

**MEMORANDUM OF UNDERSTANDING**  
**by and between**  
**FORT BEND COUNTY**  
**and**  
**CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC**

This Memorandum of Understanding (“MOU”) is entered into by and between Fort Bend County, Texas, (the “County”) and CenterPoint Energy Houston Electric, LLC, (“CenterPoint Energy”).

**WHEREAS**, certain tracts or parcels of land, (the “Land”) were conveyed to Fort Bend County, Texas on October 19, 2016; said instrument did not clearly specify the intent of use;

**WHEREAS**, the County is in the final design phase of the road widening project of Owens Road and desires to bid the project for construction after all utility relocations have been completed;

**WHEREAS**, the County intends to use portions of the Land for public road purposes;

**NOW THEREFORE**, based on the mutual understanding of which is hereby acknowledged, the parties hereto, intend to confirm the following:

The County hereby confirms the purpose and use of the Land is for the use of public road known as Owens Road and has attached hereto as Exhibit “A” the following recorded deed: Fort Bend County Clerks File 2016142580 reflecting the conveyance.

The undersigned parties bind themselves to the faithful performance of this MOU:

**Fort Bend County, Texas**

**CenterPoint Energy Houston Electric, LLC**



Signature



Signature

Name: KP George

Title: County Judge

Date: 5.14.24

Name: Munir Odhwani

Title: Agent & Attorney-in-Fact

Date: 5/29/24

8N



# Exhibit "A"

## DONATION DEED

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

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.

THAT THE, **LRI INVESTMENT GROUP, LTD**, a Texas limited partnership ("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 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 6.245 acres, 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 Donation 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").

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.

EXECUTED on this the 19<sup>th</sup> day of October, 2016.

**GRANTOR:**

LRI Investment Group, Ltd,  
a Texas limited partnership

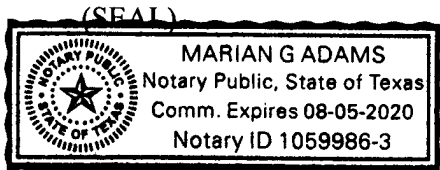
By: Tenotex Partners, Inc.  
General Partner

By: 

Israel Fogiel, President  
Name, Title

THE STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR           §

This instrument was acknowledged before me on the 19<sup>th</sup> day of October,  
2016 by Israel Fogiel, President of Tenotex Partners, Inc.,  
General Partner, on behalf of LRI Investment  
Group, Ltd.



Marian G. Adams  
Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the 20 day of December, 2016.

**GRANTEE:**

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

By: *Robert E. Hebert*

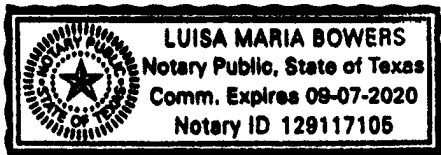
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 20<sup>th</sup> day of December 2016 by Robert E. Hebert, 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)

*Luisa Maria Bowers*  
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: Bryan Norton  
301 Jackson Street  
Richmond, Texas 77469

# EXHIBIT A

LRI Investment Group, Ltd  
6.245 Acres

Jesse H. Cartwright Survey, A – 16  
Jane Wilkins Survey, A – 96

STATE OF TEXAS §

COUNTY OF FORT BEND §

**A METES & BOUNDS** description of a certain 6.245 acre tract of land situated in the Jesse H. Cartwright Survey, Abstract No. 16 and the Jane Wilkins Survey, Abstract No. 96 in Fort Bend County, Texas, being out of the residue of a called 151.2 acre tract of land conveyed to LRI Investment Group, Ltd. by Deed without Warranties recorded in Clerk's File No. 2008008821 of the Fort Bend County Official Public Records; said 6.245 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

**BEGINNING** at a found 5/8-inch iron rod (with aluminum cap stamped "TxDOT") in the westerly right-of-way of FM 1464 (right-of-way varies) dedication of which is recorded in Volume 275, Page 244 of the Fort Bend County Deed Records and in Clerk's File Nos. 2009128249 and 2010050011 of the Fort Bend County Official Public Records, also being the southernmost southwest corner of a called 5.909 acre tract of land conveyed to the State of Texas by Deed without Warranty recorded in Clerk's File No. 2010001139 and being the southernmost southeast corner of a called 7.24 acre tract of land (Tract 2) conveyed to Fort Bend County by Deed recorded in Clerk's File No. 2016009155, both of the Fort Bend County Official Public Records;

THENCE, South 00°28'45" East, along the westerly right-of-way of said FM 1464, 120.00 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner at a northeasterly corner of a proposed 1.1145 acre tract, from which a found 5/8-inch iron rod (with aluminum cap stamped "TxDOT") bears South 00°28'45" East, 154.07 feet;

THENCE, North 50°14'22" West, along a northerly line of proposed 1.1145 acre tract, 124.76 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner;

THENCE, North 67°15'52" West, continuing along a northerly line of proposed 1.1145 acre tract, 160.46 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") for corner in a north line of Windsor Estates Sec. 1, plat of which is recorded in Plat No. 20130085 of the Fort Bend County Plat Records, being common with an easterly corner of a proposed 0.7724 acre tract;

THENCE, North 64°47'30" West, along a northerly line of proposed 0.7724 acre tract, 253.25 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner;

THENCE, North 68°11'14" West, continuing along a northerly line of proposed 0.7724 acre tract, 1737.68 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner;

THENCE, North 61°02'45" West, partially along a northerly line proposed 0.7724 acre tract, passing at 329.80 feet a found 3/4-inch iron rod (with cap stamped "Cotton Surveying"), continuing in all a total distance of 1016.21 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner;

LRI Investment Group, Ltd  
6.245 Acres

Jesse H. Cartwright Survey, A – 16  
Jane Wilkins Survey, A – 96

THENCE, North 61°20'20" West, 1159.60 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner;

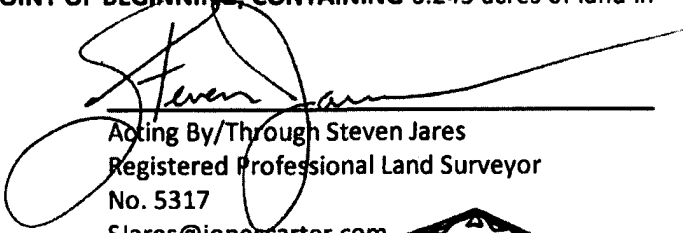
THENCE, South 53°37'03" West, 114.77 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for corner in an easterly line of a called 97.179 acre tract of land conveyed to Texas Transportation Commission by Deed recorded in Clerk's File No. 9203043 and Volume 2367, Page 2413, both of the Fort Bend County Official Public Records, also known as Grand Parkway (State Highway 99), being common with a westerly line of the aforementioned called 151.2 acre tract;

THENCE, North 23°18'11" West, along said common line, 258.13 feet to a found 3/4-inch iron rod (with camp stamped "Cotton Surveying") for corner at the north corner of said called 151.2 acre tract, and being in a southwesterly line of the aforementioned called 7.24 acre tract;

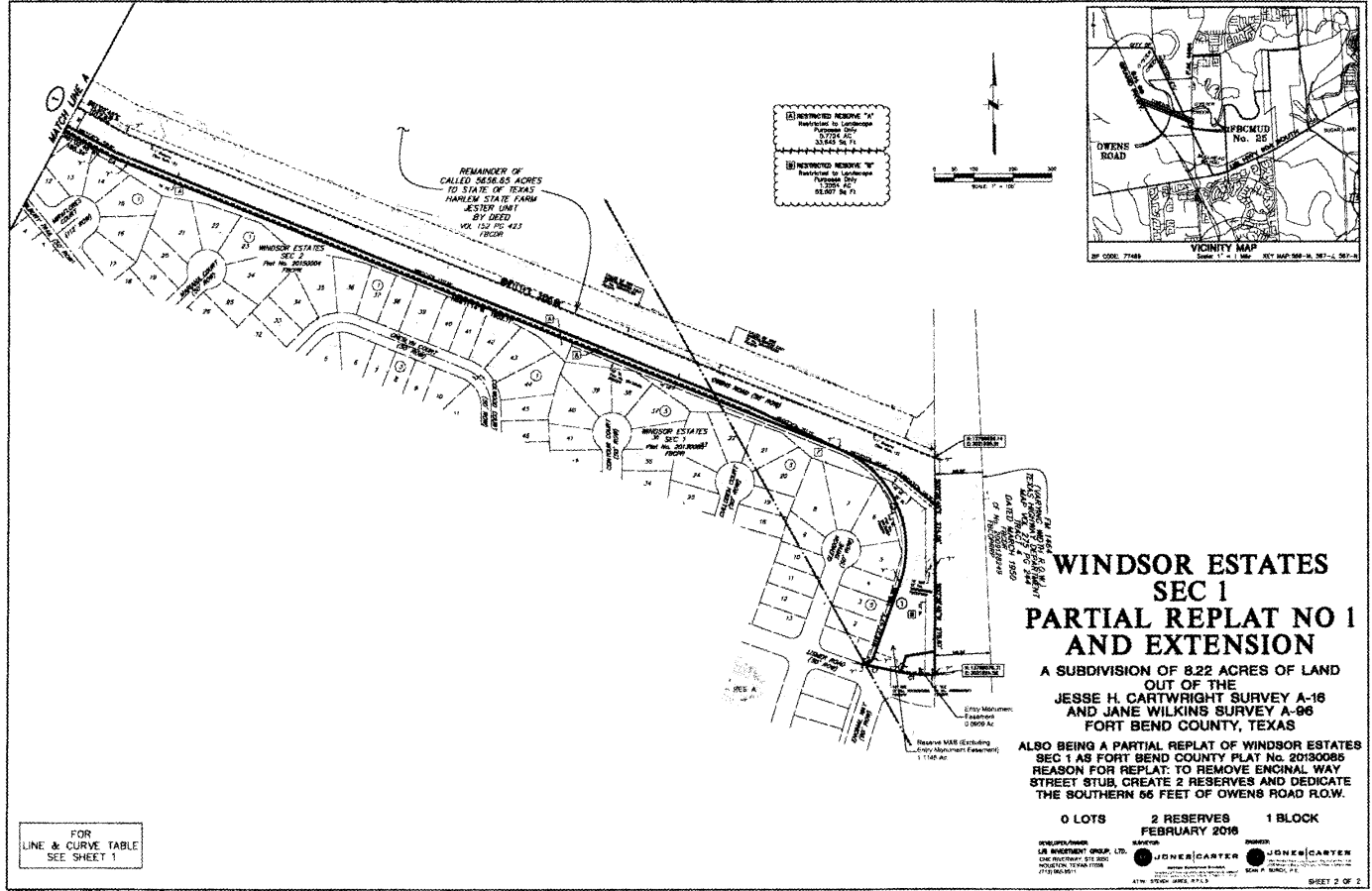
THENCE, along the northeasterly lines of said called 151.2 acre tract, being common with the southwesterly lines of said called 7.24 acre tract, the following three (3) courses and distances:

1. South 61°20'20" East, 1411.48 feet to a found 3/4-inch iron rod (with camp stamped "Cotton Surveying") for corner;
2. South 61°02'45" East, 1012.92 feet to a found 3/4-inch iron rod (with camp stamped "Cotton Surveying") for corner;
3. South 68°11'14" East, 2220.66 feet to the **POINT OF BEGINNING, CONTAINING 6.245 acres of land in Fort Bend County, Texas.**

Jones|Carter  
6330 West Loop South, Suite 150  
Bellaire, Texas 77401  
(713) 777-5337  
*Texas Board of Professional Land Surveying  
Registration No. 10046100*

  
Acting By/Through Steven Jares  
Registered Professional Land Surveyor  
No. 5317  
SJares@jonescarter.com

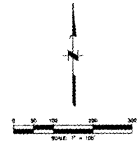
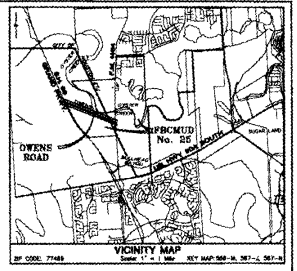




(2) RESERVED RESERVE "A"  
 Reserved to Lacharrie  
 Pursuant to Lacharrie  
 Plat No. 20130086  
 1.5774 AC  
 33.545' R/L

(2) RESERVED RESERVE "B"  
 Reserved to Lacharrie  
 Pursuant to Lacharrie  
 Plat No. 20130086  
 1.5774 AC  
 33.545' R/L

REMAINDER OF  
 CALLED 0.658.85 ACRES  
 TO STATE OF TEXAS  
 HARLEM STATE FARM  
 JESTER UNIT  
 BY DEED  
 VOL. 152 PG. 423  
 1/25/04



UNREGISTERED  
 LA INVESTMENT GROUP, LTD.  
 ONE MILLIKEN ST. SUITE 200  
 HOUSTON, TEXAS 77055  
 (713) 861-1111

DESIGNED BY  
**JONES|CARTER**  
 4174 STEPHEN GARDNER BLVD.  
 HOUSTON, TEXAS 77056

REGISTERED  
**JONES|CARTER**  
 4174 STEPHEN GARDNER BLVD.  
 HOUSTON, TEXAS 77056  
 (713) 861-1111

SHEET 2 OF 2

**RETURN AT COUNTER:**  
Administrative Services Coordinator

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Laura Richard*



Laura Richard, County Clerk  
Fort Bend County, Texas

December 22, 2016 08:11:01 AM

FEE: \$0.00 CR1  
DEED

**2016142580**