



14B

WATER LINE EASEMENT

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

THAT GRAND MISSION PARTNERS, LLC (herein called "Grantor"), for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by FORT BEND COUNTY, a political subdivision of the State of Texas, whose address is 301 Jackson Street, Richmond, Texas 55469 (hereinafter called "Grantee"), the receipt and adequacy of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, ASSIGNED, TRANSFERRED, CONVEYED, and DELIVERED and does by these presents GRANT, BARGAIN, SELL, ASSIGN, TRANSFER, CONVEY, and DELIVER unto the said Grantee, its successors, and assigns, a non-exclusive easement upon, over, across, and through the following described property situated in Fort Bend County, Texas, to-wit:

A tract of 0.0364 acres in Fort Bend County (the "Easement Tract"). See Exhibit "A" attached hereto and made a part hereof for all purposes.

The easement hereby granted shall be perpetual and shall be used only for the purposes of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating, and removing water lines and related appurtenances upon, over, across, and through the Easement Tract.

Return to:

Ms. Linda L. Rowlett, Ph.D.  
Coats, Rose, Yale, Ryman & Lee, P.C.  
3 Greenway Plaza, Suite 2000  
Houston, Texas 77046-0307

Grantee shall have all of the rights and benefits necessary or appropriate for the full enjoyment or use of the easement herein granted, including, but without limiting the same to, the free right of ingress and egress to and from the Easement Tract.

This conveyance is made and accepted subject to any and all matters of record affecting the Easement Tract and is further made and accepted subject to the right of Grantor, its successors, and assigns, to use the Easement Tract for any and all purposes, including the dedication of other easements, provided such use or other easements do not unreasonably interfere or conflict with the rights hereby granted to Grantee.

Grantor hereby binds itself, its successors, and assigns to warrant and forever defend the title to the above-described easement and rights unto the 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 AND EFFECTIVE on the 8<sup>th</sup> day of July, 2013.

GRAND MISSION PARTNERS, LLC,  
a Georgia limited liability company

by: The Meadows Development Corporation,  
a Georgia corporation, its Manager

by: Robert James Quairoli

Name: Robert James Quairoli

a.k.a. Bob Quairoli

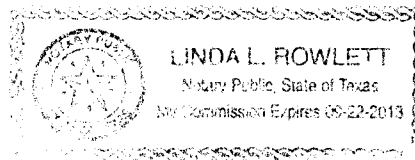
Title: Vice President - Texas Division

THE STATE OF TEXAS                   §  
COUNTY OF FORT BEND               §

Before me on this day personally appeared Robert James Quairoli, Vice President - Texas Division of Grand Mission Partners, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said corporation.

Given under my hand and seal of office this 8<sup>th</sup> day of July, 2013.

Linda L. Rowlett  
Signature of Notary Public



\_\_\_\_\_  
Name, Expiration Date, and Seal

ALL SIGNATURES AND SEALS  
APPEAR ON THE ORIGINAL \*\*\*

Fort Bend County PCT 3  
Water Line Easement  
0.0364 Acres

I & G.N.R.R. Co. Survey  
Abstract No. 367

STATE OF TEXAS           §

COUNTY OF FORT BEND   §

A **METES & BOUNDS** description of a certain 0.0364 acre tract of land situated in the I & G.N.R.R. Co. Survey, Abstract No. 367 in Fort Bend County, Texas; being a portion of Restricted Reserve "B", Block 2 of Grand Mission Sec 19 Plat of which is recorded in Plat No. 20130051 of the Plat Records of Fort Bend County, Texas; said 0.0364 acre tract being more particularly described as follows with all bearings being based on a call of South 84°37'07" West along the south line of said Grand Mission Sec 19;

**COMMENCING** at a 3/4-inch iron rod with (cap stamped "Cotton Surveying") found at the southeast corner of said Grand Mission Sec 19, said iron rod being in the north line of Beechnut Road;

THENCE, South 84°37'02" West, 144.49 feet along the south line of said Grand Mission Sec 19, same being the north line of said Beechnut Road to a 3/4-inch iron rod found at the easterly corner of the remainder of a called 3.0169 acre tract conveyed to Fort Bend County by Deed recorded in Volume 1590, Page 200 of the Fort Bend County Deed Records;

THENCE, North 68°45'02" West, 204.75 feet along the southwesterly line of said Restricted Reserve "B" and the northeasterly line of said 3.0169 acre tract to the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 68°45'02" West, 43.87 feet continuing along said common line to a point for corner;

THENCE, North 21°14'58" East, at 5.00 feet passing an interior corner of said Restricted Reserve "B", same being the southerly corner of Lot 8, Block 2 of said Grand Mission Sec 19, in all 7.43 feet to a point for corner;

THENCE, North 84°20'11" East, 124.88 feet to a point in the Cul-de-sac of Rexford Cove Court, said point being in the arc of a curve to the left;

THENCE, South 68°36'46" East, 36.24 feet to a point for corner;

THENCE, in a easterly direction along said Rexford Cove Court and the arc of said curve to the left having a radius of 50.00 feet, a central angle of 19°05'56", an arc length of 16.67 feet and a long chord bearing South 58°36'06" East, 16.59 feet to a point of non-tangency;

THENCE, South 84°20'11" West, 134.64 feet to the **POINT OF BEGINNING, CONTAINING** 0.0364 acre of land in Fort Bend County, Texas as shown on Drawing No. 8138 (b) in the offices of Cotton Surveying Company in Houston, Texas.

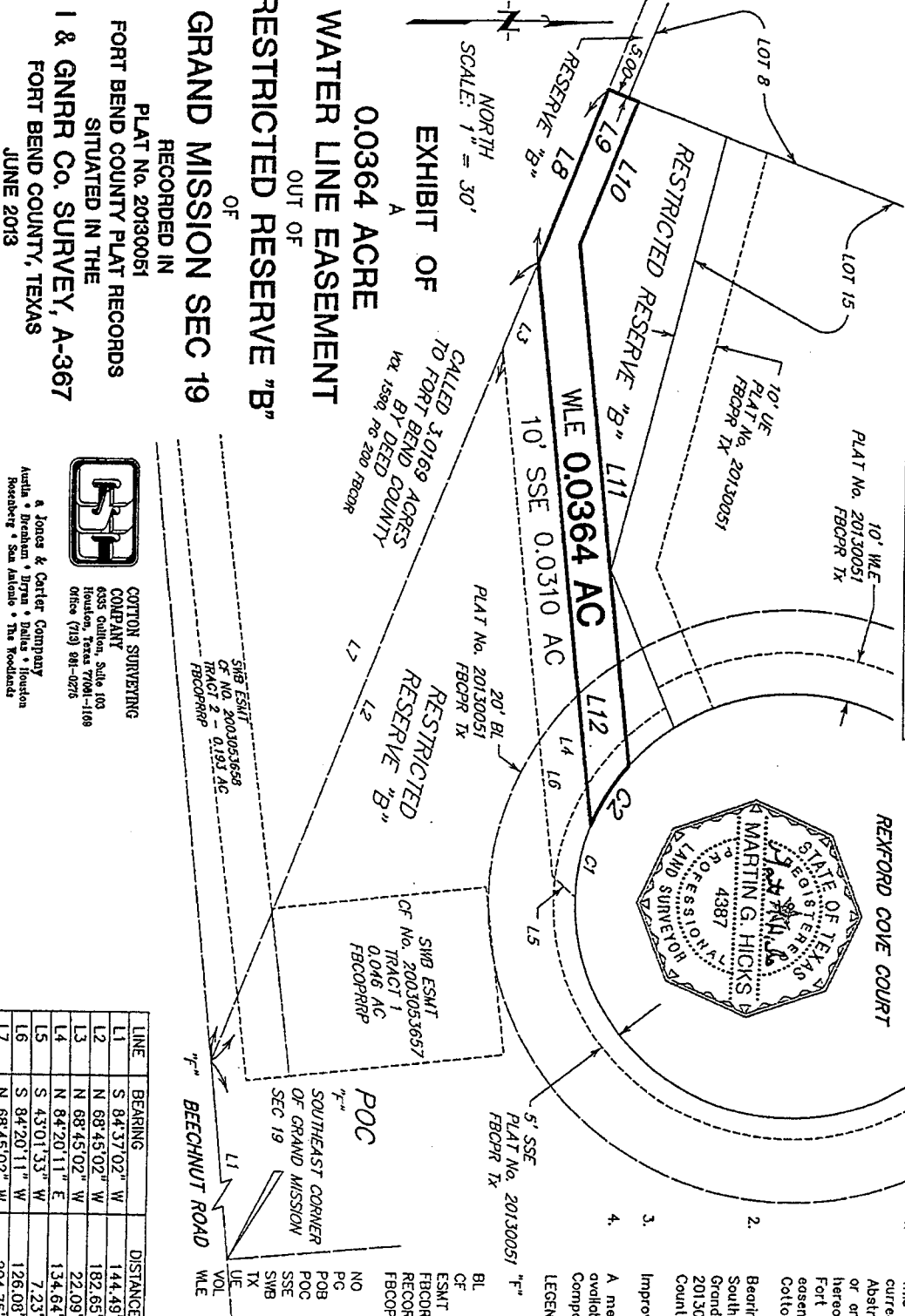
Cotton Surveying Company  
6335 Gulfton, Suite 100  
Houston, TX 77081-1169  
(713) 981-0275

*Mart G. Hicks*

Acting By/Through Martin G. Hicks  
Registered Professional Land Surveyor  
No. 4387  
MHicks@jonescarter.com



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	20'00'48"	17.46'	S 78°09'28" E	17.38'
C2	50.00'	19°05'56"	16.67'	S 58°36'06" E	16.59'



**SUBJECT TO THE GENERAL NOTES SHOWN:**

This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Fort Bend County, Texas regarding these easements or encumbrances was performed by Cotton Surveying Company.

Bearings shown hereon are based on a call of South 84°37'02" West along the South line of Grand Mission Sec 19 recorded under Plat No. 20130051 of the Plat Records of Fort Bend County, Texas.

Improvements have not been shown.

A notes & bounds description of this tract is available in the offices of Cotton Surveying Company in Houston, Texas.

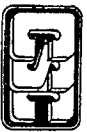
**LEGEND**

FOUND 3/4 INCH IRON ROD WITH  
CAP STAMPED "COTTON SURVEYING"  
BL BUILDING LINE  
CF CLERK'S FILE  
ESMT EASEMENT  
FBOPR FORT BEND COUNTY DEED OF RECORDS  
FBOPRRR FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
NO PAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCING  
SSE SANITARY SEWER EASEMENT  
SWB SOUTHWESTERN BELL TEXAS  
UE UTILITY EASEMENT  
VOL VOLUME  
WLE WATER LINE EASEMENT

LINE	BEARING	DISTANCE
L1	S 84°37'02" W	144.49'
L2	N 68°45'02" W	182.65'
L3	N 68°45'02" W	22.09'
L4	N 84°20'11" E	134.64'
L5	S 43°01'33" W	7.23'
L6	S 84°20'11" W	126.08'
L7	N 68°45'02" W	204.75'

LINE	BEARING	DISTANCE
L8	N 68°45'02" W	43.87'
L9	N 21°14'58" E	7.43'
L10	S 68°36'46" E	36.24'
L11	N 84°20'11" E	124.88'
L12	S 84°20'11" W	134.64'

**EXHIBIT OF**  
**WATER LINE EASEMENT**  
**OUT OF**  
**RESTRICTED RESERVE "B"**  
**OF**  
**GRAND MISSION SEC 19**  
**RECORDED IN**  
**PLAT No. 20130051**  
**FORT BEND COUNTY PLAT RECORDS**  
**SITUATED IN THE**  
**I & GNRR CO. SURVEY, A-367**  
**FORT BEND COUNTY, TEXAS**  
**JUNE 2013**



**COTTON SURVEYING**  
**COMPANY**  
6555 Coulton, Suite 103  
Houston, Texas 77061-1108  
Office (713) 881-0278

A Jones & Carter Company  
Austin • Brenham • Bryan • Dallas • Houston  
Rosenberg • San Antonio • The Woodlands

KEY MAP

MCH/11

JOB No. 00347-014-00

F.B. n/o PG. n/o

DWG. No. 8138-B

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dianne Wilson*

Dianne Wilson, County Clerk  
Fort Bend County, Texas



July 25, 2013 03:24:54 PM

FEE: \$27.00 JN  
EASEMENT

2013093631



SANITARY SEWER EASEMENT

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

THAT GRAND MISSION PARTNERS, LLC (herein called "Grantor"), for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by FORT BEND COUNTY, a political subdivision of the State of Texas, whose address is 301 Jackson Street, Richmond, Texas 55469 (hereinafter called "Grantee"), the receipt and adequacy of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, ASSIGNED, TRANSFERRED, CONVEYED, and DELIVERED and does by these presents GRANT, BARGAIN, SELL, ASSIGN, TRANSFER, CONVEY, and DELIVER unto the said Grantee, its successors, and assigns, a non-exclusive easement upon, over, across, and through the following described property situated in Fort Bend County, Texas, to-wit:

A tract of 0.0310 acres of land in Fort Bend County, Texas.  
See Exhibit "A" attached hereto and made a part hereof for  
all purposes and hereinafter referred to as the "Easement  
Tract."

The easement hereby granted shall be perpetual and shall be used only for the purposes of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating, and removing a sanitary sewer line and related appurtenances upon, over, across, and through the Easement Tract.

Return to:

Ms. Linda L. Rowlett, Ph.D.  
Coats, Rose, Yale, Ryman & Lee, P.C.  
3 Greenway Plaza, Suite 2000  
Houston, Texas 77046-0307

Grantee shall have all of the rights and benefits necessary or appropriate for the full enjoyment or use of the easement herein granted, including, but without limiting the same to, the free right of ingress and egress to and from the Easement Tract.

It is agreed that if at a future time Grantee, its successors, or assigns, should permanently cease to use the easement for the purposes herein granted, and permanently abandon the same, then and in such event the said easement above described, together with all rights and interests held by Grantee by reason of this instrument, shall revert, pass to, and vest in the said Grantor, its successors, or assigns.

This conveyance is made and accepted subject to any and all matters of record affecting the Easement Tract, and is further made and accepted subject to the right of Grantor, its successors, and assigns, to use the Easement Tract for any and all purposes, including the dedication of other easements, provided such use or other easements do not unreasonably interfere or conflict with the rights hereby granted to Grantee.

Grantor hereby binds itself, its successors, and assigns to warrant and forever defend the title to the above-described easement and rights unto the 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 AND EFFECTIVE on the 8<sup>th</sup> day of July, 2013.

GRAND MISSION PARTNERS, LLC,  
a Georgia limited liability company

by: The Meadows Development Corporation,  
a Georgia corporation, its Manager

by:

Robert James Quairol

Name: Robert James Quairol

a.k.a. Bob Quairol

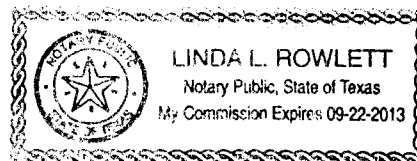
Title: Vice President - Texas Division

THE STATE OF TEXAS                   §  
COUNTY OF FORT BEND           §

Before me on this day personally appeared Robert James Quairol, Vice President - Texas Division of Grand Mission Partners, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said corporation.

Given under my hand and seal of office this 8<sup>th</sup> day of July, 2013.

Linda L. Rowlett  
Signature of Notary Public



Name, Expiration Date, and Seal

ND: 4811-5919-9764, v. 1

001014.000001\1449594.1 LROWLETT

ALL SIGNATURES AND SEALS  
APPEAR ON THE ORIGINAL \*\*\*

Fort Bend County PCT 3  
Sanitary Sewer Easement  
0.0310 Acres

I & G.N.R.R. Co. Survey  
Abstract No. 367

STATE OF TEXAS           §

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THENCE, North 68°45'02" West, 182.65 feet along the southwesterly line of said Restricted Reserve "B" and the northeasterly line of said 3.0169 acre tract to the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 68°45'02" West, 22.09 feet continuing along said common line to a point for corner;

THENCE, North 84°20'11" East, 134.64 feet to a point in the Cul-de-sac of Rexford Cove Court, said point being in the arc of a curve to the left;

THENCE, in a easterly direction along said Rexford Cove Court and the arc of said curve to the left having a radius of 50.00 feet, a central angle of 20°00'48", an arc length of 17.46 feet and a long chord bearing South 78°09'28" East, 17.38 feet to a point of non-tangency;

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6335 Gulfton, Suite 100  
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**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dianne Wilson*

Dianne Wilson, County Clerk  
Fort Bend County, Texas



July 25, 2013 03:24:54 PM

FEE: \$27.00 JN  
EASEMENT

2013093632