

67



EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND §

That **FORT BEND COUNTY**, a political subdivision of the State of Texas, whose address is 301 Jackson Street, Richmond, Texas 7469, hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by the **City of Fulshear, Texas**, a municipal corporation and home-rule city of the State of Texas ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED and by these presents hereby GRANTS, BARGAINS, SELLS, AND CONVEYS unto said Grantee, its successors and assigns, a permanent and perpetual non-exclusive easement and right of-way (the "Easement") for a public purpose upon, over, through and across that certain tract of land described on Exhibit "A" attached hereto (the "Easement Property").

Grantee shall have access upon, over, through and across the Easement Property to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantor, its successors and assigns, expressly reserves the right to the use and enjoyment of the Easement Property for any and all purposes; provided that such use will not prevent or unreasonably interfere with Grantee's use. Accordingly, Grantee shall not utilize the Easement Property, or any other property or easements owned or operated by Grantee, in a manner that would unreasonably interfere with the Grantor's use of same.

This conveyance is made subject to any and all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Easement Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD, subject to the matters set forth herein, the Easement, together with all and singular the rights and appurtenances thereunto in anywise belonging, including all necessary rights of ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Subject to the matters set forth herein, Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all singular the Easement 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, by, through, or under Grantor, but not otherwise and subject to the Permitted Encumbrances.

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

CCM 4-06-21 #29
Fort Bend County Clerk
Return Admin Serv Coord RAC

VM
2020.1 IN WITNESS WHEREOF, this instrument is effective this 6 day of April, 2020.

GRANTOR:

FORT BEND COUNTY

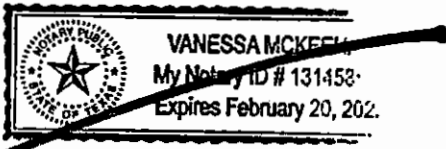
By: *KP George*
KP George, County Judge

THE STATE OF TEXAS
COUNTY OF FORT BEND

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This instrument was acknowledged before me on this 6 day of April, 2020, by
KP George, County Judge of Fort Bend County, on behalf of said political subdivision.

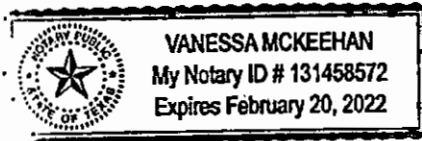
AS PER ORIGINAL



VMcKeen

Notary Public in and for the State of Texas

(SEAL)



**DESCRIPTION OF A 0.0301-ACRE (1,312 Sq. Ft.)
TRACT OF LAND SITUATED IN THE J.C. McDONALD
SURVEY, A-290, FORT BEND COUNTY, TEXAS**

Being a description of a 0.0301-acre (1,312 Sq. Ft.) tract of land situated in the J.C. McDonald Survey, A-290, Fort Bend County, Texas. Said 0.0301-acre tract being out of a called 2.850-acre tract of land conveyed to Fort Bend County, as recorded under Fort Bend County Clerk's File No. 2020020364 (F.B.C.C.F.) of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (2001 Adj.), all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000114953, all distances are surface:

COMMENCING (N=13,814,329.55, E=2,968,072.02) at a 5/8-inch iron rod with cap stamped "BROWN & GAY" found in the northeast right-of-way line of Flewellen Way (80-Foot Wide Right-of-Way), as recorded under Plat No. 20100060 of the Fort Bend County Plat Records (F.B.C.P.R.) for the south corner of Restricted Reserve 'C' of Creekside at Cross Creek Ranch, Section Eight, as recorded under Plat No. 20100088 of the F.B.C.P.R. and conveyed to Fort Bend County Municipal Utility District No. 169, by deed recorded under F.B.C.C.F. No. 2011035438 of the O.P.R.F.B.C., and for the west corner of said 2.850-acre tract;

THENCE North 35 deg. 09 min. 55 sec. East, with the northwest line of said 2.850-acre tract and with the southeast line of said Restricted Reserve 'C', a distance of 21.03 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the west corner and **POINT OF BEGINNING (N=13,814,346.74, E=2,968,084.13)** of said tract herein described;

THENCE North 35 deg. 09 min. 55 sec. East, with the northwest line of said 2.850-acre tract and with a southeast line of said Restricted Reserve 'C', a distance of 10.52 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the north corner of said tract herein described;

THENCE South 72 deg. 52 min. 42 sec. East, over and across said 2.850-acre tract, a distance of 38.67 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set marking the beginning of a tangent curve to the right;

THENCE over and across said 2.850-acre tract, with the arc of said curve to the right having a radius of 804.00 feet, a central angle of 6 deg. 30 min. 55 sec., an arc length of 91.43 feet, a chord bearing of South 69 deg. 37 min. 15 sec. East and a chord distance of 91.38 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set, for the east corner of said tract herein described;

THENCE South 23 deg. 38 min. 13 sec. West, over and across said 2.850-acre tract, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the south corner of said tract herein described and marking the beginning of a non-tangent curve to the left;

THENCE over and across said 2.850-acre tract, with the arc of said curve to the left having a radius of 794.00 feet, a central angle of 6 deg. 30 min. 55 sec., an arc length of 90.29 feet, a chord bearing of North 69 deg. 37 min. 15 sec. West and a chord distance of 90.24 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set marking a point of tangency;

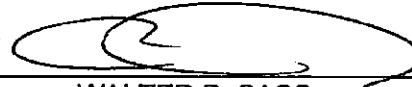
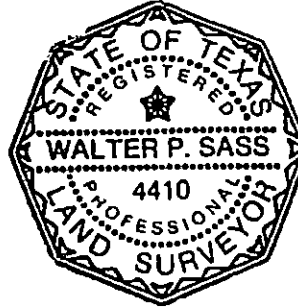
EXHIBIT "A"

Sheet 2 of 4

THENCE North 72 deg. 52 min. 42 sec. West, over and across said 2.850-acre tract, a distance of 41.92 feet to the **POINT OF BEGINNING** and containing 0.0301-acres (1,312 Sq. Ft.) of land

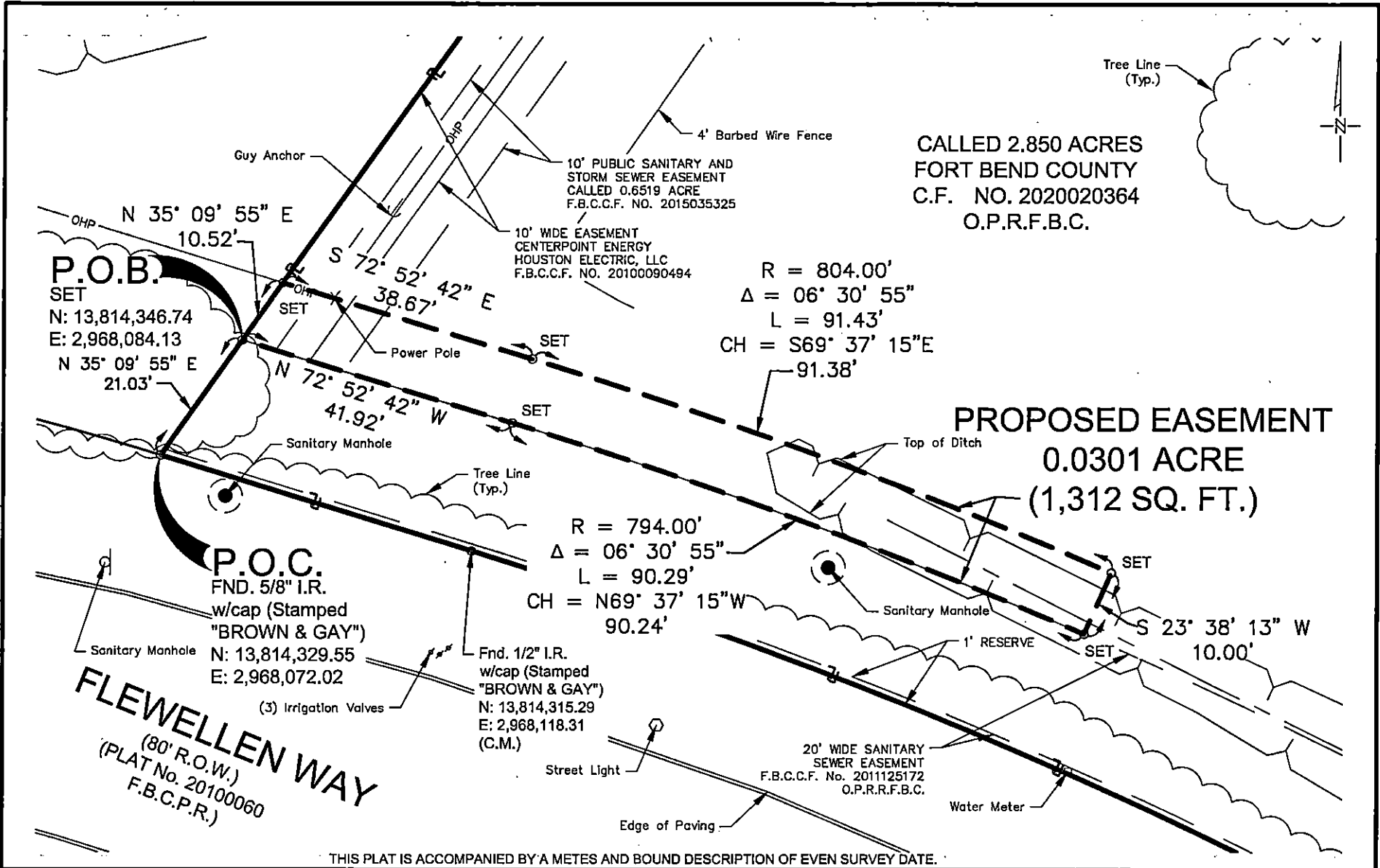
This description is accompanied by a plat of even survey date.

Compiled by:
Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. GC416
Date: 01/04/2021



WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4410

EXHIBIT 'B'



CALLED 2.850 ACRES
FORT BEND COUNTY
C.F. NO. 2020020364
O.P.R.R.F.B.C.

PROPOSED EASEMENT
0.0301 ACRE
(1,312 SQ. FT.)

THIS PLAT IS ACCOMPANIED BY A METES AND BOUND DESCRIPTION OF EVEN SURVEY DATE.



WEISSER Engineering Co.

19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300

www.WeisserEng.com
T.B.P.E.R. #7-88 T.B.P.L.S. #100518-00

**PROPOSED 0.0301 ACRE EASEMENT
J.C. McDONALD SURVEY, A-290
FORT BEND COUNTY, TEXAS**

© Copyright 2020 Weisser Engineering Company, Inc.

DRAWN BY:	W.H.	CALC'D. BY:	K.B.	SCALE:	1" = 20'
F.B. NO:		CHECKED BY:	J.G.	SHEET	04 OF 04
CREW CHIEF:		DATE:	01/04/2021	JOB No.:	GC416

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

April 20, 2021 10:20:45 AM

FEE: \$0.00

DP2

2021063087

