

RECEIVED

MAR 09 2015

FBC DRAINAGE DIST.

**DRAINAGE EASEMENT
(61.66 Acres)**

AS PER ORIGINAL

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.

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

That **CCR TEXAS HOLDINGS LP**, a Delaware limited partnership (the "Grantor"), for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** cash to Grantor in hand paid by **FORT BEND COUNTY DRAINAGE DISTRICT**, a conservation and reclamation district and a body politic and corporate and governmental agency of the State of Texas ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, BARGAINED, SOLD, AND CONVEYED** and by these presents hereby **GRANTS, BARGAINS, SELLS, AND CONVEYS** unto said Grantee, its successors and assigns, a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for the purpose of constructing, installing, maintaining, operating, and repairing a drainage channel, including drains, ditches and laterals (collectively, the "Channel") upon, over, through and across that certain 61.66-acre tract of land described on Exhibit "A" and shown on Exhibit "B" attached hereto (the "Easement Property"). Grantor is also conveying a permanent and perpetual non-exclusive easement to Fort Bend County Municipal Utility District No. 169 ("No. 169") for certain specific purposes described herein.

Subject to the terms hereof, Grantee may construct, install, maintain, operate, and repair the Channel within the Easement Property and shall have access upon, over, through and across the Easement Property to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantor, its successors and assigns (including No. 169), expressly reserves the right to the use and enjoyment of the Easement Property for any and all purposes (including, without limitation, for the purposes of construction, installation, maintenance, repair, replacement and operation of: road crossings, trails, sidewalks, road and pedestrian bridges, lighting facilities, irrigation facilities, pavilions no larger than 700 square feet in size located outside the Maintenance Berm (defined below), benches, utility lines, drainage or detention lines or facilities, fitness equipment, trees, greenbelts, and landscaping); provided that such use will not prevent or unreasonably interfere with

17 PGS
EASEMENT
2015031232

Grantee's ability to construct, install, maintain, operate, or repair the Channel therein or ability to access or travel through the Maintenance Berm, defined below, with maintenance equipment. Prior to Grantor, or its successors or assigns (including No. 169) hereafter constructing any of same in the Easement Property (except for repair, rehabilitation, or re-installation of previously installed facilities), plans shall be submitted to Grantee for review and approval, which approval shall not be unreasonably withheld or delayed. Grantee shall approve or comment on such plans within 30 days after receipt.

Fort Bend County Municipal Utility District No. 169 ("No. 169") shall have the right to utilize the Easement Property for the purposes of construction, installation, maintenance, repair, replacement and operation of road crossings, trails, sidewalks, road and pedestrian bridges, lighting facilities, irrigation facilities, pavilions no larger than 700 square feet in size located outside the Maintenance Berm (defined below), benches, utility lines, drainage or detention lines or facilities, fitness equipment, trees, greenbelts, and landscaping; and Grantor hereby grants a non-exclusive easement to No. 169 for said purposes. (Any of such lines, facilities, or items installed by No. 169 shall be referred to herein as the "No. 169 Facilities.") Grantee shall not utilize the Easement Property, or any other property or easements owned or operated by Grantee, in a manner that would unreasonably interfere with the No. 169 Facilities that are currently or hereafter installed by No. 169 in the Easement Property or No. 169's use of same.

Notwithstanding any provision hereof, the appropriate governmental entity(ies), but not No. 169 or Grantee, shall be responsible for maintenance, repair, replacement and operation of: (i) roads, (ii) bridges, or (iii) other facilities that are accepted (for maintenance, operation, or otherwise) by, or conveyed to, the appropriate governmental entity(ies).

No. 169 shall, at its sole cost, be responsible to cause the maintenance and operation of the No. 169 Facilities. Grantee understands and agrees that the grasses within the Easement Property that No. 169 will be planting and maintaining vary in height and are not frequently mowed. If Grantee reasonably determines that No. 169 has failed to adequately maintain the No. 169 Facilities such that drainage flow is compromised, Grantee may perform maintenance, repair, modifications, or work in the Easement Property, but Grantee must first: (i) give No. 169 written notice of its intent to perform same and identify the area(s) where No. 169 has failed to adequately maintain, and (ii) give No. 169 an opportunity of at least a 60 days to cure No. 169's lack of adequate maintenance. In the event of an emergency or to protect public health and safety, Grantee is not required to give a 60 day opportunity to cure, but Grantee shall provide No. 169 with as much notice as is reasonably practicable to allow No. 169 an opportunity to cure. Grantee shall invoice No. 169 for the actual and reasonable costs incurred by Grantee for maintenance, repair, modifications, or work performed by

Grantee pursuant to this paragraph, which invoice will be due and payable by No. 169 within 35 calendar days of receipt.

Except if necessary for Grantee to perform maintenance, repair, modifications or work allowed pursuant to the preceding paragraph, Grantee's access and travel along and through the Easement Property with maintenance equipment shall be limited to solely along and through an unobstructed maintenance berm at least 30 feet wide located on each side of the Channel (collectively, the "Maintenance Berm").

Prior to constructing, or allowing construction of, facilities or improvements in the Easement Property, Grantee shall give No. 169 at least 90 days written notice. If pursuant to the preceding sentence, Grantee hereafter installs, or allows installation of, any facilities or improvements within the Easement Property, then Grantee (and not No. 169) shall be responsible for maintenance and repair of such facilities or improvements.

This conveyance is further expressly made SUBJECT TO all restrictions, easements, rights of way and mineral or royalty reservations and interests affecting the Easement Property and appearing of record in the Official Real Property Records of Fort Bend County, Texas, as of the date of this conveyance (the "Permitted Exceptions") to the extent the same are validly existing and enforceable against the Easement Property. Grantor reserves the right to convey to others (including, without limitation, No. 169) the fee title for some or all of the Easement Property and/or any and all of the rights that are reserved to Grantor hereunder.

Grantee currently owns and/or possesses the right to utilize those certain rights of way and easements for drainage canals and other facilities upon, over, through and across those certain tracts of land described in that certain instrument granted by Riverside Development Company to Grantee, recorded at Volume 333 Page 257, Clerk's File No. 1955093057, of the Official Public Records of Fort Bend County, Texas. (Such instrument is referred to herein as the "Original Easement"). Within 30 days after Grantee's execution of this Drainage Easement, Grantee will execute and record a written abandonment of the portion of the Original Easement that is located within the Easement Property.

To have and hold perpetually, subject to the matters set forth herein, the above described Easement for said purposes, together with all the rights and appurtenances thereto in anywise belonging to Grantee, its successors and assigns, forever, upon the condition that Grantee will at all times, after doing any work in connection with the Easement, restore said premises to the previously existing condition as near as possible; and that in the use of said rights and privileges herein granted to Grantee, Grantee will not create an unreasonable nuisance or do any act that will be unreasonably detrimental to said premises. Subject to the matters set forth herein, Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and

AS PER ORIGINAL

singular the easement and 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.

EFFECTIVE this 19th day of February, 2015

CCR TEXAS HOLDINGS LP,
a Delaware limited partnership

By: Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: [Signature]
Name: Robert J. Bamford
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 19th day of Feb, 2015 by Robert J Bamford Vice President, of Johnson/CCR GP, LLC, a Texas limited liability company, general partner of CCR TEXAS HOLDINGS LP, a Delaware limited partnership, on behalf of said limited liability company and said limited partnership.

(NOTARY SEAL)

[Signature]
Notary Public, State of Texas



ACCEPTED this 24th day of March, 2015.

FORT BEND COUNTY DRAINAGE DISTRICT

By *Robert E. Hebert*
Name: Robert E. Hebert
Title: County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 24th day of March, 2015, by Robert E. Hebert as County Judge of the Fort Bend County Drainage District, a political subdivision of the State of Texas, on behalf of said political subdivision.



Luisa M Bowers
Notary Public for the State of Texas

[NOTARY SEAL]

ACCEPTED this 2nd day of March, 2014.

**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 169**

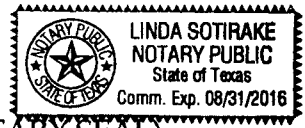
By: [Signature]
Name: Arden J. Morley
Title: President

ATTEST:

By: [Signature]
Name: Gary Swafford
Title: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 2nd day of March, 2014, by Arden Morley President and Gary Swafford Secretary of the Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas, on behalf of said political subdivision.



(NOTARY SEAL)

[Signature]
Notary Public, State of Texas

RECEIVED
MAR 09 2015
FBC DRAINAGE DIST.

Attachments:

Consent of Lienholder (CCR Texas Agent Inc.)

Exhibit A - Description of Easement Property

Exhibit B - Sketch of Easement Property

RECEIVED

MAR 09 2015

FBC DRAINAGE DIST.

AS PER ORIGINAL

AFTER RECORDING, please return to Jeanette Harris, Allen Boone Humphries Robinson LLP,
3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

RECEIVED

MAR 09 2015

FBC DRAINAGE DIST.

CONSENT OF LIENHOLDER

(CCR Texas Agent Inc.)

45 PER ORIGINAL

CCR TEXAS AGENT, INC., an Ontario corporation, in its capacity as agent for Lenders (as defined in that certain Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated as of April 12, 2012, from CCR Texas Holdings LP to Stewart Title Company, as trustee, recorded in the Official Public Records of Fort Bend County, Texas, under Clerk's File No. 2012038977) ("Holder"), being the owner and holder of certain liens or other security interests (the "Security Interests") against the real property described by metes and bounds in **Exhibit A** and shown on **Exhibit B** attached hereto (the "Easement Property"), hereby:

- (a) Consents to the conveyance of the Drainage Easement to Fort Bend County Drainage District (the "District") across, along, under, over, upon, and through the Easement Property;
- (b) Subordinates all of its Security Interests (including, without limitation, all extensions of the Security Interests and modification agreements thereto) that encumber the Easement Property, to the rights and interests created under the Drainage Easement; and
- (c) Acknowledges and agrees that a foreclosure of its Security Interests shall not extinguish the rights, obligations, and interests of the District created under the Drainage Easement.

Executed and effective as of the 19 day of Feb., 2014.⁵

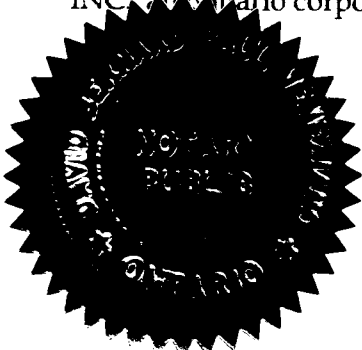
CCR TEXAS AGENT INC.

By: _____
 Name: Craig Mode
 Title: Vice President

Country
 THE STATE OF Canada §
 Province Ontario §
 COUNTY OF Ontario §

This instrument was acknowledged before me on the 19 day of Feb., 2014,⁵ by Craig Mode, Vice President of CCR TEXAS AGENT INC., an Ontario corporation, on behalf of said corporation.

 Notary Public, ~~State of Texas~~
Province of Ontario



RECEIVED

MAR 09 2015

FBC DRAINAGE DIST.

EXHIBIT A

FLEWELLEN CREEK
61.66 ACRES
PROPOSED DRAINAGE EASEMENT

OCTOBER 29, 2014
JOB NO. 2506-00

AS PER ORIGINAL

DESCRIPTION OF A 61.66 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100,
THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322,
AND THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
FORT BEND COUNTY, TEXAS

BEING a 61.66 acre tract of land situated in the M. Autrey Survey, Abstract No. 100, the A.G. Sharpless Survey, Abstract No. 322, and the J.W. Scott Survey, Abstract No. 321 of Fort Bend County, Texas and being a portion of a called a 1,913.31 acre tract of land described in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, and a portion of a called 249.35 acre tract described in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038960, said 61.66 acre tract of land described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron pipe found for the most southerly southeast corner of a called 631.26 acre tract described in an instrument to BFH Mining, LTD. recorded under F.B.C.C.F. No. 2010109527, lying on the northwest line of Fulshear-Katy Road (width varies, as occupied and monumented on the ground);

THENCE, N 55° 30' 12" E, a distance of 29.83 feet along and with a southerly line of said 631.26 acre tract, a northerly line of said 1,913.31 acre tract, and the northwest line of said Fulshear-Katy Road to a 3/4-inch iron pipe found for the southwest corner of a called 30.53 acre tract described in an instrument to Tamarron Lakes, L.P. recorded under F.B.C.C.F. No. 2010030493, same also being the most easterly southeast corner of said 631.26 acre tract;

THENCE, N 55°45'03" E, a distance of 176.42 feet along and with a southerly line of said 30.53 acre tract, a northerly line of said 1,913.31 acre tract, and the northwest line of said Fulshear-Katy Road to the most northerly corner of the herein described tract from which a 5/8-inch rod with cap stamped "Brown & Gay" found for the southeast corner of said 30.53 acre tract bears N 55°45'03" E, 423.11 feet;

THENCE, over and across said 1,913.31 acre tract, the following courses and distances:

S 34°24'58" E, a distance of 288.36 feet over and across said Fulshear-Katy Road to a point for corner;

S 05°17'27" W, a distance of 414.60 feet to the beginning of a curve to the right;

In a southerly direction, along said curve to the right, a distance of 242.16 feet, having a radius of 1,000.00 feet, a central angle of 13°52'29" and a chord which bears S 12°13'41" W, 241.57 feet to a point of tangency;

S 19°09'56" W, a distance of 179.10 feet to the beginning of a curve to the left;

In a southerly direction, along said curve to the left, a distance of 259.74 feet, having a radius of 1,000.00 feet, a central angle of 14°52'56" and a chord which bears S 11°43'28" W, 259.01 feet to a point of tangency;

S 04°17'00" W, a distance of 242.70 feet to the beginning of a curve to the right;

In a southerly direction, along said curve to the right, a distance of 121.42 feet, having a radius of 1,000.00 feet, a central angle of 06°57'25" and a chord which bears S 07°45'43" W, 121.35 feet to a point of reverse curvature to the left;

RECEIVED

MAR 09 2013

FBC DRAINAGE DIST.

AS PER ORIGINAL

FLEWELLEN CREEK
61.66 ACRES
PROPOSED DRAINAGE EASEMENT

OCTOBER 29, 2014
JOB NO. 2506-00

In a southerly direction, along said curve to the left, a distance of 239.97 feet, having a radius of 1,000.00 feet, a central angle of 13°44'57" and a chord which bears S 04°21'57" W, 239.39 feet to a point of tangency;

S 02°30'32" E, a distance of 575.99 feet to the beginning of a curve to the left;

In a southerly direction, along said curve to the left, a distance of 212.99 feet, having a radius of 1,000.00 feet, a central angle of 12°12'13" and a chord which bears S 08°36'38" E, 212.59 feet to a point of tangency;

S 14°42'45" E, a distance of 87.15 feet to the beginning of a curve to the right;

In a southerly direction, along said curve to the right, a distance of 172.23 feet, having a radius of 1,500.00 feet, a central angle of 06°34'43" and a chord which bears S 11°25'23" E, 172.13 feet to a point of tangency;

S 08°08'02" E, a distance of 247.45 feet to the beginning of a curve to the left;

THENCE, In a southeasterly direction, continuing over and across said 1,913.31 acre tract, partly along the southwesterly line of a called 22.62 acre tract described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024650, and along said curve to the left, a distance of 796.95 feet, having a radius of 750.00 feet, a central angle of 60°52'56" and a chord which bears S 38°34'30" E, 759.98 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point for of reverse curvature to the right;

THENCE, along and with the southwesterly line of said 22.62 acre tract the following courses and distances:

In a southeasterly direction, along said curve to the right, a distance of 794.45 feet, having a radius of 1,500.00 feet, a central angle of 30°20'45" and a chord which bears S 53°50'35" E, 785.20 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of reverse curvature to the left;

In a southeasterly direction, along said curve to the left, a distance of 167.36 feet, having a radius of 1,000.00 feet, a central angle of 09°35'20" and a chord which bears S 43°27'53" E, 167.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

THENCE, S 48°15'33" E, a distance of 421.00 feet continuing along and with the southwesterly line of said 22.62 acre tract and partly over and across said 1,913.31 acre tract and said 249.35 acre tract to a point for corner;

THENCE, In a southeasterly direction, continuing over and across said 249.35 acre tract and along said curve to the left, a distance of 88.74 feet, having a radius of 500.00 feet, a central angle of 10°10'08" and a chord which bears S 53°20'37" E, 88.62 feet to a point of reverse curvature to the right;

THENCE, In a southeasterly direction, continuing over and across said 249.35 acre tract and partly along the southwesterly line of a called 244.5 acre tract described as Tract 4 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2013019469, and along said curve to the right, a distance of 341.48 feet, having a radius of 1,000.00 feet, a central angle of 19°33'55" and a chord which bears S 48°38'44" E, 339.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of reverse curvature to the left;

RECEIVED

MAR 09 2015

FBC DRAINAGE DIST.

AS PER ORIGINAL

FLEWELLEN CREEK
61.66 ACRES
PROPOSED DRAINAGE EASEMENT

OCTOBER 29, 2014
JOB NO. 2506-00

THENCE, continuing along and with the southwesterly line of said 244.5 acre tract, the following courses and distances:

In a southeasterly direction, along said curve to the left, a distance of 146.47 feet, having a radius of 500.00 feet, a central angle of $16^{\circ}47'03''$ and a chord which bears $S 47^{\circ}15'18'' E$, 145.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

$S 55^{\circ}38'49'' E$, a distance of 614.69 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a curve to the right;

In a southeasterly direction, along said curve to the right, a distance of 74.23 feet, having a radius of 1,000.00 feet, a central angle of $04^{\circ}15'10''$ and a chord which bears $S 53^{\circ}31'14'' E$, 74.21 feet to the most easterly southeast corner of the herein described tract, same being the beginning of a non-tangent curve to the left, from which its center bears $S 38^{\circ}36'21'' W$, 130.00 feet;

THENCE, over and across said 249.35 acre tract the following courses and distances:

In a westerly direction, along said curve to the left, a distance of 128.71 feet, having a radius of 130.00 feet, a central angle of $56^{\circ}43'43''$ and a chord which bears $N 79^{\circ}45'30'' W$, 123.52 feet to a point of reverse curvature to the right;

In a westerly direction, along said curve to the right, a distance of 51.07 feet, having a radius of 70.00 feet, a central angle of $41^{\circ}48'12''$ and a chord which bears $N 87^{\circ}13'16'' W$, 49.95 feet to a point for corner;

$N 45^{\circ}00'24'' W$, a distance of 60.65 feet to an interior corner of the herein described tract;

$S 44^{\circ}59'36'' W$, a distance of 140.93 feet to an interior corner of the herein described tract, same being the beginning of a non-tangent curve to the right from which its center bears $S 53^{\circ}33'36'' W$, 140.93 feet;

In a southerly direction, along said curve to the right, a distance of 79.28 feet, having a radius of 70.00 feet, a central angle of $64^{\circ}53'16''$ and a chord which bears $S 03^{\circ}59'46'' E$, 75.11 feet to a point of reverse curvature to the left;

In a southerly direction, along said curve to the left, a distance of 190.83 feet, having a radius of 130.00 feet, a central angle of $84^{\circ}06'23''$ and a chord which bears $S 13^{\circ}36'20'' E$, 174.15 feet to the most southerly corner of the herein described tract, same being the beginning of a non-tangent curve to the left, from which its center bears $S 34^{\circ}20'29'' W$, 785.00 feet, lying on the northeasterly right-of-way line of Morgans Spur Dr. (70 feet wide) as shown on LEGACY AT CROSS CREEK RANCH SECTION THREE a subdivision per plat recorded under Plat No. 20130060 of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, In a northwesterly direction, along the north right-of-way of said Morgans Spur Dr. and along said curve to the left, a distance of 85.75 feet, having a radius of 785.00 feet, a central angle of $06^{\circ}15'31''$ and a chord which bears $N 58^{\circ}47'17'' W$, 85.70 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest terminus of said Morgans Spur Dr., same being a point of tangency on the northeast line of called 55.07 acre tract described as Tract 3 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2013019469;

RECEIVED

MAR 09 2015

FBC DRAINAGE DIST.

AS PER ORIGINAL

FLEWELLEN CREEK
61.66 ACRES
PROPOSED DRAINAGE EASEMENT

OCTOBER 29, 2014
JOB NO. 2506-00

THENCE, along and with the northeast line of said 55.07 acre tract the following courses and distances:

N 61°55'02" W, a distance of 101.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a curve to the right;

In a northwesterly direction, along said curve to the right, a distance of 358.59 feet, having a radius of 1,165.00 feet, a central angle of 17°38'08" and a chord which bears N 53°05'58" W, 357.17 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

THENCE, over and across said 249.35 acre tract, the following courses and distances:

N 44°16'54" W, a distance of 149.44 feet to the beginning of a curve to the left;

In a northwesterly direction, along said curve to the left, a distance of 446.79 feet, having a radius of 1,235.00 feet, a central angle of 20°43'41" and a chord which bears N 54°38'44" W, 444.36 feet to a point of tangency;

THENCE, N 65°00'35" W, a distance of 105.67 feet continuing over and across said 249.35 acre tract and partly over and across said 1,913.31 acre tract to the beginning of a curve to the right;

THENCE, continuing over and across said 1,913.31 acre tract the following courses and distances:

In a northwesterly direction, along said curve to the right, a distance of 243.46 feet, having a radius of 615.00 feet, a central angle of 22°40'55" and a chord which bears N 53°40'07" W, 241.88 feet to a point of tangency;

N 42°19'40" W, a distance of 315.91 feet to the beginning of a curve to the left;

In a northwesterly direction, along said curve to the left, a distance of 838.40 feet, having a radius of 1,835.00 feet, a central angle of 26°10'41" and a chord which bears N 55°25'01" W, 831.13 feet to a point of reverse curvature to the right;

In a northwesterly direction, along said curve to the right, a distance of 15.79 feet, having a radius of 75.00 feet, a central angle of 12°03'34" and a chord which bears N 62°28'34" W, 15.76 feet to a point of tangency;

N 56°26'47" W, a distance of 250.05 feet to the beginning of a curve to the right;

In a northwesterly direction, along said curve to the right, a distance of 17.31 feet, having a radius of 75.00 feet, a central angle of 13°13'36" and a chord which bears N 49°49'59" W, 17.28 feet to a point of compound curvature to the right;

In a northwesterly direction, along said curve to the right, a distance of 479.50 feet, having a radius of 1450.00 feet, a central angle of 18°56'49" and a chord which bears N 33°44'47" W, 477.31 feet to a point for corner;

N 10°43'17" W, a distance of 334.93 feet to a point for corner;

N 08°08'02" W, a distance of 247.45 feet to the beginning of a curve to the left;

In a northerly direction, along said curve to the left, a distance of 126.30 feet, having a radius of 1,100.00 feet, a central angle of 06°34'43" and a chord which bears N 11°25'24" W, 126.23 feet to a point of tangency;

RECEIVED

MAR 09 2013

FBC DRAINAGE DIST.

AS PER ORIGINAL

FLEWELLEN CREEK
61.66 ACRES
PROPOSED DRAINAGE EASEMENT

OCTOBER 29, 2014
JOB NO. 2506-00

N 14°42'45" W, a distance of 87.15 feet to the beginning of a curve to the right;

In a northerly direction, along said curve to the right, a distance of 298.19 feet, having a radius of 1,400.00 feet, a central angle of 12°12'13" and a chord which bears N 08°36'39" W, 297.63 feet to a point of tangency;

N 02°30'32" W, a distance of 575.99 feet to the beginning of a curve to the right;

In a northerly direction, along said curve to the right, a distance of 311.58 feet, having a radius of 1,400.00 feet, a central angle of 12°45'06" and a chord which bears N 03°52'01" E, 310.94 feet to a point of reverse curvature to the left;

In a northerly direction, along said curve to the left, a distance of 141.90 feet, having a radius of 1,000.00 feet, a central angle of 08°07'49" and a chord which bears N 06°10'40" E, 141.78 feet to a point of tangency;

N 02°06'45" E, a distance of 120.66 feet to the beginning of a curve to the right;

In a northerly direction, along said curve to the right, a distance of 430.93 feet, having a radius of 1,000.00 feet, a central angle of 24°41'25" and a chord which bears N 14°27'28" E, 427.60 feet to a point of reverse curvature to the left;

In a northeasterly direction, along said curve to the left, a distance of 143.39 feet, having a radius of 1,000.00 feet, a central angle of 08°12'57" and a chord which bears N 22°41'42" E, 143.27 feet to a point of tangency;

N 18°35'13" E, a distance of 252.56 feet to a point for corner;

N 13°29'35" W, a distance of 121.01 feet to a point for corner;

N 10°53'30" E, a distance of 342.99 feet to the **POINT OF BEGINNING** and containing 61.66 acres of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the southwesterly line of a called 22.62 acre tract as cited herein.

The above description is not to be used as fee conveyance.

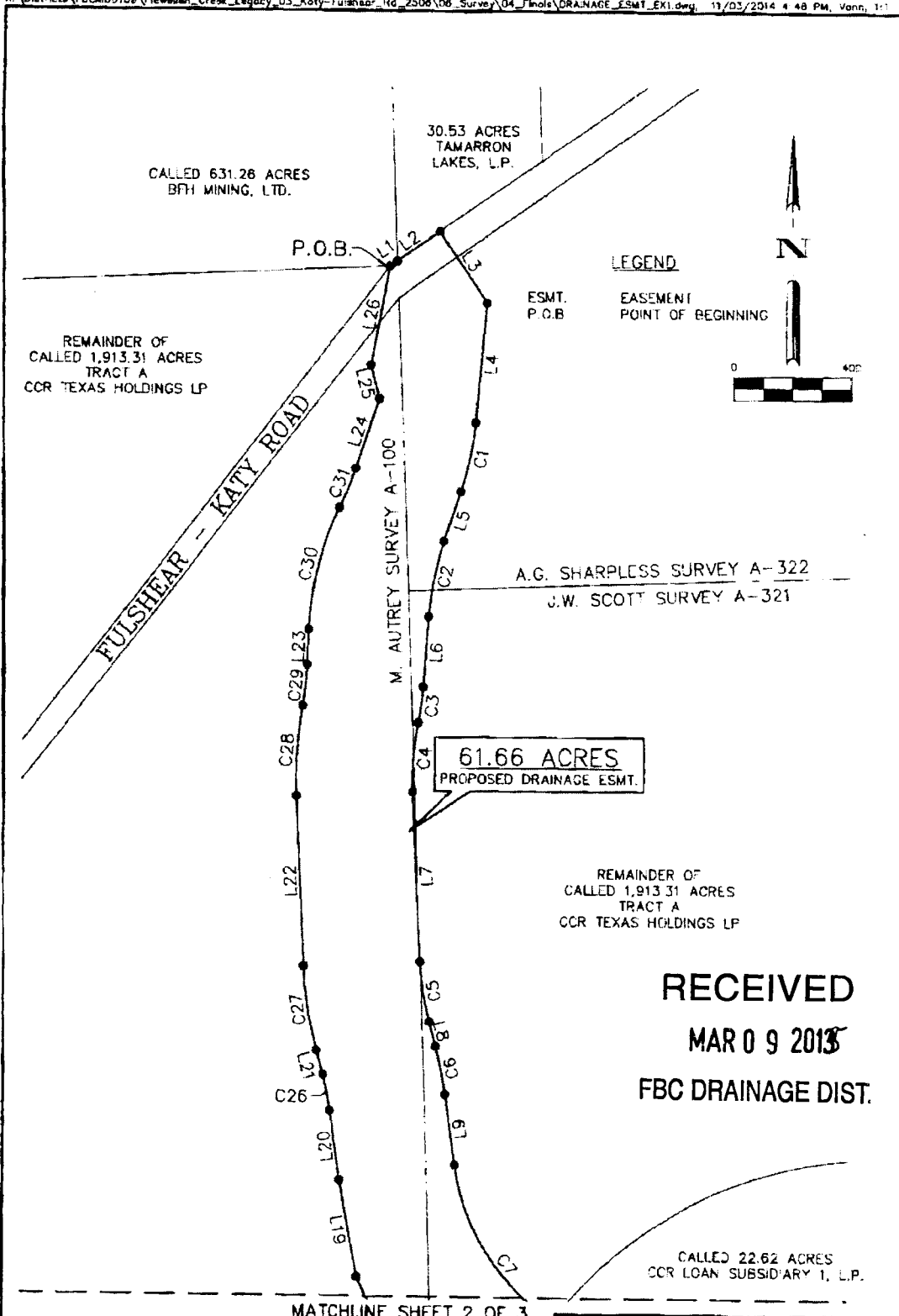


A handwritten signature in black ink, appearing to read "NV", written over a horizontal line.

Nicolas Vann RPLS No. 6393
Brown & Gay Engineers, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

EXHIBIT B


X:\Districts\FBOMUD169\Flewellen_Creek_Leacy_D3_Katy-Fulshear_Rd_2506\06_Survey\04_Final\DRAINAGE_ESMT_EX1.dwg 11/03/2014 4:48 PM, Vonn, 1:1

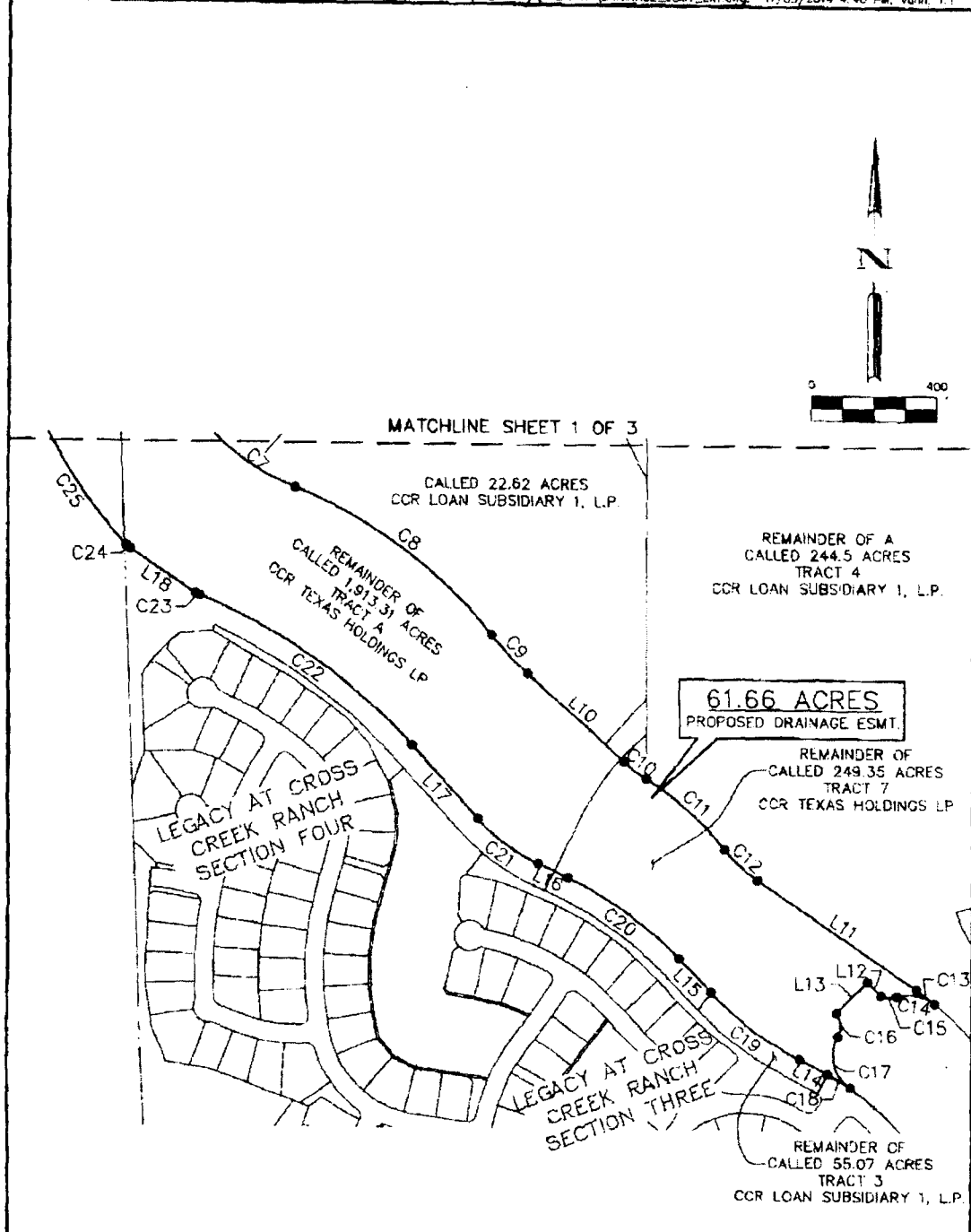


RECEIVED
MAR 09 2015
FBC DRAINAGE DIST.

AS PER ORIGINAL

NOTE:
 THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED EASEMENTS SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

 Brown & Gray Engineering, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042 Tel: 281-866-8700 • www.browney.com T&EPLS Licensed Surveying Firm No. 10108500			
EXHIBIT OF A PROPOSED 61.66 ACRE DRAINAGE ESMT. SITUATED IN THE M. AUTREY SURVEY, A-100 A.G. SHARPLESS SURVEY, A-322 J.W. SCOTT SURVEY, A-321			
Scale: 1" = 400'	Job No.: 2506-00	Date: 10/2014	Drawing: 1 OF 3



NOTE:
THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED EASEMENTS SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

BCE Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-266-6700 • www.browngay.com
TSPS License Surveying Firm No. 10108600

**EXHIBIT OF A PROPOSED
61.66 ACRE DRAINAGE ESMT.
SITUATED IN THE
M. AUTREY SURVEY, A-100
A.G. SHARPLESS SURVEY, A-322
J.W. SCOTT SURVEY, A-321**

Scale:	Job No.:	Date:	Drawing:
1"=400'	2506-00	10/2014	2 OF 3

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	242.16'	1,000.00'	13°52'29"	S 12°13'41" W	241.57'
C2	259.74'	1,000.00'	14°52'56"	S 11°43'28" W	259.01'
C3	121.42'	1,000.00'	6°57'25"	S 07°45'43" W	121.35'
C4	239.97'	1,000.00'	13°44'57"	S 04°2'57" W	239.39'
C5	212.99'	1,000.00'	17°12'13"	S 08°36'38" E	212.59'
C6	172.23'	1,500.00'	6°34'43"	S 1°25'23" E	172.13'
C7	796.95'	750.00'	60°52'56"	S 38°34'30" E	759.98'
C8	794.45'	1,500.00'	30°20'45"	S 53°50'35" E	785.20'
C9	167.36'	1,000.00'	9°35'20"	S 43°27'53" E	167.16'
C10	88.74'	500.00'	10°10'08"	S 53°20'37" E	88.62'
C11	341.48'	1,000.00'	19°33'55"	S 48°38'44" E	339.82'
C12	146.47'	500.00'	16°47'03"	S 47°15'18" E	145.95'
C13	74.23'	1,000.00'	4°15'10"	S 53°31'14" E	74.21'
C14	128.71'	130.00'	56°43'43"	N 79°45'30" W	123.52'
C15	51.07'	70.00'	41°48'12"	N 87°13'16" W	49.95'
C16	79.28'	70.00'	64°53'16"	S 03°59'46" E	75.11'
C17	190.83'	130.00'	84°06'23"	S 13°36'20" E	174.15'
C18	85.75'	785.00'	6°15'31"	N 58°47'17" W	85.70'
C19	358.59'	1,165.00'	17°38'08"	N 53°05'58" W	357.17'
C20	446.78'	1,235.00'	20°43'41"	N 54°38'44" W	444.36'
C21	243.46'	615.00'	22°40'55"	N 53°40'07" W	241.88'
C22	838.40'	1,835.00'	26°10'41"	N 55°25'01" W	831.13'
C23	15.79'	75.00'	12°03'34"	N 62°28'34" W	15.76'
C24	17.31'	75.00'	13°13'36"	N 49°49'59" W	17.28'
C25	479.50'	1,450.00'	18°56'49"	N 33°44'47" W	477.31'
C26	126.30'	1,100.00'	6°34'43"	N 11°25'24" W	126.23'
C27	298.19'	1,400.00'	12°12'13"	N 08°36'39" W	297.63'
C28	311.58'	1,400.00'	12°45'06"	N 03°52'01" E	310.94'
C29	141.90'	1,000.00'	8°07'49"	N 06°10'40" E	141.78'
C30	430.93'	1,000.00'	24°41'25"	N 14°27'28" E	427.60'
C31	143.39'	1,000.00'	8°12'57"	N 22°41'42" E	143.27'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 55°30'12" E	29.83'
L2	N 55°45'03" E	176.42'
L3	S 34°24'58" E	288.36'
L4	S 05°17'27" W	414.60'
L5	S 19°09'56" W	179.10'
L6	S 04°17'00" W	242.70'
L7	S 02°30'32" E	575.99'
L8	S 14°42'45" E	87.15'
L9	S 08°08'02" E	247.45'
L10	S 48°15'33" E	421.00'
L11	S 55°38'49" E	614.69'
L12	N 45°00'24" W	60.65'
L13	S 44°59'36" W	140.93'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L14	N 61°55'02" W	101.31'
L15	N 44°16'54" W	149.44'
L16	N 65°00'35" W	105.67'
L17	N 42°19'40" W	315.91'
L18	N 56°26'47" W	250.05'
L19	N 10°43'17" W	334.93'
L20	N 08°08'02" W	247.45'
L21	N 14°42'45" W	87.15'
L22	N 02°30'32" W	575.99'
L23	N 02°06'45" E	120.66'
L24	N 18°35'13" E	252.56'
L25	N 13°29'35" W	121.01'
L26	N 10°53'30" E	342.99'

NOTE:

THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED EASEMENTS SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.



Brown & Gray Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-0700 • www.browney.com
TSPS Licensed Surveying Firm No. 10106600

EXHIBIT OF A PROPOSED
61.66 ACRE DRAINAGE ESMT.
SITUATED IN THE
M. AUTREY SURVEY, A-100
A.G. SHARPLESS SURVEY, A-322
J.W. SCOTT SURVEY, A-321

Scale: 1"=400'	Job No. 2506-00	Date: 10/2014	Drawing: 3 OF 3
-------------------	--------------------	------------------	--------------------

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

March 27, 2015 10:25:22 AM

FEE: \$0.00 KA
EASEMENT

2015031232

