

51



24B

EXTENSION OF RIGHT OF WAY EASEMENT
(0.0035 ACRE)

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

THAT SUMMER CENTER, LLC, a Texas limited liability company ("Grantor"), as a gift to 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"), being without monetary consideration either expressed, promised or implied by the Grantee, has GIVEN, GRANTED, and CONVEYED and by these presents does GIVE, GRANT, and CONVEY unto the said Grantee, its successors and assigns, a permanent and perpetual 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" and depicted in a map attached hereto as Exhibit "B" and made a part hereof for all purposes (the "Property"). Said Easement is an extension of an existing easement previously recorded under Plat No. 20040078 of the Plat Records of Fort Bend County, Texas.

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.

Ret

EXECUTED this the 7th day of June, 2010.

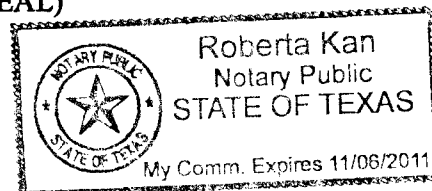
SUMMER CENTER, LLC
A Texas limited liability company

By: Rafique N. Ali
Rafique N. Ali, Manager

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §
 §
 §
COUNTY OF HARRIS ak §

This instrument was acknowledged before me on this 7TH day of JUNE, 2010, 2010, by Rafique N. Ali, as Manager of Summer Center, LLC, a Texas limited liability company, on behalf of said limited liability company.

Roberta Kan
Notary Public, State of Texas
(NOTARY SEAL)



After Recording, Please Return To:
County Attorney's Office
Attn. Marcus D. Spencer
301 Jackson St. Suite 728
Richmond, Texas 77469

EXHIBIT A

County: Fort Bend County
Project: Gaines Road
C.I. No.: 1091-10R
Job Number: 2008-143-003

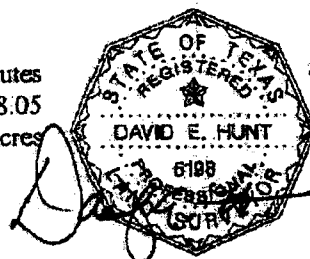
METES AND BOUNDS DESCRIPTION FOR 0.0035 ACRES

Being a 0.0035 acre tract of land located in the John Leverton Survey, Abstract No. 402, Fort Bend County, Texas; said 0.0035 acre tract being out of Restricted Reserve "A" of Bissonnet Plaza At Gaines, a subdivision recorded in Plat Number 20040078 of the Plat Records of Fort Bend County (P.R.F.B.C.), Texas; said 0.0035 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone, NAD 83):

Commencing at 5/8-inch iron rod found for the southeast end of the previous right-of-way cutback corner at the northeast intersection of Gaines Road (width varies) and Bissonnet Street (100-foot wide) recorded in Slide No. 789A of the P.R.F.B.C., said iron rod also being the most southerly southwest corner of said subdivision of Bissonnet Plaza At Gaines;

Thence, with the previous north right-of-way line of said Bissonnet Street and south subdivision boundary line of said Bissonnet Plaza At Gaines, North 89 degrees 58 minutes 01 seconds East (called S89°59'31"E), a distance of 9.97 feet to the southeast end of a right-of-way cutback dedicated by said subdivision of Bissonnet Plaza At Gaines, same being the most southerly southwest corner of aforesaid Restricted Reserve "A" and Point of Beginning of the herein described tract;

1. Thence, with common line of said right-of-way cutback and Restricted Reserve "A", North 41 degrees 49 minutes 23 seconds West (called N41°46'55"W), a distance of 19.99 feet to the northwest end of said right-of-way cutback and most westerly corner of said Restricted Reserve "A", same being on the east right-of-way line of said Gaines Road;
2. Thence, with the common line of said east right-of-way and Restricted Reserve "A", North 06 degrees 23 minutes 13 seconds East (called N06°25'41"E), a distance of 8.05 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. Thence, crossing said Restricted Reserve "A", South 41 degrees 49 minutes 23 seconds East, a distance of 30.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the common line of Restricted Reserve "A" and north right-of-way of aforesaid Bissonnet Street;
4. Thence, with said common line, South 89 degrees 58 minutes 01 seconds West (called S89°59'31"W), a distance of 8.05 feet to the Point of Beginning and containing 0.0035 acres of land.



KINGSBRIDGE VILLAGE
SECTION 5
PLAT NO. 20040027
P.R.F.B.C.

LC# 17

BISSONNET PLAZA
AT GAINES
PLAT NO. 20040078
P.R.F.B.C.

RIGHT-OF-WAY
DEDICATION
PLAY NC. 20040078
P.R.F.B.C.

0.0035
ACRE
TRACT

BISSENET STREET

(100° R.O.W.)
SLIDE NO. 789A
F.B.C.P.R.

ABBREVIATIONS

P.O.C. - PLACE OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT-OF-WAY



Costello, Inc.
Houston, Texas 77042
(713) 782-7788 (713) 783-3580, Fax

EXHIBIT OF
0.0035 ACRE TRACT

DRAWN BY: LD	DATE: 05/20/10	SCALE: 1"=30'
CHECKED BY: DEH	JOB NO: 2008-143-001	1091HR.DGN

GAINES ROAD (WIDTH VARIES)

KINGSBRIDGE PLACE
SECTION 5
SLIDE NO. 2053A
P.R.F.B.C.

LOT 1, BLK. 2

RES. A

KINGSBRIDGE VILLAGE
SECTION 1
SLIDE NO. 2371B
P.R.F.B.C.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2010 Jun 28 11:05 AM

2010059867

BAK \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS