

FORT BEND COUNTY FY 2010  
COMMISSIONERS COURT AGENDA REQUEST FORM

Return Completed Form by E-Mail to: Agenda Coordinator, County Judge's Office

Date Submitted: 03/24/2010  
Court Agenda Date: 04/06/2010

Submitted By: Mary Reveles  
Department: County Attorney  
Phone Number: 341-4554

**SUMMARY OF ITEM:**

ENGINEERING: CONSENT AGENDA

Accept Temporary Access and Drainage Easement from Camcorp Interests, Ltd. (as Grantor) to Fort Bend County (as Grantee) for the expansion of Teal Bend Boulevard at no cost to Fort Bend County and record in the Official Public Records of the County Clerk's Office.

RENEWAL AGREEMENT/APPOINTMENT YES ☐ NO ☒  
REVIEWED BY COUNTY ATTORNEY'S OFFICE: YES ☒ NO ☐

List Supporting Documents Attached: Temporary Access and Drainage Easement

FINANCIAL SUMMARY:BUDGETED ITEM: YES ☐ NO ☐ N/A

FUNDNG SOURCE: Accounting Unit: Account Number:  
Activity (If Applicable):

N/A COUNTY JUDGE  
RECEIVED  
MAR 20 2010

DESCRIPTION OF LAWSOM ACCOUNT: \_\_\_\_\_

**Instructions to submit Agenda Request Form:**

- Completely fill out agenda form: incomplete forms will not be processed.
- Agenda Request Forms should be submitted by e-mail, fax, or inter-office mail, and all back-up information must be provided by Wednesday at 2:00 p.m. to all those listed below.
- All original back-up must be received in the County Judge's Office by 2:00 p.m. on Wednesday.

**DISTRIBUTION:**

Original Form Submitted with back up to County Judge's Office ☒ (✓ when completed)

If by E-Mail to [ospindon@co.fort-bend.tx.us](mailto:ospindon@co.fort-bend.tx.us)

If by Fax to (281) 341-8609

Distribute copies with back-up to all listed below. If by fax, send to numbers below:

<input type="checkbox"/> Auditor (281-341-3774)	<input checked="" type="checkbox"/> Comm. Pct. 1 (281-342-0587)
<input type="checkbox"/> Budget Officer (281-344-3954)	<input checked="" type="checkbox"/> Comm. Pct. 2 (281-403-8009)
<input type="checkbox"/> Facilities/Planning (281-633-7022)	<input checked="" type="checkbox"/> Comm. Pct. 3 (281-242-9060)
<input type="checkbox"/> Purchasing Agent (281-341-8642)	<input checked="" type="checkbox"/> Comm. Pct. 4 (281-980-9077)
<input checked="" type="checkbox"/> Road & Bridge	<input checked="" type="checkbox"/> County Clerk (281-341-8697)
<input checked="" type="checkbox"/> Engineering	<input checked="" type="checkbox"/> County Atty (281-341-4557)

**RECOMMENDATION / ACTION REQUESTED:**

Special Handling Requested (specify): 4-6-10 recorded in prop. records at  
Co. Clerk & ret. to Mary at Co. Attorney

TEMPORARY ACCESS AND DRAINAGE EASEMENT

1.037 Acres

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

THAT CAMCORP INTERESTS, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable cash consideration to Grantor in hand paid by FORT BEND COUNTY, a body corporate and politic under the laws of the State of Texas, acting by and through the Fort Bend County Commissioners Court, with offices at 301 Jackson, Suite 719, Richmond, Texas 77469 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and by these presents does GRANT, SELL, AND CONVEY unto said Grantee, its successors and assigns, a 25 foot temporary easement and right-of-way (the "Easement") for the construction, installation, repair, replacement, removal, maintenance and operation of a public street including curbs, gutters, storm sewers, drainage ditches, and traffic signals with related equipment (the "Facilities"), and all related appurtenances thereto, across, along, under and upon that certain tract of land, being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes (the "Property").

This conveyance is further made subject to any restrictions, covenants, easements, rights-of-way, liens, encumbrances and mineral or royalty reservations or interests affecting the Property and appearing of record in the Official Records of Fort Bend County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Easement granted herein; provided, however, Grantor will not enforce said items and matters, to the extent that it has the ability to enforce any of said items or matters, in a manner which would unreasonably prejudice or interfere with Grantee's rights in the Easement granted herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the above-described Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, including all necessary rights of ingress, egress, and regress, unto said Grantee, its successors and assigns, forever. Subject to the matters set forth herein, Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said 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.

It is expressly understood and agreed by and between the parties that this Easement shall be subject to and governed by the following provisions:

- (1) The Easement herein granted is for the non-exclusive benefit of Grantee for purposes of completing the construction of the remaining roadway and storm sewer facilities for Teal Bend Boulevard.

- (2) The Easement, rights and privileges granted herein are non-exclusive and the Grantor reserves and retains the right to use the Easement for all other purposes which do not unreasonably interfere with Grantee's use thereof.
- (3) The Easement, rights and privileges herein granted shall be subject to all valid and subsisting encumbrances, conditions and covenants, restrictions, reservations, exceptions, rights-of-way and easements of record, including all laws, regulations, and restrictions by municipal or other governmental authority applicable to and enforceable against the Easement.
- (4) This Easement shall automatically terminate at such time as the Property is platted and an alternate easement is provided and at such time, Grantor shall be entitled unilaterally record an instrument confirming such alternate easement and confirming that this Easement has automatically terminated.

AS PER ORIGINAL

EXECUTED this the 19 day of March, 200<sup>10</sup>~~09~~.

CAMCORP INTERESTS, LTD.

A Texas limited partnership

By: Camcorp Management, Inc., G P

By:

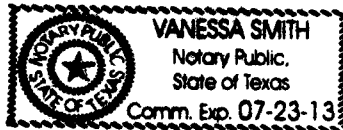
Jennie Trapolino  
Vice President

THE STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on this 19 day of March, 200<sup>10</sup>~~09~~, by Jennie Trapolino, ~~Manager~~ Vice Pres. of Camcorp Interests, LTD., a Texas limited partnership, on behalf of said limited partnership.



Vanessa Smith  
Notary Public, State of Texas  
(NOTARY SEAL)

After Recording, Please Return To:  
County Attorney's Office  
Attn. Mary E. Reveles  
301 Jackson St. Suite 728  
Richmond, Texas 77469

I:\Mary\ROW easement for Teal Bend Blvd.3896(12032009)

## EXHIBIT A

October 30, 2009  
Job No. 1704-0902-201

### DESCRIPTION OF 1.037 ACRES STORM SEWER & DRAINAGE EASEMENTS (25 FEET WIDE)

Being a 1.037 acre tract of land located in the Moses Shipman League, Abstract 86, Fort Bend County, Texas, more particularly being a portion of that certain called 24.792 acre tract conveyed to Camcorp Interests, Ltd, by instrument of record under File Number 2005102580, Official Public Records, of said Fort Bend County, Texas, (F.B.C.O.P.R.), said 1.037 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to Teal Run Sec. 18, a subdivision of record in Plat No. 20050047, Plat Records, of said Fort Bend County, Texas (F.B.C.P.R.);

BEGINNING at the northwest corner of Teal Run Meadows, Section Two, a subdivision of record in Slide No. 2035A, F.B.C.P.R., said point being on the east right-of-way line of Teal Bend Boulevard (100 feet wide at this point), as shown on Teal Run Section Eleven, a subdivision of record in Slide No. 2135A, F.B.C.P.R., also being the common south corner of that certain called 1.642 acre tract by instrument of record under File Number 2008003796, F.B.C.O.P.R. and that certain called 0.445 acre tract by instrument of record under File Number 2009103453, F.B.C.O.P.R., both tracts conveyed to Fort Bend County, the beginning of a curve;

Thence, along the common line of said 24.792 and 1.642 acre tracts, the following four (4) courses:

1. 577.55 feet along the arc of a curve to the right having a radius of 1450.00 feet, a central angle of  $22^{\circ} 49' 18''$ , and a chord which bears North  $11^{\circ} 23' 37''$  West, 573.74 feet to a point for corner;
2. North  $00^{\circ} 01' 02''$  East, 175.05 feet to a point for corner;
3. North  $00^{\circ} 00' 18''$  West, 1033.84 feet to a point for corner, the beginning of a curve;

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1.037 Acres

October 30, 2009  
Job No. 1704-0902-201

4. 39.15 feet along the arc of a tangent curve to the right having a radius of 25.00 feet, a central angle of  $89^{\circ} 43' 03''$ , and a chord which bears North  $44^{\circ} 51' 14''$  East, 35.27 feet to a point for corner, said point being on the south right-of-way line of Trammel-Fresno Road (width varies);

Thence, with said south right-of-way line, North  $89^{\circ} 43' 00''$  East, 0.12 feet to a point for corner;

Thence, with a line 25 feet east of and parallel to said common line of 24.792 and 1.642 acre tracts the following three (3) courses:

1. South  $00^{\circ} 00' 18''$  East, 1058.85 feet to a point for corner;
2. South  $00^{\circ} 01' 02''$  West, 175.06 feet to a point for corner, the beginning of a curve;
3. 578.12 feet along the arc of a tangent curve to the left having a radius of 1425.00 feet, a central angle of  $23^{\circ} 14' 42''$ , and a chord which bears South  $11^{\circ} 36' 19''$  East, 574.17 feet to a point for corner, said point being on the north line of said Teal Run Meadows, Section Two;

Thence, along said north line, North  $89^{\circ} 59' 49''$  West, 27.16 feet to the POINT OF BEGINNING and containing 1.037 acres of land.

LJA Engineering & Surveying, Inc.



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**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2010 Apr 09 09:52 AM

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JW \$0.00

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Dianne Wilson COUNTY CLERK  
FT BEND COUNTY TEXAS