



UTILITY EASEMENT
(0.0081 ACRE)

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

THAT FALCON POINT EAST HOMEOWNERS ASSOCIATION, INC., (“Grantor”), for and 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 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 2nd day of July, 2012.

GRANTOR:

FALCON POINT EAST HOMEOWNERS ASSOCIATION, INC.

By: Jeffrey Davidson

Printed Name: Jeffrey Davidson

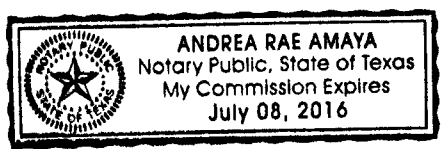
Title: falcon Point East Board Member

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on this 2nd day of July, 2012, by Jeffrey Davidson, board member of the FALCON POINT EAST HOMEOWNERS ASSOCIATION, INC. a Texas non-profit corporation, Grantor.

(NOTARY SEAL)

[Signature]
Notary Public, State of Texas



**METES AND BOUNDS DESCRIPTION
ELECTRICAL EASEMENT
0.0081 ACRE (353 SQ. FT)
I. & G.N. RR. SURVEY, BLOCK 2,
SECTION 4, ABSTRACT NO. 265
FORT BEND COUNTY, TEXAS**

Being a 0.0081 acre (353 square feet) tract of land, located in Fort Bend County, Texas, situated in the I. & G.N. R.R. Survey, Block 2, Section 4, Abstract No. 265, and being a portion of Restricted Reserve "C", Falcon Landing, Section One, a plat as recorded under Slide Number 1531B, of the Fort Bend County Plat Records (F.B.C.P.R.), said 0.0081 acre tract of land being more particularly described as follows:(All bearings shown hereon are based on the recorded plat of Falcon Landing, Section One).

COMMENCING, at a 5/8-inch iron rod found at the northwest corner of Lot 55, Block 1, said Falcon Landing Section One, the southwest corner of Lot 56, Block 1 said Falcon Landing, Section One, and lying in the east line of Restricted Reserve "B" said Falcon Landing, Section One;

THENCE, North 21°33'13" East, along the east line of said Restricted Reserve "B", and the west line of said Lot 56, Block 1 a distance of 99.33 feet to the common corner of said Lot 56, Block 1, Lot 57, Block 1 said Falcon Landing, Section One, an easterly corner of said Restricted Reserve "B", and the southwest corner of said Restricted Reserve "C";

THENCE, North 73°50'59" East, along the south line of said Restricted Reserve "C", and the north line of said Lot 57, Block 1 a distance of 133.31 feet to the common corner of said Lot 57, Block 1, Lot 58, Block 1 said Falcon Landing, Section One, the southwest corner and **POINT OF BEGINNING** of the herein described easement;

THENCE, North 09°44'51" East, over and across said Restricted Reserve "C", a distance of 36.35 feet to a point at the northwest corner of the herein described easement, lying in the north line of said Restricted Reserve "C", the south right-of-way line of Bay Hill Blvd. (100 feet wide), and the arc of a non-tangent curve to the left;

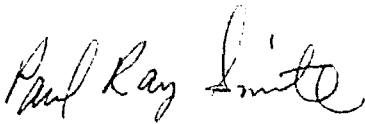
THENCE, Southeasterly along said non-tangent curve to the left, the north line of said Restricted Reserve "C", and said south right-of-way line Bay Hill Blvd. through a central angle of 00°15'17" to the northeast corner of the herein described easement, said curve having a radius of 2,250.00 feet, an arc length of 10.00 feet, and a chord which bears South 80°07'31" East, a distance of 10.00 feet;

THENCE, South 09°44'51" West, over and across said Restricted Reserve "C", a distance of 34.34 feet to a point at the southeast corner of the herein described easement, lying in the south line of said Restricted Reserve "C", and the north line of said Lot 58, Block 1;

THENCE, South 88°30'19" West, along the south line of said Restricted Reserve "C", and said Lot 58, Block 1 a distance of 10.20 feet to the **POINT OF BEGINNING**, containing 0.0081 acre (353 square feet) of land.

This property description is prepared in conjunction with a parcel plat of equal date.

I, Paul Ray Smith, a Registered Professional Land Surveyor, hereby certify that the property description hereon and accompanying plat of even date represent an actual survey made on the ground under my supervision.



Paul Ray Smith
Texas Registration No. 4646
CivilCorp, LLC
2825 Wilcrest Dr., Suite 460
Houston, Texas 77042
Ph: (832) 252-8100



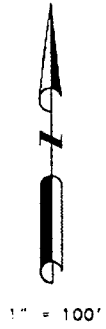
6-18-2012

LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N 21° 33' 13" E	99.33'
2	N 73° 50' 59" E	133.31'
3	N 09° 44' 51" E	36.35'
4	S 09° 44' 51" W	34.34'
5	S 88° 30' 19" W	10.20'

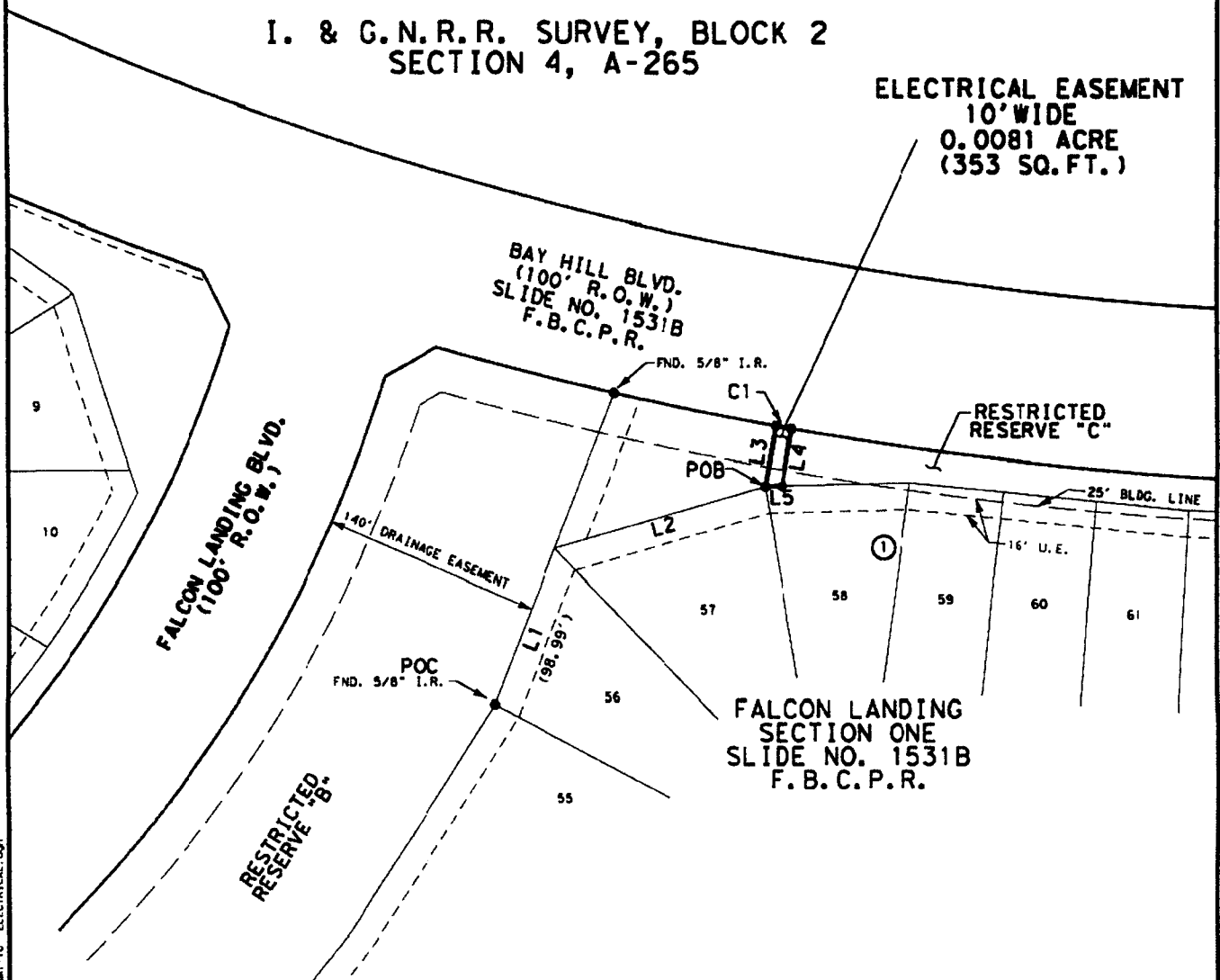
CURVE TABLE

CURVE NO.	RADIUS	DELTA	ARC DIST	CHORD BRG	CHORD
1	2,250.00'	00° 15' 17"	10.00'	S 80° 07' 31" E	10.00'



I. & G.N.R.R. SURVEY, BLOCK 2
SECTION 4, A-265

ELECTRICAL EASEMENT
10' WIDE
0.0081 ACRE
(353 SQ. FT.)



Paul Ray Smith
6-18-2012



PAUL RAY SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4646

NOTE:
ALL BEARINGS SHOWN HEREON ARE BASED ON
FALCON LANDING, SECTION ONE, A PLAT RECORDED
RECORDED UNDER SLIDE NUMBER 1531B, OF THE
FORT BEND COUNTY PLAT RECORDS.

THIS EXHIBIT IS PREPARED IN CONJUNCTION WITH
A METES AND BOUNDS DESCRIPTION OF EQUAL DATE.

REVISIONS		
No.	DATE	DESCRIPTION

EXHIBIT OF
0.0081 ACRE (353 SQ. FT.)
ELECTRICAL EASEMENT
I & G.N.R.R. CO. SURVEY, BLOCK 2
SECTION 4, A-265
FORT BEND COUNTY, TEXAS



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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2012 Jul 13 12:44 PM

2012076783

JN \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS

ARF-7586
REGULAR SESSION AGENDA
Date: 07/10/2012
Utility Easement

Item #: ~~62.001~~ 11A
Engineering

→ Submitted By: Marcus Spencer, County Attorney
Department: Engineering
Type of Item: Consent

Renewal Agreement/
Appointment:
Reviewed by County
Attorney's Office:
Multiple Originals
Y/N?:

Yes

Approved as to legal form.

Marcus D. Spencer 7/5/2012

Information

SUMMARY OF ITEM

Accept Utility Easement for 0.0081 acre tract of land for traffic signalization at Falcon Landing Blvd. and Bay Hill Blvd., Precinct 3.

SPECIAL HANDLING

Attachments

Link: Utility Easement
