



Grantor expressly reserves the right to the use and enjoyment of the Easement Tracts for any and all purposes; provided, however, such use and enjoyment of the Easement Tracts shall not unreasonably interfere with, obstruct, or restrict Grantee's 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 Tracts 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 Tracts (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 401 Jackson Street, Richmond, Texas 77469.

*[Signature pages follow this page.]*

EXECUTED this 5<sup>th</sup> day of June, 2025.

**GRANTOR:**

CINCO SOUTHWEST MUNICIPAL  
UTILITY DISTRICT NO. 1

By: *Jack McClure*  
Name: Jack McClure  
Title: President

**ATTEST:**

By: *Lisa M. Benham*  
Name: Lisa M. Benham  
Title: Secretary

THE STATE OF TEXAS           §  
  §  
COUNTY OF Harris           §

This instrument was acknowledged before me on the 5<sup>th</sup> day of June, 2025, by Jack McClure, President, and Lisa Benham, Secretary, of the Board of Directors of CINCO SOUTHWEST MUNICIPAL UTILITY DISTRICT NO. 1, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

*Mumonda*  
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

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND    §

This instrument was acknowledged before me, the undersigned notary, on the \_\_\_\_ day of \_\_\_\_\_, 2025, by KP George, County Judge of Fort Bend County, Texas, acting in the capacity herein stated, as the authorized act and deed of the FORT BEND COUNTY, TEXAS, a political subdivision of the State of Texas.

(NOTARY SEAL)

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

**Attachments:**

**Exhibit A** - Description and Sketch of the 0.0022 Acre Easement Tract

**Exhibit B** - Description and Sketch of the 0.0086 Acre 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 – Description and Sketch of the 0.0022 Acre Easement Tract

State of Texas  
County of Fort Bend

I. & G.N. Survey  
Abstract No. 364

Description Of  
Signal Pole Easement  
Signal Pole Easement Number 1  
Falcon Landing Blvd  
and Cinco Ranch Blvd  
0.0022 Acre (97 Square Feet)

Being a signal pole easement containing 0.0022 acre (97 square feet) of land situated in the I. & G.N. Survey, Abstract Number 364, Fort Bend County, Texas; being out of and a portion of Restricted Reserve "A" of Cinco Ranch Southwest Sec. 30 a subdivision recorded in Plat Number 20080108 of the Fort Bend County Plat Records, as conveyed by deed to Cinco Southwest Municipal Utility District No. 1 under Fort Bend County Clerk's File Number 2011003365; said signal pole easement being more particularly described as follows (Bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), (NAD 83));

**COMMENCING** at the southwestern end of a radial cutback for the intersection of the northeast right-of-way line of Cinco Ranch Boulevard (100 foot wide) as recorded in Plat Number 20080073 of the Fort Bend County Plat Records, and the southeast right-of-way line of Falcon Landing Boulevard (100 wide) as recorded in Plat Number 20080126 of the Fort Bend County Plat Records, and beginning a curve to the right;

**THENCE** Northwesterly 11.27 feet along the arc of said curve to the right, having a radius of 25.00, a central angle of 25°49'59", and a chord which bears North 63°17'37" West, 11.18 feet to the **POINT OF BEGINNING** and south corner of the herein described easement;

**THENCE** Northwesterly 19.15 feet continuing along the arc of said curve to the right, having a radius of 25.00, a central angle of 43°53'05", and a chord which bears North 28°26'05" West, 18.68 feet to the northwest corner of the herein described easement;

**THENCE** South 81°33'37" East, over and across said restricted reserve "A", a distance of 10.00 feet to the northeast corner of the herein described easement;

**THENCE** South 03°47'51" West, continuing over and across said restricted reserve "A", a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.0022 acres (97 square feet). This description is prepared in conjunction with an exhibit prepared by JNS Engineers, LLC, December 21, 2022. This easement is not staked

Dated: December 21, 2022  
Job No.: 20-1843  
JNS Engineers, LLC  
722 Pin Oak Road, Suite 202A  
Katy, Texas 77494  
281-391-3366

  
Jon N. Strange  
Registered Professional Land Surveyor No. 4417

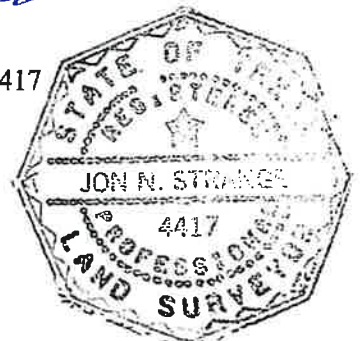




Exhibit B – Description and Sketch of the 0.0086 Acre Easement Tract

State of Texas  
County of Fort Bend

I. & G.N. Survey  
Abstract No. 364

Description Of  
Signal Pole Easement  
Cinco Ranch Blvd  
and Falcon Landing Boulevard  
0.0086 Acre (376 Square Feet)

Being a signal pole easement containing 0.0086 acre (215 square feet) of land situated in the I. & G.N. Survey, Abstract Number 364, Fort Bend County, Texas; being out of and a portion of Restricted Reserve "A" of Cinco Ranch Southwest Sec. 26 a subdivision recorded in Plat Number 20080121 of the Fort Bend County Plat Records, as conveyed by deed to Cinco Southwest Municipal Utility District No. 1 under Fort Bend County Clerk's File Number 2011003365; said signal pole easement being more particularly described as follows (Bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), (NAD 83));

**BEGINNING** at the southwestern end of a radial cutback for the intersection of the north right-of-way line of Cinco Ranch Boulevard (width varies) as recorded in Plat Number 20100048 of the Fort Bend County Plat Records, and the west right-of-way line of Falcon Landing Boulevard (100 feet wide) as recorded in Plat Number 20080126 of the Fort Bend County Plat Records and the beginning of a curve to the right;

**THENCE** Westerly 1.38 feet along the arc of said curve to the right, having a radius of 2,050.00 feet, having a central angle of 00°02'19", and a chord which bears North 80°22'21" West, 1.38 feet to the southwest corner of the herein described easement;

**THENCE** North 12°05'16" East, over and across said Restricted Reserve "A", a distance of 19.59 feet to the northwest corner of the herein described easement;

**THENCE** South 80°36'40" East, continuing over and across said restricted Reserve "A", a distance of 24.97 feet to a point in a curve to the right in said radial cutback and being the northeast corner of the herein described easement;

**THENCE** Southwesterly, with said radial cutback, a distance of 33.91 feet with the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 77°42'59" and a chord which bears South 60°47'18" West, 31.37 feet to the **POINT OF BEGINNING** and containing 0.0086 acre (376 square feet). This description is prepared in conjunction with an exhibit prepared by JNS Engineers, LLC, dated March 10, 2025. This easement is not staked;

Dated: March 10, 2025  
Job No.: 25-0032  
JNS Engineers, LLC  
722 Pin Oak Road, Suite 202A  
Katy, Texas 77494  
281-391-3366



Jon N. Strange  
Registered Professional Land Surveyor No. 4417



