

231



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.

DEDICATION DEED

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

THAT, **The Texas Mexican Railway Company** ("Grantor"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has DEDICATED, and by these presents does GRANT, GIVE AND DEDICATE 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, for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), a certain tract of land, containing **15.90 acres**, 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"); provided, that the public use of said Property shall be effective only upon recording of a plat in the Official Public Records of Fort Bend County, Texas designating such public use. The dedication and right of use granted herein shall terminate upon the expiration of three hundred sixty-five (365) consecutive calendar days after the date the Property is no longer used as a public street or road, or immediately upon an official action taken by the Grantee to publicly abandon the property as a public street or road.

This Dedication Deed and the dedication hereinabove set forth is made for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any) , and for no other use or purpose whatsoever, and is 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").

CCM 7-26-2022 #2682
Fort Bend County Clerk
Return Div Supervisor Admin **RAC**

This dedication is made subject to the reservation hereby made by Grantor, for the benefit of Grantor, its successors and assigns, of non-exclusive rights of ingress and egress across the Property.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever without express or implied warranty of any kind. All warranties that might arise by common law, as well as the warranties in Section 5.023 of the Texas Property Code (or its successor), are excluded. Grantor makes no warranty, express or implied, as to the Property conveyed hereby whatsoever. Grantor shall not be responsible or liable for any costs or expenses of any kind or nature incurred by Grantee or its successors or assigns associated with the Property including, without limitation, the construction of improvements thereon or for the benefit thereof or in respect to access to, or ingress or egress over, the Property.

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.

EXECUTED this the 20 day of June, 2022.

GRANTOR:

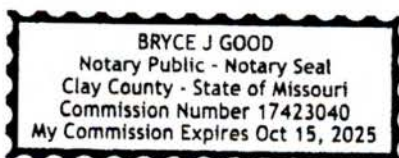
The Texas Mexican Railway Company

By: *Ginger Adamiak*
Name: Ginger Adamiak
Title: Vice President Sales & Marketing

THE STATE OF MISSOURI §
 §
COUNTY OF JACKSON §

This instrument was acknowledged before me on this 20th day of June, 2022 by Ginger Adamiak, Vice President Sales & Marketing of The Texas Mexican Railway Company, on behalf of said company.

(NOTARY SEAL)



Bryce J Good
Notary Public, State of Missouri

EXECUTED this the 26th day of July, 2022.

GRANTEE:

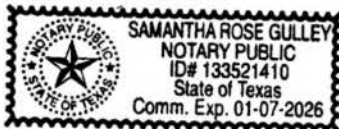
Fort Bend County, Texas

KP George
KP George, County Judge

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 26th day of July, 2022 by KP George, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)



Samantha Rose Gulley
Notary Public, State of Texas

Attachments:

Exhibit A - Legal Description of the Property

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

EXHIBIT A

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
15.90 ACRES (692,802 SQ. FT.) IN THE
GABRIEL COLE 3/4 LEAGUE, A-19,
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 15.90 acres (692,802 square feet) in the Gabriel Cole 3/4 League, Abstract No. 19, in Fort Bend County, Texas, and being out of that certain tract called 819.9040 acres conveyed to The Texas Mexican Railway Company, described in Fort Bend County Clerk's File No. 2005152654, said 15.90 acre tract being partly out of Doris Road right-of-way, called 60 feet wide (no recorded dedication found), said 15.90 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to Texas Coordinate System, South Central Zone, NAD '83, 1991 adjustment):

BEGINNING (N=13,733,026.95; E=2,933,073.03) at a 5/8-inch Tejas capped iron rod found in the centerline of said Doris Road right-of-way and the northeasterly line of said 819.9040 acre tract for the southerly corner of that tract called 20.00 acre Tract 1 and the westerly corner of that certain tract called 20.00 acre Tract 2, both conveyed to Kieu Lan Nguyen, et al, recorded in Fort Bend County Clerk's File No. 2004138440, being also the northerly corner of that certain tract called 4.288 acres conveyed by Donation Deed to The Texas Transportation Commission for Doris Road right-of-way, recorded in Fort Bend County Clerk's File No. 2016083775, for the easterly corner of the herein described 15.90 acre parcel, from which a found TxDOT disk bears N47°E, 0.56 feet;

THENCE South 47°24'50" West along the northwest line of said 4.288 acre tract, crossing said 819.9040 acre tract, a distance of 178.25 feet (called 177.91 feet) to a 5/8-inch Tejas capped iron rod set for a westerly corner of said 4.288 acre tract and the southerly corner of the herein described parcel, being in the proposed southerly right-of-way line of said Doris Road;

THENCE along the proposed southerly right-of-way line of said Doris Road, crossing said 819.9040 acre tract, the following seven courses and distances:

In a northwesterly direction, a distance of 379.21 feet following the arc of a curve to the right, having a radius of 2,060.00 feet and a central angle of 10°32'50" (Ch=N37°19'33"W, 378.68') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North 32°03'08" West, a distance of 235.22 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a northwesterly direction, a distance of 249.82 feet following the arc of a curve to the left, having a radius of 1,940.00 feet and a central angle of $07^{\circ}22'42''$ (Ch= $N35^{\circ}44'29''W$, 249.65') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North $39^{\circ}25'50''$ West, a distance of 1,609.97 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a westerly direction, a distance of 2,613.68 feet following the arc of a curve to the left, having a radius of 1940.00 feet and a central angle of $77^{\circ}11'31''$ (Ch= $N78^{\circ}01'35''W$, 2,420.44') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South $63^{\circ}22'39''$ West, a distance of 264.95 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a westerly direction, a distance of 412.45 feet following the arc of a curve to the right, having a radius of 2060.00 feet and a central angle of $11^{\circ}28'18''$ (Ch= $S69^{\circ}06'48''W$, 411.76') to a 5/8-inch Tejas capped iron rod set at an intersect with the northwest line of said 819.9040 acre tract, being the southeast line of that certain tract called 146.5 acres conveyed to Christopher Albert Patterson and Brian William Patterson, described in Fort Bend County Clerk's File No. 1999034994, for the most westerly corner of the herein described parcel;

THENCE North $58^{\circ}00'17''$ East along the northwest line of said 819.9040 acre tract and the southeast line of said 146.5 acre tract, a distance of 802.17 feet to 5/8-inch Tejas capped iron rod set in the proposed northerly right-of-way line of said Doris Road;

THENCE along the proposed northerly right-of-way line of said Doris Road, crossing said 819.9040 acre tract, the following two courses and distances:

In a northeasterly direction, a distance of 2,651.28 feet following the arc of a curve to the right, having a radius of 2060.00 feet and a central angle of $73^{\circ}44'29''$ (Ch= $S76^{\circ}18'04''E$, 2,472.04') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South $39^{\circ}26'51''$ East, a distance of 935.62 feet to a 5/8-inch Tejas capped iron rod found for an interior corner of said 819.9040 acre tract in the centerline of the existing Doris Road right-of-way (called 60 feet wide);

THENCE South $39^{\circ}26'15''$ East, along the northeast line of said 819.9040 acre tract, being the centerline of said Doris Road Right-of-way (no record dedication found), being also the line common to a called 58.16 acre tract described in Fort Bend County Clerk's File No.

Fort Bend County
Doris Road

December 2, 2020
KCS Parcel

2005034091, a called 70.51 acre tract described in Fort Bend County Clerk's File No. 2004145059, and a called 30.42 acre tract described in Fort Bend County Clerk's File No. 2004142582, in all a distance of 1,285.49 feet to a 5/8-inch Tejas capped iron rod found for an angle point, from which a found rail road spike bears S32°38'59"E, 3.94 feet;

THENCE South 38°48'07" East along the northeast line of said 819.9040 acre tract, in the center of Doris Road, being also the line common to that certain called 20.00 acre tract 1 described in Fort Bend County Clerk's File No. 2004138440, a distance of 239.88 feet to the POINT OF BEGINNING and containing 15.90 acres (692,802 square feet) of land, more or less.

This metes and bounds description is accompanied by a Parcel Plat of even date herewith. All iron rods set with a Tejas cap are inscribed with "RPLS 4079". All distances and coordinates shown hereon are surface measurements in feet. To convert to grid, multiply by a combined scale factor = 0.9998700169.

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 44-2012-Doris Road



M. McCORMICK SURVEY, A-57

GABRIEL COLE 3/4 LEAGUE, A-19

ISAAC McGARY LEAGUE, A-58

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE MEASUREMENT IN FEET. TO CONVERT TO GRID MULTIPLY BY A COMBINED SCALE FACTOR= 0.9998700169.
2. THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE COMPANY, GF NO. TNB3377-20802643, DATED NOVEMBER 4, 2008.
4. UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

LEGEND

IP - IRON PIPE
IR - IRON ROD
FND - FOUND
P - PROPERTY LINE
P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING
VOL. - VOLUME
PG. - PAGE
F.N. - FILE NUMBER
F.B.C.C. - FORT BEND COUNTY CLERK
D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY
P.R.F.B.C. - PLAT RECORDS OF FORT BEND COUNTY
O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY

TEJAS SURVEYING, INC.
FIRM NO. 10031300
1810 FIRST OAKS ST., SUITE 220
RICHMOND, TX 77406
PH: 281 240-9099
rsm@mrsurveyor.com

OWNER

TEXAS MEXICAN
RAILWAY COMPANY



U.S. HIGHWAY 59 (WIDTH VARIES)

DART ROAD

SPUR 58

TEXAS MEXICAN RAILWAY Co. (100' RAILROAD R.O.W.)

PROPOSED
BRAXTON LANE

WEST TAVENER RD

ISAAC McGARY LEAGUE, A-58

CALLLED 819.9040 ACRES
TEXAS MEXICAN RAILWAY COMPANY
(F.B.C.C. FILE NO. 2005152654)

PROPOSED
20' DRAINAGE
EASEMENT

PROPOSED
DORIS ROAD

P.O.B.

DORIS ROAD

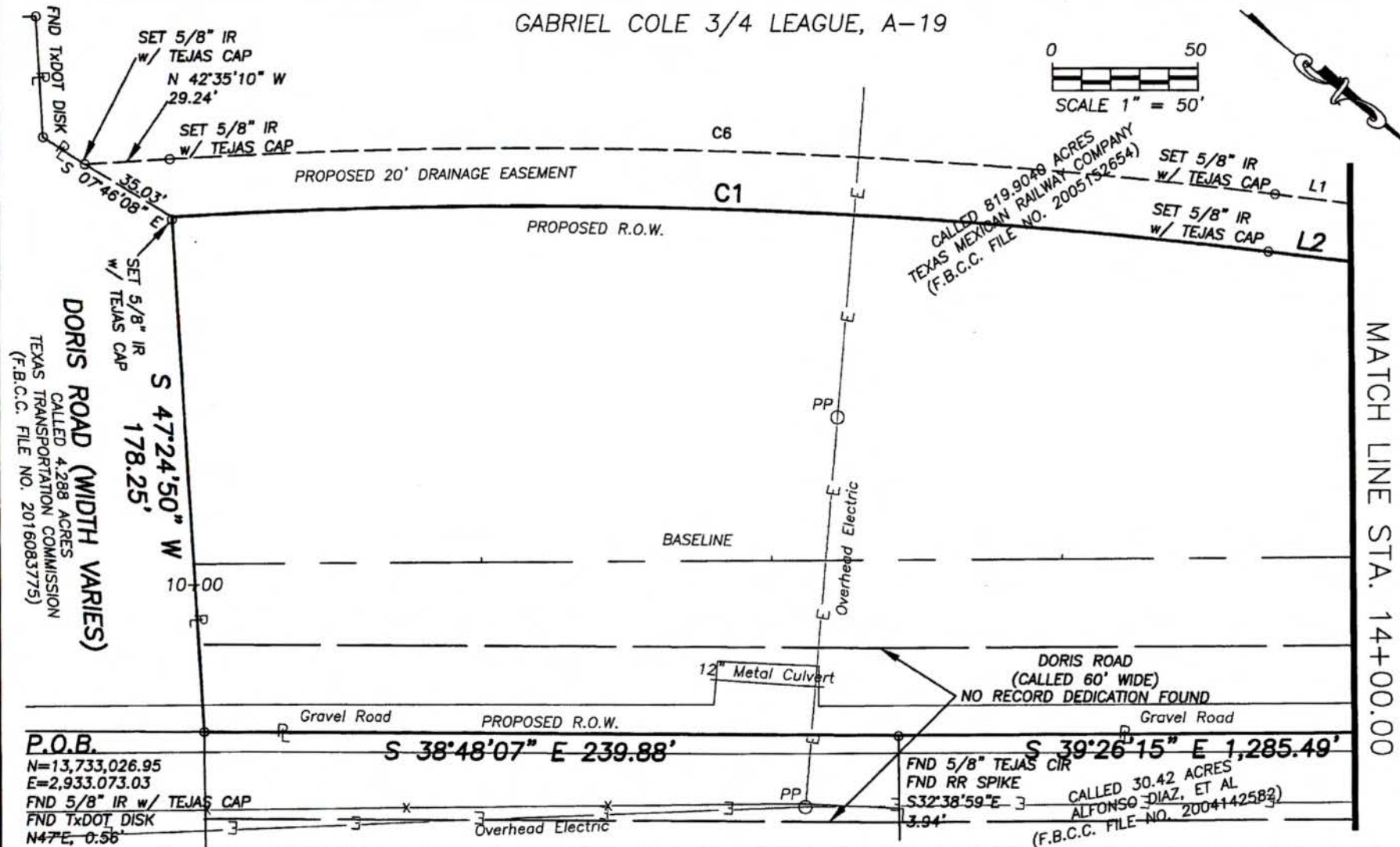
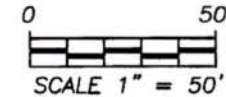
PARCEL PLAT
SHOWING
15.90 ACRES
(692,802 SQ. FT.)

DORIS ROAD
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 4 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19



MATCH LINE STA. 14+00.00

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060.00'	10°32'50"	379.21'	N 37°19'33" W	378.68'
C6	2080.00'	10°32'02"	382.41'	N 37°19'09" W	381.87'

LINE	BEARING	DISTANCE
L1	N32°03'08"W	235.22'
L2	N32°03'08"W	235.22'

CALLED 20.00 ACRES TRACT 2
KIEU LAN NGUYEN, ET AL
(F.B.C.C. FILE NO. 2016083775)

CALLED 20.00 ACRES TRACT 1
KIEU LAN NGUYEN, ET AL
(F.B.C.C. FILE NO. 2016083775)

PARCEL PLAT
SHOWING
15.90 ACRES
(692,802 SQ. FT.)

DORIS ROAD
FORT BEND COUNTY, TEXAS

Match Line Sta. 14+00.00

N 32°03'08" W 235.22'

819.9048 ACRES
CALLED BY TEXAS MEXICAN RAILWAY COMPANY
(F.B.C.C. FILE NO. 2005152654)

SET 5/8" IR
w/ TEJAS CAP

SET 5/8" IR
w/ TEJAS CAP

C7

PROPOSED 20' DRAINAGE EASEMENT

C2

PROPOSED R.O.W.

BASELINE

15+00

DORIS ROAD (CALLED 60' WIDE)

NO RECORD DEDICATION FOUND)

Gravel

PROPOSED R.O.W.

S 39°26'15" E 1,285.49'

Gravel

18" MP

Culvert

Mail Box

PP

Overhead Electric

ACRES

Match Line Sta. 18+00.00

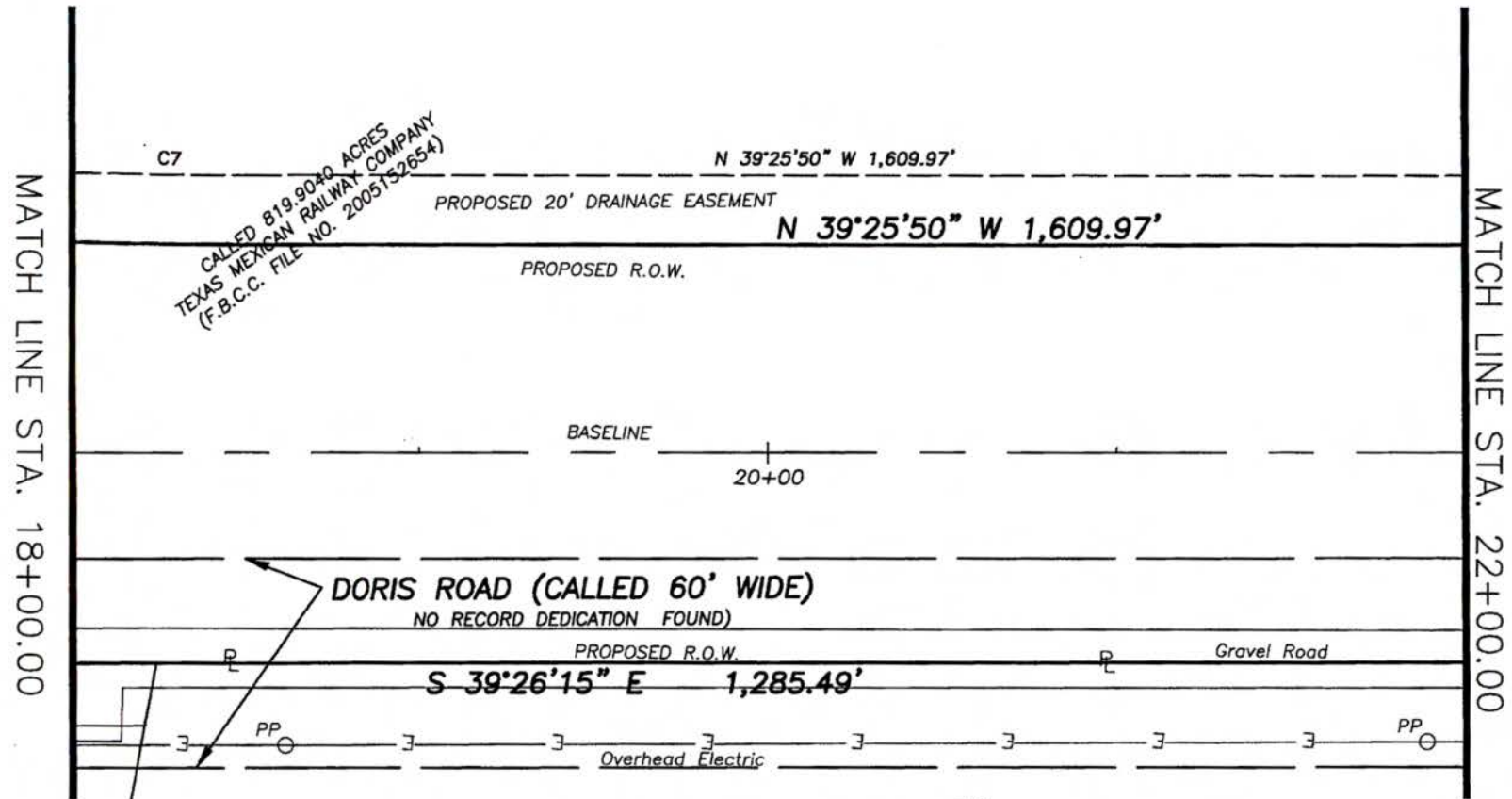
CALLED 30.42 ACRES
 ALFONSO DIAZ, ET AL
 (F.B.C.C. FILE NO. 2004142582)

FORT BEND COUNTY, TEXAS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	1940.00'	07°22'42"	249.82'	N 35°44'29" W	249.65'
C7	1920.00'	07°22'42"	247.25'	S 35°44'29" E	247.08'

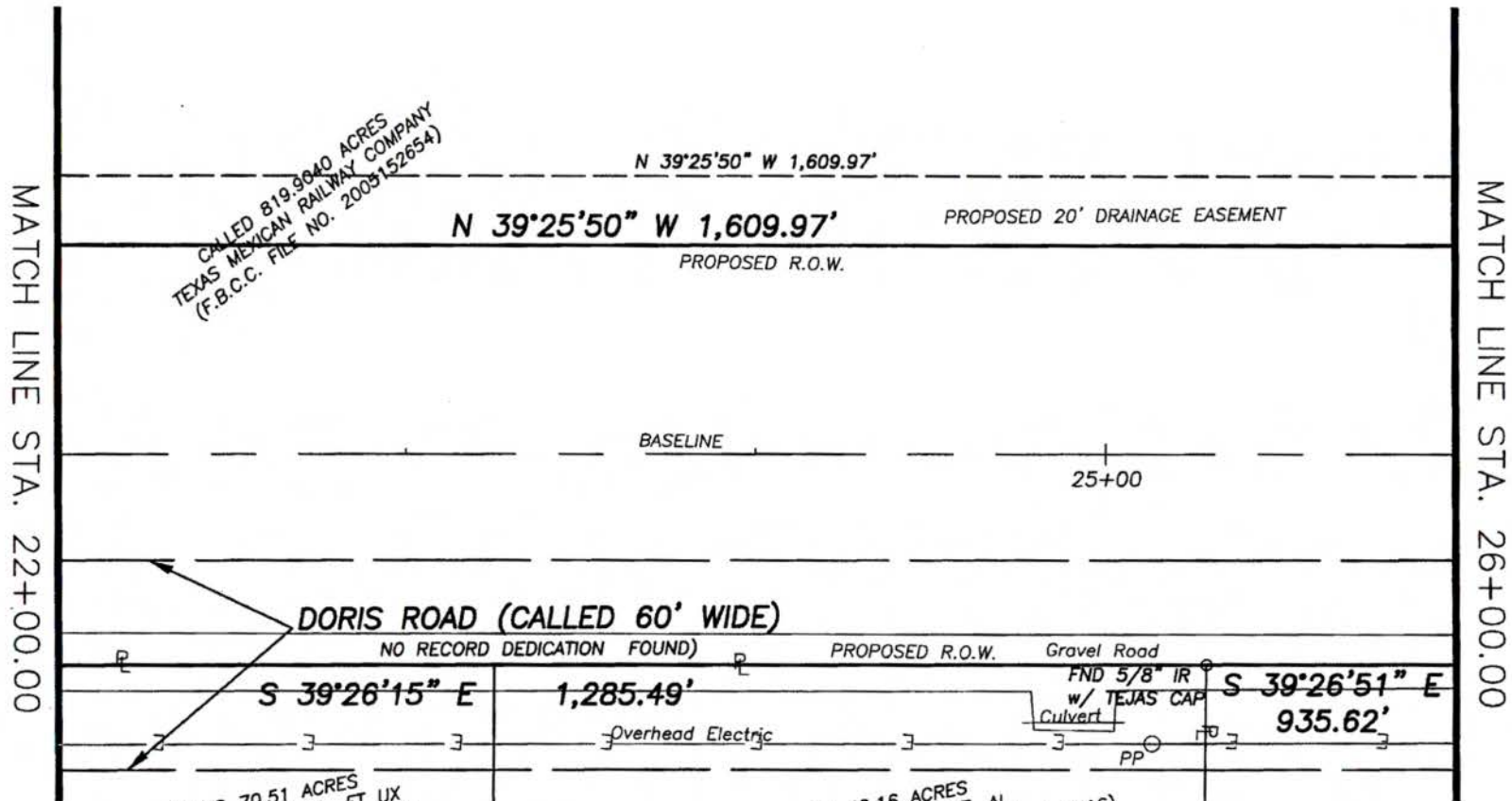
PAGE 6 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19



PARCEL PLAT SHOWING 15.90 ACRES (692,802 SQ. FT.) DORIS ROAD FORT BEND COUNTY, TEXAS	
PARCEL DETAIL	PAGE 7 OF 19

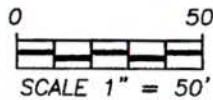
GABRIEL COLE 3/4 LEAGUE, A-19



CALLLED 819.9040 ACRES
TEXAS MEXICAN RAILWAY COMPANY
(F.B.C.C. FILE NO. 2003152654)

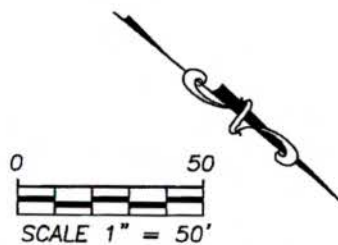
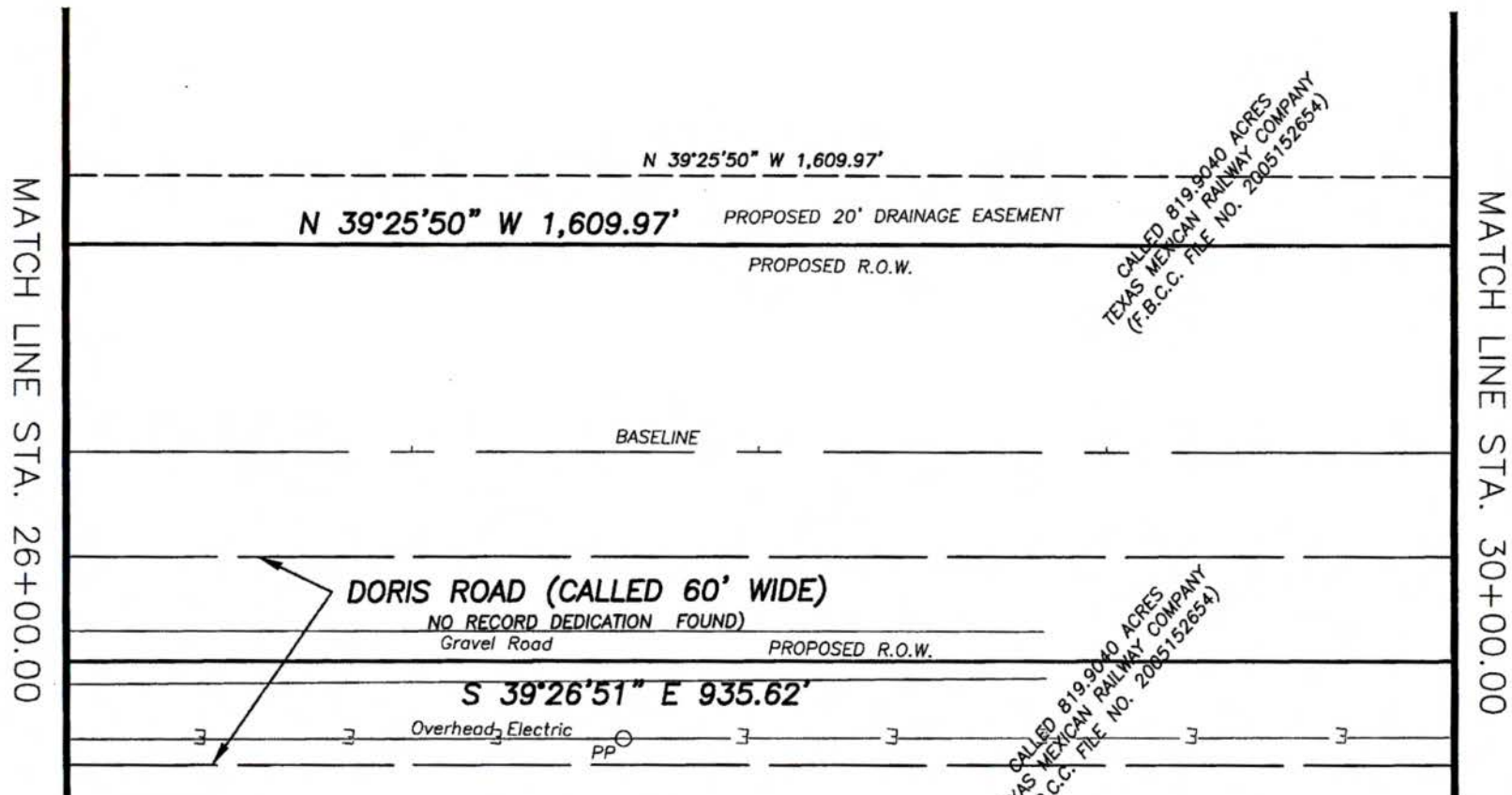
CALLLED 70.51 ACRES
OGILVER P. SANDOVAL, ET UX
(F.B.C.C. FILE NO. 2004145059)

CALLLED 58.16 ACRES
JOSE MANLONGAT, JR, ET. AL.
(F.B.C.C. FILE NO. 2005034091 AND 2013088916)



PARCEL PLAT SHOWING 15.90 ACRES (692,802 SQ. FT.) DORIS ROAD FORT BEND COUNTY, TEXAS	
PARCEL DETAIL	PAGE 8 OF 19

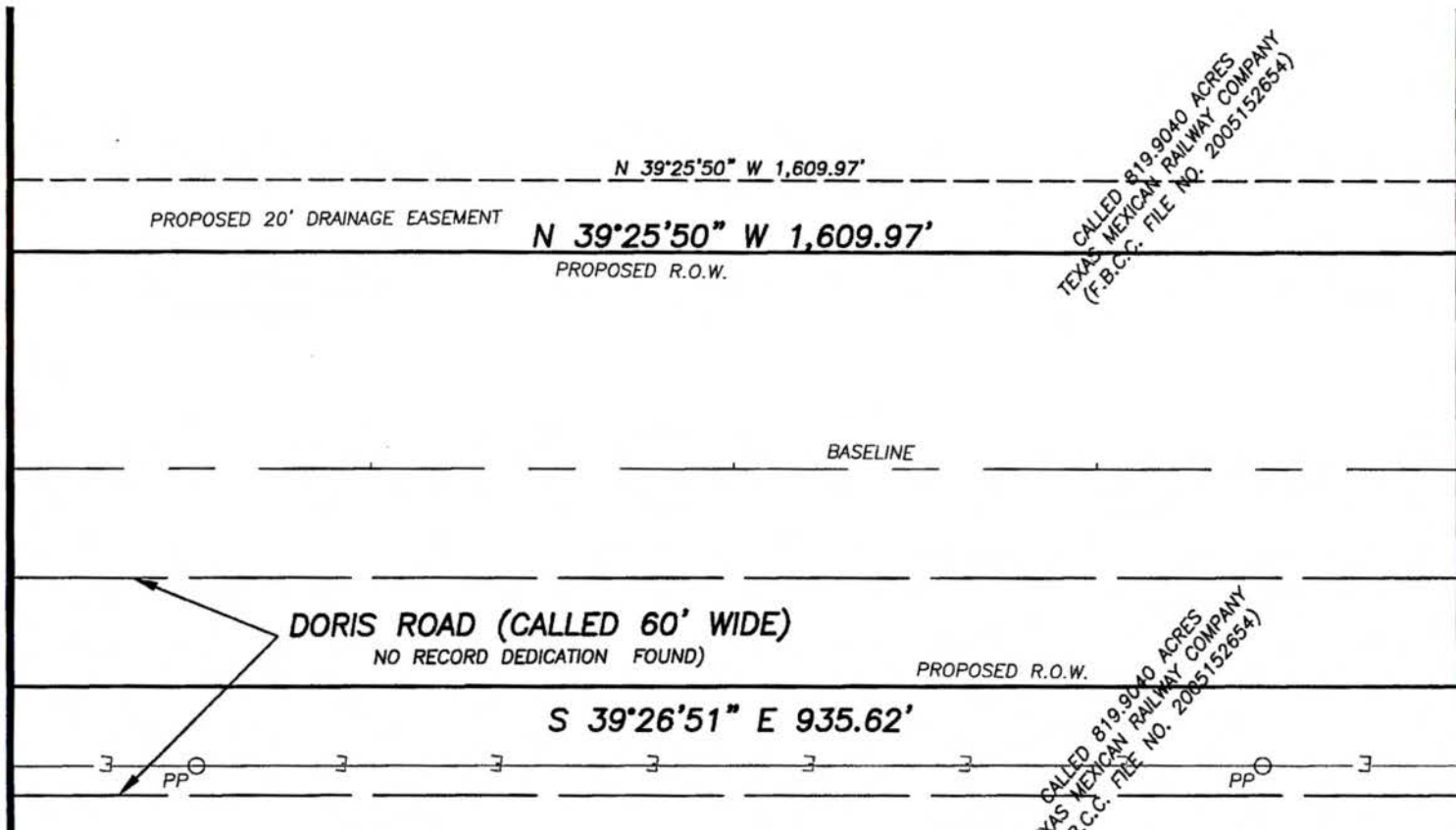
GABRIEL COLE 3/4 LEAGUE, A-19



PARCEL PLAT
SHOWING
15.90 ACRES
(692,802 SQ. FT.)
DORIS ROAD
FORT BEND COUNTY, TEXAS
PARCEL DETAIL PAGE 9 OF 19

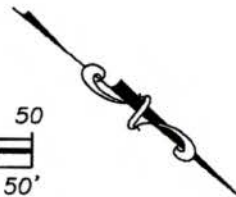
GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 30+00.00



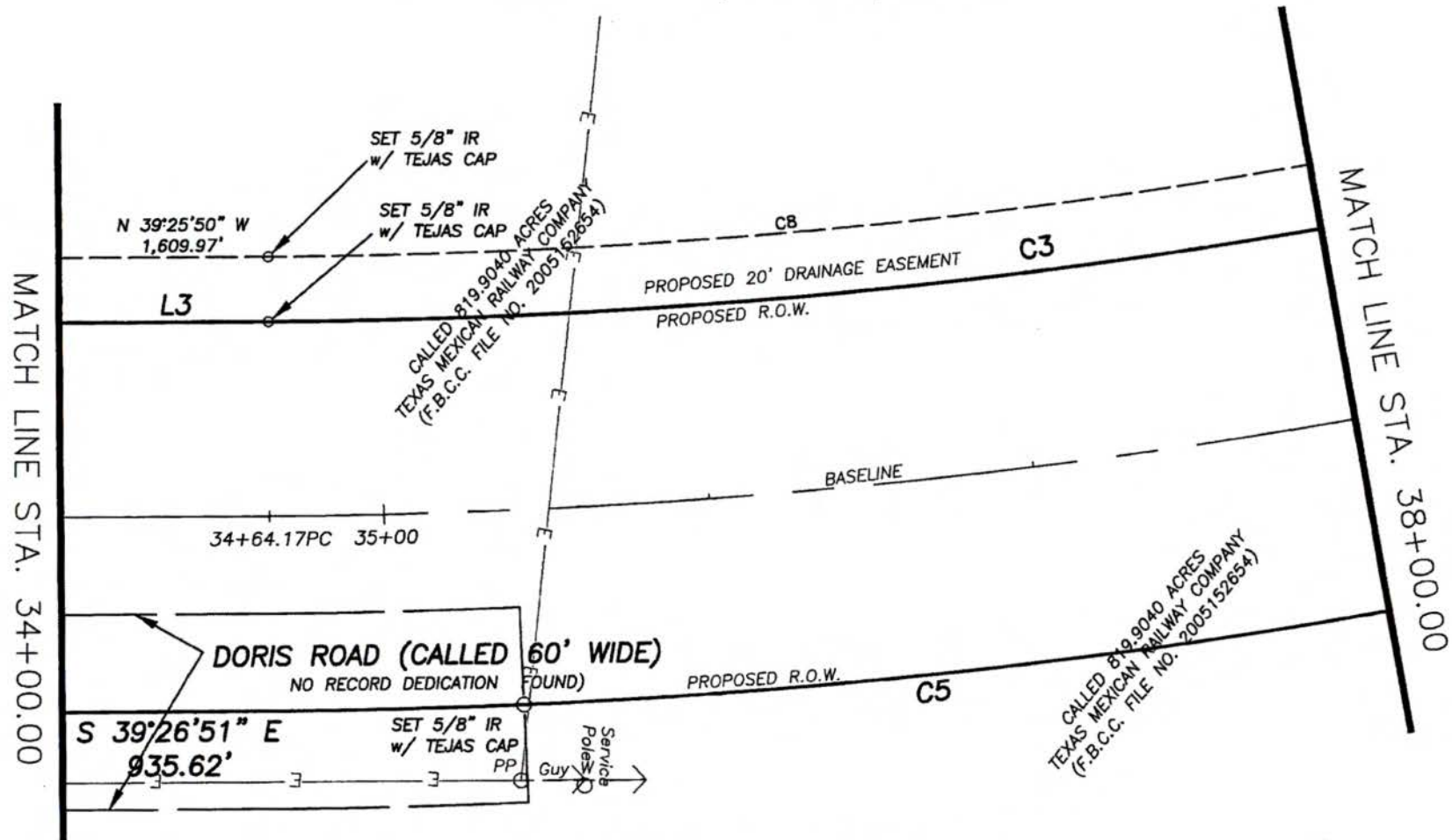
MATCH LINE STA. 34+00.00

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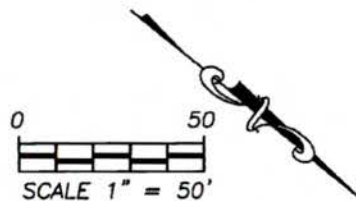


PARCEL PLAT
SHOWING
15.90 ACRES
(692,802 SQ. FT.)
DORIS ROAD
FORT BEND COUNTY, TEXAS

GABRIEL COLE 3/4 LEAGUE, A-19



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
C5	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'
C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'

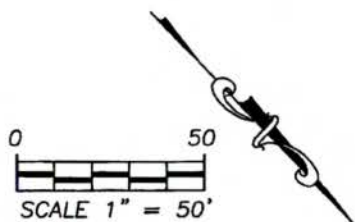
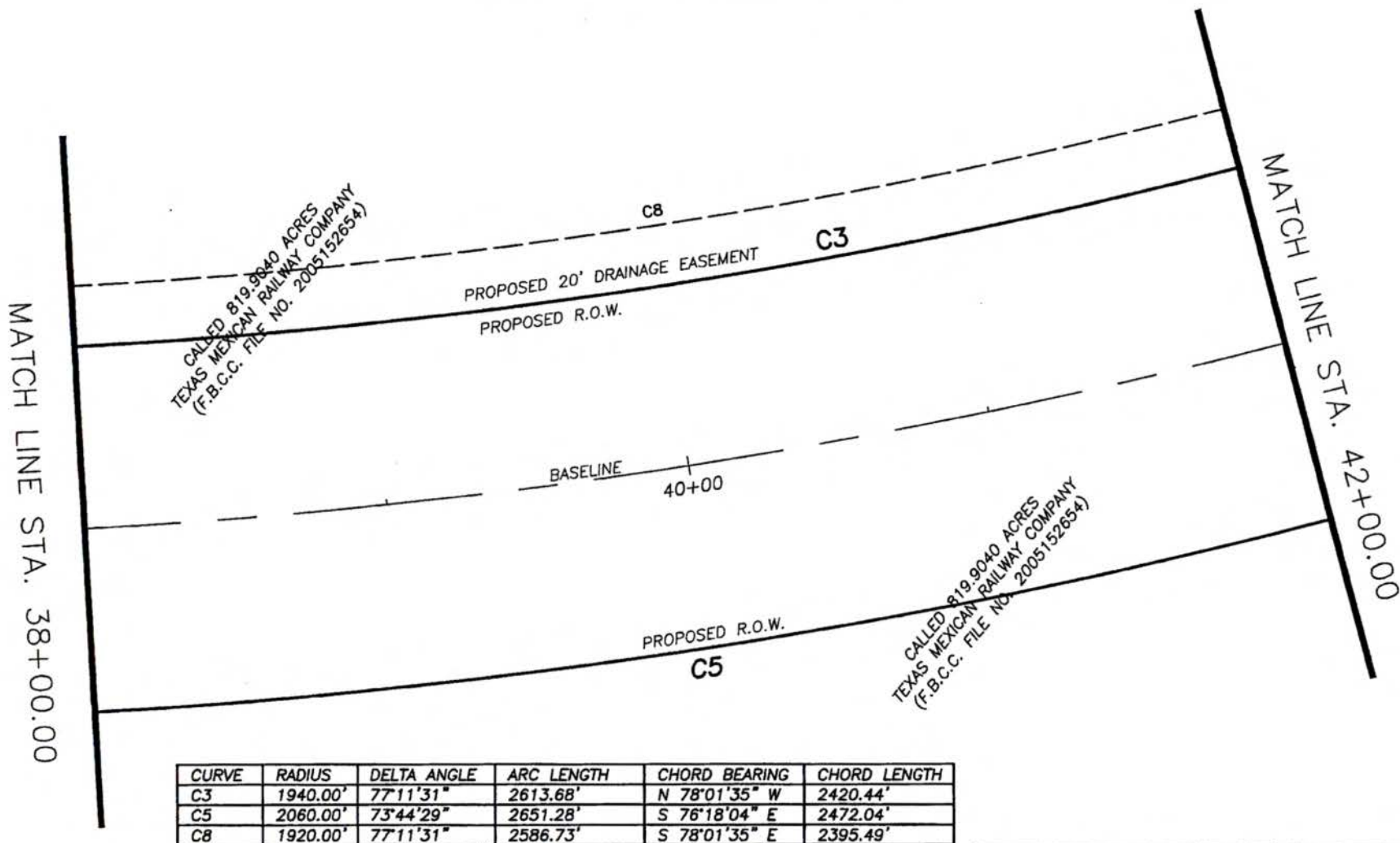


LINE	BEARING	DISTANCE
L3	N39°25'50"W	1,609.97'

PARCEL PLAT
SHOWING
15.90 ACRES
(692,802 SQ. FT.)

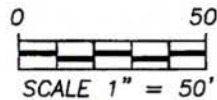
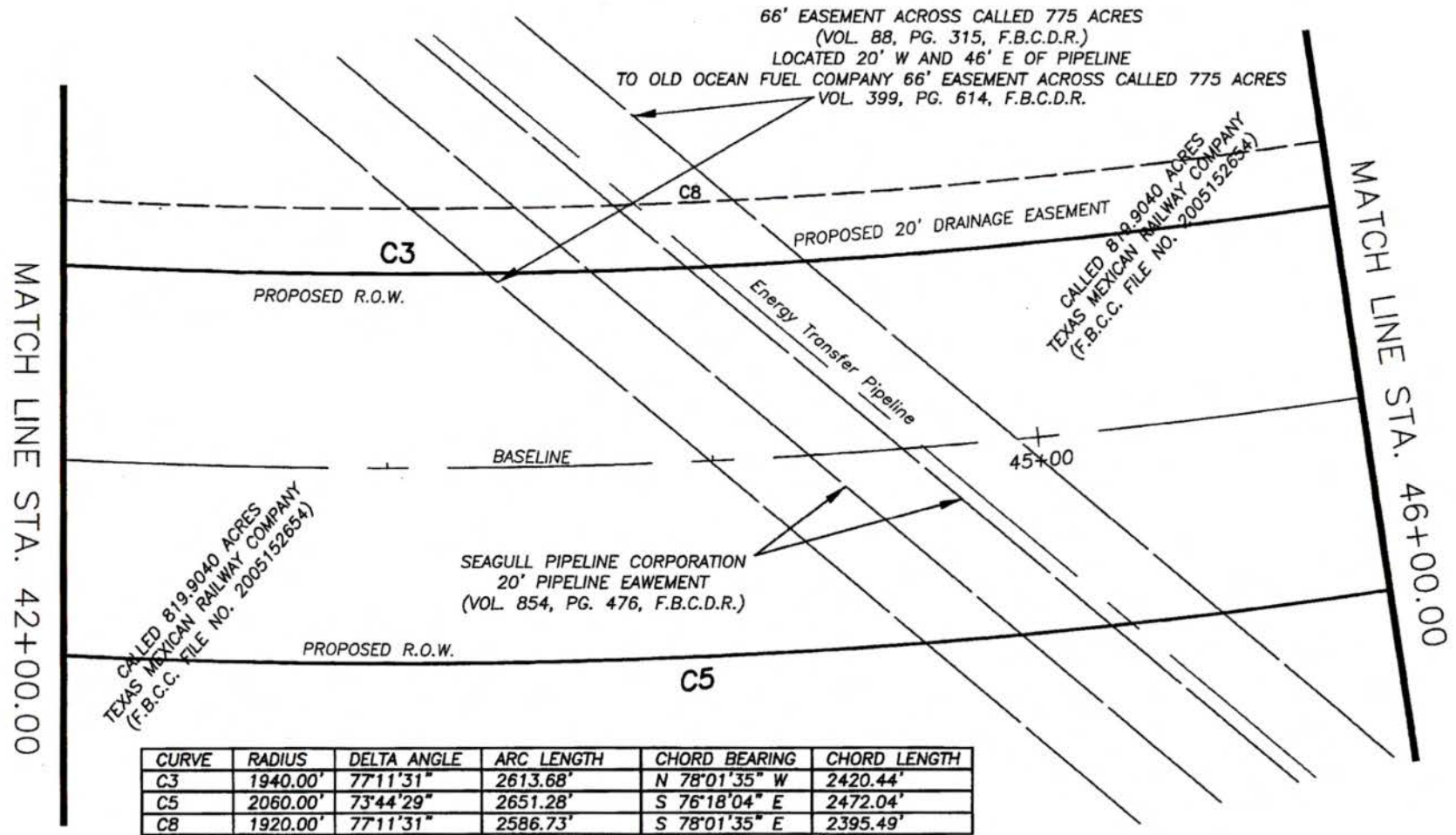
DORIS ROAD
FORT BEND COUNTY, TEXAS

GABRIEL COLE 3/4 LEAGUE, A-19



PARCEL PLAT
SHOWING
15.90 ACRES
(692,802 SQ. FT.)
DORIS ROAD
FORT BEND COUNTY, TEXAS

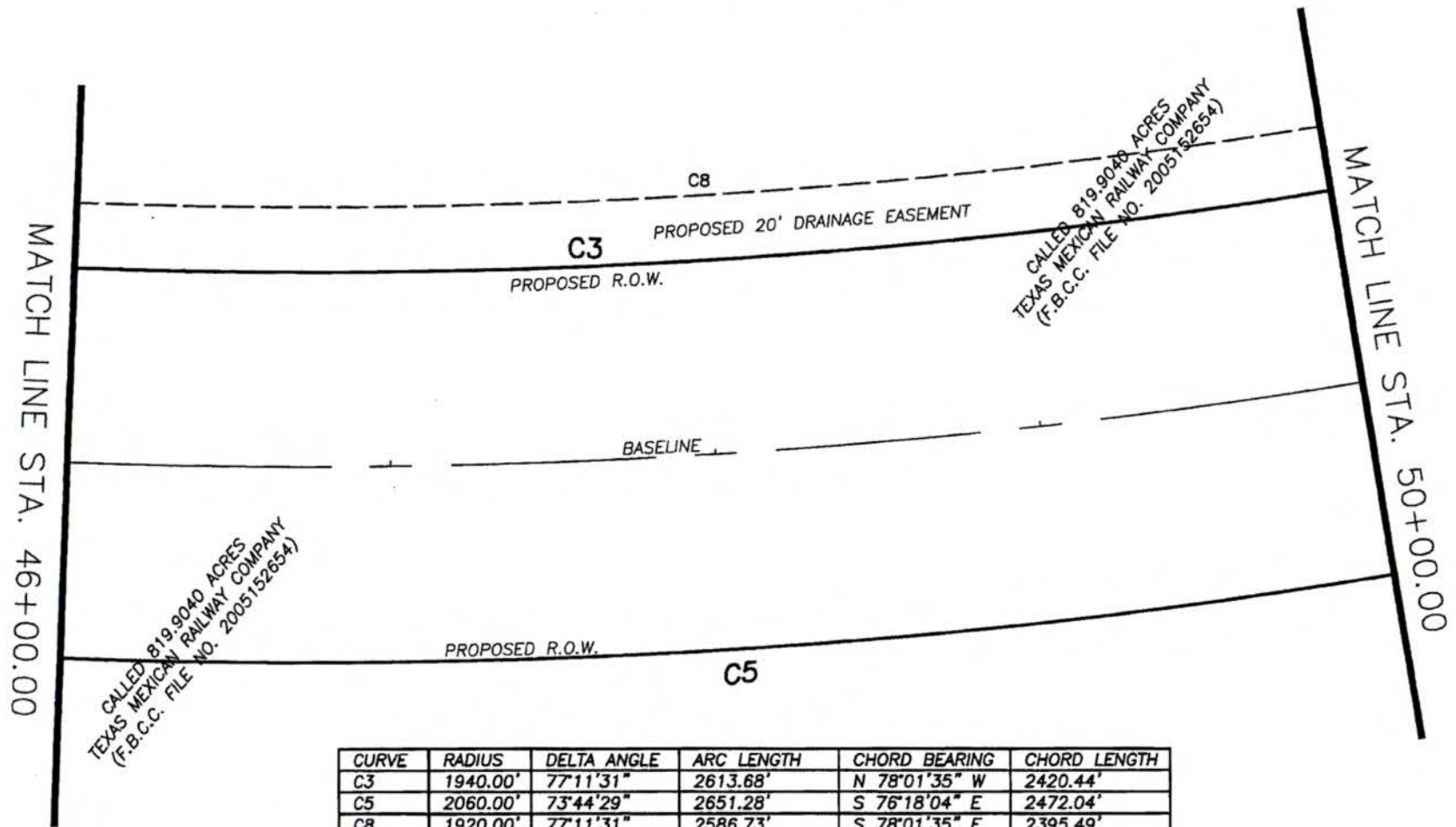
GABRIEL COLE 3/4 LEAGUE, A-19



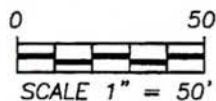
PARCEL PLAT
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(692,802 SQ. FT.)
DORIS ROAD
FORT BEND COUNTY, TEXAS

PARCEL DETAIL PAGE 13 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19

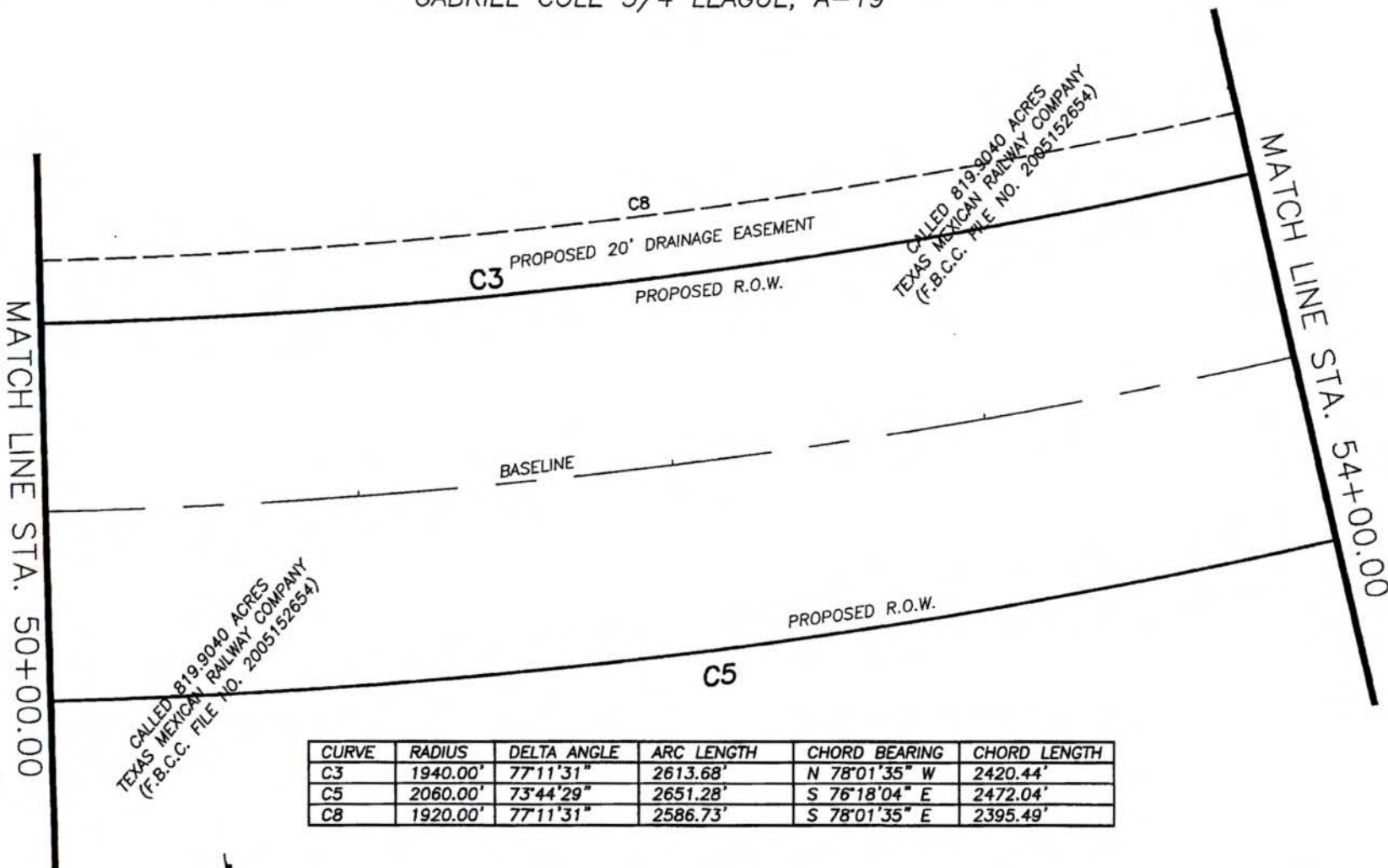


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
C5	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'
C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'



PARCEL PLAT
SHOWING
15.90 ACRES
(692,802 SQ. FT.)
DORIS ROAD
FORT BEND COUNTY, TEXAS

GABRIEL COLE 3/4 LEAGUE, A-19



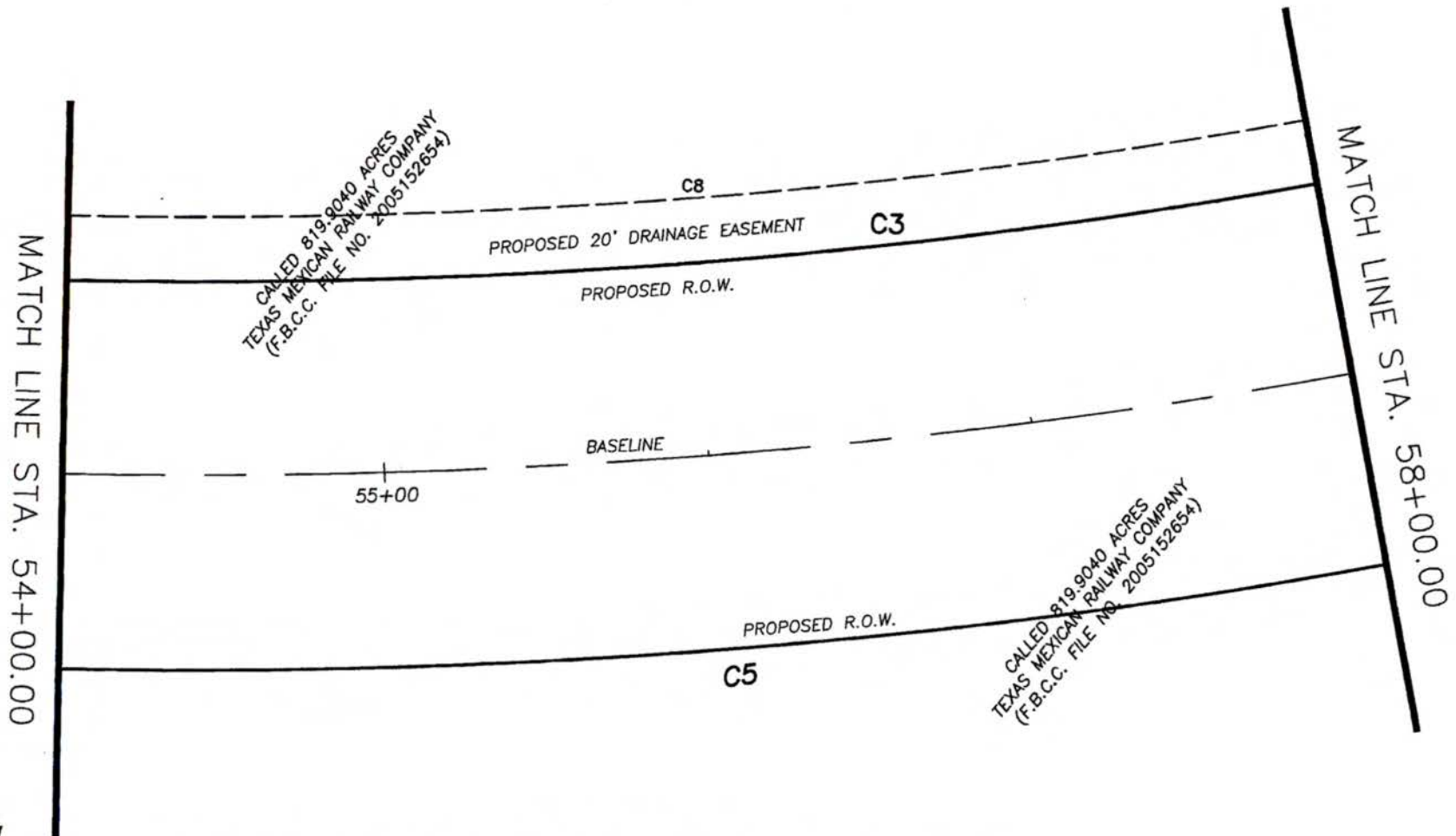
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
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C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'

0 50
SCALE 1" = 50'

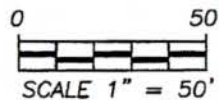


PARCEL PLAT
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DORIS ROAD
FORT BEND COUNTY, TEXAS

GABRIEL COLE 3/4 LEAGUE, A-19



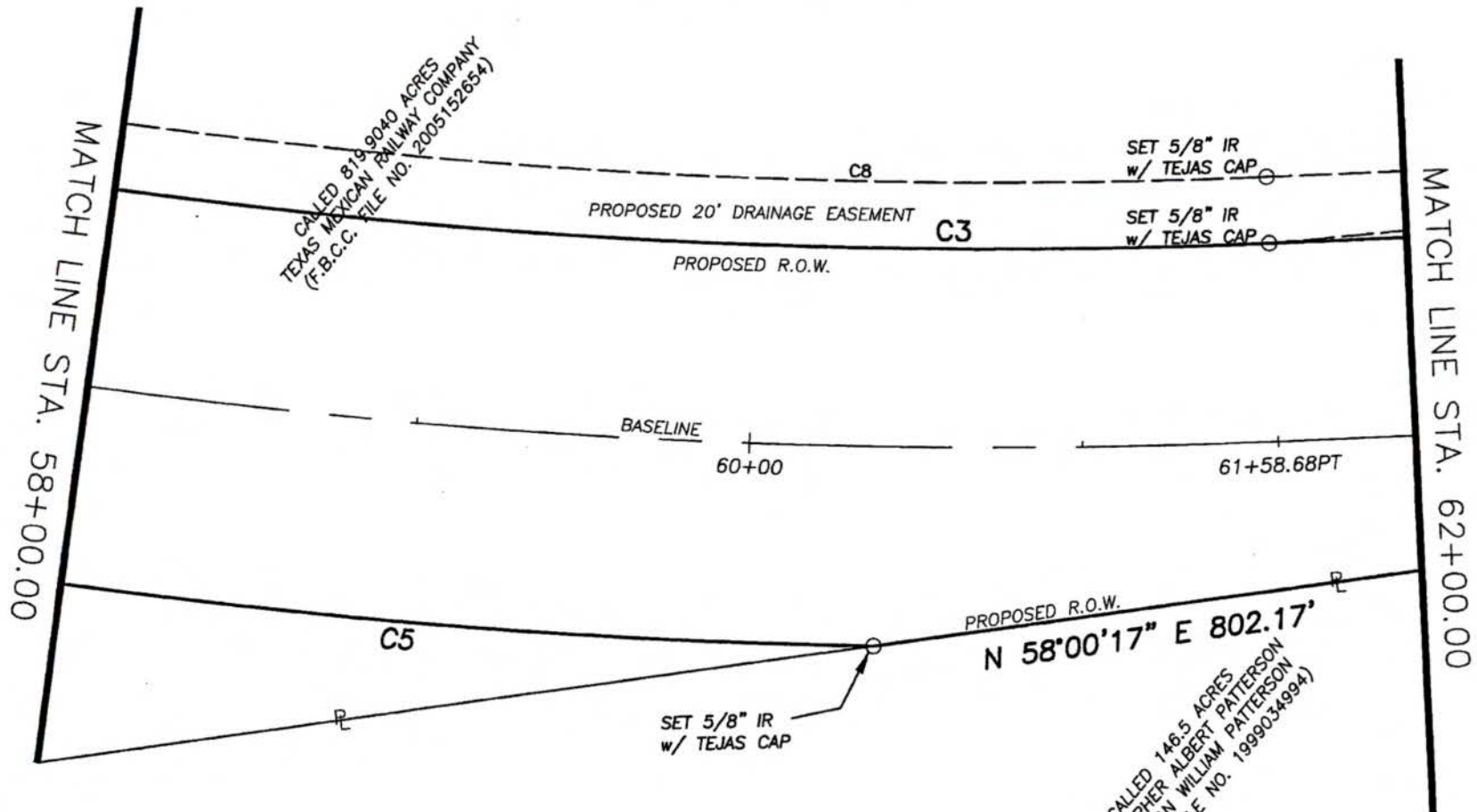
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
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PARCEL PLAT
SHOWING
15.90 ACRES
(692,802 SQ. FT.)
DORIS ROAD
FORT BEND COUNTY, TEXAS

PARCEL DETAIL PAGE 16 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1940.00'	77°11'31"	2613.68'	N 78°01'35" W	2420.44'
C5	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'
C8	1920.00'	77°11'31"	2586.73'	S 78°01'35" E	2395.49'

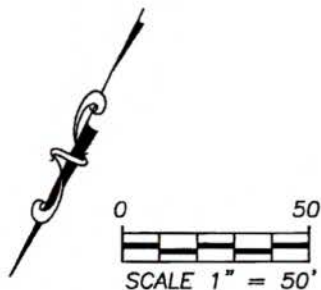
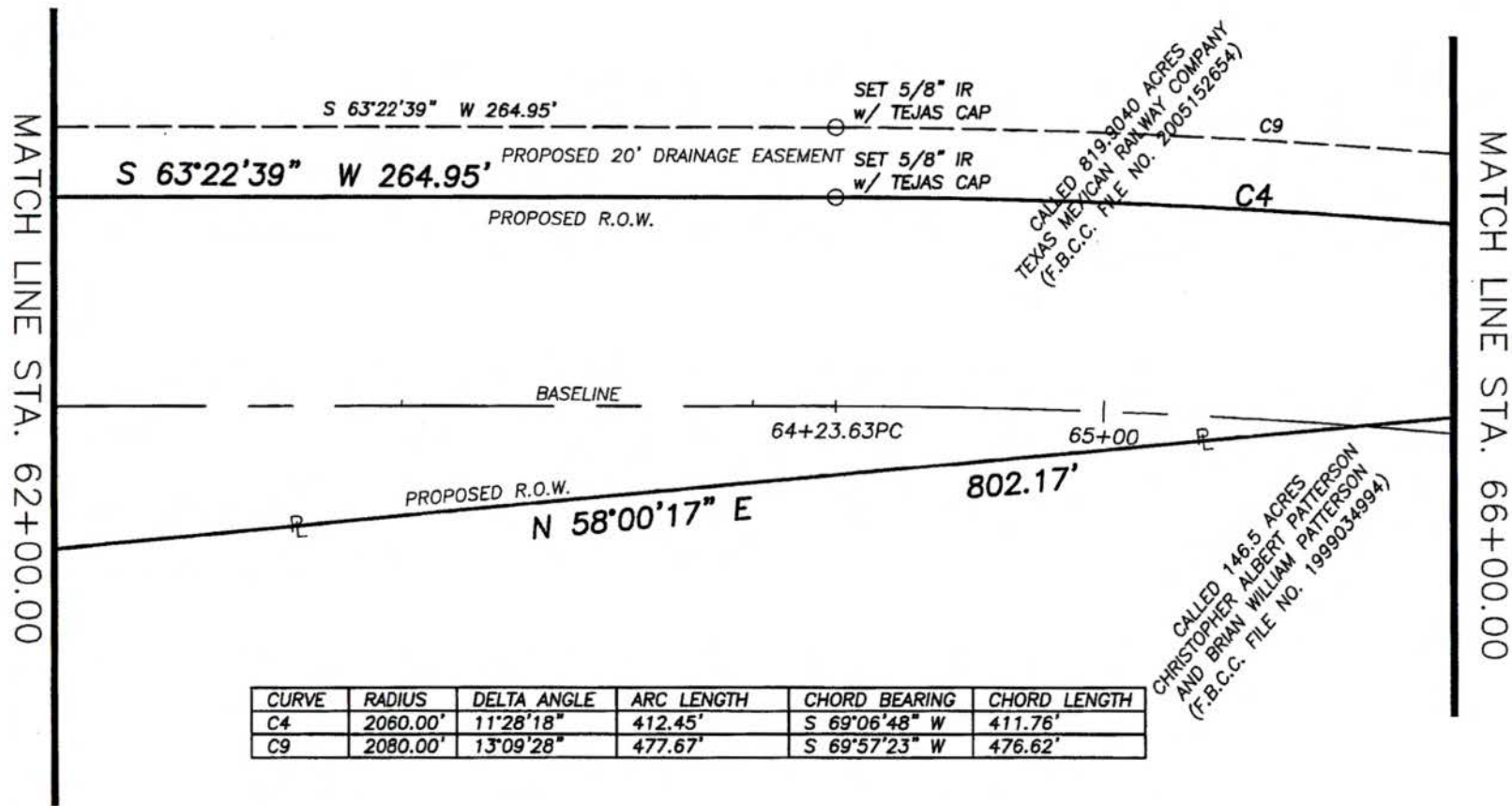


0 50
SCALE 1" = 50'

CALLED 146.5 ACRES
CHRISTOPHER ALBERT PATTERSON
AND BRIAN WILLIAM PATTERSON
(F.B.C.C. FILE NO. 1999034994)

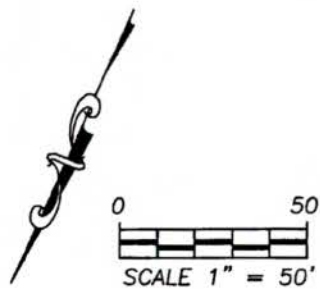
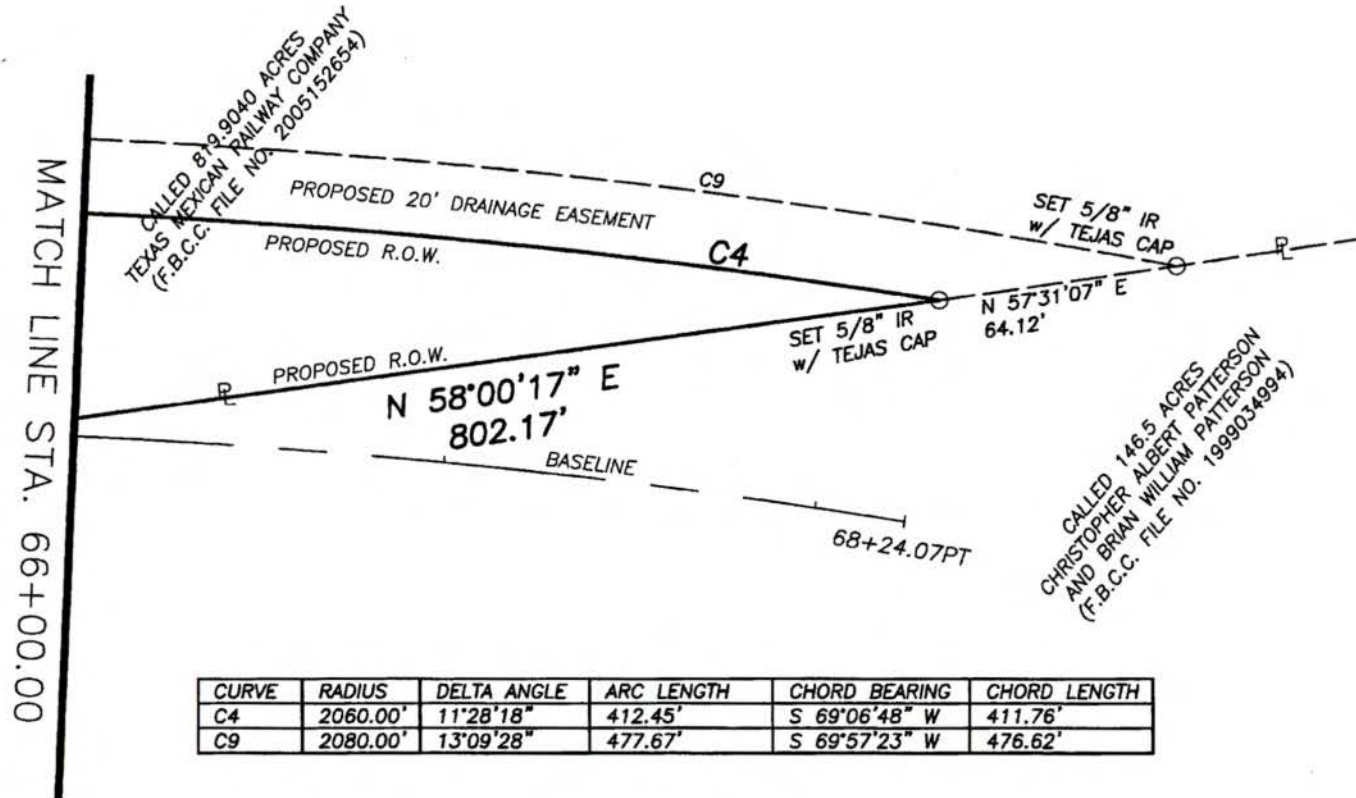
PARCEL PLAT
SHOWING
15.90 ACRES
(692,802 SQ. FT.)
DORIS ROAD
FORT BEND COUNTY, TEXAS

GABRIEL COLE 3/4 LEAGUE, A-19



PARCEL PLAT
SHOWING
15.90 ACRES
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PARCEL PLAT
SHOWING
15.90 ACRES
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DORIS ROAD
FORT BEND COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

August 03, 2022 03:09:31 PM

FEE: \$0.00

DP2

2022102112

