

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.

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

**DRAINAGE EASEMENT**

THAT The Texas Mexican Railway Company, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and by these presents does GRANT, SELL, AND CONVEY unto Fort Bend County, Texas, a body corporate and politic under the laws of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement for the purpose of construction, installation, maintenance, repair, relocation, removal, modification and operation of storm water detention and drainage facilities and all related connections and appurtenances (collectively, the "Drainage Facilities") across, along, over, upon and through a portion of that certain tract of land located in Fort Bend County, Texas, (the "Drainage Easement") as depicted in Exhibit "A" attached hereto and incorporated herein for purposes.

This conveyance is made subject to any restrictions, covenants, easements, rights-of-way, liens, encumbrances and mineral or royalty reservations or interests affecting the Drainage Easement and appearing of record in the Official Records of Fort Bend County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Easement granted herein; provided, however, Grantor will not enforce said items and matters, to the extent that it has the ability to enforce any of said items or matters, in a manner which would unreasonably prejudice or interfere with Grantee's rights in the Easement granted herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the above-described Easement for the said purposes, together with all and singular the rights and appurtenances thereto in any wise belonging, including all necessary rights of ingress, egress, and regress, unto said Grantee, its successors and assigns, forever.

CCM 7-26-2022 # 26B4  
Fort Bend County Clerk  
Return Div Supervisor Admin RAC

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

EXECUTED this the 20 day of June, 2022.

**GRANTOR:**

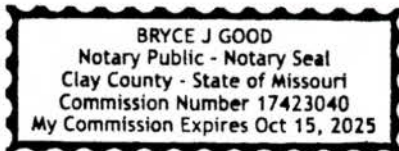
The Texas Mexican Railway Company

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 20<sup>th</sup> 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 26<sup>th</sup> day of July, 2022.

**GRANTEE:**

Fort Bend County, Texas

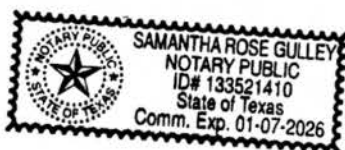
KP George  
KP George, County Judge

THE STATE OF TEXAS §

COUNTY OF Fort Bend §

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

(NOTARY SEAL)



Samantha 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**  
**2.663 ACRES (116,014 SQ. FT.) IN THE**  
**GABRIEL COLE 3/4 LEAGUE, A-19,**  
**FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 2.663 acres (116,014 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 2.663 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):

**COMMENCING** (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, 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 on the proposed southerly right-of-way line of said Doris Road for **POINT OF BEGINNING** (N=13,732,906.33; E=2,932,941.79) and easterly corner of the herein described 2.663 acre parcel

**THENCE** South 07°46'08" East along a westerly line of said 4.288 acre tract, a distance of 35.03 feet to a 5/8-inch Tejas capped iron rod set for the most southerly corner of the herein described parcel;

**THENCE** along a line which is parallel with and twenty feet south of the proposed southerly right-of-way line of said Doris Road, crossing said 819.9040 acre tract, the following eight courses and distances:

North 42°35'10" West, a distance of 29.24 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a northwesterly direction, a distance of 382.41 feet following the arc of a curve to the right, having a radius of 2,080.00 feet and a central angle of 10°32'02"

(Ch=N37°19'09"W, 381.87') 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 247.25 feet following the arc of a curve to the left, having a radius of 1,920.00 feet and a central angle of 07°22'42" (Ch=N35°44'29"W, 247.08) to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North 39°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 2,586.73 feet following the arc of a curve to the left, having a radius of 1,920.00 feet and a central angle of 77°11'31" (Ch=N78°01'35"W, 2,395.49') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South 63°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 479.38 feet following the arc of a curve to the right, having a radius of 2,080.00 feet and a central angle of 13°12'18" (Ch=S69°58'48"W, 478.32') 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°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 65.73 feet to 5/8-inch Tejas capped iron rod set 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 an easterly direction, a distance of 412.45 feet following the arc of a curve to the left, having a radius of 2,060.00 feet and a central angle of 11°28'18" (Ch=N69°06'48"E, 411.76') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

North 63°22'39" East, a distance of 264.95 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;



In an easterly direction, a distance of 2,613.68 feet following the arc of a curve to the right, having a radius of 1,940.00 feet and a central angle of  $77^{\circ}11'31''$  ( $Ch=S78^{\circ}01'35''E$  2,420.44') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

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

In a southeasterly direction, a distance of 249.82 feet following the arc of a curve to the right, having a radius of 1940.00 feet and a central angle of  $07^{\circ}22'42''$  ( $Ch=S35^{\circ}44'29''E$ , 249.65') to a 5/8-inch Tejas capped iron rod set for a point of tangency;

South  $32^{\circ}03'08''$  East, a distance of 235.22 feet to a 5/8-inch Tejas capped iron rod set for a point of curvature;

In a southeasterly direction, a distance of 379.21 feet following the arc of a curve to the left, having a radius of 2,060.00 feet and a central angle of  $10^{\circ}32'50''$  ( $Ch=S37^{\circ}19'33''E$ , 378.68') to the POINT OF BEGINNING and containing 2.663 acres (116,014 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- 20 Ft DE



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  
 PL - 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

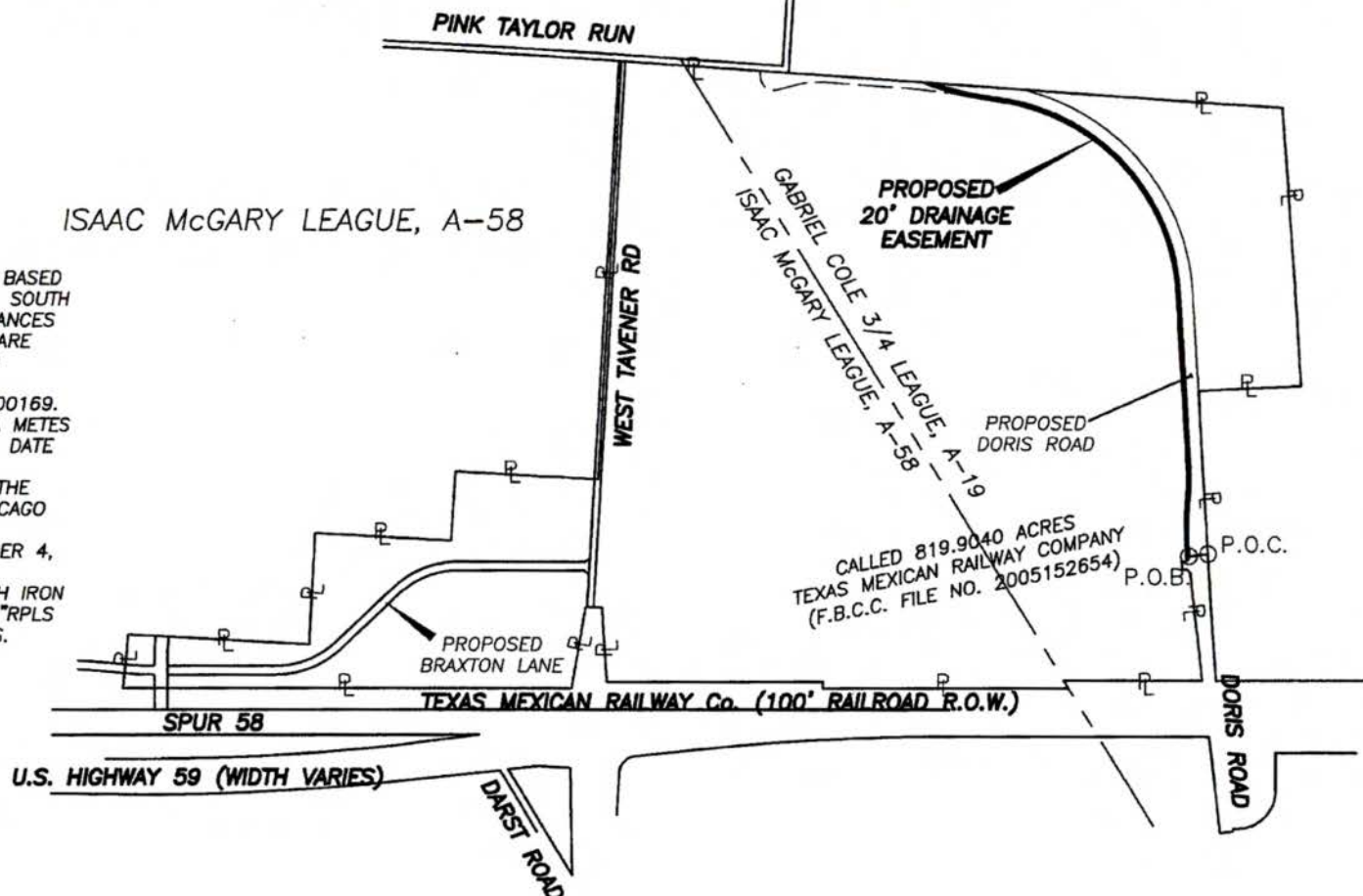
TEJAS SURVEYING, INC.  
 FIRM NO. 10031300  
 1810 FIRST OAKS ST., SUITE 220  
 RICHMOND, TX 77406  
 PH: 281 240-9099  
 rsm@mrsurveyor.com

OWNER

TEXAS MEXICAN  
 RAILWAY COMPANY



12-02-2020  
 4-30-2020



PARCEL PLAT  
 SHOWING

2.663 ACRES  
 (116,014 SQ. FT.)

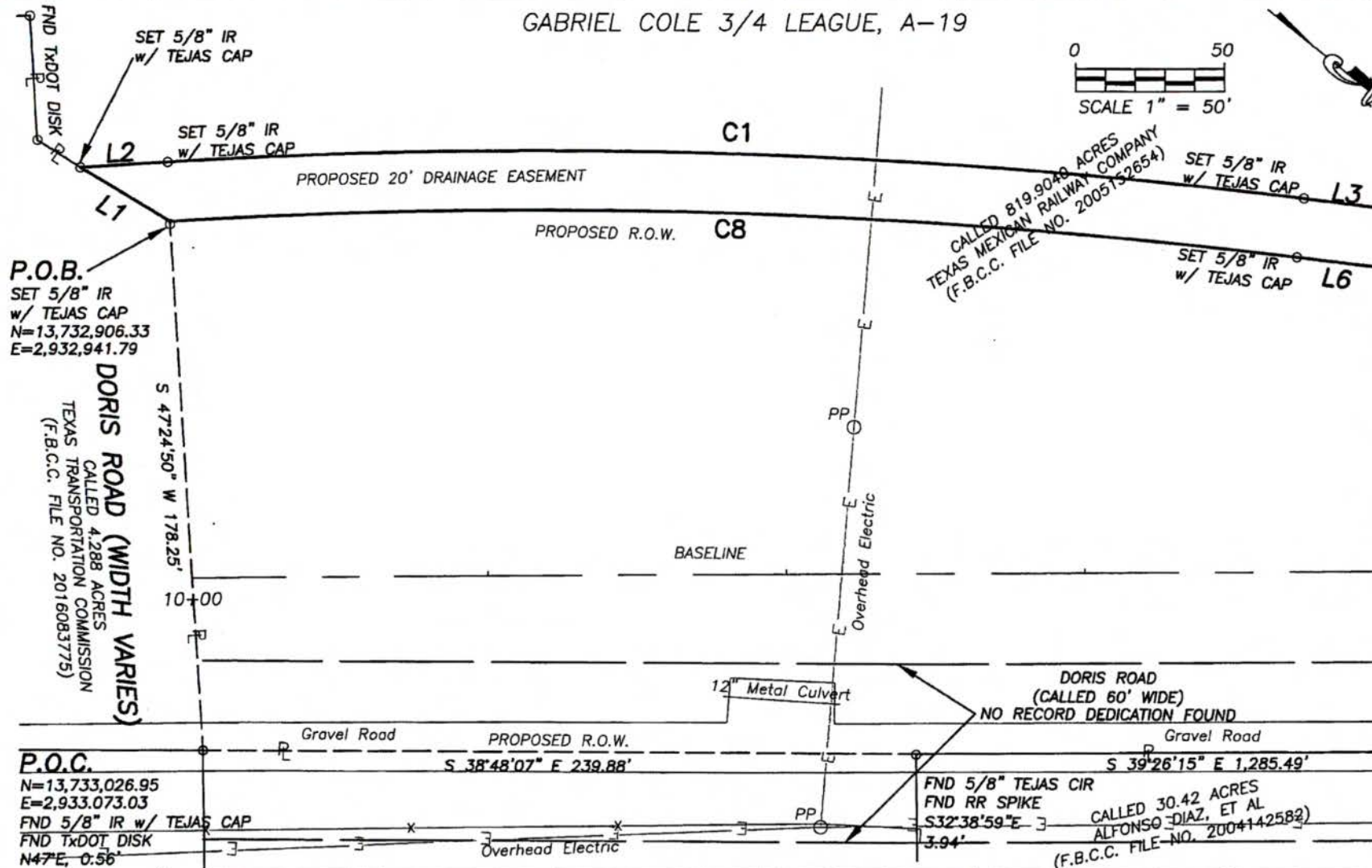
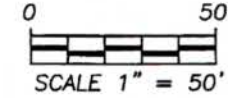
PROPOSED 20' DRAINAGE EASEMENT  
 FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 4 OF 19



# GABRIEL COLE 3/4 LEAGUE, A-19



MATCH LINE STA. 14+00.00

**P.O.B.**  
 SET 5/8" IR  
 w/ TEJAS CAP  
 N=13,732,906.33  
 E=2,932,941.79

**DORIS ROAD (WIDTH VARIES)**  
 CALLED 4.288 ACRES  
 TEXAS TRANSPORTATION COMMISSION  
 (F.B.C.C. FILE NO. 2016083775)

**P.O.C.**  
 N=13,733,026.95  
 E=2,933,073.03  
 FND 5/8" IR w/ TEJAS CAP  
 FND TxDOT DISK  
 N47°E, 0.56'

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

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

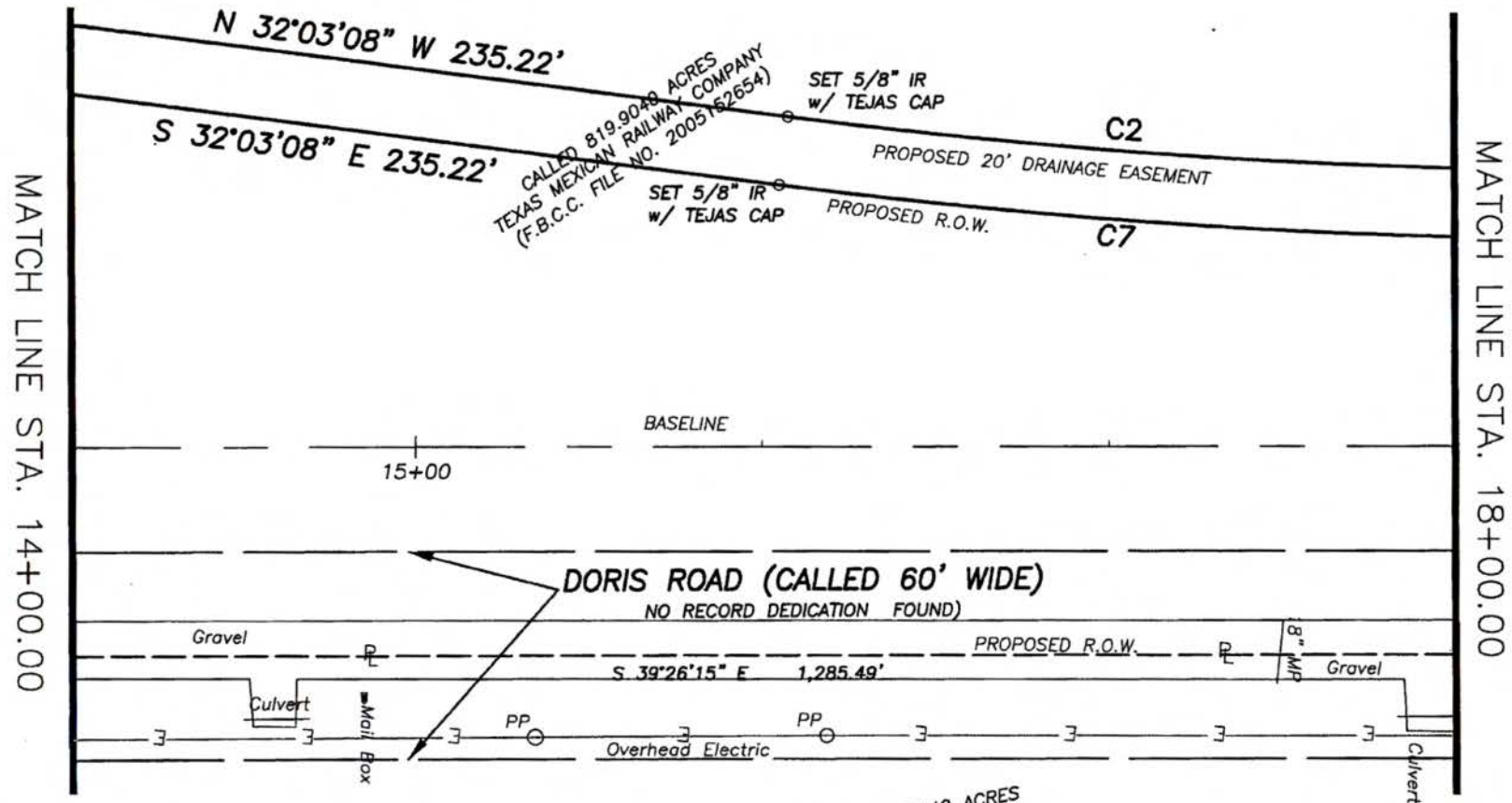
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2080.00'	10°32'02"	382.41'	N 37°19'09" W	381.87'
C8	2080.00'	10°32'50"	379.21'	S 37°19'33" E	378.68'

LINE	BEARING	DISTANCE
L1	S07°46'08"E	35.03'
L2	N42°35'10"W	29.24'
L3	N32°03'08"W	235.22'
L6	S32°03'08"E	235.22'

**PARCEL PLAT**  
 SHOWING  
**2.663 ACRES**  
 (116,014 SQ. FT.)  
**PROPOSED 20' DRAINAGE EASEMENT**  
 FORT BEND COUNTY, TEXAS

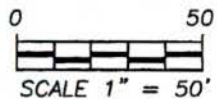
PARCEL DETAIL PAGE 5 OF 19

# GABRIEL COLE 3/4 LEAGUE, A-19



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

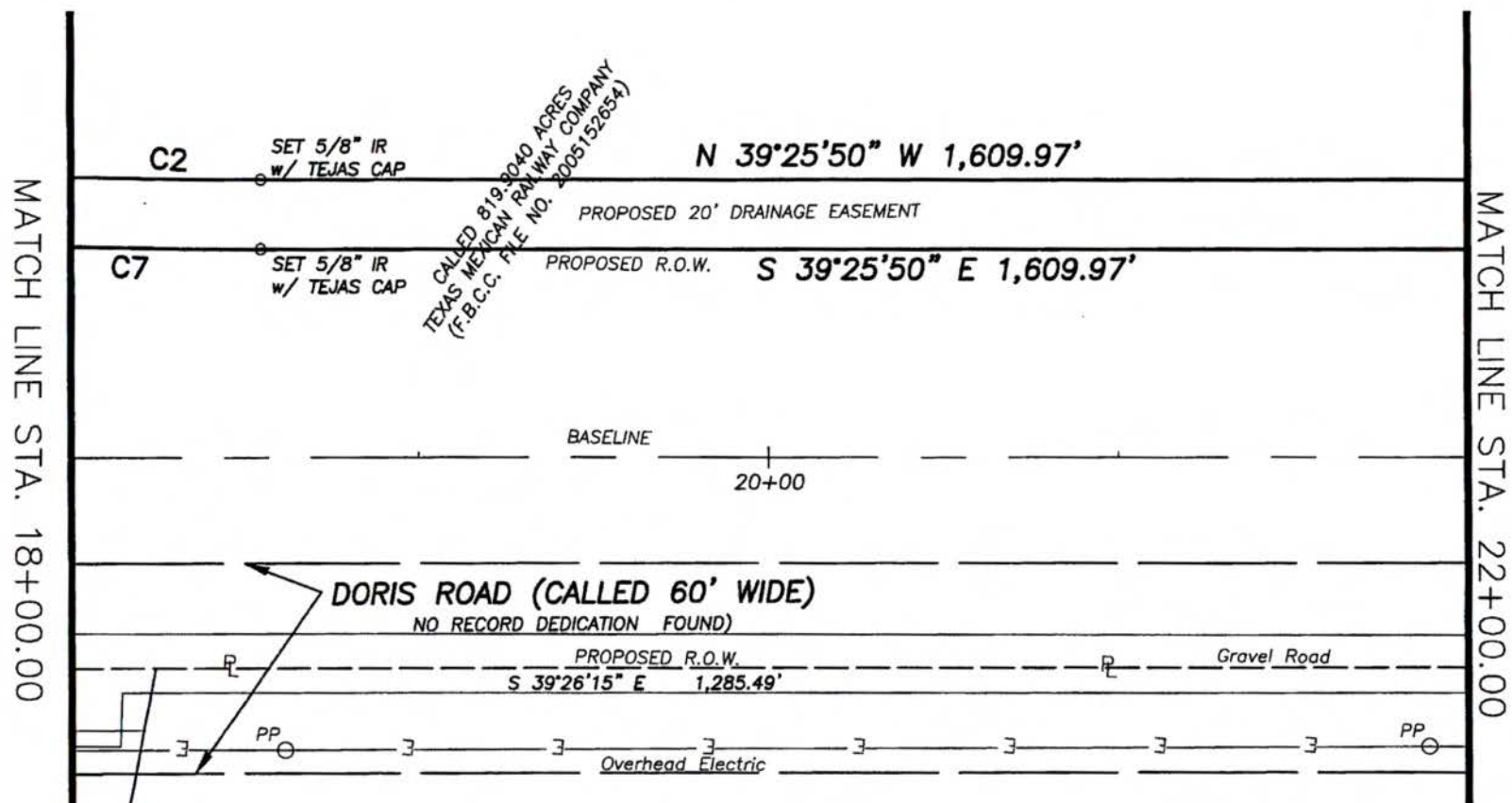
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	1920.00'	07°22'42"	247.25'	N 35°44'29" W	247.08'
C7	1940.00'	07°22'42"	249.82'	S 35°44'29" E	249.65'



**PARCEL PLAT**  
 SHOWING  
**2.663 ACRES**  
**(116,014 SQ. FT.)**  
**PROPOSED 20' DRAINAGE EASEMENT**  
**FORT BEND COUNTY, TEXAS**

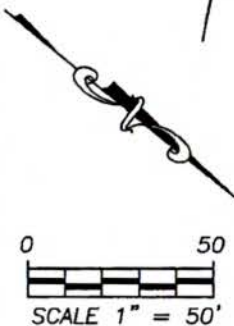
PARCEL DETAIL
PAGE 6 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19



CALLLED 819.8040 ACRES  
TEXAS MEXICAN RAILWAY COMPANY  
(F.B.C.C. FILE NO. 2005152654)

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



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

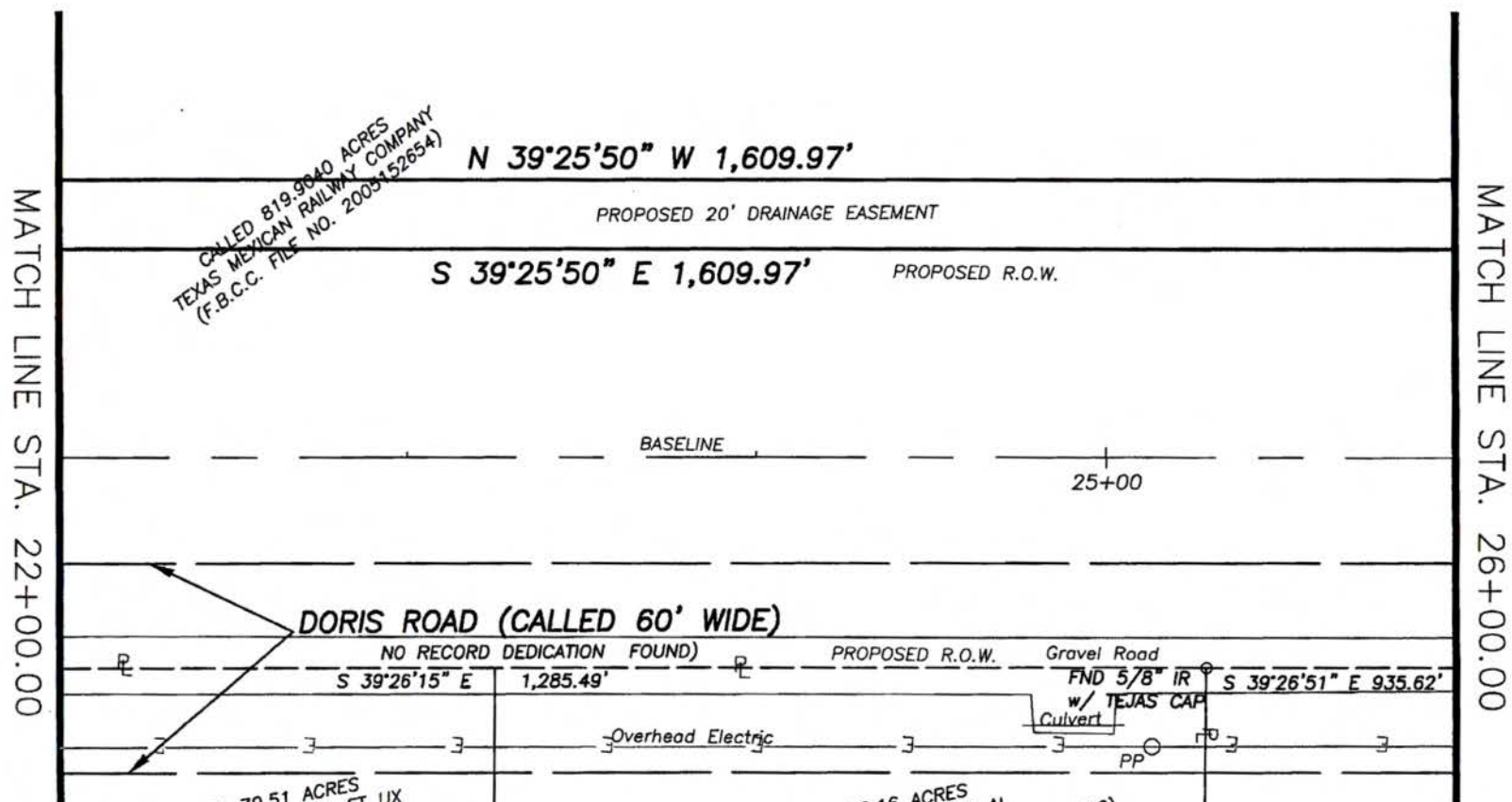
PARCEL PLAT  
SHOWING  
**2.663 ACRES**  
**(116,014 SQ. FT.)**  
**PROPOSED 20' DRAINAGE EASEMENT**  
**FORT BEND COUNTY, TEXAS**

PARCEL DETAIL

PAGE 7 OF 19



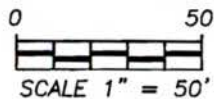
GABRIEL COLE 3/4 LEAGUE, A-19



CALLLED 819.9840 ACRES  
 TEXAS MEXICAN RAILWAY COMPANY  
 (F.B.C.C. FILE NO. 2003152654)

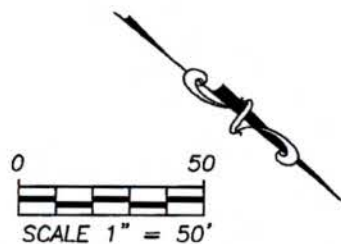
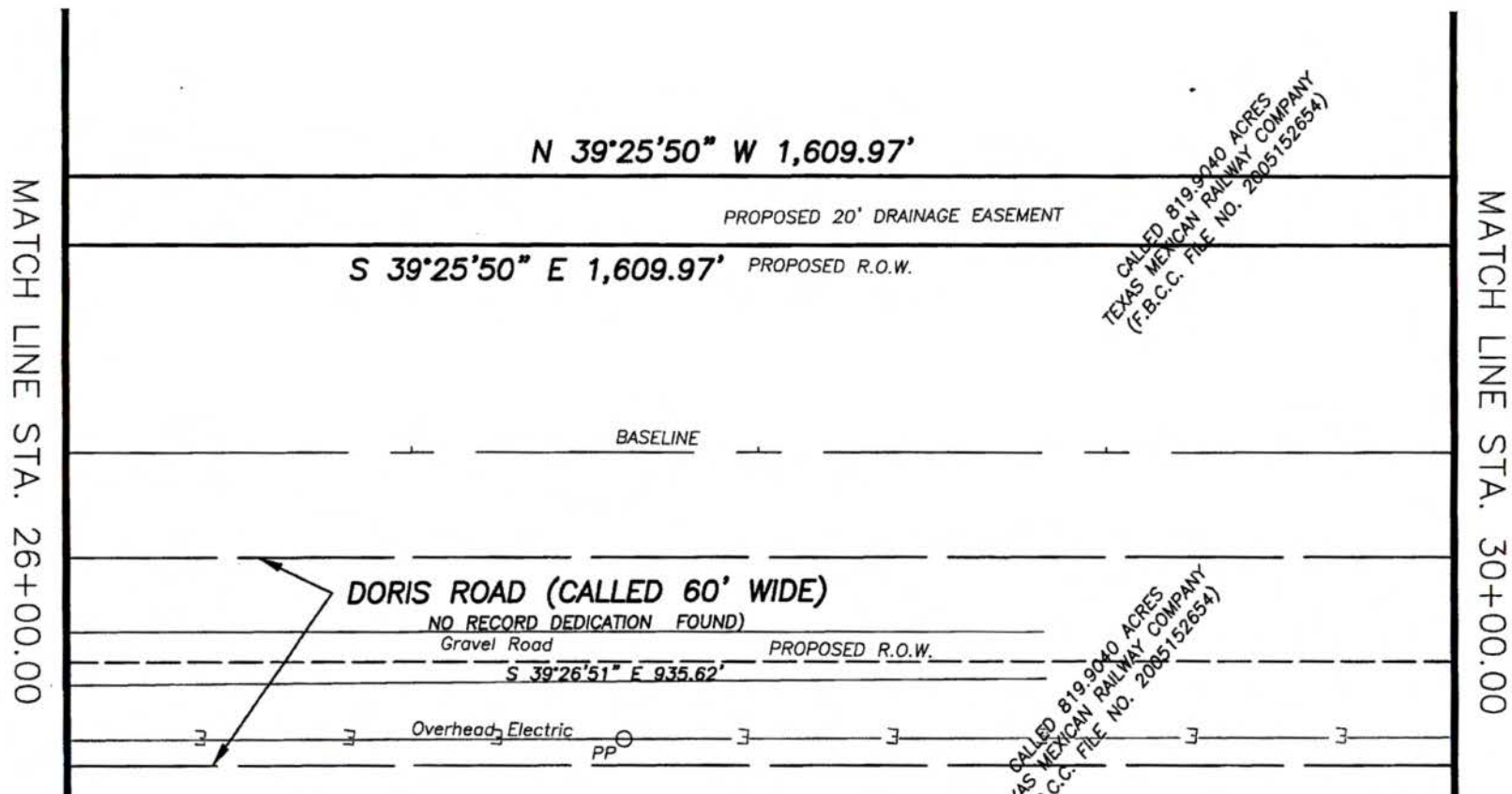
CALLLED 70.51 ACRES  
 OGILVER P. SANDOVAL, ET UX  
 (F.B.C.C. FILE NO. 2004145059)

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



PARCEL PLAT SHOWING <b>2.663 ACRES</b> (116,014 SQ. FT.) <b>PROPOSED 20' DRAINAGE EASEMENT</b> FORT BEND COUNTY, TEXAS	
PARCEL DETAIL	PAGE 8 OF 19

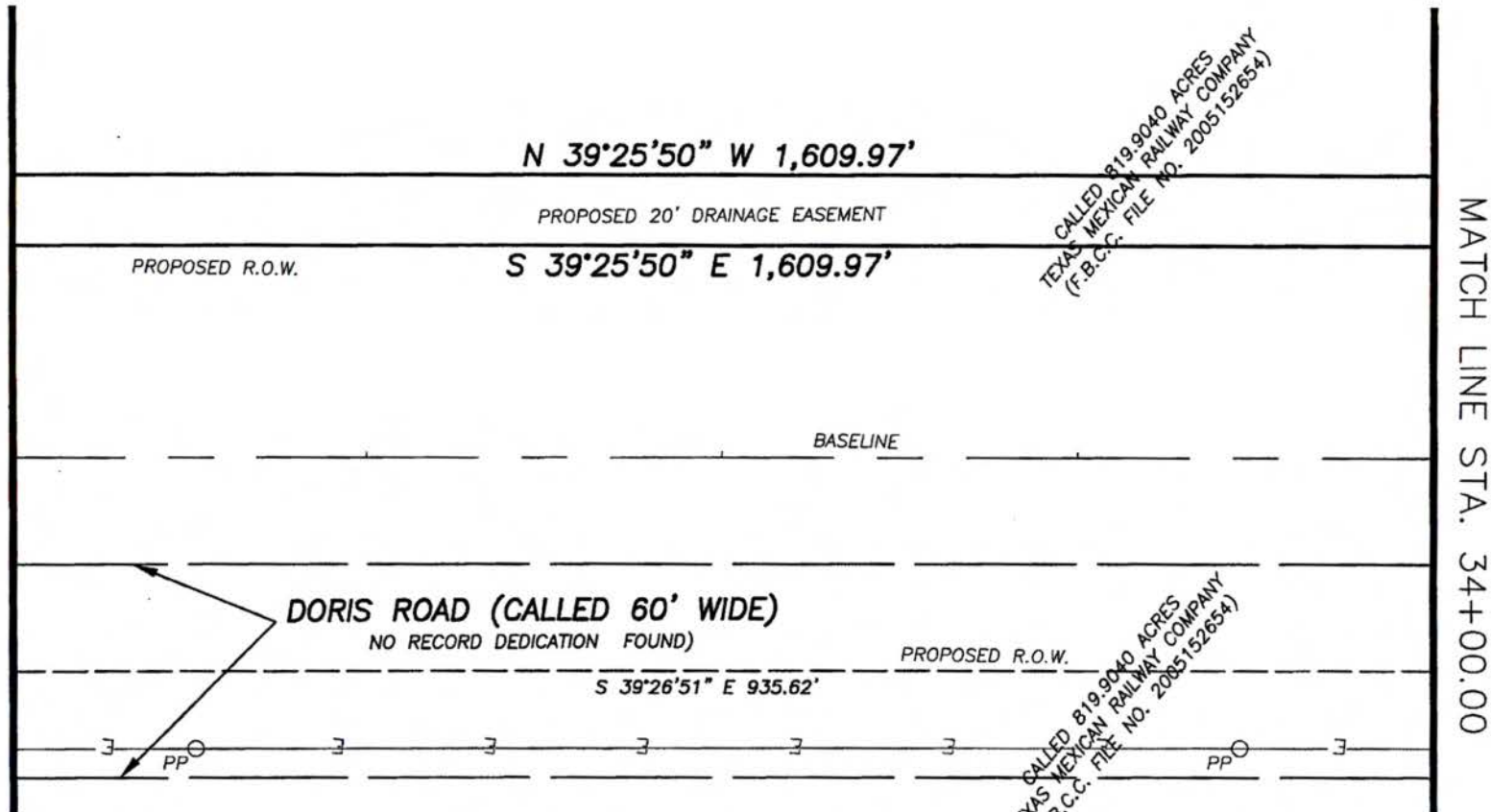
GABRIEL COLE 3/4 LEAGUE, A-19



PARCEL PLAT  
SHOWING  
**2.663 ACRES**  
**(116,014 SQ. FT.)**  
**PROPOSED 20' DRAINAGE EASEMENT**  
**FORT BEND COUNTY, TEXAS**

GABRIEL COLE 3/4 LEAGUE, A-19

MATCH LINE STA. 30+00.00



PARCEL PLAT  
SHOWING

2.663 ACRES  
(116,014 SQ. FT.)

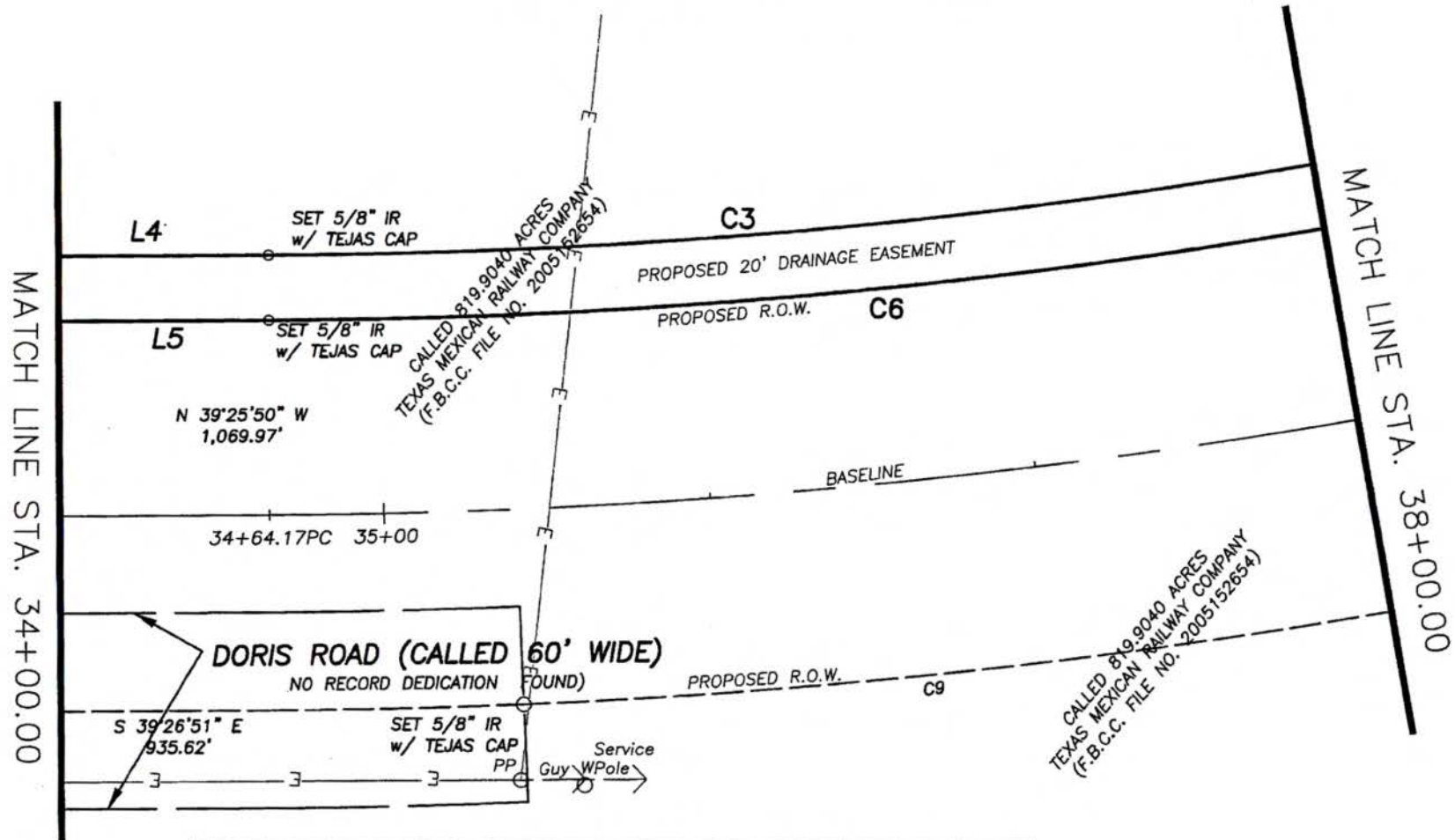
PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 10 OF 19

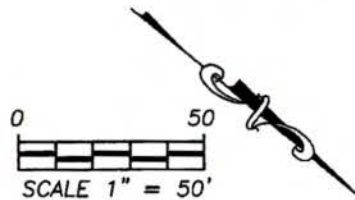


# GABRIEL COLE 3/4 LEAGUE, A-19



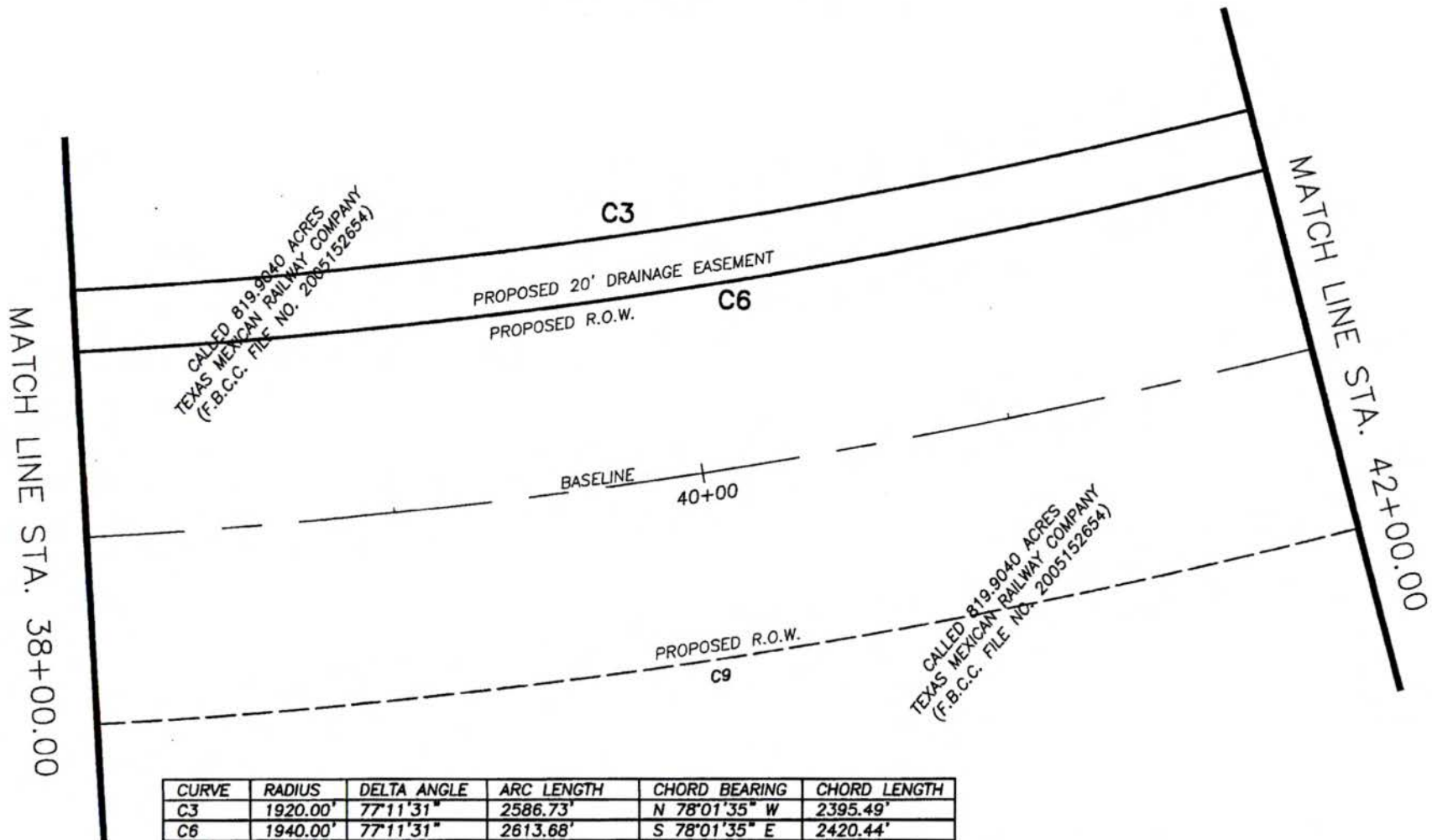
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'

LINE	BEARING	DISTANCE
L4	N39°25'50"W	1,609.97'
L5	S39°25'50"E	1,609.97'

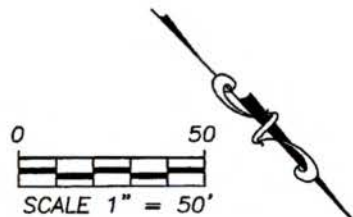


PARCEL PLAT  
SHOWING  
2.663 ACRES  
(116,014 SQ. FT.)  
PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS  
PARCEL DETAIL PAGE 11 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19



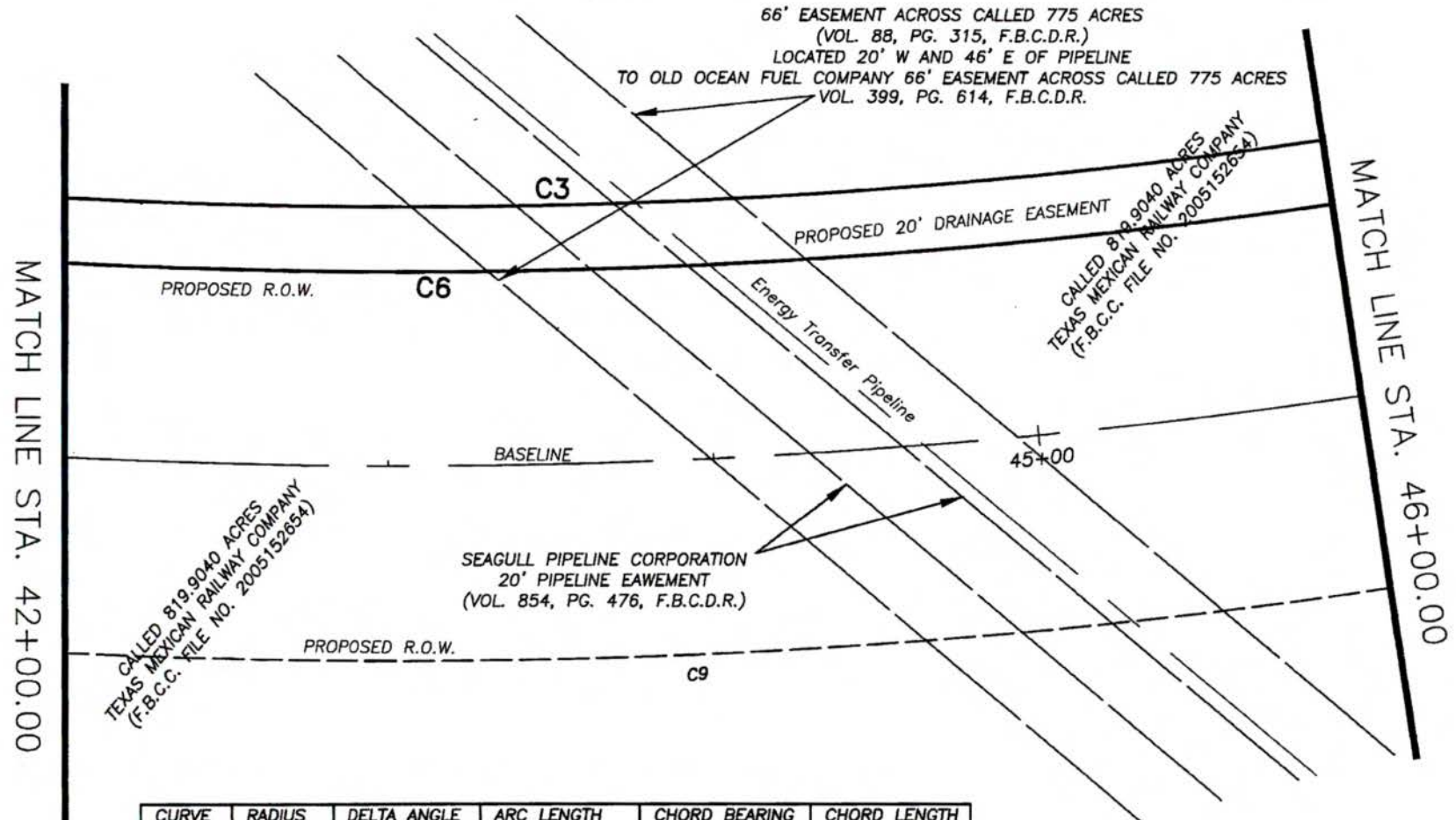
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
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PARCEL PLAT  
SHOWING  
**2.663 ACRES**  
**(116,014 SQ. FT.)**  
**PROPOSED 20' DRAINAGE EASEMENT**  
**FORT BEND COUNTY, TEXAS**

PARCEL DETAIL PAGE 12 OF 19

# GABRIEL COLE 3/4 LEAGUE, A-19



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'

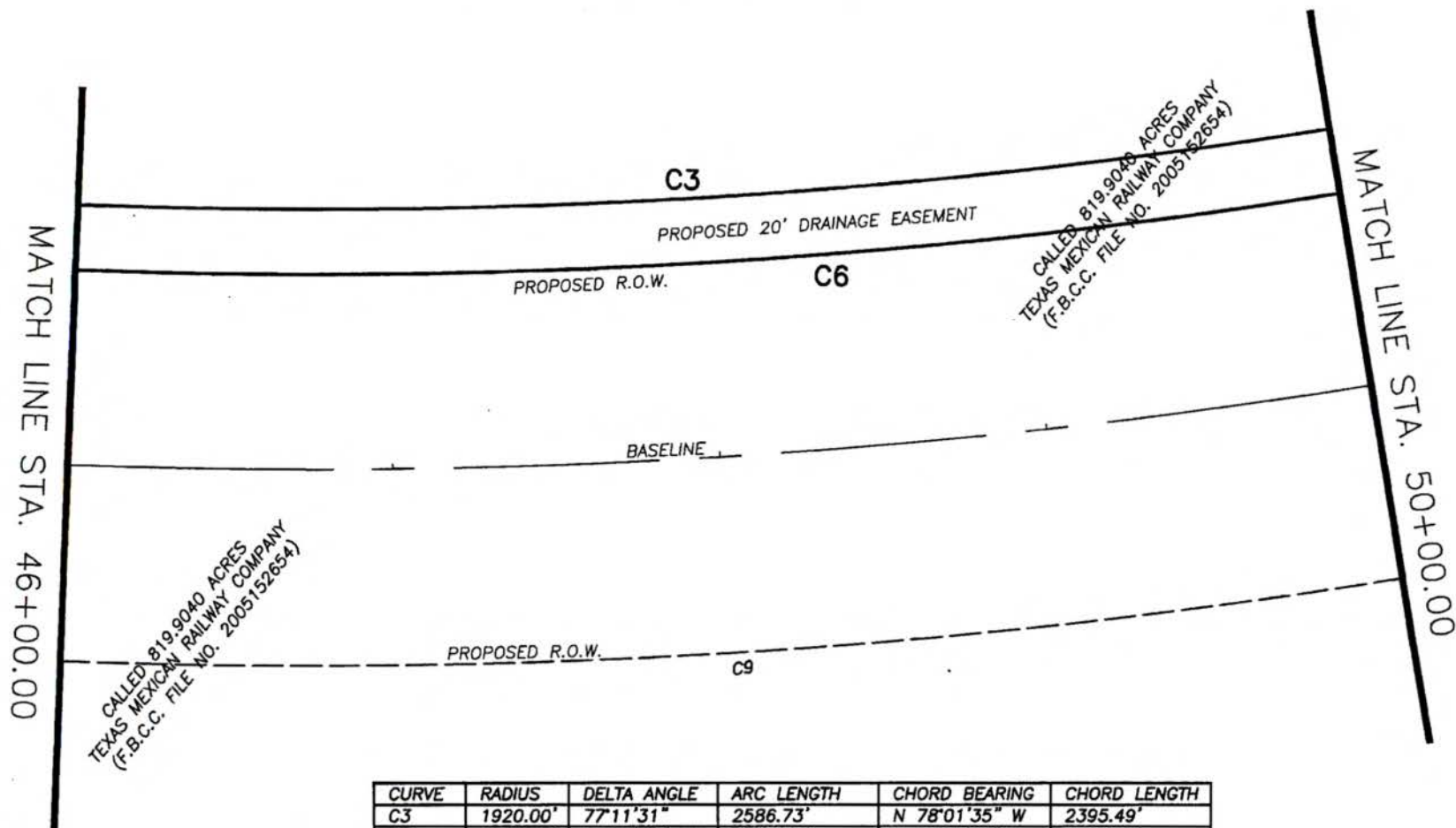


PARCEL PLAT  
SHOWING  
**2.663 ACRES**  
**(116,014 SQ. FT.)**  
**PROPOSED 20' DRAINAGE EASEMENT**  
**FORT BEND COUNTY, TEXAS**

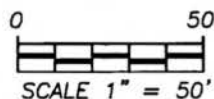
PARCEL DETAIL PAGE 13 OF 19



GABRIEL COLE 3/4 LEAGUE, A-19



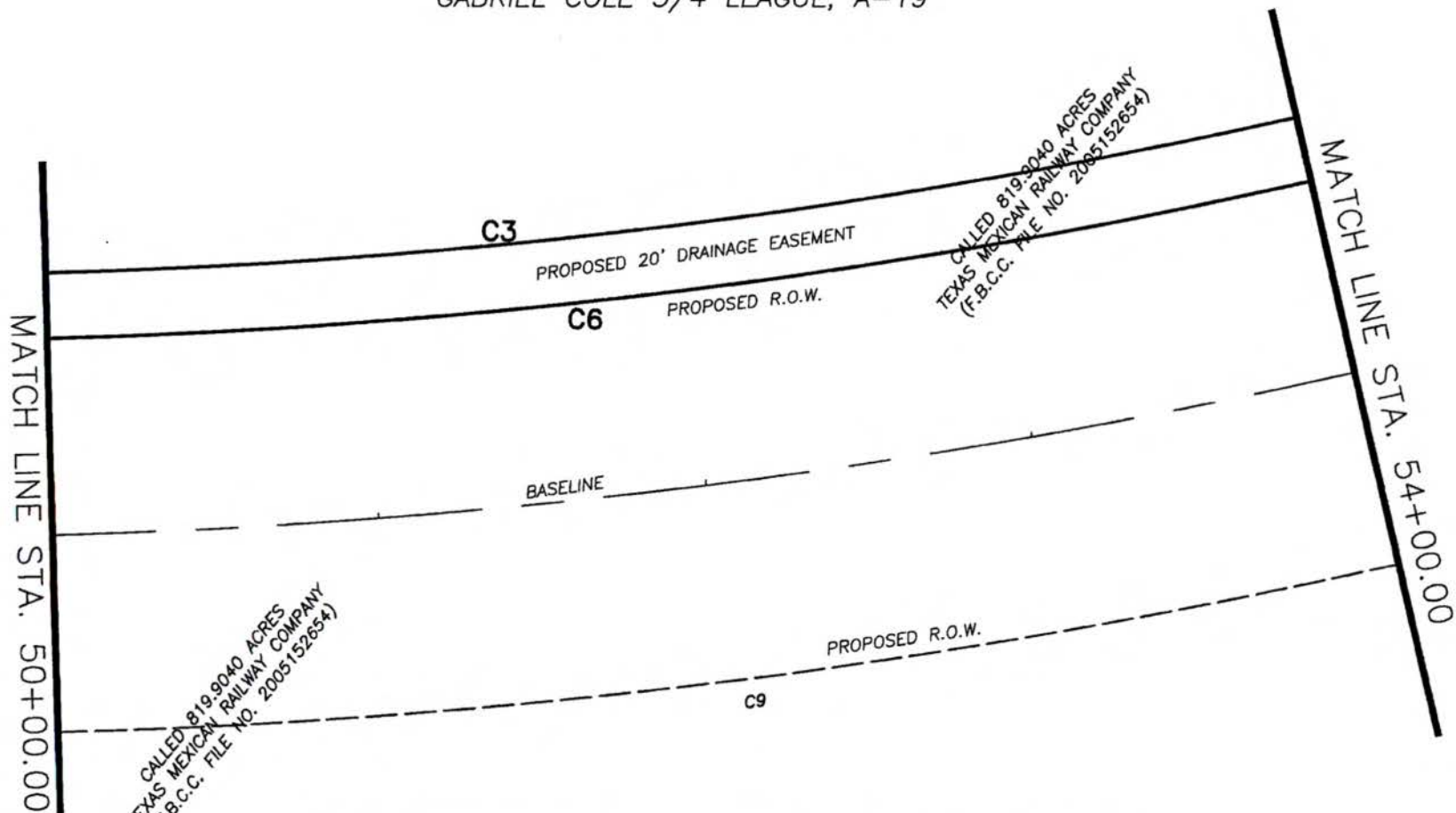
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
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C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'



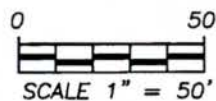
PARCEL PLAT  
SHOWING  
**2.663 ACRES**  
**(116,014 SQ. FT.)**  
**PROPOSED 20' DRAINAGE EASEMENT**  
**FORT BEND COUNTY, TEXAS**

PARCEL DETAIL PAGE 14 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19



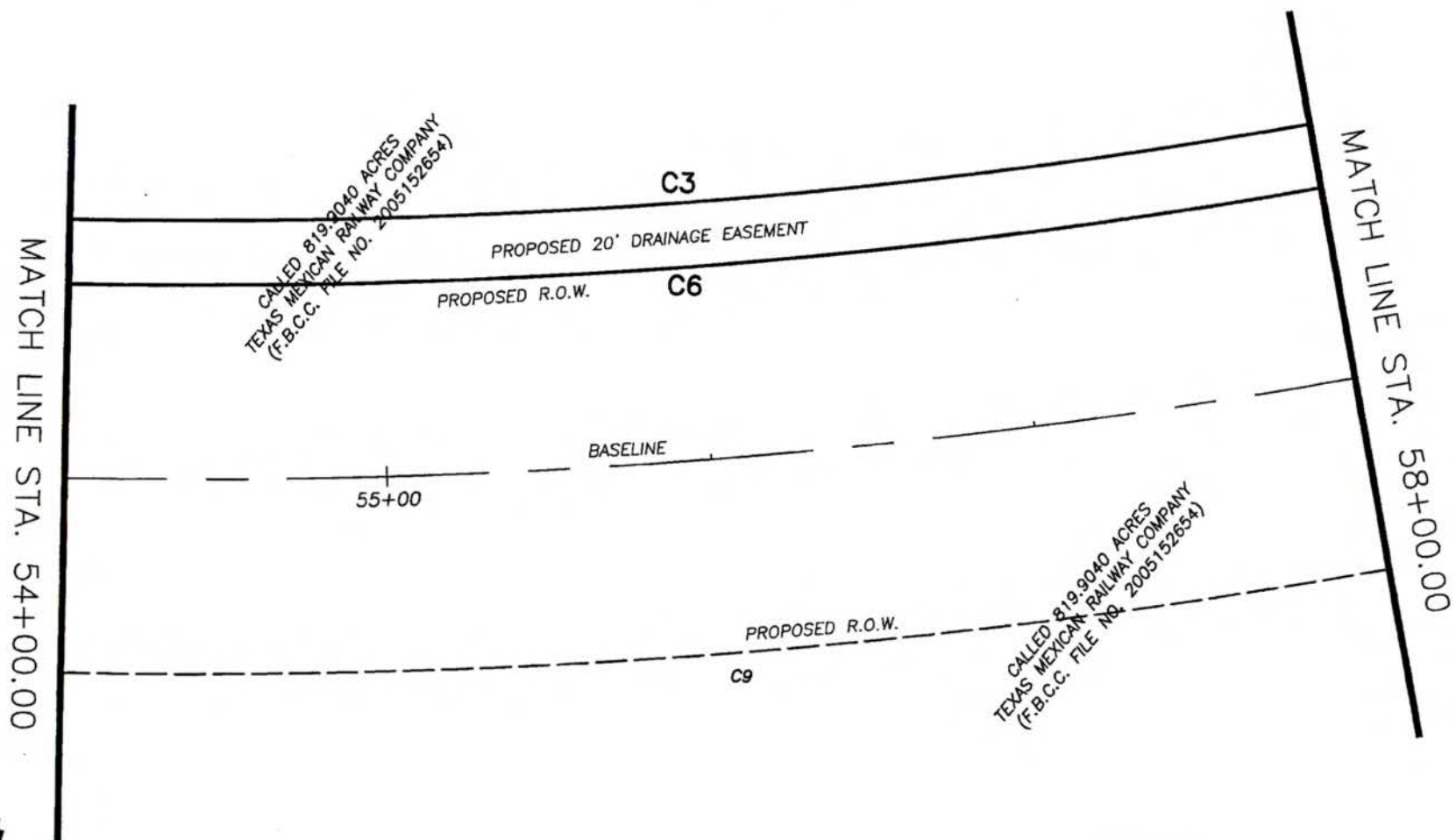
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'



PARCEL PLAT  
SHOWING  
**2.663 ACRES**  
**(116,014 SQ. FT.)**  
**PROPOSED 20' DRAINAGE EASEMENT**  
**FORT BEND COUNTY, TEXAS**

PARCEL DETAIL PAGE 15 OF 19

# GABRIEL COLE 3/4 LEAGUE, A-19



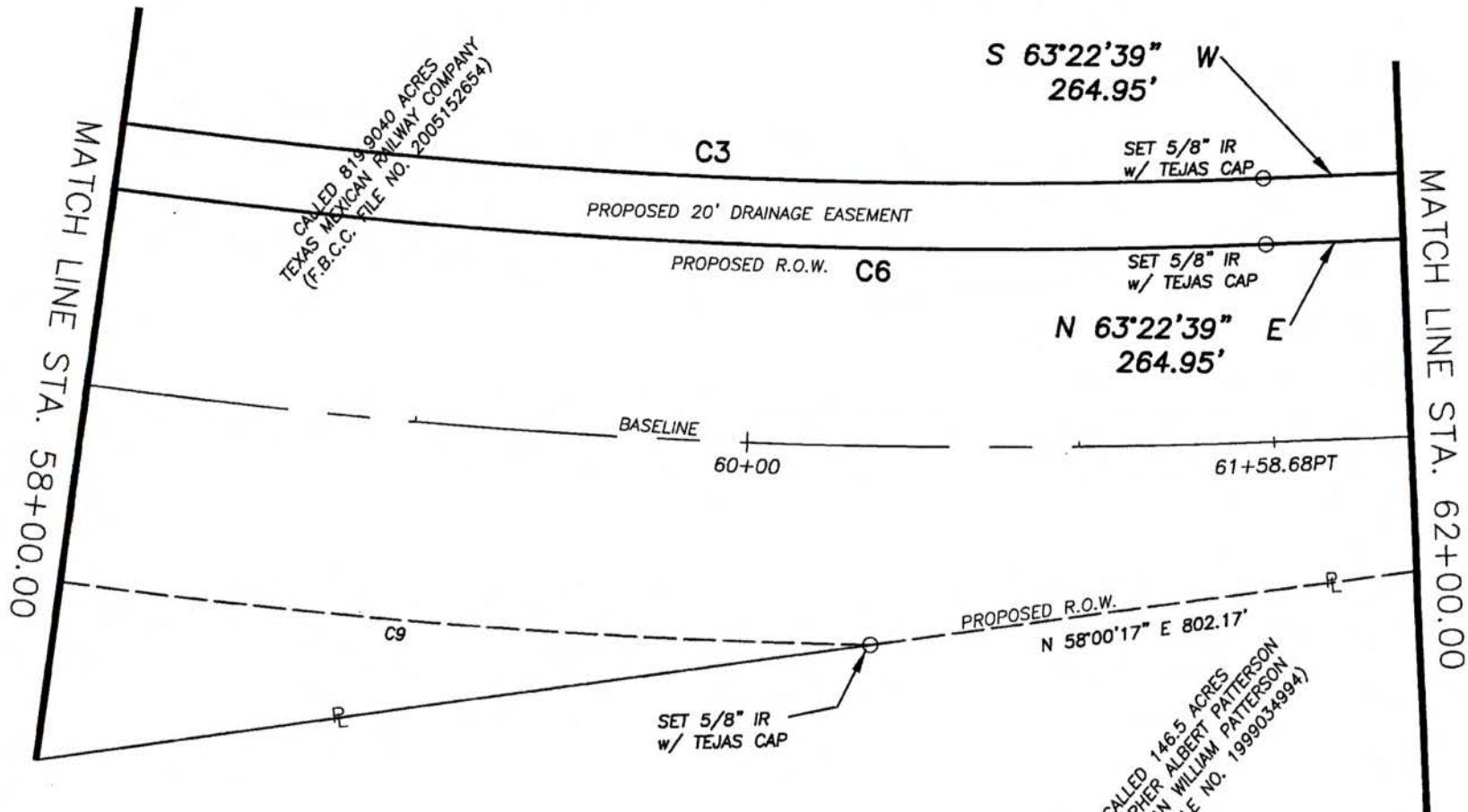
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
C6	1940.00'	77°11'31"	2613.68'	S 78°01'35" E	2420.44'
C9	2060.00'	73°44'29"	2651.28'	S 76°18'04" E	2472.04'

0 50  
SCALE 1" = 50'

PARCEL PLAT  
SHOWING  
**2.663 ACRES**  
(116,014 SQ. FT.)  
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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	1920.00'	77°11'31"	2586.73'	N 78°01'35" W	2395.49'
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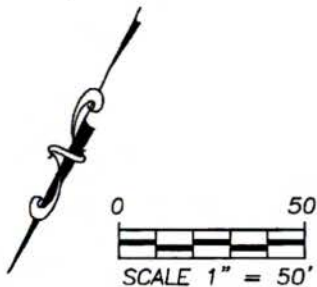
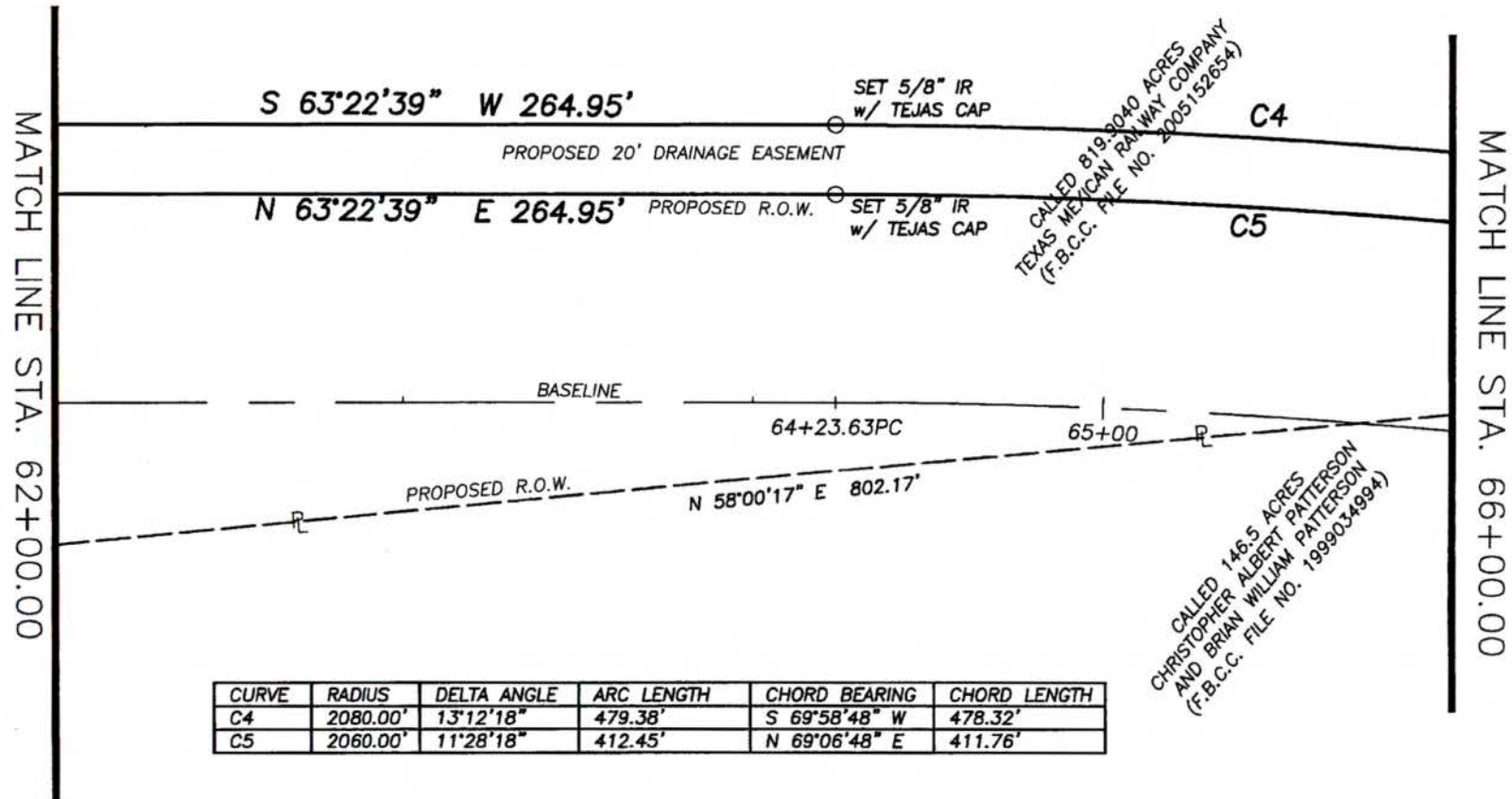


0 50  
SCALE 1" = 50'

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

PARCEL PLAT  
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FORT BEND COUNTY, TEXAS

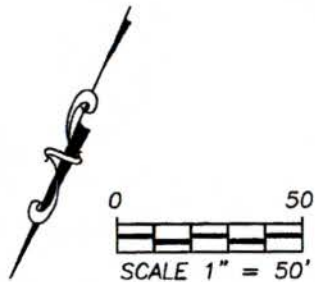
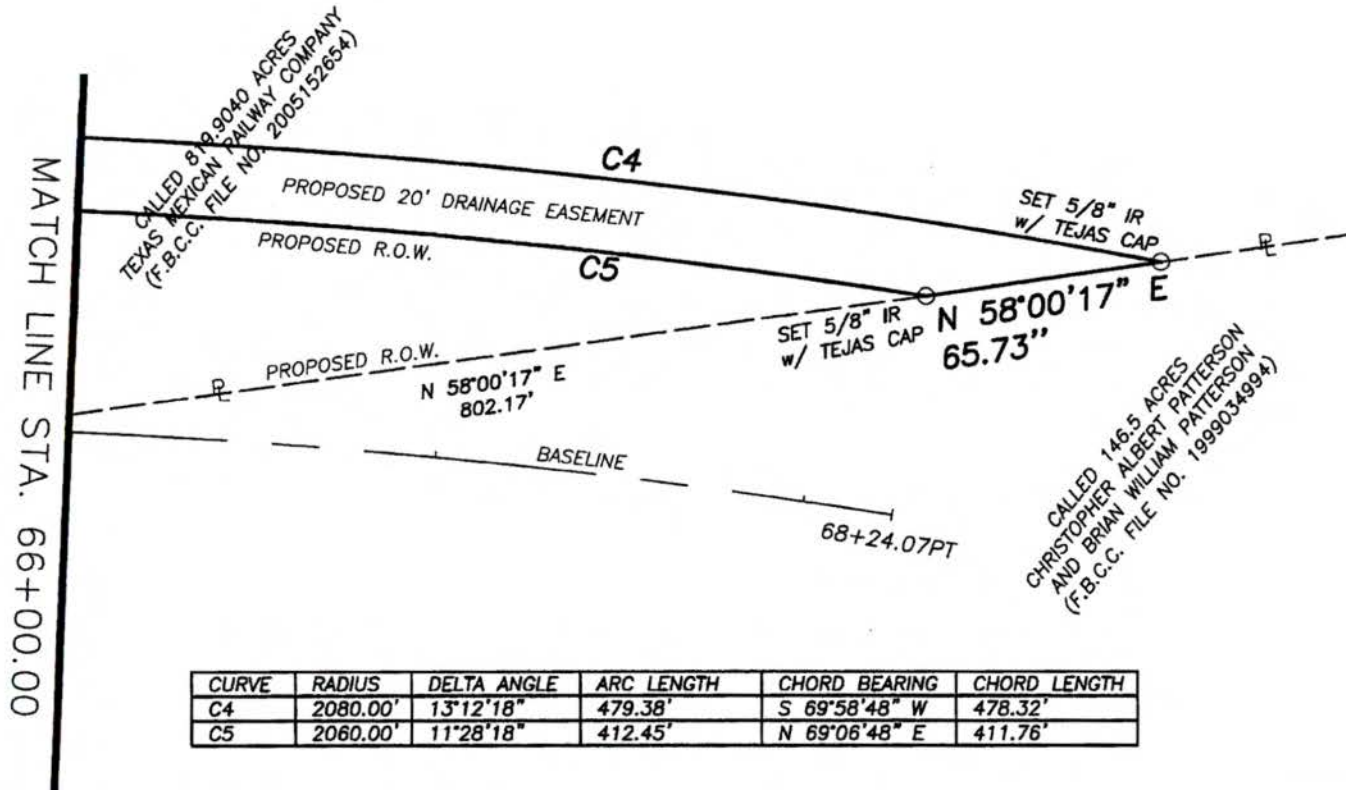
GABRIEL COLE 3/4 LEAGUE, A-19



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FORT BEND COUNTY, TEXAS

PARCEL DETAIL PAGE 18 OF 19

GABRIEL COLE 3/4 LEAGUE, A-19



PARCEL PLAT  
SHOWING  
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(116,014 SQ. FT.)  
PROPOSED 20' DRAINAGE EASEMENT  
FORT BEND COUNTY, TEXAS  
PARCEL DETAIL PAGE 19 OF 19



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

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**2022102110**

