

104



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:

SEAN SEVY AND WIFE, DOLORES SEVY

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:

~~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 additional easement totaling 0.7091 acres parallel and adjacent to the westerly side of an existing easement 160 feet in width previously recorded within Volume 323, on Page 365 of the Deed Records of Fort Bend County Texas, and more particularly described within the attachment labeled **EXHIBIT "A"**.

The District shall have an additional easement totaling 0.2473 acres parallel and adjacent to the easterly side of an existing easement 160 feet in width previously recorded within Volume 323, on Page 365 of the Deed Records of Fort Bend County, Texas, and more particularly described with the attachment labeled **EXHIBIT "B"**.

During channel construction and during 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.

AS PER ORIGINAL

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.

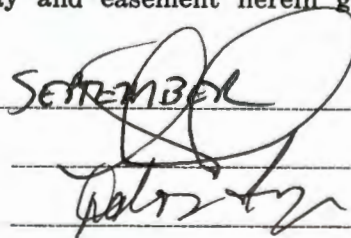
GRANTOR reserves the oil, gas and sulphur in and under the land covered by this easement, provided however, that during the life of this easement no mining or drilling operations shall be conducted upon the surface of the area included in the easement right of way above described.

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 27th day of SEPTEMBER, A. D. 19 2024.

SEAN SEVY
Dolores Sevy



THE STATE OF TEXAS

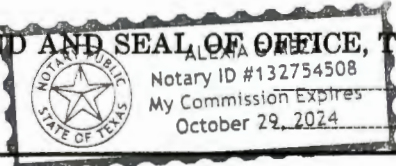
COUNTY OF Fort Bend

BEFORE ME Alexia Meza, Notary Public

_____, in and for
Dolores Fort Bend
Sevy 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 27 day of September,
A. D. 2024
(L. S.)



THE STATE OF TEXAS

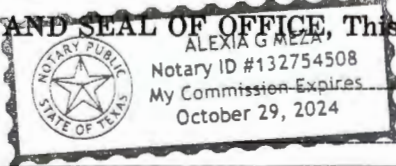
COUNTY OF Fort Bend

BEFORE ME Alexia Meza, Notary Public

_____, in and for
Fort Bend
Sean Sevy 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 27 day of September,
A. D. 2024
(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:

EXHIBIT "A"

June 22, 2020

Drainage Easement 11

***0.7091 acre of land in the C.B. Stewart Survey, Abstract No. 90,
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 0.7091 acre (30,890 square feet) tract of land in the C.B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.7091 acre tract being out of a 7.34 acre tract of land "Lot 40" conveyed to Sean Sevy and wife, Dolores Sevy, as recorded in Fort Bend County Clerk's File No. 2004047411 and being more particularly described by metes-and-bounds as follows with the bearings being based on Texas Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations; coordinates shown hereon are surface coordinates and may be converted to grid by applying the following scale factor of 0.99986701753.:

COMMENCING at a 3/4-inch iron pipe found in the northwest line of a 192 acre tract of land conveyed to Gaye Lynn McNutt and Thomas Carlton McNutt, as recorded in the Fort Bend County Clerk's File No. 2017060016, for the east corner of a 5.0 acre tract of land conveyed to Jacob Krassnig and Gloria Hussl, as recorded in Fort Bend County Clerk's File No. 2007059354 and in Volume 1157, Page 507 of the Fort Bend County Deed Records, for the south corner of a 3.52 acre tract of land "Reserve" conveyed to Gloria Huhsl and Jacob Krassnig, as recorded in Volume 1495, Page 468 of the Fort Bend County Deed Records and for the south corner of an unrecorded 151.27 acre subdivision; said point having the following coordinates: X=2,986,776.37, Y=13,734,402.53;

THENCE, North 41° 32' 09" East – 503.64 feet with the northwest line of said 192 acre tract, with the southeast line of said 3.52 acre tract, with the southeast line of a 5.94 acre tract of land "Lot 39" conveyed to Ofelia Medina, as recorded in Fort Bend County Clerk's File No. 2009076396 and with the southeast line said 7.34 acre tract to a point for the beginning of a non-tangent curve to the right and for the POINT OF BEGINNING of this tract; said point having the following coordinates: X=2,987,110.33, Y=13,734,779.52; from which a 5/8-inch iron rod with cap stamped "Tejas PRLS 4079" found bears South 41° 32' 09" West – 55.22 feet;

THENCE, in a southwesterly direction with said curve to the right having a radius of 180.29 feet, a central angle of 12° 38' 47", a length of 39.79 feet, and a chord bearing South 63° 47' 39" West - 39.71 feet to a point for the southwest corner of this tract;

THENCE, North 02° 21' 56" East - 38.61 feet with the east line of said 5.94 acre tract with the west line of said 7.34 are tract to a point for the northwest corner of this tract and for the beginning of a non-tangent curve to the left; from which a 5/8-inch iron rod found in the southeast right-of-way line of Kari Lane (60 feet wide) bears North 02° 21' 56" West – 936.40 feet;

THENCE, in a northeasterly direction with said curve to the left having a radius of 145.29 feet, a central angle of 49° 44' 22", a length of 126.13 feet, and a chord bearing North 39° 28' 21" East - 122.20 feet to a point-of-compound-curvature;

THENCE, in a northerly direction with a curve to the left having a radius of 485.00 feet, a central angle of $13^{\circ} 46' 54''$, a length of 116.66 feet, and a chord bearing North $07^{\circ} 42' 43''$ East - 116.38 feet to a point-of-tangency;

THENCE, North $00^{\circ} 49' 16''$ East - 60.03 feet to a point-of-curvature;

THENCE, in a northeasterly direction with a curve to the right having a radius of 440.00 feet, a central angle of $60^{\circ} 04' 26''$, a length of 461.33 feet, and a chord bearing North $30^{\circ} 51' 29''$ East - 440.49 feet to a point-of-tangency;

THENCE, North $60^{\circ} 53' 42''$ East - 40.36 feet to a point-of-curvature;

THENCE, in a northeasterly direction with a curve to the left having a radius of 85.00 feet, a central angle of $37^{\circ} 48' 51''$, a length of 56.10 feet, and a chord bearing North $41^{\circ} 59' 16''$ East - 55.09 feet to a point-of-tangency;

THENCE, North $23^{\circ} 04' 50''$ East - 26.86 feet to a point for the north corner of this tract; from which a 5/8-inch iron rod with cap found in the southeast right-of-way line of Kari Lane (60 feet wide) bears North $29^{\circ} 14' 03''$ West - 384.59 feet;

THENCE, South $29^{\circ} 14' 03''$ East - 44.23 feet with the southwest line of a 4.167 acre tract of land "Lot 41" conveyed to Ronnie Perry Gehring, as recorded in Fort Bend County Clerk's File No. 2012034991 and with the northeast line of said 7.34 acre tract to a point for the east corner of this tract; said point having the following coordinates: X=2,987,500.63, Y=13,735,495.07;

THENCE, in a southwesterly direction with a curve to the right having a radius of 120.00 feet, a central angle of $37^{\circ} 43' 41''$, a length of 79.02 feet, and a chord bearing South $42^{\circ} 01' 51''$ West - 77.60 feet to a point-of-tangency;

THENCE, South $60^{\circ} 53' 42''$ West - 40.36 feet to a point-of-curvature;

THENCE, in a southwesterly direction with a curve to the left having a radius of 405.00 feet, a central angle of $60^{\circ} 04' 26''$, a length of 424.64 feet, and a chord bearing South $30^{\circ} 51' 29''$ West - 405.45 feet to a point-of-tangency;

THENCE, South $00^{\circ} 49' 16''$ West - 60.03 feet to a point-of-curvature;

THENCE, in a southerly direction with a curve to the right having a radius of 520.00 feet, a central angle of $13^{\circ} 46' 54''$, a length of 125.08 feet, and a chord bearing South $07^{\circ} 42' 43''$ West - 124.78 feet to a point-of-compound-curvature;

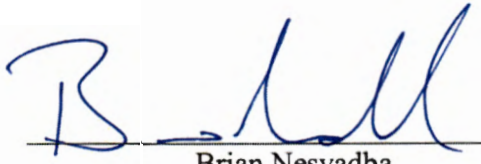
THENCE, in a southerly direction with a curve to the right having a radius of 180.29 feet, a central angle of $10^{\circ} 59' 53''$, a length of 34.61 feet, and a chord bearing South $20^{\circ} 06' 06''$ West - 34.55 feet to an angle point for the end of said curve;

THENCE, South 41° 32' 09" West - 98.99 feet with the northwest line of said 192 acre tract and with the southeast line said 7.34 acre tract to the POINT OF BEGINNING and containing 0.7091 acre (30,890 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING Co.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 212-7
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Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

June 22, 2020

EXHIBIT "B"

Drainage Easement 12

***0.2473 acre of land in the C.B. Stewart Survey, Abstract No. 90,
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 0.2473 acre (10,772 square feet) tract of land in the C.B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.2473 acre tract being out of a 7.34 acre tract of land "Lot 40" conveyed to Sean Sevy and wife, Dolores Sevy, as recorded in Fort Bend County Clerk's File No. 2004047411 and being more particularly described by metes-and-bounds as follows with the bearings being based on Texas Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations; coordinates shown hereon are surface coordinates and may be converted to grid by applying the following scale factor of 0.99986701753.:

COMMENCING at a 3/4-inch iron pipe found in the northwest line of a 192 acre tract of land conveyed to Gaye Lynn McNutt and Thomas Carlton McNutt, as recorded in the Fort Bend County Clerk's File No. 2017060016, for the east corner of a 5.0 acre tract of land conveyed to Jacob Krassnig and Gloria Hussl, as recorded in Fort Bend County Clerk's File No. 2007059354 and in Volume 1157, Page 507 of the Fort Bend County Deed Records, for the south corner of a 3.52 acre tract of land "Reserve" conveyed to Gloria Huhsl and Jacob Krassnig, as recorded in Volume 1495, Page 468 of the Fort Bend County Deed Records and for the south corner of an unrecorded 151.27 acre subdivision; said point having the following coordinates: X=2,986,776.37, Y=13,734,402.53;

THENCE, North 41° 32' 09" East – 888.36 feet with the northwest line of said 192 acre tract, with the southeast line of said 3.52 acre tract, with the southeast line of a 5.94 acre tract of land "Lot 39" conveyed to Ofelia Medina, as recorded in Fort Bend County Clerk's File No. 2009076396 and with the southeast line said 7.34 acre tract to a point for the south corner and POINT OF BEGINNING of this tract; said point having the following coordinates: X=2,987,365.44, Y=13,735,067.51; from which a 5/8-inch iron rod with cap stamped "Tejas PRLS 4079" found bears South 41° 32' 09" West – 439.94 feet;

THENCE, in a northeasterly direction with a curve to the right having a radius of 245.00 feet, a central angle of 60° 03' 43", a length of 256.83 feet, and a chord bearing North 30° 51' 50" East - 245.23 feet to a point-of-tangency;

THENCE, North 60° 53' 42" East - 40.36 feet to a point-of-curvature;

THENCE, in a northeasterly direction with a curve to the left having a radius of 280.00 feet, a central angle of 15° 17' 14", a length of 74.71 feet, and a chord bearing North 53° 15' 05" East - 74.49 feet to a point for the north corner of this tract; from which a 5/8-inch iron rod with cap found in the southeast right-of-way line of Kari Lane (60 feet wide) bears North 29° 14' 03" West – 604.00 feet;

THENCE, South 29° 14' 03" East - 17.91 feet with the southwest line of a 4.167 acre tract of land "Lot 41" conveyed to Ronnie Perry Gehring, as recorded in Fort Bend County Clerk's File No. 2012034991 and with the northeast line of said 7.34 acre tract to a point for the east corner of said 7.34 acre tract and for an east corner of this tract; said point having the following coordinates: X=2,987,594.93, Y=13,735,326.58

THENCE, South 41° 32' 09" West - 81.45 feet with the northwest line of said 192 acre tract and with the southeast line said 7.34 acre tract to an angle point of this tract;

THENCE, South 60° 53' 42" West - 37.38 feet to a point-of-curvature;

THENCE, in a southwesterly direction with a curve to the left having a radius of 210.00 feet, a central angle of 47° 10' 29", a length of 172.90 feet, and a chord bearing South 37° 18' 27" West - 168.06 feet to a point for an east corner of this tract;

THENCE, South 41° 32' 09" West - 61.78 feet with the northwest line of said 192 acre tract and with the southeast line said 7.34 acre tract to the POINT OF BEGINNING and containing 0.2473 acre (10,772 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING Co.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 212-7
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Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



KARI LANE
(60' R.O.W.)

SEAN SEVY AND WIFE, DOLORES SEVY
7.34 ACRES "LOT 40"
(F.B.C.C.F. NO. 2004047411)

RONNIE PERRY GEHRING
4.187 ACRES "LOT 41"
(F.B.C.C.F. NO. 2012034991)

DRAINAGE EASEMENT 11
0.7091 ACRE
(30,890 SQ. FT.)

C.B. STEWART SURVEY
ABSTRACT NO. 90

A. WICKSON SURVEY
ABSTRACT NO. 94

DRAINAGE EASEMENT 12
0.2473 ACRE
(10,772 SQ. FT.)

LOT 1
GALLIMORE AND RICKY SUBDIVISION
(VOL. 31, PG. 174; F.B.C.D.R.)

LINE	BEARING	DISTANCE
L1	N 23°04'50" E	26.06'
L2	S 29°14'03" E	44.23'
L3	S 60°53'42" W	40.36'
L4	S 00°49'18" W	60.03'
L5	S 41°32'08" W	81.45'
L6	N 60°53'42" E	40.36'
L7	S 60°53'42" W	37.36'
L8	S 29°14'03" E	17.91'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	12°38'47"	180.29'	38.79'	S 63°47'38" W - 38.71'
C2	48°44'22"	145.29'	126.13'	N 38°28'21" E - 122.20'
C3	13°46'54"	485.00'	118.86'	N 07°42'43" E - 118.38'
C4	60°04'28"	440.00'	461.33'	N 30°51'28" E - 440.49'
C5	37°48'51"	85.00'	58.10'	N 41°59'18" E - 58.09'
C6	37°43'41"	120.00'	79.02'	S 42°01'51" W - 77.80'
C7	60°04'28"	425.00'	424.84'	S 30°51'28" W - 408.55'
C8	13°46'54"	520.00'	120.08'	S 07°42'43" W - 124.78'
C9	10°58'53"	180.29'	34.81'	S 20°08'08" W - 34.53'
C10	60°03'43"	245.00'	266.83'	N 30°51'30" E - 248.23'
C11	191°17'14"	280.00'	74.71'	N 53°15'05" E - 74.49'
C12	47°10'29"	210.00'	172.80'	S 37°18'27" W - 188.08'

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NOS CONTINUOUSLY OPERATING REFERENCE STATIONS. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND MAY BE CONVERTED TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR OF 0.999986701753.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
- 3) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
- 5) METES-AND-BOUND DESCRIPTIONS WERE COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 6) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 261-491-2325.
- 7) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON MAY 12, 2020.

OFELIA MEDINA
5.94 ACRES "LOT 39"
(F.B.C.C.F. NO. 2009076398)

N 02°21'56" E - 38.81'

GLORIA HUSS AND JACOB KRASSING
(VOL. 3, PG. 485; F.B.C.D.R.)
JACOB KRASSING AND GLORIA HUSS
(F.B.C.C.F. NO. 2007059354)
(VOL. 1157, PG. 507; F.B.C.D.R.)

P.O.B.-D, E. 11
X= 2,987,778.37
Y= 13,734,778.52

P.O.C.-D, E. 11&12
X= 2,986,778.37
Y= 13,734,402.83

GAYE LYNN MCNUTT AND THOMAS CARLTON MCNUTT
192 ACRES
(F.B.C.C.F. NO. 2017060016)

- LEGEND
- CL - CENTERLINE
 - D.E. - DRAINAGE EASEMENT
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - FND - FUND
 - I.P. - IRON PIPE
 - I.R. - IRON ROD
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - R.O.W. - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - W/ - WITH

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plot correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1B, Condition II, Survey.

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 817.481.8888 FAX: 817.481.8888
www.team-civil.com
Surveying Firm No. 19119999 / Engineering Firm No. P-8908

STANDARD LAND SURVEY

OF
PROPOSED DRAINAGE EASEMENTS BEING
A 0.7091 ACRE (30,890 SQ. FT.) TRACT OF LAND AND
A 0.2473 ACRE (10,722 SQ. FT.) TRACT OF LAND
IN C. B. STEWART SURVEY, ABSTRACT NO. 90,
FORT BEND COUNTY, TEXAS

CREW: RL	DRAWN BY: KPR	CALC. BY: BSN	CHECKED: BSN
DATE: 06/22/20	SCALE: 1"=80'	KEY MAP: 644V	JOB NO.: 212-7

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

November 19, 2024 04:32:15 PM

FEE: \$0.00

DP2

2024113544

