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**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**

(1st Street – 0.084 acres)

STATE OF TEXAS §

§

COUNTY OF FORT BEND §

§

§

**JOHN L. JONES**, an individual, whose address is 3314 Rolling Green Lane, Missouri City, TX 77459 ("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.

CCM 9/4/16 # 33A  
Fort Bend County Clerk  
Return Admin Serv Coord

EXECUTED this 9<sup>th</sup> day of February, 2016.

**GRANTOR:**

**JOHN L. JONES**, an individual

By: John L. Jones  
John L. Jones

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

Before me on this day, personally appeared **JOHN L. JONES**, 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 9<sup>th</sup> day of February, 2016.

Veronica Harris  
Notary Public in and for the State of Texas



AGREED AND ACCEPTED as of the 6 day of September, 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

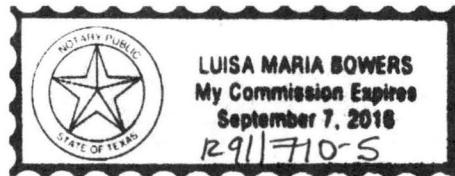
THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND    §

This instrument was acknowledged before me on the 6<sup>th</sup> day of September, 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 Maria Bowers*  
Notary Public in and for the State of Texas

(NOTARY SEAL)

After recording return to:  
Fort Bend County- Kendleton USDA 1st Street  
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**

**PARCEL 4:**

**A TRACT OR PARCEL CONTAINING 0.084 ACRES (3,647 SQ. FT.) OF LAND, SITUATED IN THE ISAAC MCGARY LEAGUE, ABSTRACT NO. 58, FORT BEND COUNTY, TEXAS, SAID 0.101 ACRE TRACT BEING OUT OF AND A PORTION OF A CALLED 0.147 ACRE TRACT, CONVEYED TO JAMES HARRIS ACCORDING TO FORT BEND COUNTY APPRAISAL DISTRICT NUMBER (F.B.C.A.D NO.) 0058-03-100-0000-908, SAID 0.084 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 A 5/8 INCH IRON ROD SET MARKING THE MOST WESTERLY END OF A CUTBACK LINE OF THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. 2919 (100 FEET IN WIDTH) AND THE NORTHWEST RIGHT-OF-WAY LINE OF BRAXTON ROAD (70 FEET IN WIDTH BASED ON TXDOT RIGHT-OF-WAY MAP), SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 2.000 ACRE TRACT CONVEYED TO THE CITY OF KENDLETON AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 9865229;

**THENCE**, NORTH 32 DEGREES 14 MINUTES 59 SECONDS WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 2919, A DISTANCE OF 12.82 FEET TO A 5/8 INCH IRON PIPE SET MARKING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

**THENCE**, CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 2919 IN A NORTHWESTERLY DIRECTION OF SAID CURVE TO THE LEFT, A DISTANCE OF 349.63 FEET HAVING A RADIUS OF 2914.93 FEET, SUBTENDING A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 20 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 48 MINUTES 43 SECONDS WEST, 349.42 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF A CALLED 2.000 ACRE TRACT CONVEYED TO THE CITY OF KENDLETON AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 9865229 AND THE SOUTH CORNER OF A CALLED 56 ACRE TRACT CONVEYED TO ERNEST TROY PETITT, ETAL AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 9533684;

**THENCE**, NORTH 53 DEGREES 42 MINUTES 31 SECONDS EAST, DEPARTING THE NORTHEASTERLY R.O.W. LINE OF SAID F.M. 2919 AND ALONG THE SOUTHEASTERLY LINE OF SAID CALLED 56 ACRE TRACT, AT 184.46 FEET PASSING THE COMMON NORTHEAST CORNER OF A CALLED 2.000 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 2.000 ACRE TRACT CONVEYED TO CLEVELAND ROY PETITT AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2008055106, AT 405.80 FEET PASSING THE NORTHEAST CORNER OF SAID TRACT AND CONTINUING IN ALL A TOTAL DISTANCE OF 1078.01 FEET TO A 5/8 INCH IRON ROD SET FOR THE BEGINNING POINT OF A CURVE TO THE LEFT;

**THENCE**, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, A DISTANCE OF 222.17 FEET HAVING A RADIUS OF 1235.00 FEET, SUBTENDING A CENTRAL ANGLE OF 10 DEGREES 18 MINUTES 26 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 33 MINUTES 17 SECONDS EAST, 221.87 FEET TO A 5/8 INCH IRON ROD SET MARKING THE END OF SAID CURVE AND FOR A POINT OF TANGENCY;

**THENCE**, NORTH 43 DEGREES 24 MINUTES 04 SECONDS EAST, A DISTANCE OF 129.39 FEET TO A 5/8 INCH IRON ROD SET MARKING TO THE BEGINNING POINT OF A TANGENT CURVE TO THE RIGHT;

**THENCE**, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT, A DISTANCE OF 70.94 FEET HAVING A RADIUS OF 1165.00 FEET, SUBTENDING A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 20 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 08 MINUTES 44 SECONDS EAST, 70.93 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWESTERLY LINE OF A CALLED 1.85 ACRE TRACT CONVEYED TO CARLYLE KING ACCORDING TO F.B.C.A.D. NO. 0058-02-590-000-908;

**THENCE**, NORTH 34 DEGREES 03 MINUTES 42 SECONDS WEST, ALONG THE COMMON SOUTHWESTERLY LINE OF SAID CALLED 1.85 ACRE TRACT AND THE NORTHEASTERLY LINE OF AFORESAID CALLED 56 ACRE TRACT, A DISTANCE OF 31.23 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH LINE OF A CALLED 0.179 ACRE TRACT CONVEYED TO RIGO PENALOZA ACCORDING TO F.B.C.A.D. NO. 0058-02-070-0000-908 MARKING THE NORTHWEST CORNER OF SAID CALLED 1.85 ACRE TRACT;

**THENCE**, NORTH 53 DEGREES 11 MINUTES 23 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CALLED 0.179 ACRE TRACT, AT 5.78 FEET PASSING A 5/8 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID CALLED 0.179 ACRE TRACT AND THE SOUTH OF A CALLED 0.673 ACRE TRACT CONVEYED TO FAYE FISHER ACCORDING THE F.B.C.A.D. NO. 0058-04-850-0000-908, AND CONTINUING IN ALL A TOTAL DISTANCE OF 106.93 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWESTERLY LINE OF SAID CALLED 1.85 ACRE TRACT MARKING THE EAST CORNER OF SAID 0.673 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.147 ACRE TRACT CONVEYED TO JAMES HARRIS ACCORDING TO F.B.C.A.D. NO. 0058-03-100-0000-908, SAME BEING THE SOUTH CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 34 DEGREES 45 MINUTES 47 SECONDS WEST, ALONG THE COMMON NORTHEASTERLY LINE OF SAID CALLED 0.673 ACRE TRACT AND THE SOUTHWESTERLY LINE OF SAID CALLED 0.147 ACRE TRACT, A DISTANCE 44.75 FEET TO A 5/8 INCH IRON ROD SET ON SAID COMMON LINE AND THE BEGINNING POINT OF A NON-TANGENT CURVE TO THE RIGHT MARKING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT, DEPARTING SAID COMMON LINE AND THROUGH AND ACROSS SAID CALLED 0.147 ACRE TRACT, A DISTANCE OF 46.32 FEET HAVING A RADIUS OF 1235.00 FEET, SUBTENDING A CENTRAL ANGLE OF 04 DEGREES 42 MINUTES 37 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 26 MINUTES 22 SECONDS EAST, 46.31 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;


**THENCE** NORTH 54 DEGREES 30 MINUTES 50 SECONDS EAST, CONTINUING THROUGH AND ACROSS SAID 0.147 ACRE TRACT, A DISTANCE OF 33.70 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWESTERLY LINE OF 1<sup>ST</sup> STREET AND THE NORTHEASTERLY LINE OF SAID CALLED 0.147 ACRE TRACT MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 35 DEGREES 07 MINUTES 29 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 44.75 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWESTERLY LINE OF SAID CALLED 1.85 ACRE TRACT MARKING THE SOUTH CORNER OF SAID CALLED 0.147 ACRE TRACT, SAME BEING THE COMMON EAST CORNER OF SAID CALLED 0.147 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 53 DEGREES 11 MINUTES 23 SECONDS WEST, ALONG THE COMMON SOUTHEASTERLY LINE OF SAID CALLED 0.147 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID CALLED 1.85 ACRE TRACT, A DISTANCE OF 80.33 FEET TO THE **POINT OF**

{0017:

**BEGINNING** OF HEREIN DESCRIBED TRACT AND CONTAINING 0.084 ACRES OR 3,647 SQUARE FEET OF LAND.

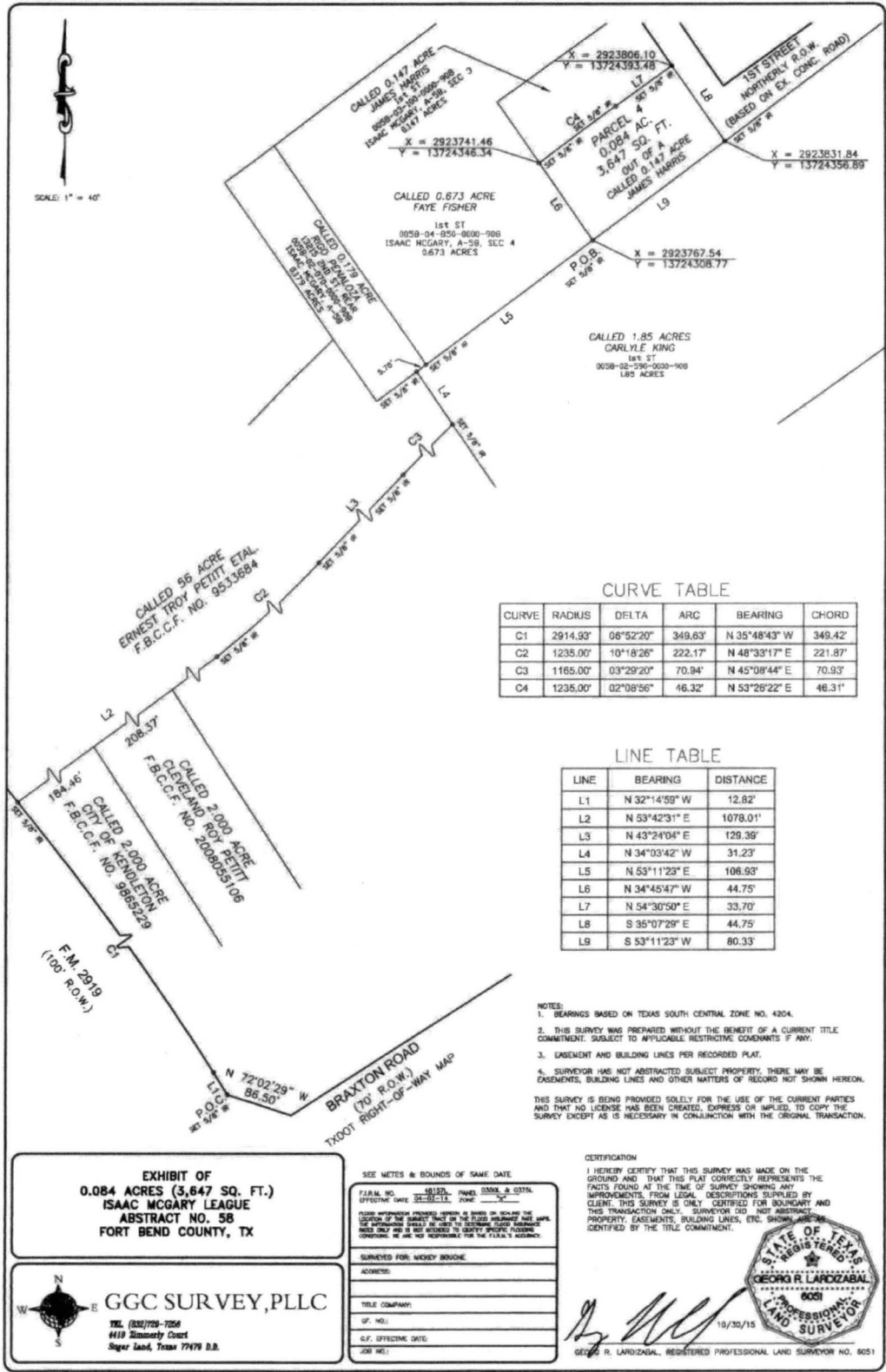
 10/30/15



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

RECORDER'S MEMORANDUM  
This page is not satisfactory for photographic recotation due to carbon or photocopy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded.



NOTES:  
 1. BEARINGS BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204.  
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.  
 3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.  
 4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.  
 THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

**EXHIBIT OF  
0.084 ACRES (3,647 SQ. FT.)  
ISAAC MCGARY LEAGUE  
ABSTRACT NO. 58  
FORT BEND COUNTY, TX**

**GGC SURVEY, PLLC**  
 TEL: (832) 729-7268  
 1119 Alamo Court  
 Sugar Land, Texas 77479 D.B.

SEE METES & BOUNDS OF SAME DATE

F.I.A.M. NO.	18120	PLAT	3086 & 3378
OFFICING DATE	03/02/11	ZONE	
FLOOD INFORMATION PROVIDED HEREON IS BASED ON RECORDING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS OF FORT BEND COUNTY, TEXAS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS DETERMINED THAT THE SUBJECT TRACT IS NOT A FLOOD HAZARD AREA. THE SURVEYOR IS NOT RESPONSIBLE FOR THE F.I.A.M.'S AGENCY.			
SUBMITTED FOR MONEY BORROWING			
ADDRESS			
TITLE COMPANY			
GF. NO.			
GF. OFFICING DATE			
JOB NO.			

CERTIFICATION  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN HEREON IDENTIFIED BY THE TITLE COMMITMENT.

10/30/15  
**GEORG R. LANDZABAL**, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

RAC

FORT BEND COUNTY CLERK

RETURN ADMIN SERV COORD

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County, Texas

September 08, 2016 03:10:03 PM

FEE: \$0.00 PG1  
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