

UTILITY (WATER LINE) EASEMENT

4. GRANTEE shall have the reasonable right from time to time to remove any and all paving, undergrowth and other obstructions that may injure the Utility Facilities or interfere with

the construction, maintenance, inspection, operation, protection, repair, alteration, testing, replacement, upgrading, relocation, substitution or removal thereof. Promptly after any work on the Utility Easement Tract pursuant to the rights granted hereby, GRANTOR, at its sole cost and expense, shall take all reasonable measures to restore the grounds, including any existing landscaping and fences on the Utility Easement Tract, to substantially the conditions which existed prior to such operations, except for surface appurtenances to the Utility Facilities deemed necessary by GRANTEE to be located within the Utility Easement;

5. GRANTEE shall have such other rights and benefits necessary, convenient or appropriate for the full enjoyment or use of the Utility Easement, including, without limitation: (i) the free and reasonable right of ingress and egress over, across, to and from the Utility Easement Tract and over and across lands owned by GRANTOR which are contiguous to the Utility Easement; and (2) the right to abandon-in-place any and all water supply, service and/or distribution lines and associated appurtenances, such that GRANTEE shall have no obligation or liability to GRANTOR or its successors or assigns to move or remove any such abandoned lines or appurtenances;

6. In the event Fort Bend County or the State of Texas widens or relocates any public road so as to require the relocation of the Utility Facilities as installed by GRANTEE, GRANTOR agrees that it will pay all costs associated with the relocation of the Utility Facilities and further grants to GRANTEE an additional easement over and across GRANTOR'S land for the purpose of laterally relocating the Utility Facilities as may be necessary to clear the road improvements. In the event GRANTOR'S use of the Utility Easement Tract requires the relocation of the Utility Facilities, GRANTOR further agrees that it will pay all costs associated with the relocation of the Utility Facilities. These agreements, together with the other provisions of this grant, shall constitute a covenant running with the land for the benefit of GRANTEE, its successors and assigns.

7. GRANTEE agrees to maintain the Utility Easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to GRANTOR'S premises; and

8. GRANTOR covenants that it has legal title to the above-described lands and that said lands are free and clear of all encumbrances except those filed of record in the Real Property Records of Fort Bend County, Texas, and the easement granted herein is expressly made subject to any and all easements, restrictions, reservations, conditions or other matters of record.

TO HAVE AND TO HOLD the above-described easement, together with all and singular the rights and appurtenances thereto in any wise belonging, unto GRANTEE and its successors and assigns forever.

[Execution Pages Follow]

IN WITNESS WHEREFORE, GRANTOR has executed this Utility (Water Line) Easement as of the ____ day of _____, 2021.

FORT BEND COUNTY, TEXAS

By: _____
Name: KP George
Title: County Judge

ATTEST:

By: _____
Name: Laura Richard
Title: County Clerk

APPROVED AS TO FORM:

By: _____
Name: _____
Title: Assistant County Attorney

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on this _____ day of _____, 2021, by KP George, County Judge, and Laura Richard, County Clerk, respectively, of Fort Bend County, Texas, on behalf of said entity and for the purposes and consideration therein expressed.

(NOTARY SEAL)

Notary Public in and for the State of Texas

AFTER RECORDING, PLEASE RETURN TO: Fort Bend County Municipal Utility District No. 25, of Fort Bend County, Texas, c/o Sechrist Duckers LLP, 6300 West Loop South, Suite 415, Bellaire, Texas 77401.

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
832 SQUARE FOOT PARCEL
OUT OF CALLED 1.043 ACRE TRACT
JESSE H. CARTWRIGHT LEAGUE, A-16
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 832 square feet, more less, situated in the Jesse H. Cartwright League, Abstract No. 16, in Fort Bend County, Texas, said 832 square foot parcel being out of that certain tract called 1.043 acres conveyed to Fort Bend County Municipal Utility District No. 25, by special warranty deed dated September 5, 2002, recorded in Fort Bend County Clerk's File No. 2007093641 of the Official Public Records of Fort Bend County, Texas, said 832 square foot parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

COMMENCING (N=13,788,126.31, E=3,023,052.77) at corner fence post found for a southeasterly corner of said 1.043 acre tract, in the west line of that certain Water Plant Site No. 3, called 1.315 acres, also described in Fort Bend County Clerk's File No. 2007093641;

THENCE North 68°28'40" West (called N68°28'45"W) along the southwesterly line of said 1.043 acre tract, a distance of 613.47 feet to a 5/8-inch capped iron rod set on the proposed southerly right-of-way line of John Sharp Drive;

THENCE North 45°12'57" East along the proposed southerly right-of-way line of John Sharp Drive, a distance of 15.66 feet to the **POINT OF BEGINNING** (N=13,788,362.40, E=3,022,493.19) and most southerly southwest corner of the herein described 832 square foot parcel;

THENCE North 46°00'31" West, crossing said 1.043 acre tract, a distance of 12.07 feet to an angle point;

THENCE South 88°59'29" West, crossing said 1.043 acre tract, a distance of 13.84 feet to an intersect with the east right-of-way line of F.M. 1464 (150 feet wide) as dedicated in Vol. 275, Pg. 244 and Vol. 275, Pg. 269, of the Deed Records of Fort Bend County, and widened on the west side as described in Fort Bend County Clerk's File No. 2006157509, and on the east side as

Fort Bend County Mobility Project
John Sharp Drive:
FM 1464 to Sugar Land City Limits

May 12, 2021
20' WLE in Parcel 2

described in Fort Bend County Clerk's File No. 2009120652, being the most westerly southwest corner of the herein described parcel;

THENCE North $00^{\circ}27'50''$ West, along the east right-of-way line of said F.M. 1464, being the west line of the residue of said 1.043 acre tract, a distance of 20.00 feet to the northwest corner of the herein described parcel;

THENCE North $88^{\circ}59'29''$ East, crossing said 1.043 acre tract, a distance of 21.94 feet to an angle point;

THENCE South $46^{\circ}00'31''$ East, crossing said 1.043 acre tract, a distance of 38.62 feet to an intersect with the proposed south right-of-way line of said John Sharp Drive, being the east corner of the herein described parcel;

THENCE in a westerly direction, a distance of 24.52 feet along the proposed south right-of-way line of said John Sharp Drive, following the arc of a curve to the left, having a radius of 1,430.00 feet and a central angle of $00^{\circ}58'57''$ ($Ch=N88^{\circ}07'18''W, 24.52'$) to a 5/8-inch iron rod with a Tejas cap set in December, 2019 for an angle point;

THENCE South $45^{\circ}12'57''$ West with the proposed south right-of-way line of said John Sharp Drive, a distance of 3.56 feet to the POINT OF BEGINNING and containing 832 square feet of land, more or less.

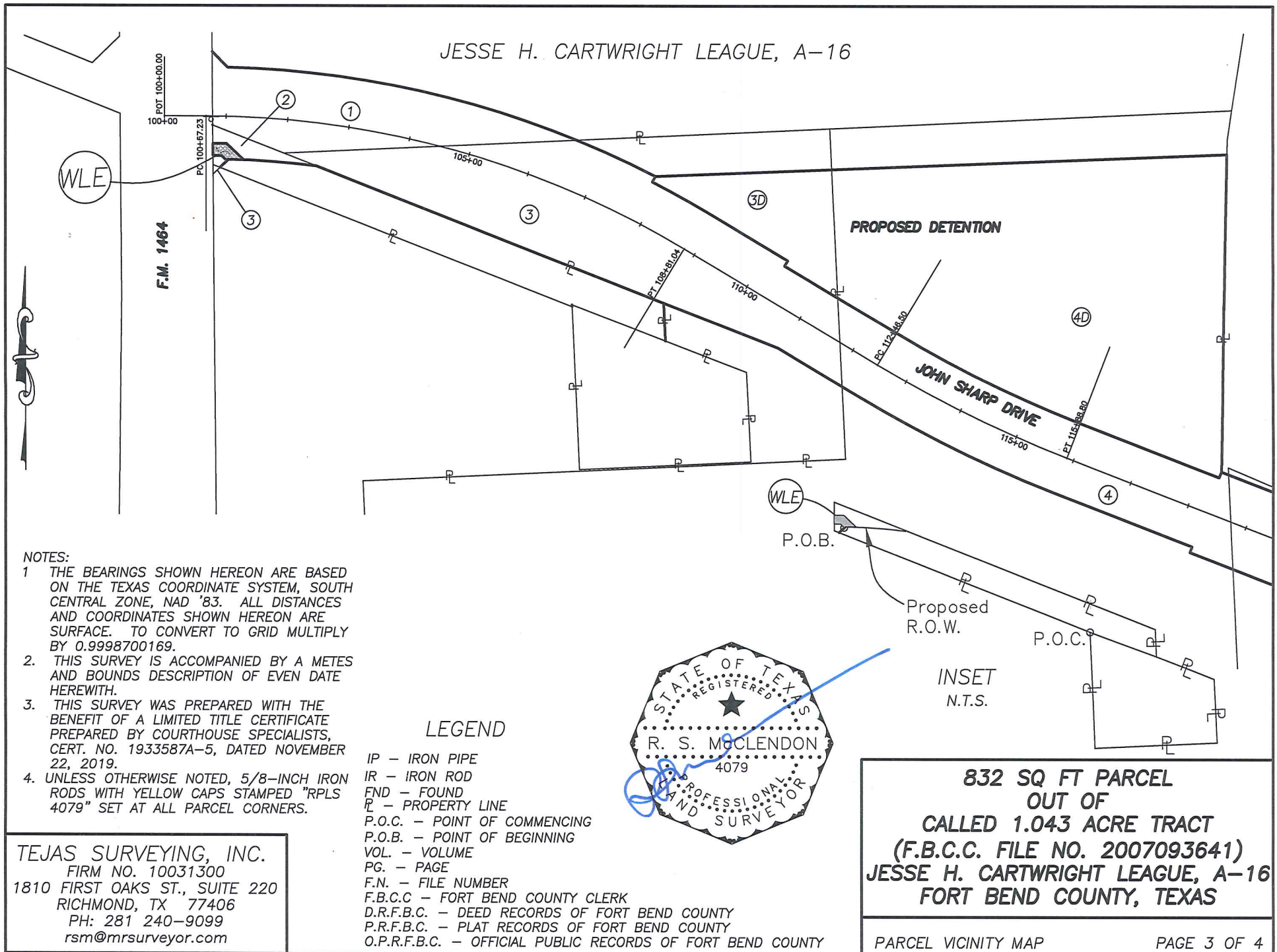
Note: All iron rods described with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, multiply by a scale factor = 0.9998700169.

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 61-1803 20FT WLE



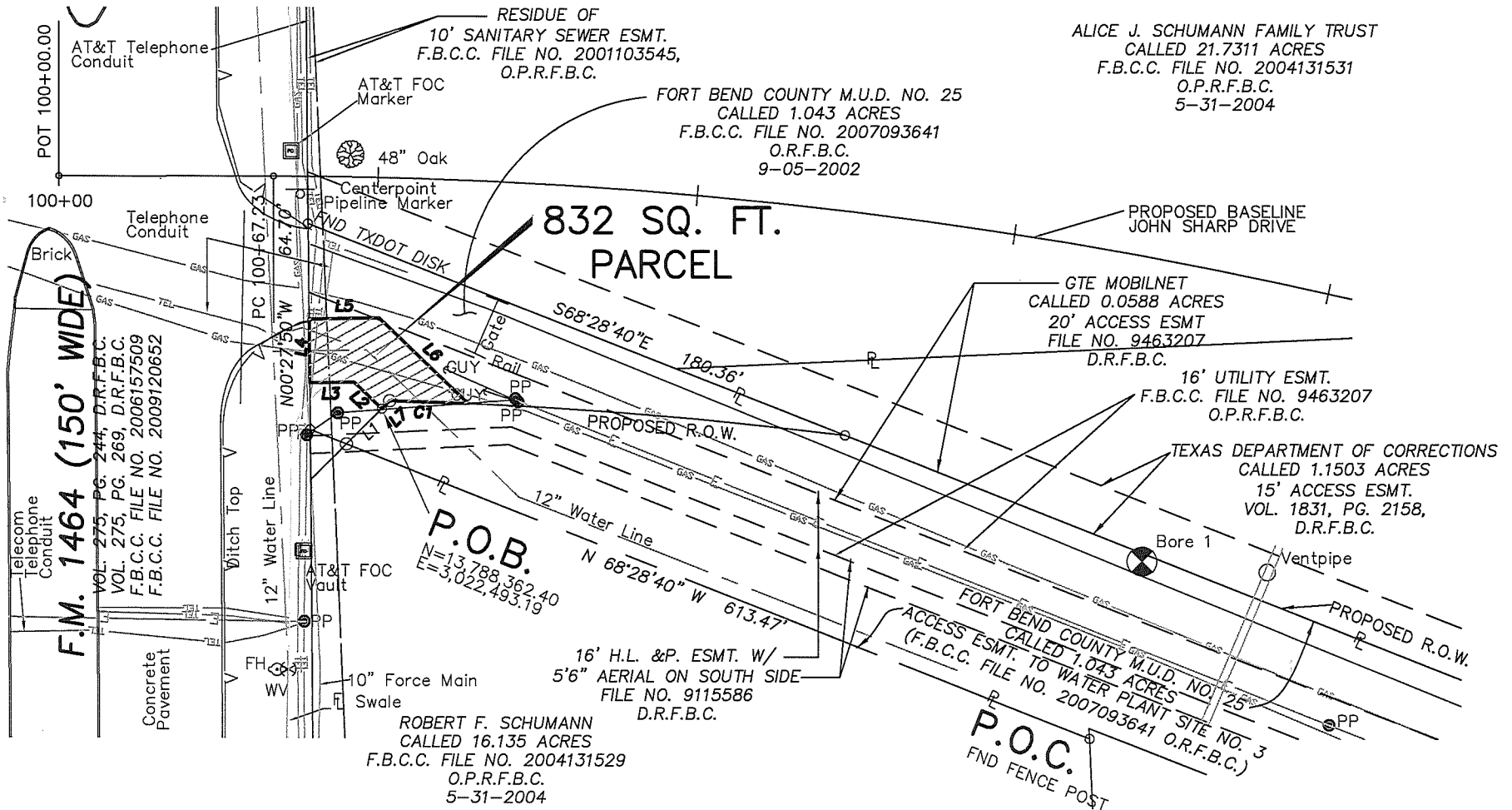
JESSE H. CARTWRIGHT LEAGUE, A-16



NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE. TO CONVERT TO GRID MULTIPLY BY 0.9998700169.
2. THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS, CERT. NO. 1933587A-5, DATED NOVEMBER 22, 2019.
4. UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

JESSE H. CARTWRIGHT LEAGUE, A-16



LINE	BEARING	DISTANCE
L1	N 45°12'57" E	15.66'
L2	N 46°00'31" W	12.07'
L3	S 88°59'29" W	13.84'
L4	N 00°27'50" W	20.00'
L5	N 88°59'29" E	21.94'
L6	S 46°00'31" E	38.62'
L7	S 45°12'57" W	3.56'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1430.00'	00°58'57"	24.52'	N 88°07'18" W	24.52'

