

74



DD 5

THIRD PARTY 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 }

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF FORT BEND}

THAT, Fort Bend County, Texas, hereinafter referred to as "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, its successors and assigns, hereinafter referred to as "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, all or in part, an exclusive, perpetual easement, hereinafter referred to as the "Easement", 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, poles made of wood, metal or other materials, props and guys, hereinafter referred to as "Facilities", provided that any new poles, props, or guys installed under this Easement will be (i) placed more or less in line with the existing pole line, (ii) installed in such a way as to avoid compromise of the integrity of Grantor's levee, and (iii) installed only after notification to Grantor and upon the mutual agreement of Grantor and Grantee, said Easement to be located within a portion of the following described lands owned by Grantor, ("Grantor's Property"), to wit:

That certain 455.0989-acre tract of land situated in 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 Public Records of Fort Bend County, Texas.

The unobstructed easement area(s) herein granted, hereinafter referred to as the "Easement Area", whether one or more, are described as follows:

An easement five (5) feet wide, being the northerly one-half ($\frac{1}{2}$) of a ten (10) foot wide easement, the location of which is shown by the crosshatched area on Sketch Nos. 13-0841, 13-0841A & 13-0841B, all of which are attached hereto and made a part hereof, together with an unobstructed aerial easement ten (10) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located northerly of and adjoining said five (5) 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 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.

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 Grantor's Property 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, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, 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 and rights unto said Grantee, 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 4th day of February, 2014.

Fort Bend County, Texas

BY:

Signature

Robert E. Hebert
Name typed or printed

Fort Bend County Judge
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 Robert E. Hebert 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 entity.

Given under my hand and seal of office this 4th day of February, 2014.



Luisa M. Bowers
Notary's Signature

Luisa M. Bowers
Name typed or printed

9-7-16
Commission Expires

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

REV.1: JOB NO.

BY:

DATE:

REV.2: JOB NO.

BY:

DATE:

EASEMENT - UNOBSTRUCTED

LAST PLOT DATE: 01/14/2014

COUNTY: FORT BEND

DRAWN BY: A.W.P.

SURVEY DATE: 12/05/2013

MAP NO: 5048C

SCALE: 1" = 100'

JOB NO: 67474313A

FILE NO. - BOOK: 2013

CHECKED BY: J.J.K.

CenterPoint Energy

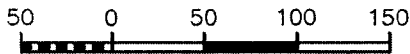
SURVEYING & RIGHT OF WAY

P.O. Box 1700 Houston, TX 77251-1700

713-207-2222

Firm Number: 100-27-400

SKETCH NO. 13-0841



SCALE IN FEET

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

Line Table

Line #	Length	Direction
L1	67.75'	S 72°56'13" E
L2	107.93'	S 72°56'13" E
L3	15.00'	S 72°52'26" E

N

ELIJAH ROARK LEAGUE, ABSTRACT 77

CIAN REAL ESTATE GROUP, INC.

all of Restricted Reserve "A"

Ref: 2005138028 O.P.R.

1.686 Acres

Ref: 2007049293 O.P.R.

Tract 1

0.384 Acres

Tract 2

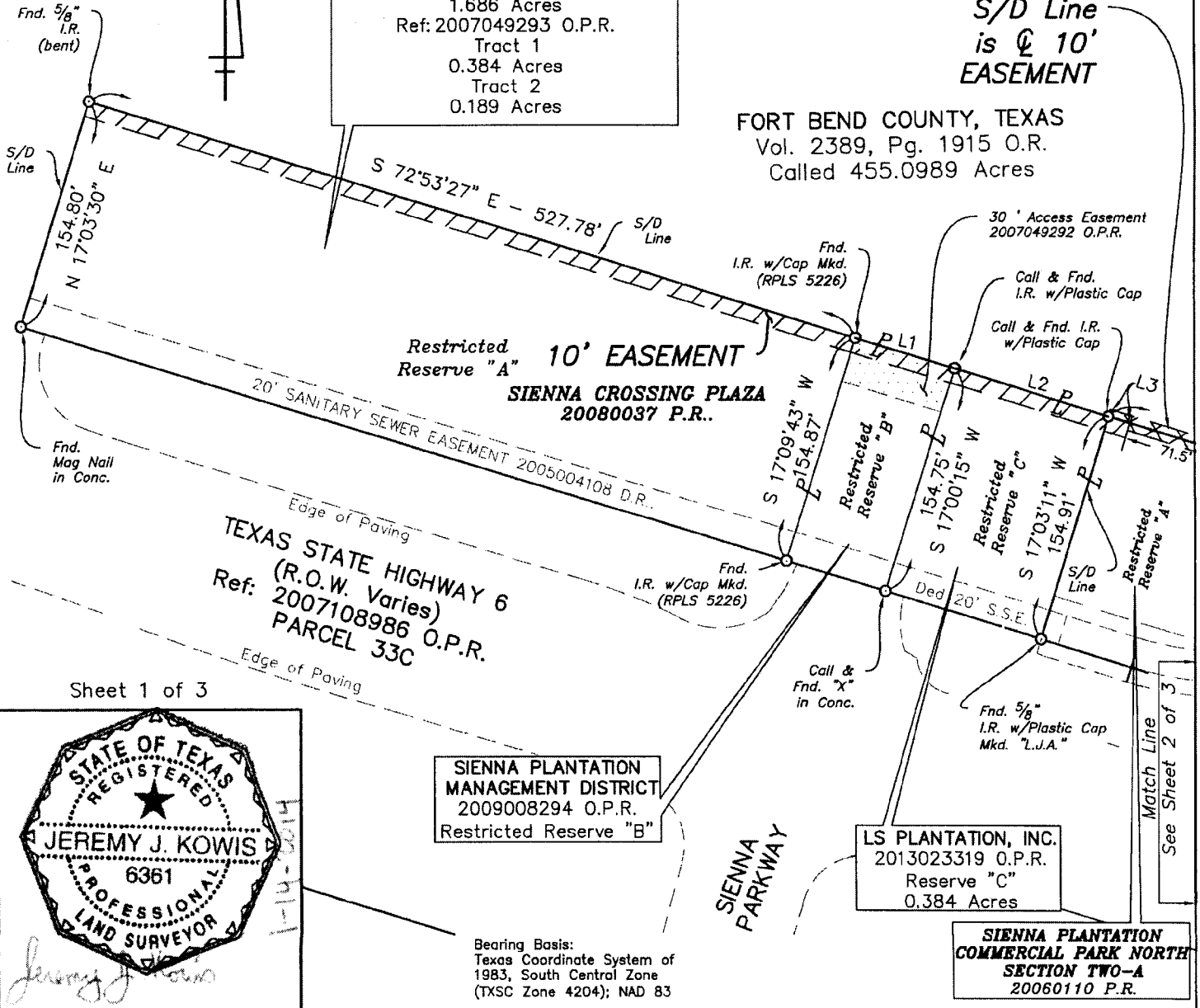
0.189 Acres

S/D Line
is @ 10'
EASEMENT

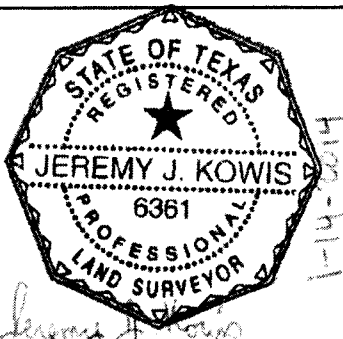
FORT BEND COUNTY, TEXAS

Vol. 2389, Pg. 1915 O.R.

Called 455.0989 Acres



Sheet 1 of 3



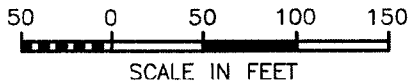
SIENNA PLANTATION
MANAGEMENT DISTRICT
2009008294 O.P.R.
Restricted Reserve "B"

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

SIENNA PLANTATION
COMMERCIAL PARK NORTH
SECTION TWO-A
20060110 P.R.

Match Line
See Sheet 2 of 3

REV.1: JOB NO.	BY:	DATE:	REV.2: JOB NO.	BY:	DATE:
EASEMENT - UNOBSTRUCTED COUNTY: FORT BEND SURVEY DATE: 12/05/2013 SCALE: 1" = 100' FILE NO. - BOOK: 2013			LAST PLOT DATE: 12/12/2013 DRAWN BY: A.W.P. MAP NO: 5048C JOB NO: 67474313A CHECKED BY: J.J.K.		
			CenterPoint Energy SURVEYING & RIGHT OF WAY P.O. Box 1700 Houston, TX 77251-1700 713-207-2222 Firm Number: 100-27-400 SKETCH NO. 13-0841A		



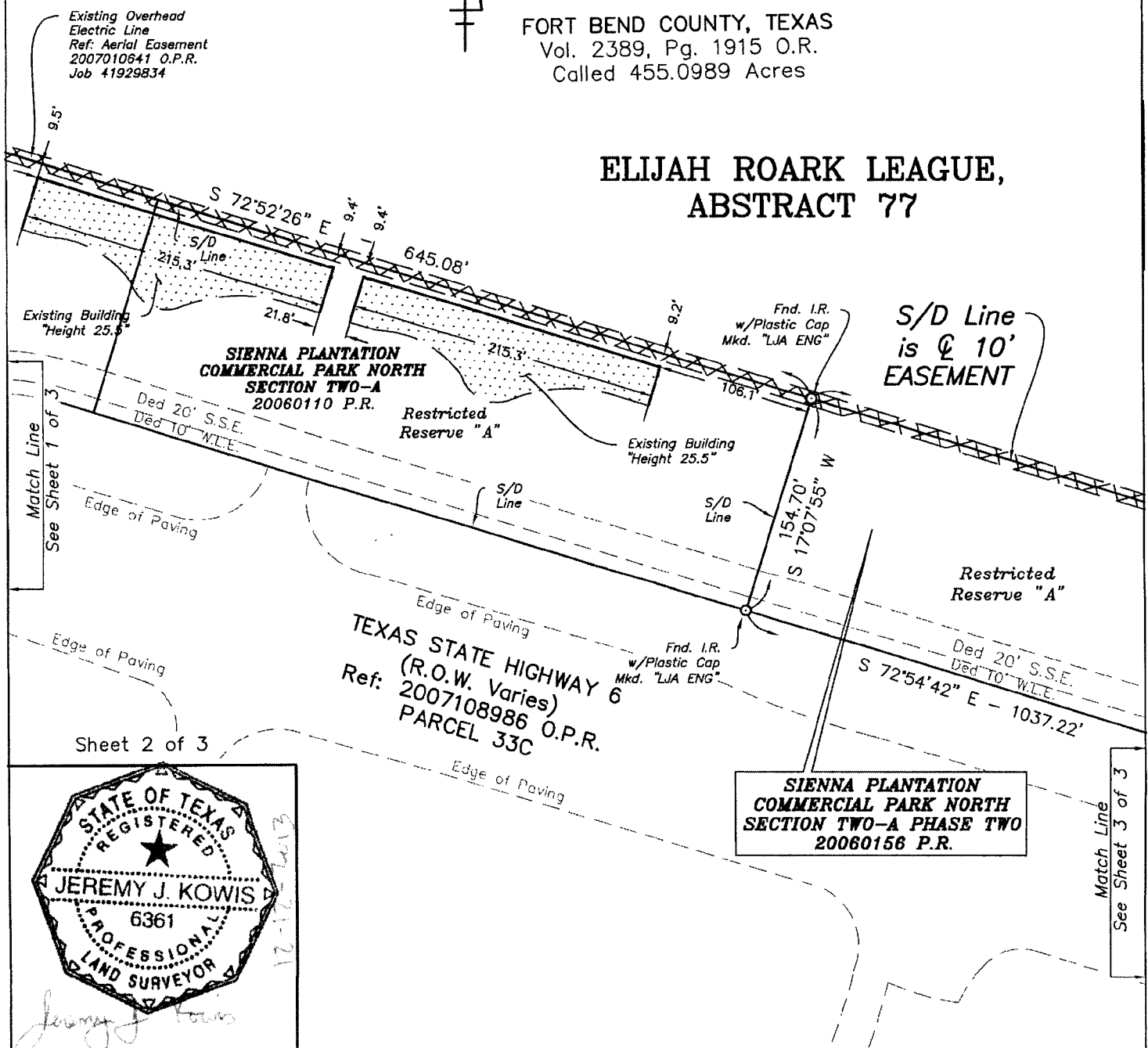
NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO INTERSECT WITH THE EXTERIORS OF ALL ADJOINING EASEMENTS OR WITH ADJOINING PROPERTY LINES.



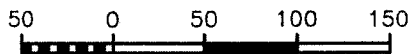
Bearing Basis:
Texas Coordinate System of
1983, South Central Zone
(TXSC Zone 4204); NAD 83

FORT BEND COUNTY, TEXAS
Vol. 2389, Pg. 1915 O.R.
Called 455.0989 Acres

ELIJAH ROARK LEAGUE, ABSTRACT 77



REV.1: JOB NO.	BY:	DATE:	REV.2: JOB NO.	BY:	DATE:
EASEMENT - UNOBSTRUCTED COUNTY: FORT BEND SURVEY DATE: 12/05/2013 SCALE: 1" = 100' FILE NO. - BOOK: 2013			LAST PLOT DATE: 12/12/2013 DRAWN BY: A.W.P. MAP NO: 5048C JOB NO: 67474313A CHECKED BY: J.J.K.		
<div style="text-align: right;"> CenterPoint Energy SURVEYING & RIGHT OF WAY P.O. Box 1700 Houston, TX 77251-1700 713-207-2222 Firm Number: 100-27-400 SKETCH NO. 13-0841B </div>					

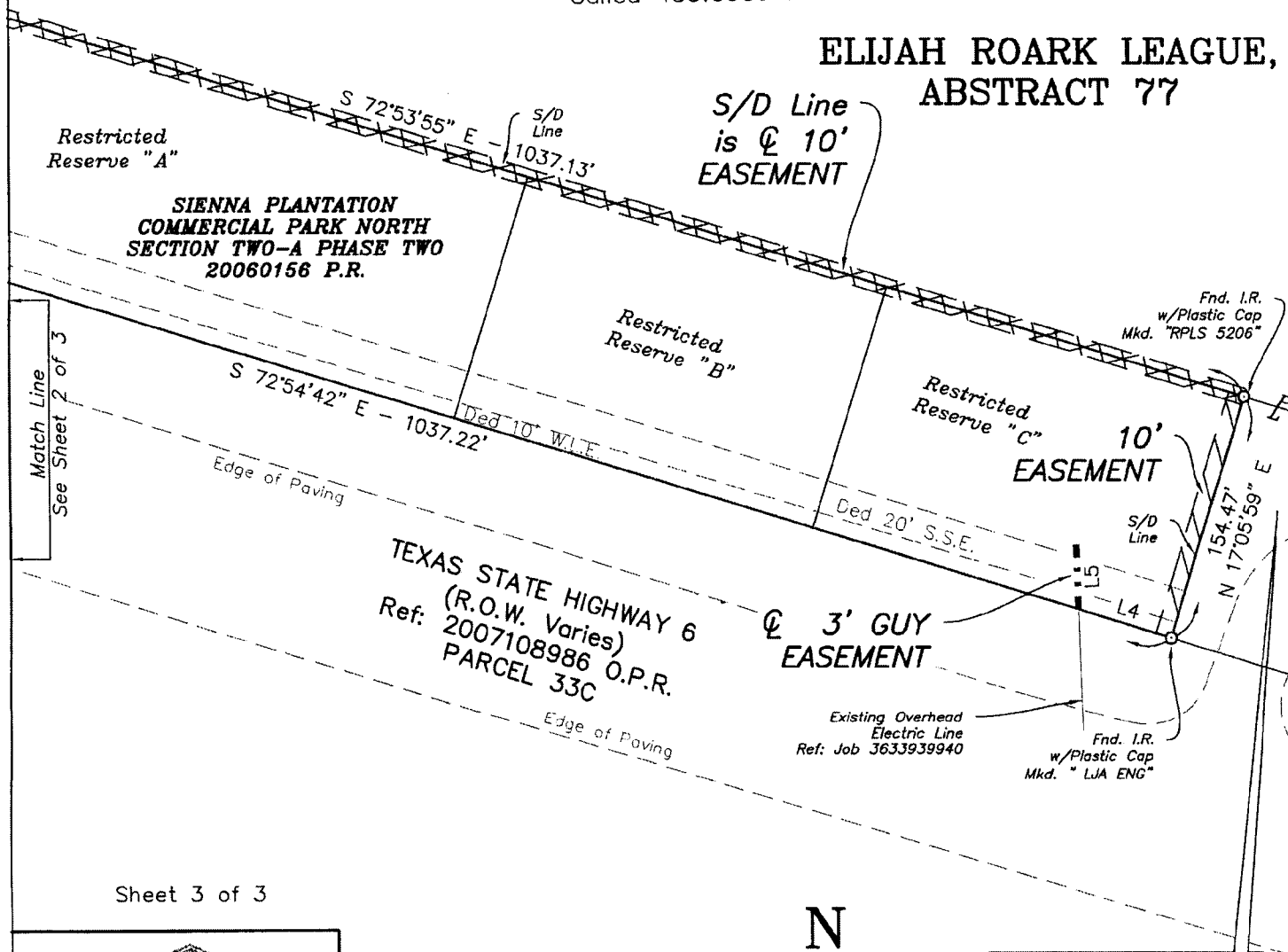


SCALE IN FEET

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

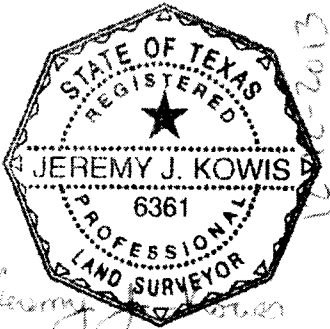
FORT BEND COUNTY, TEXAS
Vol. 2389, Pg. 1915 O.R.
Called 455.0989 Acres

ELIJAH ROARK LEAGUE, ABSTRACT 77



2000009741 O.P.R.
Residue of 22.3593 Acres

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



Line Table		
Line #	Length	Direction
L4	60.76'	N 72°54'42" W
L5	39.00'	N 1°59'25" W

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

February 07, 2014 03:00:55 PM

FEE: \$0.00 LW1
EASEMENT

2014012266

