

FORT BEND COUNTY DRAINAGE DISTRICT

RIGHT OF WAY EASEMENT

THE STATE OF TEXAS,
COUNTY OF FORT BEND,

KNOW ALL MEN BY THESE PRESENTS: That the undersigned:

Willow Point Municipal Utility District of Fort Bend and Waller Counties

1980 Post Oak Boulevard, Suite 1380

Houston, Texas 77056

whose address is as shown above (hereinafter called GRANTOR, whether one or more) for and in consideration of the benefits to be derived on account of and from the construction, operation and maintenance by Fort Bend County Drainage District, of the drainage canal and system upon and through the land hereafter described, 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 corporation (hereinafter called the DISTRICT), of Fort Bend County, Texas, a right of way and easement for the purpose of constructing, maintaining, operating, repairing and re-constructing a drainage canal, including drains, ditches, laterals and levees, upon, over, through and across the land of GRANTOR along the route hereinafter designated, and said land being situated in Fort Bend County, Texas, to-wit:

The DISTRICT shall have an easement of an aggregate width of _____ feet, being _____ feet, extending at right angles, on each side of the following line and course across said land, to-wit:

As shown in the attached Exhibit "A".

The DISTRICT 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 drainage canal right of way, provided, however, that after construction of said drainage canal, said right of ingress and egress of the DISTRICT shall be limited to the said right of way and to existing roads and passageways. The DISTRICT is given the right from time to time to cut and remove all trees, undergrowth, and abate other obstruction, upon said canal right of way, that may injure, endanger, or interfere with the construction, operation, maintenance and repair of said drainage canal.

The DISTRICT agrees during the life of this easement to repair all damage to roads, passageways and fences resulting from the DISTRICT'S use in going to and from said easement and right of way, 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 drainage canal for the disposal of surface waters, rain, or any excess waters collecting upon his land, and in such connection GRANTOR has the right in the manner provided by law and at his own expense to construct and provide ditches, drains and laterals connecting his said land or portions thereof with the drainage canal.

GRANTOR reserves the oil, gas and sulphur in and under the land covered by this easement, provided however, that during the life of this easement no mining or drilling operations shall be conducted upon the surface of the area included in the easement right of way above described.

It is agreed that if at a future time the DISTRICT, its successors or assigns, shall permanently cease to use said drainage canal right of way for the purposes herein contained, and shall permanently abandon the same, then and in such event the said right of way above described, together with all rights and interests held by the DISTRICT by reason of this instrument, shall revert, pass to and vest in the said GRANTOR, his heirs or assigns.

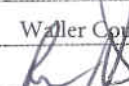
TO HAVE AND TO HOLD said right of way and easement herein granted, unto the said DISTRICT, its successors or assigns.

EXECUTED this the 11th day of May, A. D. 19 2017

Willow Point Municipal Utility

District of Fort Bend and

Waller Counties


Ryan Niles
President

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME Mary B. Drews

Notary Public
State of
Ryan Niles

_____, in and for
County, Texas, on this day personally appeared

known to me to be the person whose name JS subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 1st day of May,
A. D. 2017
(L. S.) Mary B. Drews

THE STATE OF TEXAS

COUNTY OF _____



_____, in and for
County, Texas, on this day personally appeared
_____, wife of

known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____,
A. D. 19_____
(L. S.) _____

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME _____

_____, in and for
County, Texas, on this day personally appeared
_____ and _____

_____, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said _____ wife of the said _____ having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____

acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____,
A. D. 19_____
(L. S.) _____

ENDORSEMENTS

THE STATE OF TEXAS,

County of _____

I, _____, Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing, dated the _____ day of _____, A. D. 19_____, with its authentication, was filed for record in my office on the _____ day of _____, A. D. 19_____, at _____ o'clock _____ M., and duly recorded this the _____ day of _____, A. D. 19_____, at _____ o'clock _____ M., in the Deed Records of said County, in Volume _____ on Page _____.

Witness my hand and the seal of the County Court of said County, at office in _____, Texas, the day and year last above written.

Clerk of Court, _____ County, Texas.

By _____, Deputy



Willow Fork 230-Foot Ultimate Width
9.2 Acre Drainage Easement

Robert T. Van Slyke Survey, Abstract 395
Jesse Burditt Survey, Abstract 383
Fort Bend County, Texas

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a 9.2 acre tract of land in the Robert T. Van Slyke Survey, Abstract 395, and the Jesse Burditt Survey, Abstract 383, Fort Bend County, Texas, being over, through, and across a portion of a called 35.59 acre tract recorded under County Clerk's File Number 2013087290, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations of NGS triangulation station "Brookshire".

Commencing at a ½ inch iron pipe found for the northwest corner of an adjoining called 4.99 acre tract (Exhibit "A") recorded under County Clerk's File Number 2013025936, Official Public Records, Fort Bend County, Texas, same being the northeast corner of an adjoining called 5.38 acre drainage easement recorded under County Clerk's File Number 2013078711, Official Public Records, Fort Bend County, Texas, the northeast corner of an adjoining residue called 103.46 acre tract recorded under County Clerk's File Number 2012111887, Official Public Records, Fort Bend County, Texas, and being in the south line of the adjoining Anserra Sec 3, according to map or plat thereof recorded under County Clerk's File Number 20130210, Plat Records, Fort Bend County Texas, said point also being in the south line of the W. W. Bains Survey, Abstract 753, and the north line of the Robert T. Van Slyke Survey, Abstract 395;

Thence South 02 degrees 12 minutes 43 seconds East (called South 02 degrees 12 minutes 43 seconds East) along the west line of said adjoining called 4.99 acre tract, same being the east line of said adjoining called 103.46 acre tract, and the east line of an adjoining called 9.3 acre drainage easement recorded under County Clerk's File Number 2015012359, Official Public Records, Fort Bend County, Texas, 573.88 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" found for the northwest corner and **Place of Beginning** of the herein described tract, said point also being the southwest corner of said adjoining called 4.99 acre tract;

Thence establishing the northeasterly line of the herein described tract with the following courses and distances:

North 88 degrees 17 minutes 51 seconds East, 61.62 feet;
South 40 degrees 35 minutes 47 seconds East, 101.62 feet;
South 40 degrees 12 minutes 45 seconds East, 196.47 feet;
South 35 degrees 50 minutes 58 seconds East, 259.33 feet;
South 28 degrees 03 minutes 50 seconds East, 189.32 feet;
South 27 degrees 05 minutes 02 seconds East, 201.06 feet;
South 31 degrees 57 minutes 35 seconds East, 98.32 feet;
South 41 degrees 56 minutes 20 seconds East, 77.58 feet;
South 48 degrees 15 minutes 30 seconds East, 198.45 feet;
South 48 degrees 56 minutes 27 seconds East, 206.34 feet;
South 48 degrees 17 minutes 19 seconds East, 161.14 feet to a point at the beginning of a non-tangent curve to the right,

Thence with said non-tangent curve to the right, having a central angle of 01 degree 47 minutes 22 seconds, an arc length of 7.82 feet, a radius of 250.44 feet, and a chord bearing South 47 degrees 23 minutes 38 seconds East, 7.82 feet to a point a point at the end of said non-tangent curve;

South 48 degrees 16 minutes 50 seconds East, 17.83 feet to a point for the northeast corner of the herein described tract;

South 02 degrees 06 minutes 43 seconds East establishing the east line of the herein described tract, 166.71 feet to a point in the south line of the Jesse Burditt Survey, Abstract 383, and the north line of the adjoining Day Land and Cattle Company Survey, Abstract 448, the south line of aforementioned called 35.59 acre tract, and the north line of an adjoining called 1.2083 acre tract recorded under County Clerk's File Number 2010071287, Official Public Records, Fort Bend County, Texas, from said point a ½ inch iron pipe with cap marked "Kalkomey Surveying" found for the southeast corner of said called 35.59 acre tract, and the lower southwest corner of an adjoining called 59.94 acre tract recorded under County Clerk's File Number 2014136600, Official Public Records, Fort Bend County, Texas, bears North 87 degrees 53 minutes 17 seconds East (called North 87 degrees 53 minutes 17 seconds East), 93.67 feet;

Thence South 87 degrees 53 minutes 17 seconds West (called South 87 degrees 53 minutes 17 seconds West) along the common line of said called 35.59 acre and said adjoining called 1.2083 acre tract, the Jesse Burditt Survey, Abstract 383, and the adjoining Day Land and Cattle Company Survey, Abstract 448, and the north line of an adjoining called 9.713 acre drainage easement recorded under County Clerk's File Number 2006101221, Official Public Records, Fort Bend County, Texas, 230.00 feet to a point on said line for the lower southwest corner of the herein described tract, from said point a ½ inch iron pipe with cap marked "Kalkomey Surveying" found in the north line of said adjoining called 1.2083 acre tract, for the southwest corner of said called 35.59 acre tract, and the southeast corner of the aforementioned adjoining called 103.46 acre tract, bears South 87 degrees 53 minutes 17 seconds West (called South 87 degrees 53 minutes 17 seconds West), 852.08 feet;

Thence establishing the southwesterly line of the herein described tract with the following courses and distances:

North 02 degrees 06 minutes 43 seconds West, 68.84 feet
North 48 degrees 17 minutes 19 seconds West, 87.31 feet;
North 48 degrees 56 minutes 27 seconds West, 206.40 feet;
North 48 degrees 15 minutes 30 seconds West, 212.52 feet;
North 41 degrees 56 minutes 20 seconds West, 110.35 feet;
North 31 degrees 57 minutes 35 seconds West, 128.19 feet;
North 27 degrees 05 minutes 02 seconds West, 208.89 feet;
North 28 degrees 03 minutes 50 seconds West, 171.70 feet;
North 35 degrees 50 minutes 58 seconds West, 234.92 feet;
North 40 degrees 12 minutes 45 seconds West, 95.89 feet; to a point in the west line of said called 35.59 acre tract, same being the east line of the aforementioned adjoining called 103.46 acre tract, being the south corner of the aforementioned adjoining called 9.3 acre drainage easement, for the upper southwest corner of the herein described tract;

Willow Fork 230-Foot Ultimate Width
9.2 Acre Drainage Easement

Robert T. Van Slyke Survey, Abstract 395
Jesse Burditt Survey, Abstract 383
Fort Bend County, Texas

Thence North 02 degrees 12 minutes 43 seconds West along the west line of the herein described tract, the west line of said called 35.59 acre tract, the east line of said adjoining called 103.46 acre tract, and the east line of the adjoining called 9.3 acre drainage easement, 294.16 feet to the **Place of Beginning** and containing 9.2 acres of land, more or less.

For reference and further description see Drawing No. 10659 prepared by the undersigned on same date.

October 31, 2016

Job Number 05535-0039-00

Jones | Carter
Charlie Kalkomey Surveying Division
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land Surveying
Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

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