



# 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:

Pointe Greatwood, LLC

6860 Dallas Parkway, Suite 200

Plano, TX 75024

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:

AS PER ORIGINAL

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

The District shall have an extension of an existing easement along Rabbs Bayou (II-D) previously recorded in Volume 314, on Page 97, of the Deed Records of Fort Bend County, Texas. The proposed extension shall bring the total sum of the drainage easement to 7.525 acres and is more particularly described as Reserve "A" of the attachment labeled as Exhibit "A" and within the metes and bounds description attached as Exhibit "B".

During channel construction and channel maintenance operation, the District is authorized to spread spoil dirt and excavated material, operate machinery and do any necessary clearing, upon the premises of Grantor immediately adjoining the easement as above described.

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, unto the said DISTRICT, its successors or assigns.

EXECUTED this the 19<sup>th</sup> day of MARCH, A. D. 2019.

\_\_\_\_\_  
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\_\_\_\_\_  
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AS PER ORIGINAL

THE STATE OF TEXAS

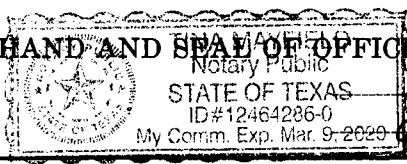
COUNTY OF Collin

BEFORE ME NEAL HECKEL

\_\_\_\_\_, in and for  
Collin County, Texas, on this day personally appeared

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 19 day of March,  
A. D. 2019  
(L. S.)



Ina Mayfeld

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

AS PER ORIGINAL

**RIGHT-OF-WAY  
EASEMENT**

BY

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:

Proposed Reserve "A", Greatwood Lake Sec 2A  
7.525 Acres

Abner Kuykendall League, Abstract 48

North 59 degrees 22 minutes 13 seconds West, 658.39 feet to the **Place of Beginning** and containing 7.525 acres of land, more or less;

April 17, 2018

Job Number 05537-0008-01

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



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

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

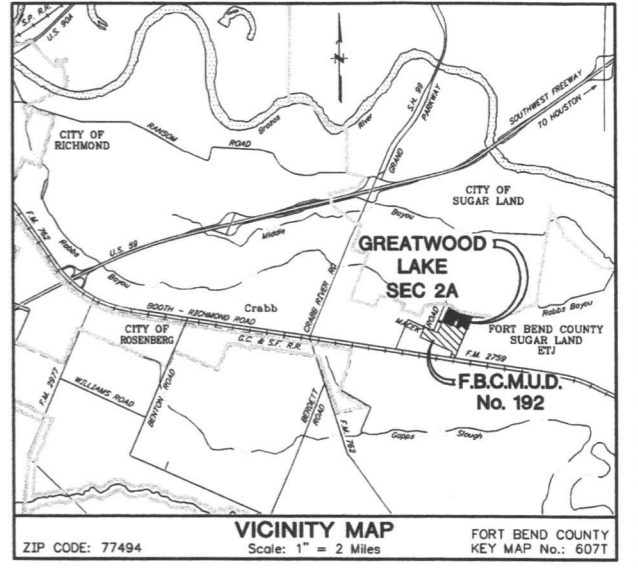
- A1 MERLAINE JULIAN CALLED 4.0591 AC. F.B.C.C.F. No. 2012052269
- A2 CECIL W. PESCHEL, et ux CALLED 2.608 AC. C.C.F. No. 2004025944 O.P.R.F.B.C.T.
- A3 WILLIE B. COBBIN & HENRIETTA COBBIN CALLED 1.000 AC. C.C.F. No. 8376651 O.P.R.F.B.C.T.
- A4 ALBINO A. MARTINEZ CALLED 0.50 AC. C.C.F. No. 1999018432 O.P.R.F.B.C.T.
- A5 ALBINO ALEJANDRO MARTINEZ CALLED 0.50 AC. C.C.F. No. 2007139037 O.P.R.F.B.C.T.
- A6 PATRICK RONDELL HACKNEY CALLED 1/2 AC. (RESIDUE LOT 6, EXHIBIT "A") VOL. 594, PG. 861, D.R.F.B.C.T.
- A7 FRANCES M. HERNANDEZ, CUSTODIAN CALLED 0.50 AC. C.C.F. No. 8887910 O.P.R.F.B.C.T.

WILLIE COBBIN RESIDUE CALLED 20.000 AC. (EXHIBIT "B") VOL. 704, PG. 1, D.R.F.B.C.T.

- A RESTRICTED RESERVE "A" Restricted to Drainage Purposes Only 7.525 AC. 327,789 Sq Ft
- B RESTRICTED RESERVE "B" Restricted to Landscape/Open Space Purposes Only 0.140 AC. 6,103 Sq Ft
- C RESTRICTED RESERVE "C" Restricted to Landscape/Open Space Purposes Only 0.293 AC. 12,776 Sq Ft
- D RESTRICTED RESERVE "D" Restricted to Landscape/Open Space Utilities/Drainage Purposes Only 0.368 AC. 16,030 Sq Ft

RESERVE	LAND USE	SIZE (Acreage)
A	Drainage	7.525 AC.
B	Landscape/Open Space	0.140 AC.
C	Landscape/Open Space	0.293 AC.
D	Landscape/Open Space/Utilities/Drainage	0.368 AC.

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No 192
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	SUGAR LAND FIRE DISTRICT
FIRE	SUGAR LAND FIRE DISTRICT
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	SUGAR LAND ETJ
UTILITIES CO.	CENTERPOINT ENERGY



GREATWOOD LAKE SEC. 1 RESERVE "A" Plot No. 20140242 F.B.C.P.R.

GREATWOOD LAKE SEC. 1 RESERVE "C" Plot No. 20140242 F.B.C.P.R.

MINH C. NGUYEN ET UX CALLED 3.896 AC. C.C.F. No. 2002140649 O.P.R.F.B.C.T.

- Abbreviation Table
- AC "Acres"
  - BL "Building Line"
  - C.C.F. "County Clerk's File"
  - D.E. "Drainage Easement"
  - D.R.F.B.C.T. "Deed Records Fort Bend County, Texas"
  - Elev. "Elevation"
  - Easement "Easement"
  - ETJ "Extraterritorial Jurisdiction"
  - F.B.C.L.I.D. "Fort Bend County Levee Improvement District"
  - F.B.C.P.R. "Fort Bend County Official Public Records"
  - F.B.C.O.P.R. "Fort Bend County Plat Records"
  - FND "Found-3/4" Iron Rod with Cap stamped Cotton Surveying"
  - FP "Flood Plain"
  - LMR-F "Letter of Map Revision - Fill"
  - Mn "Minimum"
  - No. "Number"
  - O.P.R.F.B.C.T. "Official Public Records of Fort Bend County, Texas"
  - P.O.B. "Point of Beginning"
  - P.R.F.B.C.T. "Plat Records Fort Bend County Texas"
  - R "Radius"
  - ROW "Right of Way"
  - Sim. SE "Storm Sewer Easement"
  - SSE "Sanitary Sewer Easement"
  - UE "Utility Easement"
  - WLE "Waterline Easement"
  - Zone "AE" "Special Flood Hazard areas with base flood elevation or depth defined."
  - Shaded Zone "X" "Areas of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile."
  - Vol. "Volume"
  - "Page"
  - "Block Number"
  - "Set 5/8-inch iron rod with cap stamped 'Cotton Surveying' as per certification"

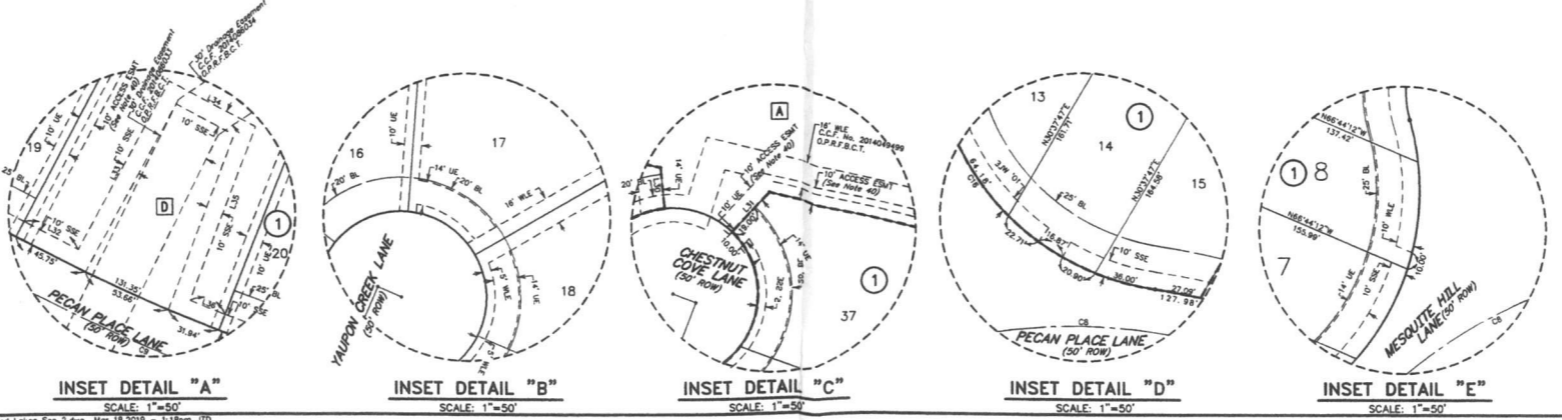
- General Notes:
- Elevations used for delineating contour lines are based upon NAVD 1988 datum, 2001 adjustment.
  - All bearings referenced to the Texas State Plane coordinate system, South Central Zone.
  - This plat was prepared to meet City of Sugar Land and Fort Bend County requirements.
  - This plat was prepared from information furnished by Commonwealth Land Title Insurance Company, g.l. n. H102832B, effective date March 8, 2018. The surveyor has not abstracted the above property.
  - This plat lies wholly within Fort Bend County Municipal Utility District No. 192, Fort Bend County Drainage District, Lamar Consolidated Independent School District, ETJ of the City of Sugar Land, and Fort Bend County.
  - Approval of this plat will expire one year from Planning and Zoning commission approval if not recorded in the Real Property Records of the county of Fort Bend.
  - There are no pipelines or pipeline easements within the limits of this subdivision.
  - All landscaping and structures, including fences, at intersections shall conform to the City of Sugar Land and AASHTO site distance requirements for motorists.
  - No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions. The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
  - Wood shingles are hereby prohibited within this subdivision.
  - Sidewalks shall be constructed as required by Section 7.8 of the Design Standards of the City of Sugar Land. Prior to the certification of compliance of streets within the subdivision by the City of Sugar Land, sidewalks shall be constructed by the developer along all streets where the houses will not front or side. Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes side.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S69°33'57"E	113.41'
L2	S66°29'03"E	25.99'
L3	N45°58'11"W	160.56'
L4	N01°02'17"E	37.50'
L5	N82°05'22"W	102.50'
L6	S22°01'28"W	80.79'
L7	N67°58'32"E	50.00'
L8	S22°01'28"W	68.95'
L9	N67°58'32"E	120.00'
L10	N22°58'32"W	14.14'
L11	S30°37'47"W	133.07'
L12	S23°11'12"W	175.54'
L13	S37°04'53"W	139.64'
L14	S23°13'35"E	60.00'
L15	S68°13'35"E	14.14'
L16	N66°46'25"W	120.00'
L17	N23°13'35"E	22.94'
L18	N23°13'35"E	2.05'
L19	N66°49'21"W	165.36'
L20	N21°49'21"W	21.21'
L21	S53°00'40"E	1.94'
L22	N23°13'35"E	225.30'
L23	S59°22'13"E	104.33'
L24	S75°24'53"E	46.90'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	99°20'42"	N191°17'16"W	76.24'	58.90'
C2	25.00'	81°37'50"	N30°25'44"W	32.88'	21.59'
C3	275.00'	10°50'42"	N76°40'00"W	51.97'	26.10'
C4	325.00'	04°45'12"	N79°42'46"W	26.95'	13.49'
C5	25.00'	80°38'22"	N62°20'38"E	32.35'	21.22'
C6	1125.00'	02°48'27"	N67°40'51"W	192.33'	96.52'
C7	25.00'	23°34'41"	N11°28'14"E	10.22'	5.22'
C8	300.00'	97°24'12"	S71°55'41"W	450.77'	341.50'
C9	1100.00'	16°02'41"	N67°23'33"W	307.03'	155.03'
C10	50.00'	97°25'12"	N81°43'13"E	76.15'	56.95'
C11	300.00'	12°47'27"	S68°9'7"E	68.93'	33.63'
C12	300.00'	17°32'53"	N73°18'55"W	91.52'	46.30'
C13	55.00'	94°01'57"	N88°26'33"E	80.47'	59.01'
C14	150.00'	81°22'07"	N145°7'23"E	153.09'	89.01'
C15	60.00'	175°09'50"	S71°51'16"W	119.89'	142.82'
C16	150.00'	61°22'07"	N51°45'33"W	153.09'	89.01'
C17	25.00'	24°57'05"	S87°53'26"E	10.80'	5.53'
C18	50.00'	161°44'11"	N19°29'53"W	16.83'	9.84'
C19	25.00'	39°20'45"	N84°14'50"E	16.83'	9.84'
C20	25.00'	103°09'43"	S29°33'24"E	39.17'	31.52'
C21	25.00'	61°34'05"	N09°21'28"W	25.59'	14.89'
C22	50.00'	272°33'44"	N83°51'39"W	69.11'	47.81'
C23	25.00'	30°59'39"	S36°55'24"W	13.36'	6.93'
C24	25.00'	24°57'05"	S08°57'02"W	10.80'	5.53'
C25	50.00'	193°54'41"	S86°34'10"E	99.26'	409.84'
C26	25.00'	23°34'41"	N35°00'56"E	10.22'	5.22'
C27	25.00'	29°55'35"	N08°15'48"E	12.91'	6.68'
C28	50.00'	237°00'50"	N50°38'45"W	69.40'	48.19'
C29	25.00'	62°10'55"	N54°19'02"E	25.82'	15.08'



# GREATWOOD LAKE SEC 2A

A SUBDIVISION OF 27.692 ACRES OF LAND OUT OF THE ABNER KUYKENDALL LEAGUE, A-48 CITY OF SUGAR LAND ETJ FORT BEND COUNTY, TEXAS

76 LOTS 4 RESERVES 3 BLOCKS

MARCH 2019

OWNER/DEVELOPER: POINTS GREATWOOD, L.L.C. 6880 Dallas Parkway, Suite 200, Plano, TX 75024, 972-863-9386

SURVEYOR: J.C. JONES & CARTER

PREPARED BY: ENGINEER: J.C. JONES & CARTER

## EXHIBIT B

Proposed Reserve "A", Greatwood Lake Sec 2A  
7.525 Acres

Abner Kuykendall League, Abstract 48

STATE OF TEXAS           §

COUNTY OF FORT BEND   §

A **METES & BOUNDS** description of a 7.525 acre tract of land in the Abner Kuykendall League, Abstract 48, Fort Bend County, Texas, being out of and a part of the residue of that certain called 100.37 acre tract recorded under County Clerk's File Number 2012146345, Official Public Records, Fort Bend County, Texas, said 7.89 acre tract also being comprised of Reserve "A" of the proposed Greatwood Lake Sec 2A, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Commencing** at a ¾ inch iron rod with cap marked "Cotton Surveying" found for an angle point in the northerly line of Reserve "A" of the adjoining Greatwood Lake Sec 1, according to map or plat thereof recorded under County Clerk's File Number 20140242, Plat Records, Fort Bend County, Texas, being the lower southwest corner of said residue of a called 100.37 acre tract;

**Thence** North 21 degrees 49 minutes 21 seconds West, 21.21 feet (called North 21 degrees 49 minutes 21 seconds West, 21.21 feet) to a ¾ inch iron rod with cap marked "Cotton Surveying" found for a reentry corner to Reserve "A" of said adjoining Greatwood Lake Sec 1, being the upper southwest corner of said residue of a called 100.37 acre tract;

**Thence** North 23 degrees 10 minutes 39 seconds East (called North 23 degrees 10 minutes 39 seconds East) along a northwest line of said called 100.37 acre tract, at 16.66 feet pass a 1-inch galvanized iron pipe found for a corner to said adjoining Greatwood Lake Sec 1, same being the south corner of an adjoining called 0.41 acre tract (Exhibit "A") recorded in Volume 953, Page 411, Deed Records, Fort Bend County, Texas, and continuing along the southeast line of said adjoining called 0.41 acre tract, the southeast line of an adjoining called 0.50 acre tract recorded in Volume 2187, Page 867, Official Records, Fort Bend County, Texas, the southeast line of an adjoining called 0.50 acre tract recorded in Volume 2425, Page 1186, Official Records, Fort Bend County, Texas, the southeast line of an adjoining called 0.50 acre tract recorded in Volume 2425, Page 1183, Official Records, Fort Bend County, Texas, the southeast line of an adjoining called 1.0 acre tract recorded in Volume 2425, Page 1179, Official Records, Fort Bend County, Texas, and the southeast line of an adjoining called 2.0 acre tract recorded under County Clerk's File Number 2001034123, Official Public Records, Fort Bend County, Texas, 728.50 feet to a point on said line for the west corner and **Place of Beginning** of the herein described tract, said point also being the north corner of the adjoining Reserve "B" of the proposed Greatwood Lake Sec 2A;

**Thence** North 23 degrees 10 minutes 39 seconds East (called North 23 degrees 10 minutes 39 seconds East) along the northwest line of the herein described tract and a northwest line of said called 100.37 acre tract, same being the southeast line of said adjoining called 2.0 acre tract, and the southeast line of an adjoining called 1.5 acre tract recorded under County Clerk's File Number 1999085874, Official Public Records, Fort Bend County, Texas, 222.09 feet to a point in the centerline of Rabbs Bayou for the north corner of the herein described tract, said point being in the southwest line of an adjoining called 3.313 acre tract recorded under County Clerk's File Number 2009122924, Official Public Records, Fort Bend County, Texas;

**Thence** along the centerline of Rabbs Bayou, being the common line of the herein described tract and said adjoining called 3.313 acre tract, with the following meanders:

South 53 degrees 00 minutes 40 seconds East, 1.94 feet;

South 59 degrees 22 minutes 13 seconds East, 726.89 feet;

South 69 degrees 33 minutes 57 seconds East, 113.41 feet;

South 76 degrees 48 minutes 29 seconds East, 614.41 feet;

South 66 degrees 29 minutes 03 seconds East, 25.99 feet to a point for the east corner of the herein described tract, and being in the northwest line of the aforementioned adjoining called 63.896 acre tract;

**Thence** South 21 degrees 25 minutes 34 seconds West (called South 21 degrees 25 minutes 34 seconds West) along the southeast line of the herein described tract and the southeast line of said called 100.37 acre tract, same being the northwest line of said adjoining called 63.896 acre tract, at 100.07 feet pass a 5/8 inch iron rod with cap marked "Kalkomey Surveying" found on said line for reference, being in the south line of a called 200-foot wide drainage easement recorded in Volume 314, Page 97, Deed Records, Fort Bend County, Texas, and continuing for a total distance of 217.59 feet to a point for the most easterly south corner of the herein described tract, said point being the east corner of the adjoining Reserve "C" of the proposed Greatwood Lake Sec 2A;

**Thence** establishing the southwesterly line of the herein described tract, severing said portion of a called 100.37 acre tract, with the following courses and distances:

North 76 degrees 48 minutes 29 seconds West, 144.79 feet;

South 44 degrees 15 minutes 07 seconds West, 31.72 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 49 degrees 31 minutes 44 seconds, an arc length of 43.22 feet, a radius of 50.00 feet, and a chord bearing North 70 degrees 30 minutes 45 seconds West, 41.89 feet;

North 05 degrees 16 minutes 37 seconds West, 23.80 feet;

North 76 degrees 48 minutes 29 seconds West, 412.41 feet;

North 69 degrees 33 minutes 57 seconds West, 92.17 feet;

North 64 degrees 10 minutes 59 seconds West, 115.59 feet;

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

March 27, 2019 10:53:51 AM

FEE: \$0.00      JE

**2019029772**

