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FORT BEND COUNTY DRAINAGE DISTRICT RIGHT OF WAY EASEMENT

THE STATE OF TEXAS,
COUNTY OF FORT BEND,

KNOW ALL MEN BY THESE PRESENTS: That the undersigned:

KB Home Lone Star Inc.

11320 Richmond Avenue

Houston, Texas 77082

whose address is as shown above (hereinafter called GRANTOR, whether one or more) for and in consideration of the benefits to be derived on account of and from the construction, operation and maintenance by Fort Bend County Drainage District, of the drainage canal and system upon and through the land hereafter described, the sufficiency of which is hereby acknowledged and confessed, has granted, bargained, sold and conveyed, and by these presents hereby grants, bargains, sells and conveys unto said Fort Bend County Drainage District, a corporation (hereinafter called the DISTRICT), of Fort Bend County, Texas, a right of way and easement for the purpose of constructing, maintaining, operating, repairing and re-constructing a drainage canal, including drains, ditches, laterals and levees, upon, over, through and across the land of GRANTOR along the route hereinafter designated, and said land being situated in Fort Bend County, Texas, to-wit:

The DISTRICT shall have an easement of an aggregate width of 230 feet, being _____ feet, extending at right angles, on each side of the following line and course across said land, to-wit:

See Exhibit "A" and Exhibit "B"

02/05/2015 1 original returned to Neil @ Drainage District

CCM 2/2/15 #DD5
Fort Bend County Clerk
Return Admin Serv Coord -RAC

The DISTRICT shall have all rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, with the right of ingress and egress to and from said drainage canal right of way, provided, however, that after construction of said drainage canal, said right of ingress and egress of the DISTRICT shall be limited to the said right of way and to existing roads and passageways. The DISTRICT is given the right from time to time to cut and remove all trees, undergrowth, and abate other obstruction, upon said canal right of way, that may injure, endanger, or interfere with the construction, operation, maintenance and repair of said drainage canal.

The DISTRICT agrees during the life of this easement to repair all damage to roads, passageways and fences resulting from the DISTRICT'S use in going to and from said easement and right of way, and to restore the same to the previously existing condition as near as possible.

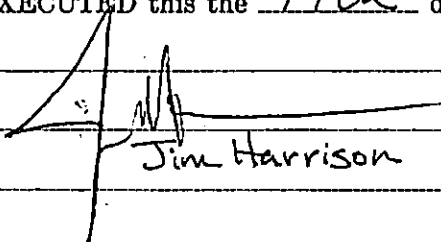
GRANTOR reserves the right to use the facilities offered by the drainage canal for the disposal of surface waters, rain, or any excess waters collecting upon his land, and in such connection GRANTOR has the right in the manner provided by law and at his own expense to construct and provide ditches, drains and laterals connecting his said land or portions thereof with the drainage canal.

GRANTOR reserves the oil, gas and sulphur in and under the land covered by this easement, provided however, that during the life of this easement no mining or drilling operations shall be conducted upon the surface of the area included in the easement right of way above described.

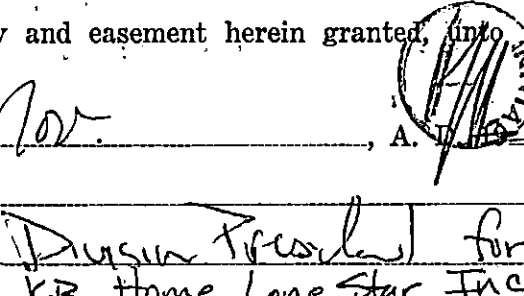
It is agreed that if at a future time the DISTRICT, its successors or assigns, shall permanently cease to use said drainage canal right of way for the purposes herein contained, and shall permanently abandon the same, then and in such event the said right of way above described, together with all rights and interests held by the DISTRICT by reason of this instrument, shall revert, pass to and vest in the said GRANTOR, his heirs or assigns.

TO HAVE AND TO HOLD said right of way and easement herein granted, into the said DISTRICT, its successors or assigns.

EXECUTED this the 19th day of Nov., A. D. 2014



Jim Harrison



Dustin Friesel for
KB Home Lone Star, Inc.

THE STATE OF TEXAS

COUNTY OF Harris

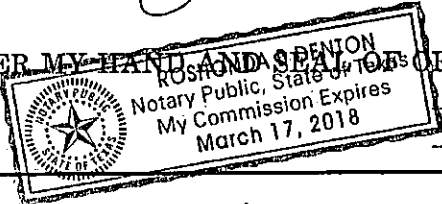
BEFORE ME

Roshonda B. Denton

_____, in and for
_____, County, Texas, on this day personally appeared
Harris
Jim Harrison, Division President for
KB Home Fire Stn, Inc
known to me to be the person whose name _____ subscribed to the foregoing instrument, and acknowledged to me that (he) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19th day of Nov.,
A. D. 19 2014

(L. S.)



Roshonda B. Denton

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME _____

_____, in and for
_____, County, Texas, on this day personally appeared
_____, wife of _____
known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____,

A. D. 19 _____

(L. S.)

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME _____

_____, in and for
_____, County, Texas, on this day personally appeared
_____ and _____
_____, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said _____ wife of the said _____ having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____,

A. D. 19 _____

(L. S.)

ENDORSEMENTS

THE STATE OF TEXAS,

County of _____

I, _____, Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing, dated the _____ day of _____, A. D. 19 _____ with its authentication, was filed for record in my office on the _____ day of _____, A. D. 19 _____ at _____ o'clock _____ M., and duly recorded this the _____ day of _____, A. D. 19 _____ at _____ o'clock _____ M., in the Deed Records of said County, in Volume _____ on Page _____

Witness my hand and the seal of the County Court of said County, at office in _____, Texas, the day and year last above written.

Clerk of Court, _____ County, Texas.

By _____, Deputy

**RIGHT-OF-WAY
EASEMENT**

BY

KB HOME LONE STAR, INC.

TO

**FORT BEND COUNTY
DRAINAGE DISTRICT**

Filed for Record

This _____ day of _____

A. D. 19____, at _____ o'clock _____ M.

Recorded

This _____ day of _____

A. D. 19____, in _____

County, Texas, Records of Deeds.

Book _____ Page _____

Clerk

Deputy

Return to:



Anserra Sections 4 & 5
9.3 Acre Drainage Easement

Robert T. Van Slyke Survey, Abstract 395
W. W. Bains Survey, Abstract 753
Fort Bend County, Texas

STATE OF TEXAS §

COUNTY OF FORT BEND §

A METES & BOUNDS description of a 9.3 acre tract of land in the Robert T. Van Slyke Survey, Abstract 395, and the W. W. Bains Survey, Abstract 753, Fort Bend County, Texas, being over, through, and across portion of the residue of a called 103.46 acre tract recorded under County Clerk's File Number 2012111887, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations of NGS triangulation station "Brookshire".

Commencing at a ¼ inch iron rod found in the west line of said called 103.46 acre tract, said point being the southwest corner of the W. W. Bains Survey, Abstract 753, same being the southeast corner of the H. & T. C. Railroad Company Survey Section 107, Abstract 763, the southeast corner of a called 57.00 acre tract recorded under County Clerk's File Number 1999053097, Official Public Records, Fort Bend County, Texas, and being the northeast corner of a called 88 acre tract (Second Tract) recorded under County Clerk's File Number 2011051593, from which point a ½ inch iron pipe found for a reentry corner to said called 103.46 acre tract bears North 87 degrees 49 minutes 11 seconds East, 1,481.75 feet;

Thence North 02 degrees 07 minutes 14 seconds West (called North 02 degrees 07 minutes 14 seconds West) along the west line of said called 103.46 acre tract, same being the east line of said adjoining called 57.00 acre tract, 65.05 feet to a point on said line for the southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 07 minutes 14 seconds West (called North 02 degrees 07 minutes 14 seconds West) continuing along the west line of said called 103.46 acre tract, same being the east line of said adjoining called 57.00 acre tract, crossing Willow Fork of Buffalo Bayou, 231.76 feet to a point on said line for the northwest corner of the herein described tract, from which point a ¾ inch iron rod with cap marked "Cotton Surveying" found for the southwest corner of Anserra Sec 2 recorded under County Clerk's File Number 20130208, Plat Records, Fort Bend County, Texas, bears North 02 degrees 07 minutes 14 seconds West, 258.92 feet;

Thence establishing the northerly line of the herein described tract with the following courses and distances:

South 84 degrees 13 minutes 36 seconds East, 12.55 feet;
South 85 degrees 46 minutes 58 seconds East, 111.69 feet;
South 74 degrees 31 minutes 10 seconds East, 221.87 feet;
South 83 degrees 16 minutes 41 seconds East, 103.17 feet;
South 77 degrees 44 minutes 32 seconds East, 94.22 feet;
South 69 degrees 29 minutes 11 seconds East, 101.55 feet;
South 60 degrees 10 minutes 53 seconds East, 82.85 feet;
South 60 degrees 19 minutes 22 seconds East, 57.94 feet;
South 60 degrees 07 minutes 48 seconds East, 159.49 feet;
South 56 degrees 28 minutes 53 seconds East, 199.63 feet;
South 56 degrees 07 minutes 18 seconds East, 199.55 feet;
South 47 degrees 38 minutes 29 seconds East, 201.27 feet;
South 42 degrees 40 minutes 25 seconds East, 98.34 feet;
South 52 degrees 06 minutes 40 seconds East, 97.53 feet to a point for the northeast corner of the herein described tract, said point being in the lower east line of said called 103.46 acre tract,

Anserra Sections 4 & 5

Robert T. Van Slyke Survey, Abstract 395
W. W. Bains Survey, Abstract 753
Fort Bend County, Texas

9.3 Acre Drainage Easement

same being the west line of an adjoining called 4.99 acre tract recorded under County Clerk's File Number 2013025936, Official Public Records, Fort Bend County, Texas, said point bears South 02 degrees 12 minutes 43 seconds East, 535.12 feet from a 1/2 inch iron pipe found for the northwest corner of said adjoining called 4.99 acre tract, same being a reentry corner to said called 103.46 acre tract;

Thence South 02 degrees 12 minutes 43 seconds East (called South 02 degrees 12 minutes 43 seconds East) along the lower east line of said called 103.46 acre tract, same being the west line of said adjoining called 4.99 acre tract, at 38.76 feet pass a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" found for the southwest corner of said adjoining called 4.99 acre tract, same being a northwest corner of an adjoining called 35.59 acre tract, and continuing across said Willow Fork of Buffalo Bayou for a total distance of 332.91 feet to a point for the southeast corner of the herein described tract;

Thence establishing the southerly line of the herein described tract with the following courses and distances:


- North 40 degrees 12 minutes 45 seconds West, 91.04 feet;
- North 40 degrees 35 minutes 47 seconds West, 62.77 feet;
- North 60 degrees 00 minutes 23 seconds West, 48.43 feet;
- North 52 degrees 06 minutes 40 seconds West, 132.38 feet;
- North 42 degrees 40 minutes 25 seconds West, 107.35 feet;
- North 47 degrees 38 minutes 29 seconds West, 174.24 feet;
- North 56 degrees 07 minutes 18 seconds West, 181.77 feet;
- North 56 degrees 28 minutes 53 seconds West, 191.58 feet;
- North 60 degrees 07 minutes 48 seconds West, 151.78 feet;
- North 60 degrees 19 minutes 22 seconds West, 57.83 feet;
- North 60 degrees 10 minutes 53 seconds West, 64.41 feet;
- North 69 degrees 29 minutes 11 seconds West, 66.24 feet;
- North 77 degrees 44 minutes 32 seconds West, 66.50 feet;
- North 83 degrees 16 minutes 41 seconds West, 109.86 feet;
- North 74 degrees 31 minutes 10 seconds West, 216.80 feet;
- North 85 degrees 46 minutes 58 seconds West, 75.96 feet to the Place of Beginning and containing 9.3 acres of land, more or less.

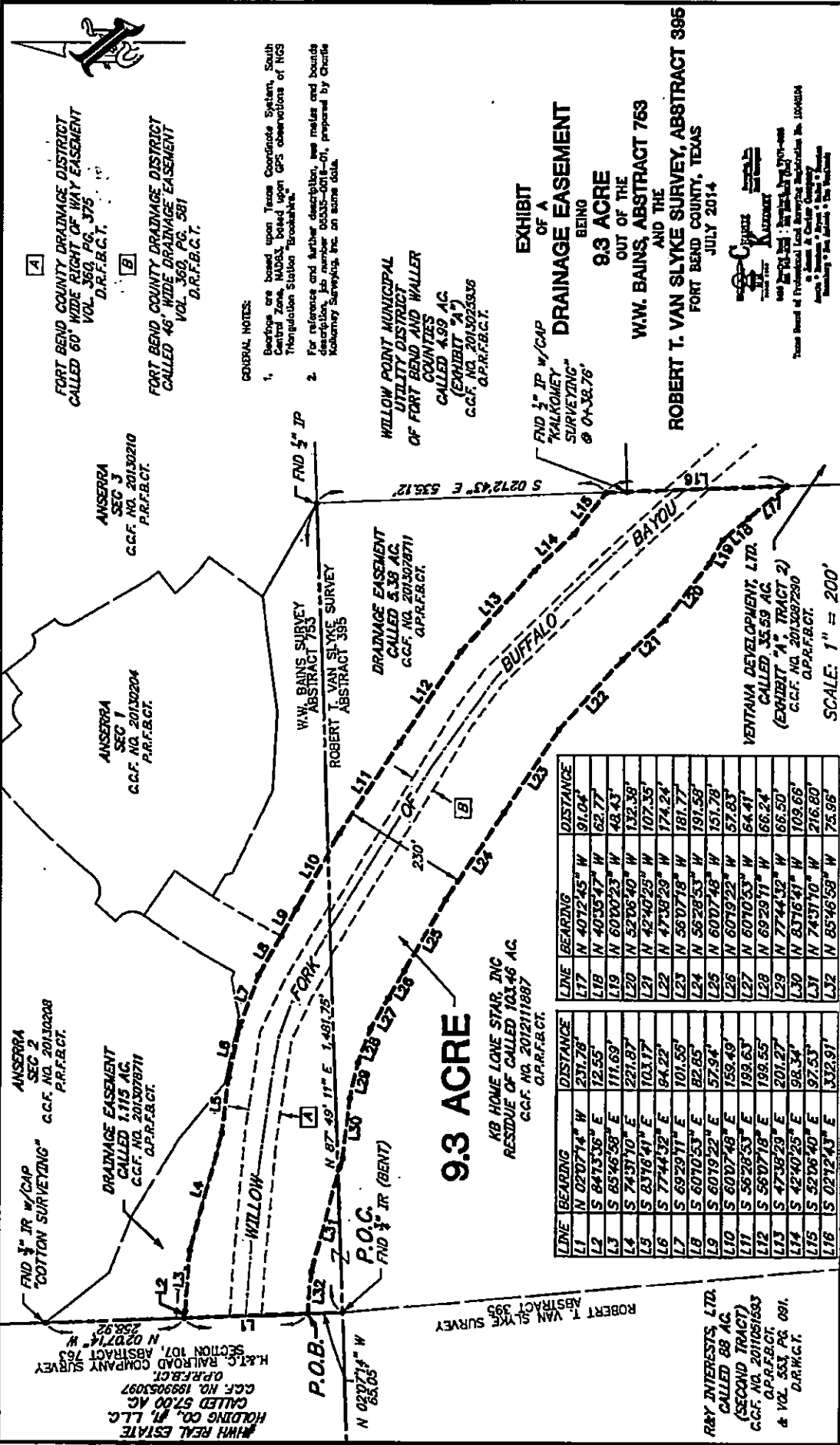
July 16, 2014

Job Number 05535-0016-01

Charlie Kalkomey Surveying, Inc.
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land Surveying
Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com



[A] FORT BEND COUNTY DRAINAGE DISTRICT CALLED 60' WIDE RIGHT OF WAY EASEMENT VOL. 360, PG. 375 D.R.F.B.C.T.

[B] FORT BEND COUNTY DRAINAGE DISTRICT CALLED 46' WIDE DRAINAGE EASEMENT VOL. 360, PG. 581 D.R.F.B.C.T.

GENERAL NOTES:

1. Bearings are based upon Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations of NGS Triangulation Station "Brookshire".
2. For reference and further description, see meter and bountie (or regular fee number 60330-2016-01), prepared by Christie Kitchney Surveying, Inc. on same date.

WILLOW POINT MUNICIPAL UTILITY DISTRICT OF FORT BEND AND WALLER COUNTIES CALLED 4.99 AC (EXHIBIT "A") C.C.F. NO. 2013026336 Q.P.R.F.B.C.T.

EXHIBIT OF A DRAINAGE EASEMENT BEING 9.3 ACRE OUT OF THE W.W. BAINS, ABSTRACT 763 AND THE ROBERT T. VAN SLYKE SURVEY, ABSTRACT 395 FORT BEND COUNTY, TEXAS JULY 2014

KEY
 Cotton Surveying & Mapping, Inc.
 1000 West Loop South, Suite 1000
 Houston, Texas 77027
 Phone: 713.866.1000
 Fax: 713.866.1001
 www.cottonsurveying.com
 Texas Board of Professional Land Surveying Registration No. 1006004
 License No. 1006004
 Surveying - The Art of Science - The Practice of Precision

LINE	BEARING	DISTANCE
L17	N 4072'45" W	91.04'
L18	N 4035'47" W	62.77'
L19	N 6000'23" W	48.43'
L20	N 5208'40" W	132.38'
L21	N 4240'25" W	107.35'
L22	N 4735'29" W	174.24'
L23	N 5607'18" W	181.77'
L24	N 5628'53" W	191.58'
L25	N 6007'48" W	151.78'
L26	N 6019'22" W	57.83'
L27	N 6070'53" W	64.41'
L28	N 6929'11" W	66.24'
L29	N 7744'32" W	66.50'
L30	N 8376'41" W	103.66'
L31	N 7431'10" W	216.80'
L32	N 8546'58" W	75.96'

LINE	BEARING	DISTANCE
L1	N 0207'14" W	231.76'
L2	S 8473'36" E	12.55'
L3	S 8546'58" E	111.69'
L4	S 7431'10" E	221.87'
L5	S 8376'41" E	103.17'
L6	S 7744'32" E	84.22'
L7	S 6929'11" E	101.55'
L8	S 6070'53" E	82.85'
L9	S 6019'22" E	57.94'
L10	S 6007'48" E	159.49'
L11	S 5628'53" E	193.63'
L12	S 5607'18" E	198.55'
L13	S 4240'25" E	201.27'
L14	S 4240'25" E	98.34'
L15	S 5208'40" E	97.53'
L16	S 0272'43" E	332.91'

P:\PROJECTS\05535 - KB Home\topo\Survey\Map Files\OFFSITE EASEMENTS\WILLOW FORK 230' ROW\WILLOW FORK 230' ROW EXHIBIT.dwg Aug 04, 2014 - 9:53am BH

RECEIVED

JAN 21 2015

FBC DRAINAGE DIST.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

February 04, 2015 03:58:34 PM

FEE: \$0.00 DA
EASEMENT

2015012359

