

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:

SHENGWEN JIN

XIA FENG

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:~~

The District shall have an additional easement totaling 0.6382 acres parallel and adjacent to the northerly side of existing easements 160 feet in width previously recorded within Volume 460, on Page 528, and Volume 323, on Page 262, of the Deed Records of Fort Bend County Texas, and more particularly described within the attachment labeled ATTACHMENT "A".

The District shall have an additional easement totaling 0.6288 acres parallel and adjacent to the southerly side of existing easements 160 feet in width previously recorded within Volume 460, on Page 528, and Volume 323, on Page 262, of the Deed Records of Fort Bend County Texas, and more particularly described within the attachment labeled ATTACHMENT "B".

During channel construction and during channel maintenance operation, the District is authorized to spread spoil dirt and excavated material, operate machinery and do any necessary clearing, upon the premises of Grantor immediately adjoining the easement as above described.

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 6th day of January, A. D. ^{HT} ~~19~~ 2020

Stewart

du Ross

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME _____

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

known to me to be the person whose name _____ 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 _____ 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 _____, 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 Fort Bend

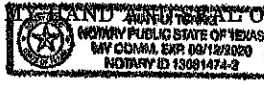
BEFORE ME Hin Pui Tsang

_____, in and for Fort Bend County, Texas, on this day personally appeared Shengwen Jin and Xia Feng

_____, 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 Xia Feng wife of the said Shengwen Jin having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Xia Feng

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 6th day of January, A. D. 2020
(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

ATTACHMENT "A"

April 25, 2017

Drainage Easement 5

*0.6382 acre of land in the A. Wickson Survey, Abstract No. 94,
Fort Bend County, Texas*

A FIELD NOTE DESCRIPTION of a 0.6382 acre (27,798 square feet) tract of land in the A. Wickson Survey, Abstract No. 94, Fort Bend County, Texas; said 0.6382 acre tract being out of a 79.7958 acre tract of land (Tract One) and a 26.599 acre tract of land (Tract Two) both conveyed to Shengwen Jin and Xia Feng, as recorded in Fort Bend County Clerk's File No. 2011009916 and being more particularly described by metes-and-bounds as follows with the bearings being based on Texas Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations; coordinates shown hereon are surface coordinates and may be converted to grid by applying the following scale factor of 0.99986701753.:

COMMENCING at a 2-inch iron pipe found on the south line of a called 99.15 acre tract of land conveyed to Philip W. Thielemann and Julia D. Nabors, as recorded in Fort Bend County Clerk's File No. 2013141389 for the northeast corner of a called 104 acre tract of land conveyed to Roy Hanger and wife, Adele W. Hanger, as recorded in Volume 249, Page 639 of the Fort Bend County Deed Records and for the northwest corner of said 79.7958 acre tract; said point having the following coordinates: X=2,994,994.28, Y=13,735,085.28;

THENCE, South 42° 04' 56" West - 1,231.05 feet with the east line of said called 104 acre tract and with the west line of said called Tract One to a point for the northwest corner and POINT OF BEGINNING of this tract having coordinates: X=2,994,169.23, Y=13,734,171.61;

THENCE, over and across said called Tracts One and Two the following Three (3) courses and distances:

- 1) THENCE, South 78° 45' 04" East - 585.99 feet to an angle point of this tract;
- 2) THENCE, South 81° 56' 48" East - 126.51 feet to an angle point of this tract;
- 3) THENCE, South 85° 54' 34" East - 82.77 feet to an angle point on the west line of a called 13.2994 acre tract conveyed to Wayne LaRoy Strickler, as recorded in Fort Bend County Clerk's File No. 2009111324 and in the east line of said Tract Two for the northeast corner of this tract;

THENCE, South 42° 04' 56" West - 44.41 feet with said east and west lines to a point on the northerly line of Big Creek being an existing 160 foot drainage easement, as recorded in Volume 460, Page 528 of the Fort Bend County Deed Records and in Volume 323, Page 262 of the Fort Bend County Deed Records for the southeast corner of this tract;

THENCE, with said northerly line, over and across said called Tracts One and Two the following Three (3) courses and distances:

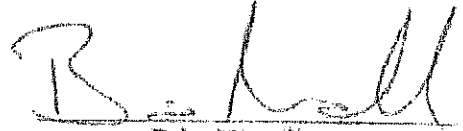
- 1) THENCE, North 85° 54' 34" West - 56.64 feet to an angle point of this tract;
- 2) THENCE, North 81° 56' 48" West - 128.70 feet to an angle point of this tract;
- 3) THENCE, North 78° 45' 04" West - 607.85 feet to an angle point on the east line of said called 104 acre tract and in the west line of said Tract One;

ATTACHMENT "A"

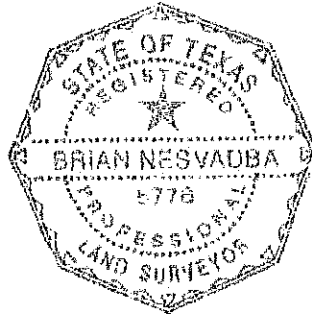
THENCE, North 42° 04' 56" East – 40.76 feet to the POINT OF BEGINNING and containing 0.6382 acre (27,798 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING Co.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 212-6
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Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



ATTACHMENT "B"

April 25, 2017

Drainage Easement 6

*0.6288 acre of land in the A. Wickson Survey, Abstract No. 94,
Fort Bend County, Texas*

A FIELD NOTE DESCRIPTION of a 0.6288 acre (27,390 square feet) tract of land in the A. Wickson Survey, Abstract No. 94, Fort Bend County, Texas; said 0.6288 acre tract being out of a 79.7958 acre tract of land (Tract One) and a 26.599 acre tract of land (Tract Two) both conveyed to Shengwen Jin and Xia Feng, as recorded in Fort Bend County Clerk's File No. 2011009916 and being more particularly described by metes-and-bounds as follows with the bearings being based on Texas Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations; coordinates shown hereon are surface coordinates and may be converted to grid by applying the following scale factor of 0.99986701753.:

COMMENCING at a 2-inch iron pipe found on the south line of a called 99.15 acre tract of land conveyed to Philip W. Thielemann and Julia D. Nabors, as recorded in Fort Bend County Clerk's File No. 2013141389 for the northeast corner of a called 104 acre tract of land conveyed to Roy Hauger and wife, Adele W. Hauger, as recorded in Volume 249, Page 639 of the Fort Bend County Deed Records and for the northwest corner of said 79.7958 acre tract; said point having the following coordinates: X=2,994,994.28, Y=13,735,085.28;

THENCE, South 42° 04' 56" West - 1,451.47 feet with the east line of said called 104 acre tract and with the west line of said called Tract One to a point on the southerly line of Big Creek being an existing 160 foot drainage easement, as recorded in Volume 460, Page 528 of the Fort Bend County Deed Records for the northwest corner and POINT OF BEGINNING of this tract having coordinates: X=2,994,021.50, Y=13,734,008.02;

THENCE, with said southerly line, over and across said called Tracts One and Two the following Three (3) courses and distances:

- 1) In an easterly direction with said curve to the left having a central angle of 10° 32' 23", a length of 62.54 feet, a radius of 340.00 feet, and a chord bearing South 73° 28' 53" East - 62.46 feet to a point-of-tangency;
- 2) THENCE, South 78° 45' 04" East - 642.21 feet to an angle point of this tract;
- 3) THENCE, South 81° 56' 48" East - 78.99 feet to an angle point on the west line of a called 13.2994 acre tract conveyed to Wayne LeRoy Strickler, as recorded in Fort Bend County Clerk's File No. 2009111324 and in the east line of said Tract Two for the northeast corner of this tract;

THENCE, South 42° 04' 56" West - 42.23 feet with said east and west lines to a point for the southeast corner of this tract;

THENCE, over and across said called Tracts One and Two the following Three (3) courses and distances:

- 1) THENCE, North 81° 56' 48" West - 56.33 feet to an angle point on the west line of a called 13.2994 acre tract conveyed to Wayne LeRoy Strickler, as recorded in Document Number 2009111324 of the Fort Bend County Official Public Records, and the east line of said Tract Two;
- 2) THENCE, North 78° 45' 04" West - 643.18 feet to a point-of-curvature of a curve to the right;

ATTACHMENT "B"

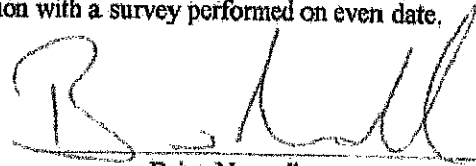
- 3) In a westerly direction with said curve to the right having a central angle of $12^{\circ} 30' 19''$, a length of 81.85 feet, a radius of 375.00 feet, and a chord bearing North $72^{\circ} 29' 55''$ West – 81.68 feet to an angle point on the east line of said called 104 acre tract and in the west line of said Tract One;

THENCE, North $42^{\circ} 04' 56''$ East – 37.08 feet to the POINT OF BEGINNING and containing 0.6288 acre (27,390 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING Co.
Civil Engineers - Land Surveyors
Stafford, Texas
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