

**SANITARY SEWER EASEMENT  
(0.0589 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>§</b>	
	<b>§</b>	<b>KNOW ALL BY THESE PRESENTS:</b>
<b>COUNTY OF FORT BEND</b>	<b>§</b>	

THAT **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169**, 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 body corporate and politic under the laws of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification and operation of sanitary sewer lines and all related connections and appurtenances (collectively, the "Facilities") across, along, under, over, upon and through that certain tract of land located in Fort Bend County, Texas, containing 0.0589 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 lay, construct, install, maintain, repair, relocate, replace, remove, modify and operate the Facilities across, along, under, over, upon and through the Easement Tract, and may enter upon the Easement Tract to engage in all activities as may be necessary 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 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, growth, shrubbery, or other improvements or obstructions removed from within the Easement Tract in connection with the

construction, installation, repair, maintenance, relocation, replacement, removal, upgrade, change in the size of, operation, placement, inspection, protection, or alteration of the Facilities or 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.

Subject to the limitations set forth herein, Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tract for any and all purposes; provided, however, that such use and enjoyment of the surface of the Easement Tract shall not unreasonably 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 4<sup>th</sup> day of September, 2024.

**GRANTOR:**

**FORT BEND COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 169**

By: [Signature]  
Name: Arden Morley  
Title: President

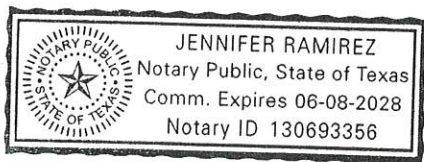
**ATTEST:**

By: [Signature]  
Name: Gary Swafford  
Title: Secretary

THE STATE OF TEXAS                   §  
   §  
COUNTY OF Harris                   §

This instrument was acknowledged before me on the 4<sup>th</sup> day of September, 2024, by Arden Morley, President, and Gary Swafford, Secretary, of the Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)



[Signature]  
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 \_\_\_\_\_, 2025, 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:**

Fort Bend County Engineering

301 Jackson Street

Richmond, Texas 77469

Exhibit A - Description of the Easement Tract

CCR EASEMENTS FOR ALL ABILITIES PARK  
0.0589 OF ONE ACRE  
PROPOSED 15 FOOT WIDE SANITARY SEWER EASEMENT

JULY 9, 2024  
JOB NO. 61-11

DESCRIPTION OF A 0.0589 ACRE TRACT OF LAND SITUATED  
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

BEING a 0.0589 acre (2,567 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322, City of Fulshear of Fort Bend County, Texas and being a portion of a tract of land described as All of Reserve "B" to Fort Bend County Municipal Utility District No. 169 recorded under Fort Bend County Clerks File Number (F.B.C.C.F. No.) 2016142102, same being Restricted Reserve "B", as shown on CREEK FALLS AT CROSS CREEK RANCH SECTION FOUR, a subdivision per plat recorded under Plat Number (P.N.) 20150258 of the Fort Bend County Plat Records (F.B.C.P.R.), said 0.0589 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the Southeast line of a called 0.1486 acre tract of land as described to Cross Creek Ranch Community Association, Inc. recorded under F.B.C.C.F. No. 2016119381 same being Restricted Reserve "C", as shown on said CREEK FALLS AT CROSS CREEK RANCH SECTION FOUR:

**COMMENCING** at a 3/4-inch iron pipe with cap stamped "BROWN & GAY" found for the most Southerly Southeast corner of said Restricted Reserve "C" and said 0.1486 acre tract, same being the most Southerly Southwest corner of Lot 13 Block 1, as shown on said CREEK FALLS AT CROSS CREEK RANCH SECTION FOUR, lying on the Northeast line of said Restricted Reserve "B", from which a 3/4-inch iron pipe with cap stamped "BROWN & GAY" found for an interior corner of said Restricted Reserve "C" and said 0.1486 acre tract, same being the most Westerly Northwest corner of said Lot 13 bears N 00°19'23" W, a distance of 19.59 feet;

THENCE; N 37°18'15" W, a distance of 64.79 feet along and with the Southwest line of said Restricted Reserve "C" and said 0.1486 acre tract, same being the Northeast line of said Restricted Reserve "B" to the **POINT OF BEGINNING** and the most Southerly corner of the herein described tract;

THENCE, over and across said Restricted Reserve "B", the following courses and distances:

N 69°28'43" W, a distance of 30.90 feet to a point for corner;

N 19°04'05" W, a distance of 41.28 feet to a point for corner;

N 10°55'53" W, a distance of 115.74 feet to the Northwest corner of the herein described tract, lying on the Southeast line of a called 2.478 acre tract described as Restricted Reserve "A" in an instrument to Cross Creek Ranch Community Association, Inc. recorded under F.B.C.C.F. No. 2016140899 and as shown on CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT, a subdivision per plat recorded under P.N. 20160197 of the F.B.C.P.R. and the Northwest line of said Restricted Reserve "B";

THENCE, N 55°26'56" E, a distance of 16.37 feet along and with the common line of said Restricted Reserve "A" and said Restricted Reserve "B" to the most Westerly corner of said Block 1, same being the most Northerly corner of said Restricted Reserve "B";

CCR EASEMENTS FOR ALL ABILITIES PARK  
0.0589 OF ONE ACRE  
PROPOSED 15 FOOT WIDE SANITARY SEWER EASEMENT

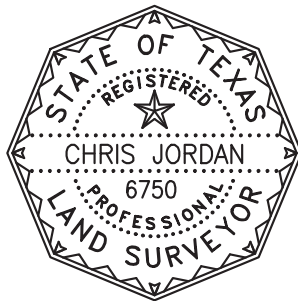
JULY 9, 2024  
JOB NO. 61-11


THENCE, S 10°55'53" E, a distance of 121.23 feet along and with the Southwest line of said Block 1 and the Northeast line of said Restricted Reserve "B" to a 3/4-inch iron pipe with cap stamped "BROWN & GAY" found for corner;

THENCE, S 19°04'05" E, a distance of 33.15 feet continuing along and with the Southwest line of said Block 1 and the Northeast line of said Restricted Reserve "B" to a 3/4-inch iron pipe with cap stamped "BROWN & GAY" found for the most Westerly corner of said Restricted Reserve "C" and said 0.1486 acre tract;

THENCE, S 37°18'15" E, a distance of 28.17 feet along and with the Southwest line of said Restricted Reserve "C" and said 0.1486 acre tract, same being the Northeast line of said Restricted Reserve "B" to the **POINT OF BEGINNING** and containing 0.0589 of one acre (2,567 square feet) of land.

The above description is not to be used for fee conveyance.



  
Chris Jordan RPLS No. 6750  
BGE, Inc.  
10777 Westheimer Road, Suite 500  
Houston, Texas 77042  
Telephone: (281) 558-8700  
TBPLS Licensed Surveying Firm No. 10106500



