

THE STATE OF TEXAS

§

COUNTY OF FORT BEND

§

§

**INTERLOCAL AGREEMENT FOR MAINTENANCE OF  
DRAINAGE RIGHT OF WAY**

This Interlocal Agreement (the "Agreement"), is made and entered into pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, by and between the Fort Bend County Drainage District ("District"), a body corporate and politic, acting by and through its Board of Directors, and the Fort Bend County Municipal Utility District No. 116 ("MUD 116"), acting by and through its Board of Directors. The District and MUD 116 may be referred to collectively herein as the "Parties."

**RECITALS**

**WHEREAS**, MUD 116 has been created and organized for the purposes, among others, of providing water, wastewater and drainage facilities to serve land within its boundaries under the authority of Article XVI, Section 59 of the Texas Constitution and operates under the provisions of Chapters 49 and 54 of the Texas Water Code, and has all of the purposes and powers described therein; and

**WHEREAS**, MUD 116 has the authority pursuant to Chapter 49 of the Texas Water Code, as amended to finance, develop and maintain, among other facilities, landscaping, parkways, greenbelts, sidewalks, trails and public right-of-way beautification projects; and

**WHEREAS**, the District is a body corporate and politic under the laws of the State of Texas and has the authority to, amongst other things, preserve and maintain public right-of-way for drainage purposes; and

**WHEREAS**, the District has a right of way easement for the purpose of maintaining, operating, repairing and re-constructing a drainage and detention easement, including drains, ditches, lateral and levees, ("Easement") upon, over, through and across an approximately 19.5696 acres of real property, hereinafter referred to as "Drainage and Right of Way Tract", as recorded in instrument number 2016130974 of the Official Public Records of Fort Bend County, Texas and depicted in Exhibit "A", attached hereto and incorporated herein for all purposes; and

**WHEREAS**, MUD 116 requests that the District allow adjoining home lot owners located within the Estates at Lakes of Williams Ranch, Section 1 subdivision ("Adjoining Owners"), non-exclusive access and enjoyment of the Drainage and Right of Way Tract, provided that such use and enjoyment does not interfere with the detention and/or drainage purposes of the adjacent detention pond; and

**WHEREAS**, it is the intent of the Parties to enter into this Agreement for the access to, and maintenance and mowing of the Drainage and Right of Way Tract.

## **AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants, agreements and benefits to the Parties, it is **AGREED** as follows:

### **ARTICLE 1 PURPOSE**

The purpose of this Agreement is to outline the responsibilities of the Parties in accessing and maintaining the Drainage and Right of Way Tract.

### **ARTICLE 2 ACCESS TO DRAINAGE AND RIGHT OF WAY TRACT**

The District hereby grants access to the Drainage and Right of Way Tract for non-exclusive use and enjoyment by the Adjoining Owners that does not interfere with the detention and/or drainage purposes of the adjacent detention pond. The District's grant of access shall include, without limitation, the right to install a deck and wrought iron (or similar) fence within the Drainage and Right of Way Tract and extending to the edge of or into the detention pond along the boundary lines of the Drainage and Right of Way Tract. MUD 116 agrees to prohibit the Adjoining Owners from using fill to make any aforementioned improvements allowed under this Agreement. Further, the District hereby grants access to MUD 116 to enter to fulfill the maintenance responsibilities stated below.

### **ARTICLE 3 MAINTENANCE RESPONSIBILITY**

MUD 116 and the District acknowledge the potential installation of fences within the Drainage and Right of Way Tract may block District's access to the Drainage and Right of Way Tract and other drainage channels currently maintained by the District. Therefore, in consideration of the District's grant of access to the Drainage and Right of Way Tract, MUD 116 hereby assumes full responsibility for the maintenance of (1) the Drainage and Right of Way Tract, (2) the 2.2741 acre tract of real property reflected in the Drainage and Right of Way Easement recorded under instrument number 2016130975 in the Official Public Records of Fort Bend County, Texas, depicted in Exhibit "B", attached hereto and incorporated herein for all purposes, and (3) the drainage channels and portions of Middle Bayou as indicated on the map on the attached hereto as Exhibit "C" and incorporated herein for all purposes (collectively referred to hereinafter as the "Maintenance Tracts").

MUD 116's maintenance obligations under this Agreement shall include, but not necessarily remain limited to, either directly or indirectly, causing the mowing, edging, trimming and pruning all trees, shrubs, undergrowth and abating any other obstruction that may injure, endanger, or interfere with the operation, maintenance, reconstruction and repair of the Maintenance Tracts. In the event that MUD 116 fails to maintain the Maintenance Tracts, the District may, at its sole discretion, enter the Maintenance Tracts to perform the necessary maintenance thereof. In the event that District incurs any costs associated with the maintenance of the Maintenance Tracts, MUD 116 shall be liable for the full costs of such maintenance and reimburse the District upon receipt of request for reimbursement. Should MUD 116 fail to reimburse the District for the full costs presented by notice for reimbursement within sixty (60) days of receipt of such notice of costs, all rights granted in Article 2 above shall automatically terminate. Within thirty (30) days of termination of this Agreement, all improvements installed by the Adjoining Owners or others shall be removed, at no cost to the District.

#### ARTICLE 4 INSURANCE

District and MUD are both governed by the Texas Tort Claims Act, Chapter 101.001 et seq., as amended, of the Texas Civil Practice and Remedies Code which sets limits of liability for certain causes of action. Each party to this Agreement warrants and represents that it is insured under a commercial insurance policy or is self-insured for all claims falling within the Texas Tort Claims Act. Each party is solely responsible for the actions and omissions of its employees and officers.

#### ARTICLE 5 ADDRESS AND NOTICE

Any notice authorized or required by this Agreement to be given to or to be filed with either party shall be deemed to have been sufficiently given or filed for all purposes of this Agreement three (3) days after being sent by United States mail, postage prepaid, addressed as follows:

District:

Fort Bend County Drainage District  
Attention: Chief Engineer  
301 Jackson Street Richmond, Texas 77469

with a copy to:

Fort Bend County  
Attention: County Judge  
401 Jackson Street  
Richmond, Texas 77469

MUD 116:

Fort Bend County Municipal Utility District No. 116  
c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027  
Attention: Adisa Harrington

**ARTICLE 6  
TERM**

This Agreement shall continue in force and effect for a period of thirty (30) years from the date executed by the final party (the "Primary Term"), and shall continue in full force and effect from year to year after the Primary Term unless terminated by any party upon at least thirty (30) days advance written notice to the other party.

IN WITNESS WHEREOF, this Agreement has been executed in multiple counterparts, each of equal dignity, effective as of the date signed by the last party hereto.

**FORT BEND COUNTY DRAINAGE DISTRICT**

By: \_\_\_\_\_  
KP George, County Judge

Date: \_\_\_\_\_

ATTEST:


By: \_\_\_\_\_  
Laura Richard, County Clerk

FORT BEND COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 116

By:   
President

Date: April 2, 2019

ATTEST:

By:   
Secretary

# EXHIBIT "A"



**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 and detention easement, including drains, ditches, laterals and levees, ("Easement") upon, over, through and across approximately **19.5696 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, reconstruction 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, which approval shall not be unreasonably withheld, conditioned, or delayed, Grantor, at its own expense, may construct and provide ditches, drains and laterals connecting its said land or portions thereof with the Easement Tract. Notwithstanding the foregoing, the Easement Tract shall remain free from encroachment by fences, structures or any other facilities caused by Grantor or adjacent property owners, except as provided below.

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 ("FBCOPR"), 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. Further, Grantee assumes the rights specifically reserved by Grantor under those certain Landscape/Recreational Easements appearing of record under file numbers: **2009013348; 2009030767; 2009072470; 2012013582; 2012013583; 2016129741; and 2016130009** in the FBCOPR.

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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, by, through, or under Grantor, but not otherwise, subject to the limitations, conditions and restrictions set forth hereinabove.

EXECUTED this 23<sup>rd</sup> day of November, 2016.

GRANTOR:

FORT BEND COUNTY MUNICIPAL  
UTILITY NO. 116

By: [Signature]  
Name: Chad Millis  
Title: President

ATTEST

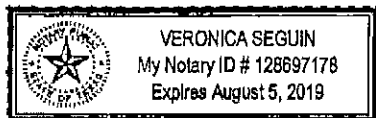
By: [Signature]  
Name: Angela Wood  
Title: Secretary

THE STATE OF TEXAS           §  
  §  
COUNTY OF Fort Bend       §

This instrument was acknowledged before me on this 23<sup>rd</sup> day of November, 2016, by Chad Millis and Angela Wood 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)

[Signature]  
Notary Public, State of Texas



# EXHIBIT A



# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 19.5696 ACRES OR 852,453 SQ. FT.

A TRACT OR PARCEL CONTAINING 19.5696 ACRES OR 852,453 SQUARE FEET OF LAND OUT 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.), A CALLED 20.453 ACRE TRACT OF LAND CONVEYED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2005001896 AND CORRECTED UNDER F.B.C.C.F. NO. 2005008108, A CALLED 5.844 ACRE TRACT OF LAND CONVEYED TO MP ESTATES, LLC, AS RECORDED UNDER F.B.C.C.F. NO. 2014027706, A CALLED 0.0900 ACRE TRACT OF LAND CONVEYED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, AS RECORDED UNDER F.B.C.C.F. NO. 2009089090, AND A CALLED 0.0870 ACRE TRACT OF LAND CONVEYED TO FORT BEND MUNICIPAL UTILITY DISTRICT NO. 116, AS RECORDED UNDER F.B.C.C.F. NO. 2014033835, 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 A CALLED 93.056 ACRE TRACT OF LAND CONVEYED TO LAKES OF WILLIAMS RANCH, LTD AS RECORDED UNDER F.B.C.C.F. NO. 2005100129;

THENCE, NORTH 54 DEG. 43 MIN. 29 SEC. EAST, OVER AND ACROSS SAID CALLED 93.056 ACRE TRACT AND SAID CALLED 20.453 ACRE TRACT, A DISTANCE OF 1736.61 FEET TO THE MOST WESTERLY CORNER OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE, AND THE MOST NORTHERLY CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 67 DEG. 50 MIN. 57 SEC. EAST, PASSING AT A DISTANCE OF 64.78 FEET A CAPPED 5/8-INCH IRON ROD STAMPED "KMS SURVEYING" FOUND MARKING THE MOST WESTERLY CORNER OF RESTRICTED RESERVE "D", BLOCK 3, LAKES OF WILLIAMS RANCH SEC. 1, AS RECORDED UNDER FILE NO. 20060158, O.P.R.F.B.C., IN ALL A TOTAL DISTANCE OF 591.73 FEET TO A NORTHEASTERLY CORNER OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE AND SAID CALLED 20.453 ACRE TRACT, FOR A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 24 DEG. 47 MIN. 22 SEC. EAST, A DISTANCE OF 182.63 FEET TO THE MOST EASTERLY CORNER OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE, SAID CALLED 20.453 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 22 DEG. 01 MIN. 33 SEC. WEST, WITH THE WESTERLY LINE OF SAID BLOCK 3 AND THE WESTERLY LINE OF A CALLED 7.089 ACRE TRACT CONVEYED TO MP ESTATES, LLC, AS RECORDED UNDER F.B.C.C.F. NO. 2014027706, A DISTANCE OF 199.04 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 17 DEG. 36 MIN. 17 SEC. WEST, WITH THE WESTERLY LINE OF SAID CALLED 7.089 ACRE TRACT, A DISTANCE OF 68.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, SOUTHWESTERLY, CONTINUING ALONG THE WESTERLY LINE OF SAID CALLED 7.089 ACRE TRACT, WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 61 DEG. 46 MIN. 53 SEC., AN ARC LENGTH OF 53.91 FEET, A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEG. 36 MIN. 51 SEC. WEST, 51.34 FEET TO THE END OF SAID CURVE;

THENCE, SOUTH 17 DEG. 36 MIN. 17 SEC. WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID CALLED 7.089 ACRE TRACT AND ALONG THE WESTERLY LINE OF A CALLED 5.844 ACRE TRACT OF LAND CONVEYED TO MP ESTATES, LLC, AS RECORDED UNDER F.B.C.C.F. NO. 2014027706, A DISTANCE OF 315.34 FEET TO A POINT FOR CORNER;

THENCE, WITH THE WESTERLY LINE OF SAID CALLED 5.844 ACRE TRACT AND THE EASTERLY LINE OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE, AS FOLLOWS:

- SOUTH 66 DEG. 48 MIN. 16 SEC. WEST, A DISTANCE OF 88.96 FEET TO A POINT FOR CORNER;
- SOUTH 56 DEG. 31 MIN. 54 SEC. WEST, A DISTANCE OF 155.88 FEET TO A POINT FOR CORNER;
- SOUTH 62 DEG. 18 MIN. 27 SEC. WEST, A DISTANCE OF 113.86 FEET TO A POINT FOR CORNER;
- SOUTH 70 DEG. 12 MIN. 14 SEC. WEST, A DISTANCE OF 206.74 FEET TO A POINT FOR CORNER;
- SOUTH 73 DEG. 11 MIN. 57 SEC. WEST, A DISTANCE OF 128.49 FEET TO A POINT FOR CORNER;
- SOUTH 65 DEG. 04 MIN. 54 SEC. WEST, A DISTANCE OF 60.29 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 65 DEG. 07 MIN. 42 SEC. WEST, OVER AND ACROSS SAID CALLED 5.844 ACRE TRACT, A DISTANCE OF 78.29 FEET TO A POINT FOR CORNER;

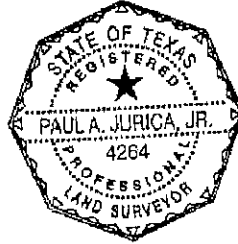
THENCE, SOUTH 55 DEG. 27 MIN. 51 SEC. WEST, CONTINUING OVER AND ACROSS SAID CALLED 5.844 ACRE TRACT AND ALONG THE EASTERLY LINE OF SAID CALLED 0.0900 ACRE TRACT AND SAID CALLED 0.0870 ACRE TRACT, A DISTANCE OF 140.43 FEET TO A POINT FOR THE MOST SOUTHERLY CORNER OF SAID CALLED 0.0870 ACRE TRACT, THE MOST EASTERLY CORNER OF RESERVE "L", THE RETREAT AT SOVEREIGN SHORES SECTION ONE, AND THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 67 DEG. 10 MIN. 45 SEC. WEST, WITH THE SOUTHERLY LINE OF SAID CALLED 0.0870 ACRE TRACT, A DISTANCE OF 100.73 FEET TO A POINT FOR THE MOST WESTERLY CORNER OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 21 DEG. 45 MIN. 27 SEC. EAST, WITH THE WESTERLY LINE OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE, A DISTANCE OF 1472.76 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 19.5696 ACRES OR 852,453 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 53086-SWAP-6A, PREPARED BY WINDROSE LAND SERVICES.

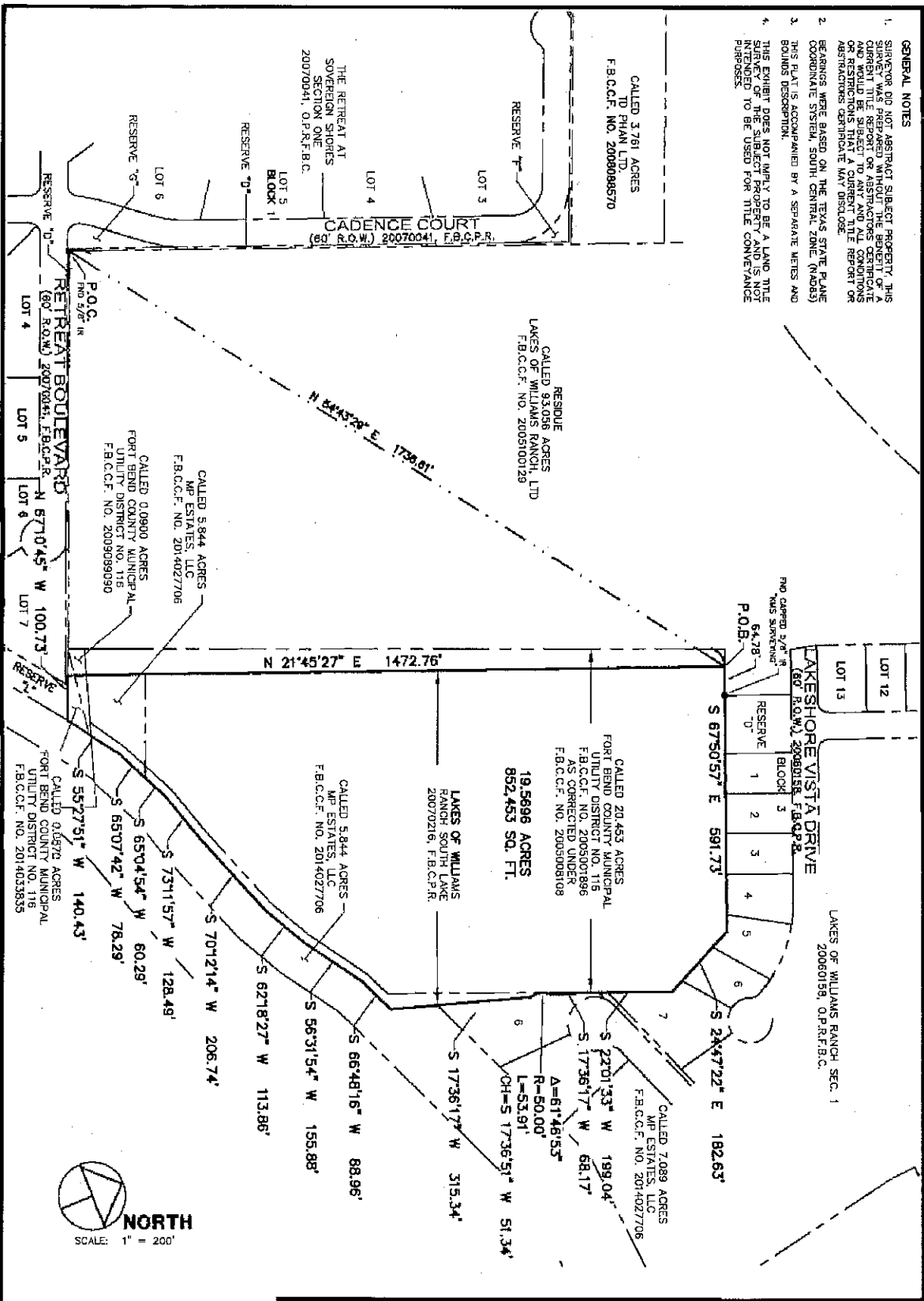


PAUL A. JURICA, JR.  
R.F.L.S. NO. 4264  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800



11-09-2016  
DATE  
REV: 11-18-2016

- 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 AND EXCEPTIONS THEREON. THIS REPORT OR ABSTRACTS CERTIFICATE MAY BE OBTAINED FROM THE PUBLIC RECORDS DEPARTMENT.
  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.



5/19/2016 - JET/WHM - 2016130974 - 19.5696 ACRES - 852,453 SQ. FT. SITUATED IN THE JOSEPH KUYKENDahl LEAGUE ABSTRACT NO. 49 FORT BEND COUNTY, TEXAS

EXHIBIT OF  
 19.5696 ACRES  
 852,453 SQ. FT.  
 SITUATED IN THE  
 JOSEPH KUYKENDahl LEAGUE  
 ABSTRACT NO. 49  
 FORT BEND COUNTY, TEXAS

FIELD BY:		DATE:	11/09/2016
DRAWN BY:	TMW	REV:	1/16/2016
CHECKED BY:	PJ	REV:	
JOB NO.	53086-SWAP-06A	REV:	
SHEET 1 OF 3		REV:	

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 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

# EXHIBIT "B"



**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, which approval shall not be unreasonably withheld, conditioned, or delayed, 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, by, through, or under Grantor, but not otherwise, subject to the limitations, conditions and restrictions set forth hereinabove.

EXECUTED this 23<sup>rd</sup> day of November, 2016.

GRANTOR:

FORT BEND COUNTY MUNICIPAL  
UTILITY NO. 116

By: [Signature]  
Name: Chad Mullis  
Title: President

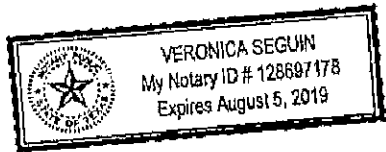
ATTEST

By: [Signature]  
Name: Angela Wood  
Title: Secretary

THE STATE OF TEXAS           §  
  §  
COUNTY OF Fort Bend       §

This instrument was acknowledged before me on this 23<sup>rd</sup> day of November, 2016, by chad mullis & Angela wood, 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)



[Signature]  
Notary Public, State of Texas

# EXHIBIT A



**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 AND CORRECTED UNDER F.B.C.C.F. NO. 2005008108, 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;

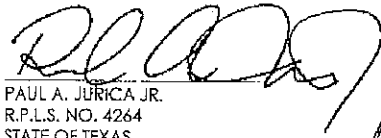
THENCE, OVER AND ACROSS SAID CALLED 93.056 ACRE TRACT. AS FOLLOWS:

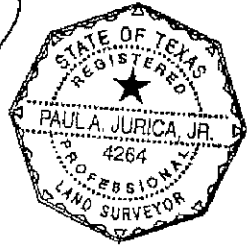
SOUTH 12 DEG. 57 MIN. 53 SEC. WEST, A DISTANCE OF 85.57 FEET TO A POINT FOR CORNER;

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-08, PREPARED BY WINDROSE LAND SERVICES.

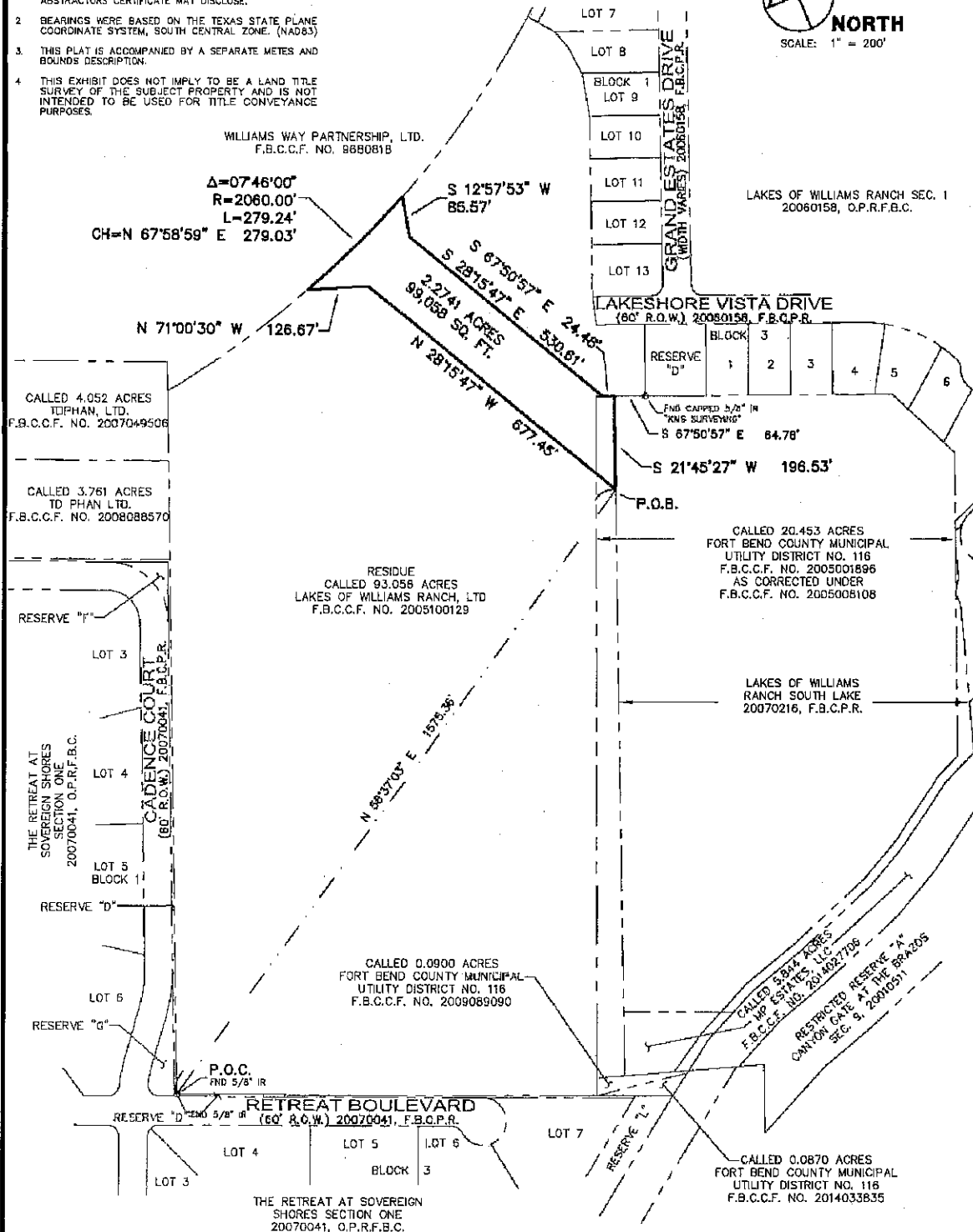
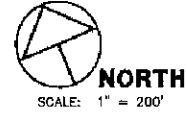
  
PAUL A. JURICA JR.  
R.P.L.S. NO. 4264  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800



11-09-2016  
DATE  
REV: 11-18-2016

**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 PLAN 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.



X:\PROJECTS\WINDROSE - LAKES OF WILLIAMS RANCH - SECTION 9 SURVEYING\WINDROSE\SWAP-03-PLATTING - THURSDAY - 11/18/2016

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:	11/18/2016
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 | 713.468.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

# EXHIBIT "C"

Not within 116 but 116 agrees to maintain this section at the cost of HOA shown in green below

Sovereign Shores Estates

Sovereign Ct

Retreat Blvd



DD has easement but 116 agrees to maintain. Fence Cut DD access off

116 owns and agrees to maintain but DD has easement

Lakes Of Williams Ranch

Lakeshore Vista Dr

Grand Estates Dr

U.S. 59 Frontage Rd

Indigo Trails Dr

Taskwood Dr

Catta Valley Ln

Springs Dr

Brazos Trace Dr

Riverchase Dr

Sans