

COMPARED

DEED

VOL. 837 PAGE 217

900 90760

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

§ KNOW ALL MEN BY THESE PRESENTS:

That FIRST CITY NATIONAL BANK, as Independent Executor of the Estate of Mamie E. George, Deceased and The George Foundation, a Charitable Trust, acting by and through its duly appointed and authorized Trustees, Lewis N. White, John G. Heard and J. A. Elkins, Jr., (hereinafter called Grantors), for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents does hereby dedicate for public utility purposes, a right-of-way easement in, through and under the hereinafter described real property for the purposes of constructing and maintaining water and sanitary sewer pipes and lines and any other public utility lines; and further a right-of-way easement for the purposes of laying out, opening, constructing, operating, maintaining and reconstructing a road or street, together with necessary incidentals and appurtenances thereto, in, along, upon and across the hereinafter described real property, said easements being more particularly described in Exhibit "A", attached hereto and incorporated herein for all purposes by reference.

The easement hereby dedicated is subject to the following conditions and reservations, to-wit:

(1) In the event the easement hereby granted is not committed to the use hereinabove stated within twelve (12) months from the date hereof, or thereafter ceases to be used for the purposes set forth herein, such easement shall wholly revert to Grantors, their successors or assigns;

(2) Any and all easements or reservations of record in Fort Bend County, Texas, to the extent the same may be valid and enforceable, and is specifically subject to that certain 3.2999 acre easement conveyed to Houston Lighting and Power Company by instrument recorded in Volume 555 at Page 889 of the Deed Records of Fort Bend County, Texas, and subject to those certain easements, rights of way or other grants conveyed to Houston Lighting & Power Company by instrument recorded in Volume 719 at Page 58 of the Deed Records of Fort Bend County, Texas.

(3) Grantors, their successors or assigns reserve the right to connect into any water

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DEED

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or sanitary sewer lines in the easement at any point at which such connection will not unreasonably disrupt the normal service of any such lines, and no fee to Fort Bend County Municipal Utility District No. 19 shall be due or payable for such connection; provided however, Grantors shall, upon making any such connection, pay the normal use fees for the service used at the then current rates charged by Fort Bend County Municipal Utility District No. 19, its successors or assigns.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the public, forever, to WARRANT and FOREVER DEFEND all and singular the said premises unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantors but not otherwise.

EXECUTED this the 15th day of May, 1979.

THE ESTATE OF MAMIE
E. GEORGE, DECEASED

ATTEST:

BY: FIRST CITY NATIONAL BANK

Rich Crouch
10-10-79
SECRETARY

By: J. K. Jones
Vice PRESIDENT

THE GEORGE FOUNDATION

By: Lewis N. White
LEWIS N. WHITE, TRUSTEE

By: John G. Heard
JOHN G. HEARD, TRUSTEE

By: J. A. Elkins
J. A. ELKINS, TRUSTEE

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared J. K. Jones, Vice Pres & Trust Off., of FIRST CITY NATIONAL BANK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

DEED

577-219

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the
14th day of May, 1979.

TONIA G. MEYER
 Notary Public in Harris County, Texas
 My Commission Expires January 8, 1980

Tonia G. Meyer
 NOTARY PUBLIC IN AND FOR
 HARRIS COUNTY, TEXAS

THE STATE OF TEXAS \$
 COUNTY OF HARRIS \$

BEFORE ME, the undersigned authority, on this day personally appeared LEWIS N. WHITE, TRUSTEE, of THE GEORGE FOUNDATION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the
14 day of May, 1979.

LOIS DAVIS O'BRIEN
 Notary Public in and for Harris County, Texas
 My Commission Expires January 31, 1981

Lois Davis O'Brien
 NOTARY PUBLIC IN AND FOR
 HARRIS COUNTY, TEXAS

THE STATE OF TEXAS \$
 COUNTY OF HARRIS \$

BEFORE ME, the undersigned authority, on this day personally appeared JOHN G. HEARD, TRUSTEE of THE GEORGE FOUNDATION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the
14 day of May, 1979.

Lois Davis O'Brien
 Notary Public in and for Harris County, Texas
 My Commission Expires January 31, 1981

Lois Davis O'Brien
 NOTARY PUBLIC IN AND FOR
 HARRIS COUNTY, TEXAS

THE STATE OF TEXAS \$
 COUNTY OF HARRIS \$

BEFORE ME, the undersigned authority, on this day personally appeared J. A. ELKINS, TRUSTEE, of THE GEORGE FOUNDATION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the
14th day of May, 1979.

MAKE RETURN TO:
 EIKENBURG & STILES
 608 First City National Bank Bldg
 Houston, Texas 77002

Merrilyn M. Harvey
 NOTARY PUBLIC IN AND FOR
 HARRIS COUNTY, TEXAS

MERRILYN M. HARVEY
 Notary Public in and for Harris County, Texas
 My Commission Expires 12-31-80

December 27, 1978
 Revised: January 5, 1979
 Revised: March 13, 1979

Richwood
 3.9700 Acres
 Access Road

DEED

837 Sub 220

DESCRIPTION of 3.9700 acres of land out of the John T. Edwards 1/4 League, Abstract No. 23, Fort Bend County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Rocky Falls Road and the southwest right-of-way line of State Farm Market Road 3155;

THENCE S 33° 46' 24" E, 589.20 feet continuing along the southwest right-of-way line of State Farm Market Road 3155 to the POINT OF BEGINNING;

THENCE S 33° 46' 24" E, 80.00 feet to a point for corner;

THENCE S 56° 13' 36" W, 84.90 feet to the point of curvature of a curve to the left;

THENCE along the arc of said curve to the left having a radius of 259.76 feet through a central angle of 88° 39' 06" for an arc length of 401.92 feet to the point of tangency of said curve;

THENCE S 32° 25' 30" E, 317.12 feet to an angle point;

THENCE S 02° 11' 50" W, 328.07 feet to an angle point;

THENCE S 14° 54' 30" W, 500.33 feet to an angle point;

THENCE S 50° 53' 32" W, 1120.93 feet along the northwesterly line of an H.L.&P. Co. Easement as recorded in Vol. 555, Page 889, Fort Bend County Deed Records, to an angle point;

THENCE S 50° 04' 00" W, 63.28 feet continuing along said northwesterly line of said H.L.&P. Co. Easement to a point for corner;

THENCE N 02° 36' 10" W, 75.46 feet to a point for corner;

THENCE N 50° 04' 00" E, 17.95 feet to an angle point;

THENCE N 50° 53' 32" E, 1101.88 feet to an angle point;

THENCE N 14° 54' 30" E, 474.16 feet to an angle point;

THENCE N 02° 11' 50" E, 302.69 feet to an angle point;

THENCE N 32° 25' 30" W, 298.43 feet to the point of curvature of a curve to the right;

THENCE along the arc of said curve to the right having a radius of 340.24 feet through a central angle of 88° 39' 06" for an arc length of 526.44 feet to the point of tangency of said curve;

THENCE N 56° 13' 36" E, 64.42 feet to a point for corner, said point being the POINT OF BEGINNING;

The above described tract contains 3.9700 acres of land, more or less.

Bennett Coulson
 Bennett Coulson

EXHIBIT A

Page 1 of 1

FILED FOR RECORD

AT 8 O'CLOCK AM

MAY 16 1979

Pearl Ellett
 Pearl Ellett
 County Clerk, Fort Bend Co., Tex.

Duly recorded this the 17 day of May A.D. 1979 at 4:30 O'Clock P.M.
 By *Christina Carter* Deputy Pearl Ellett, County Clerk
 Fort Bend County, Texas