



## PARTIAL ASSIGNMENT OF DRAINAGE EASEMENTS

THE STATE OF TEXAS           §  
   §  
 COUNTY OF FORT BEND       §

THIS PARTIAL ASSIGNMENT OF RIGHTS UNDER RIGHT OF EASEMENT (this "Assignment") is made and entered into by and between **FORT BEND COUNTY DRAINAGE DISTRICT**, a conservation and reclamation district and a body politic and corporate and governmental agency of the State of Texas ("Assignor"), and **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188**, a conservation and reclamation district and a body politic and corporate and governmental agency of the State of Texas ("Assignee").

### RECITALS

WHEREAS, by that certain Right of Way Easement instrument filed and recorded in Vol. 511, Pg. 735, of the Official Records of Real Property of Fort Bend County, Texas (the "Jordan Ranch Easement"), Hazel Tubbs Muske, granted unto Assignor, its successors and assigns, a perpetual right of way easement over the tracts of land more particularly described therein; and

WHEREAS, by that certain Right of Way Deed instrument filed and recorded in Vol. 333, Pg. 239, of the Official Records of Real Property of Fort Bend County, Texas (the "Tamarron Parkway Easement"), Mrs. R.A. Tubbs, Roy Muske, and Hazel Muske, granted unto Assignor, its successors and assigns, a perpetual right of way and easement over the tracts of land more particularly described therein; and

WHEREAS, by that certain Drainage Easement instrument filed and recorded under file number 2021184936 of the Official Records of Real Property of Fort Bend County, Texas (the "Horton Easement"), D.R. Horton Texas, Ltd., a Texas limited partnership, granted unto Assignor, its successors and assigns, a perpetual right of way and easement over the tracts of land more particularly described therein; and

WHEREAS, the Assignor desires to assign all of its rights and obligations for certain portions of the Jordan Ranch Easement, the Tamarron Parkway Easement, and the Horton Easement (hereinafter referred to as the "Easements" or "Easement Tracts"), such portions more particularly described in **Exhibits "A-1, A-2, and A-3"** attached hereto and made a part hereof for all purposes; and

WHEREAS, Assignee desires to assume all rights and obligations of Assignor under the Easements; and

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid by Assignee to Assignor, the receipt and sufficiency of which is hereby acknowledged and confessed, (i) Assignor hereby grants, sells, assigns and conveys to Assignee all of the Assignor's rights and obligations under the Easements and (ii) Assignee hereby assumes all of the rights and obligations of Assignor under the Easements. This partial assignment is only effective as to the Easement Tracts and Assignor shall continue to exercise its rights under the

remainders of the Jordan Ranch Easement, the Tamarron Parkway Easement, and the Horton Easement.

The easement, rights and privileges herein granted shall be perpetual or for so long as Assignee shall utilize the easement for the purposes intended; however, notwithstanding anything herein to the contrary, the Easements shall automatically terminate: (i) on the date that the plat that includes the Easement Tracts is recorded in the real property records of Fort Bend County, provided that such plat includes this easement; or (ii) upon completion of construction of any road projects located within the Easement Tracts.

IN WITNESS WHEREOF, this instrument is executed this 13<sup>th</sup> day of February, 2023. <sup>4</sup>Ⓟ

**ASSIGNOR:**

FORT BEND COUNTY DRAINAGE DISTRICT

By: KP George

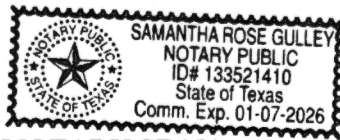
Name: KP George

Title: County Judge

THE STATE OF TEXAS §

§  
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 13<sup>th</sup> day of February, 2023, <sup>4</sup>Ⓟ  
by KP George, County Judge of Fort Bend County  
Drainage District, on behalf of said political subdivision.



(NOTARY SEAL)

Samantha Rose Gulley  
Notary Public - State of Texas

IN WITNESS WHEREOF, this instrument is executed this 2nd day of February, 2024.

**ASSIGNEE:**

FORT BEND COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 188

By: Stephanie Hardin

Name: STEPHANIE HARDIN

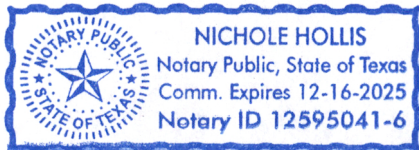
Title: PRESIDENT

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF Harris   §

This instrument was acknowledged before me on the 2nd day of February, 2024,  
by Stephanie Hardin, President of Fort Bend County  
Municipal Utility District No. 188, on behalf of said political subdivision.

(NOTARY SEAL)

Nichole Hollis  
Notary Public - State of Texas



AS PER ORIGINAL

## EXHIBIT "A-1"

County: Fort Bend  
Project: Tamarron Muske  
Job No.: 232604  
MB No.: 23-354

### FIELD NOTES FOR 1.096 ACRES

Being a tract containing 1.096 acres located in the H.&T.C.R.R. CO. Sec. 105 Survey, Abstract Number 261, in Fort Bend County, Texas; said 1.096 acre tract being a portion of a call 187.244 acre tract recorded in the name of 187 Muske Investments, Ltd. in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2020179946; said 1.096 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone, derived from GPS observations):

**Beginning** at a 5/8-inch capped iron rod found at the southwesterly corner of said 187.244 acre tract and an interior corner of a call 980.90 acre tract recorded in the name of 1003 Franz Investments, Ltd. in F.B.C.C.F. Number 2020183372, from which a 1/2-inch capped iron pipe found for the northwesterly corner of said 187.244 acre tract bears North 01 degree 58 minutes 46 seconds West, a distance of 3177.10 feet;

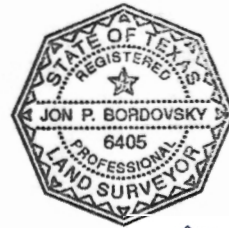
Thence, with said the westerly line of said 187.244 acre tract, North 01 degree 58 minutes 46 seconds West, a distance of 1591.44 feet;

Thence, through and across said 187.244 acre tract, North 88 degree 01 minute 09 seconds East, a distance of 30.00 feet to a line 30-feet from and parallel to said westerly line;

Thence, with said parallel line, South 01 degree 58 minutes 46 seconds East, a distance of 1591.43 feet to the southerly line of said 187.244 acre tract and a northerly line of said 980.90 acre tract;

Thence, with said southerly and northerly line, South 87 degrees 59 minutes 36 seconds West, a distance of 30.00 feet to the **Point of Beginning** and containing 1.096 acres of land.

GBI PARTNERS  
TBPELS FIRM #10130300  
281.499.4539  
July 18, 2023



*JPB*  
7/18/2023

### FIELD NOTES FOR 1.091 ACRES

Being a tract containing 1.091 acres located in the H.&T.C.R.R. CO. Sec. 105 Survey, Abstract Number 261, in Fort Bend County, Texas; said 1.091 acre tract being a portion of a call 187.244 acre tract recorded in the name of 187 Muske Investments, Ltd. in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2020179946; said 1.091 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone, derived from GPS observations):

**Beginning** at a 1/2-inch capped iron pipe found for the northwesterly corner of said 187.244 acre tract, the southwesterly corner of a call 1352.43 acre tract recorded in the name of Fort Bend Jordan Ranch, L.P. in F.B.C.C.F. Number 2015027940 and being on the easterly line of a call 980.90 acre tract recorded in the name of 1003 Franz Investments, Ltd. in F.B.C.C.F. Number 2020183372, from which a capped 5/8-inch capped iron rod found for the southwesterly corner of said 187.244 acre tract bears South 01 degree 58 minutes 46 seconds East, a distance of 3177.10 feet;

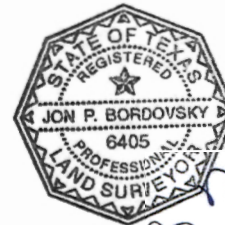
Thence, with the northerly line of said 187.244 acre tract and the southerly line of said 1352.43 acre tract, South 86 degree 18 minutes 36 seconds East, a distance of 30.15 feet to a line 30-feet from and parallel to the westerly line of said 187.244 acre tract;

Thence, with said parallel line, South 01 degree 58 minutes 46 seconds East, a distance of 1582.68 feet;

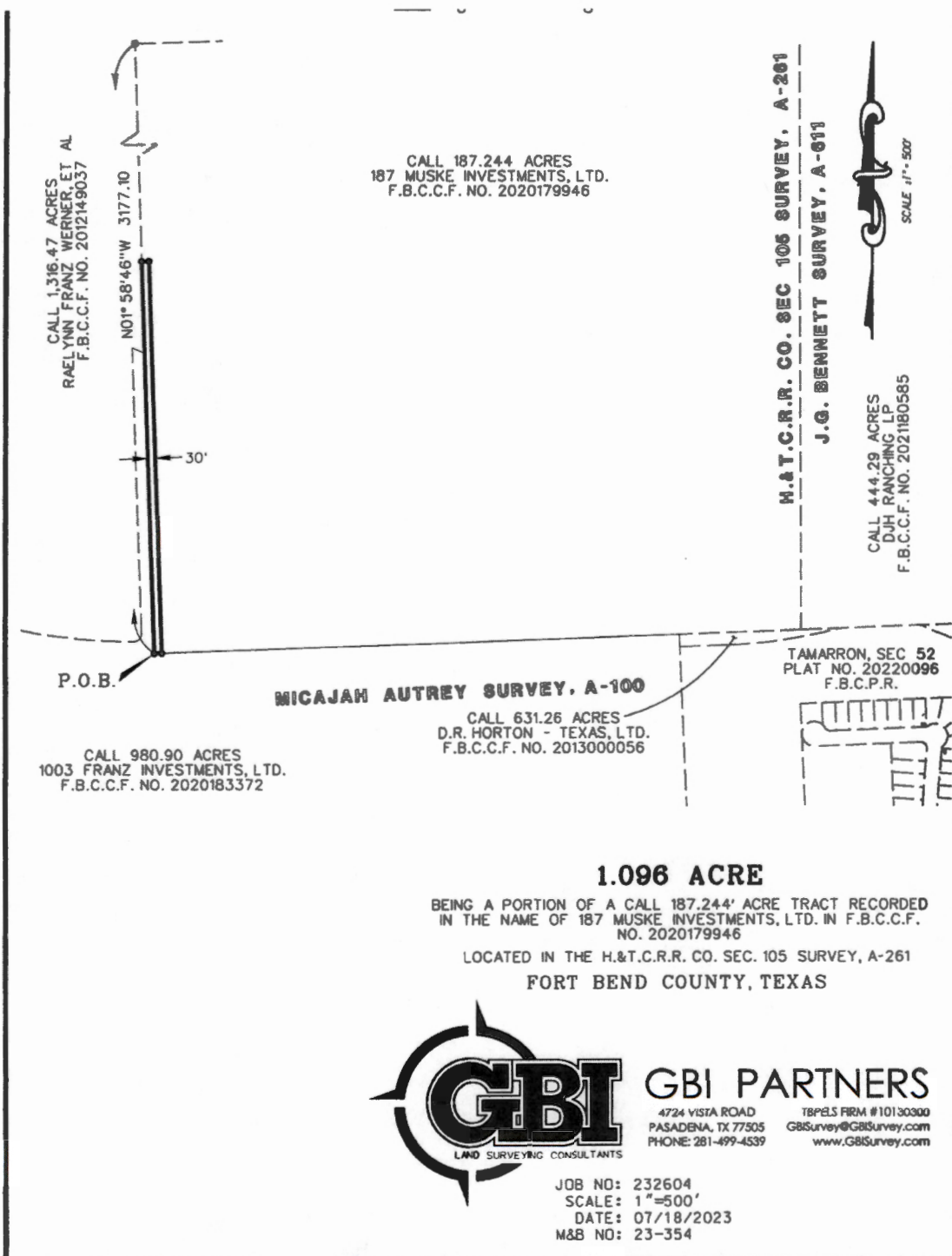
Thence, through and across said 187.244 acre tract, South 88 degree 01 minute 09 seconds West, a distance of 30.00 feet to the said westerly line of 187.244 acre tract;

Thence, with said westerly line, North 01 degree 58 minutes 46 seconds West, a distance of 1585.65 feet to the **Point of Beginning** and containing 1.091 acres of land.

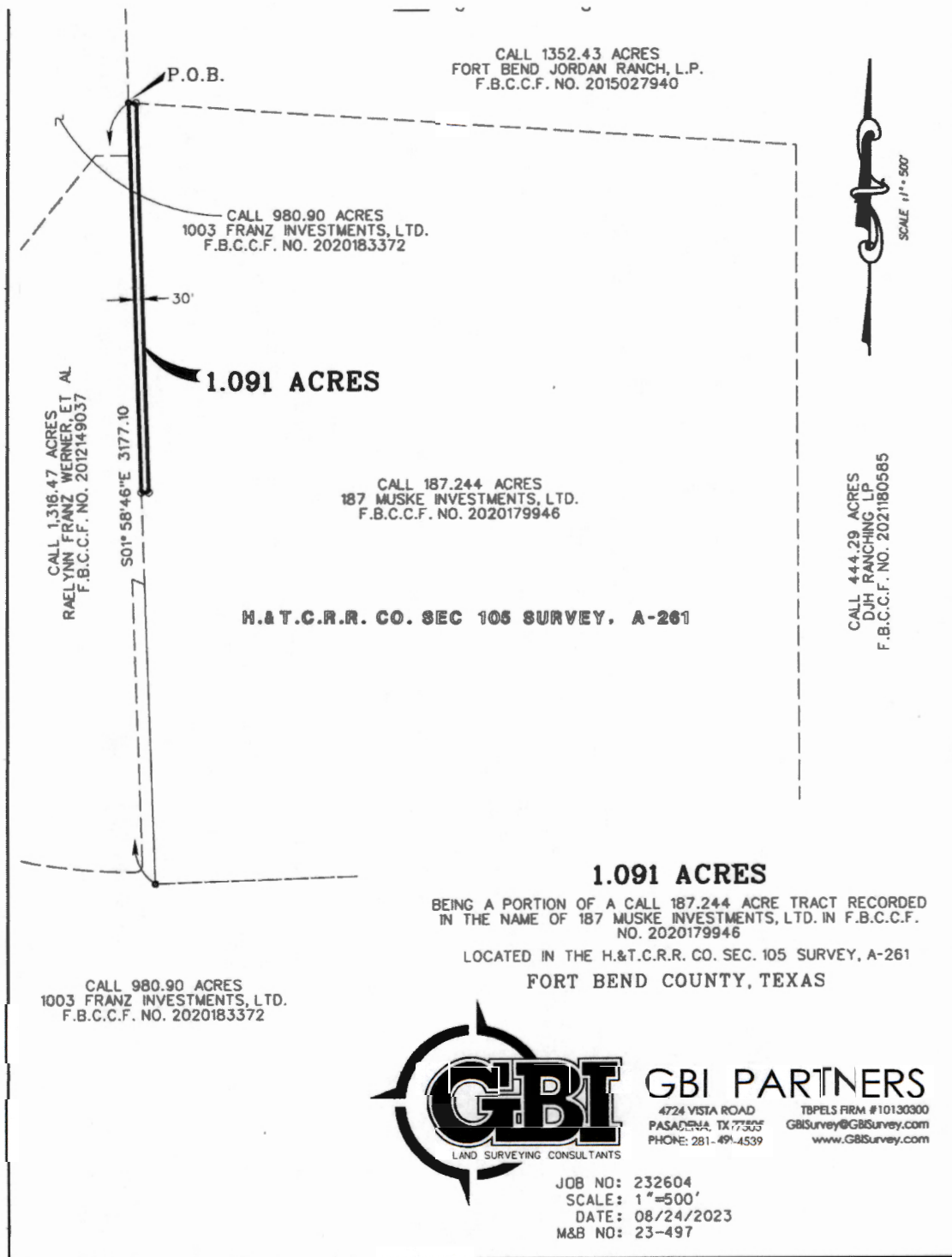
GBI PARTNERS  
TBPELS FIRM #10130300  
281.499.4539  
August 24, 2023



*Handwritten signature and date:* JPB 8/24/2023









## EXHIBIT "A-2"

Exhibit \_\_\_\_ Page 1 of 2 Pages

County: Fort Bend  
Project: Tamarron Muske  
Job No.: 232604  
MB No.: 23-362

### FIELD NOTES FOR 0.437 ACRE

Being a tract containing 0.437 acre of land located in the H.&T.C.R.R. CO. Sec. 105 Survey, Abstract Number 261, in Fort Bend County, Texas; said 0.437 acre tract being a portion of a call 187.244 acre tract recorded in the name of 187 Muske Investments, Ltd. in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2020179946; said 0.437 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone, derived from GPS observations):

**Beginning** at a 1/2-inch capped iron pipe found at the southeasterly corner of said 187.244 acre tract, the southwesterly corner of a call 444.29 acre tract recorded in the name of DJH Ranching, L.P. in F.B.C.C.F. Number 2021180585 and on the northerly line of a call 631.26 acre tract recorded in the name of D.R. Horton - Texas, Ltd. in F.B.C.C.F. Number 2013000056, from which a 3/4-inch iron pipe found for the northeasterly corner of said 187.244 acre tract bears North 00 degrees 17 minutes 33 seconds West, a distance of 2905.43 feet;

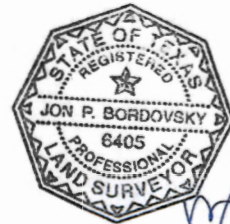
Thence, with the southerly line of said 187.244 acre tract and said northerly line of 631.26 acre tract, South 87 degrees 50 minutes 09 seconds West, a distance of 475.00 feet;

Thence, through and across said 187.244 acre tract, North 02 degrees 09 minutes 51 seconds West, a distance of 40.00 feet to a line 40-feet from and parallel to said southerly line;

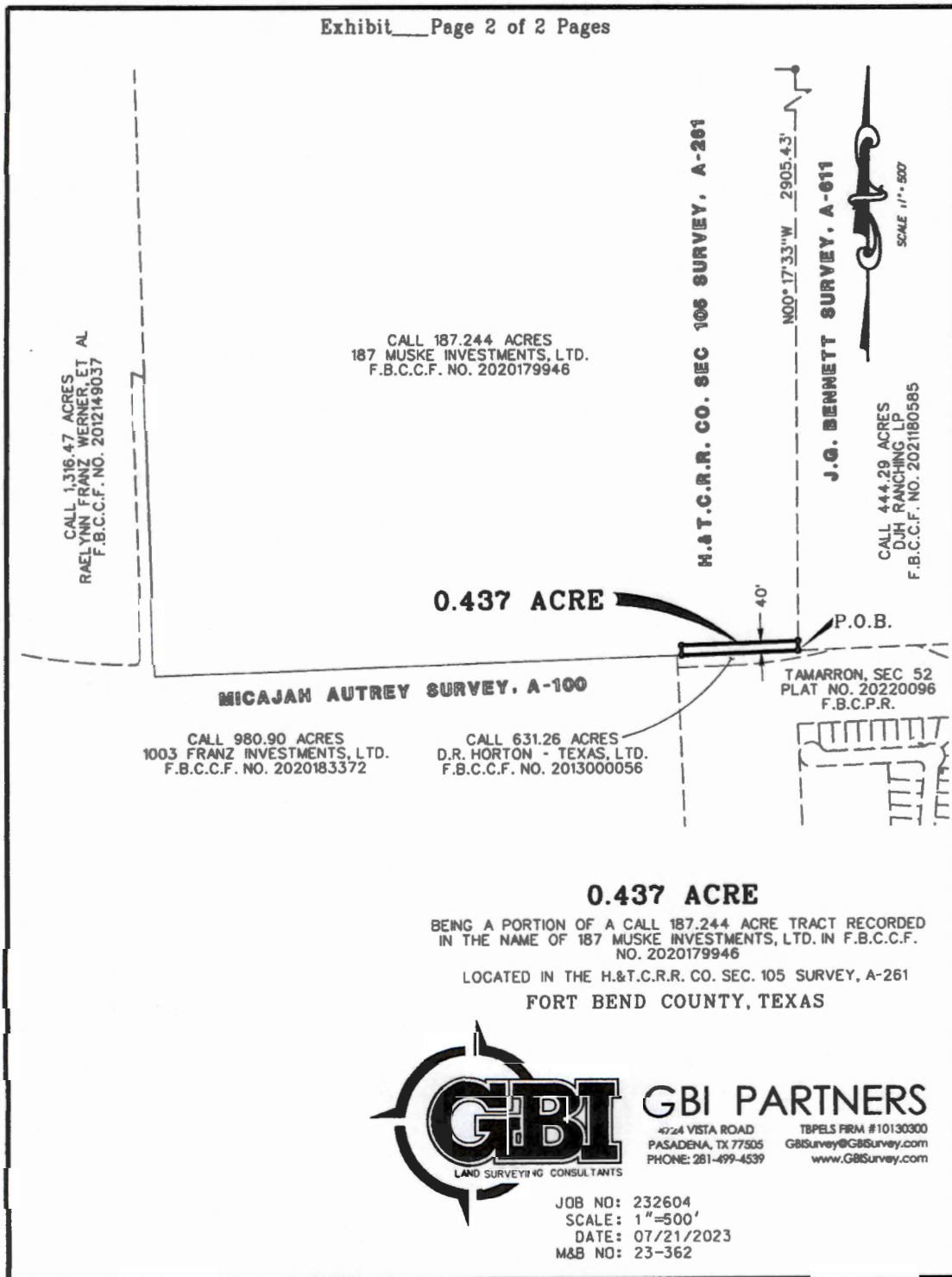
Thence, with said parallel line, North 87 degrees 50 minutes 09 seconds East, a distance of 476.31 feet to the easterly line of said 187.244 acre tract and the westerly line of said 444.29 acre tract;

Thence, with said easterly and westerly line, South 00 degrees 17 minutes 33 seconds East, a distance of 40.02 feet to the **Point of Beginning** and containing 0.437 acre of land.

GBI PARTNERS  
TBPELS FIRM #10130300  
281.499.4539  
July 21, 2023



*Handwritten signature and date:*  
7/21/2023



## EXHIBIT "A-3"

Exhibit \_\_\_\_ Page 1 of 2 Pages

County: Fort Bend  
Project: Tamarron Muske  
Job No.: 232604  
MB No.: 23-363

### FIELD NOTES FOR 0.226 ACRE

Being a tract containing 0.226 acre of land located in the Micajah Autrey Survey, Abstract Number 100, in Fort Bend County, Texas; said 0.226 acre tract being a portion of a call 631.26 acre tract recorded in the name of D.R. Horton – Texas, Ltd. in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2013000056; said 0.226 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone, derived from GPS observations):

**Beginning** at a 1-1/4-inch iron pipe found at the northwesterly corner of said 631.26 acre tract, the northeasterly corner of a call 980.90 acre tract of land recorded in the name of 1003 Franz Investments, Ltd. in F.B.C.C.F. Number 2020183372 and on the southerly line of a call 187.244 acre tract of land recorded in the name of 187 Muske Investments, Ltd. in F.B.C.C.F. Number 2020179946;

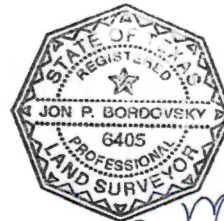
Thence, with the northerly line of said 631.26 acre tract and the southerly line of said 187.244 acre tract, North 87 degrees 50 minutes 09 seconds East, a distance of 493.70 feet to a 1/2-inch capped iron pipe found at the southeasterly corner of said 187.244 acre tract and the southwesterly corner of a call 444.29 acre tract of land recorded in the name of DJH Ranching, L.P. in F.B.C.C.F. Number 2021180585;

Thence, through and across said 631.26 acre tract, South 00 degrees 17 minutes 33 seconds East, a distance of 20.01 feet to a line 20-feet from and parallel to said northerly line;

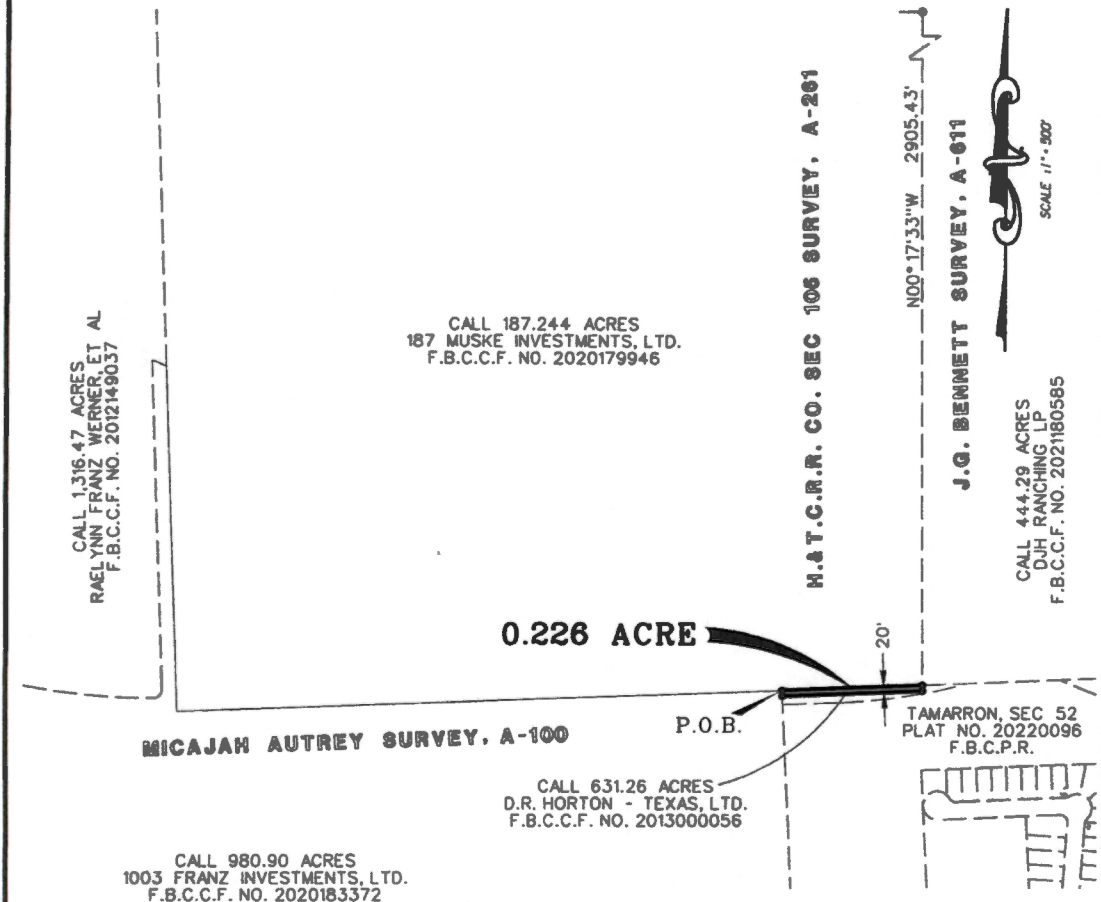
Thence, with said parallel line, South 87 degrees 50 minutes 09 seconds West, a distance of 492.93 feet to the westerly line of said 631.26 acre tract and the easterly line of aforesaid 980.90 acre tract;

Thence, with said westerly and easterly line, North 02 degrees 28 minutes 44 seconds West, a distance of 20.00 feet to the **Point of Beginning** and containing 0.226 acre of land.

GBI PARTNERS  
TBPELS FIRM #10130300  
281.499.4539  
July 21, 2023



*Jon P. Bordovsky*  
7/21/2023



**0.226 ACRE**

BEING A PORTION OF A CALL 631.26 ACRE TRACT RECORDED  
IN THE NAME OF D.R. HORTON - TEXAS, LTD. IN F.B.C.C.F.  
NO. 2013000056

LOCATED IN THE MICAJAH AUTREY SURVEY, A-100  
FORT BEND COUNTY, TEXAS



**GBI PARTNERS**

4724 VISTA ROAD  
PASADENA, TX 77505  
PHONE: 281-499-4539

TBPELS FIRM #10130300  
GBISurvey@GBISurvey.com  
www.GBISurvey.com

JOB NO: 232604  
SCALE: 1"=500'  
DATE: 07/21/2023  
M&B NO: 23-363

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

February 16, 2024 02:20:52 PM

FEE: \$0.00

DP2

**2024014395**

