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ELECTRIC EASEMENT

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.

STATE OF TEXAS }
 }
COUNTY OF FORT BEND}

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Fort Bend County, Texas, its successors and assigns, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) CASH to Grantor paid by CenterPoint Energy Houston Electric, LLC, its successors and assigns, hereinafter referred to as "Grantee", whose principal address is P. O. Box 1700, Houston, Texas 77251-1700, has **GRANTED, SOLD AND CONVEYED** and by these presents, does **GRANT, SELL AND CONVEY** unto said Grantee, all or in part, an exclusive, perpetual easement, hereinafter referred to as the "Easement", for electric distribution and related communications facilities consisting of a variable number of wires and cables and all necessary and desirable equipment and appurtenances, including, but not limited to, towers or poles made of wood, metal or other materials, props and guys, hereinafter referred to as "Facilities", located within a portion of the following described lands owned by Grantor, ("Grantor's Property"), to wit:

Those certain tracts of land consisting of 0.4002-acres, 0.2779-acres, 0.3067-acres, 0.3250-acres, 0.3273-acres, 0.3072-acres, 0.1718-acres, 0.2951-acres and 0.2908-acres situated in the James Conner Survey, Abstract 157, Fort Bend County, Texas, being the same properties conveyed to Fort Bend County, Texas, and filed for record under County Clerk's File Nos. 2018078594, 2018078596, 2018078598, 2018078600, 2018078602, 2018057298, 2018134595; and, Cause Nos. 17-CCV-060891 and 17-CCV-060979, respectively, in the Official Public Records of said County and State.

The unobstructed easement area(s) herein granted, hereinafter referred to as the "Easement Area", whether one or more, are described as follows:

1. Easements ten (10) feet wide, the locations of which are shown by the hatched areas on Sketch Nos. 18-0858 (revised 7/18/19), 18-0858A (revised 7/18/19) and 18-0858B, attached hereto and made a part hereof, together with an unobstructed aerial easement eleven (11) feet six (6) inches wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located northerly of and adjoining said ten (10) foot wide easements.
2. Easements ten (10) feet wide, the locations of the centerlines of which are shown by the dot-dash symbols on said attached Sketch No. 18-0858A (revised 7/18/19), together with unobstructed aerial easements ten (10) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located on both sides of and adjoining said ten (10) foot wide easements.

Grantor shall observe and exercise all notification laws as per the Underground Facility Damage Prevention and Safety Act, also known as "ONE CALL" & "CALL BEFORE YOU DIG", when working in or near the Easement Area.

To the extent that such laws and codes apply to Grantor, Grantor, shall observe all safety codes and laws which apply to working along, within and/or near the Easement Area and Facilities during construction activities and safe clearance from such Facilities, including the Occupational Safety and Health Administration ("O.S.H.A."), Chapter 752 of the Texas Health and Safety Code, the National Electric Code, and the National Electrical Safety Code.

Absent written authorization by the affected Grantee, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by Grantor. Any unauthorized improvements or obstructions may be removed by Grantee at the Grantor's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by Grantee at the Grantor's expense should they be an obstruction. Grantee may

put said wooden posts and paneled wooden fences back up, but generally will not replace them with new fencing. Grantor herein reserves the right to install gates, at Grantor's sole cost, provided said gates are a minimum of twenty-four (24) feet wide, and only if, Grantor and Grantee have said gates secured by interlocking padlocks to ensure Grantee has twenty-four (24) hour access to Grantee's Facilities.

Grantee shall not deny or obstruct ingress or egress to or from Grantor's Property, and Grantor retains all rights to cross the Easement Area for access, but not interfering with the utility purpose for which the Easement is granted. Grantor shall have the right to construct or locate in a near perpendicular fashion, utilities, drainage ditches, roadways, driveways, across, but not along or solely along, within or under the Easement Area herein granted. Grantor assumes all responsibility for the cost of constructing, paving and maintaining said roadways or driveways within easement crossing areas. In the event that Grantor constructs, or causes to be constructed, any utilities, drainage, ditches, roadways, and/or driveways which results in the relocation of Grantee's Facilities, the Grantor will be responsible for all costs associated with the relocation and/or removal of Grantee's Facilities. Grantor is prohibited from using the Easement Area for stockpile, spoil, water retention or detention, or lay down areas.

Grantee shall also have reasonable rights of ingress and egress to and from said Easement Area, together with reasonable working space, for the purposes of erecting, installing, operating, maintaining, replacing, inspecting, and removing said Facilities, together with the additional right to remove from said Easement Area and Grantor's Property immediately adjoining thereto, all bushes, trees and parts thereof, or other structures or improvements which are within, protrude, bisect, encroach or overhang into said Easement Area and which, in the sole opinion of Grantee, endanger or may interfere

with the efficient, safe and proper operation, and maintenance of said Facilities. Further, in the event dead or dangerous trees exist within the fall range of overhead electrical facilities, then Grantee shall have the right to take down dead or dangerous trees based on Grantee's discretion.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, forever, and Grantor does hereby bind itself and its successors, heirs, assigns, and legal representatives, to fully warrant and forever defend all and singular the above described Easement and rights unto said Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. In the event of a deficiency in title or actions taken by others which results in the relocation of Grantee's Facilities, the Grantor herein, its successors and assigns, will be responsible for all costs associated with the relocation and/or removal of Grantee's Facilities.

The terms, conditions and provisions contained herein constitute the complete and final agreement between Grantor and Grantee, (collectively the "Parties") with respect to the subject matter hereof and supersedes all prior agreements, representations and understandings of the Parties and, by Grantor's signature affixed hereto and Grantee's use of the Easement, the Parties evidence their agreement thereof. No oral or written agreements made or discussed prior to, or subsequent to, the execution of this Easement shall supersede those contained herein. Any and all revisions, amendments and/or exceptions to the terms, conditions and provisions contained in this Easement shall be in written, recordable form and executed by both parties, or their respective successors or assigns in order to be deemed valid.

EXECUTED this 3rd day of September, 2019.

Fort Bend County, Texas

BY: KP George
Signature

KP George
Name typed or printed

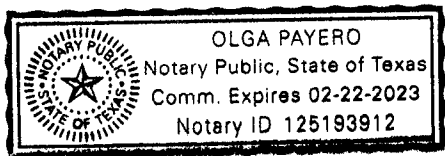
County Judge
Title

STATE OF TEXAS }

COUNTY OF Fort Bend }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared KP George, County Judge of Fort Bend County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that () he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said county.

Given under my hand and seal of office this 3rd day of September, 2019.

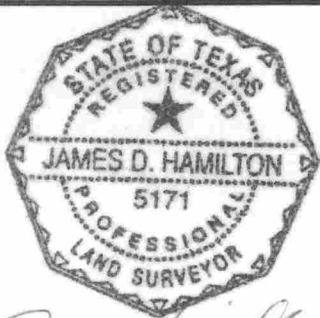


Olga Payero
Notary's Signature

Olga Payero
Name typed or printed

2-22-2023
Commission Expires

**AFTER RECORDING RETURN TO:
SURVEYING & RIGHT OF WAY
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
P. O. BOX 1700
HOUSTON, TX 77251-1700**



JAMES CONNER SURVEY, A-157

Line #	Length	Direction
L1	57.90'	N18°15'38"E
L2	10.71'	N82°30'17"E
L3	94.08'	N82°30'17"E
L4	16.16'	N64°20'13"E
L9	63.72'	S13°17'27"W

Bearing Basis:
Texas Coordinate System of
1983, South Central Zone
(TXSC Zone 4204); NAD 83



KATY FLEWELLEN RD.

150' San. Control
Easement
C.F. 2006139786 O.P.R.
Vol. 418, Pg. 224 D.R.
30' F.B.C.D.E.
Lateral VA 6

FORT BEND COUNTY, TEXAS
Cause No. 17-CCV-060979
Called 0.2908 Ac.

10' CenterPoint Energy
(f.k.a. Houston Lighting &
Power Co.) Easement
Vol. 2571, Pg. 573 O.P.R.
Sketch No. 93-456

BRIAN CHRISTEN AND
BELINDA CHRISTEN
VOL. 2554, PG. 2091 O.P.R.
Residue of Called 4.66 Ac.

⊙ = COUNTY OF
FORT BEND, TEXAS
C.C.F. 2018134595
Called 0.1718 Ac.

JOSE R. MENDEZ
C.F. 2005086765 O.P.R.
Residue of Called 2.0 Ac.

10' CenterPoint Energy
(f.k.a. Houston Lighting &
Power Co.) Easement
Vol. 672, Pg. 744 D.R.
Sketch No. 75-1043

⊙ 10' CenterPoint Energy
(f.k.a. Houston Lighting &
Power Co.) Easement
Vol. 578, Pg. 115 D.R.
Sketch No. 72-955

FORT BEND COUNTY, TEXAS
C.F. 2018078594 O.P.R.
Tract 20
Called 0.4002 Ac.

KARL F. FISCHER, et ux.
C.F. 9650027 O.P.R.
Residue of a Called 2.82 Ac.

LEGEND

- = Fnd. 5/8" I.R. With "AMANI" Cap Unless Otherwise Noted.
- () = Call
- [] = Calculated
- ⊙ = 10' Easement
- ▨ = 10' Easement

MATCH LINE
SEE SHEET 2

SHEET 1 OF 3

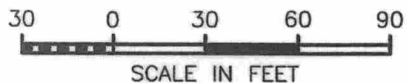
REV.1: JOB NO. 86499647A BY: SOC

DATE: 7/18/19

REV.2: JOB NO.

BY:

DATE:



SCALE IN FEET

NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO INTERSECT WITH THE EXTERIORS OF ALL ADJOINING EASEMENTS OR WITH ADJOINING PROPERTY LINES.

EASEMENT - 11/09/2018
COUNTY: FORT BEND
SURVEY DATE: 10/23/2018
SCALE: 1"=60'
FILE NO. - BOOK: 2018

LAST PLOT DATE: 7/18/19
DRAWN BY: P.A.M.
MAP NO: 4256B3
JOB NO: 86499647
CHECKED BY: J.D.H.

CenterPoint Energy
SURVEYING & RIGHT OF WAY
P.O. Box 1700 Houston, TX 77251-1700
713-207-2222
Firm Number: 10027400
SKETCH NO. 18-0858

Line #	Length	Direction
L5	26.09'	N64°18'26"E
L6	75.95'	S86°18'03"E

10' CenterPoint Energy
(f.k.a. Houston Lighting &
Power Co.) Easement
Vol. 755, Pg. 45 D.R.
Vol. 755, Pg. 41 D.R.
Sketch No. 77-1167

C.F. 9347593 O.P.R.
Called 1.291 Ac.

30' F.B.C.D.E.
Vol. 418, Pg. 224 D.R.
Lateral VA 6

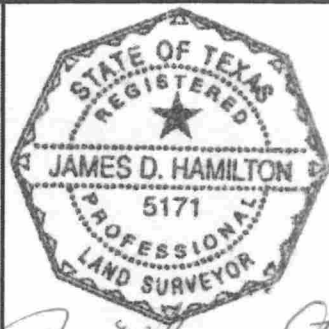
LEGEND

- = Fnd. 5/8" I.R. With "AMANI" Cap Unless Otherwise Noted.
- () = Call
- [] = Calculated
- ⊕ = 10' Easement
- ⊖ = 10' Easement

Bearing Basis:
Texas Coordinate System of
1983, South Central Zone
(TXSC Zone 4204); NAD 83

C.F. 2017095711 O.P.R.
Called 1.1986 Ac.

N



ⓑ = FORT BEND COUNTY, TEXAS
C.F. 2018078598 O.P.R.
Tract 23
Called 0.3067 Ac.

30' F.B.C.D.E.
Vol. 418, Pg. 224 D.R.
Lateral VA 6

FORT BEND COUNTY, TEXAS

C.F. 2018078596 O.P.R.
Tract 21
Called 0.2779 Ac.

THE STATE OF TEXAS AND FORT BEND COUNTY, TEXAS

Cause No. 17-CCV-060891
Called 0.2951 Ac.

ⓑ = 10' CenterPoint Energy
(f.k.a. Houston Lighting &
Power Co.) Easement
Vol. 767, Pg. 605 D.R.
Sketch No. 78-0108

MICHAEL LAWLESS, et ux.
C.F. 2011054128 O.P.R.
Residue of a Called 2.422 Ac.

5' CenterPoint Energy
(f.k.a. Houston Lighting &
Power Co.) Easement
Vol. 1341, Pg. 421 O.P.R.
Sketch No. 83-4384

RONALD RHEMANN
Vol.1200, Pg. 423 O.P.R.
Residue of Called 2.4242 Ac.

DONNA A. HENDERSON, et vir.
C.F. 2008069093 O.P.R.
Residue Of Called 2.4240 Ac.

5' CenterPoint Energy
(f.k.a. Houston Lighting &
Power Co.) Easement
Vol. 1341, Pg. 417 O.P.R.
Sketch No. 83-4384

JAMES CONNER SURVEY, A-157

10' CenterPoint Energy
(f.k.a. Houston Lighting &
Power Co.) Easement
Vol. 1740, Pg. 513 O.P.R.
Sketch No. 85-219

SEE SHEET 1
MATCH LINE

MATCH LINE
SEE SHEET 3

SHEET 2 OF 3

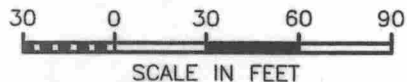
REV.1: JOB NO. 86499647A BY: SOC

DATE: 7/18/19

REV.2: JOB NO.

BY:

DATE:



SCALE IN FEET

NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO INTERSECT WITH THE EXTERIORS OF ALL ADJOINING EASEMENTS OR WITH ADJOINING PROPERTY LINES.

EASEMENT - UNOBSTRUCTED

COUNTY: FORT BEND

SURVEY DATE: 10/23/2018

SCALE: 1"=60'

FILE NO. - BOOK: 2018

LAST PLOT DATE: 7/18/19

DRAWN BY: P.A.M.

MAP NO: 4256B3

JOB NO: 86499647

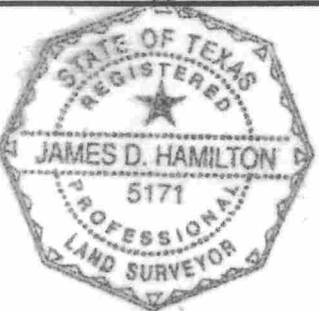
CHECKED BY: J.D.H.

CenterPoint Energy

SURVEYING & RIGHT OF WAY
P.O. Box 1700 Houston, TX 77251-1700
713-207-2222

Firm Number: 10027400

SKETCH NO. 18-0858A



JAMES CONNER SURVEY, A-157

LEGEND

- = Fnd. 5/8" I.R. With "AMANI" Cap Unless Otherwise Noted.
- () = Call
- [] = Calculated
- ⊕ = 10' Easement
- ▨ = 10' Easement

Line Table		
Line #	Length	Direction
L7	70.85'	N87°47'01"E
L8	27.86'	N2°12'33"W

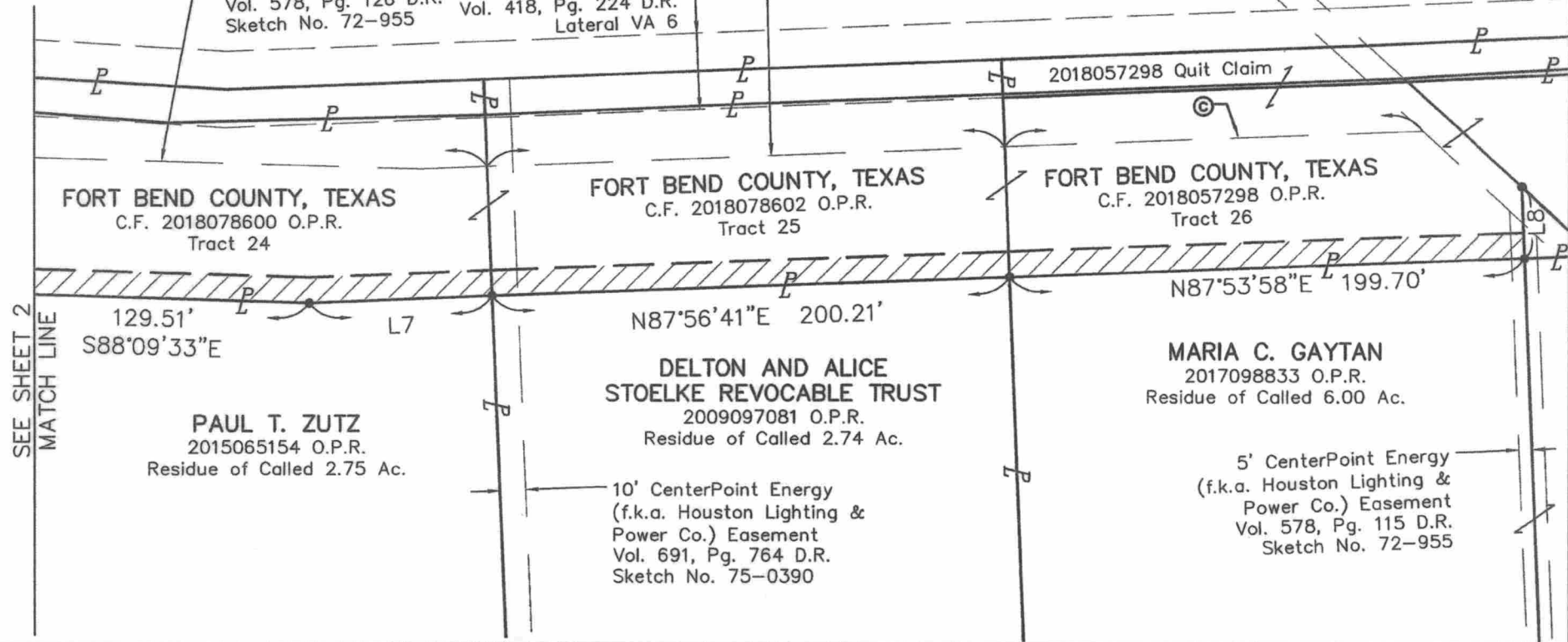
⊕ = 10' CenterPoint Energy (f.k.a. Houston Lighting & Power Co.) Easement Vol. 578, Pg. 115 D.R. Sketch No. 72-955

Bearing Basis:
Texas Coordinate System of 1983, South Central Zone (TXSC Zone 4204); NAD 83

⊕ 10' CenterPoint Energy (f.k.a. Houston Lighting & Power Co.) Easement Vol. 578, Pg. 126 D.R. Sketch No. 72-955

⊕ 10' CenterPoint Energy (f.k.a. Houston Lighting & Power Co.) Easement Vol. 578, Pg. 120 D.R. Sketch No. 72-955
30' F.B.C.D.E. Vol. 418, Pg. 224 D.R. Lateral VA 6

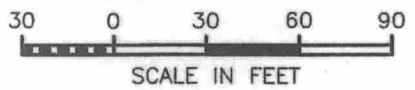
10' CenterPoint Energy (f.k.a. Houston Lighting & Power Co.) Easement Vol. 578, Pg. 115 D.R. Sketch No. 72-955



SEE SHEET 2
MATCH LINE

SHEET 3 OF 3

REV.1: JOB NO. BY: DATE: REV.2: JOB NO. BY: DATE:



EASEMENT - UNOBSTRUCTED
COUNTY: FORT BEND
SURVEY DATE: 10/23/2018
SCALE: 1"=60'
FILE NO. - BOOK: 2018

LAST PLOT DATE: 12/04/2018
DRAWN BY: P.A.M.
MAP NO: 4256B3
JOB NO: 86499647
CHECKED BY: J.D.H.

CenterPoint Energy
SURVEYING & RIGHT OF WAY
P.O. Box 1700 Houston, TX 77251-1700
713-207-2222
Firm Number: 10027400
SKETCH NO. 18-0858B

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas

September 05, 2019 02:04:52 PM

FEE: \$0.00 DP2

2019100896

