



COUNTY ATTORNEY
Fort Bend County, Texas

BRIDGETTE SMITH-LAWSON
County Attorney

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

LETTER OF REVIEW

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

- *Fort Bend County Drainage District Right of Way Easement; 25-Drng-100991*

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.

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:

**Jinsong Sheng
37 Greensward Ln
Sugar Land, TX 77479**

(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 0.3809 acre (Easement 1) adjacent to the Northerly side of an existing easement 160 feet in width previously recorded within Volume 323, Page 249 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 0.6452 acre (Easement 2) adjacent to the Southerly side of an existing easement 160 feet in width previously recorded within Volume 323, Page 249 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.

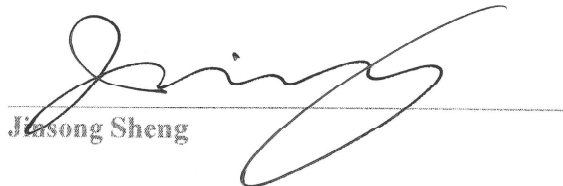
GRANTOR reserves the right to use the facilities offered by the drainage canal for the disposal of surface waters, rain, or any excess waters collecting upon his land, and in such connection GRANTOR has the right in the manner provided by law and at his own expense to construct and provide ditches, drains 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 19th day of August, 2025.


Jason Sheng

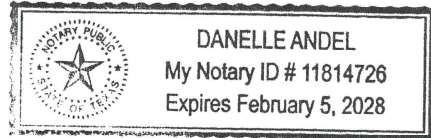
STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME Danelle Annel (Notary Name), in and for Fort Bend County, Texas, on this day personally appeared Jinsoy Sheng (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 19th day of August, 2025.

Danelle Annel
Notary Public



June 22, 2020

EXHIBIT "A"

Drainage Easement 01

*0.3809 acre of land in the A. Wickson Survey, Abstract No. 94,
Fort Bend County, Texas*

A FIELD NOTE DESCRIPTION of a 0.3809 acre (16,591 square feet) tract of land in the A. Wickson Survey, Abstract No. 94, Fort Bend County, Texas; said 0.3809 acre tract being out of a 55.00 acre tract of land conveyed to Jinsong Sheng, as recorded in Fort Bend County Clerk's File No. 2004092640, being out of Lot 3, Gallimore and Ricky Subdivision, as recorded in Volume 31, Page 174 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 1/2-inch iron pipe found in the southwest right-of-way line of Pleak Road (width varies) for the east corner 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 and for the north corner of said 55.00 acre tract; said point having the following coordinates: X=2,990,631.40, Y=13,735,482.73;

THENCE, South 48° 04' 28" East – 172.14 feet with the southwest right-of-way line of said Pleak Road and with the northeast line of said 55.00 acre tract to a point for a north corner and POINT OF BEGINNING of this tract; said point having the following coordinates: X=2,990,759.47, Y=13,735,367.71;

THENCE, South 48° 04' 28" East - 37.83 feet with the southwest right-of-way line of said Pleak Road and with the northeast line of said 55.00 acre tract to a point for the east corner of this tract; from which a 1/2-inch iron pipe found bears South 48° 04' 28" East – 906.88 feet;

THENCE, in a southwesterly direction with a curve to the right having a radius of 220.00 feet, a central angle of 34° 02' 01", a length of 130.68 feet, and a chord bearing South 38° 36' 01" West - 128.77 feet to a point-of-tangency;

THENCE, South 55° 37' 01" West - 18.54 feet to a point-of-curvature;

THENCE, in a southwesterly direction with a curve to the right having a radius of 395.00 feet, a central angle of 41° 15' 11", a length of 284.40 feet, and a chord bearing South 76° 14' 37" West - 278.30 feet to a point-of-tangency;

THENCE, North 83° 07' 47" West - 69.17 feet to a point for the west corner of this tract; from which a 1/2-inch iron pipe found bears South 41° 59' 27" West – 3,472.77 feet;

THENCE, North 41° 59' 27" East - 42.79 feet with the northwest line of said 55.00 acre tract and with the southeast line of said 192 acre tract to a point for a north corner of this tract; said point having the following coordinates: X=2,990,381.62, Y=13,735,205.23;

THENCE, South 83° 07' 47" East - 44.55 feet to a point-of-curvature;

THENCE, in a northeasterly direction with a curve to the left having a radius of 360.00 feet, a central angle of 41° 15' 11", a length of 259.20 feet, and a chord bearing North 76° 14' 37" East - 253.64 feet to a point-of-tangency;

THENCE, North 55° 37' 01" East - 18.54 feet to a point-of-curvature;

THENCE, in a northeasterly direction with a curve to the left having a radius of 185.00 feet, a central angle of 38° 06' 34", a length of 123.05 feet, and a chord bearing North 36° 33' 44" East - 120.79 feet to the POINT OF BEGINNING and containing 0.3809 acre (16,591 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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A handwritten signature in black ink, appearing to read "Brian Nesvadba", written over a horizontal line.

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

June 22, 2020

EXHIBIT "B"

Drainage Easement 02

*0.6452 acre of land in the A. Wickson Survey, Abstract No. 94,
Fort Bend County, Texas*

A FIELD NOTE DESCRIPTION of a 0.6452 acre (28,103 square feet) tract of land in the A. Wickson Survey, Abstract No. 94, Fort Bend County, Texas; said 0.6452 acre tract being out of a 55.00 acre tract of land conveyed to Jinsong Sheng, as recorded in Fort Bend County Clerk's File No. 2004092640, being out of Lot 3, Gallimore and Ricky Subdivision, as recorded in Volume 31, Page 174 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 1/2-inch iron pipe found in the southwest right-of-way line of Pleak Road (width varies) for the east corner 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 and for the north corner of said 55.00 acre tract; said point having the following coordinates: X=2,990,631.40, Y=13,735,482.73;

THENCE, South 48° 04' 28" East – 375.91 feet with the southwest right-of-way line of said Pleak Road and with the northeast line of said 55.00 acre tract to a point for a north corner and POINT OF BEGINNING of this tract; said point having the following coordinates: X=2,990,911.08, Y=13,735,231.56;

THENCE, South 48° 04' 28" East – 35.67 feet with the southwest right-of-way line of said Pleak Road and with the northeast line of said 55.00 acre tract to a point for the east corner of this tract; from which a 1/2-inch iron pipe found bears South 48° 04' 28" East – 705.27 feet;

THENCE, in a southwesterly direction with a curve to the right having a radius of 415.00 feet, a central angle of 24° 18' 39", a length of 176.09 feet, and a chord bearing South 43° 27' 42" West - 174.77 feet to a point-of-tangency;

THENCE, South 55° 37' 01" West - 18.54 feet to a point-of-curvature;

THENCE, in a southwesterly direction with a curve to the right having a radius of 590.00 feet, a central angle of 41° 15' 11", a length of 424.80 feet, and a chord bearing South 76° 14' 37" West - 415.69 feet to a point-of-tangency;

THENCE, North 83° 07' 47" West - 141.58 feet to a point-of-curvature;

THENCE, in a westerly direction with a curve to the left having a radius of 210.00 feet, a central angle of 20° 43' 05", a length of 75.94 feet, and a chord bearing South 86° 30' 40" West - 75.52 feet to a point for the southwest corner of this tract; said point having the following coordinates: X=2,990,182.39, Y=13,734,983.90; from which a 1/2-inch iron pipe found bears South 41° 59' 27" West – 3,217.77 feet;

THENCE, North 41° 59' 27" East - 54.79 feet with the northwest line of said 55.00 acre tract and with the southeast line of said 192 acre tract to a point for a north corner of this tract;

THENCE, in an easterly direction with a curve to the right having a radius of 245.00 feet, a central angle of 10° 03' 12", a length of 42.99 feet, and a chord bearing South 88° 09' 23" East - 42.93 feet to a point-of-tangency;

THENCE, South 83° 07' 47" East - 141.58 feet to a point-of-curvature;

THENCE, in a northeasterly direction with a curve to the left having a radius of 555.00 feet, a central angle of 41° 15' 11", a length of 399.60 feet, and a chord bearing North 76° 14' 37" East - 391.03 feet to a point-of-tangency;

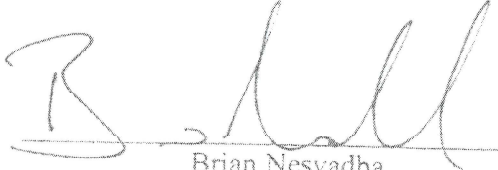
THENCE, North 55° 37' 01" East - 18.54 feet to a point-of-curvature;

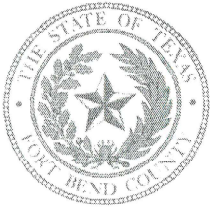
THENCE, in a northeasterly direction with a curve to the left having a radius of 380.00 feet, a central angle of 25° 18' 07", a length of 167.81 feet, and a chord bearing North 42° 57' 58" East - 166.45 feet to the POINT OF BEGINNING and containing 0.6452 acre (28,103 square feet) of land.

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



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 Pleak Road, west of FM 2977, Richmond, Fort Bend County, Texas 77469, and is further identified as Assessor's Parcel Numbers (APN) R40184 and R486413. The subject whole property is a 55.00-acre tract of land.

Drainage Easement 01

A 0.3809 acre (16,591 square feet) tract of land in the A. Wickson Survey, Abstract No. 94, Fort Bend County, Texas; said 0.3809 acre tract being out of a 55.00 acre tract of land conveyed to Jinsong Sheng, as recorded in Fort Bend County Clerk's File No. 2004092640.

Drainage Easement 02

A 0.6452 acre (28,103 square feet) tract of land in the A. Wickson Survey, Abstract No. 94, Fort Bend County, Texas; said 0.6452 acre tract being out of a 55.00 acre tract of land conveyed to Jinsong Sheng, as recorded in Fort Bend County Clerk's File No. 2004092640.

Fort Bend County hereby offers a price amount of \$32,500.00 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 thirty two thousand, five hundred dollars and zero cents (\$32,500.00) for the easement on 1.0261 acres of Easements 01 and 02.

I do not accept the purchase offer of thirty two thousand, five hundred dollars and zero cents (\$32,500.00) for the easement on 1.0261 acres of Easements 01 and 02 and wish to negotiate.

Owner: JINSONG SHENG

Signature: 

Date: 8/18/2025