



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

(First Street - 0.0057 acres)

STATE OF TEXAS

§

COUNTY OF FORT BEND

§

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JED ARTHUR HILL, an individual, whose address is P. O. Box 731, Kendleton, TX 77451-0731 ("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 1-24-17 #28E
Fort Bend County Clerk
Return Admin Serv Coord RAC

{00178089.DOCX }

AS PER ORIGINAL

EXECUTED this 2nd day of December, 2016.

GRANTOR:

JED ARTHUR HILL, an individual

By: Jed Arthur Hill
Jed Arthur Hill

THE STATE OF TEXAS

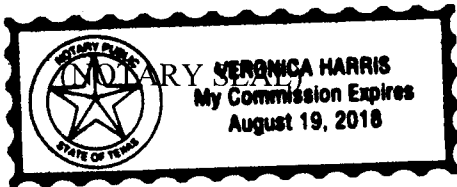
§
§
§

COUNTY OF FORT BEND

Before me on this day, personally appeared **JED ARTHUR HILL**, 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 2nd day of December, 2016.

Veronica Harris
Notary Public in and for the State of Texas

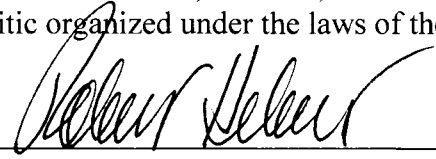


AGREED AND ACCEPTED as of the 24 day of January, 20 17.

GRANTEE:

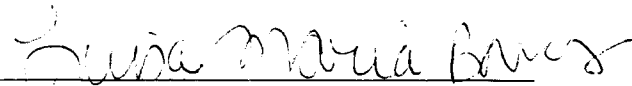
FORT BEND COUNTY, TEXAS,

a body politic organized under the laws of the State of Texas

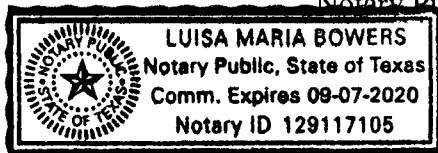
By: 
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 24th day of January, 20 17, 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.


Notary Public in and for the State of Texas

(NOTARY SEAL)



After recording return to:
Fort Bend County- Kendleton First Street Acquisition
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 17:

A TRACT OR PARCEL CONTAINING 0.0057 ACRES (250 SQ. FT.) OF LAND, SITUATED IN THE ISAAC MCGARY LEAGUE, ABSTRACT NO. 58, FORT BEND COUNTY, TEXAS, SAID 0.0057 ACRE TRACT BEING OUT OF AND A PORTION OF A CERTAIN CALLED 0.12 ACRE) TRACT OF LAND CONVEYED TO J.A. HILL JR. AS CALLED IN FORT BEND COUNTY APPRAISAL DISTRICT (F.B.C.A.D.) 0058-02-470-0000-908, SAID 0.0057 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 FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 9865229;

THENCE, NORTH 32 DEGREES 14 MINUTES 59 SECONDS EAST, 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 A 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 SAID CALLED 2.000 ACRE TRACT;

THENCE, NORTH 53 DEGREES 42 MINUTES 31 SECONDS EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 2919, THROUGH AND ACROSS 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, A DISTANCE OF 1078.01 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING TO A TANGENT CURVE TO THE LEFT;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT AND CONTINUING THROUGH AND ACROSS SAID CALLED 56 ACRE TRACT, 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, CONTINUING THROUGH AND ACROSS SAID CALLED 56 ACRE TRACT, A DISTANCE OF 129.39 FEET TO A 5/8 INCH IRON PIPE SET MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT CONTINUING THROUGH AND ACROSS SAID CALLED 56 ACRE TRACT, AT 70.94 FEET HAVING A RADIUS OF 1235.00 FEET PASSING THE SOUTHWESTERLY LINE OF A CALLED 1.85 ACRE TRACT CONVEYED TO CARLYLE KING AS CALLED IN FORT BEND COUNTY APPRAISAL DISTRICT ACCOUNT NO. (F.B.C.A.D.) 0058-02-590-0000-908, AND CONTINUING THROUGH AND ACROSS SAID CALLED 1.85 ACRE TRACT FOR A TOTAL DISTANCE OF 225.95 FEET AND SUBTENDING A CENTRAL ANGLE OF 11 DEGREES 06 MINUTES 46 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 57 MINUTES 27 SECONDS EAST, 225.60 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 CALLED 1.85 ACRE TRACT, A DISTANCE OF 33.26 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE, NORTH 35 DEGREES 07 MINUTES 29 SECONDS WEST, CONTINUING THROUGH AND ACROSS SAID 1.85 ACRE TRACT, AT 25.25 FEET PASSING THE NORTHERLY LINE OF SAID CALLED 1.85 ACRE TRACT AND THE SOUTH CORNER OF THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 1ST STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAWSON STREET, SAME BEING THE SOUTHEAST CORNER OF A 0.1470 ACRE TRACT OF LAND CONVEYED TO JOHN L. JONES AS CALLED IN F.B.C.A.D. NO. 0058-03-100-0000-

908, A CONTINUING IN ALL A TOTAL DISTANCE OF 47.50 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAWSON STREET AND THE PROJECTORY NORTHERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET;

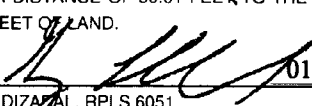
THENCE, NORTH 54 DEGREES 30 MINUTES 50 SECONDS EAST, THROUGH AND ACROSS SAID LAWSON STREET, AT 14.86 FEET PASSING A 5/8 INCH IRON ROD SET ON THE NORTH CORNER OF SAID INTERSECTION FOR THE SOUTH CORNER OF A CALLED 0.18 ACRE TRACT CONVEYED TO JOHN L. JONES AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2012078590, AT 64.93 FEET PASSING A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF A CERTAIN 50 FEET BY 100 FEET TRACT OF LAND CONVEYED TO MILTON P. AYCOCK AS DESCRIBED IN A DEED RECORDED IN VOLUME 236, PAGE 319, F.B.C.D.R., AT 114.93 FEET PASSING A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF SAID TRACT, AT 181.91 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF A CERTAIN 50 FEET BY 100 FEET TRACT OF LAND CONVEYED TO BARBARA JONES AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2010127420, AT 227.54 FEET PASSING A 5/8 INCH IRON ROD SET FOR SOUTH CORNER OF A CALLED 0.1200 ACRE TRACT CONVEYED TO CRUMP ROSETTA AS CALLED IN F.B.C.A.D. NO. 0058-01-070-0000-908, AT 280.83 FEET PASSING A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF SAID A CALLED 0.1200 ACRE TRACT CONVEYED TO REGINALD AND BARBARA JONES AS CALLED IN F.B.C.A.D. NO. 0058-01-020-0000-908, AT 332.54 PASSING A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER A CALLED 0.1200 ACRE TRACT CONVEYED TO REGINALD AND BARBARA JONES AS CALLED IN F.B.C.A.D. NO. 0058-01-030-0000-908, AT 377.32 FEET PASSING THE SOUTH CORNER OF A CALLED 0.3000 ACRE TRACT CONVEYED TO E.C. JR. CRUMP AS DESCRIBED IN A DEED RECORDED IN VOLUME 833, PAGE 155, F.B.C.D.R., AT 435.97 FEET PASSING THE SOUTH CORNER OF CALLED 0.12 ACRE TRACT (50 FEET BY 100 FEET) CONVEYED TO REGINALD AND BARBARA JONES AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2009082016, AT 495.97 FEET PASSING A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF A CALLED 0.12 ACRES TRACT CONVEYED TO DAVID AND MATTHEW CRUMP AS DESCRIBED IN A DEED RECORDED IN VOLUME 272, PAGE 396, F.B.C.D.R., AT 535.97 FEET PASSING A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF A CALLED 0.17 ACRE (75 FEET BY 100 FEET) TRACT CONVEYED TO CARRIE WILKERSON AS DESCRIBED IN A DEED RECORDED IN VOLUME 2553, PAGE 854, F.B.C.D.R. AND CONTINUING IN ALL A TOTAL DISTANCE 574.93 FEET TO A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF SAID TRACT AND THE COMMON SOUTH AFORESAID J.A. HILL JR. TRACT AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL;

THENCE, NORTH 34 DEGREES 31 MINUTES 44 SECONDS WEST, DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET ALONG COMMON LINE OF SAID CARRIE WILKERSON TRACT AND J.A. HILL JR. TRACT, A DISTANCE OF 5.00 FEET FOR THE WEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, NORTH 54 DEGREES 30 MINUTES 50 SECONDS EAST, THROUGH AND ACROSS SAID J.A. HILL JR. TRACT AND RUNNING PARALLEL WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET, A DISTANCE OF 50.01 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON NORTHEASTERLY LINE OF SAID J.A. HILL JR. TRACT AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CRAWFORD STREET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, SOUTH 34 DEGREES 31 MINUTES 44 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD SET ON THE WEST CORNER OF THE INTERSECTION OF SAID STREETS FOR THE COMMON EAST CORNER OF SAID J.A. HILL JR. TRACT AND OF THE HEREIN DESCRIBED PARCEL;

THENCE, SOUTH 54 DEGREES 30 MINUTES 50 SECONDS WEST, DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CRAWFORD STREET AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET, A DISTANCE OF 50.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0057 ACRES OR 250 SQUARE FEET OF LAND.


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

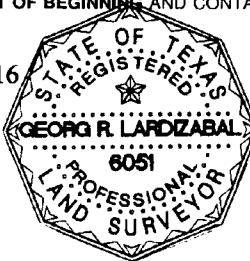


Exhibit "B" Survey of the Right-of-Way Tract



SCALE: 1" = 10'

PARCEL 17
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2094.88	97°52'27"	348.82	N 84°46'04" W	348.82
C2	1256.00	10°16'20"	222.17	N 46°30'17" E	221.87
C3	1180.00	11°08'40"	226.88	N 46°57'27" E	226.87

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 82°41'00" W	12.82
L2	N 82°42'31" E	1076.01
L3	N 42°30'17" E	126.20
L4	N 42°30'17" E	33.28
L5	N 38°10'20" W	47.80
L6	N 54°30'50" E	574.89
L7	N 34°30'46" W	5.87
L8	N 46°30'17" E	80.01
L9	S 34°11'44" E	5.87
L10	S 54°30'50" W	50.07

CALLED 0.17 AC.
CARRIE WILKERSON
VOL. 2553, PG. 854, F.B.C.D.R.

REMAINDER OF
CALLED 0.12 ACRE
J.A. HILL JR.
(NO RECORDATION FOUND)

PARCEL 17
0.0057 AC./250 SQ. FT.
OUT OF A CALLED 0.12 ACRES
J.A. HILL JR.
FBCAD NO. 0058-02-470-0000-908

X = 2924284.29
Y = 13724712.91
SET 5/8" IR

CRAWFORD STREET

X = 2924326.00
Y = 13724741.93
SET 5/8" IR

X = 2924287.12
Y = 13724706.79
SET 5/8" IR
P.O.B.

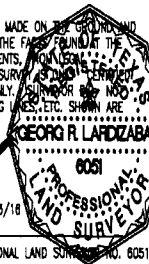
1ST STREET
NORTHERLY RIGHT-OF-WAY
(BASED ON EXISTING CONCRETE ROAD)

X = 2924327.84
Y = 13724737.81
SET 5/8" IR

REMAINDER OF
CALLED 1.85 ACRES
CARLYLE KING
0058-02-590-0000-908

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, EASEMENTS, OR OTHER MATTERS OF RECORD NOT SHOWN HEREON. THIS SURVEY IS FOR BOUNDARY AND THIS TRANSACTION ONLY. FOR ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.



GEORGE R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6051

EXHIBIT OF
0.0057 ACRES (250 SQ. FT.)
ISAAC MCGARY LEAGUE
ABSTRACT NO. 58
FORT BEND COUNTY, TX

F.L.R.M. NO. 48157C PANEL 0485L
EFFECTIVE DATE 04-02-14 ZONE 5

FLOOD INFORMATION PROVIDED HEREIN IS BASED ON SOILS AND LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE PLATMAN'S ASSURANCE.

SURVEYED FOR: MICKY BOUDHE

ADDRESS:

TITLE COMPANY:

GF. NO.:

G.F. EFFECTIVE DATE:

JOB NO.:

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 CONNECTION WITH THE ORIGINAL TRANSACTION.



GGC SURVEY, PLLC
Phone number: 817-488-1111
4410 Elmwood Court, Sugar Land, Texas 77479
726, (817) 728-7284 ggc-survey@gmail.com
www.ggc-survey.com

BRAXTON ROAD
(70' R.O.W.)

TXDOT RIGHT-OF-WAY MAP

ISAAC MCGARY LEAGUE
ABSTRACT NO. 58

RECORDER'S MEMORANDUM

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

January 26, 2017 12:25:01 PM

FEE: \$0.00 SR1
ROW

2017009346

