

54



29B

WATER LINE EASEMENT

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

THAT, FORT BEND COUNTY, TEXAS, a body corporate and politic organized and existing under the laws of the State of Texas, acting by and through the Fort Bend County Commissioners Court, ("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 the CITY OF RICHMOND, TEXAS, a municipal corporation of the State of Texas, principally situated in Fort Bend County, Texas, acting by and through its City Council, ("Grantee"), has GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto the said Grantee, its successors and assigns a perpetual non-exclusive easement for the purpose of installing, operating, maintaining, and repairing water, sanitary sewer, and water reuse lines upon, under, over, across, and along the tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof (the "Water Line Easement").

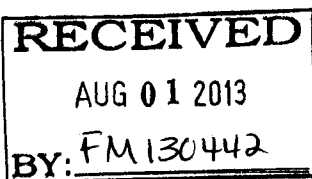
Grantee, its successors, assigns, or agents, shall have the right and privilege to enter upon the land covered by the Water Line Easement, and all premises adjacent to the outside boundaries of said Water Line Easement, to the extent necessary for the purpose of exercising Grantee's rights and privileges hereunder; and for the purpose of ingress and egress to and from said Water Line Easement.

Grantor reserves and retains the right to use the Water Line Easement for all purposes which do not unreasonable interfere with the rights hereby granted, including but not limited to the right to repair, relocate, reconstruct, operate and maintain any utility lines currently present within the Water Line Easement.

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 Property 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, Grantor 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, 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, Grantor does hereby bind itself, its 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 by, through or under Grantor, but not otherwise.

8/9/13 3 originals returned to Marcus at County Attorney



EXECUTED this the 6<sup>th</sup> day of August, 2013.

FORT BEND COUNTY

Grady Prestage 8-6-13

Grady Prestage, Commissioner, Precinct 2  
Presiding Officer of Commissioners Court, August 6, 2013

ATTEST:

Dianne Wilson

Dianne Wilson, County Clerk



THE STATE OF TEXAS           §  
   §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on this 6<sup>th</sup> day of August, 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.

Grady Prestage, Commissioner, Precinct 2, Presiding Officer of Commissioners Court, August 6, 2013

Luisa M. Bowers

Notary Public, State of Texas

(SEAL)



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

**METES AND BOUNDS DESCRIPTION  
15' WIDE WATER LINE EASEMENT  
(0.1843 ACRES) IN THE  
JANE H. LONG SURVEY, ABSTRACT 55  
CITY OF RICHMOND  
FORT BEND COUNTY, TEXAS**

A 0.1843-ACRE WATER LINE EASEMENT SITUATED IN THE JANE H. LONG SURVEY, ABSTRACT 55, FORT BEND COUNTY, TEXAS, BEING OUT OF THAT CALLED 2.170-ACRE TRACT OF LAND DESCRIBED IN DEED TO THE COUNTY OF FORT BEND RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2011125866 OF THE OFFICIAL PUBLIC RECORDS, SAID 0.1843-ACRE WATER LINE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

**BEGINNING** at an iron axle found in the northeasterly right-of-way line of Farm to Market Road 762 (AKA: Thompsons Highway 100 foot width) at the south corner of a called 4.411-acre tract of land described as Tract I in a deed recorded in Volume 854, Page 123 of the Fort Bend County Deed Records, same being the south corner of said called 2.170-acre tract of land and the herein described water line easement;

- (1) **THENCE** North 24°09'09" East, 29.06 feet with the common line of said called 4.411-acre tract of land and said called 2.170-acre tract of land to a point for the most westerly northwest corner of the herein described water line easement;

**THENCE** over and across said 2.170-acre tract of land as follows:

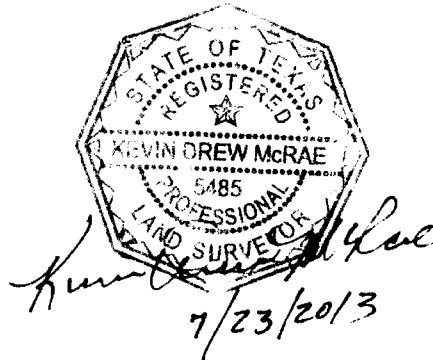
- (2) North 55°14'03" East, 295.64 feet to an interior corner of the herein described water line easement;
- (3) North 24°09'09" East, 168.01 feet to an interior corner of the herein described water line easement;
- (4) North 02°54'25" West, 51.46 feet to a point for the northwest corner of the herein described water line easement;
- (5) North 87°05'14" East, 15.00 feet to a point of the northeast corner of the herein described water line easement;
- (6) South 02°54'25" East, 55.07 feet to an angle point of the herein described water line easement;
- (7) South 24°09'09" West, 175.79 feet to a point in the southeasterly line of said called 2.170-acre tract of land from which a 5/8-inch iron rod with cap, found at the most easterly corner of said called 2.170-acre tract, bears North 55°14'03" East, 9.67 feet;

0.1843 Acres  
Jane H. Long Survey, A-55  
Fort Bend County, Tx

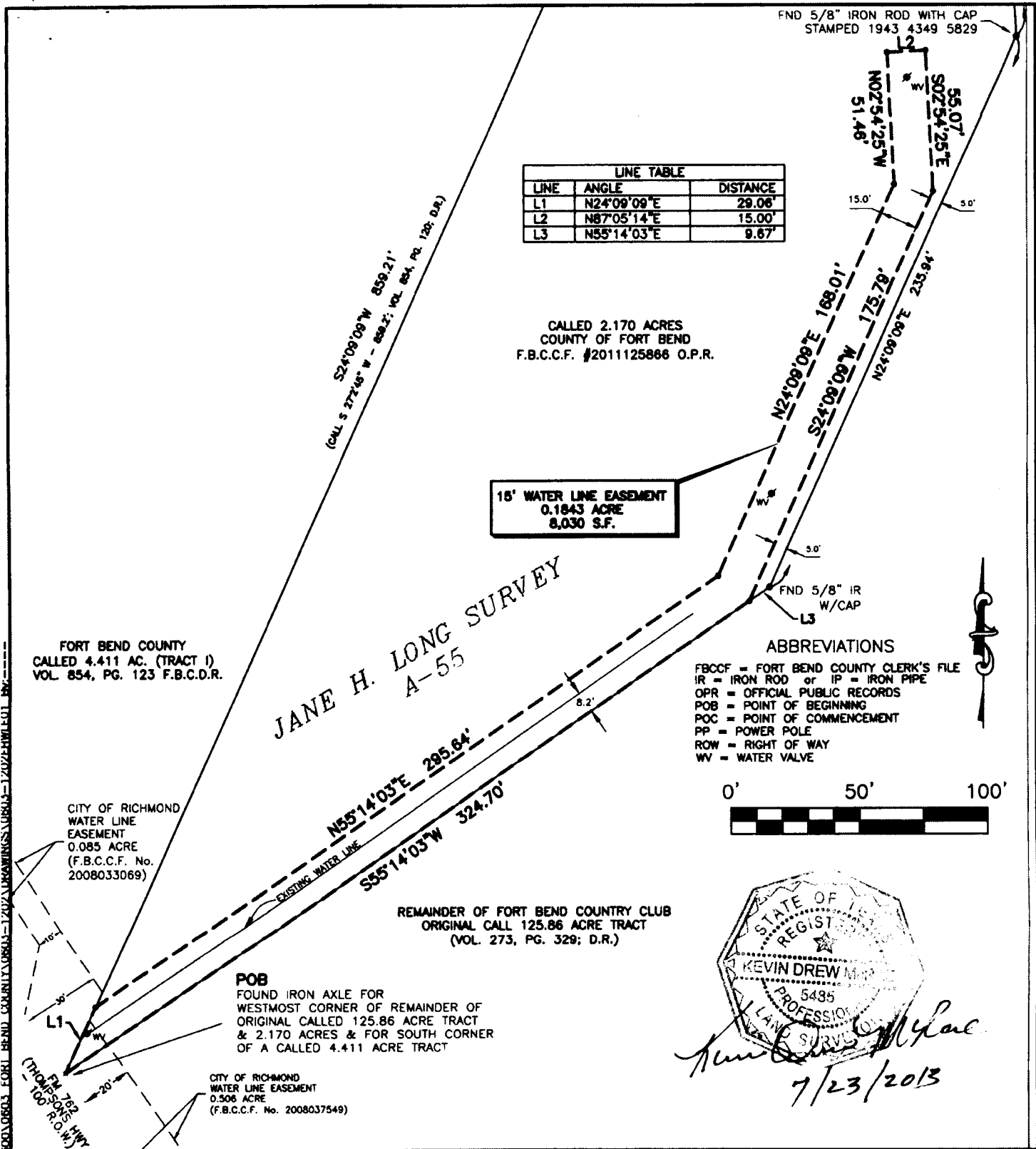
- (8) **THENCE** South 55°14'03" West, 324.70 feet, with the southeasterly line of said called 2.170-acre tract of land to the **POINT OF BEGINNING** and containing 0.1843- acres (8,030 square feet) of land. This description accompanies an exhibit, prepared by KM Surveying, LLC and dated this the 22nd day of July, 2013.

**KM SURVEYING, LLC**

Kevin Drew McRae, R.P.L.S.  
Texas Registration No. 5485  
24200 Southwest Freeway, Ste. 402-253  
Rosenberg, Tx 77471



Date: 07/22/2013 jm  
Job No: 0603.1202  
File No: Z:\0603-1202EHWLE01.doc



**EXHIBIT**  
**15' WATER LINE EASEMENT (0.1843 ACRES/8,030 S.F.)**  
**OUT OF A CALLED 2.170 ACRE TRACT OF LAND IN THE JANE H. LONG SURVEY, A-55**  
**CITY OF RICHMOND, FORT BEND COUNTY, TEXAS**

SCALE: 1"=50'	<b>KM Surveying, LLC</b> 24200 SOUTHWEST FREEWAY-STE 402-253 ROSENBERG, TEXAS 77471 www.kmsurveying.com 713-234-6627	DATE: JULY 22, 2013
SURVEYED BY: KDM		JOB NO.: 0603-1202
DRAWN BY: JM		CAD FILE: 0603-1202EHWLE01
APPROVED BY: KDM		SHEET 1 OF 1

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

Dianne Wilson, County Clerk  
Fort Bend County, Texas

August 09, 2013 10:30:31 AM

FEE: \$0.00 LW  
EASEMENT

2013101660

