

64



EASEMENT

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

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.

THAT WOODBRIDGE PROPERTY OWNERS ASSOCIATION, INC., ("Grantor"), for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand paid by FORT BEND COUNTY, a body corporate and politic under the laws of the State of Texas, ("Grantee"), has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto the said Grantee, its successors and assigns, a permanent and perpetual easement and right-of-way, for the construction, installation, repair, replacement, removal, maintenance and operation of traffic signals with related equipment (the "Facilities"), and all related appurtenances thereto, across, along, under and upon those certain tracts of land (the "Easement Tract"), being more particularly described in Exhibit "A" and made a part hereof for all purposes. Grantee, its agents, employees, workmen and representatives, shall have the right and privilege of ingress and egress across the Easement Tract as may be necessary for the installation, operation and/or maintenance of the Facilities within the Easement Tract.

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 Easement Tracts 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, Grantors 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, Grantors do hereby bind themselves, their 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.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

CCM 4-25-17 # 29J
Fort Bend County Clerk
Return Admin Serv Coord RAC

EXECUTED this the 7th day of March, 2017.

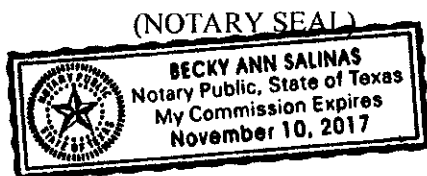
GRANTOR:

Woodbridge Property Owners Association, Inc.

By: Charles Kennon
Charles Kennon, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 7th day of March,
2017 by Charles Kennon, Secretary, on behalf of Woodbridge Property Owners Association, Inc.



[Signature]
Notary Public, State of Texas

AGREED to and ACCEPTED on this the 25th day of April, 2017.

GRANTEE:

FORT BEND COUNTY, TEXAS, a body corporate
and politic under the laws of the State of Texas.

By: _____

Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS

§

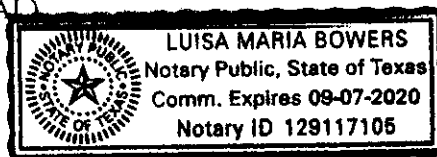
§

COUNTY OF FORT BEND

§

This instrument was acknowledged before me on the 25th day of April,
2017 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate
and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)



Luisa Maria Bowers
Notary Public in and for the State of Texas

Attachments:

Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A



Windrose Land Services, Inc
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services
Firm Registration No. 10108800

**DESCRIPTION OF
0.0251 ACRES OR 1,091 SQ. FT.**

A TRACT OR PARCEL CONTAINING 0.0251 ACRES OR 1,091 SQUARE FEET OF LAND, BEING OUT OF RESTRICTED RESERVE "E" OF WOODBRIDGE OF FORT BEND COUNTY, SECTION 12, MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2296B, AND CONVEYED TO WOODBRIDGE PROPERTY OWNERS ASSOCIATION, INC. IN THAT CERTAIN SPECIAL WARRANTY DEED WITH RESTRICTIONS RECORDED IN F.B.C.P.R. NO. 2003051931, SITUATED IN THE ALEX HODGE SURVEY, ABSTRACT NO. 194, FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BENCHMARK ENG" FOUND ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BURNEY ROAD (100' WIDE) PER SLIDE NO. 2296B, F.B.C.P.R. MARKING THE SOUTHEAST CORNER OF LOT 24 OF SAID WOODBRIDGE OF FORT BEND COUNTY, SECTION 12;

THENCE, NORTH 02 DEGREES 37 MINUTES 34 SECONDS WEST, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 176.97 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 28 MINUTES 34 SECONDS WEST, LEAVING SAID WEST R.O.W. LINE, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

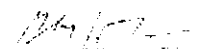
THENCE, NORTH 02 DEGREES 37 MINUTES 34 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF WEST BELLFORT BOULEVARD (100' WIDE) PER SLIDE NO. 2296B, F.B.C.P.R. MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 28 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 10.04 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, FROM WHICH A FOUND DISTURBED 5/8 INCH IRON ROD BEARS FOR REFERENCE NORTH 43 DEGREES 14 MINUTES 12 SECONDS WEST, 6.49 FEET;

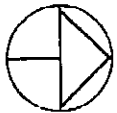
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 53 MINUTES 52 SECONDS, AN ARC LENGTH OF 39.23 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 34 MINUTES 30 SECONDS EAST, 35.32 FEET TO A DISTURBED 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;

THENCE, SOUTH 02 DEGREES 37 MINUTES 34 SECONDS EAST, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0251 ACRES OR 1,091 SQUARE FEET OF LAND, AS SHOWN IN JOB NO. 52953, PREPARED BY WINDROSE SURVEYING AND LAND SERVICES. THIS METES AND BOUNDS DESCRIPTION IS ACCOMPANIED BY A SEPARATE PLAT.




GLEN H. FREELAND
R.P.L.S. NO. 5758
STATE OF TEXAS

03-25-16
DATE



SCALE: 1" = 40'

NORTH

WEST BELLFORT BLVD.

(100' R.O.W.)

SLIDE NO 22969, F.B.C.P.R.

P.O.B. 5/8" IN
N 43°47' W 12.9'

0.0251 ACRES
1,091 SQ. FT.

WATER LOTTER EAST
P.O.C. 100' 1992/05/02

RESTRICTED RESERVE 'S

WOODBRIDGE PROPERTY
CONVEY ASSOCIATES, INC.
SLIDE NO 22969/05/02

P.O.B. 5/8" IN
(DIST)

SLIDE NO 22969, F.B.C.P.R.
(100' R.O.W.)
BURNLEY ROAD

P.O.C.
P.O. CASE 5/8" IN
BURNLEY ROAD

22

23

24

WOODBRIDGE OF
FORT BEND COUNTY
SEC. 12
SLIDE NO. 22969, F.B.C.P.R.

N 02°37'34" W 176.97'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	88°53'57"	36.23'	S 47°34'30" E	36.32'

FIELD NO.	DATE	03-23-10
CHANN. EX.	DA	REV.
CHECKED BY	Q1	REV.
JOB NO.	62355	REV.
SHEET 1 OF 2	REV	



Windrose Land Services
3250 W. 17th St., Suite 305
Houston, Texas 77052
Phone (713) 468-2281 Fax (713) 467-1151
Professional Development Consultants
Land Surveying, Planning, Project Management, GIS Services
Firm Registration No. 10105850

EXHIBIT OF
0.0251 AC. / 1,091 SQ. FT.
SITUATED IN THE
ALEX HODGE SURVEY, A-194
FORT BEND COUNTY, TEXAS

GENERAL NOTES

1. SURVEYOR DID NOT ASSURANT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTS. CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, ZONE 14N0503.
3. THIS PLAN IS ACCOMPANIED BY A SEPARATE SETS AND BOUNDS DESCRIPTION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°28'34" W	35.00'
L2	N 02°37'34" W	35.00'
L3	N 87°28'34" E	16.04'
L4	S 02°37'34" E	16.04'

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard



Laura Richard, County Clerk
Fort Bend County, Texas

April 27, 2017 01:42:39 PM

FEE: \$0.00 CR1
EASEMENT

2017044714

CERTIFICATE OF INTERESTED PARTIES**FORM 1295**

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

Certificate Number:
2017-174719

Date Filed:
03/06/2017

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Woodbridge Property Owners Association
Sugar Land, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Sterling Association Services, Inc

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

8326784500
Non profit Organization

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO interested Party.

**6 AFFIDAVIT**

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Becky Salinas, this the 3rd day of March, 2017, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Krystal Peña

Printed name of officer administering oath

Title of officer administering oath

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2017-174719

Date Filed:
03/06/2017

Date Acknowledged:
04/25/2017

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Woodbridge Property Owners Association
Sugar Land, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Sterling Association Services, Inc

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

8326784500
Non profit Organization

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____,
20_____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath