



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 **FALCON RANCH HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD, AND CONVEYED** and by these presents does **GRANT, SELL, AND CONVEY** unto **FORT BEND COUNTY, TEXAS**, a body corporate and politic under the laws of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual easement and right-of-way, for the purposes of constructing, repairing, maintaining, re-constructing and operating a drainage channel and all related appurtenances thereto (collectively, the "Facilities") across, along, over upon and through a portion of that certain tract of land located in Fort Bend County, Texas, as more particularly described as follows:

All of Restricted Reserve "G" out of **FALCON RANCH, SECTION 5**, a subdivision of Fort Bend County, Texas, according to the plat thereof recorded under File No. 20040157, of the Official Public Records of Fort Bend County, Texas; and

All of Restricted Reserve "D" out of **FALCON RANCH, SECTION 6**, a subdivision of Fort Bend County, Texas, according to the plat thereof recorded under File No. 20060015, of the Official Public Records of Fort Bend County, Texas collectively, the "Easement Tracts".

Grantee may construct, install, maintain, repair, relocate, replace, remove, modify and operate equipment and materials as necessary on the Easement Tracts in order to complete the Facilities, and may enter upon the Easement Tracts to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's rights shall include, without limitation, the right to clear and remove trees, growth, shrubbery, vegetation, and other improvements from within the Easement Tracts and the right to bring and operate such equipment thereupon as may be necessary, requisite, convenient or appropriate to effectuate the purposes for which the Easement is granted.

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

CCM 7-2-2019 # 20
Fort Bend County Clerk
Return Admin Serv Coord - RAC

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. Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the said Easement, right-of-way and other rights described herein unto Grantee, its successors and assigns, by, through, or under Grantor, but not otherwise.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective heirs, executors, administrators, successors and assigns. Accordingly, should fee simple title to the Easement Tracts be sold, granted, or conveyed at any time subsequent to the date of this instrument, then any subsequent fee simple title owner of the Easement Tracts shall acquire all the rights, duties, and obligations of Grantor hereunder.

Neither party's failure to insist on strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together shall constitute one instrument.

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

[Signature pages follow this page.]

EXECUTED this the 20 day of JUNE, 2019.

GRANTOR:

THE FALCON RANCH HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation

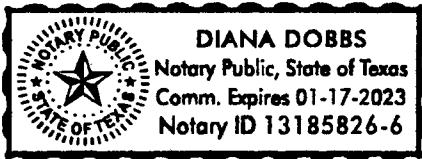
By: [Signature]
Name: ROBERT SERRETT
Title: PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 20th day of June, 2019 by Serrett, Robert of THE FALCON RANCH HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(NOTARY SEAL)

[Signature]
Notary Public, State of Texas



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

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

[Signature]

Laura Richard, County Clerk
Fort Bend County Texas
July 03, 2019 04:14:58 PM



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.
 Falcon Ranch HOA
 Katy, TX United States

Certificate Number:
 2019-508445

Date Filed:
 06/21/2019

Date Acknowledged:
 07/02/2019

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

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.
 22281
 Easement

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)