

DRAINAGE AND RIGHT OF WAY EASEMENT

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

THAT **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116**, a political subdivision of the State of Texas (“Grantor”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the sufficiency of which is hereby acknowledged and confessed, has granted, bargained, sold and conveyed, and by these presents hereby grants bargains, sells and conveys unto said **FORT BEND COUNTY DRAINAGE DISTRICT**, a political subdivision of the State of Texas (“Grantee”), a right of way easement for the purpose of maintaining, operating, repairing and re-constructing a drainage easement, including drains, ditches, laterals and levees, (“Easement”) upon, over, through and across approximately **2.2741 acres** of real property located in Fort Bend County, Texas, more particularly described by metes and bounds on **Exhibit “A”** attached hereto and made a part hereof for all purposes, (“Easement Tract”).

Grantee shall have all rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, with the right of ingress and egress to and from said Easement Tract. Grantee is given the right from time to time to cut and remove all trees, undergrowth, and abate other obstruction, upon said Easement Tract, that may injure, endanger, or interfere with the operation, maintenance, re-construction and repair of said Easement Tract.

Grantee agrees during the life of this Easement to repair all damage to roads, passageways and fences resulting from Grantee’s use in going to and from said Easement Tract, and to restore the same to the previously existing condition as near as possible.

Grantor reserves the right to use the facilities offered by the Easement Tract for the natural disposal of surface waters, rain, or any excess waters collecting upon his land. Upon approval of Grantee, Grantor, at its own expense, may construct and provide ditches, drains and laterals connecting its said land or portions thereof with the Easement Tract.

This conveyance is made subject to any and all restrictions, covenants, easements, rights of way, encumbrances and mineral or royalty reservations or interests affecting the Easement Tract and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Easement granted herein; provided, however, Grantor, to the extent that it has the ability to enforce any of said items or matters, agrees that it shall not enforce any of said items or matters in a manner which would prejudice or interfere with Grantee’s rights in the Easement granted herein.

TO HAVE AND TO HOLD the above described Easement for the said purposes, together with all and singular, the rights, privileges, and appurtenances thereto as described above in anywise belonging to the said Grantee, its successors and assigns forever, subject to the limitations, conditions and restrictions set forth hereinabove.

EXECUTED this _____ day of _____, 2016.

GRANTOR:

**FORT BEND COUNTY MUNICIPAL
UTILITY NO. 116**

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2016, by _____, _____, of the Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

EXHIBIT A

DRAFT



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 2.2741 ACRES OR 99,058 SQ. FT.

A TRACT OR PARCEL CONTAINING 2.2741 ACRES OR 99,058 SQUARE FEET OF LAND OUT OF A CALLED 93.056 ACRE TRACT OF LAND CONVEYED TO LAKES OF WILLIAMS RANCH, LTD AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2005100129, AND A CALLED 20.453 ACRE TRACT OF LAND CONVEYED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, AS RECORDED UNDER F.B.C.C.F. NO. 2005001896, SITUATED IN THE JOSEPH KUYKENDAHL LEAGUE, ABSTRACT NO. 49, FORT BEND COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A 5/8-INCH IRON ROD FOUND MARKING AN INTERIOR CORNER OF RESTRICTED RESERVE "D", THE RETREAT AT SOVEREIGN SHORES SECTION ONE, AS RECORDED UNDER FILE NO. 20070041, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY (O.P.R.F.B.C.), AND THE MOST WESTERLY CORNER OF SAID CALLED 93.056 ACRE TRACT;

THENCE, OVER AND ACROSS SAID CALLED 93.056 ACRE TRACT AND SAID CALLED 20.453 ACRE TRACT, AS FOLLOWS:

NORTH 58 DEG. 37 MIN. 03 SEC. EAST, A DISTANCE OF 1575.36 FEET TO A POINT ON THE WESTERLY LINE OF LAKES OF WILLIAMS RANCH SOUTH LAKE, AS RECORDED UNDER FILE NO. 20070216, OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) FOR THE MOST SOUTHERLY CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

NORTH 28 DEG. 15 MIN. 47 SEC. WEST, A DISTANCE OF 677.45 FEET TO A POINT FOR CORNER;

THENCE, NORTH 71 DEG. 00 MIN. 30 SEC. WEST, CONTINUING OVER AND ACROSS SAID CALLED 93.056 ACRE TRACT, A DISTANCE OF 126.67 FEET TO A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO WILLIAMS WAY PARTNERSHIP, LTD., AS RECORDED UNDER F.B.C.C.F. NO. 9680818, FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID WILLIAMS WAY PARTNERSHIP, LTD. TRACT, WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07 DEG. 46 MIN. 00 SEC., AN ARC LENGTH OF 279.24 FEET, A RADIUS OF 2060.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 67 DEG. 58 MIN. 59 SEC. EAST, 279.03 FEET TO A POINT FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID CALLED 93.056 ACRE TRACT. AS FOLLOWS:

SOUTH 12 DEG. 57 MIN. 53 SEC. WEST, A DISTANCE OF 85.57 FEET TO A POINT FOR CORNER;

SOUTH 28 DEG. 15 MIN. 47 SEC. EAST, A DISTANCE OF 530.61 FEET TO A POINT ON THE NORTHERLY LINE OF SAID CALLED 20.453 ACRE TRACT, FOR CORNER;

THENCE, SOUTH 67 DEG. 50 MIN. 57 SEC. EAST, WITH THE NORTHERLY LINE OF SAID CALLED 20.453 ACRE TRACT, A DISTANCE OF 24.48 FEET TO THE MOST NORTHERLY CORNER OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE AND THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8-INCH IRON ROD STAMPED "KMS SURVEYING" FOUND MARKING THE SOUTHWEST CORNER OF RESERVE "D", LAKES OF WILLIAMS RANCH SEC. 1, AS RECORDED UNDER FILE NO. 20060158, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY (O.P.R.F.B.C.) BEARS SOUTH 67 DEG. 50 MIN. 57 SEC. EAST, A DISTANCE OF 64.78 FEET;

THENCE, SOUTH 21 DEG. 45 MIN. 27 SEC. WEST, WITH THE WESTERLY LINE OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE, A DISTANCE OF 196.53 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 2.2741 ACRES OR 99,058 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 53086-SWAP-03, PREPARED BY WINDROSE LAND SERVICES.

PAUL A. JURICA JR.
R.P.L.S. NO. 4264
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



11-09-2016
DATE

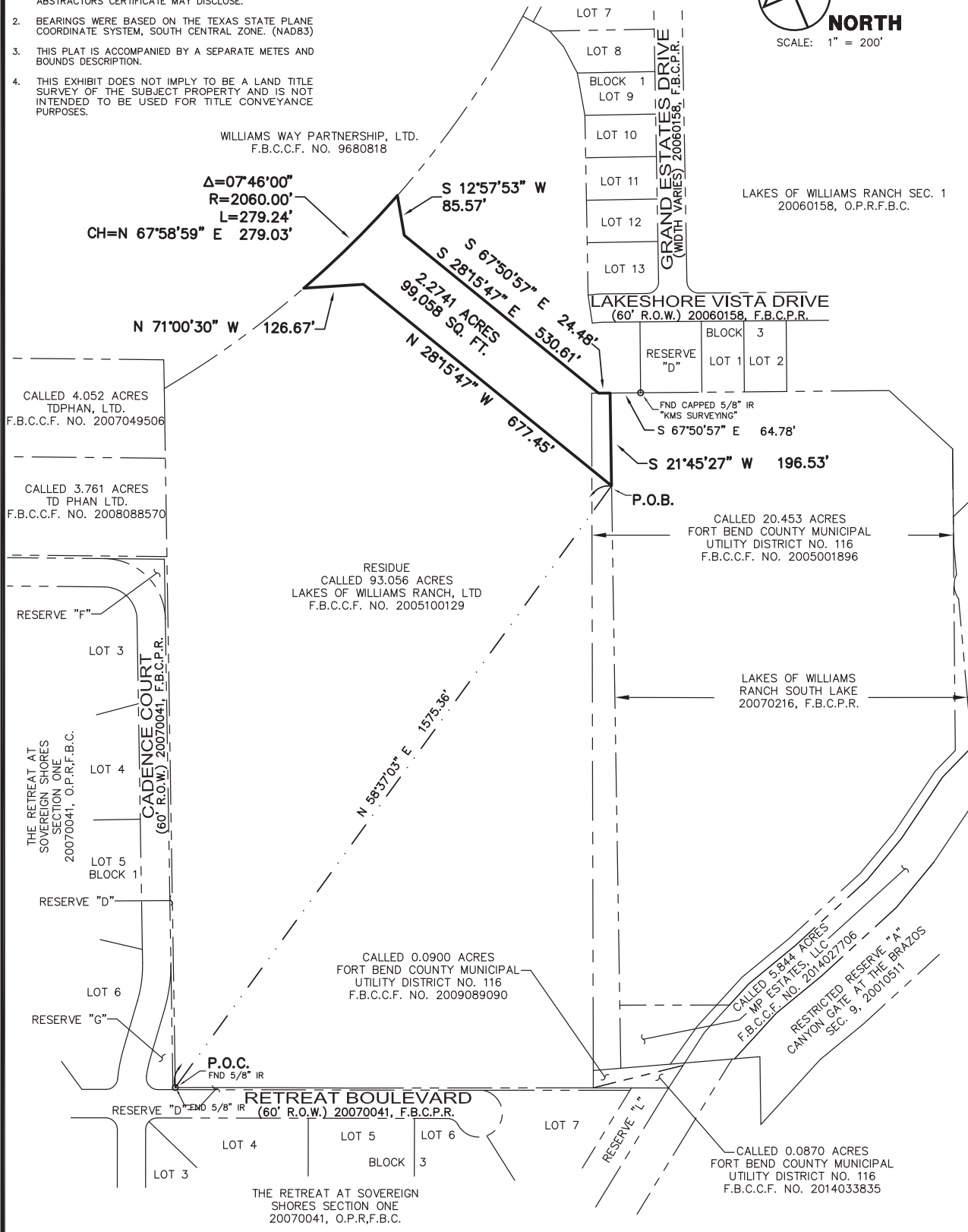
GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.



NORTH

SCALE: 1" = 200'



CALLED 4.052 ACRES
TDPHAN, LTD.
F.B.C.C.F. NO. 2007049506

CALLED 3.761 ACRES
TD PHAN LTD.
F.B.C.C.F. NO. 2008088570

RESIDUE
CALLED 93.056 ACRES
LAKES OF WILLIAMS RANCH, LTD
F.B.C.C.F. NO. 2005100129

CALLLED 20.453 ACRES
FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 116
F.B.C.C.F. NO. 2005001896

LAKES OF WILLIAMS
RANCH SOUTH LAKE
20070216, F.B.C.P.R.

CALLLED 0.0900 ACRES
FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 116
F.B.C.C.F. NO. 2009089090

CALLLED 5.844 ACRES
MP ESTATES, LLC
F.B.C.C.F. NO. 2014027706
RESTRICTED RESERVE "A"
CANYON SEC. 9, 20010511

CALLLED 0.0870 ACRES
FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 116
F.B.C.C.F. NO. 2014033835

EXHIBIT OF
2.2741 ACRES
99,058 SQ. FT.
SITUATED IN THE
JOSEPH KUYKENDAHL LEAGUE
ABSTRACT NO. 49
FORT BEND COUNTY, TEXAS

FILED BY: -	DATE: 11/09/2016
DRAWN BY: TMW	REV:
CHECKED BY: PJ	REV:
JOB NO. 53086-SWAP-03	REV:
SHEET 1 OF 2	REV:

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WINDROSE
LAND SURVEYING | PLATTING
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Y:\PROJECTS\53086-LAKES OF WILLIAMS RANCH- SECTION 2\SURVEYING\DRAWINGS\SWAP PARCELS\53086-SWAP-03.DWG - TWHATLEY - 11/09/16