

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:

VANBROOKE, LLC

2450 FONDREN RD,

HOUSTON, TEXAS 77063

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:~~

REFER TO ATTACHED EXHIBIT A & B FOR LEGAL DESCRIPTION.

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 18th day of APRIL, A. D. 2020

VANBROOKE, LLC,
a Texas limited liability company

By: Vanbrooke Development, LLC,
a Texas limited liability company,
its Manager

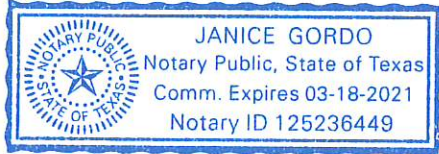
By: L.T. Partnership, Ltd.,
a Texas limited partnership,
its Manager

By: L.T. Management, Inc.,
a Nevada corporation,
its General Partner

By: 
Al P. Brende, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was ACKNOWLEDGED before me this 18th day of April, 2020, by Al P. Brende, President of L.T. Management, Inc., a Nevada corporation, as General Partner of L.T. Partnership, Ltd., a Texas limited partnership, as Manager of Vanbrooke Development, LLC, a Texas limited liability company, Manager of Vanbrooke, LLC, a Texas limited liability company, on behalf of said entities.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of April, 2020.



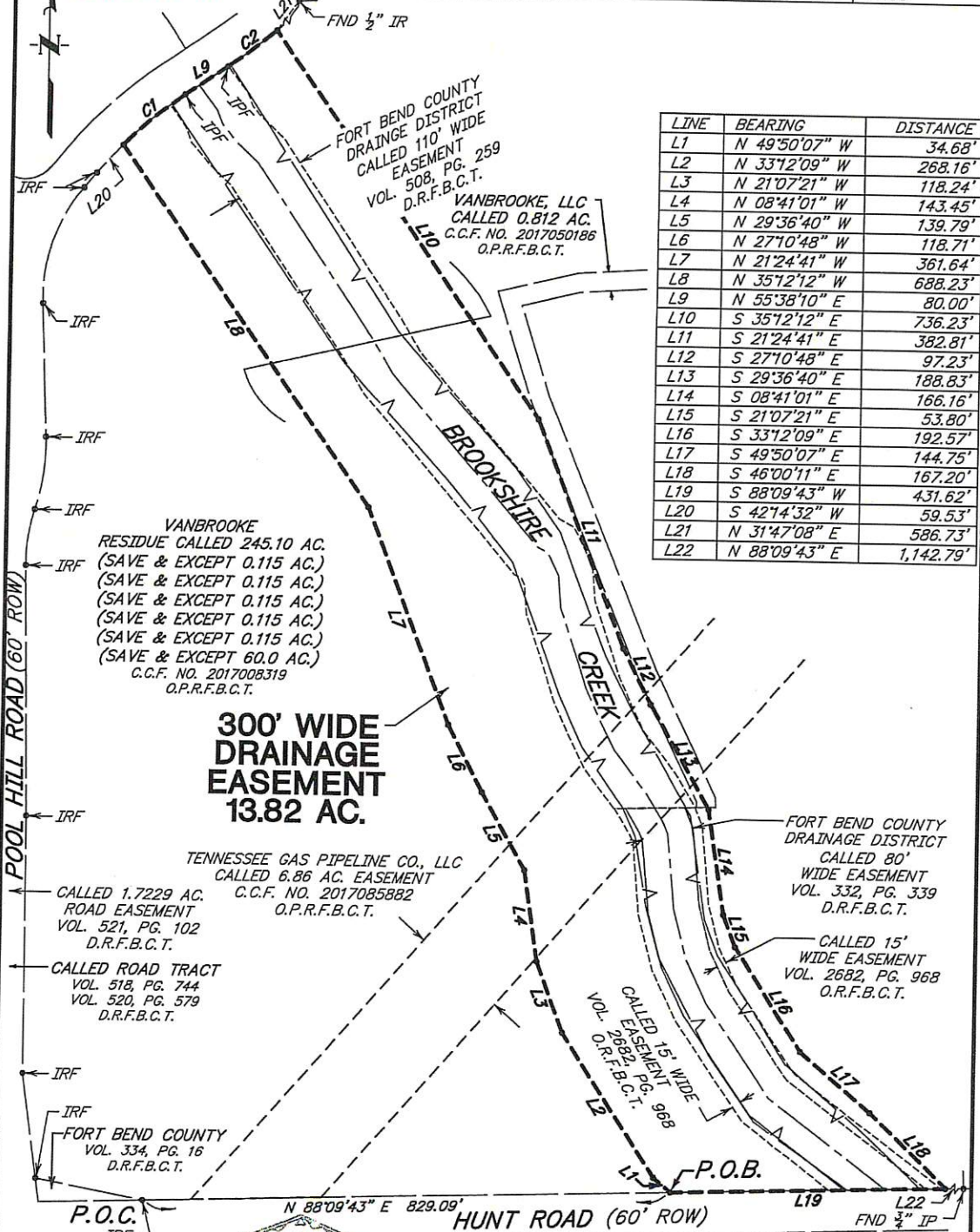
Janice Gordo

Notary Public in and for the State of Texas

RIGHT-OF-WAY EASEMENT	BY	TO
		FORT BEND COUNTY DRAINAGE DISTRICT
Filed for Record		
This day of		
A. D. 19, at o'clock M.		
Recorded		
This day of		
A. D. 19, in		
County, Texas, Records of Deeds.		
Book	Page	Clerk
		Deputy
Return to:		

EXHIBIT A

CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	10°49'01"	124.98'	662.00'	N 50°13'40" E	124.79'
C2	05°52'17"	95.70'	933.87'	N 53°01'49" E	95.66'



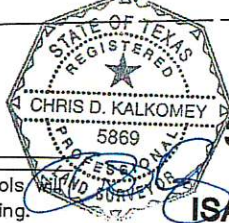
LINE	BEARING	DISTANCE
L1	N 49°50'07" W	34.68'
L2	N 33°12'09" W	268.16'
L3	N 21°07'21" W	118.24'
L4	N 08°41'01" W	143.45'
L5	N 29°36'40" W	139.79'
L6	N 27°10'48" W	118.71'
L7	N 21°24'41" W	361.64'
L8	N 35°12'12" W	688.23'
L9	N 55°38'10" E	80.00'
L10	S 35°12'12" E	736.23'
L11	S 21°24'41" E	382.81'
L12	S 27°10'48" E	97.23'
L13	S 29°36'40" E	188.83'
L14	S 08°41'01" E	166.16'
L15	S 21°07'21" E	53.80'
L16	S 33°12'09" E	192.57'
L17	S 49°50'07" E	144.75'
L18	S 46°00'11" E	167.20'
L19	S 88°09'43" W	431.62'
L20	S 42°14'32" W	59.53'
L21	N 31°47'08" E	586.73'
L22	N 88°09'43" E	1,142.79'

**300' WIDE DRAINAGE EASEMENT
13.82 AC.**

LEGEND

- These standard symbols shall be found in the drawing.
- IPF - FND 1/2" IP w/CAP MK. "KALKOMEY SURVEYING"
 - IRF - FND 5/8" IR w/CAP MK. "1535-4035"

- GENERAL NOTES:**
- Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
 - For reference and further description, see metas and bounds description, job number 15323-0008-00, prepared by Jones|Carter, Inc. on same date.



**EXHIBIT OF A
300' WIDE DRAINAGE EASEMENT
OUT OF THE
ISAAC N. CHARLES 1/2 LEAGUE, ABSTRACT 17
FORT BEND COUNTY, TEXAS
JUNE 2018**



JONES | CARTER
CHARLIE KALKOMEY SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Suite 100 • Rosenberg, Texas 77471 • 281.342.2033

SCALE: 1" = 200'

EXHIBIT B

Phase I Detention
300-Foot Wide Drainage Easement

Isaac N. Charles ½ League, Abstract 17
Fort Bend County, Texas

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a 300-foot wide strip of land in the Isaac N. Charles ½ League, Abstract 17, Fort Bend County, Texas, being out of and a part of the residue of that certain called 245.10 acre tract recorded under County Clerk's File Number 2017008319, Official Public Records, Fort Bend County, Texas, and that certain called 0.812 acre tract recorded under County Clerk's File Number 2017050186, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 5/8 inch iron rod with cap marked "1535-4035" found for corner of said called 245.10 acre tract, being the east corner of a tract of land in deed to Fort Bend County recorded in Volume 334, Page 16, Deed Records, Fort Bend County, Texas, said point also being in the north right-of-way line of Hunt Road (called 60-foot wide);

Thence North 88 degrees 09 minutes 43 seconds East along the south line of said called 245.10 acre tract, same being the north right-of-way line of Hunt Road, 829.09 feet to a point for the southwest corner and **Place of Beginning** of the herein described tract;

Thence establishing the southwest line of the herein described tract to points at the following courses and distances:

North 49 degrees 50 minutes 07 seconds West, 34.68 feet;

North 33 degrees 12 minutes 09 seconds West, 268.16 feet;

North 21 degrees 07 minutes 21 seconds West, 118.24 feet;

North 08 degrees 41 minutes 01 second West, 143.45 feet;

North 29 degrees 36 minutes 40 seconds West, 139.79 feet;

North 27 degrees 10 minutes 48 seconds West, 118.71 feet;

North 21 degrees 24 minutes 41 seconds West, 361.64 feet;

North 35 degrees 12 minutes 12 seconds West, 688.23 feet to a non-tangent curve to the right for the west corner of the herein described tract, being in the northwest line of said called 245.10 acre tract, same being the southeast right-of-way line of Pool Hill Road (called 60-foot wide), from said point a 5/8 inch iron rod with cap marked "1535 4035" found for corner of said called 245.10 acre tract bears South 42 degrees 14 minutes 32 seconds West, 59.53 feet;

Thence with said non-tangent curve to the right, along the northwest line of the herein described tract and the northwest line of said called 245.10 acre tract, same being the southeast right-of-way-line of Pool Hill Road, having a central angle of 10 degrees 49 minutes 01 second, an arc length of 124.98 feet, a radius of 662.00 feet, and a chord bearing North 50 degrees 13 minutes 40 seconds East, 124.79 feet to a 5/8 inch iron rod with cap marked "1535-4035" found at the end of said curve for corner of the herein described tract and said called 245.10 acre tract;

Thence North 55 degrees 38 minutes 10 seconds East continuing along the northwest line of the herein described tract and the northwest line of said called 245.10 acre tract, same being the southeast right-of-way-line of Pool Hill Road, 80.00 feet to a point for corner of the herein described tract and said called 245.10 acre tract, and being in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, continuing along the northwest line of the herein described tract and the northwest line of said called 245.10 acre tract, same being the southeast right-of-way-line of Pool Hill Road, having a central angle of 05 degrees 52 minutes 17 seconds, an arc length of 95.70 feet, a radius of 933.87 feet, and a chord bearing North 53 degrees 01 minute 49 seconds East, 95.66 feet to a point for the north corner of the herein described tract, from said point a ½ inch iron rod found for the westernmost northwest corner of said called 245.10 acre tract, same being the southwest corner of a called 5.1404 acre tract recorded under County Clerk's File Number 2006000286, Official Public Records, Fort Bend County, Texas, bears North 31 degrees 47 minutes 08 seconds East, 586.73 feet;

Thence establishing the northeast line of the herein described tract, being 300.00 feet perpendicular from and parallel to the southwest line of the herein described tract, to points at the following courses and distances:

South 35 degrees 12 minutes 12 seconds East, 736.23 feet;

South 21 degrees 24 minutes 41 seconds East, 382.81 feet;

South 27 degrees 10 minutes 48 seconds East, 97.23 feet;

South 29 degrees 36 minutes 40 seconds East at 5.95 feet pass the southwest line of the aforementioned called 0.812 acre tract, at 184.77 feet pass the lower south line of said called 0.812 acre tract, and continuing for a total distance of 188.83 feet;

South 08 degrees 41 minutes 01 second East, 166.16 feet;

South 21 degrees 07 minutes 21 seconds East, 53.80 feet;

South 33 degrees 12 minutes 09 seconds East, 192.57 feet;

South 49 degrees 50 minutes 07 seconds East, 144.75 feet;

Phase I Detention
300-Foot Wide Drainage Easement

Isaac N. Charles ½ League, Abstract 17
Fort Bend County, Texas

South 46 degrees 00 minutes 11 seconds East, 167.20 feet the southeast corner of the herein described tract, said point being in the south line of said called 245.10 acre tract, same being the north right-of-way line of Hunt Road, from said point a ¾ inch iron rod found for the westernmost southeast corner of said called 245.10 acre tract, same being the southwest corner of a called West 4 acre tract (Tract 2) recorded under County Clerk's File Number 9733486, Official Public Records, Fort Bend County, Texas, bears North 88 degrees 09 minutes 43 seconds East, 1,142.79 feet;

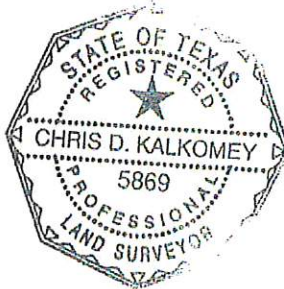
Thence South 88 degrees 09 minutes 43 seconds West along the south line of the herein described tract and the south line of said called 245.10 acre tract, same being the north right-of-way line of Hunt Road, 431.62 feet to the **Place of Beginning** and containing 13.82 acres of land, more or less.

For reference and further description see Drawing No. 14341 prepared by the undersigned on same date.

Surveyed: May 31, 2018
Revised: April 8, 2020

Job Number 15324-0008-00

Jones|Carter, Inc.
1229 Corporate Drive, Suite 100
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