

54



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 **GOLD STAR REALTY, INC.**, a Texas limited liability company, ("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, TEXAS**, 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 a drainage system and related equipment (the "Facilities"), and all related appurtenances thereto, across, along, under and upon a certain tract of land, containing **0.0283 of an acre**, (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 for the said purposes, 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, by, through, or under Grantor, but not otherwise.

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

CCM 6-26-2018 # 29F
Fort Bend County Clerk
Return Admin Serv Coord
RAC

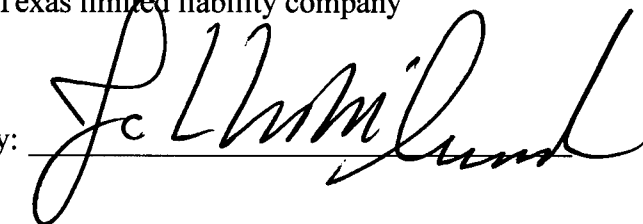
07/13/2018 Original sent to Britten Harris, Engineering dept.

EXECUTED this the 24th day of April, 2018.

GRANTOR:

GOLD STAR REALY, INC,
a Texas limited liability company

By:



John M. McCormack, President
Name, Title

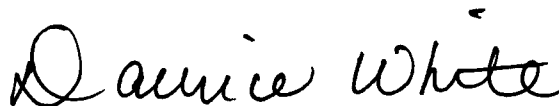
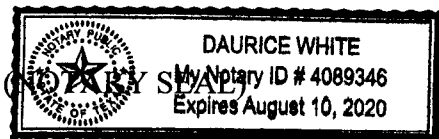
THE STATE OF TEXAS

COUNTY OF

Harris

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This instrument was acknowledged before me on the 24th day of April, 2018 by John M. McCormack, President, [Title] on behalf of GOLD STAR REALTY, INC.



Notary Public, State of Texas

Attachments:

Exhibit A – Legal Description of the Easement Tract

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

EXHIBIT A

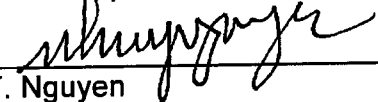
Exhibit ____

A PARCEL CONTAINING 0.0283 ACRE (1,233 SQUARE FEET) OUT OF A CERTAIN 27.3211-ACRE TRACT CONVEYED TO GOLD STAR REALTY, INC. AS RECORDED IN FILE #2000058937 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, SITUATED IN SECTION 3 OF TEXAS TRUNK RAILROAD COMPANY SURVEY, ABSTRACT 422, FORT BEND COUNTY, TEXAS; said parcel being more particularly described by metes and bounds as follows: (Bearing orientation is based on Texas Coordinate System of 1983, South Central Zone)

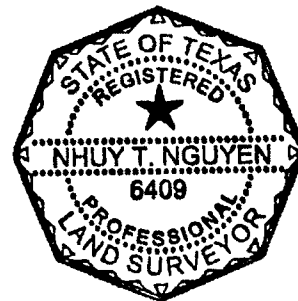
BEGINNING at a point (from which a found 5/8-inch iron rod bears North 00°40'35" West 0.56 feet) in the south right-of-way line of Bellaire Blvd. (unimproved, 100 feet wide per Volume 707 Page 46 of the Fort Bend County Deed Records) and the west line of Brays Bayou (100-foot wide Fort Bend County Drainage Easement as shown on Volume 21 Pages 28 & 29 of the Fort Bend County Plat Records) for the northeast corner of said 27.3211-acre tract and the herein described parcel;

1. **THENCE** South 00°40'35" East, along the west line of said Brays Bayou, and the east line of said 27.3211-acre tract, a distance of 20.01 feet to a southeast corner of the herein described parcel;
2. **THENCE** South 87°17'45" West, parallel to the south right-of-way line of Bellaire Blvd., a distance of 61.29 feet to the southwest corner of the herein described parcel;
3. **THENCE** North 02°42'15" West, a distance of 20.00 feet to a point the in south right-of-way line of Bellaire Blvd. for the northwest corner of the herein described parcel;
4. **THENCE** North 87°17'45" East, along the south right-of-way line of Bellaire Blvd., a distance of 62.00 feet to the **POINT OF BEGINNING**, and containing 0.0283 acre (1,233 square feet) of land.

Field work completed on May 17, 2017

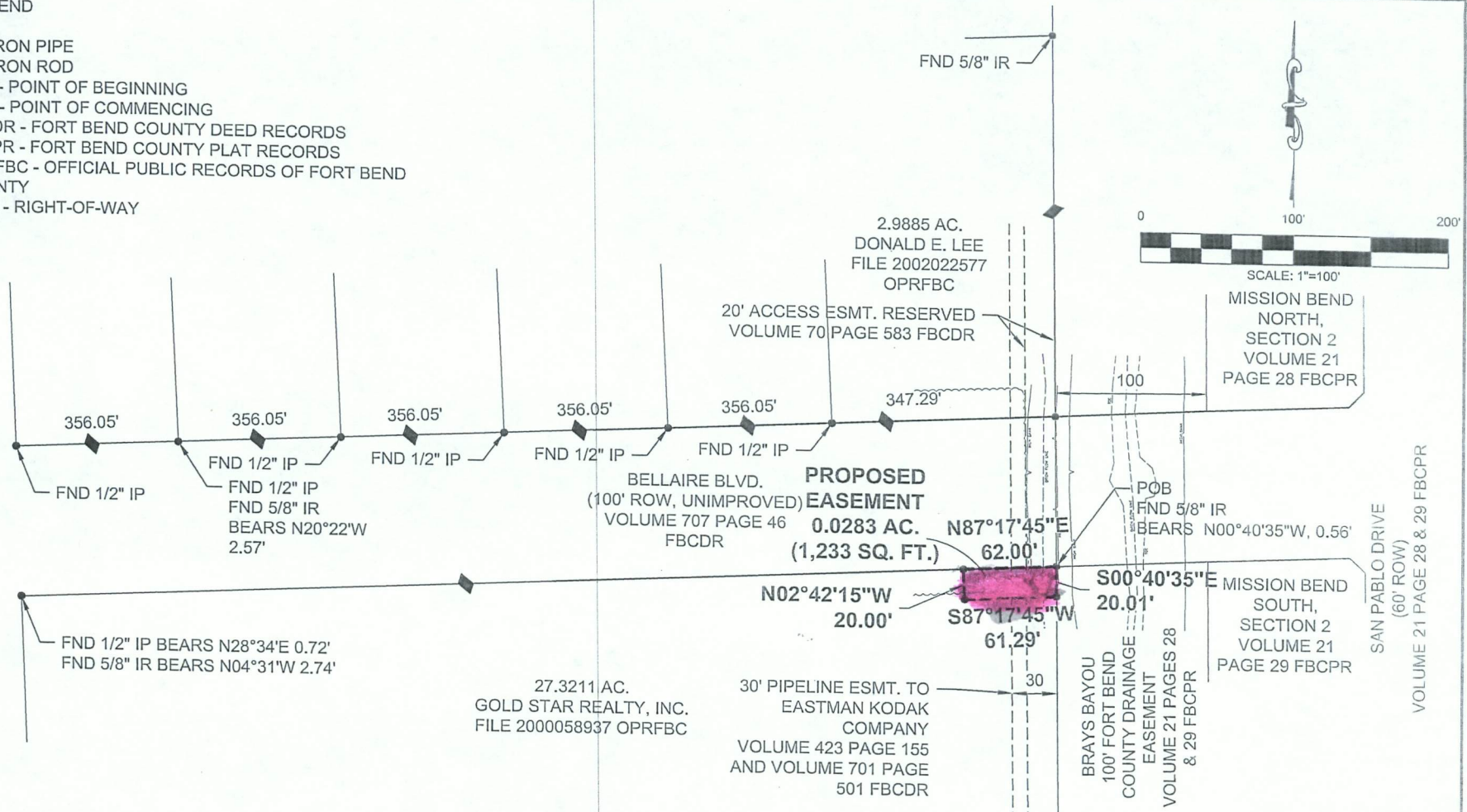
 10/31/2017

Nhuy T. Nguyen
Texas Registered Professional Land Surveyor No. 6409
Landtech, Inc. | 2525 North Loop West, Ste 300 | Houston, Texas 77008
T: 713-861-7068 | TBPLS # 10019100
Job No. 1520008.03 | Dwg. 2098-A-4246
S:\2015\1520008\Survey\ROW\GOLD STAR.docx



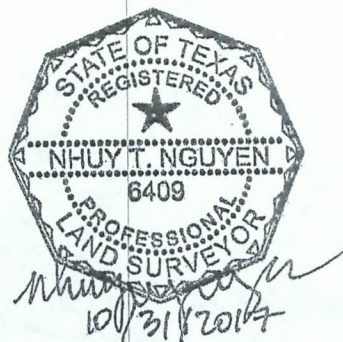
LEGEND

IP - IRON PIPE
 IR - IRON ROD
 POB - POINT OF BEGINNING
 POC - POINT OF COMMENCING
 FBCDR - FORT BEND COUNTY DEED RECORDS
 FBCPR - FORT BEND COUNTY PLAT RECORDS
 OPRFBC - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
 ROW - RIGHT-OF-WAY



NOTES:

- 1) BEARINGS REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- 2) UNIT: US SURVEY FOOT
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, SOME EASEMENTS AND ENCUMBRANCES THAT EXIST MAY NOT BE SHOWN HEREON.
- 4) SURVEY FIELD WORK COMPLETED ON MAY 17, 2017



LANDTECH
 engineering • surveying

2525 North Loop West, Suite 300
 Houston, Texas 77008
 Tel: 713-861-7068 Fax: 713-861-4131
 TBPE F-1364 TBPLS 10019100

**PROPOSED 20' EASEMENT IN SECTION 3 OF
 TEXAS TRUNK RAILROAD COMPANY
 SURVEY, ABSTRACT 422, FORT BEND
 COUNTY, TEXAS**

SHEET 2 OF 2

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

July 12, 2018 03:07:09 PM



FEE: \$0.00

PG2

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