

**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.**

**SANITARY SEWER EASEMENT**  
**(0.1607 acres)**

**THE STATE OF TEXAS           §**  
  §       **KNOW ALL PERSONS BY THESE PRESENTS:**  
**COUNTY OF FORT BEND       §**

THAT **PRIME LANDMARK PROPERTIES, INC.**, a Texas corporation, hereinafter "Grantor," whether one or more, 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, hereinafter "Grantee," a permanent and perpetual non-exclusive, sanitary sewer easement (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, legally described as follows:

Being a 0.1607 acre (7,001 s.f.) tract of land situated in the Nathan Brookshire League, Abstract No. 14, Fort Bend County, Texas; said 0.1607 acre tract of land being more particularly described by metes and bounds in **Exhibit A**, 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, 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.



If to Grantor: Prime Landmark Properties, Inc.  
Attn: President  
15205 Westheimer Rd,  
Suite A  
Houston, Texas 77082

The Easement hereby granted is non-exclusive, and Grantor, its successors, and assigns, shall have the right from time to time to grant further easements over, across, and through the Easement for any lawful purpose, provided that the holder of such easement does not unduly or materially interfere with Grantee's rights and privileges granted herein and the intended purpose of the Easement.

The Easement, and the rights and privileges herein granted, shall be perpetual or for so long as Grantee shall utilize the Easement for the purposes intended. The Easement, and rights and privileges herein granted shall terminate when, or at such time, as the purposes hereof cease to exist, are abandoned by Grantee, or become impossible to perform. Upon such termination, Grantee shall promptly prepare, execute, and file in the Official Public Records of Fort Bend County, Texas an appropriate release instrument and shall forward a copy of the same to Grantor.

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"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with Grantee's exercise of its rights in the Easement and use of the Easement Tract for the purposes set forth herein.

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.

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. In case any one or more of the provisions contained in this instrument shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this instrument shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

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 lie in a court of competent jurisdiction of 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.

When the context requires, singular nouns and pronouns include the plural.

**{The Remainder of this Page Intentionally Left Blank}**

**{Execution Pages Follow}**

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**GRANTOR:**

**PRIME LANDMARK PROPERTIES, INC.,**  
a Texas corporation

By: \_\_\_\_\_  
Shokatali Momin, President

**ACKNOWLEDGMENT**

**STATE OF TEXAS** §  
§  
**COUNTY OF** \_\_\_\_\_ §

This instrument was acknowledged before me, the undersigned notary, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Shokatali Momin, President of Prime Landmark Properties, Inc., a Texas corporation, on behalf of said corporation.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

AGREED AND ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**FORT BEND COUNTY, TEXAS,**  
a political subdivision of the State of Texas

By: \_\_\_\_\_  
Daniel Wong, County Judge

**ACKNOWLEDGMENT**

**STATE OF TEXAS           §**  
  **§**  
**COUNTY OF FORT BEND §**

This instrument was acknowledged before me, the undersigned notary, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Daniel Wong, County Judge of Fort Bend County, Texas, a political subdivision of the State of Texas, on behalf of said political subdivision.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**Attachments:**

**Exhibit A** – Description of Easement Tract (2 pages)

**After recording, please return to:**

Fort Bend County, Texas  
Attn: County Engineer  
301 Jackson St, 4<sup>th</sup> Floor  
Richmond, Texas 77469

# EXHIBIT A

CCW NORTH – WOODS ROAD  
0.1607 OF ONE ACRE  
PROPOSED 10 FOOT WIDE SANITARY SEWER EASEMENT

JULY 10, 2025  
JOB NO. 3441-00

## DESCRIPTION OF A 0.1607 ACRE TRACT OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NO. 14 FORT BEND COUNTY, TEXAS

BEING a 0.1607 acre (7,001 square foot) tract of land situated in the Nathan Brookshire League, Abstract No. 14 of Fort Bend County, Texas and being a portion of a called 23.50 acre tract of land as described in an instrument to Prime Landmark Properties Inc. recorded under File Number (F.N.) 2017009809 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 0.1607 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 a North line of said 23.50 acre tract:

**COMMENCING** at a 5/8-inch iron rod found for an interior corner of said 23.50 acre tract and the most Southerly Southeast corner of a called 95.41 acre tract of land described as Tract 1 in an instrument to FF Texas Holdings LP recorded under F.N. 201304491 of the O.P.R.F.B.C., from which a 5/8-inch iron rod found lying on the Northeast right-of-way line of F.M. Highway 359 (100 foot width) recorded under Volume (Vol.) 264, Page (Pg.) 354 of the Fort Bend County Deed Records (F.B.C.D.R.), being the Southwest corner of said 95.41 acre tract and the most Westerly Northwest corner of said 23.50 acre tract bears S 86°18'42" W, a distance of 381.20 feet;

THENCE, S 79°01'50" E, a distance of 1,278.46 feet over and across said 23.50 acre tract to the South line of said 23.50 acre tract and the North right-of-way line of Fulshear Bend Drive (80 foot width) (formerly Jordan Road) recorded under Vol. 398, Pg. 89-101 of the F.B.C.D.R., being the **POINT OF BEGINNING** and the Southwest corner of the herein described tract;

THENCE, N 02°21'18" W, a distance of 700.22 feet continuing over and across said 23.50 acre tract to the South line of a called 17.679 acre tract of land as described in an instrument to Weldon Koy, Successor Trustee of the Koy Land Trust 2 recorded under F.N. 2021214338 of the O.P.R.F.B.C., being the North line of said 23.50 acre tract and being the Northwest corner of the herein described tract;

THENCE, N 87°49'03" E, a distance of 10.00 feet along and with the common line of said 23.50 acre tract and said 17.679 acre tract to the Northeast corner of the herein described tract;

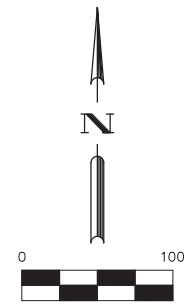
THENCE, S 02°21'18" E, a distance of 700.05 feet over and across said 23.50 acre tract to the South line of said 23.50 acre tract, being the North right-of-way line of said Fulshear Bend Drive, and the Southeast corner of the herein described tract;

THENCE, S 86°51'11" W, a distance of 10.00 feet along and with the common line of said 23.50 acre tract and said Fulshear Bend Drive to the **POINT OF BEGINNING** and containing 0.1607 of one acre (7,001 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  
CJordan@bgeinc.com

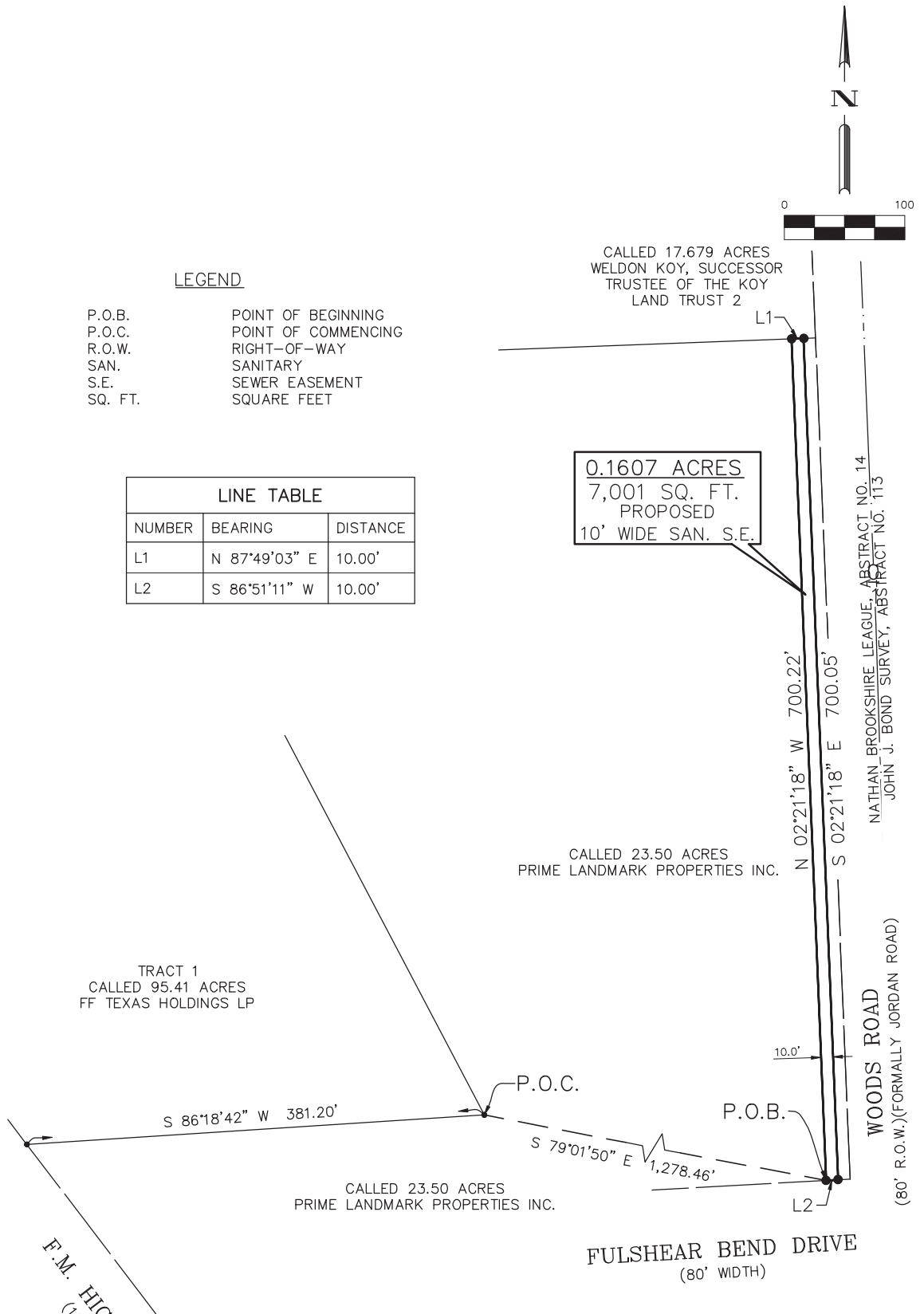


**LEGEND**

P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCING  
 R.O.W. RIGHT-OF-WAY  
 SAN. SANITARY  
 S.E. SEWER EASEMENT  
 SQ. FT. SQUARE FEET

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 87°49'03" E	10.00'
L2	S 86°51'11" W	10.00'

0.1607 ACRES  
 7,001 SQ. FT.  
 PROPOSED  
 10' WIDE SAN. S.E.



NOTE: THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED EASEMENT(S) SHOWN HEREON AND MAY NOT SHOW ALL RECORDED EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT. THIS IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

**BGE, Inc.**  
 10777 Westheimer, Suite 500, Houston, TX 77042  
 Tel: 281-558-8700 • www.bgeinc.com  
 TBPELS Licensed Surveying Firm No. 10106500

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**EXHIBIT OF A PROPOSED  
 0.1607 ACRE \ 10' WIDE SAN. S.E.  
 SITUATED IN THE  
 NATHAN BROOKSHIRE LEAGUE  
 ABSTRACT NO. 14  
 FORT BEND COUNTY, TEXAS**

Scale: 1" = 100'	Job No.: 3441-00	Date: 7/2025	Drawing: 1 OF 1
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