



25 B

SANITARY EASEMENT

(0.0827 Acre-Tract)

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL ESTATE BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

THAT, **FORT BEND COUNTY**, a body politic organized and existing under the laws of the State of Texas (herein referred to as "Grantor"), for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **FORT BEND COUNTY FRESHWATER SUPPLY DISTRICT NO. 1**, a body politic organized and existing under the laws of the State of Texas, whose principal address is c/o 1180 Galleria Financial Center, 5075 Westheimer Road, Houston, Texas 77056 (herein referred to as "Grantee"), its successors and assigns, a non-exclusive easement over the tract of land owned by Grantor which is more particularly described in Exhibit "A" attached hereto (hereinafter referred to as the "Easement Tract").

The easement hereby granted shall be used only for the purposes of constructing, repairing, maintaining, re-constructing and operating underground sewer lines and related appurtenances and facilities. Subject to the further provisions hereof, Grantee, its agents, employees, workmen and representatives, shall have the right and privilege of ingress and egress across the Easement Tract as may be necessary to construct, repair, maintain, re-construct and operate such sewer lines and facilities.

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

(1) The easement, rights and privileges granted herein are non-exclusive and the Grantor reserves and retains the right to use the Easement Tract for all purposes which do not unreasonably interfere with the rights hereby granted.

(2) The easement, rights and privileges herein granted shall be perpetual or for so long as Grantee shall utilize the easement for the purposes intended. The easement, rights and privileges granted herein shall terminate when, or at such time, as the purposes hereof cease to exist, are abandoned by Grantee, or become impossible of performance.

(3) During or immediately after any work on the Easement Tract pursuant to the rights granted hereby, the party performing such activities, at its sole cost and expense, shall take all reasonable measures to restore the grounds, surfacing materials, and other facilities of the

owner of the Easement Tract, including landscaping and fences situated on the Easement Tract, to the condition which existed prior to such operations.

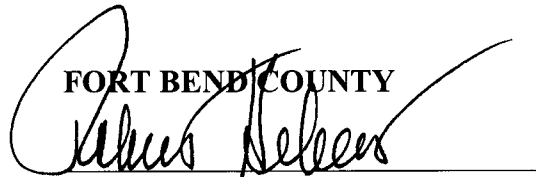
(4) The easement, rights and privileges herein granted shall be subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record, including all laws, regulations, and restrictions by municipal or other governmental authority applicable to and enforceable against the Easement Tract.

TO HAVE AND TO HOLD the above described easement for the said purposes, together with all and singular, the rights, privileges, and appurtenances thereto as described above in anywise belonging to the said Grantee, its successors and assigns forever, subject to the limitations, conditions and restrictions set forth hereinabove.

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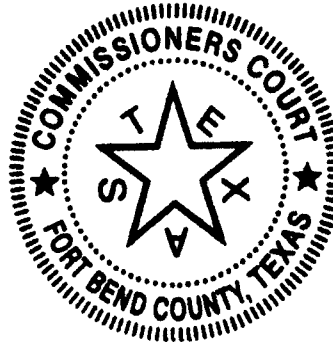
IN WITNESS WHEREOF, this instrument is executed this 26 day of October,

2010.


FORT BEND COUNTY
Robert Hebert, County Judge

ATTEST:


Dianne Wilson, County Clerk



THE STATE OF TEXAS §
 §
COUNTY OF Ft. Bend §

This instrument was acknowledged before me on this 26 day of October, 2010, by Robert Hebert, County Judge of Fort Bend County, a body politic organized and existing under the laws of the State of Texas, on behalf of said county.



(SEAL)

D'Neal Krisch
Notary Public in and for the
State of T E X A S
D'Neal Krisch
Name Printed or Typed
My Commission Expires: 4/2/11

After Recording, Please Return To:
Michael R. Willis
Sanford Kuhl Hagan Kugle Parker Kahn LLP
1180 Galleria Financial Center
5075 Westheimer Road
Houston, Texas 77056

METES AND BOUNDS DESCRIPTION
3,601 SF (0.0827 AC) SANITARY EASEMENT
MANUEL ESCALERA SURVEY, A-170
FORT BEND COUNTY, TEXAS
JUNE 02, 2010

Being a 3,601 square foot (0.0827 acre) sanitary easement out of that certain called 4.95 acre tract conveyed by Fort Bend Independent School District to Fort Bend County, as recorded in Volume 1539, Page 631 of the Deed Records of Fort Bend County, Texas, and being out of and a part of the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

The bearings in this description are based on Texas State Plane Coordinate System, South Central Zone, NAD 83;

COMMENCING at a 5/8" iron rod found at the northwest corner of Lot 1, Block 3 of Televue Terrace Subdivision, the map of which is recorded in Volume 326, Page 465 of the Deed Records of Fort Bend County, Texas, said point being in the east line of Fairhill Avenue (called 60' wide right of way), and being in the south line of the above referenced called 4.95 acre tract;

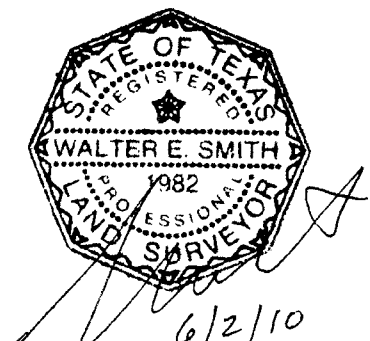
THENCE S86°54'28"W along the north line of Fairhill Avenue, and along the south line of the called 4.95 acre tract a distance of 153.93 feet to the southwest corner of a called 0.054 acre tract described in lease between Fort Bend County, Texas and Fort Bend County Fresh Water Supply District No. 1, as recorded in the Commissioner Court Minutes of August 23, 2005, on September 1, 2005, for the southeast and BEGINNING corner of the easement herein described, said point falling in the north line of Lot 13, Block 1 of the said Televue Terrace Subdivision;

THENCE S86°54'28"W along the south line of the called 4.95 acre tract and the north line of Lots 13 and 12 a distance of 183.84 feet to the southwest corner of the easement herein described, said point being the southwest corner of the called 4.95 acre tract and the northwest corner of Lot 12, Block 1 of the said Televue Terrace Subdivision, and being in the east line of FM 521, based on a width of 120 feet;

THENCE N17°30'29"E along the west line of the called 4.95 acre tract and the east line of FM 521 a distance of 21.37 feet to the northwest corner of the easement herein described;

THENCE N86°54'28"E a distance of 176.33 feet to the northeast corner of the easement herein described, said point falling in the west line of the above said called 0.054 acre tract;

THENCE S03°05'32"E along the west line of the called 0.054 acre tract a distance of 20.00 feet to the place of BEGINNING, containing 3,601 square feet, or 0.0827 acre of land, more or less.



**METES AND BOUNDS DESCRIPTION
10,443 SF (0.2397 AC) UTILITY EASEMENT
MANUEL ESCALERA SURVEY, A-170
FORT BEND COUNTY, TEXAS
JUNE 02, 2010**

Being a 10,443 square foot (0.2397 acre) utility easement out of that certain called 4.95 acre tract conveyed by Fort Bend Independent School District to Fort Bend County, as recorded in Volume 1539, Page 631 of the Deed Records of Fort Bend County, Texas, and being out of and a part of the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

The bearings in this description are based on Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 5/8" iron rod found at the northwest corner of Lot 1, Block 3 of Teleview Terrace Subdivision, the map of which is recorded in Volume 326, Page 465 of the Deed Records of Fort Bend County, Texas, said point being in the east line of Fairhill Avenue (called 60' wide right of way), and being in the south line of the above referenced called 4.95 acre tract;

THENCE S86°54'28"W along the north line of Fairhill Avenue, and along the south line of the called 4.95 acre tract a distance of 90.51 feet to the southeast corner of a called 0.054 acre tract described in lease between Fort Bend County, Texas and Fort Bend County Fresh Water Supply District No. 1, as recorded in the Commissioner Court Minutes of August 23, 2005, on September 1, 2005, for the southwest corner of the easement herein described, said point falling in the north line of Lot 13, Block 1 of the said Teleview Terrace Subdivision;

THENCE N35°54'00"W along the east line of the called 0.054 acre tract a total distance of 157.88 feet to a point for corner;

THENCE N72°29'37"W a distance of 104.69 feet to a point for corner in the west line of the called 4.95 acre tract and the east line of FM 521, based on a width of 120 feet;

THENCE N17°30'29"E along the west line of the called 4.95 acre tract and the east line of FM 521 a distance of 30.00 feet to the northernmost corner of the easement herein described;

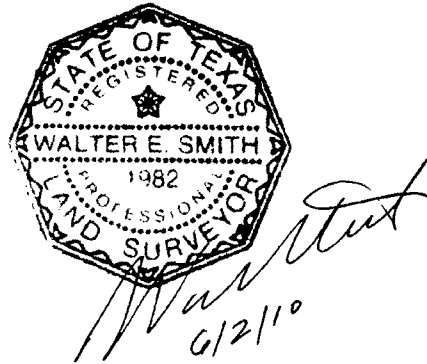
THENCE S72°29'37"E a distance of 114.61 feet to a point for corner;

THENCE S35°54'00"E a distance of 151.45 feet to a point for corner;

THENCE N86°54'28"E a distance of 75.62 feet to a point for corner at the northeast corner of the easement herein described;

THENCE S03°05'32"E a distance of 30.00 feet to a point for the southeast corner of the easement herein described, said point falling in the south line of the called 4.95 acre tract and the north line of Lot 1, Block 3;

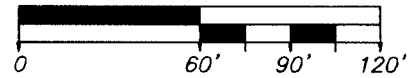
THENCE S86°54'28"W along the south line of the called 4.95 acre tract and the north line of Lot 1, Block 3, a distance of 1.46 feet to the place of BEGINNING, containing 10,443 square feet, or 0.2397 acre of land, more or less.



BEARINGS ARE BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, SOUTH CENTRAL ZONE
NAD 83.

CALLED 4.95 AC TRACT
FORT BEND ISD
TO FORT BEND COUNTY
VOL 1539, PG 631 FBCDR

N



Scale 1"=60'

FM 521 (120' ROW)

N17°30'29"E
30.00'

S72°29'37"E 114.61'

N72°29'37"W 104.69'
Chain Link Fence

PROPOSED 30' WIDE
UTILITY EASEMENT
10,443 SF 0.2397 AC

S35°54'00"E 151.45'

FUTURE LIFT STATION
0.054 AC, 2,357 SF

PROPOSED 20' WIDE
SANITARY EASEMENT
3,601 SF 0.0827 AC

N35°24'00"W 157.88'
Chain Link Fence

N17°30'29"E
21.37'

N86°54'28"E 176.33'

S86°54'28"W 183.84'

Chain Link Fence

S03°05'32"E
20.00'

S86°54'28"W 90.51'

S03°05'32"E
30.00'

S86°54'28"W 1.46'
POB Fnd 5/8"
Iron Rod @
NW Corner
Lot 1 Block 3

Lot 12

Block 1

Lot 13

TELEVIEW TERRACE SUBDIVISION
VOL 326 PG 465 FBCDR

FAIRHILL AVENUE (60' ROW)

Lot 1
Block 3

MERRIFIELD DRIVE

EXHIBIT MAP
20' SANITARY EASEMENT
AND 30' UTILITY EASEMENT
MANUEL ESCALERA SURVEY
ABSTRACT 170
FORT BEND COUNTY, TEXAS



THERE IS A METES AND BOUNDS DESCRIPTION
WHICH ACCOMPANIES THIS EXHIBIT.

ARBORLEAF ENGINEERING
& SURVEYING, INC.

TBPLS 100543-00 TBPE 7705
16000 STEUBNER AIRLINE ROAD, #200
SPRING, TEXAS 77379
281-655-0634

JACOBS

JACOBS ENGINEERING GROUP, INC.
5995 ROGERDALE ROAD
HOUSTON, TEXAS 77072
832-351-6000

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2010 Nov 01 10:56 AM

JW \$0.00

2010106889

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS