



COUNTY ATTORNEY
Fort Bend County, Texas

BRIDGETTE SMITH-LAWSON
County Attorney

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

LETTER OF REVIEW

On April 30, 2025, the County Attorney's Office reviewed the following document:

- *Fort Bend County Drainage District Right of Way Easement; 25-Drng-100647*

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 be an identifier of the Grantee, it is recommended that this language be updated to reflect the Drainage District as either a "political subdivision of the state of Texas" or a "Special District organized under the laws of the state of Texas" and it is unclear if title could be affected in the future. Please let our Office know if we can assist you in updating the forms for these easements.

Should you have any questions, 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: **LLOYD HERNANDEZ**
7631 Ansel Lane
Richmond, TX 77469

(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 0.0030 acre adjacent to the northwest side of an existing easement 140 feet in width previously recorded within Volume 323, Page 244 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "A"**

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 19th day of March, 2024 2025

[Signature]
3/19/25



STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME Cynthia Marie Nunn Johnson, in and for
Fort Bend County, Texas, on this day personally appeared Lloyd Hernandez
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 19th day of
March, 2025.

Cynthia Marie Nunn Johnson
Notary Public



Lloyd Hernandez
3/19/25

September 15, 2022

Drainage Easement 21

***0.0030 of an acre of land in the Charles B. Stewart Survey, Abstract No. 90
Fort Bend County, Texas***

Being a 0.0030 of an acre (132 square feet) of land in the Charles B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.0030 of an acre tract being out of a called 2.303 acre tract described in a deed from Michelle Galvan to Lloyd Hernandez, recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2008119838, Official Public Records Fort Bend County (O.P.R.F.B.C.); said 0.0030 of an acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00, which coordinates and distances shown hereon are surface values in U.S. Survey Feet and may be converted to grid by multiplying by a scale factor of 0.99986701753:

COMMENCING at a 1/2-inch iron rod found, having coordinates of N=13,735,430.18, E=2,985,207.03, in the existing southeast right-of-way line of Ansel Lane (60 feet wide per Volume 551, Page 836, Fort Bend County Deed Records [F.B.C.D.R.]), the northeast boundary line of said 2.303 acre tract and the southwest boundary line of the residue of a called 5.00 acre tract described in a deed from Trinity Corporation to Pat Campbell Quimby, Jr. and wife, Nettie Lou Quimby, recorded in Volume 647, Page 192, F.B.C.D.R.;

THENCE, South 48°11'43" East, along the northeast boundary line of said 2.303 acre tract and the southwest boundary line of the residue of said 5.00 acre tract, at a distance of 184.26 feet pass a one inch iron pipe found for the west corner of a called 5.00 acre tract described in a deed from James C. Hopkins, dependent administrator of the Estate of James D. Pratt, to Lois F. Wilkerson, recorded under F.B.C.C.F. No. 8531010, Volume 1701, Page 132, Official Records Fort Bend County (O.R.F.B.C.) and conveyed to Larry Fleck and Mark Fleck by Last Will and Testament of Lois Fay Wilkerson, recorded under F.B.C.C.F. No. 2007053002, O.P.R.F.B.C., continuing for a total distance of 532.91 feet to a point (unable to set) in the proposed northwest drainage easement for the northeast corner of the herein described tract and the **POINT OF BEGINNING** having coordinates of N=13,735,074.95, E=2,985,604.27;

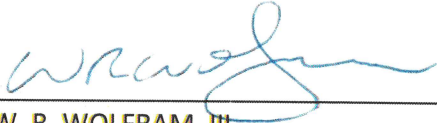
1. **THENCE**, South 48°11'43" East, continuing along the northeast boundary line of said 2.303 acre tract and the southwest boundary line of said 5.00 acre tract, a distance of 6.65 feet to a point (from which a 3/4-inch iron rod with cap stamped "Kalkomey" found for reference bears South 48°11'43" East, 12.07 feet) in the existing northwest line of Fort Bend County Drainage District (F.B.C.D.D.) 140 feet wide drainage canal and right-of-way easement, recorded in Volume 323, Page 244, F.B.C.D.R., for the east corner of the herein described tract and being in a curve to the left whose center bears South 20°02'53" East, 170.00 feet;

2. **THENCE**, around said curve to the left having a radius of 170.00 feet, an arc length of 55.91 feet, a central angle of $18^{\circ}50'40''$, and a chord which bears South $60^{\circ}31'46''$ West, 55.66 feet to the point of tangency in said proposed northwest drainage easement, having coordinates of N= 13,735,043.13, E= 2,985,560.77, for the northwest corner of the herein described parcel;

THENCE, along said proposed drainage easement the following two (2) courses and distances:

3. North $51^{\circ}06'26''$ East, a distance of 21.98 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right whose center bears South $38^{\circ}53'34''$ East, 200.00 feet;
4. Around said curve to the right having a radius of 200.00 feet, an arc length of 31.99 feet, a central angle of $09^{\circ}09'51''$, and a chord which bears North $55^{\circ}41'22''$ East, 31.95 feet to the **POINT OF BEGINNING** and containing 0.0030 of an acre (132 square feet) of land.

A separate Plat accompanies this Metes and Bounds description.



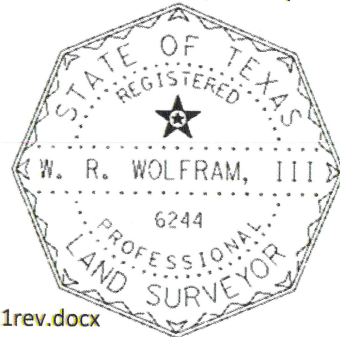
W. R. WOLFRAM, III

09-15-2022

Date

Texas Registered Professional Land Surveyor No. 6244

S:\2021\2120085\SURVEY\Drainage Easement Descriptions\Drainage Easement 21rev.docx



PAT CAMPBELL QUIMBY, JR.
AND WIFE,
NETTIE LOU QUIMBY
RESIDUE OF CALLED 5.00 ACRES
VOL. 647, PG. 192
F.B.C.D.R.

LOIS F. WILKERSON
CALLED 5.00 ACRES
F.B.C.C.F. NO. 8531010
... 1701, PG. 132, O.R.F.B.C.
EXECUTED: MAY 29, 1985
WILL AND TESTAMENT OF
LOIS FAY WILKERSON

TO
LARRY FLECK AND MARK FLECK
C.C.F. NO. 2007053002, O.P.R.F.B.C.

LLOYD HERNANDEZ
CALLED 2.303 ACRES
F.B.C.C.F.
NO. 2008119838
O.P.R.F.B.C.

DRAINAGE EASEMENT 21
0.0030 ACRE
(132 SQ. FT.)

MICHELLE GALVAN
CALLED 2.303 ACRES
F.B.C.C.F. NO. 2014125381
O.P.R.F.B.C.

ARMANDO ALVARDO JR AND
EVELYN ALVARDO
CALLED 5.0 ACRES
F.B.C.C.F. NO. 2019086292,
O.P.R.F.B.C.

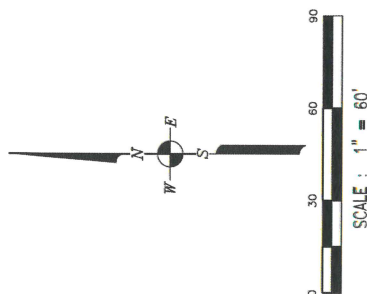
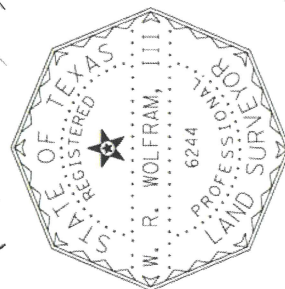
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: SEPTEMBER, 2022

09-15-2022

09-13-2022
WILLIAM R. WOLFRAM, III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6244

LINE	BEARING	DISTANCE
L1	S 48°11'43" E	6.65'
L2	N 51°06'26" E	21.98'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	170.00'	55.91'	18°50'40"	S 60°31'46" W 55.66'
C2	200.00'	31.99'	9°09'51"	N 55°41'22" E 31.95'



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|---|--------------|---|-------------------------------|-----------|--------|
| — | Q.P.R.F.B.C. | — | OFFICIAL PUBLIC RECORDS | FORT BEND | COUNTY |
| — | D.R.F.B.C. | — | OFFICIAL RECORDS | FORT BEND | COUNTY |
| — | F.B.C.D.R. | — | FORT BEND COUNTY DEED RECORDS | | |
| — | F.B.C.C.F. | — | FORT BEND COUNTY CLERK'S FILE | | |
| — | P.O.B. | — | POINT OF BEGINNING | | |
| — | P.O.C. | — | POINT OF COMMENCING | | |
| — | P.N.D. | — | FOUND | | |
| — | R. | — | IRON ROD | | |
| — | R.P. | — | IRON PIPE | | |
| — | R.O.W. | — | RIGHT-OF-WAY | | |
| — | SQ. FT. | — | SQUARE FEET | | |
| — | FL | — | PROPERTY LINE | | |
| — | — | — | CENTERLINE | | |
| — | — | — | FOUND (AS NOTED) | | |
| — | — | — | SET 3/8" I.R. W/LANDTECH CAP | | |
| | | | (UNLESS OTHERWISE NOTED) | | |

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.

22) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

33) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND SEPTEMBER, 2022

4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

LANDTECH

2525 North Loop West, Suite 300,
Houston, Texas 77008

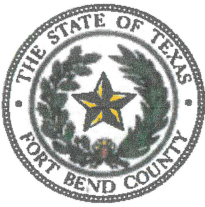
F: 713-861-7068 F: 713-861-4131
TBPELS Registration No. 10019100

PROPOSED DRAINAGE EASEMENT 21

0.0030 ACRE (132 SQ. FT.) TRACT OF LAND IN THE CHARLES B.
STEWART SURVEY, ABSTRACT NO. 90
FORT BEND COUNTY, TEXAS

DATE: SEPTEMBER 15, 2022

DRAWING No.: 981-A-	SHEET No.: 1 OF 1
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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 along the south line of Kari Lane, Richmond, Fort Bend County, Texas 77469. The subject property is further identified by Assessor Parcel Number R218673

Drainage Easement 21

An easement of 0.0030 of an acre (132 square feet) of land in the Charles B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.0030 of an acre tract being out of a called 2.303 acre tract described in a deed from Michelle Galvan to Lloyd Hernandez, recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2008119838, Official Public Records Fort Bend County (O.P.R.F.B.C.).

Fort Bend County hereby offers a price amount of \$238.00 to obtain an easement 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 wish to waive my right to an appraisal and I accept the purchase offer of two hundred thirty-eight dollars and zero cents (\$238.00) for the easement on 0.0030 acres of Easement 21.

☐ I do not accept the purchase offer of two hundred thirty-eight dollars and zero cents (\$238.00) for the easement on 0.0030 acres of Easement 21 and wish to negotiate.

Owner: Lloyd Hernandez

Signature: [Signature]

Date: 8/26/24