

74



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 **FIELDSTONE COMMUNITY ASSOCIATION, INC.**, a Texas non-profit corporation ("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, containing **0.0073 of an acre and 0.0110 of an acre**, respectively (the "Easement Tracts"), 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 Tracts as may be necessary for the installation, operation and/or maintenance of the Facilities within the Easement Tracts.

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.

EXECUTED this the 26TH day of OCTOBER, 2017.

GRANTOR:

FIELDSTONE COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation

By: 

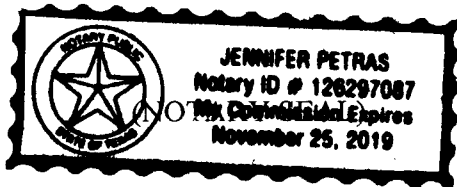
Howman Samanian, President
Name, Title

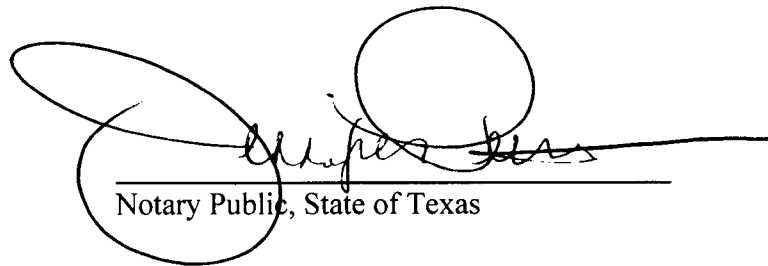
THE STATE OF TEXAS

COUNTY OF Harris

§
§
§

This instrument was acknowledged before me on the 26th day of October,
2017 by Howman Samanian, President, [Title] on behalf of
Fieldstone Community Association, Inc.





Notary Public, State of Texas

Attachments:

Exhibit A – Legal Description of the Easement Tracts

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

EXHIBIT A

EXHIBIT A

County: Fort Bend County
Project Location: W. Belfort Avenue and Mason Road

Property Description for Parcel 1

Being a 0.0073-acre (317 square feet) tract of land situated in the John Frederick Survey, A-172, Fort Bend County, Texas. Said 0.0073-acre tract being part of and out of Restricted Reserve "D", Fieldstone, Section One, recorded under Plat No. 20060114 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said 0.0073-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.0001206045, all distances are surface distances):

COMMENCING at a 5/8-inch iron rod found in the existing north right-of-way of W. Belfort Avenue (100 feet wide) as recorded under Plat No. 20080087 and 20060014 of the F.B.C.P.R. and for the southwest corner of said Restricted Reserve "D";

THENCE North 87° 28' 37" East, with the existing north right-of-way line of said W. Belfort Avenue and with the south line of said Restricted Reserve "D", a distance of 1,627.14 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed right-of-way cut-back of said W. Belfort Avenue, for the southwest corner and **POINT OF BEGINNING** of said tract herein described;

THENCE North 42° 35' 07" East, over and across said Restricted Reserve "D", with the northwest line of said tract herein described and along the proposed north right-of-way cut-back of said W. Belfort Avenue, a distance of 42.50 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the existing west right-of-way line of Mason Road (width Varies) as recorded under Slide No. 2098A of the F.B.C.P.R., in the east line of said Restricted Reserve "D" and for the northeast corner of said tract herein described;

THENCE South 02° 19' 01" East, with the existing west right-of-way line of said Mason Road, with the east line of said Restricted Reserve "D" and with the east line of said tract herein described, a distance of 5.09 feet to a point for the beginning of a curve to the right;

THENCE in a southwesterly direction with the southeast line of said tract herein described and with said curve to the right having a radius of 25.00 feet, a central angle of 89° 47' 38", an arc length of 39.18 feet, a chord bearing of South 42° 34' 48" West and a chord distance of 35.29 feet to a point in the existing north right-of-way line of said W. Belfort Avenue;

THENCE South 87° 28' 37" West, with the existing north right-of-way line of said W. Belfort Avenue and with the south line of said tract herein described, a distance of 5.09 feet to the **POINT OF BEGINNING** and containing 0.0073 acre (317 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

Job No.: EI457
Date: 04/28/17

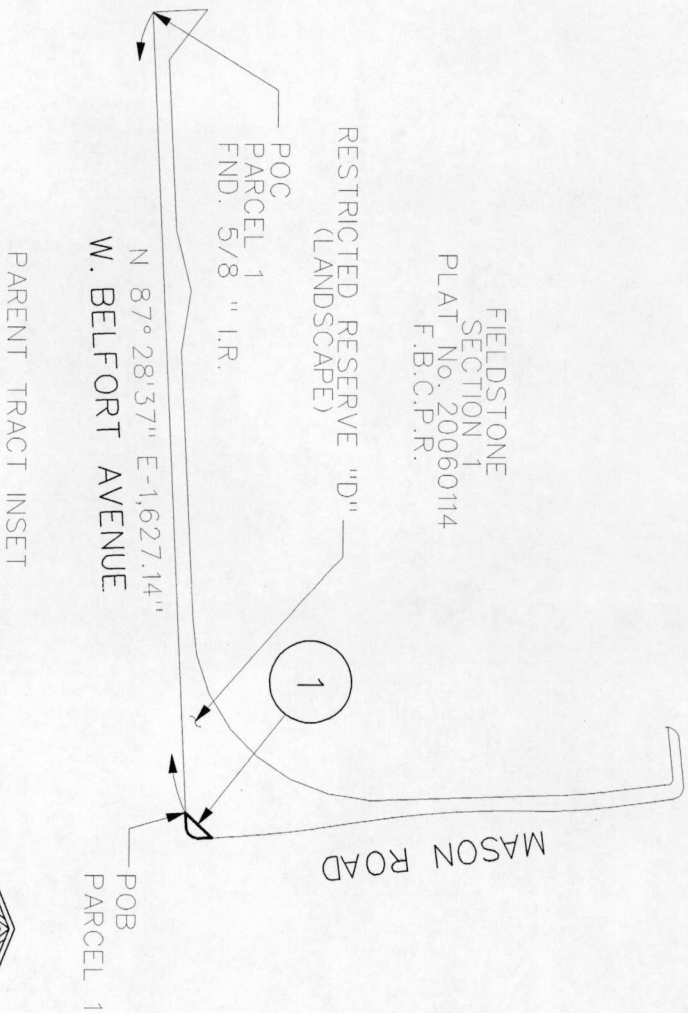


A handwritten signature in black ink, appearing to read "Walter P. Sass", written over a horizontal line.

JOHN FREDERICK SURVEY, A-172

FIELDSTONE
SECTION 1
PLAT No. 20060114
F.B.C.P.R.

N.T.S.



ABBREVIATIONS

- CM = CONTROL MONUMENT
- C.F. NO. = CLERK'S FILE NUMBER
- F.C. NO. = FILM CODE NUMBER
- F.C.M.R. = FORT BEND COUNTY MAP RECORDS
- I.R. = IRON ROD
- PG = PAGE
- R.O.W. = ROW-OF-WAY
- O.P., R.R., P.F.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- VOL = VOLUME

BASIS OF BEARINGS:

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:

THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE COORDINATES AND MAYBE COVERED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.0001206045.

NOTE:

ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.



19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBP&S Reg. No. 100518-00
TBP&S Reg. No. F-68

PARCEL 01
RIGHT-OF-WAY TAKING
JOHN FREDERICK SURVEY, A-172
FORT BEND COUNTY, TEXAS

EXISTING	2.8461 AC	TAKING AC/SF	0.0073 AC 317 SQ FT	REMAINING	2.8388 AC
© Copyright 2017 Weisser Engineering Company, Inc.					
DRAWN BY: B.P.	CALCULATED BY: J.H.	SCALE: N.T.S.			
F.B. No.:	CHECKED BY: L.Y.	SHEET	3	OF	4
CREW CHIEF:	DATE: 04/28/17	JOB No.:	EA56		

JOHN FREDERICK SURVEY, A-172

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BASIS OF BEARINGS:

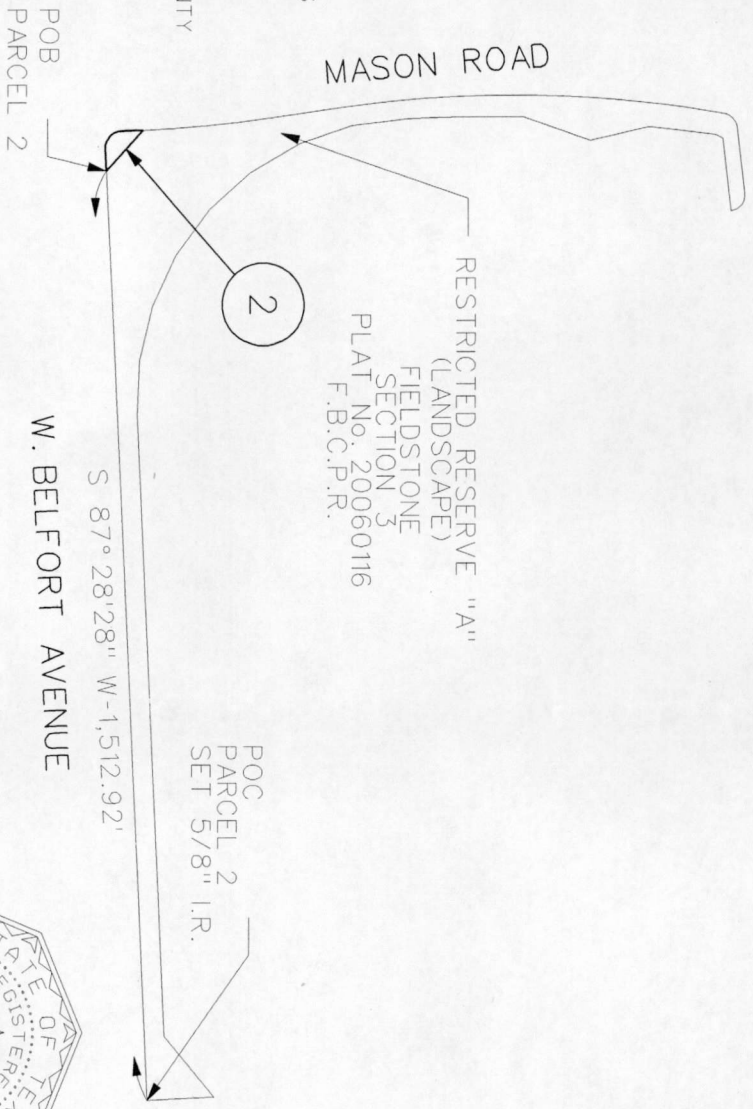
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NOTE:

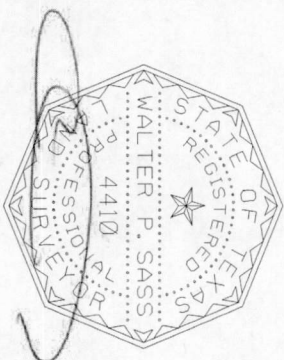
THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE COORDINATES AND MAYBE COVERED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.0001206045.

NOTE:

ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.



N.T.S.



WEISSER
Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBP&S Reg. No. 100518-00
TBP&S Reg. No. F-68

PARCEL 02
RIGHT-OF-WAY TAKING
JOHN FREDERICK SURVEY, A-172
FORT BEND COUNTY, TEXAS

EXISTING	TAKING AC/SE	REMAINING
2.8579 AC	0.0710 AC 477 SQ FT	2.8469 AC
© Copyright 2017 Weisser Engineering Company, Inc.		
DRAWN BY: B.P.	CALCULATED BY: J.H.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 04/28/17	JOB No.: E457

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**

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 Fieldstone CAI
 Richmond, TX United States

Certificate Number:
 2018-306127

Date Filed:
 01/25/2018

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

Date Acknowledged:
 02/06/2018

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.
 0124201711
 Easement conveyance for W. Bellfort at Mason traffic signal

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 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____ (street), _____ (city), _____ (state), _____ (zip code), _____ (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
 (month) (year)

 Signature of authorized agent of contracting business entity
 (Declarant)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

February 08, 2018 02:49:19 PM

FEE: \$0.00

RMM

2018014002

