

Texas Commission on Environmental Quality

SANITARY CONTROL EASEMENT

DATE: November 3, 2020

GRANTOR(S): Fort Bend County

GRANTOR'S ADDRESS: 301 Jackson St
Richmond, TX 77469

GRANTEE: Undine LLC

GRANTEE'S ADDRESS: 17681 Telge Road
Cypress, TX 77429

SANITARY CONTROL EASEMENT:

Purpose, Restrictions, and Uses of Easement:

1. The purpose of this easement is to protect the water supply of the well described and located below by means of sanitary control.
2. The construction, existence, and/or operation of the following within a 150-foot radius of the well described and located below are prohibited: septic tank or sewage treatment perforated drainfields; areas irrigated by low dosage, low angle spray on-site sewage facilities; absorption beds; evapotranspiration beds; abandoned, inoperative or improperly constructed water wells of any depth; underground petroleum and chemical storage tanks or liquid transmission pipelines; sewage treatment plants; sewage wet wells; sewage pumping stations; drainage ditches which contains industrial waste discharges or wastes from sewage treatment systems; animal feed lots; solid waste disposal sites, landfill and dump sites; lands on which sewage plant or septic tank sludge is applied; lands irrigated by sewage plant effluent; military facilities; industrial facilities; wood -treatment facilities; liquid petroleum and petrochemical production, storage, and transmission facilities; Class 1, 2, 3, 4 and 5 injection wells; pesticide storage and mixing facilities; and all other constructions or operations that could pollute the groundwater sources of the well that is the subject of this easement. For the purpose of this easement, improperly constructed water wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.
3. The construction, existence and/or operation of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, cemeteries, and/or the existence of livestock in pastures is specifically prohibited within a 50-foot radius of the water well described and located below.
4. This easement permits the construction of homes or buildings upon the Grantor's property, and farming and ranching operations, as long as all items in Restrictions Nos. 2 and 3 are recognized and followed.

The Grantor's property subject to this Easement is described as the 60' right of way for Jeske Road in Fort Bend County, Texas.

PROPERTY SUBJECT TO EASEMENT:

All of that area within a 150-foot radius of the water well located 65 feet at a radial of 22 degrees 22 minutes from the corner of Lot 12, Block 1, of Tejas Lakes Subdivision as recorded in Slide 20080008 of the Official Public Records, Fort Bend County, Texas.

TERM:

This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor(s) for a period of two years from the date that this easement is recorded; after which time, this easement shall be automatically extended until the use of the subject water well as a source of water for public water systems ceases.

ENFORCEMENT:

Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

INVALIDATION:

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

FOR AND IN CONSIDERATION, of the sum of One Dollar (\$1.00) and for other good and valuable consideration paid by the Grantee to the Grantor(s), the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to Grantee and to its successors and assigns the sanitary control easement described in this easement.

GRANTOR(S) By:

ACKNOWLEDGMENT

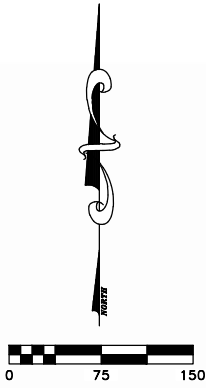
STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned authority, on the day of _____, 2_____, personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration therein expressed.

Notary Public in and for
THE STATE OF TEXAS
My Commission Expires:
Typed or Printed Name of Notary

Recorded in _____ Courthouse, _____ Texas on _____, 2



FOSTER SCHOOL ROAD

STATE HIGHWAY No. 36 - (100' R.O.W.)
 ELEVATION REFERENCE: N.A.S. F-1219 (1873)
 N 22°08'19" E - 356.51'

FORT BEND COUNTY
 CALL 8.43 ACRES
 (VOL. 133, PG. 38; O.R.)

0.588 ACRE
 RESERVE "D"
 (LANDSCAPE)

0.230 ACRE
 RESERVE "G"
 (WATER PLANT SITE)

WELL # 2
 29°26'00" N
 095°49'49" W

H. & T.C. RAILROAD
 COMPANY SURVEY
 SECTION No. 71
 ABSTRACT No. 240

GLEM BASSETT
 CALL 57.688 ACRES
 TRACT 4
 (VOL. 1845, PG. 2376; O.R.)

150' RADIUS

EXCERPT FROM THE FINAL PLAT OF TEJAS LAKES
 AS RECORDED IN SLIDE 2008008 OF THE FORT
 BEND COUNTY OFFICIAL PUBLIC RECORDS.

HEARN ENGINEERING INC.

P.O. BOX 1104
 CAMERON, TEXAS 76520
 PH (512) 310-0176
 FIRM NO. F-1234

UNDINE L.L.C.
 TEJAS LAKES WATER SYSTEM
 PLAT
 FORT BEND CO., TEXAS

DESIGNED BY: DCH
 DRAWN BY: ACH
 CHECKED BY: DCH
 SCALE: 1" = 150'
 DATE: 3/2020

SHEET
 1
 OF
 1

FILE NAME: