



**DEDICATION OF EASEMENT
FOR RECREATIONAL TRAIL**

DATE: On the latest of the dates signed by Grantor and the City

GRANTOR: Fort Bend County Drainage District

GRANTOR'S MAILING ADDRESS: 301 Jackson Street, Room 101
Richmond, TX 77469

GRANTEE: City of Sugar Land

GRANTEE'S MAILING ADDRESS: P.O. Box 110
Sugar Land, TX 77487

EASEMENT DESCRIBED: A 30,309 square foot (0.696 acre) tract of land situated in the Alexander Hodge Survey, Abstract No. 32, City of Sugar Land, Fort Bend County, Texas; said tract being part of those tracts of land described in Land Award Deed Without Warranty to NNP-Keepsake, L.P. recorded in Instrument No. 2003149525 and affected by Amended Certificate of Limited Partnership to NNP-Telfair L.P. in Instrument No. 2006007940 of the Official Public Records of Fort Bend County, Texas; said tract also being part of that 10.963 acre (477,546 sq. ft.) tract of land conveyed from NNP-Keepsake, L.P. to Fort Bend County Drainage District recorded in Instrument No. 2023037378 of the Official Public Records of Fort Bend County, Texas; said 0.696 acres being more particularly described and shown in Exhibits A and B, attached to and incorporated herein by reference (the "Easement")

DEDICATION AND PURPOSE: Grantor dedicates the Easement to the City in, on, over, and above Grantor's real property for the public purposes of constructing, reconstructing, installing, repairing, operating, using and maintaining public recreational facilities that include a recreational trail, paving, signage, and appurtenances related thereto (collectively, the "Improvements").

GRANTOR:

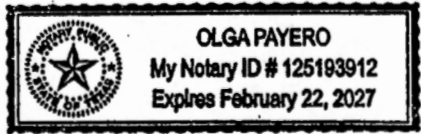
FORT BEND COUNTY DRAINAGE DISTRICT

By: *KP George*
KP George, Fort Bend County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §


This instrument was acknowledged before me this 12 day of March, 2024, by KP George, County Judge of Fort Bend County, Texas on behalf of the Fort Bend County Drainage District

Olga Payero
Notary Public, State of Texas
Notary's name (printed):
Olga Payero
Notary's commission expires:
February 22, 2027



GRANTEE:

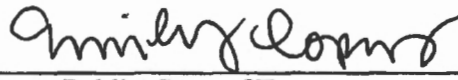
Pursuant to section 2-11(a)(7) of the Sugar Land Code of Ordinances, the City Manager of the City of Sugar Land accepts this Dedication of Easement for Recreational Trail on behalf of the City of Sugar Land.

By: 
Michael W. Goodrum, City Manager

Date: 4-10-24

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on April 10th, 2024, by Michael W. Goodrum, City Manager of the City of Sugar Land, on behalf of the City of Sugar Land.


Notary Public, State of Texas
Notary's name (printed):
Emily Lopez
Notary's commission expires:
04-14-27



Attachments:
Exhibit A - Metes & Bounds Description
Exhibit B - Survey Map

AFTER RECORDING RETURN TO:

City of Sugar Land
City Secretary's Office
P.O. Box 110
Sugar Land, TX 77487-0110

EXHIBIT A

RECREATIONAL TRAIL EASEMENT

Part of NNP-Telfair L.P.

Alexander Hodge Survey, Abstract No. 32,
City of Sugar Land, Fort Bend County, Texas

DESCRIPTION of a 30,309 square foot (0.696 acre) tract of land situated in the Alexander Hodge Survey, Abstract No. 32, City of Sugar Land, Fort Bend County, Texas, said tract being part of those tracts of land described in Land Award Deed Without Warranty to NNP-Keepsake, L.P. recorded in Instrument No. 2003149525 and affected by Amended Certificate of Limited Partnership to NNP-Telfair L.P. in Instrument No. 2006007940 of the Official Public Records of Fort Bend County, Texas; said 30,309 square foot tract being more particularly described as follows (Bearing System for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on June 26, 2017)

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set in the north right-of-way line of Meadowcroft Boulevard (a 100-foot wide right-of-way), and the south line of said NNP-Telfair L.P. tract, from said point the southeast corner of said NNP-Telfair L.P. tract bears North 88 degrees, 50 minutes, 48 seconds East, 22.35 feet;

THENCE, South 88 degrees, 50 minutes, 46 seconds West, along said north line of Meadowcroft Boulevard and said south line of NNP-Telfair L.P. tract, a distance of 8.81 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left;

THENCE, along said curve to the left, said north line of Meadowcroft Boulevard, and said south line of NNP-Telfair L.P. tract, having a central angle of 00 degrees, 12 minutes, 39 seconds, a radius of 3,050.00 feet, a chord bearing and distance of South 88 degrees, 33 minutes, 29 seconds West, 11.23 feet, an arc distance of 11.23 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve; said point being the beginning of a non-tangent curve to the left;

THENCE, departing said north line of Meadowcroft Boulevard and said south line of NNP-Telfair L.P., along said curve to the left, having a central angle of 02 degrees, 00 minutes, 54 seconds, a radius of 790.00 feet, a chord bearing and distance of North 05 degrees, 56 minutes, 50 seconds West, 27.78 feet, an arc distance of 27.78 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, North 08 degrees, 57 minutes, 16 seconds West, a distance of 96.62 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the right;

THENCE, along said curve to the right, having a central angle of 05 degrees, 07 minutes, 03 seconds, a radius of 160.00 feet, a chord bearing and distance of North 04 degrees, 23 minutes, 45 seconds West, 14.29 feet, an arc distance of 14.29 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, North 01 degrees, 50 minutes, 14 seconds West, a distance of 86.46 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set;

THENCE, South 06 degrees, 50 minutes, 24 seconds West, a distance of 53.45 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set on the west line of said NNP-Telfair L.P. tract and the east line of tract of land described as "Part Two" in Special Warranty Deed to Fort Bend County Levee Improvement District No. 17 recorded in Instrument No. 2006126307 of said Official Public Records;

THENCE, North 01 degrees, 48 minutes, 52 seconds West, along said west line of the NNP-Telfair L.P. tract and said east line of the Fort Bend County Levee Improvement District No. 17 tract, a distance of 132.92 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap,

THENCE, North 06 degrees, 50 minutes, 24 seconds East, departing said west line of the NNP-Telfair L.P. tract and said east line of the Fort Bend County Levee Improvement District No. 17 tract, a distance of 53.10 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for angle point,

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

RECREATIONAL TRAIL EASEMENT
Part of NNP-Telfair L.P.
Alexander Hodge Survey, Abstract No. 32,
City of Sugar Land, Fort Bend County, Texas

THENCE, North 01 degrees, 50 minutes, 14 seconds West, a distance of 665.88 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left;

THENCE, along said curve to the left, having a central angle of 11 degrees, 27 minutes, 12 seconds, a radius of 70.00 feet, a chord bearing and distance of North 07 degrees, 33 minutes, 50 seconds West, 13.97 feet, an arc distance of 13.99 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, North 13 degrees, 17 minutes, 26 seconds West, a distance of 31.80 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set in said west line of the NNP-Telfair L.P. tract and said east line of the Fort Bend County Levee Improvement District No.17 tract;

THENCE, North 01 degrees, 48 minutes, 52 seconds West, along said west line of the NNP-Telfair L.P. tract and the said east line of the Fort Bend County Levee Improvement District No. 17, a distance of 127.95 feet to an 5/8-inch iron rod with "PACHECO KOCH" cap set at the northeast corner of said Fort Bend County Levee Improvement District No.17 tract and the southeast corner of that tract of land described as a 12.366 acre tract in Special Warranty Deed to Fort Bend County Levee Improvement District No.17 recorded in Instrument No. 2006126305 of said Official Public Records;

THENCE, North 01 degrees, 50 minutes, 30 seconds, West, along said west line of NNP-Telfair L.P. tract, and the east line of said 12.366 acre tract, a distance of 57.86 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set at the northeast corner of said 12.366 acre tract and the southeast corner of that tract of land described as a 34.323 acre tract in Special Warranty Deed to Fort Bend County Levee Improvement District No.17 recorded in Instrument No. 2004077317 of said Official Public Records;

THENCE, North 01 degrees, 50 minutes, 30 seconds, West, along said west line of the NNP-Telfair L.P. tract, said east line of 34.323 acre tract, and the east line of a called 2.449 acre tract describe in said Special Warranty Deed recorded in Instrument No. 2004077317, a distance of 277.05 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set at the northwest corner of said NNP-Telfair L.P. tract, the northeast corner of said 2.449 acre tract, and the south line of Restrictive Reserve "F". The Crossing at Telfair Phase 1, an addition to the City of Sugar Land, Texas recorded in Instrument No. 20190074 of Official Public Records; said tract also being a part of that tract of land described in Special Warranty Deed to Telfair Office Park, LTD. recorded in Instrument No. 2018064892;

THENCE, South 56 degrees, 19 minutes, 36 seconds, East, along said north line of the NNP-Telfair tract and said south line of the Restricted Reserve "F" tract, a distance of 22.53 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap;

THENCE, South 01 degrees, 55 minutes, 34 seconds, West, departing said north line of the NNP-Telfair L.P. tract and said south line of Restrictive Reserve "F", a distance of 15.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap;

THENCE, South 01 degrees, 45 minutes, 11 seconds, East, a distance of 411.75 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left;

THENCE, along said curve to the left, having a central angle of 11 degrees, 32 minutes, 14 seconds, a radius of 50.00 feet, a chord bearing and distance of South 07 degrees, 31 minutes, 19 seconds, East, 10.05 feet, an arc distance of 10.07 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, South 13 degrees, 17 minutes, 26 seconds, East a distance of 40.72 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the right,

RECORDER'S MEMORANDUM
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RECREATIONAL TRAIL EASEMENT

Part of NNP-Telfair L.P.
Alexander Hodge Survey, Abstract No. 32.
City of Sugar Land, Fort Bend County, Texas

THENCE, along said curve to the right, having a central angle of 11 degrees, 27 minutes, 12 seconds, a radius of 90.00 feet, a chord bearing and distance of South 07 degrees, 33 minutes, 50 seconds, East, 17.98 feet, an arc distance of 17.99 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap at the end of said curve;

THENCE, South 01 degrees, 50 minutes, 14 seconds, East a distance of 884.91 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left,

THENCE, along said curve to the left, having a central angle of 05 degrees, 07 minutes, 03 seconds, a radius of 140.00 feet, a chord bearing and distance of South 04 degrees, 23 minutes, 45 seconds, East, 12.50 feet, an arc distance of 12.50 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap at the end of said curve;

THENCE, South 08 degrees, 57 minutes, 16 seconds, East a distance of 96.82 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the right;

THENCE, along said curve to the left, having a central angle of 02 degrees, 08 minutes, 16 seconds, a radius of 810.00 feet, a chord bearing and distance of South 05 degrees, 54 minutes, 08 seconds, East, 29.75 feet, an arc distance of 29.75 feet to the POINT OF BEGINNING,

CONTAINING: 30,309 square feet or 0.696 of an acre of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

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

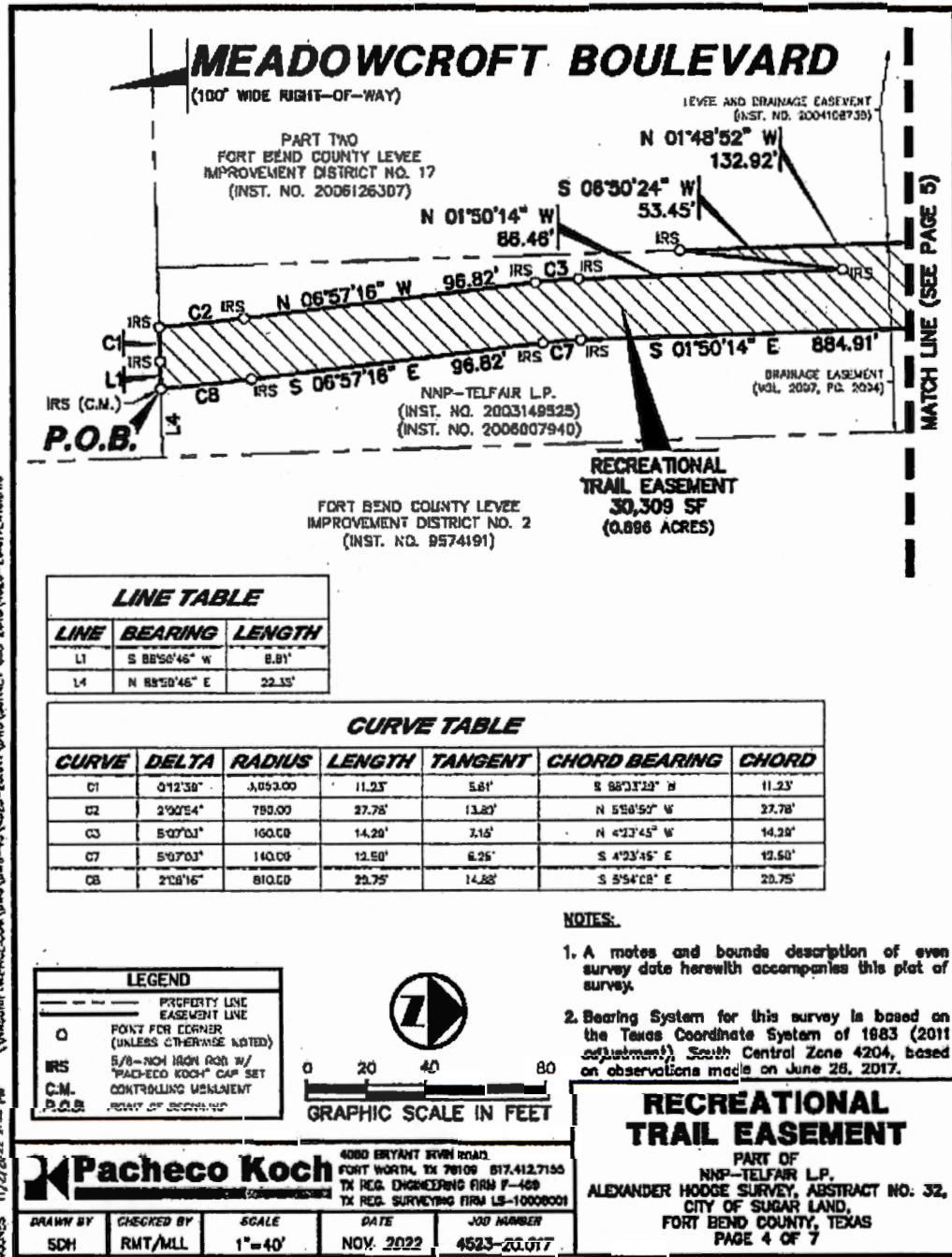


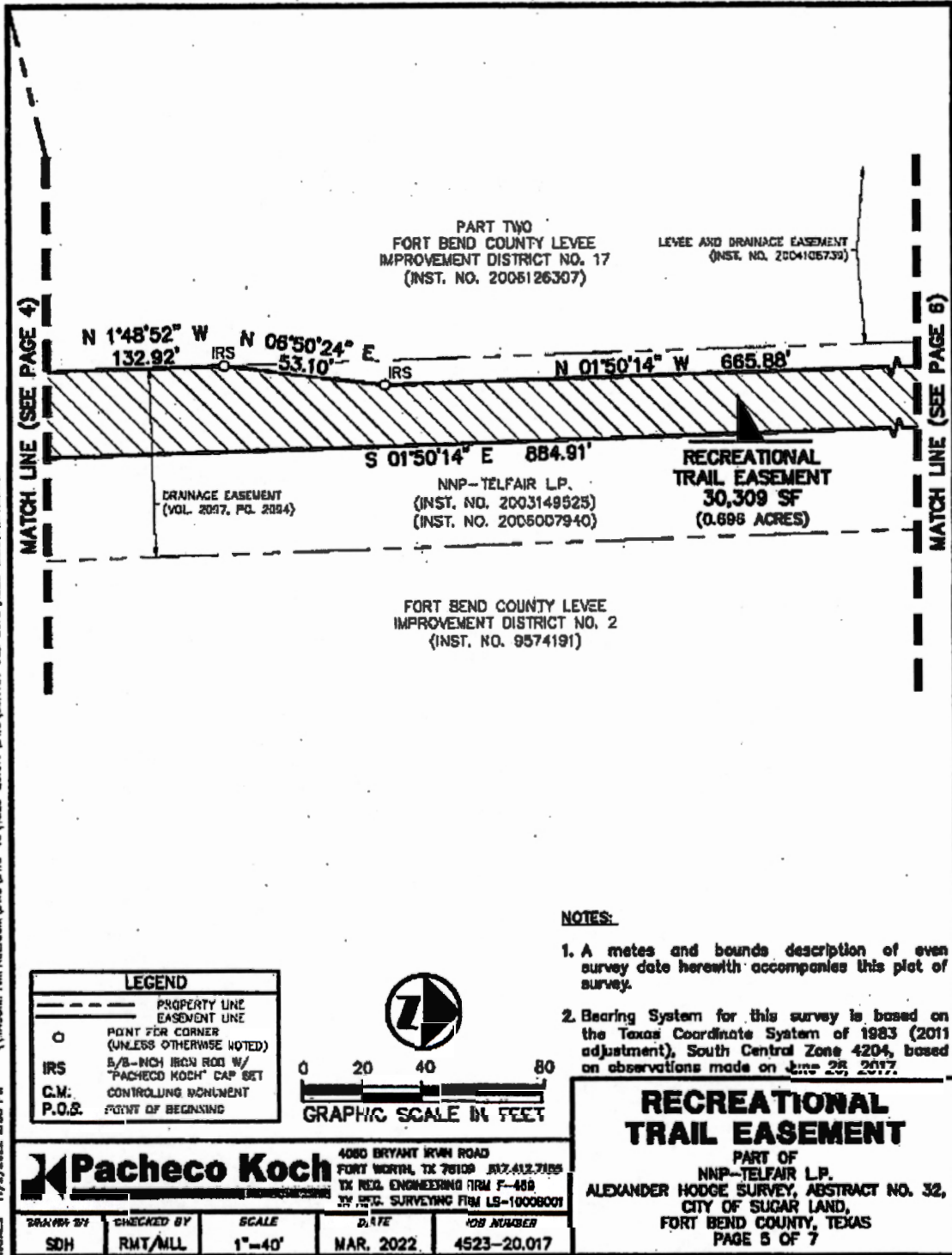
Michael Larry Lewis, Jr. Date
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc
4060 Bryant Irvin Road, Fort Worth, TX 76109
(817) 412-7155
TX Reg: Surveying Firm LS-10008001



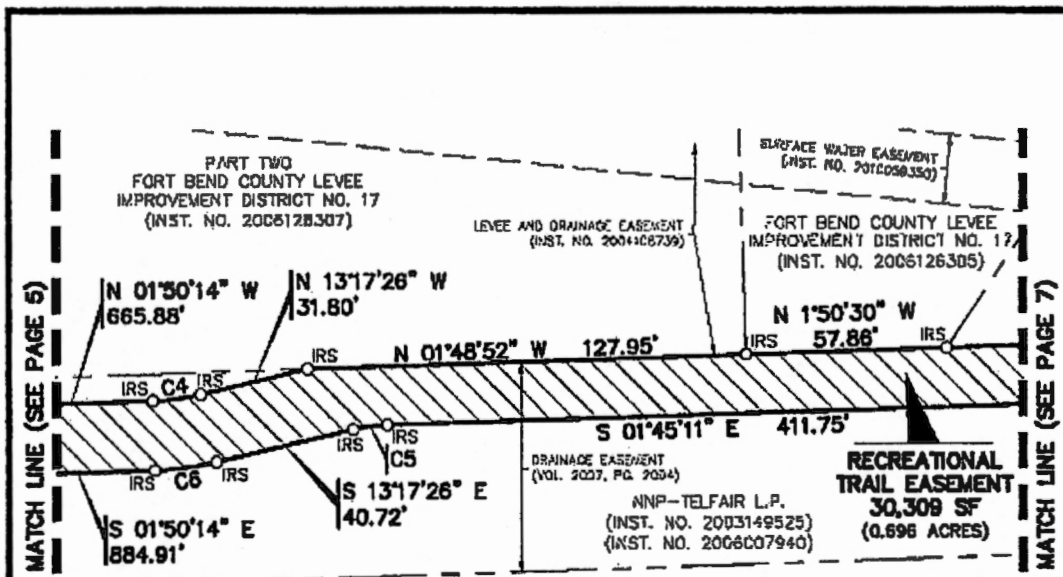
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EXHIBIT B





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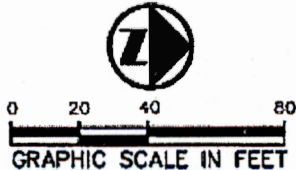
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C4	11°27'12"	70.00	13.93'	7.02'	N 7°33'50" W	13.93'
C5	11°32'14"	50.00	10.07'	5.05'	S 7°31'19" E	10.05'
C6	11°27'12"	90.00	17.99'	8.63'	S 7°33'50" E	17.99'

- NOTES:**
1. A metes and bounds description of every survey date herewith accompanies this plat of survey.
 2. Bearing System for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment) South Central Zone 1004 based on observations made on June 28, 2017.

LEGEND

---	PROPERTY LINE
- - -	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
IRS	5/8" NCH IRON ROD W/ PACHECO KOCH CAP SET
C.M.	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING

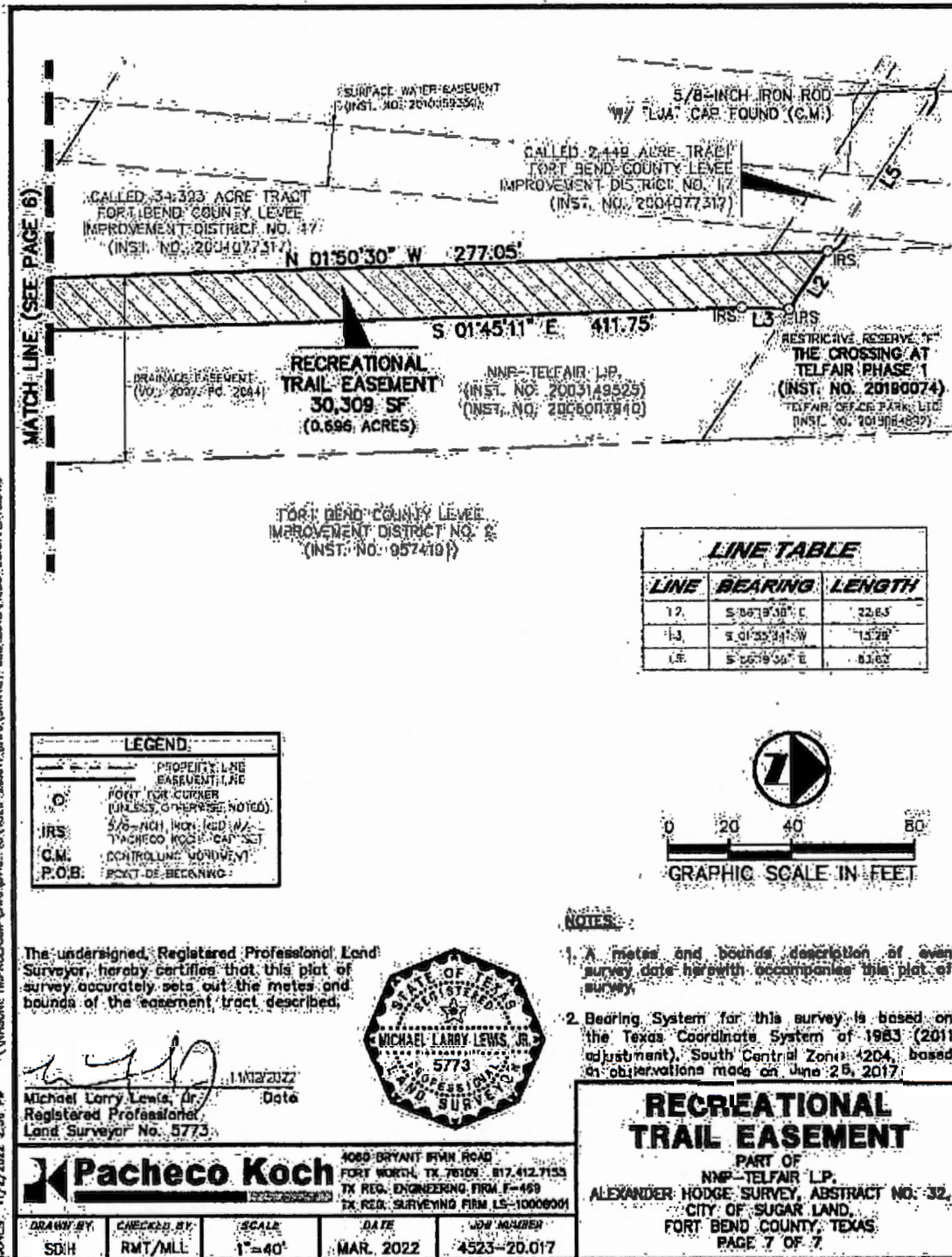


Pacheco Koch SURVEYING ENGINEERS
 FORT WORTH, TX 76109 817.412.7155
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10006001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SDH	RMT/MLL	1"=40'	MAR. 2022	4523-20.017

**RECREATIONAL
TRAIL EASEMENT**

PART OF
 NP-TELFAIR L.P.
 ALEXANDER HODGE SURVEY, ABSTRACT NO. 32,
 CITY OF SUGAR LAND,
 FORT BEND COUNTY, TEXAS
 PAGE 6 OF 7



MATCH LINE (SEE PAGE 6)

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LINE TABLE

LINE	BEARING	LENGTH
L2	S 86°19'30\" E	22.65
L3	S 01°55'34\" W	15.78
L4	S 56°19'36\" E	83.83

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	5/8-INCH IRON ROD (N/A - PACHECO ROD "CAP" SET)
	CONTROLLING MOVEMENT
	POINT-DE-BEACONING



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Michael Larry Lewis, Jr. Date 11/03/2022
 Registered Professional Land Surveyor No. 5773



- NOTES:**
1. A metes and bounds description of every survey date herewith accompanies this plat of survey.
 2. Bearing System for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone, 4204, based on observations made on June 25, 2017.

RECREATIONAL TRAIL EASEMENT
 PART OF
 NMF-TELFAR L.P.
 ALEXANDER HODGE SURVEY, ABSTRACT NO. 32,
 CITY OF SUGAR LAND,
 FORT BEND COUNTY, TEXAS.
 PAGE 7 OF 7

Pacheco Koch 4089 BRYANT IRVIN ROAD FORT WORTH, TX 76106 817.412.7153
 TX REG. ENGINEERING FIRM E-469 TX REG. SURVEYING FIRM LS-10006001

DRAWN BY: SDH	CHECKED BY: RMT/MLL	SCALE: 1"=40'	DATE: MAR. 2022	JOB NUMBER: 4523-20.017
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RETURNED AT COUNTER TO:

Wendy DeLeon

1124 Blume Rd

Rosenberg, TX 77471

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

April 17, 2024 01:42:49 PM

FEE: \$0.00 EV

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