



31A

DRAINAGE EASEMENT

(2.140 Acres)

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 the **FORT BEND COUNTY DRAINAGE DISTRICT OF FORT BEND COUNTY** (herein referred to as "Grantee"), a permanent and perpetual non-exclusive easement (the "EASEMENT") in, along, upon and across the property which is situated in the County of Fort Bend, State of Texas, which is more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

This easement conveyed herein is for the purpose of opening, constructing and maintaining permanent regional detention in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

TO HAVE AND TO HOLD the premises described in Exhibit "A" for said purposes together with all and singular the rights, privileges and appurtenances thereto in any manner belonging, including all necessary rights to ingress, egress, and regress, unto Grantee forever. Grantor does hereby binds itself, its successors or assigns, to Warrant and Forever Defend, all and singular, the said easement and other rights described herein unto Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

The individual signing this instrument this instrument on behalf of Grantor represents that it has the requisite authority to bind Grantor.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

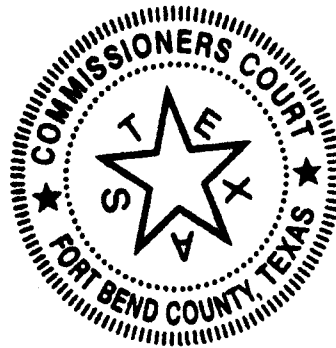
IN WITNESS WHEREOF, this instrument is executed this 26 day of February, 2013.

FORT BEND COUNTY

Robert Hebert
Robert Hebert, County Judge

ATTEST:

Dianne Wilson
Dianne Wilson, County Clerk



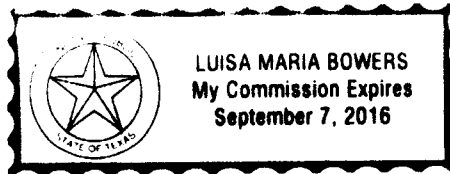
THE STATE OF TEXAS

COUNTY OF Fort Bend

§
§
§

This instrument was acknowledged before me on this 26th day of February, 2013, by Robert E. 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.

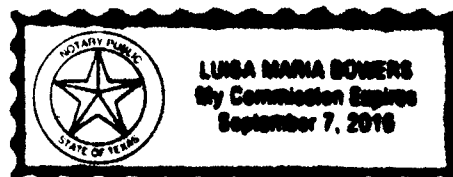
(SEAL)



Luisa Bowers
Notary Public in and for the
State of T E X A S
Luisa Bowers
Name Printed or Typed
My Commission Expires: 9-7-16

EXHIBIT A – Description of Easement

After Recording, Please Return To:
Fort Bend County Attorney's Office
Attention: Marcus D. Spencer
301 Jackson Street, Suite 728
Richmond, Texas 77469



LEGEND:
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 D.R. - DEED RECORDS OF FORT BEND COUNTY
 F.B.C. - FORT BEND COUNTY CLERK'S FILE
 F.B.C.P. - FORT BEND COUNTY PLAT
 U.E. - UTILITY EASEMENT
 A.E. - AERIAL EASEMENT
 D.E. - DRAINAGE EASEMENT

**LOT No. 9
 BAYOU ESTATES
 (SLIDE No.
 83/A; P.R.)**

**UNRECORDED SUBDIVISION OF
 ORIGINAL CHARLES COFFMAN
 CALL 6.3 ACRES
 (VOL. 315, PG. 7; D.R.)**

**GOLFVIEW PARCEL 14
 0.667 ACRE
 CALL 0.644 ACRE
 (LOT "B"; VOL. 737,
 PG. 99; D.R.)**

**GOLFVIEW PARCEL 12
 3.276 ACRES
 CALL 3.285 ACRE TRACT
 (VOL. 70, D.R.)**

**GOLFVIEW PARCEL 15
 0.048 ACRE**

**FRANCIS C. JOHNSON
 CALL 57.19 ACRE TRACT
 (TRACT I -
 VOL. 532, PG. 53; D.R.)
 ORIGINAL FANNIE OSHMAN
 CALL 99 ACRE TRACT
 (VOL. 273, PG. 268; D.R.)**

**CITY OF RICHMOND
 CALL 9.0000 ACRES
 (VOL. 2499,
 PG. 245; O.R.)**

**CITY OF RICHMOND
 CALL 4.35 ACRES
 (VOL. 2496,
 PG. 1017; O.R.)**

**CITY OF RICHMOND
 CALL 1.000 ACRE TRACT
 (TRACT II -
 VOL. 2059,
 PG. 35; O.R.)**

**FORT BEND COUNTY
 CALL 27.5029
 ACRE TRACT
 (VOL. 2367,
 PG. 1569; O.R.)**

**FORT BEND COUNTY
 CALL 1.000 ACRE TRACT
 (TRACT II -
 VOL. 2059,
 PG. 35; O.R.)**

**LEGION DRIVE
 CALL 0.408 ACRE TRACT
 & UTILITY EASEMENT
 (VOL. 978, PG. 510; D.R.)**

FOUND 1-1/4" IRON PIPE
FOUND 5/8" IRON ROD WITH CAP
FOUND 1" IRON PIPE
FOUND 5/8" IRON ROD WITH CAP
FOUND 1" x 2-1/2" FLAT IRON BAR

**STATE OF TEXAS
 REGISTERED
 C. TIM GRIFFITH
 4349
 PROFESSIONAL
 LAND SURVEYOR**

**PLACE OF BEGINNING:
 FOUND 1/2" IRON
 ROD IN CONCRETE
 N: 13,771,555.37'
 E: 3,000,476.18'**

**LOT No. 9
 BAYOU ESTATES
 (SLIDE No.
 83/A; P.R.)**

**UNRECORDED SUBDIVISION OF
 ORIGINAL CHARLES COFFMAN
 CALL 6.3 ACRES
 (VOL. 315, PG. 7; D.R.)**

**GOLFVIEW PARCEL 14
 0.667 ACRE
 CALL 0.644 ACRE
 (LOT "B"; VOL. 737,
 PG. 99; D.R.)**

**GOLFVIEW PARCEL 12
 3.276 ACRES
 CALL 3.285 ACRE TRACT
 (VOL. 70, D.R.)**

**GOLFVIEW PARCEL 15
 0.048 ACRE**

**FRANCIS C. JOHNSON
 CALL 57.19 ACRE TRACT
 (TRACT I -
 VOL. 532, PG. 53; D.R.)
 ORIGINAL FANNIE OSHMAN
 CALL 99 ACRE TRACT
 (VOL. 273, PG. 268; D.R.)**

**CITY OF RICHMOND
 CALL 9.0000 ACRES
 (VOL. 2499,
 PG. 245; O.R.)**

**CITY OF RICHMOND
 CALL 4.35 ACRES
 (VOL. 2496,
 PG. 1017; O.R.)**

**CITY OF RICHMOND
 CALL 1.000 ACRE TRACT
 (TRACT II -
 VOL. 2059,
 PG. 35; O.R.)**

**FORT BEND COUNTY
 CALL 27.5029
 ACRE TRACT
 (VOL. 2367,
 PG. 1569; O.R.)**

**FORT BEND COUNTY
 CALL 1.000 ACRE TRACT
 (TRACT II -
 VOL. 2059,
 PG. 35; O.R.)**

**LEGION DRIVE
 CALL 0.408 ACRE TRACT
 & UTILITY EASEMENT
 (VOL. 978, PG. 510; D.R.)**

FOUND 1-1/4" IRON PIPE
FOUND 5/8" IRON ROD WITH CAP
FOUND 1" IRON PIPE
FOUND 5/8" IRON ROD WITH CAP
FOUND 1" x 2-1/2" FLAT IRON BAR

**STATE OF TEXAS
 REGISTERED
 C. TIM GRIFFITH
 4349
 PROFESSIONAL
 LAND SURVEYOR**

**PLACE OF BEGINNING:
 FOUND 1/2" IRON
 ROD IN CONCRETE
 N: 13,771,555.37'
 E: 3,000,476.18'**

**LOT No. 9
 BAYOU ESTATES
 (SLIDE No.
 83/A; P.R.)**

**UNRECORDED SUBDIVISION OF
 ORIGINAL CHARLES COFFMAN
 CALL 6.3 ACRES
 (VOL. 315, PG. 7; D.R.)**

**GOLFVIEW PARCEL 14
 0.667 ACRE
 CALL 0.644 ACRE
 (LOT "B"; VOL. 737,
 PG. 99; D.R.)**

**GOLFVIEW PARCEL 12
 3.276 ACRES
 CALL 3.285 ACRE TRACT
 (VOL. 70, D.R.)**

**GOLFVIEW PARCEL 15
 0.048 ACRE**

**FRANCIS C. JOHNSON
 CALL 57.19 ACRE TRACT
 (TRACT I -
 VOL. 532, PG. 53; D.R.)
 ORIGINAL FANNIE OSHMAN
 CALL 99 ACRE TRACT
 (VOL. 273, PG. 268; D.R.)**

**CITY OF RICHMOND
 CALL 9.0000 ACRES
 (VOL. 2499,
 PG. 245; O.R.)**

**CITY OF RICHMOND
 CALL 4.35 ACRES
 (VOL. 2496,
 PG. 1017; O.R.)**

**CITY OF RICHMOND
 CALL 1.000 ACRE TRACT
 (TRACT II -
 VOL. 2059,
 PG. 35; O.R.)**

**FORT BEND COUNTY
 CALL 27.5029
 ACRE TRACT
 (VOL. 2367,
 PG. 1569; O.R.)**

**FORT BEND COUNTY
 CALL 1.000 ACRE TRACT
 (TRACT II -
 VOL. 2059,
 PG. 35; O.R.)**

**LEGION DRIVE
 CALL 0.408 ACRE TRACT
 & UTILITY EASEMENT
 (VOL. 978, PG. 510; D.R.)**

FOUND 1-1/4" IRON PIPE
FOUND 5/8" IRON ROD WITH CAP
FOUND 1" IRON PIPE
FOUND 5/8" IRON ROD WITH CAP
FOUND 1" x 2-1/2" FLAT IRON BAR

**STATE OF TEXAS
 REGISTERED
 C. TIM GRIFFITH
 4349
 PROFESSIONAL
 LAND SURVEYOR**

**PLACE OF BEGINNING:
 FOUND 1/2" IRON
 ROD IN CONCRETE
 N: 13,771,555.37'
 E: 3,000,476.18'**

**LOT No. 9
 BAYOU ESTATES
 (SLIDE No.
 83/A; P.R.)**

**UNRECORDED SUBDIVISION OF
 ORIGINAL CHARLES COFFMAN
 CALL 6.3 ACRES
 (VOL. 315, PG. 7; D.R.)**

**GOLFVIEW PARCEL 14
 0.667 ACRE
 CALL 0.644 ACRE
 (LOT "B"; VOL. 737,
 PG. 99; D.R.)**

**GOLFVIEW PARCEL 12
 3.276 ACRES
 CALL 3.285 ACRE TRACT
 (VOL. 70, D.R.)**

**GOLFVIEW PARCEL 15
 0.048 ACRE**

**FRANCIS C. JOHNSON
 CALL 57.19 ACRE TRACT
 (TRACT I -
 VOL. 532, PG. 53; D.R.)
 ORIGINAL FANNIE OSHMAN
 CALL 99 ACRE TRACT
 (VOL. 273, PG. 268; D.R.)**

**CITY OF RICHMOND
 CALL 9.0000 ACRES
 (VOL. 2499,
 PG. 245; O.R.)**

**CITY OF RICHMOND
 CALL 4.35 ACRES
 (VOL. 2496,
 PG. 1017; O.R.)**

**CITY OF RICHMOND
 CALL 1.000 ACRE TRACT
 (TRACT II -
 VOL. 2059,
 PG. 35; O.R.)**

**FORT BEND COUNTY
 CALL 27.5029
 ACRE TRACT
 (VOL. 2367,
 PG. 1569; O.R.)**

**FORT BEND COUNTY
 CALL 1.000 ACRE TRACT
 (TRACT II -
 VOL. 2059,
 PG. 35; O.R.)**

**LEGION DRIVE
 CALL 0.408 ACRE TRACT
 & UTILITY EASEMENT
 (VOL. 978, PG. 510; D.R.)**

FOUND 1-1/4" IRON PIPE
FOUND 5/8" IRON ROD WITH CAP
FOUND 1" IRON PIPE
FOUND 5/8" IRON ROD WITH CAP
FOUND 1" x 2-1/2" FLAT IRON BAR

**STATE OF TEXAS
 REGISTERED
 C. TIM GRIFFITH
 4349
 PROFESSIONAL
 LAND SURVEYOR**

**PLACE OF BEGINNING:
 FOUND 1/2" IRON
 ROD IN CONCRETE
 N: 13,771,555.37'
 E: 3,000,476.18'**

**LOT No. 9
 BAYOU ESTATES
 (SLIDE No.
 83/A; P.R.)**

**UNRECORDED SUBDIVISION OF
 ORIGINAL CHARLES COFFMAN
 CALL 6.3 ACRES
 (VOL. 315, PG. 7; D.R.)**

**GOLFVIEW PARCEL 14
 0.667 ACRE
 CALL 0.644 ACRE
 (LOT "B"; VOL. 737,
 PG. 99; D.R.)**

**GOLFVIEW PARCEL 12
 3.276 ACRES
 CALL 3.285 ACRE TRACT
 (VOL. 70, D.R.)**

**GOLFVIEW PARCEL 15
 0.048 ACRE**

**FRANCIS C. JOHNSON
 CALL 57.19 ACRE TRACT
 (TRACT I -
 VOL. 532, PG. 53; D.R.)
 ORIGINAL FANNIE OSHMAN
 CALL 99 ACRE TRACT
 (VOL. 273, PG. 268; D.R.)**

**CITY OF RICHMOND
 CALL 9.0000 ACRES
 (VOL. 2499,
 PG. 245; O.R.)**

**CITY OF RICHMOND
 CALL 4.35 ACRES
 (VOL. 2496,
 PG. 1017; O.R.)**

**CITY OF RICHMOND
 CALL 1.000 ACRE TRACT
 (TRACT II -
 VOL. 2059,
 PG. 35; O.R.)**

**FORT BEND COUNTY
 CALL 27.5029
 ACRE TRACT
 (VOL. 2367,
 PG. 1569; O.R.)**

**FORT BEND COUNTY
 CALL 1.000 ACRE TRACT
 (TRACT II -
 VOL. 2059,
 PG. 35; O.R.)**

**LEGION DRIVE
 CALL 0.408 ACRE TRACT
 & UTILITY EASEMENT
 (VOL. 978, PG. 510; D.R.)**

FOUND 1-1/4" IRON PIPE
FOUND 5/8" IRON ROD WITH CAP
FOUND 1" IRON PIPE
FOUND 5/8" IRON ROD WITH CAP
FOUND 1" x 2-1/2" FLAT IRON BAR

**STATE OF TEXAS
 REGISTERED
 C. TIM GRIFFITH
 4349
 PROFESSIONAL
 LAND SURVEYOR**

**CENTERLINE OF
 RABBS BAYOU**

GOLFVIEW PARCEL 13

**SKETCH SHOWING LOCATION OF 2.140 ACRE OF LAND
 (93,199 SQUARE FEET) BEING A PORTION OF THE
 FORT BEND COUNTY CALL 27.5029 ACRE TRACT
 (VOLUME 2367, PAGE 1569; OFFICIAL RECORDS OF
 FORT BEND COUNTY, TEXAS) AND A PORTION OF THE
 FORT BEND COUNTY CALL 1.000 ACRE TRACT (TRACT II -
 VOLUME 2059, PAGE 35; OFFICIAL RECORDS OF
 FORT BEND COUNTY, TEXAS), ALL BEING OUT OF THE
 FRANCIS C. JOHNSON CALL 57.19 ACRE TRACT (TRACT I -
 VOLUME 532, PAGE 53; DEED RECORDS OF
 FORT BEND COUNTY, TEXAS) BEING OUT OF THE
 ORIGINAL FANNIE OSHMAN CALL 99 ACRE TRACT
 (VOLUME 273, PAGE 268; DEED RECORDS OF
 FORT BEND COUNTY, TEXAS) AND BEING IN THE
 JANE H. LONG SURVEY, ABSTRACT NO. 55, CITY OF RICHMOND,
 FORT BEND COUNTY, TEXAS.**

Prepared by:
KELLY R. KALUZA & ASSOCIATES, INC.
 Consulting Engineers and Surveyors
 3014 Avenue I
 Rosenberg, Texas 77471
 (281) 341-0808

Notes:
 1) Prepared without benefit of current title report.
 2) All bearings referenced to the State Plane Coordinate System, Texas South Central Zone (NAD83). All coordinates listed are surface and can be brought to grid by applying a combined project scale factor = 0.999868059.

0 100'
 SCALE 1" = 100'



AUGUST 14, 2012

KELLY R. KALUZA & ASSOCIATES, INC.

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

August 14, 2012

Golfview Parcel 13

A FIELD NOTE DESCRIPTION of 2.140 acre of Land (93,199 square feet) being a portion of the Fort Bend County call 27.5029 acre tract (Volume 2367, Page 1569; Official Records of Fort Bend County, Texas) and a portion of the Fort Bend County call 1.000 acre tract (Tract II - Volume 2059, Page 35; Official Records of Fort Bend County, Texas), all being out of the Francis C. Johnson call 57.19 acre tract (Tract I – Volume 532, Page 53; Deed Records of Fort Bend County, Texas) being out of the original Fannie Oshman call 99 acre tract (Volume 273, Page 268; Deed Records of Fort Bend County, Texas) being in the Jane H. Long Survey, Abstract No. 55, City of Richmond, Fort Bend County, Texas. The bearing basis for this description is referenced to the State Plane Coordinate System, Texas South Central Zone (NAD83) and was determined by Global Positioning System methods.

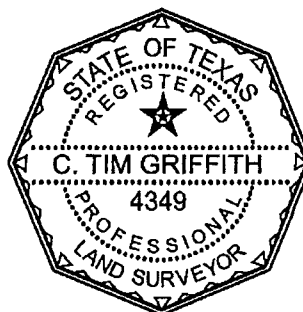
BEGINNING at a one-half inch diameter iron rod set in concrete found for an angle point corner in the Westerly line of said call 1.000 acre tract; Said corner being the Southeast corner of Lot No. Nine (9) of Bayou Estates subdivision (Slide No. 83/A; Plat Records of Fort Bend County, Texas), being the Southeast corner of a 0.760 acre tract of Land surveyed this day (Golfview Parcel 16), being the Northeast corner of a call 0.617 acre tract (Volume 541, Page 617; Deed Records of Fort Bend County, Texas), and being the Northeast corner of the original Charles Coffman call 6.3 acre tract of Land (Volume 315, Page 7; Deed Records of Fort Bend County, Texas); Said corner bears North 65 degrees, 12 minutes, 26 seconds East – 777.62 feet from a 10 inch by 10 inch ornate concrete fence corner post found for the Northwest corner of said original call 6.3 acre tract, bears North 65 degrees, 12 minutes, 26 seconds East – 917.16 feet from a one-and-one quarter inch inside diameter iron pipe found for the most Southerly corner of said Bayou Estates subdivision in the Easterly right-of-way line of Shady Lane (Volume 8, Page 12; Plat Records of Fort Bend County, Texas), and bears North 22 degrees, 37 minutes, 30 seconds East – 1040.96 feet from a one-inch by 2-1/2 inch flat iron bar found for the Southwest corner of said original call 6.3 acre tract; Said beginning corner being an interior angle point corner in the Northwest line of this 2.140 acre tract of Land;

THENCE; North 21 degrees, 32 minutes, 53 seconds East – 80.50 feet along the Westerly line of said call 1.000 acre tract along an Easterly line of said Bayou Estates subdivision to a point for the North corner of this tract; Said corner bears South 21 degrees, 32 minutes, 53 seconds West – 212.89 feet from a one-and-one quarter inch inside diameter iron pipe found for reference in the Northwest corner of the Fort Bend County call 1.00 acre tract (Tract I – Volume 2059, Page 35; Official Records of Fort Bend County, Texas);

A Field Note Description of
2.140 Acre of Land
August 14, 2012
Page Two (2)

- THENCE;** South 27 degrees, 49 minutes, 12 seconds East – 405.03 feet crossing said call 1.000 acre tract and crossing into said call 27.5029 acre tract to a point for the East corner of this tract;
- THENCE;** South 35 degrees, 17 minutes, 16 seconds West – 326.24 feet to a point for a Southeast corner of this tract in the Northwesterly line of the City of Richmond call 9.0000 acre tract (Volume 2499, Page 245; Official Records of Fort Bend County, Texas); Said corner bears South 59 degrees, 58 minutes, 52 seconds West – 481.92 feet from a one-inch inside diameter iron pipe found for the North corner of said call 9.0000 acre tract;
- THENCE;** South 59 degrees, 58 minutes, 52 seconds West – 9.70 feet along the Northwesterly line of said call 9.0000 acre tract to a 5/8 inch diameter iron rod with plastic cap found for the most Southerly corner of this tract; Said corner being the West corner of said call 9.0000 acre tract;
- THENCE;** Northerly, along the Easterly line of a 40 foot wide drainage easement for Rabbs Bayou (Volume 515, Page 238; Deed Records of Fort Bend County, Texas) with the following courses and distances:
- North 9 degrees, 57 minutes, 35 seconds West – 49.04 feet to a 5/8 inch diameter iron rod with plastic cap found for interior corner of this tract;
- North 15 degrees, 47 minutes, 15 seconds West – 333.10 feet to a 5/8 inch diameter iron rod with plastic cap set for the West corner of this tract in a Northwesterly line of said call 27.5029 acre tract;
- THENCE;** North 22 degrees, 37 minutes, 30 seconds East, at 196.21 feet pass a one-and-one-half inch inside diameter iron pipe found for a Northwest corner of said call 27.5029 acre tract and for the Southwest corner of said call 1.000 acre tract, in all 201.14 feet along a Northwesterly line of said call 27.5029 acre tract and along the Westerly line of said call 1.000 acre tract being along the Southeasterly line of said original call 6.3 acre tract to the **PLACE OF BEGINNING** and containing 2.140 acre of Land.

C. Tim Griffith
C. Tim Griffith, R.P.L.S. No. 4349



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

March 01, 2013 04:12:26 PM

FEE: \$0.00 LW1
EASEMENT

2013025226

