

EASEMENT

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

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.

THAT **WOODBRIIDGE PROPERTY OWNERS ASSOCIATION, INC.**, ("Grantor"), for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand paid by FORT BEND COUNTY, a body corporate and politic under the laws of the State of Texas, ("Grantee"), has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto the said Grantee, its successors and assigns, a permanent and perpetual easement and right-of-way, for the construction, installation, repair, replacement, removal, maintenance and operation of traffic signals with related equipment (the "Facilities"), and all related appurtenances thereto, across, along, under and upon those certain tracts of land (the "Easement Tract"), being more particularly described in Exhibit "A" and made a part hereof for all purposes. Grantee, its agents, employees, workmen and representatives, shall have the right and privilege of ingress and egress across the Easement Tract as may be necessary for the installation, operation and/or maintenance of the Facilities within the Easement Tract.

This conveyance is further made subject to any restrictions, covenants, easements, rights-of-way, liens, encumbrances and mineral or royalty reservations or interests affecting the Easement Tracts and appearing of record in the Official 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, Grantors will not enforce said items and matters, to the extent that it has the ability to enforce any of said items or matters, in a manner which would unreasonably prejudice or interfere with Grantee's rights in the Easement granted herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the above-described Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, including all necessary rights of ingress, egress, and regress, unto said Grantee, its successors and assigns, forever. Subject to the matters set forth herein, Grantors do hereby bind themselves, their successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said Easement and right-of-way and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED this the 7th day of March, 2017.

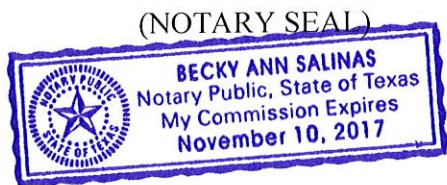
GRANTOR:

Woodbridge Property Owners Association, Inc.

By: Charles Kennon
Charles Kennon, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 7th day of March,
2017 by Charles Kennon, Secretary, on behalf of Woodbridge Property Owners Association, Inc.



[Signature]
Notary Public, State of Texas

AGREED to and ACCEPTED on this the _____ day of _____, 2017.

GRANTEE:

FORT BEND COUNTY, TEXAS, a body corporate
and politic under the laws of the State of Texas.

By: _____
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____,
2017 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate
and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)

Notary Public in and for the State of Texas

Attachments:

Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A



Windrose Land Services, Inc
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services
Firm Registration No. 10108800

DESCRIPTION OF 0.0251 ACRES OR 1,091 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.0251 ACRES OR 1,091 SQUARE FEET OF LAND, BEING OUT OF RESTRICTED RESERVE "E" OF WOODBRIDGE OF FORT BEND COUNTY, SECTION 12, MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2296B, AND CONVEYED TO WOODBRIDGE PROPERTY OWNERS ASSOCIATION, INC. IN THAT CERTAIN SPECIAL WARRANTY DEED WITH RESTRICTIONS RECORDED IN F.B.C.C.F. NO. 2003051934, SITUATED IN THE ALEX HODGE SURVEY, ABSTRACT NO. 194, FORT BEND COUNTY, TEXAS, 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 CAPPED 5/8 INCH IRON ROD STAMPED "BENCHMARK ENG" FOUND ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BURNEY ROAD (100' WIDE) PER SLIDE NO. 2296B, F.B.C.P.R. MARKING THE SOUTHEAST CORNER OF LOT 24 OF SAID WOODBRIDGE OF FORT BEND COUNTY, SECTION 12;

THENCE, NORTH 02 DEGREES 37 MINUTES 34 SECONDS WEST, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 176.97 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 28 MINUTES 34 SECONDS WEST, LEAVING SAID WEST R.O.W. LINE, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;


THENCE, NORTH 02 DEGREES 37 MINUTES 34 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF WEST BELLEFORT BOULEVARD (100' WIDE) PER SLIDE NO. 2296B, F.B.C.P.R. MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 28 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 10.04 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, FROM WHICH A FOUND DISTURBED 5/8 INCH IRON ROD BEARS FOR REFERENCE NORTH 43 DEGREES 14 MINUTES 12 SECONDS WEST, 0.49 FEET;

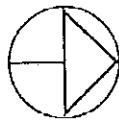
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 53 MINUTES 52 SECONDS, AN ARC LENGTH OF 39.23 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 34 MINUTES 30 SECONDS EAST, 35.32 FEET TO A DISTURBED 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;

THENCE, SOUTH 02 DEGREES 37 MINUTES 34 SECONDS EAST, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0251 ACRES OR 1,091 SQUARE FEET OF LAND, AS SHOWN IN JOB NO. 52953, PREPARED BY WINDROSE SURVEYING AND LAND SERVICES. THIS METES AND BOUNDS DESCRIPTION IS ACCOMPANIED BY A SEPARATE PLAT.




GLEN H. FREELAND
R.P.L.S. NO. 5758
STATE OF TEXAS

03-25-16
DATE



SCALE: 1" = 40'

NORTH

WEST BELLFORT BLVD. (100' R.O.W.)

SLIDE NO. 22968, F.B.C.P.R.

RESTRICTED RESERVE 'S

WOODBRIDGE PROPERTY
SURVEY ASSOCIATES, INC.
F.B.C.P.R. NO. 2002051534

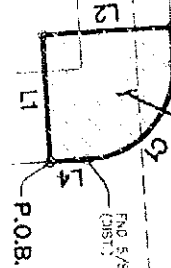
WOODBRIDGE OF
FORT BEND COUNTY
SEC. 12
SLIDE NO. 22968, F.B.C.P.R.

BURNLEY ROAD
(100' R.O.W.)
SLIDE NO. 22968, F.B.C.P.R.

P.O.B. 5/8" R. (1957)
N 43° 12' 12" W 0.49'

0.0251 ACRES
1,091 SQ. FT.

WATER METER ESENT
F.B.C.P.R. NO. 1996078903



22

23

24

25

26

P.O.C.
P.O. CAPED 5/8" R.
BENCHMARK END

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	89° 53' 52"	39.23'	S 47° 24' 30" E	35.32'

FILED BY	DATE	03-25-16
DRAWN BY	QA	REV
CHECKED BY	GP	REV
JOB NO.	60362	REV
SHEET 1 OF 2	REV	

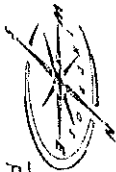
GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR ABSTRACTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE WOULD 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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87° 28' 34" W	35.00'
L2	N 02° 37' 34" W	39.00'
L3	N 87° 28' 34" E	10.04'
L4	S 92° 37' 34" E	10.04'

EXHIBIT OF
0.0251 AC. / 1,091 SQ. FT.
SITUATED IN THE
ALEX HODGE SURVEY, A-194
FORT BEND COUNTY, TEXAS



Windrose Land Services
3200 Southwest, Suite 325
Houston, Texas 77024
Phone (713) 468-2281 Fax (713) 461-1151
Professional Development Consultants
Land Surveying, Planning, Project Management, GIS Services
Firm Registration No. 10108509