

44



21C



7 PGS
EASEMENT
20121113452

EASEMENT

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

STATE OF TEXAS }
 }
COUNTY OF FORT BEND}

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Fort Bend County, Texas, herein called Grantor, whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) CASH to Grantor paid by CenterPoint Energy Houston Electric, LLC, herein called Grantee, whose principal address is P. O. Box 1700, Houston, Texas 77251-1700, has **GRANTED, SOLD AND CONVEYED** and by these presents, does **GRANT, SELL AND CONVEY** unto said Grantee, its successors and assigns, all or in part, an exclusive, unobstructed, perpetual easement (hereinafter referred to as the "Easement Area", whether one or more), for electric distribution and communication facilities consisting of a variable number of wires and cables and all necessary and desirable equipment and appurtenances, including, but not limited to, towers or poles made of wood, metal or other materials, props and guys, (hereinafter referred to as "Facilities"), located within the following described lands owned by Grantor, to wit:

That certain 455.0989-acre tract of land out of the Elijah Roark Survey, Abstract 77, Fort Bend County, Texas, being the same property described in a deed from Communities Foundation of Texas, Inc. to Fort bend County, Texas, dated March 26, 1992 and filed for record in Volume 2389, Page 1915 of the Official Records of Fort Bend County, Texas.

The Easement Area herein granted is described as follows:

An easement ten (10) feet wide, the location of the centerline of which is shown by the dot-dash symbol on Sketch No. 12-0436, hereto attached and made a part hereof, together with unobstructed aerial easements ten (10)

feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located on both sides of and adjoining said ten (10) foot wide easement.

Grantor, its successors and assigns shall observe and exercise all notification laws as per the Underground Facility Damage Prevention and Safety Act, also known as "ONE CALL" & "CALL BEFORE YOU DIG", when working in or near the Easement Area.

To the extent that such laws and codes apply to Grantor, its successors or assigns, Grantor, its successors and assigns shall observe all safety codes and laws which apply to working along, within and or near the Easement Area and facilities during construction activities and safe clearance from such facilities, including O.S.H.A., Chapter 752 of the Texas Health and Safety Code, The National Electric Code, and the National Electrical Safety Code. Grantor, its successors and assigns, is hereby obligated to place National Electrical Safety Code notices into community deed restrictions when Easement Area falls within residential developments.

Notwithstanding the description of the Easement Area set forth in the exhibits, the parties intend that the Easement Area granted herein shall run to the edge of Grantor's property so that the exteriors of all ground or aerial easements herein granted are to intersect with the exteriors of all adjoining easements and/or property lines without any gaps in the property granted.

Grantee shall also have reasonable rights of ingress and egress to and from said Easement Area, together with reasonable working space, for the purposes of erecting, installing, operating, maintaining, replacing, inspecting, and removing said Facilities, together with the additional right to remove from said Easement Area and land immediately adjoining thereto, all bushes, trees and parts thereof, or other structures or improvements which are within, protrude, bisect, encroach or overhang into said Easement Area and

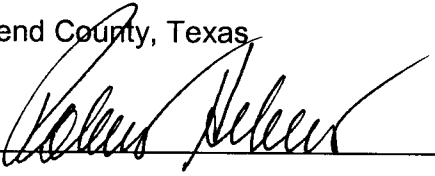
which, in the sole opinion of Grantee, endanger or may interfere with the efficient, safe and proper operation, and maintenance of said Facilities.

TO HAVE AND TO HOLD the above described Easement Area, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors or assigns, forever, and Grantor does hereby bind itself and its successors, heirs, assigns, and legal representatives, to fully warrant and forever defend all and singular the above described Easement Area and rights unto said 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.

EXECUTED this 25 day of September, 2012.

Fort Bend County, Texas

BY: _____
Signature



Robert E. Hebert
Name typed or printed

County Judge
Title

AS PER ORIGINAL

STATE OF TEXAS }

COUNTY OF Fort Bend }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert E. Hebert, County Judge of Fort Bend County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (he) executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said County.

Given under my hand and seal of office this 25 day of September, 2012.



Ann Werlein
Notary's Signature

Ann Werlein
Name typed or printed

Feb 24, 2015
Commission Expires

**AFTER RECORDING RETURN TO:
SURVEYING & RIGHT OF WAY
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
P. O. BOX 1700
HOUSTON, TX 77251-1700**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas



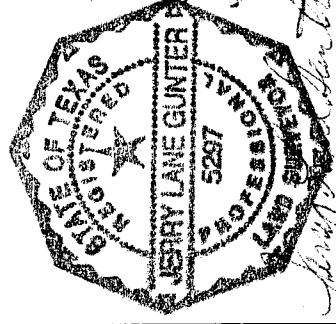
October 01, 2012 04:42:39 PM

FEE: \$0.00
EASEMENT

2012111521

ELIJAH ROARK LEAGUE A-77

LAKE SHORE
HARBOUR SEC. 3
Plat# 20060040 P.R.



PALM HARBOUR DRIVE

BLK. 1

RESTRICTED RESERVE "B"

S 50°14'23" E - 576.02'
N 50°12'02" W - 578.15'

RESTRICTED RESERVE "B"

S 30°20'20" W 10.54'
S 86°09'06" W 72.56'
15.05'
11.99'
553.53'

FORT BEND COUNTY, TEXAS
Called 455.0989-Ac.

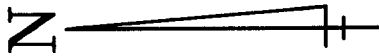
Detail
N.T.S.

S 72°43'35" N - 284.20'
S 71°25'43" E - 583.62'

RESTRICTED RESERVE "B"

S 71°25'43" E - 583.62'

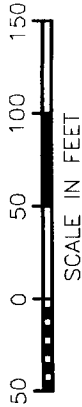
Fnd. 3/4" I.R.



LEGEND

- = 10' Easement
 - - - = 30' Aerial Easement
 - = Fnd. I.R. w/cap
- "MILLER SURVEY GROUP"
Unless Otherwise Noted

Bearing Basis:
Texas Coordinate System of
1983, South Central Zone
(TXSC Zone 4204); NAD 83



NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO INTERSECT WITH THE EXTERIORS OF ALL ADJOINING EASEMENTS OR WITH ADJOINING PROPERTY LINES.

FORT BEND COUNTY, TEXAS

Volume 2389 Page 1915 D.R.
Called 455.0989-Ac.

REV.1:JOB NO.	BY:	DATE:	REV.2:JOB NO.	BY:	DATE:
EASEMENT - UNOBSERVED		LAST PLOT DATE: 8-15-2012			
COUNTY: FORT BEND		DRAWN BY: JJC			
DATE: 8-15-2012		MAP NO: 5048C			
SCALE: 1" = 100'		JOB NO: 62643755			
FILE NO. - BOOK: 2012		CHECKED BY: J.J.G.			
			CenterPoint Energy		
			SURVEYING & RIGHT OF WAY P.O. Box 1700 Houston, TX 77251-1700		
			SKETCH NO. 12-0436		

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

October 03, 2012 02:56:41 PM

FEE: \$0.00
EASEMENT

2012113452



44



AERIAL EASEMENT

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

STATE OF TEXAS }
COUNTY OF FORT BEND }

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Vicksburg Estates, Ltd., a Texas limited partnership, herein called Grantor, whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) CASH to Grantor paid by CenterPoint Energy Houston Electric, LLC, herein called Grantee, whose principal address is P. O. Box 1700, Houston, Texas 77251-1700, has **GRANTED, SOLD AND CONVEYED** and does by these presents, **GRANT, SELL AND CONVEY** unto said Grantee, its successors and assigns, all or in part, an exclusive, unobstructed, perpetual aerial easement (hereinafter referred to as the Easement Area", whether one or more) for electric transmission and distribution lines and communication facilities consisting of a variable number of wires and cables and all necessary and desirable equipment and appurtenances, (hereinafter referred to as "Facilities"), located on, over, and across the following described lands, to wit:

Restricted Reserve "B" of that certain subdivision known as Lake Shore Harbour Sec 3, located in the Elijah Roark League, Abstract 77, Fort Bend County, Texas, according to the map or plat thereof recorded in Clerk File No. 20060040 of the Plat Records of said county and state.

The Easement Area herein granted is described as follows:

An unobstructed aerial easement thirty (30) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, the location of the centerline of which is shown by the double dot-dash symbol on Sketch No. 12-0436, hereto attached and made a part hereof.

7 PGS
EASEMENT
2012113453

To the extent that such Laws and Codes apply to Grantor, its successors or assigns, Grantor or its successors or assigns shall observe all safety codes and laws which apply to working along, within and or near the Easement Area and Facilities during construction activities and safe clearance from such Facilities, including O.S.H.A., Chapter 752 of the Texas Health and Safety Code, the National Electric Code, and the National Electrical Safety Code. Grantor, its successors or assigns, is hereby obligated to place National Electrical Safety Code notices into Community Deed Restrictions when Easement Areas fall within Residential Developments.

Notwithstanding the description of the Easement Area set forth in the exhibits, the parties intend that the Easement Area granted herein shall run to the edge of Grantor's property so that the exteriors of aerial easements herein granted are to intersect with the exteriors of all adjoining easements and/or property lines without any gaps in the property granted.

It is expressly stipulated that Grantor, its successors, heirs and assigns, shall not have the right to cause nor permit any structures of whatsoever size, kind and nature, including, but not limited to, antennas or other objects whether temporary or permanent, to be constructed, installed or placed within said Easement Area without the express written consent and approval of Grantee.

The Easement Area herein granted shall be an unobstructed aerial easement with reasonable rights of ingress and egress to and from said Easement Area, together with reasonable working space, for the purposes of erecting, installing, operating, maintaining, replacing, inspecting, and removing said Facilities, together with the additional right to remove from said Easement Area and land immediately adjoining thereto, all bushes, trees

and parts thereof, or other structures or improvements which are within, protrude, bisect, encroach or overhang into said Easement Area and which, in the sole opinion of Grantee, endanger or may interfere with the efficient, safe and proper operation, and maintenance of said Facilities.

TO HAVE AND TO HOLD the above described Easement Area, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors or assigns, forever, and Grantor does hereby bind itself and its successors, heirs, assigns, and legal representatives, to fully warrant and forever defend all and singular the above described Easement Area and rights unto said 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. In the event of a deficiency in title or actions taken by others which results in the relocation of Grantee's Facilities, the Grantor herein, its successors and assigns, will be responsible for all costs associated with the relocation and/or removal of Grantee's Facilities.

EXECUTED this 5TH day of SEPTEMBER, 2012.

Vicksburg Estates, Ltd., a Texas limited partnership

By: Greatmark International, Inc.,
its General Partner

BY: [Signature]
Signature

CF Wong
Name typed or printed

9-5-12 PRESIDENT
Title

STATE OF TEXAS }

COUNTY OF FORT BEND }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared CLINTON F. WONG,
PRESIDENT of Greatmark International, Inc., General Partner of

Vicksburg Estates, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ()he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 5TH day of SEPTEMBER, 2012.



Kelly Reans
Notary's Signature

KELLY REANS
Name typed or printed

01-16-2014
Commission Expires

**AFTER RECORDING RETURN TO:
SURVEYING & RIGHT OF WAY
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
P. O. BOX 1700
HOUSTON, TX 77251-1700**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

October 02, 2012 11:24:00 AM

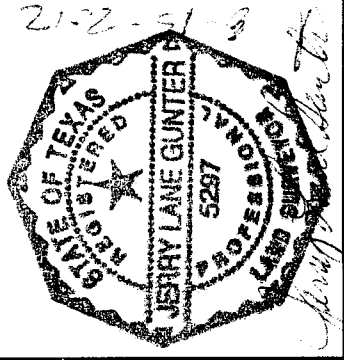
FEE: \$0.00
EASEMENT

2012112156



ELIJAH ROARK LEAGUE A-77

LAKE SHORE
HARBOUR SEC.3
Plat# 20060040 P.R.



PALM HARBOUR DRIVE

BLK. 1

RESTRICTED RESERVE "B"

S 50°14'23" E - 576.02'
N 50°12'02" W - 578.15'

RESTRICTED RESERVE "B"

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FORT BEND COUNTY, TEXAS
Called 455.0989-AC.

Detail
N.T.S.

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FORT BEND COUNTY, TEXAS

Volume 2389 Page 1915 D.R.
Called 455.0989-AC.

LEGEND

- = 10' Easement
 - - - = 30' Aerial Easement
 - o = Fnd. I.R. w/cap
- "MILLER SURVEY GROUP"
Unless Otherwise Noted

Bearing Basis:
Texas Coordinate System of
1983, South Central Zone
(TXSC Zone 4204); NAD 83



SCALE IN FEET

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REV.1:JOB NO.	BY:	DATE:	REV.2:JOB NO.	BY:	DATE:
EASEMENT - UNOBSERVED		LAST PLOT DATE: 8-15-2012			
COUNTY: FORT BEND		DRAWN BY: JJC			
DATE: 8-15-2012		MAP NO: 5048C			
SCALE: 1" = 100'		JOB NO: 62643755			
FILE NO. - BOOK: 2012		CHECKED BY: JLG			
CenterPoint Energy			SURVEYING & RIGHT OF WAY		
P.O. Box 1700 Houston, TX 77251-1700			SKETCH NO. 12-0436		

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

October 03, 2012 02:56:41 PM

FEE: \$0.00
EASEMENT

2012113453

