



**COUNTY ATTORNEY**  
Fort Bend County, Texas

**BRIDGETTE SMITH-LAWSON**  
County Attorney

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

**Attorney/Client Privileged Document**

**REVIEW FORM**

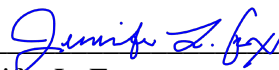
On January 9, 2025, the County Attorney's Office reviewed the following:

*Re: 0.0289 Acre Access Easement from MUD 23; 25-FAC-100313*

**Comments:**

The above-referenced easement has been reviewed and is **approved as to legal form only**.

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

  
\_\_\_\_\_  
Jennifer L. Fox,  
Assistant County Attorney

**ACCESS EASEMENT  
(0.0289 Acre)**

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

<b>THE STATE OF TEXAS</b>	§	
	§	<b>KNOW ALL BY THESE PRESENTS:</b>
<b>COUNTY OF FORT BEND</b>	§	

THAT **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23**, a political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto **FORT BEND COUNTY, TEXAS**, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for vehicular and pedestrian ingress, egress, and regress on, across, along, over, upon and through that certain tract of land located in Fort Bend County, Texas, containing 0.0289 acre, as more particularly described in **Exhibit A** and shown on **Exhibit B**, both attached hereto and incorporated herein for all purposes (the "Easement Tract").

Grantee may construct, install, maintain, repair, replace, remove, and operate a roadway and all appurtenances thereto (collectively, the "Facilities") on, across, along, over, upon and through the Easement Tract and may enter upon the Easement Tract to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's rights shall include, without limitation, the right to clear and remove trees, growth, shrubbery, and other improvements from within the Easement Tract and the right to bring and operate such equipment on the Easement Tract as may be necessary, requisite, convenient, or appropriate to effectuate the purposes for which the Easement is granted. Subject to the rights granted to Grantee herein, Grantee will, at all times after doing any work in connection with the Easement, restore the surface of the Easement Tract as nearly as reasonably practicable to substantially its condition prior to the undertaking of such work; provided, however, Grantee shall not be obligated to replace or restore any trees, overhanging limbs, growth, brush, shrubbery, improvements, or other natural or non-natural obstructions that interfere with Grantee's use of the Easement Tract for the purposes set forth herein. Grantee shall remove, at Grantee's expense, any dirt, earth, or other material excavated

from the Easement Tract in connection with Grantee's construction, operation or maintenance of the Facilities that is not used in connection with Grantee's activities hereunder.

Grantor expressly reserves the right to the use and enjoyment of the Easement Tract for any and all purposes; provided, however, such use and enjoyment of the Easement Tract shall not interfere with, obstruct, or restrict the full and complete use and enjoyment of the Easement for the purposes set forth herein.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances and mineral or royalty reservations or interests affecting the Easement Tract and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent in effect and validly enforceable against the Easement Tract (the "Permitted Encumbrances").

TO HAVE AND TO HOLD, subject to the matters set forth herein and the Permitted Encumbrances, the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Easement and right-of-way and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective successors and assigns.

The individual signing this instrument on behalf of Grantor represents that he/she has the requisite authority to bind Grantor.

Neither party's failure to insist on strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument shall be interpreted and construed in accordance with the laws of the State of Texas, without regard to conflict of laws, principles, and venue for any suit, action, or proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be the state courts situated in Fort Bend County, Texas.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

*[Signature pages follow this page.]*

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

**GRANTOR:**

**FORT BEND COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 23**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

THE STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, \_\_\_\_\_, of the Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

**GRANTEE:**

**FORT BEND COUNTY, TEXAS**

By: \_\_\_\_\_  
Name: KP George  
Title: County Judge

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Assistant County Attorney

THE STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2024, by KP George, County Judge of FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas, on behalf of said entity.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

**Attachments:**

**Exhibit A** – Description of the Easement Tract

**Exhibit B** – Sketch of the Easement Tract

**After recording, please return to:**

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

Attention: Real Estate Department

EXHIBIT "A"

County: Fort Bend  
Street: South Post Oak Boulevard  
Civilcorp Job No.: 24-098-01

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Proposed Access Easement

Being a 0.0289 acre proposed access easement, situated in the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas, being a portion of a residual 1.606 acre tract conveyed from New Teal Run, Ltd. to Fort Bend County Municipal Utility District No. 23, dated June 12, 2001 as recorded in Clerk's File No. 2001059022, Official Public Records Fort Bend County, Texas, (O.P.R.F.B.C.T.), and being a portion of Restricted Reserve "B" of Teal Run Section Ten, as recorded in Slide No. 1933A, Plat Records Fort Bend County, Texas, (P.R.F.B.C.T.), said 0.0289 acre proposed access easement being more partially described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described access easement, said iron rod being in the North line of said 1.606 acre tract and said Restricted Reserve "B", said iron rod also being in the South line of a 4.635 acre tract of land, conveyed to County of Fort Bend, Texas, dated September 9, 2022 as recorded in Clerk's File No. 2022117059, O.P.R.F.B.C.T., said iron rod also having Surface Coordinates of N=13,756,801.60, E=3,092,360.25, from which a 5/8 inch diameter iron rod with cap found for the southwest corner of said 4.635 acre tract bears South 87 deg. 19 min. 09 sec. West, a distance of 570.47 feet;

**THENCE**, North 87 deg. 19 min. 09 sec. East, with the common line of said 1.606 acre tract, said Restricted Reserve "B", and said 4.635 acre tract, a distance of 60.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described access easement, said iron rod being the northeast corner of said 1.606 acre tract and said Restricted Reserve "B", the southeast corner of said 4.635 acre tract and being in the existing West right-of-way line of South Post Oak Blvd. (variable width right-of-way – undeveloped), from which a 5/8 inch diameter iron rod found for reference bears North 87 deg. 36 min. 28 sec. East, a distance of 0.41 feet;

**THENCE**, South 02 deg. 56 min. 42 sec. East, with the common line of said 1.606 acre tract, said Restricted Reserve "B", and said existing West right-of-way line of South Post Oak Blvd., a distance of 21.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described access easement;

**THENCE**, crossing said 1.606 acre tract and said Restricted Reserve "B" the following 2 courses;

- (1) South 87 deg. 19 min. 09 sec. West, a distance of 60.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described access easement;



EXHIBIT "A"

County: Fort Bend  
Street: South Post Oak Boulevard  
Civilcorp Job No.: 24-098-01

Page 2 of 3

Proposed Access Easement

- (2) North 02 deg. 56 min. 42 sec. West, a distance of 21.00 feet to the **POINT OF BEGINNING**, containing 0.0289 acres of land, more or less.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204) NAD83. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000130.

I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey. A survey plat of even date herewith accompanies this legal description.



*Brandon Absher* 2024.08.16  
15:27:53 -05'00'

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Brandon M. Absher  
Registered Professional Land Surveyor  
License No. 6654, State of Texas  
CIVILCORP, LLC - 4611 E. Airline  
Suite #300, Victoria, Texas 77904  
361-570-7500  
TXSUR Firm No. 100576-00

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000130 (FORT BEND COUNTY).
  2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
  3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF FRESNO, FORT BEND COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48157C 0315 L, MAP REVISED APRIL 2, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA.

# LEGEND

- N
  - R.O.W.
  - F.B.C.T.
  - P.R.F.B.C.T.
  - O.P.R.F.B.C.T.
  - P.O.B.
  - (NXX°XX'XX"E XXX.XX')
- TRACT NUMBER
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
- FOUND MONUMENT (AS NOTED)
- RIGHT-OF-WAY
- PROPERTY LINE
- FORT BEND COUNTY, TEXAS
- PLAT RECORDS FORT BEND COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS
- POINT OF BEGINNING
- RECORD BEARING & DISTANCE

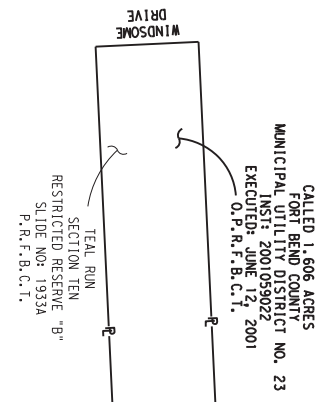
# MANUEL ESCALERA ABSTRACT 170

CALLED 4.635 ACRES  
COUNTY OF FORT BEND, TEXAS  
INST: 202217039  
FILED: SEPTEMBER 9, 2022  
O.P.R.F.B.C.T.

CALLLED 1.606 ACRES  
FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 23  
INST: 2001059022  
EXECUTED: JUNE 12, 2001  
O.P.R.F.B.C.T.

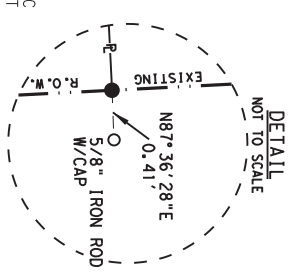
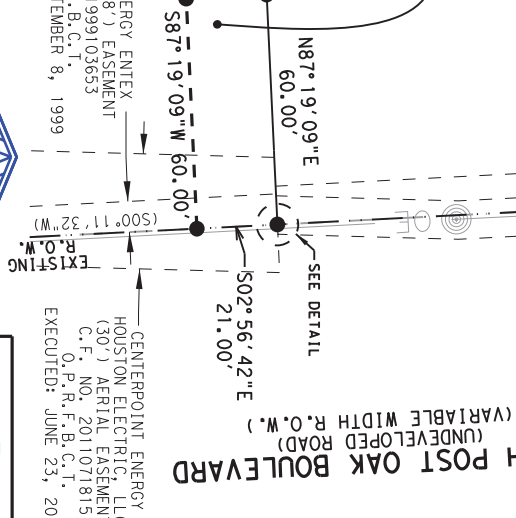
0.0289 ACRES  
(1,260 SQ.FT.)  
P.O.B.  
PROPOSED  
ACCESS EASEMENT  
N=13, 756, 801.60  
E=3, 092, 360.25

TEAL RUN  
SECTION TEN  
RESTRICTED RESERVE "B"  
SLIDE NO: 1933A  
P.R.F.B.C.T.



RELIANT ENERGY ENTX  
0.254 ACRE (10') EASEMENT  
C.F. NO. 1999103652  
O.P.R.F.B.C.T.  
EXECUTED: SEPTEMBER 8, 1999

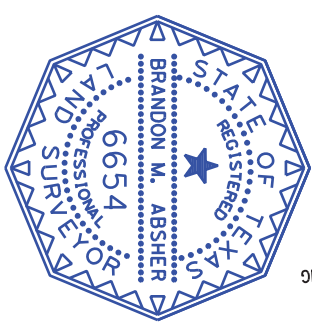
CENTERPOINT ENERGY  
HOUSTON ELECTRIC, LLC  
(10') AERIAL EASEMENT  
C.F. NO. 2011050348  
O.P.R.F.B.C.T.  
EXECUTED: MAY 12, 2011



THE UNDERSIGNED HEREBY CERTIFIES:  
THAT THIS SURVEY WAS MADE ON THE GROUND IN JULY OF 2024, UNDER MY  
SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF.

SIGNED: Brandon M. Absher 2024.08.16 15:27:43 -0500'

BRANDON M. ABSHER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 6654



# PROPOSED ACCESS EASEMENT



SCALE:	JOB NUMBER:	DATE:	PAGE:
1" = 50'	24-098-01	8/9/2024	3 OF 3