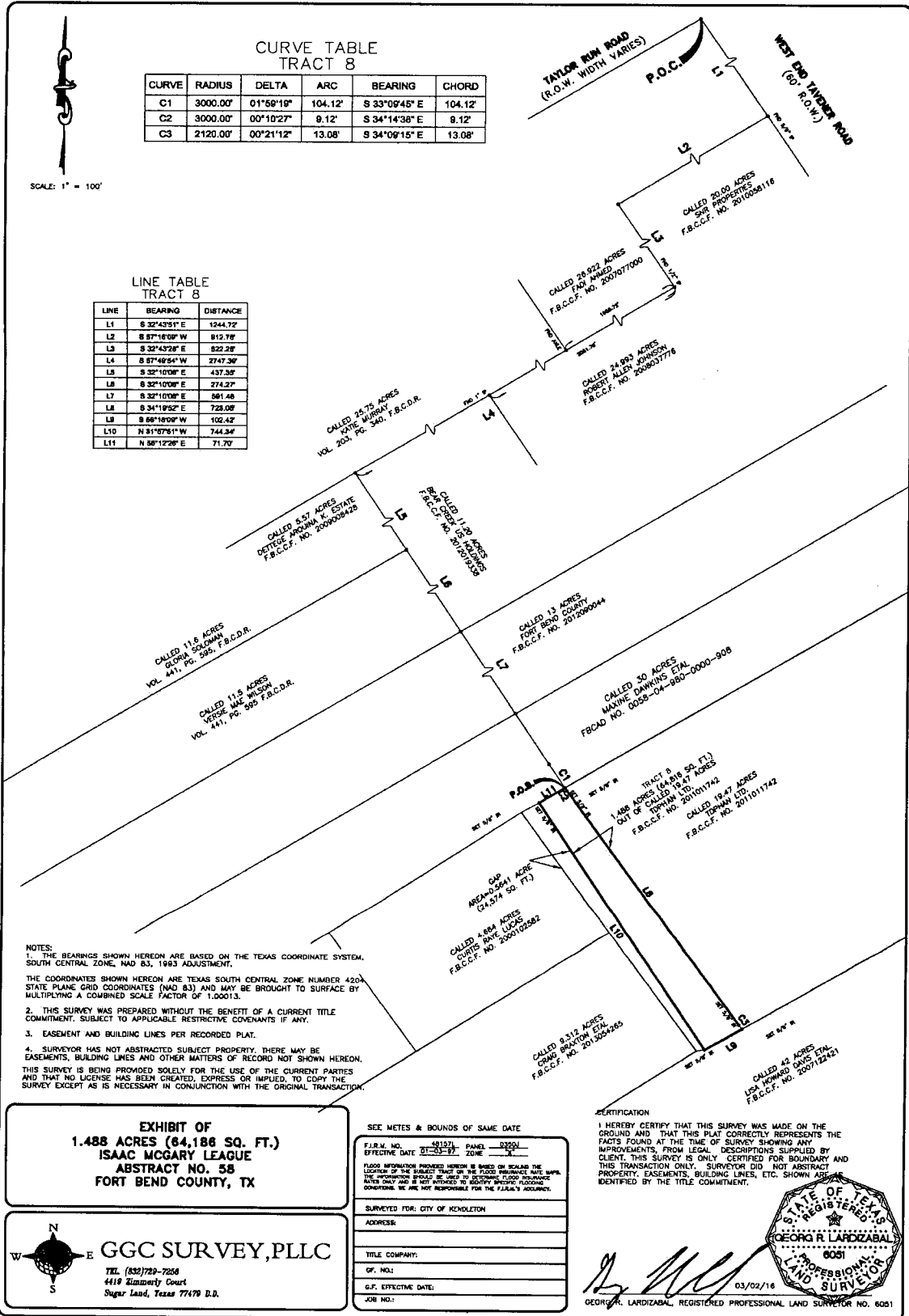


03/02/16



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



RAC:  
Fort Bend County Clerk  
Ret Admin Serv Coord

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County, Texas

April 28, 2016 01:57:23 PM

FEE: \$0.00 BAK  
ROW

2016043579



**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.**  
TD Phan LTD.  
Sugar Land, TX United States

**Certificate Number:**  
2016-37586

**Date Filed:**  
04/08/2016

**Date Acknowledged:**

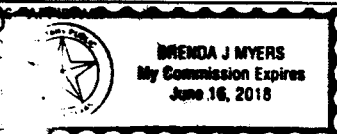
**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**  
Fort Bend County

**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.**  
133757  
Real Property

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Phan, Chau	Sugar Land, TX United States	X	

**5 Check only if there is NO Interested Party.**

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



*Vincent Phan*  
\_\_\_\_\_  
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Vincent Phan, this the 8th day of April, 2016, to certify which, witness my hand and seal of office.

*Brenda J Myers* Brenda Myers  
\_\_\_\_\_  
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

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TD Phan LTD.  
Sugar Land, TX United States

**Certificate Number:**  
2016-37586

**Date Filed:**  
04/08/2016

**Date Acknowledged:**  
04/26/2016

**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 services, goods or other property to be provided under the contract.**

133757  
Real Property

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Phan, Chau	Sugar Land, 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