

192



31B

**PUBLIC EASEMENT**

(0.323, 0.037, and 0.166 Acre-Tracts)

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 **PUBLIC** (herein referred to as "Grantee"), a permanent and perpetual non-exclusive easement (the "EASEMENT") for the purposes of a public road right-of-way including public utilities, including but not limited to the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification and operation of drainage, water, gas, and sewer pipelines, and electrical and communication transmission lines and all related connections and appurtenances (collectively, the "Facilities") across, along, under, over, upon and through those three (3) certain tracts of land located in Fort Bend County, Texas, containing 0.323 of one acre, 0.037 of one acre and 0.166 of one acre of land, respectively, and described by metes and bounds in Exhibit A attached hereto and incorporated herein for all purposes (the "EASEMENT TRACTS").

Grantee may lay, construct, install, maintain, repair, relocate, replace, remove, modify and operate the Facilities across, along, under, over, upon and through the Easement Tracts, and may enter upon the Easement Tracts to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's rights shall include the right to bring and operate such equipment on the Easement Tracts as may be necessary, requisite, convenient, or appropriate to effectuate the purposes for which the Easement is granted. At all times immediately after doing any work in connection with the Easement, any party performing such work, at its sole cost and expense, shall restore the surface of the Easement Tracts to substantially the condition prior to the undertaking of such work, at its sole cost and expense, shall restore the surface of the Easement Tracts to substantially the condition prior to the undertaking of such work.

Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tracts for any and all purposes, provided, however, that such use and enjoyment of the surface of the Easement Tracts shall not interfere with or restrict the full and complete use and enjoyment of the Easement for the purposes set forth herein.

Grantor reserves all oil, gas, and other minerals in, on, or under the Easement Tracts, but waives all right to the use of the surface of the Easement Tracts for, and all rights of ingress and egress for, the purposes of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict the right of Grantor to extract oil, gas, or other minerals from and under the Easement Tracts by directional drilling or other means that does not interfere with or disturb the surface of the Easement Tracts or the use of the Easement Tracts for the purposes set forth herein.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Easement Tracts and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are in effect and validly enforceable against the Easement Tracts (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with the exercise of the rights in the Easement and use of the Easement Tracts for the purposes set forth herein.

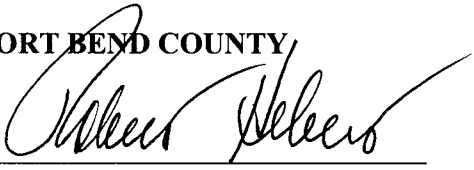
TO HAVE AND TO HOLD the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto Grantee forever. Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Easement and right-of-way 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, subject only to the Permitted Encumbrances.

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

**[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]**

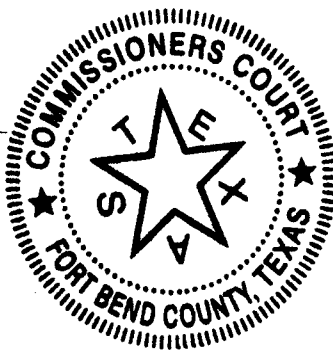
IN WITNESS WHEREOF, this instrument is executed this 26 day of February, 2013.

FORT BEND COUNTY

  
Robert Hebert, County Judge

ATTEST:

  
Dianne Wilson, County Clerk



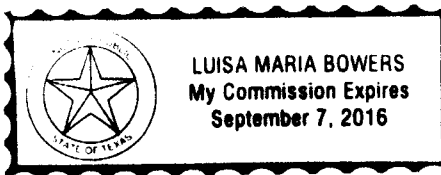
THE STATE OF TEXAS

COUNTY OF Fort Bend

§  
§  
§

This instrument was acknowledged before me on this 26<sup>th</sup> 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)



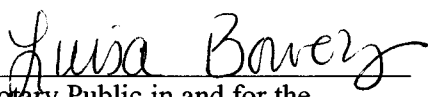
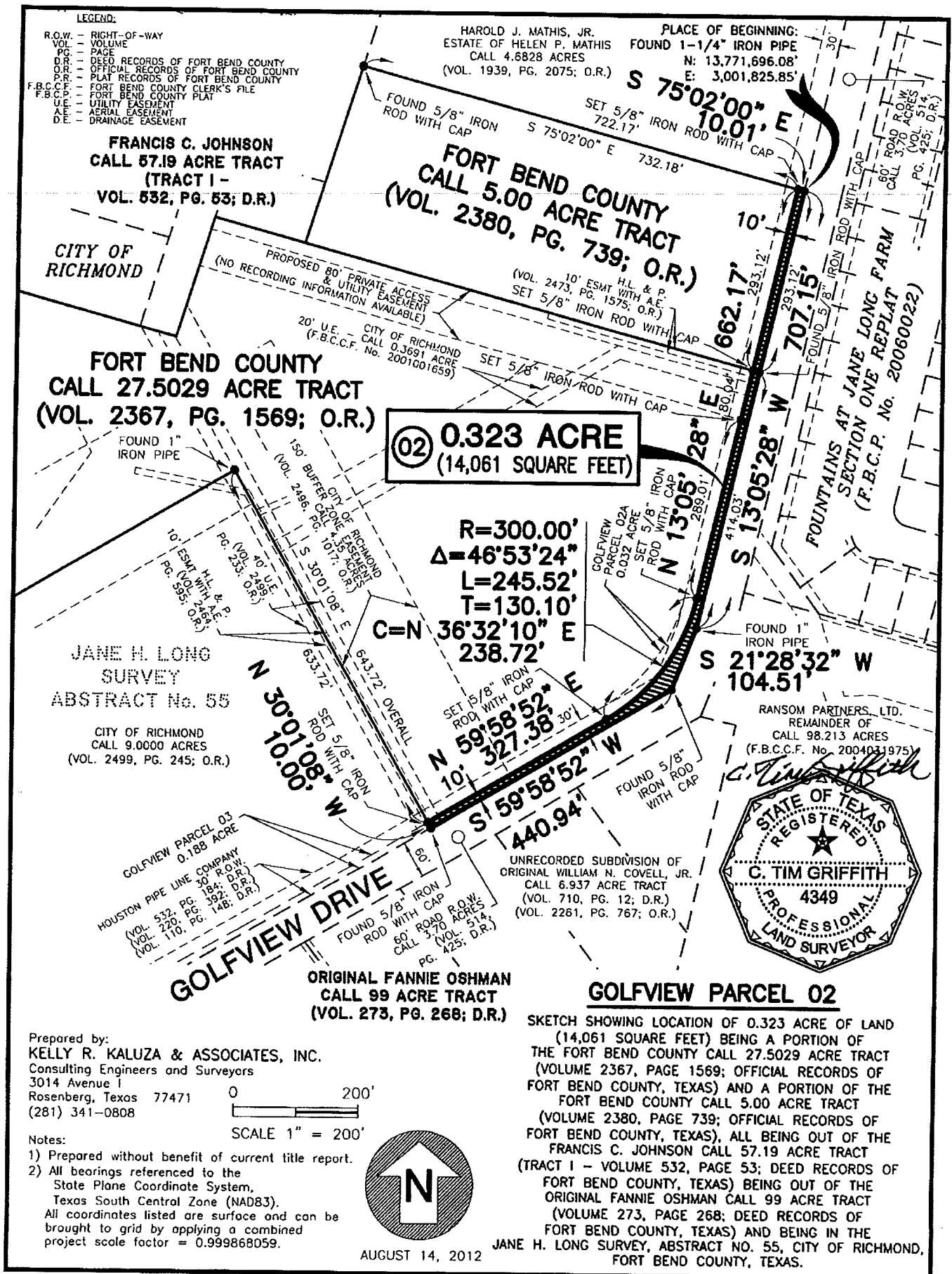
  
Notary Public in and for the  
State of T E X A S  
Luisa Bowers  
Name Printed or Typed  
My Commission Expires: 9-7-16

EXHIBIT A -Description of Easement Tracts



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

## EXHIBIT A



**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 02**

A **FIELD NOTE DESCRIPTION** of 0.323 acre of Land (14,061 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 5.00 acre tract (Volume 2380, Page 739; 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. 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-and-one-quarter inch inside diameter iron pipe found for the Northeast corner of said call 5.00 acre tract in the Westerly right-of-way line of a 60 foot wide tract of Land for Golfview Drive (call 3.70 acres; Volume 514, Page 425; Deed Records of Fort Bend County, Texas); Said corner being the Southeast corner of a call 4.6828 acre tract (Volume 1939, Page 2075; Official Records of Fort Bend County, Texas) and bears South 75 degrees, 2 minutes, 0 seconds East – 732.18 feet from a 5/8 inch diameter iron rod with plastic cap found for the Northwest corner of said call 5.00 acre tract and for the Southwest corner of said call 4.6828 acre tract; Said beginning corner being the Northeast corner of this 0.323 acre tract;

**THENCE;** Southwesterly, along the Westerly and Northerly right-of-way line of said 60 foot wide tract of Land for Golfview Drive with the following courses and distances:

South 13 degrees, 5 minutes, 28 seconds West, at 293.12 feet pass a 5/8 inch diameter iron rod with plastic cap found for the Southeast corner of said call 5.00 acre tract and for the Northeast corner of said call 27.5029 acre tract, in all 707.15 feet along the Easterly line of said call 5.00 acre tract and then along an Easterly line of said call 27.5029 acre tract to a one-inch inside diameter iron pipe found for angle point corner of this tract;

South 21 degrees, 28 minutes, 32 seconds West – 104.51 feet continuing along an Easterly line of said call 27.5029 acre tract to a 5/8 inch diameter iron rod with plastic cap found for angle point corner of this tract;

South 59 degrees, 58 minutes, 52 seconds West – 440.94 feet continuing along a Southeasterly line of said call 27.5029 acre tract to a 5/8 inch diameter iron rod with plastic cap found for the South corner of this tract; Said corner being the East corner of the City of Richmond call 9.0000 acre tract (Volume 2499, Page 245; Official Records of Fort Bend County, Texas) and being the East corner of a 0.188 acre tract of Land surveyed this day (Golfview Parcel 03);

**THENCE;** North 30 degrees, 1 minute, 8 seconds West – 10.00 feet crossing into said call 27.5029 acre tract along the Northeasterly line of said call 9.0000 acre tract to a 5/8 inch diameter iron rod with plastic cap set for the West corner of this tract; Said corner being the North corner of said 0.188 acre tract and bears South 30 degrees, 1 minute, 8 seconds East – 633.72 feet from a one-inch inside diameter iron pipe found for the North corner of said call 9.000 acre tract;

**THENCE;** Northeasterly, along the proposed Northerly and Westerly right-of-way line of Golfview Drive (width varies) with the following courses and distances:

North 59 degrees, 58 minutes, 52 seconds East – 327.38 feet along a line being 10.00 feet perpendicular distance Northerly of and parallel to the Southeasterly line of said call 27.5029 acre tract to a 5/8 inch diameter iron rod with plastic cap set for corner of this tract;

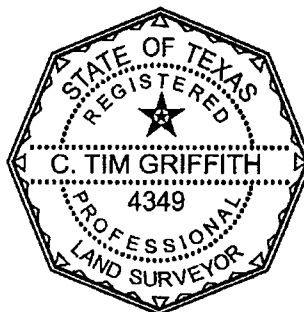
Northeasterly, along a tangent curve to the left with the following curve data:

Delta:	46 degrees, 53 minutes, 24 seconds
Radius:	300.00 feet
Length:	245.52 feet
Tangent:	130.10 feet
Chord:	North 36 degrees, 32 minutes, 10 seconds East – 238.72 feet to a 5/8 inch diameter iron rod with plastic cap set for corner of this tract;

North 13 degrees, 5 minutes, 28 seconds East, at 289.01 feet pass a 5/8 inch diameter iron rod with plastic cap set for reference, at 369.05 feet pass a 5/8 inch diameter iron rod with plastic cap set for reference in a Northerly line of said call 27.5029 acre tract in the Southerly line of said call 5.00 acre tract, in all 662.17 feet along a line being 10.00 feet perpendicular distance Westerly of and parallel to the Easterly line of said call 27.5029 acre tract and to the Easterly line of said call 5.00 acre tract to a 5/8 inch diameter iron rod with plastic cap set for the most Northerly Northwest corner of this tract;

**THENCE;** South 75 degrees, 2 minutes, 0 seconds East – 10.01 feet along the Northerly line of said call 5.00 acre tract along the Southerly line of said call 4.6828 acre tract to the **PLACE OF BEGINNING** and containing 0.323 acre of Land.

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



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

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

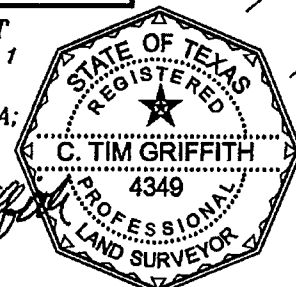
**FRANCIS C. JOHNSON  
 CALL 57.19 ACRE TRACT  
 (TRACT I -  
 VOL. 532, PG. 53; D.R.)**

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

**ORIGINAL FANNIE OSHMAN  
 CALL 99 ACRE TRACT  
 (VOL. 273, PG. 268; D.R.)**

**04 0.037 ACRE  
 (1,596 SQUARE FEET)**

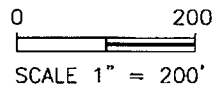
**BELMONT  
 SECTION 1  
 (SLIDE  
 No. 109/A;  
 P.R.)**



**GOLFVIEW PARCEL 04**

SKETCH SHOWING LOCATION OF 0.037 ACRE OF LAND (1,596 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) OUT OF THE FRANCIS C. JOHNSON CALL 57.19 ACRE TRACT (TRACT I - VOLUME 532, PAGE 53; DEED RECORDS OF FORT BEND COUNTY, TEXAS), ALL 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.

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.



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 04**

A **FIELD NOTE DESCRIPTION** of 0.037 acre of Land (1,596 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) out of the Francis C. Johnson call 57.19 acre tract (Tract I – Volume 532, Page 53; Deed Records of Fort Bend County, Texas), all 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.

**FOR CONNECTION**, begin at a 3/4 inch inside diameter iron pipe found for the Southwest corner of a 3.276 acre tract of Land (Golfview Parcel 12 – call 3.295 acre tract; Volume 515, Page 40; Deed Records of Fort Bend County; Texas) in the Northerly right-of-way line of Golfview Drive (width varies); Said corner being the Southeast corner of the Dan Boone and SueZanne Boone call 6.2467 acre tract (Volume 490, Page 600; Deed Records of Fort Bend County, Texas), being the North corner of a 60 foot wide tract of Land for road right-of-way for said Golfview Drive (call 2.186 acres - Volume 511, Page 76; Deed Records of Fort Bend County, Texas) and being the Northwest corner of a 75 foot wide tract of Land for road right-of-way for said Golfview Drive (call 0.25 acre – Volume 515, Page 242; Deed Records of Fort Bend County, Texas); Thence; North 60 degrees, 5 minutes, 40 seconds East – 139.38 feet along the Northerly right-of-way line of said Golfview Drive to a point for the Southeast corner of said 3.276 acre tract and for the Northeast corner of said 75 foot wide tract of Land for Golfview Drive in the existing centerline of Rabbs Bayou; Said corner being in the most Westerly Southwest line of said call 27.5029 acre tract and being the Northwest corner of and **PLACE OF BEGINNING** for this 0.037 acre tract of Land;

**THENCE;** North 60 degrees, 5 minutes, 40 seconds East – 106.38 feet, crossing into said call 27.5029 acre tract along a line being 15.00 feet perpendicular distance Northerly of and parallel to the Northerly right-of-way line of said Golfview Drive as monumented on the ground (60 feet wide at this point; call 3.70 acres – Volume 514, Page 425; Deed Records of Fort Bend County, Texas) to a 5/8 inch diameter iron rod with plastic cap set for the Northeast corner of this tract; Said corner being the West corner of a 0.188 acre tract of Land surveyed this day (Golfview Parcel 03), bears South 9 degrees, 57 minutes, 35 seconds East – 667.80 feet along the Westerly line of the City of Richmond call 9.0000 acre tract (Volume 2499, Page 245; Official Records of Fort Bend County, Texas) 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) from a 5/8 inch diameter iron rod with plastic cap found for West corner of said call 9.0000 acre tract;



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

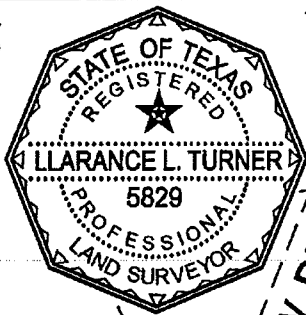
**THENCE;** South 9 degrees, 57 minutes, 35 seconds East – 15.96 feet along the Westerly line of said call 9.0000 acre tract along the Easterly line of said 40 foot wide drainage easement to a 5/8 inch diameter iron rod with plastic cap set for the Southeast corner of this tract; Said corner being the South corner of said call 9.0000 acre tract and being the South corner of said 0.188 acre tract in the Southeasterly line of said call 27.5029 acre tract and bears South 60 degrees, 5 minutes, 40 seconds West – 726.15 feet along the Northerly right-of-way line of said Golfview Drive from a 5/8 inch diameter iron rod with plastic cap found for the East corner of said call 9.0000 acre tract;

**THENCE;** South 60 degrees, 5 minutes, 40 seconds West – 106.38 feet along the Southeasterly line of said call 27.5029 acre tract along the Northerly right-of-way line of said Golfview Drive to a point for the Southwest corner of this tract; Said corner being the Southwest corner of said call 27.5029 acre tract and being the most Westerly Northwest corner of said call 3.70 acre tract of Land for road right-of-way;

**THENCE;** North 9 degrees, 57 minutes, 35 seconds West – 15.96 feet along the most Westerly Southwest line of said call 27.5029 acre tract along the Easterly line of said 75 foot wide tract of Land for Golfview Drive being along the existing centerline of said Rabbs Bayou to the **PLACE OF BEGINNING** and containing 0.037 acre of Land.

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





JANE H. LONG SURVEY - ABSTRACT No. 55

HOUSTON LIGHTING &  
POWER COMPANY  
CALL 3.025 ACRES  
(VOL. 387, PG. 465; D.R.)

FOUND 5/8"  
IRON ROD  
WITH CAP

N 87°47'07" E - 548.42'

FORT BEND COUNTY  
GEORGE MEMORIAL LIBRARY

8.583 ACRES OVERALL

- 0.166 ACRE IN GOLFVIEW PARCEL 11

= 8.417 ACRES NET

GOLFVIEW DRIVE  
S 21°58'28" W - 246.75'  
147.91'  
S 29°52'31" W - 369.52'  
N 29°52'31" W - 369.52'  
STATE FARM MARKET  
No. 762  
(THOMPSONS HIGHWAY - WIDTH VARIES)  
STATE FARM HIGHWAY  
No. 1640  
G.C. & S.F.  
RAILROAD

CITY OF RICHMOND  
UNDERGROUND  
UTILITY EASEMENT  
CALL 0.076 ACRE  
(F.B.C.C.F. No. 9382273)

SET 5/8" IRON  
ROD WITH CAP

SET 5/8" IRON  
ROD WITH CAP

CALL 1.991 ACRE  
(TRACT II;  
VOL. 854,  
PG. 120; D.R.)

CALL 4.411 ACRE  
(TRACT I;  
VOL. 854,  
PG. 120; D.R.)

11 0.166 ACRE  
(7,232 SQUARE FEET)

CITY OF RICHMOND  
WATER LINE EASEMENT  
0.085 ACRE  
(F.B.C.C.F. No. 2008033069)

SET 5/8" IRON  
ROD WITH CAP

FOUND 5/8"  
IRON ROD

SET 5/8" IRON  
ROD WITH CAP

FOUND 5/8"  
IRON ROD  
WITH CAP

2.170 ACRES  
(F.B.C.C.F. No.  
2011125866)

FOUND 5/8"  
IRON ROD  
WITH CAP

FORT BEND COUNTRY CLUB  
ORIGINAL CALL 125.86 AC.  
(VOL. 273, PG. 329; D.R.)

SET 5/8" IRON ROD WITH CAP

CITY OF RICHMOND WATER LINE EASEMENT  
0.506 ACRE (F.B.C.C.F. No. 2008037549)

GOLFVIEW PARCEL 11

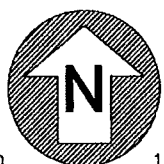
LINE	DISTANCE	BEARING
L1	50.04'	N 32°08'28" W
L2	35.26'	N 21°58'28" E
L3	35.98'	S 03°57'01" E
L4	49.67'	S 32°08'28" E
L5	12.00'	S 55°14'03" W

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.

PLACE OF  
BEGINNING:  
FOUND IRON AXLE  
N: 13,767,514.13'  
E: 2,999,309.54'



0 120'  
SCALE 1" = 120'

SKETCH SHOWING LOCATION OF 0.166 ACRE OF LAND  
(7,232 SQUARE FEET) BEING A PORTION OF THE  
FORT BEND COUNTY TRACTS OF LAND FOR THE  
GEORGE MEMORIAL LIBRARY BEING A 2.170 ACRE TRACT  
(FORT BEND COUNTY CLERK'S FILE NO. 2011125866) OUT OF  
AN ORIGINAL CALL 125.86 ACRE TRACT (VOLUME 273,  
PAGE 329; DEED RECORDS OF FORT BEND COUNTY, TEXAS)  
TOGETHER WITH A CALL 4.411 ACRE TRACT (TRACT I;  
VOLUME 854, PAGE 120; OFFICIAL RECORDS OF  
FORT BEND COUNTY, TEXAS) AND A CALL 1.991 ACRE TRACT  
(TRACT II; VOLUME 854, PAGE 120; OFFICIAL RECORDS OF  
FORT BEND COUNTY, TEXAS), ALL BEING IN THE  
JANE H. LONG SURVEY, ABSTRACT NO. 55, CITY OF RICHMOND,  
FORT BEND COUNTY, TEXAS.

JANUARY 31, 2013

**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**

January 31, 2013

**Golfview Parcel 11**

A **FIELD NOTE DESCRIPTION** of 0.166 acre of Land (7,232 square feet) being a portion of the Fort Bend County tracts of Land for the George Memorial Library being a 2.170 acre tract (Fort Bend County Clerk's File No. 2011125866) out of an original call 125.86 acre tract (Volume 273, Page 329; Deed Records of Fort Bend County, Texas) together with a call 4.411 acre tract (Tract I; Volume 854, Page 120; Official Records of Fort Bend County, Texas) and a call 1.991 acre tract (Tract II; Volume 854, Page 120; Official Records of Fort Bend County, Texas), all 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 an iron axle found for the South corner of said call 2.170 acre tract and for the South corner of said call 4.411 acre tract in the intersection of the Westerly line of said original call 125.86 acre tract with the Northeasterly right-of-way line of State Farm Market Highway No. 762 (Thompsons Highway – width varies, 100 feet wide at this point); Said beginning corner bears South 24 degrees, 9 minutes, 9 seconds West – 859.21 feet from a 5/8 inch diameter iron rod with plastic cap found for the North corner of said 2.170 acre tract and for the Northeast corner of said call 4.411 acre tract and bears South 55 degrees, 14 minutes, 3 seconds West – 334.38 feet from a 5/8 inch diameter iron rod with plastic cap found for a Southeasterly corner of said 2.170 acre tract; Said beginning corner being the most Southerly corner of this 0.166 acre tract of Land;

**THENCE;**     Northwesterly, along the Southwesterly lines of said 4.411 acre tract and said call 1.991 acre tract being along the Northeasterly right-of-way line of said State Farm Market Highway No. 762 with the following courses and distances:

North 33 degrees, 23 minutes, 28 seconds West – 165.87 feet to a point for angle point corner of this tract;

North 32 degrees, 8 minutes, 28 seconds West – 50.04 feet to a 5/8 inch diameter iron rod found for angle point corner of this tract; Said corner being a Southwest corner of said call 4.411 acre tract and being the South corner of said call 1.991 acre tract;

North 29 degrees, 52 minutes, 31 seconds West – 369.52 feet to a point for the most Westerly corner of this tract; Said corner being the West corner of said call 1.991 acre tract and being the Southeast corner of a call 2.19 acre tract of Land for Golfview Drive (60 feet wide; Volume 494, Page 199; Deed Records of Fort Bend County, Texas);

**THENCE;** North 21 degrees, 58 minutes, 28 seconds East – 35.26 feet along the Westerly line of said call 1.991 acre tract along the Easterly line of said Golfview Drive to a 5/8 inch diameter iron rod with plastic cap set for the most Northerly corner of this tract; Said corner bears South 21 degrees, 58 minutes, 28 seconds West – 147.91 feet from a one-inch inside diameter iron pipe found for the North corner of said call 1.991 acre tract and for a Southwesterly corner of said call 4.411 acre tract and bears South 21 degrees, 58 minutes, 28 seconds West – 246.75 feet from a 3/4 inch inside diameter iron pipe found for the Northwest corner of said call 4.411 acre tract;

**THENCE;** South 3 degrees, 57 minutes, 1 second East – 35.98 feet crossing into said call 1.991 acre tract to a 5/8 inch diameter iron rod with plastic cap set for interior corner of this tract;

**THENCE;** Southeasterly, continuing across said call 1.991 acre tract and crossing said call 4.411 acre tract and said 2.170 acre tract along a line being 12.00 feet perpendicular distance Northeasterly of and parallel to the Northeasterly right-of-way line of said State Farm Market Highway No. 762 with the following courses and distances:

South 29 degrees, 52 minutes, 31 seconds East – 358.71 feet to a 5/8 inch diameter iron rod with plastic cap set for angle point corner of this tract;

South 32 degrees, 8 minutes, 28 seconds East – 49.67 feet to a 5/8 inch diameter iron rod with plastic cap set for angle point corner of this tract;

South 33 degrees, 23 minutes, 28 seconds East – 165.45 feet to a 5/8 inch diameter iron rod with plastic cap set for the most Easterly corner of this tract;

**THENCE;** South 55 degrees, 14 minutes, 3 seconds West – 12.00 feet along a Southeasterly line of said 2.170 acre tract to the **PLACE OF BEGINNING** and containing 0.166 acre of Land.

*Clarence L. Turner*  
Clarence L. Turner, R.P.L.S. No. 5829



**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

2013025224

