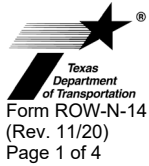


NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.



DEED

TxDOT ROW CSJ: 0338-02-043

TxDOT Parcel ID: P00073138.001 (68)

Grantor(s), whether one or more:

City of Montgomery, a political subdivision of the State of Texas

Grantor's Mailing Address (including county):

101 Old Plantersville Road
Montgomery, Texas 77316
(Montgomery County)

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701
(Travis County)

Consideration:

The sum of Forty-Eight Thousand Four Hundred Five and no/100 Dollars (\$48,405.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Montgomery County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

And for the same consideration described above, and upon the same conditions, Grantors do hereby bargain, sell and convey unto the State of Texas that portion of the following improvement(s) located on the remaining property out of which the above-described premises were originally a portion, to wit:

- (1) 1 Brick Monument Sign & Planter

Grantors understand and agree that it will be necessary for the State to enter upon their remaining property out of which the above-described property was conveyed for the purpose of removing that portion of the above-described improvement(s) which is located on such Grantors' remaining property. Grantors hereby authorize the State, its agents or assigns, to enter upon such remaining property for the purpose of removing said improvement(s) and expressly waive all damages or claims that may result to the remaining property of the Grantors as a result of such entry and removal of said improvement(s).

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

- 1. Visible and apparent easements not appearing of record.
- 2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
- 3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Montgomery County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, and sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit:

<u>IMPROVEMENT</u>	<u>RETENTION VALUE</u>
2 Typical Flagpoles	\$1.00

Grantor covenants and agrees to remove the Retained Improvements from the Property 30 days after closing, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor

fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor’s remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit “A”. Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting, or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee’s successors and assigns forever. Grantor binds Grantor and Grantor’s heirs, successors, and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee’s successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on the date(s) of acknowledgment indicated below.

GRANTOR:

City of Montgomery, a political subdivision of the State of Texas

by: _____
Sara Countryman, Mayor

Corporate Acknowledgment

State of Texas
County of Montgomery

This instrument was acknowledged before me on _____, 2024 by Sara Countryman as Mayor of the City of Montgomery, a political subdivision of the State of Texas, on behalf of said entity.

The acknowledging person personally appeared by:

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

Notary Public's Signature

EXHIBIT A

County: Montgomery
Highway: State Highway 105
Limits: Grimes County Line to FM 149
RCSJ: 0338-02-043

Property Description for P00073138.001 (Parcel 68)

Being a 0.0517 of an acre (2,251 square feet) parcel of land situated in the Zachariah Landrum Survey, Abstract No. 22, Montgomery County, Texas; said 0.0517 of an acre parcel of land being out of and a part of a called 1.423 acre tract of land described in a deed dated July 25, 2005, from Montgomery County to City of Montgomery, recorded under Montgomery County Clerk's File (M.C.C.F.) No. 2005-081491, Film Code 877-10-1410, of the Official Public Records of Real Property of Montgomery County, Texas (O.P.R.R.P.M.C.T.); said 0.0517 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at an axle found at the southwest corner of said 1.423 acre tract and the southeast corner of a called 2.6269 acre tract of land described in a deed executed April 28, 2017, from Todd Eric Stowe and wife, Glenda Carol Stowe to TG Stowe Holdings, LLC, recorded under M.C.C.F. No. 2017035252, of the Official Public Records Montgomery County, Texas;

THENCE, North 02° 40' 07" West, along the west boundary line of said 1.423 acre tract and the east boundary line of said 2.6269 acre tract, a distance of 307.20 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of State Highway 105 (SH 105) for the southwest corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 10,135,568.55, E= 3,755,910.41; said point being 62.00 feet right from the proposed SH 105 baseline station 351+55.30;

- 1) **THENCE**, North 02° 40' 07" West, continuing along the west boundary line of said 1.423 acre tract and the east boundary line of said 2.6269 acre tract, a distance of 7.99 feet to a point in the existing south right-of-way line of SH 105 (width varies per Volume 242, Page 284, Volume 243, Page 582, Volume 245, Page 140 of the Deed Records of Montgomery County, Texas and Condemnation-Cause No. 1814 of the Commissioners Court of Montgomery County, Texas) for the northeast corner of said 2.6269 acre tract and the northwest corner of said 1.423 acre tract and of the herein described parcel;

EXHIBIT A

- 2) **THENCE**, North 86° 10' 29" East, along the existing south right-of-way line of said SH 105 and the north boundary line of said 1.423 acre tract, a distance of 197.97 feet to a point in the existing west right-of-way line of Old Plantersville Road (width varies – no record information found) for the northeast corner of said 1.423 acre tract and of the herein described parcel;
- 3) **THENCE**, South 03° 00' 44" East, along the existing west right-of-way line of said Old Plantersville Road and the east boundary line of said 1.423 acre tract, a distance of 36.24 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of SH 105 for the southeast corner of the herein described parcel;**
- 4) **THENCE**, North 47° 52' 50" West, along the proposed south right-of-way line of SH 105, a distance of 34.77 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point of the herein described parcel;**
- 5) **THENCE**, South 87° 15' 04" West, continuing along the proposed south right-of-way line of SH 105, a distance of 173.47 feet to the **POINT OF BEGINNING** and containing 0.0517 of an acre (2,251 square feet) parcel of land.

Notes:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00003.

TxDOT Monument Nos. H 2001-0050 and H 2001-0054 prepared by J.F. Thompson, Inc., dated Jan. 28, 2003, CSJ No. 0338-02-032, and revised by Landtech, Inc. September 17, 2017 were held for horizontal control. All measurements are in U. S. Survey feet.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

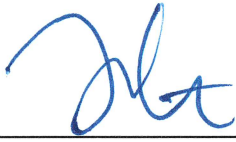
A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the remainder property abutting the highway facility.

Abstracting was completed in December, 2023.

EXHIBIT A

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: January, 2024

 01/31/24

Leo M. Delatorre Date
Registered Professional Land Surveyor
Texas Registration No. 5113

Landtech, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068
TBPELS Firm No. 10019100



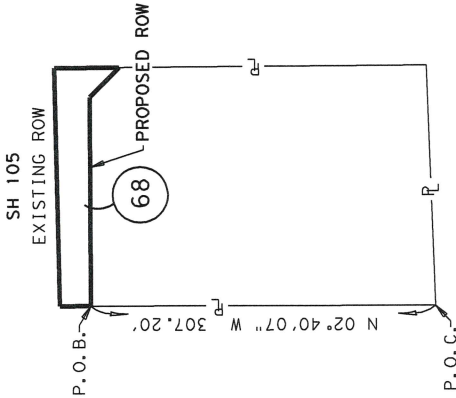
LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED R.O.W. AND ACCESS DENIAL LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- X — FENCE LINE
- O.P.R.M.C.T. - OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY
- O.P.R.P.M.C.T. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY MONTGOMERY COUNTY
- M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
- M.R.M.C.T. - MAP RECORDS MONTGOMERY COUNTY, TEXAS
- D.R.M.C.T. - DEED RECORDS MONTGOMERY COUNTY, TEXAS
- C.C.M.C.T. - COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS
- U.E. - UTILITY EASEMENT
- B.L. - BUILDING LINE
- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- I.R. - IRON ROD
- I.P. - IRON PIPE
- SET 5/8" IR. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
- FOUND 5/8" IR. W/TXDOT ALUM CAP
- SET (AS INDICATED)
- ⊙ FOUND PROPERTY CORNER (AS DESCRIBED)

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00003.
2. TXDOT MONUMENT NOS. H 2001-0050 AND H 2001-0054 PREPARED BY J.F. THOMPSON, INC., DATED JAN. 28, 2003, CSJ NO. 0338-02-032, AND REVISED BY LANDTECH, INC. SEPTEMBER 17, 2017 WERE HELD FOR HORIZONTAL CONTROL. HORIZONTAL SURVEY METHOD: BASE STATION (RTK) AND TXDOT RTN.
3. UNIT OF MEASURE: U.S. SURVEY FEET
4. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
5. ABSTRACTING WAS COMPLETED IN DECEMBER, 2023.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
7. FIELD SURVEYS WERE COMPLETED IN JANUARY, 2024.
8. RIGHT-OF-WAY MAP WAS COMPLETED IN JANUARY, 2024.
9. ALL EASEMENTS AND BUILDING LINES SHOWN WITHIN THE BOUNDARY OF ANY SUBDIVISION ARE PER THAT SUBDIVISION'S RECORDED PLAT UNLESS OTHERWISE NOTED.

ZACHARIAH LANDRUM SURVEY, ABSTRACT NO. 22



PARENT TRACT INSET FOR
PARCEL NO. 68
N. T. S.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Leo M. Delatorre
LEO M. DELATORRE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

AREA TABLE (ACRES)		
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.
1.423	0.0517 2,251	LEFT RIGHT 1.3713

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPELS FIRM NO. 10019100

PARCEL PLAT
SHOWING
P00073138.001
(PARCEL 68)
STATE HIGHWAY 105
MONTGOMERY COUNTY
R. C. S. J. NO. 0338-02-043
JANUARY, 2024
SCALE: N. T. S.

BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31

SH 105

(R.O.W. WIDTH VARIES)
VOL. 242, PG. 284, D.R.M.C.T.
VOL. 243, PG. 582, D.R.M.C.T.
VOL. 245, PG. 140, D.R.M.C.T.
CONDEMNATION CAUSE NO. 1814
C.C.M.C.T.

PROPOSED BASELINE SH 105

353±00

352±00

N 87° 15' 04" E 3,686.80'

352±00

353±00

353±00

353±00

353±00

353±00

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THE CITY OF MONTGOMERY
16' WATERLINE EASEMENT
CALLED 0.12 ACRE
M.C.C.F. NO. 2013118866
O.P.R.M.C.T.
EXECUTED: OCTOBER 22, 2013

P.O.B. PARCEL 68
N = 10,135,568.56
E = 3,755,910.41
STA. 351+55.30
OFF. 62.00 RT

TG STONE HOLDINGS, LLC
CALLED 2.6269 ACRES
M.C.C.F. NO. 2017035252,
O.P.R.M.C.T.
EXECUTED: APRIL 28, 2017

P.O.C. PARCEL 68
FND. AXLE

ZACHARIAH LANDRUM SURVEY, ABSTRACT NO. 22

OLD PLANTERSVILLE ROAD
(R.O.W. WIDTH VARIES)
(NO RECORD INFORMATION FOUND)

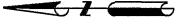
PROPOSED ROW
S 87° 15' 04" W 173.47'
CALLED HALL RIGHT-OF-WAY
STA. 353+28.78
OFF. 62.00 RT

P.O.B. PARCEL 68
N = 10,135,568.56
E = 3,755,910.41
STA. 351+55.30
OFF. 62.00 RT

CITY OF MONTGOMERY
CALLED 1.423 ACRES
M.C.C.F. NO. 2005-081491
F.C. NO. 877-10-14101
O.P.R.M.C.T.
DATED: JULY 25, 2005
SUBJECT TO BURIAL PLOTS
RESERVED BY
MARY I. BURDEN,
VOL. 109, PG. 254
AND EULA EVANS VOL. 195,
PG. 240, D.R.M.C.T.

LINE	BEARING	LENGTH
L1	N 02° 40' 07" W	7.99'
L2	S 03° 00' 44" E	36.24'
L3	N 47° 52' 50" W	34.77'

0 25 50



LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPELS FIRM NO. 10019100

**PARCEL PLAT
SHOWING**
P00073138.001
(PARCEL 68)
STATE HIGHWAY 105
MONTGOMERY COUNTY
R. C. S. J. NO. 0338-02-043
JANUARY, 2024

PAGE 5 OF 5 SCALE: 1"=50'

SH 105 PARCEL 68.TXT

HIGHWAY: SH 105
LIMITS: GRIMES COUNTY LINE TO FM 149
RCSJ: 0338-02-043
PARCEL P00073138.001 (PARCEL 68)
DATE: JANUARY, 2024

POC 7735

From Pt	Bearing	Distance	To Point	Delta North	Delta East	Delta Elev
7735	N 02°40'07"W	307.20	7685	306.86452	-14.30287	

*-----
 * Prepared by: Landtech, Inc.
 * Routine: Area Summary Coord File: 2320052-Calcs.crd 8/14/23 9:25:17
 * Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000
 *-----

SH 105 PARCEL 68

POB
N = 10135568.54996
E = 3755910.40736

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing	Easting
7685		N 02°40'07"W	7.99	7726	10135576.53279	3755910.03528
7726	91°09'24"	N 86°10'29"E	197.97	4106	10135589.74031	3756107.56654
4106	89°11'13"	S 03°00'44"E	36.24	7688	10135553.54880	3756109.47100
7688	44°52'06"	N 47°52'50"W	34.77	7689	10135576.86946	3756083.67912
7689	224°52'06"	S 87°15'04"W	173.47	7685	10135568.54996	3755910.40736
7685	89°55'11"					

Perimeter: 450.45 Cumulative Perimeter: 450.45

Sq. Feet: 2251 Acres: 0.0517
Total - Sq. Feet: 2251 Acres: 0.0517