



11A

UTILITY EASEMENT
(0.0102 ACRE and 0.0131 ACRE)

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

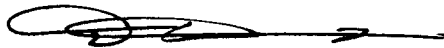
THAT Cineo Ranch Residential Association II, Inc., ("Grantors"), for an in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by FORT BEND COUNTY, a body corporate and politic under the laws of the State of Texas, acting by and through the Fort Bend County Commissioners Court, with offices at 301 Jackson, Suite 719, Richmond, Texas 77469 ("Grantee"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto the said Grantee, its successors and assigns, a permanent and perpetual easement and right-of-way, for the construction, installation, repair, replacement, removal, maintenance and operation of traffic signals with related equipment (the "Facilities"), and all related appurtenances thereto, across, along, under, and upon that certain tract of land (the "Easement Tract"), being more particularly described in Exhibit "A" and "B", and made a part hereof for all purposes. 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 for the installation, operation and/or maintenance of the Facilities within the Easement Tract.

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 Easement Tract 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, Grantors 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 Tract, 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, Grantors do hereby bind themselves, their 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.

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EXECUTED this the 20 day of June, 2012.



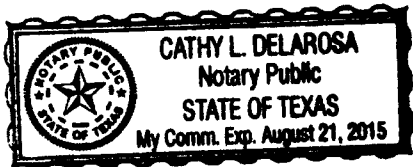
Cineo Ranch Residential Association II, Inc.

THE STATE OF TEXAS //
 //
COUNTY OF FORT BEND //

This instrument was acknowledged before me on this 20 day of June, 2012, by Dan Whitton, Grantor.

(NOTARY SEAL)

Cathy L. DeLaRosa
Notary Public, State of Texas



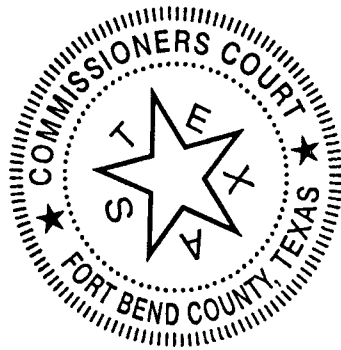
AGREED AND ACCEPTED on this the 3 day of July, 2012.

FORT BEND COUNTY, TEXAS

By: *Robert E. Hebert*
Robert E. Hebert, County Judge

ATTEST:

Deanne Wilson
County Clerk, Fort Bend County, Texas



APPROVED AS TO FORM:

Marcus D. Spencer
Assistant County Attorney

THE STATE OF TEXAS //
 //
COUNTY OF FORT BEND //

This instrument was acknowledged before me on the 3 day of July, 2012 by Robert E. Hebert, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)

Ann Werlein
Notary Public in and for the State of Texas

Attachment:
Exhibit A -- Legal Description of the Easement Tract

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

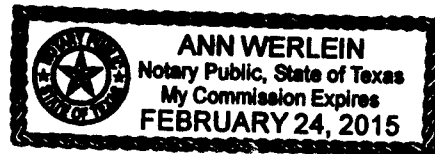


EXHIBIT "A"
Metes and Bounds Description
0.0102 Acre (444 Square Feet)
I. & G.N.R.R. Co. Survey, A-364
Fort Bend County, Texas

Being 0.0102 of an acre (444 square feet) of land located in the I. & G.N.R.R. Co. Survey, A-364, Fort Bend County, Texas, and being a portion of a called 0.2450 acre tract as recorded under File Number 2010126247 of the Fort Bend County Official Records (F.B.C.O.R.); said 0.0102 of an acre being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone:

COMMENCING at a 5/8-inch iron rod found for the northwesterly cut-back corner on the northerly right-of-way line of Cinco Ranch Boulevard (100' wide) as recorded under Plat Number 20060045 of the Fort Bend County Plat Records (F.B.C.P.R.) and on the easterly right-of-way line of Spring Green Boulevard (120' wide) as recorded under Plat Number 20080060 of said F.B.C.P.R. and for the beginning of a non-tangent curve to the left;

THENCE, northwesterly 17.80 feet departing said northerly right-of-way line and along said easterly right-of-way line and along the arc of said curve to the left (Central Angle = $00^{\circ}29'43''$; Radius = 2,060.00 feet; Chord Bearing and Distance = North $21^{\circ}02'13''$ West, 17.80 feet) to a point for the POINT OF BEGINNING and the southwesterly corner of the herein described tract and for the beginning of a tangent curve to the left;

THENCE, northwesterly 15.00 feet continuing along said easterly right-of-way line and along the arc of said curve to the left (Central Angle = $00^{\circ}25'02''$; Radius = 2,060.00 feet; Chord Bearing and Distance = North $21^{\circ}29'35''$ West, 15.00 feet) to a point for the northwesterly corner of the herein described tract;

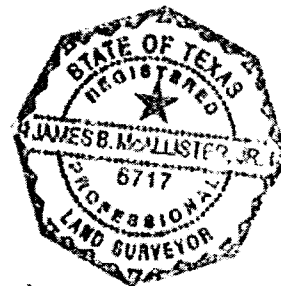
THENCE, North $68^{\circ}42'55''$ East, departing said easterly right-of-way line a distance of 29.64 feet to a point for the northeasterly corner of the herein described tract;

THENCE, South $21^{\circ}17'05''$ East, a distance of 15.00 feet to a point for the southeasterly corner of the herein described tract;

THENCE, South $68^{\circ}42'55''$ West, a distance of 29.59 feet to the POINT OF BEGINNING and containing within its bounds a computed area of 0.0102 of an acre (444 square feet) of land.

Prepared by:
SURVCON a division of McKim & Creed, Inc.
5757 Woodway
Houston, Texas 77057
Ph. 713-780-4123
Job No. 060220085
April 17, 2012

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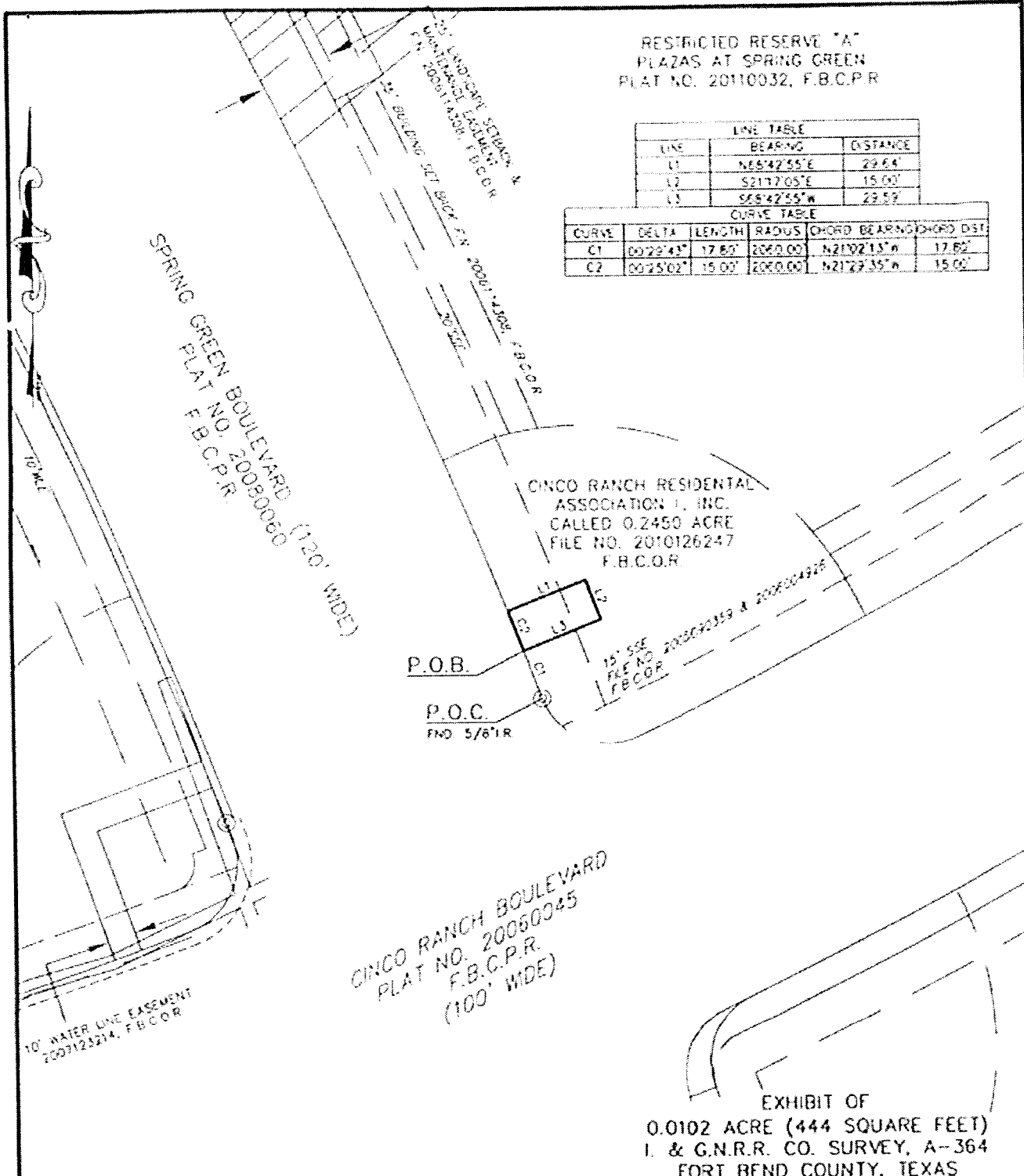


James B. Mollister, Jr.
04/17/12

RESTRICTED RESERVE "A"
PLAZAS AT SPRING GREEN
PLAT NO. 20110032, F.B.C.P.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°42'55"E	29.64'
L2	S21°17'05"E	15.00'
L3	S68°42'55"W	29.59'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DIST
C1	00°29'43"	17.85'	2000.00'	N21°19'21.13"W	17.85'
C2	00°25'02"	15.00'	2000.00'	N21°23'35"W	15.00'



CINCO RANCH RESIDENTIAL
ASSOCIATION I, INC.
CALLED 0.2450 ACRE
FILE NO. 2010126247
F.B.C.O.R.

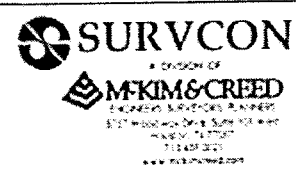
P.O.B.
P.O.C.
FND 5/6'1R

CINCO RANCH BOULEVARD
PLAT NO. 20060045
F.B.C.P.R.
(100' WIDE)

EXHIBIT OF
0.0102 ACRE (444 SQUARE FEET)
I. & G.N.R.R. CO. SURVEY, A-364
FORT BEND COUNTY, TEXAS

General Notes:

- All bearings shown hereon are referenced to the Texas Coordinate System of 1927, South Central Zone. All distances shown are surface and can be converted to grid by multiplying by a combined Scale Factor of 0.9998869201.
- The exterior of all easements are to intersect with the exterior of all adjoining easements or with adjoining property lines.



SCALE:	1" = 50'	JOB NO.	06022-0085
DATE:	04-17-12	F.B. NO.	N/A
DRAWN BY:	JGV C&D: BT	PROJECT:	CINCO SW

EXHIBIT "B"
Metes and Bounds Description
0.0131 Acre (571 Square Feet)
I. & G.N.R.R. Co. Survey, A-365
Fort Bend County, Texas

Being 0.0131 of an acre (571 square feet) of land located in the I. & G.N.R.R. Co. Survey, A-365, Fort Bend County, Texas, and being a portion of Restricted Reserve "A" of Cinco Ranch Southwest Sec. 11 as recorded under Plat Number 20070170 of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.0131 of an acre being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone:

BEGINNING at a 5/8-inch iron rod found for the northeasterly cut-back corner on the southerly right-of-way line of Fry Road (100' wide) as recorded under Plat Number 20060048 of said F.B.C.P.R. and on the easterly right-of-way line of Spring Green Boulevard (120' wide) as recorded under Plat Number 20080060 of said F.B.C.P.R. and for the beginning of a non-tangent curve to the left;

THENCE, northeasterly 1.42 feet departing said easterly right-of-way line and along said southerly right-of-way line and along the arc of said curve to the left (Central Angle = $00^{\circ}02'23''$; Radius = 2,050.00 feet; Chord Bearing and Distance = North $86^{\circ}38'12''$ East, 1.42 feet) to a point for the northeasterly corner of the herein described tract;

THENCE, South $13^{\circ}03'25''$ West, departing said southerly right-of-way line, a distance of 34.54 feet to a point for the southeasterly corner of the herein described tract;

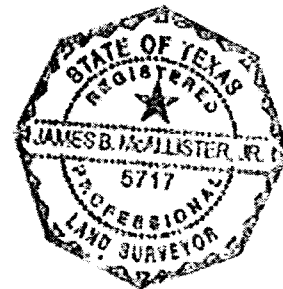
THENCE, North $87^{\circ}30'36''$ West, a distance of 17.56 feet to a point for the southwesterly corner of the herein described tract and for the beginning of a tangent curve to the right and on the easterly right-of-way line of said Spring Green Boulevard;

THENCE, northeasterly 9.05 feet along said easterly right-of-way line and along the arc of said curve to the right (Central Angle = $00^{\circ}16'08''$; Radius = 1,930.00 feet; Chord Bearing and Distance = North $02^{\circ}37'28''$ East, 9.05 feet) to a point for the beginning of a compound curve;

THENCE, northeasterly 36.61 feet continuing along said easterly right-of-way line and along the arc of said curve to the right (Central Angle = $83^{\circ}54'24''$; Radius = 25.00 feet; Chord Bearing and Distance = North $44^{\circ}42'43''$ East, 33.43 feet) to the POINT OF BEGINNING and containing within its bounds a computed area of 0.0131 of an acre (571 square feet) of land.

Prepared by:
SURVCON a division of McKim & Creed, Inc.
5757 Woodway
Houston, Texas 77057
Ph. 713-780-4123
Job No. 060220085
April 17, 2012

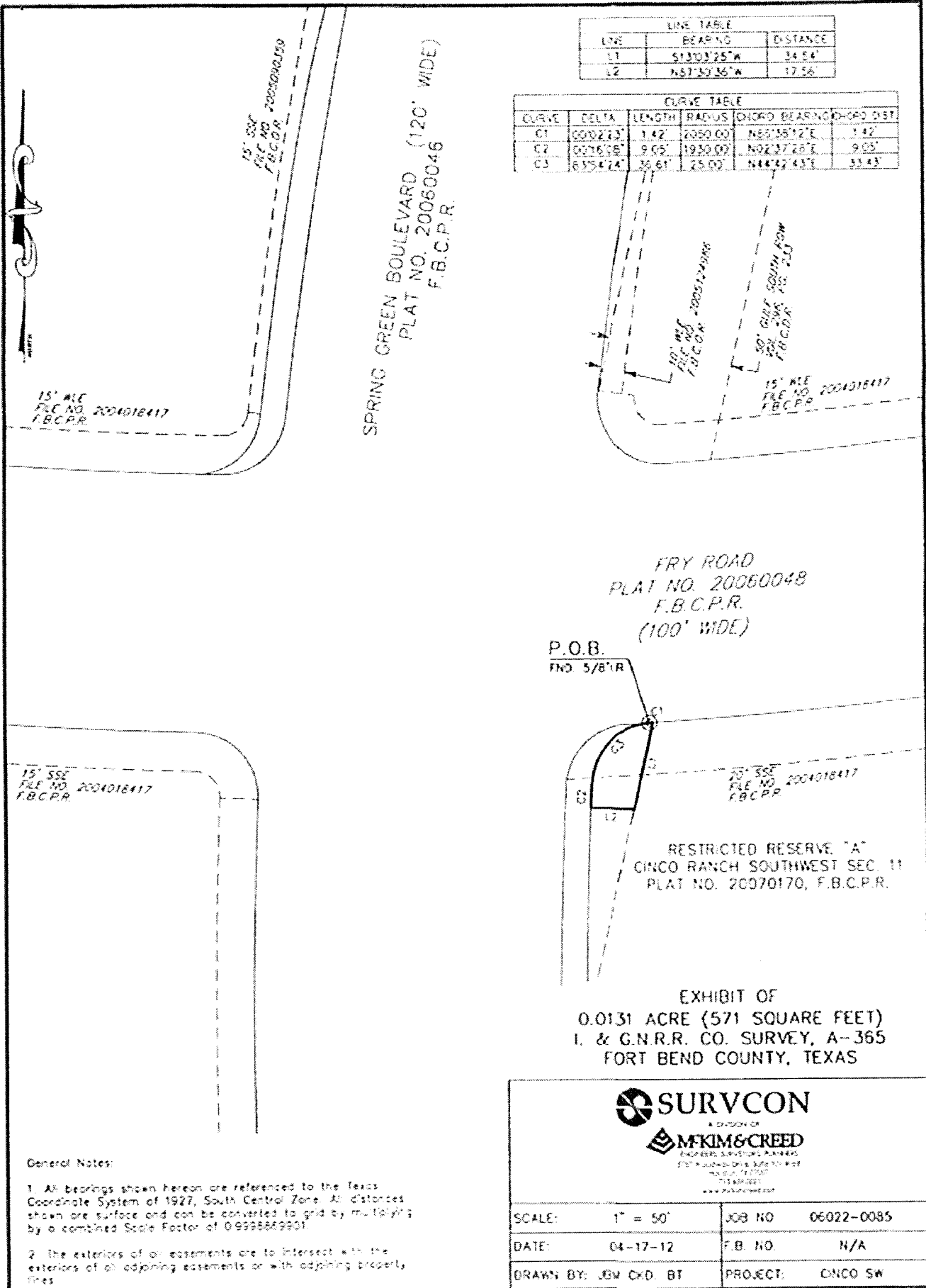
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James B. McAllister
04/17/12

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S13°03'25"W	34.54'
L2	N87°30'36"W	17.56'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	00°02'23"	1.42'	2050.00'	N89°58'12"E	1.42'
C2	02°16'08"	9.05'	1930.00'	N02°27'26"E	9.05'
C3	6°35'47"	36.61'	25.00'	N88°42'43"E	33.43'



General Notes:

- All bearings shown hereon are referenced to the Texas Coordinate System of 1927, South Central Zone. All distances shown are surface and can be converted to grid by multiplying by a combined Scale Factor of 0.9998869901.
- The exteriors of all easements are to intersect with the exteriors of all adjoining easements or with adjoining property lines.



SCALE:	1" = 50'	JOB NO	06022-0085
DATE:	04-17-12	F.B. NO	N/A
DRAWN BY:	JBW CxD BT	PROJECT:	CINCO SW

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2012 Jul 06 08:58 AM

2012073726

JN \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS