

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

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

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THAT LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas ("Grantor"), by resolution of its Board of Trustees dated November 18, 2022, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration 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, CONVEY, and DEDICATE unto **CITY OF FULSHEAR, TEXAS**, a body corporate and politic under the laws of the State of Texas ("Grantee") and unto its successors and assigns, forever, those certain tracts of land, as more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, as Tract I, Tract II, and Tract III; together with all rights, titles, and interests appurtenant thereto (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").

Beginning on the date hereof, Grantee hereby fully assumes and shall undertake, at Grantee's sole cost and expense, any and all maintenance obligations necessary to maintain the Property and improvements located thereon in good order and condition.

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.

IN WITNESS WHEREOF, this instrument is executed on this the 9th day of August, 2024.

**GRANTOR:
LAMAR CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT**

By: Gregory Buchanan
Name: Gregory Buchanan
Title: Chief Operations Officer

STATE OF TEXAS

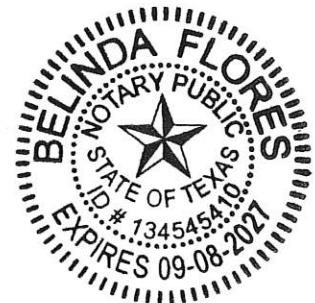
COUNTY OF Fort Bend

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This instrument was acknowledged before me on August 9, 2024 by Gregory Buchanan, Chief Operations Officer, on behalf of Lamar Consolidated Independent School District.

Belinda Flores
Notary Public - State of Texas

My commission expires:



ACCEPTANCE

COMES NOW the Grantee who acknowledges its acceptance of the Dedication Deed for the Property as described in **Exhibit "A"** on the _____ of _____, 2024.

City of Fulshear

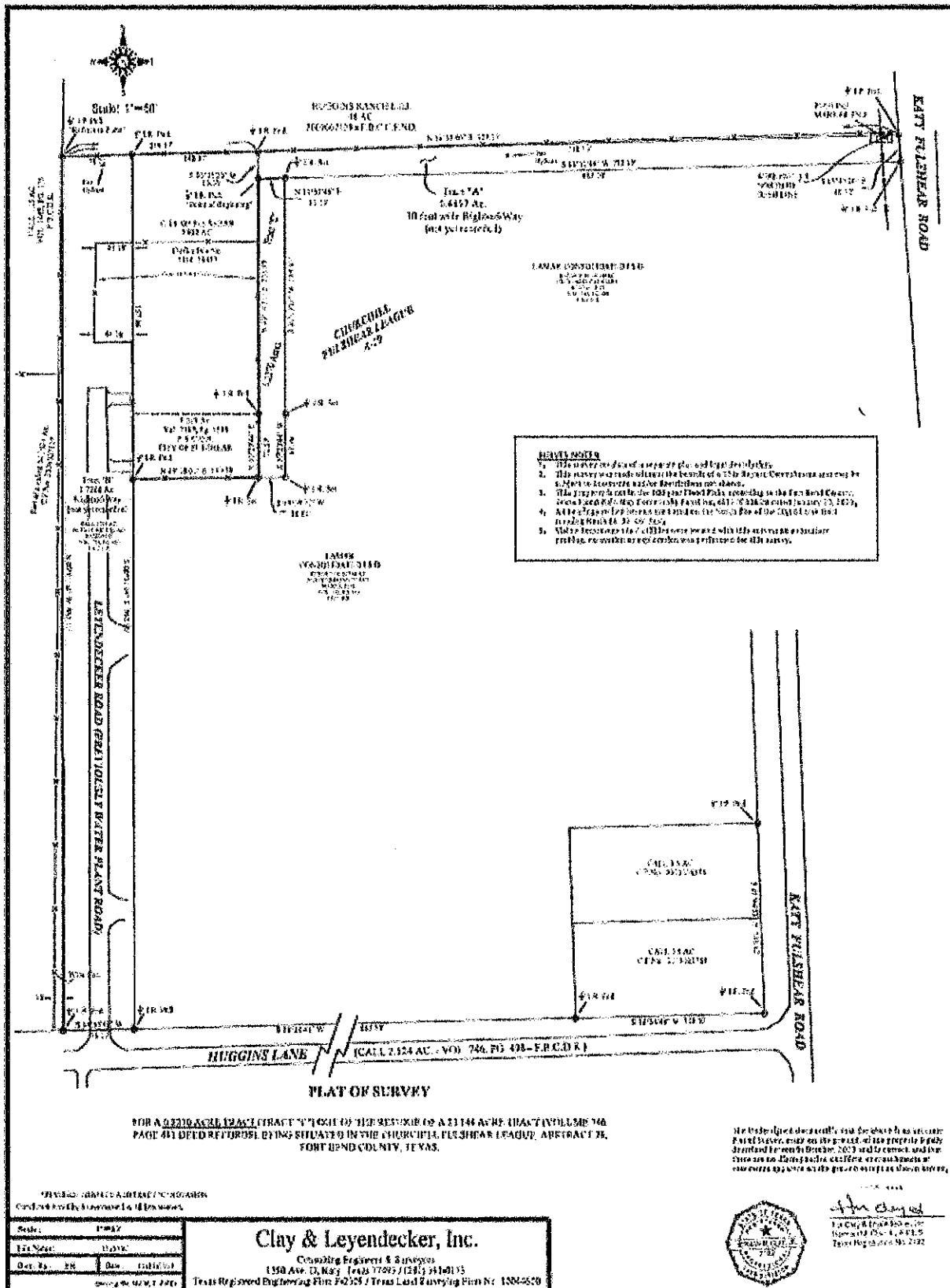
Name: _____
Title: _____

ATTEST:

Name: _____
Title: _____

AFTER RECORDING RETURN TO:

EXHIBIT A



TRACT 1

FIELD NOTES FOR A 0.4897 ACRE RIGHT-OF-WAY (TRACT "A") BEING 30 FOOT WIDE AND OUT OF A 20.144 ACRE TRACT (VOLUME 746, PAGE 493 DEED RECORDS), BEING SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS.

COMMENCING: At a ½ inch iron pipe found for the Northwest corner of both a 1.7268 acre Right-of-Way called 1.769 acres (Volume 746, Page 493 Deed Records) and the above 20.144 acre tract for the Southwest corner of the Huggins Ranch Ltd. 46 acre tract (Clerk's File No. 2009007109) and being located in the East line of a 1.15 acre tract (Volume 1463, Page 175 Deed Records);

THENCE: North 88° 32' 46" East at a distance of 78.20 feet passing a ½ inch iron rod set for the Northeast corner of the 1.7268 acre Right-of-Way and the Northwest corner of a 0.932 acre tract (Clerk's File No. 2014139427) and continuing on for a total distance of 219.17 feet to a ½ inch iron rod set for the Northeast corner of the 0.932 acre tract (Clerk's File No. 2014139427) and the **PLACE OF BEGINNING** for the herein described Right-of-Way being located in the common line of the 20.144 acre tract and the 46 acre tract;

THENCE: North 88° 32' 46" East a distance of 929.27 feet to a ½ inch iron pipe found in the West line of Katy Fulshear Road for the Northeast corner of both this Right-of-Way and the 20.144 acre tract and the Southeast corner of the 46 acre tract;

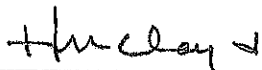
THENCE: South 03° 43' 20" East a distance of 30.02 feet to a ½ inch iron rod set for the Southeast corner of the herein described Right-of-Way and the Northeast corner of the residue of the 20.144 acre tract;

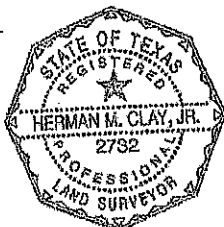
THENCE: South 88° 32' 46" West a distance of 712.09 feet to a ½ inch iron rod set for the Southwest corner of the herein described Right-of-Way located in the East line of the 0.932 acre tract for a Northwest corner of the residue of the 20.144 acre tract;

THENCE: North 00° 05' 20" East with the East line of the 0.932 acre tract a distance of 30.01 feet to the **PLACE OF BEGINNING** and containing 0.4897 acres of land for a 30 foot wide Right-of-Way.

All bearings recited hereon are based on the North line of the 20.144 acre tract running North 88° 32' 46" East.

This survey consists of a separate plat and a legal description.


For Clay & Leyendecker, Inc.
Herman M. Clay Jr., R.P.L.S.
Texas Registration No. 2732
Registered Firm No. 10044600
August 12, 2021
*Revised: April 17, 2023



Br
ChurchillFulshear-0.4897ac-21-101

TRACT II

FIELD NOTES FOR A 1.7268 ACRE TRACT (TRACT "B") BEING CALLED 1.769 ACRES FOR AN 80 FOOT WIDE ROAD EASEMENT (LEYENDECKER ROAD, PREVIOUSLY CALLED WATER PLAT ROAD) RECORDED IN VOLUME 746, PAGE 493 DEED RECORDS, BOTH BEING OUT OF A 20.144 ACRE TRACT (VOLUME 746, PAGE 493 DEED RECORDS), BEING SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS.

BEGINNING: At a ½ inch iron pipe found for the Northwest corner of both the above 1.769 acre tract and the 20.144 acre tract and the Southwest corner of the Huggins Ranch Ltd. 46 acre tract (Clerk's File No. 2009007109) and being located in the East line of a 1.15 acre tract (Volume 1463, Page 175 Deed Records);

THENCE: North 88° 32' 46" East a distance of 78.20 feet to a ½ inch iron rod set for the Northeast corner of the herein described tract, the Northwest corner of the City of Fulshear 0.932 acre tract (Clerk's File No. 2014139427) located in the common line of the 20.144 acre tract and the 46 acre tract;

THENCE: South 00° 01' 04" East with the West line of the 0.932 acre tract, the West line of the City of Fulshear 0.228 acre tract (Volume 2389, Page 1315 Deed Records) at a distance of 357.96 feet passing a ½ inch iron rod found for the Southwest corner of the 0.228 acre tract and a Northwest corner of the residue of the 20.144 acre tract and continuing on for a total distance of 962.16 feet to a ½ inch iron rod set for the Southeast corner of both the herein described tract and the 1.769 acre tract, and the Southwest corner of the residue of the 20.144 acre tract being located in the North line of Huggins Lane (called 2.524 acres in Volume 746, Page 498 Deed Records), said point bears South 88° 34' 48" West a distance of 685.50 feet from a 5/8 inch iron rod found in the North line of Huggins Lane for the Southern most Southeast corner of the 20.144 acre tract and the Southwest corner of a 0.5 acre tract (Clerk's File No. 2015022765);

THENCE: South 88° 34' 48" West a distance of 78.20 feet to a ½ inch iron rod set for the Southwest corner of the herein described tract located in the North line of Huggins Lane and being a Southeast corner of a tract of land being part of a 54.0038 acre tract (Clerk's File No. 2009007110);

THENCE: North 00° 01' 04" West a distance of 962.12 feet to the **PLACE OF BEGINNING** and containing 1.7268 acres of land known as Leyendecker Road (previously known as Water Plant Road).

All bearings recited hereon are based on the North line of the 20.144 acre tract running North 88° 32' 46" East.

This survey consists of a separate plat and a legal description.

H. M. Clay Jr.

For Clay & Leyendecker, Inc.
Herman M. Clay Jr., R.P.L.S.
Texas Registration No. 2732
Registered Firm No. 10044600
August 12, 2021
Br
ChurchillFulshear-1.7268ac-21-101



TRACT III

FIELD NOTES FOR A 0.2270 ACRE TRACT (TRACT "C") OUT OF THE RESIDUE OF A 20.144 ACRE TRACT (VOLUME 746, PAGE 493 DEED RECORDS), BEING SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS.

COMMENCING: At a ½ inch iron pipe found for the Northwest corner of both a 1.7268 acre Right-of-Way called 1.769 acres (Volume 746, Page 493 Deed Records) and the above 20.144 acre tract for the Southwest corner of the Huggins Ranch Ltd. 46 acre tract (Clerk's File No. 2009007109) and being located in the East line of a 1.15 acre tract (Volume 1463, Page 175 Deed Records);

THENCE: North 88° 32' 46" East at a distance of 78.20 feet passing a ½ inch iron rod found for the Northeast corner of the 1.7268 acre Right-of-Way and the Northwest corner of a City of Fulshear 0.932 acre tract (Clerk's File No. 2014139427) and continuing on for a total distance of 219.17 feet to a ½ inch iron rod found for the Northeast corner of the 0.932 acre tract (Clerk's File No. 2014139427) and the Northwest corner of a 0.4897 acre 30 foot wide Right-of-Way (described as Tract A and not yet recorded) and being located in the common line of the 20.144 acre tract and the 46 acre tract, from said point a ½ inch iron pipe found in the West line of Katy Fulshear Road for the Northeast corner of the 0.4897 acre Right-of-Way, the above 20.144 acre tract and the Southeast corner of the 46 acre tract bears North 88° 32' 46" East a distance of 710.10 feet;;

THENCE: South 00° 05' 20" West a distance of 30.01 feet to a ½ inch iron rod found for the Southwest corner of the 0.4897 acre Right-of-Way for the Northwest corner and **PLACE OF BEGINNING** of the herein described tract, said point being located in the East line of the 0.932 acre tract,

THENCE: North 88° 32' 46" East a distance of 30.00 feet to a ½ inch iron rod set for the Northeast corner of the herein described tract located in the South line of the 0.4897 acre Right-of-Way and being a Northwest corner of the residue of the 20.144 acre tract;

THENCE: With the East line of the herein described tract and a West line of the residue of the 20.144 acre tract the following:

South 00° 00' 53" West a distance of 259.81 feet to a ½ inch iron rod set;

South 00° 20' 44" West a distance of 69.96 feet to a ½ inch iron rod set for the Southeast corner of the herein described tract and an interior corner of the residue of the 20.144 acre tract;

THENCE: South 89° 09' 00" West a distance of 30.01 feet to a ½ inch iron rod set at an existing fence corner post for the Southwest corner of the herein described tract, the Southeast corner of a City of Fulshear 0.228 acre tract (Volume 2389, Page 1315 Deed Records);

THENCE: North 00° 20' 44" East a distance of 70.50 feet to a ½ inch iron rod found for the Northeast corner of the 0.228 acre tract and the Southeast corner of the 0.932 acre tract;

THENCE: North 00° 00' 53" East with the East line of the 0.932 acre tract a distance of 258.95 feet to the **PLACE OF BEGINNING** and containing 0.2270 acres of land.

All bearings recited hereon are based on the North line of the 20.144 acre tract running North 88° 32' 46" East.

This survey consists of a separate plat and a legal description.

Hm Clay Jr

For Clay & Leyendecker, Inc.
Herman M. Clay Jr., R.P.L.S.
Texas Registration No. 2732
Registered Firm No. 10044600
October 30, 2023
Revised: Jan. 29-2024



Br

ChurchillFulshear-0.2270ac-23-070(2024 revised)
