



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

DEDICATION DEED

STATE OF TEXAS }
 } KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND }

THAT **FORT BEND INDEPENDENT SCHOOL DISTRICT**, an independent school district and political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has **DONATED**, and by these presents does **GRANT, GIVE AND CONVEY** unto **FORT BEND COUNTY, TEXAS** ("Grantee"), a body corporate and politic under the laws of the State of Texas and unto its successors, and assigns, forever, a certain tract of land, containing +/- 1.210 acres, as more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Dedication Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

Access to and across the Property to and from Grantor's adjoining land is DENIED.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND**, all singular the title to the Property unto 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, subject only to the Permitted Encumbrances.

If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

CCM 4-27-2021# 310
Fort Bend County Clerk
Return Admin Serv Coord - **RAC**

AGREED to and ACCEPTED on this the 27 day of Apri, 2020^{VM}~~1~~

GRANTEE:

FORT BEND COUNTY, TEXAS, a body corporate
and politic under the laws of the State of Texas.

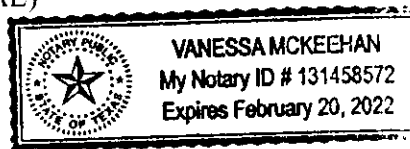
By:

KP George
KP George, County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 27 day of April,
^{VM 2} 2020 by KP George, County Judge of Fort Bend County, Texas, a body corporate and politic
under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)



VM
Notary Public in and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Engineering
Attn: Sandy Garza
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A
Legal Description of Property
[attached]

EXHIBIT A

November 19, 2018
Job No. 1968-0109.206

**DESCRIPTION OF
1.204 ACRE
(52,458 SQUARE FEET)
ROAD RIGHT-OF-WAY DEDICATION**

Being 1.204 acre (52,458 square feet) of land located in the Jane Wilkins League, Abstract 96, Fort Bend County, Texas, more particularly being a portion of Unrestricted Reserve "A" of Allana Fort Bend ISD Elementary School No 51 a subdivision of record under Plat Number 20170210, of the Plat Records of said Fort Bend County (F.B.C.P.R.), said Unrestricted Reserve "A" being a portion of that certain called 17.957 acre tract conveyed Fort Bend Independent School District by an instrument of record in File Number 2017051131, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 1.204 acre tract being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 Adjustment;

COMMENCING for reference at a 1/2-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of that certain called 2.667 acre tract (described as Waste Water Treatment Plant Site) conveyed to Fort Bend County Municipal Utility District No. 134A by an Instrument of record in File Number 2016013159, F.B.C.O.P.R., same being the northwest corner of Allana Waste Water Treatment Plant No 2, a subdivision of record under Plat Number 20180013, F.B.C.P.R., and the east right-of-way line of Grand Parkway-State Highway 99 (variable R.O.W.) as described in Volume 2367, Page 2413 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.);

Thence, North 23° 17' 58" West, along the east right-of-way line of said Grand Parkway-State Highway 99, 665.38 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southwest corner and POINT OF BEGINNING of the herein described tract, said point being on the west line of said 17.957 acre tract and said Unrestricted Reserve "A";

1.204 acre

November 19, 2018
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Thence, North 23° 17' 58" West, continuing along the east right-of-way line of said Grand Parkway-State Highway 99 and the west line of said 17.957 acre tract and said Unrestricted Reserve "A", 354.01 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for corner on the east right-of-way line of said Grand Parkway-State Highway 99, the beginning of a curve;

Thence, continuing along the east right-of-way line of said Grand Parkway-State Highway 99 and the west line of said 17.957 acre tract and said Unrestricted Reserve "A", 457.74 feet along the arc of a non-tangent curve to the right, having a radius of 22,768.31 feet, a central angle of 1° 09' 07", and a chord which bears North 22° 43' 11" West, 457.73 feet to a point for the south corner of a 0.006 acre (260 square foot) right-of-way dedication as shown on said Aliana Fort Bend ISD Elementary School No 51 subdivision plat, the beginning of a compound curve;

Thence, departing the east right-of-way line of said Grand Parkway-State Highway 99 and the west line of said 17.957 acre tract, and continuing along the west line said Unrestricted Reserve "A", along the east line of said right-of-way dedication, 54.83 feet along the arc of a compound curve to the right, having a radius of 35.00 feet, a central angle of 89° 45' 01", and a chord which bears North 22° 43' 55" East, 49.39 feet to a point for corner on the north line of said 17.957 acre tract;

Thence, North 67° 36' 25" East, along the north line of said Unrestricted Reserve "A" and the north line of said 17.957 acre tract, 62.00 feet to a point for corner, said point being on the south right-of-way line of Fairbairn Way (70 feet wide) as shown on Aliana Fairbairn Way Street Dedication Sec 1, a subdivision of record under Plat Number 20180104, F.B.C.P.R., the beginning of a curve;

Thence, departing the north line of said Unrestricted Reserve "A", the north line of said 17.957 acre tract, the south right-of-way line of said Fairbairn Way, 54.83 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, a central angle of 89° 45' 01", and a chord which bears South 22° 43' 55" West, 49.39 feet to a point for corner, the beginning of a compound curve;

1.204 acre

November 19, 2018
Job No. 1968-0109.206

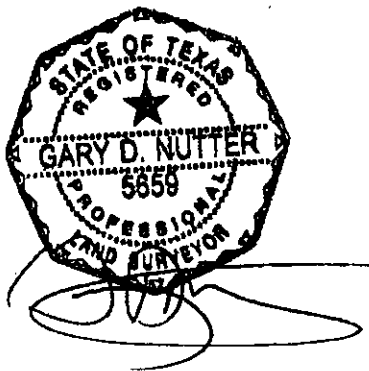
Thence, 456.76 feet along the arc of a compound curve to the left, having a radius of 22,706.31 feet, a central angle of $1^{\circ} 09' 09''$, and a chord which bears South $22^{\circ} 43' 10''$ East, 456.75 feet to a point for corner;

Thence, South $23^{\circ} 17' 58''$ East, 354.01 feet to a point for corner;

Thence, South $66^{\circ} 42' 02''$ West, 62.00 feet to the POINT OF BEGINNING and containing 1.204 acre (52,458 square feet) of land.

Corner monuments were not set at the client's request.

LJA Surveying, Inc.





1" = 200'

ALIANA DEVELOPMENT COMPANY
CALLED 48.019 ACRE TRACT
F.N. 2017132054
F.B.C.O.P.R.

ALIANA FAIRBARN WAY
STREET DEDICATION SEC 1
PLAT NO. 20180104, F.B.C.P.R.

FAIRBARN WAY
(70 FEET WIDE)

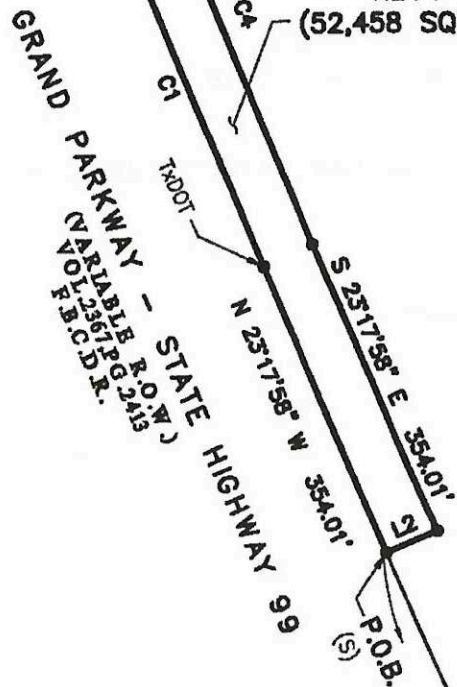
0.006 ACRES
STREET DEDICATION
PLAT NO. 2017132054
F.B.C.O.P.R.

1.204 ACRES
(52,458 SQUARE FEET)

UNRESTRICTED RESERVE "A"
ALIANA FORT BEND ISD
ELEMENTARY SCHOOL NO 51
PLAT NO. 20170210
F.B.C.P.R.

FORT BEND INDEPENDENT
SCHOOL DISTRICT
CALLED 17.957 ACRES
F.N. 2017051131
F.B.C.O.P.R.

SANITARY SEWER EASEMENT
(2.014 ACRES)
FILE NO. 2017013731
F.B.C.O.P.R.



NOTES:

- 1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT
- 2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

JEFF GILMAN (20% INTEREST)
CALLED 0.500 ACRE
F.N. 2017032801, F.B.C.O.P.R.

HILLARY BURKE (20% INTEREST)
CALLED 0.500 ACRE
F.N. 2017032802, F.B.C.O.P.R.

CHARLES MARCUCCI (20% INTEREST)
CALLED 0.500 ACRE
F.N. 2017032803, F.B.C.O.P.R.

CASSON WIEN (20% INTEREST)
CALLED 0.500 ACRE
F.N. 2017032804, F.B.C.O.P.R.

KEITH SWALLERS (20% INTEREST)
CALLED 0.500 ACRE
F.N. 2017032805, F.B.C.O.P.R.

DRILL SITE NO. 3
CALLED 2.007 ACRES
F.N. 2018066321
F.B.C.O.P.R.

CALLLED 2.667 ACRE
WASTE WATER TREATMENT
UTILITY FORT BEND MUNICIPAL
DISTRICT NO. 13-4A
F.N. 2018015159
F.B.C.O.P.R.

ALIANA RES. 3rd
WASTE WATER
TREATMENT PLANT NO. 2
PLAT NO. 20180808
F.B.C.P.R.

P.O.C.
1/2" IRON ROD WITH CAP
STAMPED "LJA ENG"
PREVIOUSLY SET

**EXHIBIT OF
1.204 ACRE
(52,458 SQ.FT.)
ROAD RIGHT-OF-WAY
DEDICATION
IN THE
JANE WILKINS LEAGUE, A-96
FORT BEND COUNTY, TEXAS**

NOVEMBER 2018 JOB NO. 1968-0109

LJA Surveying, Inc.



2929 Briarpark Drive Phone 713.953.5200
Suite 176 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

C:\p\1968\1968\SUB\1204 AC ROW.DWG 11/19/2018



1" = 200'

LEGEND:

- No. = NUMBER
- F.N. = FILE NUMBER
- F.B.C.P.R. = PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.O.P.R. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.D.R. = DEED RECORDS OF FORT BEND COUNTY
- TxDOT = FOUND 5/8" IRON ROD WITH TxDOT ALUMINUM DISK
- (S) = SET 5/8" IRON ROD WITH CAP STAMPED "LJA ENG"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°36'25" E	62.00'
L2	S 66°42'02" W	62.00'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	457.74'	22,768.31'	1°09'07"	N 22°43'11" W	457.73'
C2	54.83'	35.00'	89°45'01"	N 22°43'55" E	49.39'
C3	54.83'	35.00'	89°45'01"	S 22°43'55" W	49.39'
C4	456.76'	22,706.31'	1°09'09"	S 22°43'10" E	456.75'



**EXHIBIT OF
1.204 ACRE
(52,458 SQ.FT.)
ROAD RIGHT-OF-WAY
DEDICATION**

**JANE WILKINS LEAGUE, A-96
FORT BEND COUNTY, TEXAS**
NOVEMBER 2018 JOB NO. 1968-0109

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT.
2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

LJA
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

LJA Surveying, Inc. 2929 Briarpark Drive, Suite 175, Houston, Texas 77042 4/17/18/2018

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

May 03, 2021 04:31:37 PM



FEE: \$0.00

DP2

2021071884