



COUNTY ATTORNEY
Fort Bend County, Texas

BRIDGETTE SMITH-LAWSON
County Attorney

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

LETTER OF REVIEW

On July 9, 2025, the County Attorney's Office reviewed the following document:

- *Fort Bend County Drainage District Right of Way Easement; 25-Drng-100814*

Comments:

The above-referenced document which was submitted by the Drainage District into Onbase has been reviewed by our office and is **NOT APPROVED** as to legal form.

The acknowledgments on page 3 of the easement document do not contain the notary seal as required by Tex. Gov't Code § 406.013, which states in part "The notary public shall authenticate all official acts with the seal of office." As such, the acknowledgements on page 3 are not valid pursuant to Tex. Civ. Prac. & Rem. Code § 121.004. Please correct both acknowledgments accordingly prior to recording the easement in the official public records.

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,

GRANTORS: Armando Alvarado, Jr. and Evelyn Alvarado
5119 Buffalo St
Rosenberg, TX 77471

(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 Special District organized under the laws of the state of Texas, (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 0.6307 acre parallel and adjacent to the southerly 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.

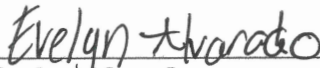
It is agreed that if at a future time the DISTRICT, its successors or assigns, shall permanently cease to use said drainage canal right of way for the purposes herein contained, and shall permanently abandon the same, then and in such event the said right of way above described, together with all rights 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 29th day of MAY, 2025.



Armando Alvarado, Jr.



Evelyn Alvarado

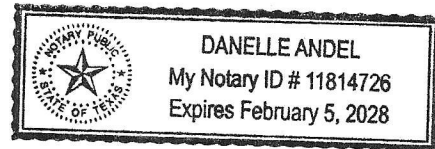
STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME Danelle Aniel (Notary Name), in and for Fort Bend County, Texas, on this day personally appeared Armando Alvarado, JR (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 May 29th day of May, 2025.

Danelle Aniel
Notary Public



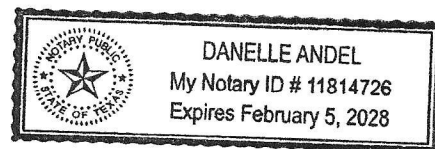
STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME Danelle Aniel (Notary Name), in and for Fort Bend County, Texas, on this day personally appeared Evelyn Alvarado (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 29th day of May, 2025.

Danelle Aniel
Notary Public



September 15, 2022

Drainage Easement 20

***0.6307 of an acre of land in the Charles B. Stewart Survey, Abstract No. 90
Fort Bend County, Texas***

Being a 0.6307 of an acre (27,472 square feet) of land in the Charles B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.6307 of an acre tract being out of a called 5.0 acre tract described in a deed from Jacob Compean and Emily Velasco, Jaime Hernandez and Samantha Hernandez, Felix Compean Jr., to Armando Alvarado Jr. and Evelyn Alvarado, recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2019086292, Official Public Records Fort Bend County (O.P.R.F.B.C.); said 0.6307 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 point (from which a found mag nail bears North 42°10'31" East, 0.31 feet), having coordinates of N=13,734,221.55, E=2,985,936.72, in the centerline of Trinity Road (60 feet wide per Volume 551, Page 836, Fort Bend County Deed Records [F.B.C.D.R.]), the northeast boundary line of a called 4.9968 acre tract described in a deed from Dennis Robinson II, Deoren Ra-Ki Robinson and Isabella Marie Robinson, to Donald Guidry and Linda D. Guidry, recorded under F.B.C.C.F. No. 2016016289, O.P.R.F.B.C., and the southwest boundary line of said 5.0 acre tract;

THENCE, North 36°10'10" West, along the southwest boundary line of said 5.0 acre tract and the northeast boundary line of said 4.9968 acre tract, at a distance of 30.64 feet pass a point (from which a found 1/2-inch iron rod with cap stamped "Precision Surveying" bears North 63°42'28" West, 0.72 feet) in the existing northwest right-of-way line of said Trinity Road, continuing for a total distance of 692.88 feet to a 3/8-inch iron rod with "Landtech" cap set in the proposed south drainage easement for the southwest corner of the herein described tract and the **POINT OF BEGINNING** having coordinates of N=13,734,780.89, E= 2,985,527.80;

1. **THENCE**, North 36°10'10" West, continuing along the southwest boundary line of said 5.0 acre tract and the northeast boundary line of said 4.9968 acre tract, a distance of 43.46 feet to a point in the existing south 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 northwest corner of the herein described tract;

THENCE, along the existing south line of said F.B.C.D.D. easement the following six (6) courses and distances:

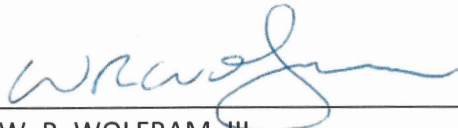
2. North 51°06'26" East, a distance of 188.24 feet to the point of curvature of a curve to the right;
3. Around said curve to the right having a radius of 30.00 feet, an arc length of 40.61 feet, a central angle of 77°33'09", and a chord which bears North 89°53'01" East, 37.58 feet to the point of tangency;
4. South 51°20'25" East, a distance of 96.34 feet to the point of curvature of a curve to the left;
5. Around said curve to the left having a radius of 420.00 feet, an arc length of 43.92 feet, a central angle of 05°59'31", and a chord which bears South 54°20'10" East, 43.90 feet to the point of tangency;
6. South 57°19'56" East, a distance of 164.18 feet to the point of curvature of a curve to the left;
7. Around said curve to the left having a radius of 170.00 feet, an arc length of 86.98 feet, a central angle of 29°18'53", and a chord which bears South 71°59'22" East, 86.03 feet to a point in the centerline of said Trinity Road, the east boundary line of said 5.0 acre tract and the west boundary line of a called 5.451 acre tract described in a deed from Arthur Neal Dean, Jr., to Jakob Krassnig and Gloria Huhs, recorded in Volume 1157, Page 507, Official Records Fort Bend County, for the northeast corner of the herein described tract;
8. **THENCE**, South 01°16'55" West, along the centerline of said Trinity Road, the east boundary line of said 5.0 acre tract and the west boundary line of said 5.451 acre tract, a distance of 45.02 feet to a mag nail set in said proposed south drainage easement, having coordinates of N=13,734,688.23, E=2,986,016.17, for the southeast corner of the herein described tract and being in a curve to the right whose center bears North 02°55'10" East, 215.00 feet;

THENCE, along said proposed drainage easement the following five (5) courses and distances:

9. Around said curve to the right having a radius of 215.00 feet, an arc length of 111.63 feet, a central angle of 29°44'54", and a chord which bears North 72°12'23" West, 110.38 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
10. North 57°19'56" West, a distance of 164.18 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;

11. Around said curve to the right having a radius of 465.00 feet, an arc length of 48.63 feet, a central angle of $05^{\circ}59'31''$, and a chord which bears North $54^{\circ}20'10''$ West, 48.61 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
12. North $51^{\circ}20'25''$ West, a distance of 79.78 feet to a 3/8-inch iron rod with "Landtech" cap set for an angle point;
13. South $53^{\circ}01'25''$ West, a distance of 179.33 feet to the **POINT OF BEGINNING** and containing 0.6307 of an acre (27,472 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 20rev.docx



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

CHARLES B. STEWART SURVEY
ABSTRACT NO. 90

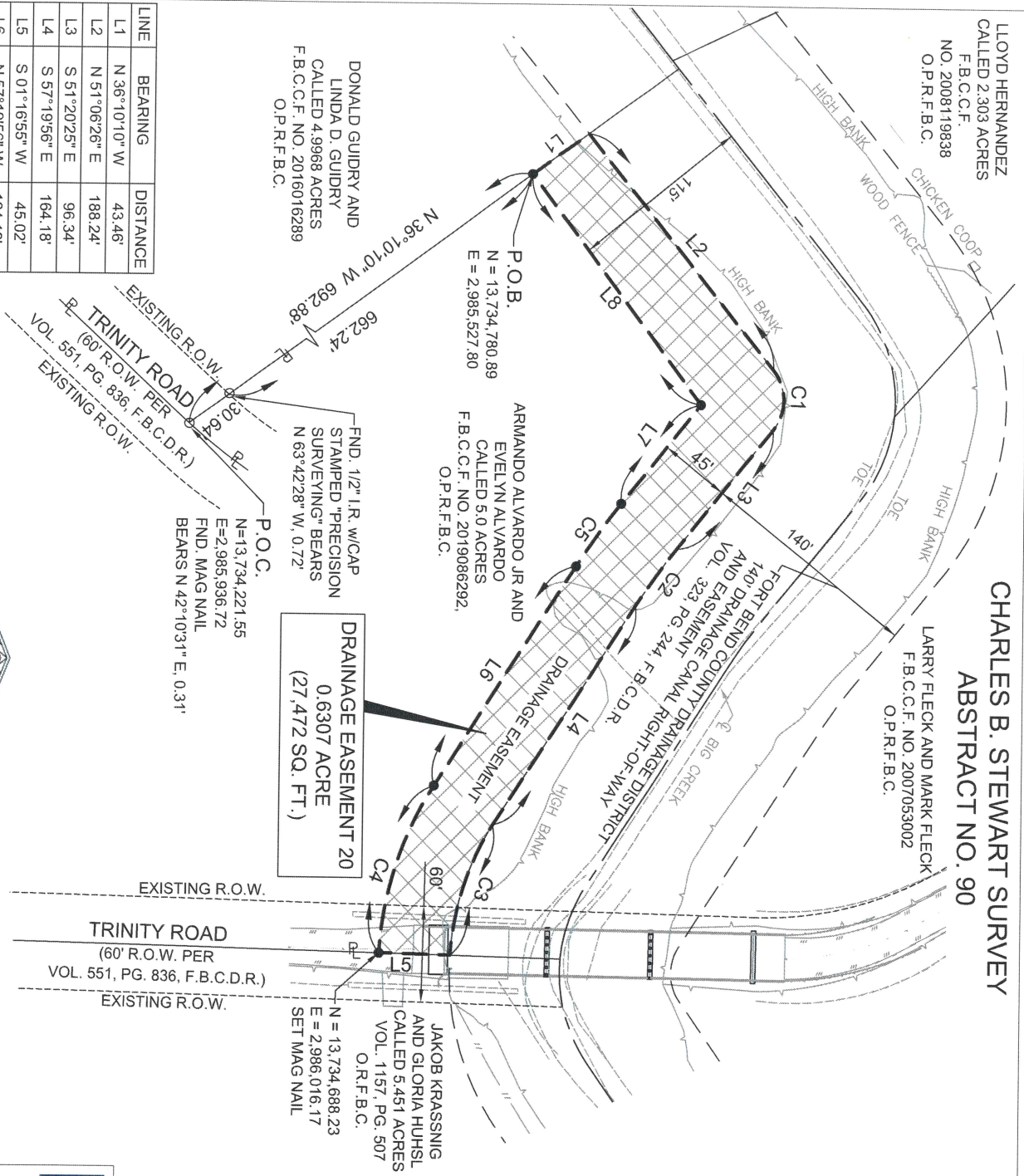
LARRY FLECK AND MARK FLECK
F.B.C.C.F. NO. 2007053002
O.P.R.F.B.C.

ARMANDO ALVARDO JR AND
EVELYN ALVARDO
CALLED 5.0 ACRES
F.B.C.C.F. NO. 20190806292.
O.P.R.F.B.C.

DONALD GUIDRY AND
LINDA D. GUIDRY
CALLED 4.9968 ACRES
F.B.C.C.F. NO. 2016016289
O.P.R.F.B.C.

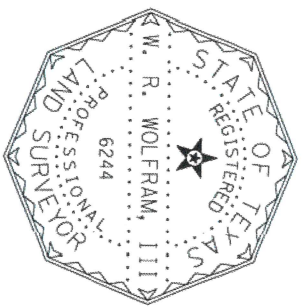
DRAINAGE EASEMENT 20
0.6307 ACRE
(27,472 SQ. FT.)

JAKOB KRASSING
AND GLORIA HUHSL
CALLED 5.451 ACRES
VOL. 1157, PG. 507
O.R.F.B.C.



LINE	BEARING	DISTANCE
L1	N 36°10'10" W	43.46'
L2	N 51°06'26" E	188.24'
L3	S 51°20'25" E	96.34'
L4	S 57°19'56" E	164.18'
L5	S 01°16'55" W	45.02'
L6	N 57°19'56" W	164.18'
L7	N 51°20'25" W	79.78'
L8	S 53°01'25" W	179.33'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	30.00'	40.61'	77°33'09"	37.58'
C2	420.00'	43.92'	05°59'31"	43.90'
C3	170.00'	86.98'	29°18'53"	86.03'
C4	215.00'	111.63'	29°44'54"	110.38'
C5	465.00'	48.63'	05°59'31"	48.61'

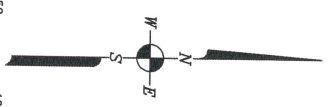


I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND UNDER MY SUPERVISION AND
THAT THIS PLAT REPRESENTS THE FACTS AS
FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: SEPTEMBER, 2022

WILLIAM R. WOLFRAM, III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6244

09-15-2022

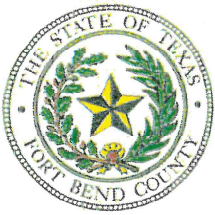
- NOTES:
- 1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
 - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 3) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND SEPTEMBER, 2022
 - 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT
- LEGEND:
- O.P.R.F.B.C. — OFFICIAL PUBLIC 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
 - FND. — FOUND
 - I.R. — IRON ROD
 - I.P. — IRON PIPE
 - R.O.W. — RIGHT-OF-WAY
 - SQ. FT. — SQUARE FEET
 - PROPERTY LINE
 - CENTERLINE
 - FOUND (AS NOTED)
 - SET 3/8" R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)



LANDTECH

2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7068 F: 713-861-4131
TBPELS Registration No. 10019100

PROPOSED DRAINAGE EASEMENT 20
0.6307 ACRE (27,472 SQ. FT.) TRACT OF LAND IN THE CHARLES
B. STEWART SURVEY, ABSTRACT NO. 90
FORT BEND COUNTY, TEXAS



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 southern portion of Big Creek in Richmond, Fort Bend County, Texas 77469 and further described as:

A 0.6307 of an acre (27,472 square feet) tract of land in the Charles B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.6307 of an acre tract being out of a called 5.0-acre tract described in a deed from Jacob Compean and Emily Velasco, Jamie Hernandez, and Samantha Hernandez, Felix Compean Jr., to Armando Alvarado Jr. and Evelyn Alvarado, recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2019086292, Official Public Records Fort Bend County (O.P.R.F.B.C.).

Fort Bend County hereby offers a price amount of \$47,018.00 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 accept the purchase offer of forty-seven thousand, eighteen dollars and zero cents (\$47,018.00) for the easement on 0.6304 acres of Easement 20.

☐ I do **not** accept the purchase offer of forty-seven thousand, eighteen dollars and zero cents (\$47,018.00) for the easement on 0.6304 acres of Easement 20 and wish to negotiate.

Owner: Armando Alvarado

Signature: [Signature]

Date: 02/13/25