



**COUNTY ATTORNEY**  
Fort Bend County, Texas

**BRIDGETTE SMITH-LAWSON**  
County Attorney

(281) 341-4555  
Fax (281) 341-4557

## **LETTER OF REVIEW**

On February 20, 2025, the County Attorney's Office reviewed the following document:

- Right of Way Easement from Gorla Hussli; 25-Drng-100404

**Comments:**

The above-referenced document which was submitted by the Drainage District into Onbase has been reviewed by our office and is **approved** as to legal form.

Additionally, please note that the conveyance document incorrectly identifies the Drainage District as "a corporation of Fort Bend County, Texas." As this term is intended to identify the Grantee, we recommend that this language be updated for future instruments to reflect the Drainage District as a "Special District organized under the laws of the state of Texas" Please let our Office know if we can assist you in updating these forms.

Should you have any questions, you please contact me at (281) 344-3930.

*/s/ Jennifer L. Fox,*  
Assistant County Attorney

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**FORT BEND COUNTY DRAINAGE DISTRICT  
RIGHT OF WAY EASEMENT**

THE STATE OF TEXAS  
COUNTY OF FORT BEND,

GRANTOR: **Gloria Hussl**  
5821 Trinity RD  
Needville, TX 77461-9032

(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, and 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 additional easement totaling 0.8777 acre adjacent to the south side of an existing easement 160 feet in width previously recorded within Volume 323, Page 365 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "A"**

The DISTRICT shall have an additional easement totaling 0.0813 acre adjacent to the north side of an existing easement 160 feet in width previously recorded within Volume 323, Page 365 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "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 GRANTOR reserves the right to have the DISTRICT either spread or stockpile excess excavated material generated from the channel expansion or modification at locations mutually agreed upon by the GRANTOR and the DISTRICT.

GRANTOR reserves the right to elect to dispose of the GRANTOR'S stockpiled excess material generated from any modified or expanded channel excavation or bridge repair, modification, or replacement in a manner that does not interfere with the DISTRICT'S use of and access to the easement and right of way for the purposes herein 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.

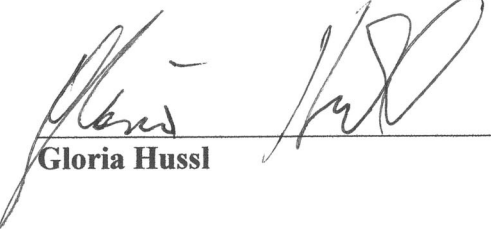
GRANTOR reserves the right to use the facilities offered by the drainage canal for the disposal of surface waters, rain, or any excess waters collecting upon his land, and in such connection GRANTOR has the right in the manner provided by law and at his own expense to construct and provide ditches, drains 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 14 day of January, 2025.

  
\_\_\_\_\_  
Gloria Hussl

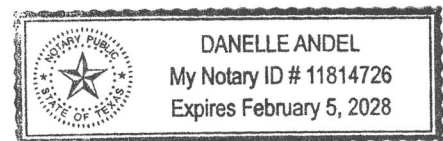
STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME Danelle Andel (Notary Name), in and for  
Fort Bend County, Texas, on this day personally appeared Gloria Huss (Grantor Name)  
known to me to be the person whose name is 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 14 day of  
January, 2025.

Danelle Andel  
Notary Public



June 22, 2020

## EXHIBIT "A"

### *Drainage Easement 17*

***0.8777 acre of land in the C.B. Stewart Survey, Abstract No. 90,  
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 0.8777 acre (38,231 square feet) tract of land in the C.B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.8777 acre tract being out of a 3.52 acre tract of land "Reserve" conveyed to Gloria Huhsl and Jacob Krassnig, as recorded in Volume 1495, Page 468 of the Fort Bend County Deed Records, being out of a 5.451 acre (5.0 acre) tract of land conveyed to Jacob Krassnig and Gloria Hussl, as recorded in Volume 1157, Page 507 of the Fort Bend County Deed Records and in Fort Bend County Clerk's File No. 2007059354 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 3/4-inch iron pipe found in the northwest line of a 192 acre tract of land conveyed to Gaye Lynn McNutt and Thomas Carlton McNutt, as recorded in the Fort Bend County Clerk's File No. 2017060016 for the east corner of said 5.451 acre tract, for the south corner of said 3.52 acre tract and for the south corner of an unrecorded 151.27 acre subdivision; said point having the following coordinates: X=2,986,776.37, Y=13,734,402.53;

THENCE, North 41° 32' 09" East – 220.29 feet with the northwest line of said 192 acre tract and with the southeast line of said 3.52 acre tract to a point for the south corner and POINT OF BEGINNING of this tract; said point having the following coordinates: X=2,986,922.45, Y=13,734,567.43;

THENCE, in a northwesterly direction with a curve to the right having a radius of 375.29 feet, a central angle of 02° 23' 33", a length of 15.67 feet, and a chord bearing North 74° 46' 48" West - 15.67 feet to a point-of-compound-curvature;

THENCE, in a northeasterly direction with a curve to the right having a radius of 265.00 feet, a central angle of 35° 32' 45", a length of 164.40 feet, and a chord bearing North 55° 48' 39" West - 161.78 feet to a point-of-tangency;

THENCE, North 38° 02' 16" West - 87.43 feet to an angle point of this tract;

THENCE, North 40° 23' 29" West - 174.90 feet to a point-of-curvature;

THENCE, in a westerly direction with a curve to the left having a radius of 160.00 feet, a central angle of 82° 47' 36", a length of 231.20 feet, and a chord bearing North 81° 47' 17" West - 211.61 feet to a point-of-tangency;

THENCE, South 56° 48' 55" West – 328.39 feet to an angle point of this tract;

THENCE, South 77° 45' 28" West – 77.36 feet to a point in the east right-of-way line of Trinity Drive (60 feet wide) for the southwest corner of this tract; said point having the following coordinates: X=2,986,046.42, Y=13,734,698.60;

THENCE, North 01° 17' 47" East – 36.00 feet with the east right-of-way line of said Trinity Drive to a point for the northwest corner of this tract; from which an iron pipe found bears North 01° 17' 47" East – 317.17 feet;

THENCE, North 77° 45' 28" East – 62.47 feet to an angle point of this tract;

THENCE, North 56° 48' 55" East – 321.92 feet to a point-of-curvature;

THENCE, in an easterly direction with a curve to the right having a radius of 195.00 feet, a central angle of 82° 47' 36", a length of 281.78 feet, and a chord bearing South 81° 47' 17" East - 257.89 feet to a point-of-tangency;

THENCE, South 40° 23' 29" East - 175.62 feet to an angle point of this tract;

THENCE, South 38° 02' 16" East - 88.15 feet to a point-of-curvature;

THENCE, in a southeasterly direction with a curve to the left having a radius of 230.00 feet, a central angle of 35° 32' 45", a length of 142.69 feet, and a chord bearing South 55° 48' 39" East - 140.41 feet to a point-of-compound-curvature;

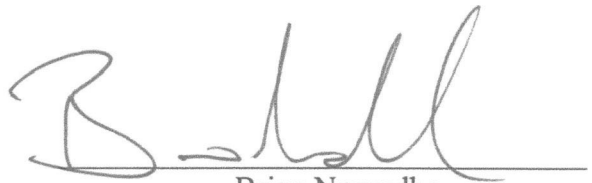
THENCE, in a southeasterly direction with a curve to the left having a radius of 340.29 feet, a central angle of 05° 30' 27", a length of 32.71 feet, and a chord bearing South 76° 20' 15" East - 32.70 feet to a point for the east corner of this tract; from which a 5/8-inch iron rod with cap stamped "Tejas RPLS 4079" bears North 41° 32' 09" East – 188.10 feet;

THENCE, South 41° 32' 09" West - 40.03 feet with the southeast line of said 3.52 acre tract and with the northwest line of said 192 acre tract to the POINT OF BEGINNING and containing 0.8777 acre (38,231 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. 212-7  
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Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776

June 22, 2020

**Drainage Easement 18**

**0.0813 acre of land in the C.B. Stewart Survey, Abstract No. 90,  
Fort Bend County, Texas**

**EXHIBIT "B"**

A FIELD NOTE DESCRIPTION of a 0.0813 acre (3,541 square feet) tract of land in the C.B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.0814 acre tract being out of a 5.451 acre tract of land conveyed to Jacob Krassnig and Gloria Hussl, as recorded in Volume 1157, Page 507 of the Fort Bend County Deed Records 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 3/4-inch iron pipe found in the northwest line of a 192 acre tract of land conveyed to Gaye Lynn McNutt and Thomas Carlton McNutt, as recorded in the Fort Bend County Clerk's File No. 2017060016 for the east corner of said 5.451 acre tract of land conveyed to Jacob Krassnig and Gloria Hussl, for the south corner of a 3.52 acre tract of land "Reserve" conveyed to Gloria Huhsl and Jacob Krassnig, as recorded in Volume 1495, Page 468 of the Fort Bend County Deed Records and for the south corner of an unrecorded 151.27 acre subdivision; said point having the following coordinates: X=2,986,776.37, Y=13,734,402.53;

THENCE, North 48° 02' 25" West – 842.84 feet with the northeast line of said 5.451 acre tract, with the southwest line of said 3.52 acre tract and with the southwest line of a 15.5 acre tract of land conveyed to Lake Creek Estates Homeowners Association, as recorded in Fort Bend County Clerk's File No. 2005113121 to a point for the southeast corner and POINT OF BEGINNING of this tract; said point having the following coordinates: X=2,986,149.63, Y=13,734,966.06;

THENCE, South 56° 48' 55" West – 117.84 feet to a point for the southwest corner of this tract; said point having the following coordinates: X=2,986,050.82, Y=13,734,901.44;

THENCE, North 01° 17' 47" East - 42.46 feet with the east right-of-way line of Trinity Drive (60 feet wide) to a point for the northwest corner of this tract;

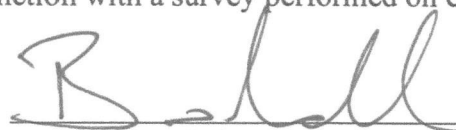
THENCE, North 56° 48' 55" East - 84.52 feet to a point for the northeast corner of this tract; from which an iron pipe bears North 48° 02' 25" West – 91.84 feet;

THENCE, South 48° 02' 25" East - 36.21 feet with the northeast line of said 4.451 acre tract and with the southwest line of said 15.5 acre tract to the POINT OF BEGINNING and containing 0.0813 acre (3,541 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. 212-7  
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Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776



# LEGEND

CL - CENTERLINE  
D.E. - DRAINAGE EASEMENT  
F.B.C.C.F. - FORT BEND COUNTY DEED RECORDS  
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE  
FND - FOUND  
I.P. - IRON PIPE  
I.R. - IRON ROD  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
R.O.W. - RIGHT OF WAY  
SQ. FT. - SQUARE FEET  
W/ - WITH

**DRAINAGE EASEMENT 18**  
0.0813 ACRE  
(3,541 SQ. FT.)

P.O.B.-D. E. 18  
X= 2,986,149.63  
Y= 13,734,966.06

**DRAINAGE EASEMENT 17**  
0.8777 ACRE  
(38,231 SQ. FT.)

**JACOB KRASSNIG AND GLORIA HUSSL**  
5.0 ACRES  
(F.B.C.C.F. NO. 2007059354)  
(5.451 ACRES)  
(VOL. 1157, PG. 507; F.B.C.D.R.)

**GLORIA HUHSL AND JACOB KRASSNIG**  
3.52 ACRE "RESERVE"  
(VOL. 1495, PG. 468; F.B.C.D.R.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°17'47" E	36.00'
L2	N 77°45'28" E	62.47'
L3	S 41°32'09" W	40.03'
L4	S 58°48'55" W	117.84'
L5	N 01°17'47" E	42.48'
L6	N 58°48'55" E	94.52'
L7	S 48°02'25" E	36.21'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	2°23'33"	375.29'	15.67'	N 74°48'48" W - 15.67'
C2	35°32'48"	265.00'	164.40'	N 55°48'39" W - 161.78'
C3	82°47'36"	180.00'	231.20'	N 81°47'17" W - 211.61'
C4	82°47'36"	195.00'	281.78'	S 81°47'17" E - 257.89'
C5	35°32'48"	230.00'	142.69'	S 55°48'39" E - 140.41'
C6	5°30'27"	340.29'	32.71'	S 78°20'15" E - 32.70'

**ADRIANA JIMENEZ**  
2.67 ACRES  
(F.B.C.C.F. NO. 2005109650)

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS 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.
2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
3. THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
5. METES-AND-BOUNDS DESCRIPTIONS WERE COMPILED IN CONJUNCTION WITH THIS SURVEY.
6. ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
7. THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON MAY 12, 2020.

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1B, Condition II, Survey.



Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776

P.O.C.-D. E. 17 & 18  
X= 2,986,776.37  
Y= 13,734,402.53





## DRAINAGE DISTRICT

Fort Bend County, Texas

### - INVOLUNTARY ACQUISITION - - Purchase Offer Form -

Locality: Fort Bend County

Contract No. 20-065-092-C257

Fort Bend County proposes to purchase easements on your property located on Trinity Drive along the northern and southern lines of Big Creek, Richmond, Fort Bend County, Texas 77469. The subject property is further identified by Assessor Parcel Numbers R39878, R39894, R39895 and R79418.

#### Drainage Easement 17

0.8777 acre (38,231 square feet) tract of land in the C.B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.8777 acre tract being out of a 3.52 acre tract of land "Reserve" conveyed to Gloria Huhsl and Jacob Krassnig, as recorded in Volume 1495, Page 468 of the Fort Bend County Deed Records.

#### Drainage Easement 12

0.0813-acre (3,541 square feet) tract of land in the C.B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.0814 acre tract being out of a 5.451 acre tract of land conveyed to Jacob Krassnig and Gloria Hussl, as recorded in Volume 1157, Page 507 of the Fort Bend County Deed Records

Fort Bend County hereby offers a price amount of \$136,159.00 to obtain easements on this property. **Please indicate on the form below if you would like to accept the price amount or would like to proceed with negotiations.**

☒ I accept the purchase offer of one hundred thirty-six thousand, one hundred fifty-nine dollars and zero cents (\$143,053.00) for the easement on 0.9590 acres of Easements 17 and 18.

☐ I do **not** accept the purchase offer one hundred thirty-six thousand, one hundred fifty-nine dollars and zero cents (\$143,053.00) for the easement on 0.9590 acres of Easements 17 and 18 and wish to negotiate.

Owner: Gloria Hussl

Signature: [Signature]

Date: 11-14-25