

ASSIGNMENT OF DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT, the **COUNTY OF HARRIS, a body corporate and politic under the laws of the State of Texas**, hereinafter referred to as “Grantor”, for and in consideration of Grantor’s intent to donate to the **Harris County Flood Control District, a political subdivision of the State of Texas**, hereinafter called “Grantee”, certain land to be used by Grantee for the public purpose of providing flood control and drainage operation and maintenance, being a public purpose that benefits and serves the public interest, such donation being made pursuant to Texas Local Government Code §272.001(1), has ASSIGNED, GRANTED, BARGAINED and CONVEYED and by these presents does ASSIGN, GRANT, BARGAIN and CONVEY unto Grantee, its successors, and assigns, an exclusive and perpetual easement (the “Easement”) for drainage and detention improvements and other reasonably related purposes as set forth herein, on, along, upon, over and across the following described property in the County of Harris, Texas, which Harris County owns, more particularly described as follows, to-wit:

Being a 12.4056 acre (540,386 Sq. Ft., more or less) tract of land out of the M. H. Bundick Survey, Abstract 111, Harris County, Texas, and being a portion of a called 91.0385 acre tract conveyed to Harris County as recorded in Harris County Clerk’s File Number F496923 of the Official Public Records of Real Property of Harris County, Texas, and being more particularly described by metes and bounds in Exhibit “A” attached hereto and made a part hereof (the “Easement Area”).

The Easement hereby granted shall be for the purpose of flood control, drainage and detention of the surrounding area, and such other related and ancillary purposes and objects as Grantee shall lawfully be authorized to perform or engage in, and shall include, by way of description only and not by way of limitation, the right: 1) to construct, operate, maintain and improve all manner and form of waterways and ditches, on, across, over, along, under and upon the entirety of the Easement Area; 2) to widen, straighten, rectify, clear, excavate, desilt, level, service, repair, deepen, update, and improve waterways, floodways, drainage canals, ditches, laterals, levels, sluices, conduits, and/or detention ponds or basins thereon; 3) to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, vegetation, buildings, improvements and/or other obstructions (whether manmade or natural) therefrom; 4) to excavate, dredge, cut away, trench, dig and remove any of the land constituting

the Easement Area and to dispose of or use, on or off the Easement Area, the dirt, soil, shell, stone, gravel, sand or other overburden, trees, grass, shrubbery, vegetation, and any other material from the Easement Area as Grantee in its sole discretion shall determine without additional compensation being paid to Grantor; 5) to place on the Easement Area dirt, soil, riprap, dredge or spoil material and engage in any and all forms of silt removal; 6) to place a retaining wall with appropriate backfill; 7) to install and maintain upon the Easement Area all manner of bulkheads, bulwarks, stabilized embankments, spoil banks, roads, crossings, bridges, culverts, gated structures, sidewalks, landscaping, plants, ground cover, terraces and other forms of soil stabilization and erosion abatement, lighting, and signs (whether permanent or temporary) and to remove the same; and 8) to bring upon the Easement Area all machinery, equipment, building materials and personnel reasonably necessary to efficiently prosecute such work.

All matters concerning or relating to the design, operation, maintenance, configuration and the construction of any improvement or related facility permitted under the terms of this Easement shall be done at the sole cost and expense of that party, and that party only, who occupies or is otherwise authorized to use the Easement Area under the terms of this conveyance. Grantor reserves the right to make any use of the Easement Area, so long as such use does not unreasonably interfere with those authorized uses and occupations then being made of the Easement Area, including but not limited to, the use of the Easement Area for park and recreational purposes, together with all rights of ingress and egress for such purposes.

This Easement is subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record in Harris County, Texas, including building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental entities applicable to and enforceable against the Grantee, including but not limited to all wetlands and environmental laws, rules, regulations, or guidelines of the Texas Commission on Environmental Quality ("TCEQ") governing the withdrawal, discharge, or diversion of the waters of the State of Texas, and all such matters that a true and correct survey or a visual inspection of the Easement Area would reveal, which affect the property herein conveyed, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

TO HAVE AND TO HOLD the above-described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, including all necessary right of ingress, egress and regress, over, along and across the Easement Area, unto Grantee, and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns against every person

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservation from and exceptions to conveyance and warranty.

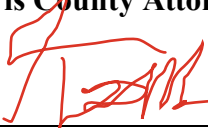
[Signature pages to follow]

EXECUTED this _____ day of _____, 2025.

GRANTOR:
COUNTY OF HARRIS, a body corporate and
politic under the laws of the State of Texas

BY: _____
Lina Hidalgo, County Judge

APPROVED AS TO FORM:
CHRISTIAN D. MENEFEE
Harris County Attorney

By:  _____ 06-18-2025
Kevin E. Mason
Senior Assistant County Attorney
CAO File No.25RPD0068

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, 2025, by Lina Hidalgo as County Judge of Harris County and the presiding officer of the Commissioners Court of Harris County, Texas, on behalf of Commissioners Court of Harris County, Texas, as the governing body of the **COUNTY OF HARRIS**.

Notary Public Signature


AGREED TO AND ACCEPTED on this ____ day of _____, 2022.

GRANTEE:
HARRIS COUNTY FLOOD CONTROL DISTRICT,
a political subdivision of the State of Texas

BY: _____
Lina Hidalgo, County Judge

Grantee's Address:
9900 Northwest Freeway
Houston, Texas 77092

APPROVED AS TO FORM:
CHRISTIAN D. MENEFE
Harris County Attorney

By:  ~~06-18-2025~~

Kevin E. Mason
Senior Assistant County
Attorney
CAO File No. 25RPD0068

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the ____ day of _____ 2025, by Lina Hidalgo, as County Judge of Harris County, Texas and the presiding officer of the Commissioner's Court of Harris County, Texas, on behalf of Commissioners Court of Harris County, Texas, as governing body of the **Harris County Flood Control District**.

Notary Public Signature

EXHIBIT 'A'

Being a 12.4056 acre (540,386 Sq. Ft., more or less) tract of land out of the M. H. Bundick Survey, Abstract 111, Harris County, Texas, and being a portion of a called 91.0385 acre tract conveyed to Harris County as recorded in Harris County Clerk's File Number F496923 of the Official Public Records of Real Property of Harris County, Texas, and being more particularly described by metes and bounds as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone, NAD 83, and were determined using GPS Observations utilizing the Leica Smartnet Network; All coordinates are GRID; distances are surface and may be converted to GRID by multiplying by a factor of 0.99992938

COMMENCING at a 5/8 inch iron rod found for the northwest corner of said 91.0385 acre tract, the southwest corner of a called 41.86469 acre tract of land conveyed to Ronnie G. Smith and Claudia L. Smith as recorded in Harris County Clerk's File No (HCCF) M666845 of the Official Public Records of Real Property of Harris County and in the east line of Fristche Cemetery Road having a 50 feet Right-of-Way as described in Harris County Clerk's File Number B438422 and B464884; said point having GRID coordinates X=3,023,071.06 and Y=13,930,006.67;

THENCE, N 87°45'42" E, along the north line of said 91.0385 acre tract and the south line of said 41.86469 acre tract, a distance of 1,193.92 feet to a 5/8 inch iron rod with plastic cap stamped "Pape-Dawson" to be set in the north line of said 91.0385 acre tract and the south line of said 41.86469 acre tract and for the POINT OF BEGINNING of the herein described tract; said point having GRID coordinates X=3,024,263.99 and Y=13,930,053.30;

THENCE, N 87°45'42" E, continuing along the north line of said 91.0385 acre tract and the south line of said 41.86469 acre tract, a distance of 180.00 feet to a 5/8 inch iron rod found for the northeast corner of said 91.0385 acre tract and the southeast corner of said 41.86469 acre tract and in the west line of a called 72.9071 acre tract conveyed to Michael Khanh and Kim Nguyen as described in a deed recorded in Harris County Clerk's File Number (HCCF) U383744 of the Official Public Records of Real Property;

THENCE, S 02°08'43" E, along the east line of said 91.0385 acre tract, the west line of said 72.9071 acre tract, a distance of 1,096.77 feet to a 1/2 inch iron pipe found for an angle point of said 91.0385 acre tract, the southwest corner of said 72.9071 acre tract and the northwest corner of a called 8.4316 acre tract of land conveyed to Charlotte Lynne Coaton as described in a deed recorded in Harris County Clerk's File Number (HCCF) 2017324735 of the Official Public Records;

THENCE, S 02°19'34" E, along the east line of said 91.0385 acre tract, the west line of said 8.4316 acre tract, the west line of a called 5.4158 acre tract of land conveyed to John Paul Peterson and Charlotte Lynne Coaton as described in a deed recorded in Harris County Clerk's File Number (HCCF) 2017324951 of the Official Public Records and the west line of Stable Gate Section 2 as recorded in Film Code 434078 of the Map Records of Harris County, Texas, passing at a distance of 878.47 feet, 0.70' left a 1/2 inch iron rod found for the southwest corner of said 8.4316 acre tract, continuing for a total distance of 1,787.76 feet a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set for the southeast corner of said 91.0385 acre tract, in the north line of a called 21.624 acre tract of land conveyed to The Stable Gate Homeowners Association Inc. described as a "Nature Reserve A" as recorded in Harris County Clerk's File Number (HCCF) U361220 of the Official Public Records and in the west line of said Stable Gate Section 2;

THENCE, S 87°56'35" W, along the south line of said 91.0385 acre tract, the north line of said 21.624 acre tract, a distance of 230.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set for the southwest corner of the herein described tract and in the south line of said 91.0385 acre tract and the north line of said 21.624 acre tract;

THENCE, departing the south line of said 91.0385 acre tract and the north line of said 21.624 acre tract, over and across said 91.0385 acre tract the following courses and distances:

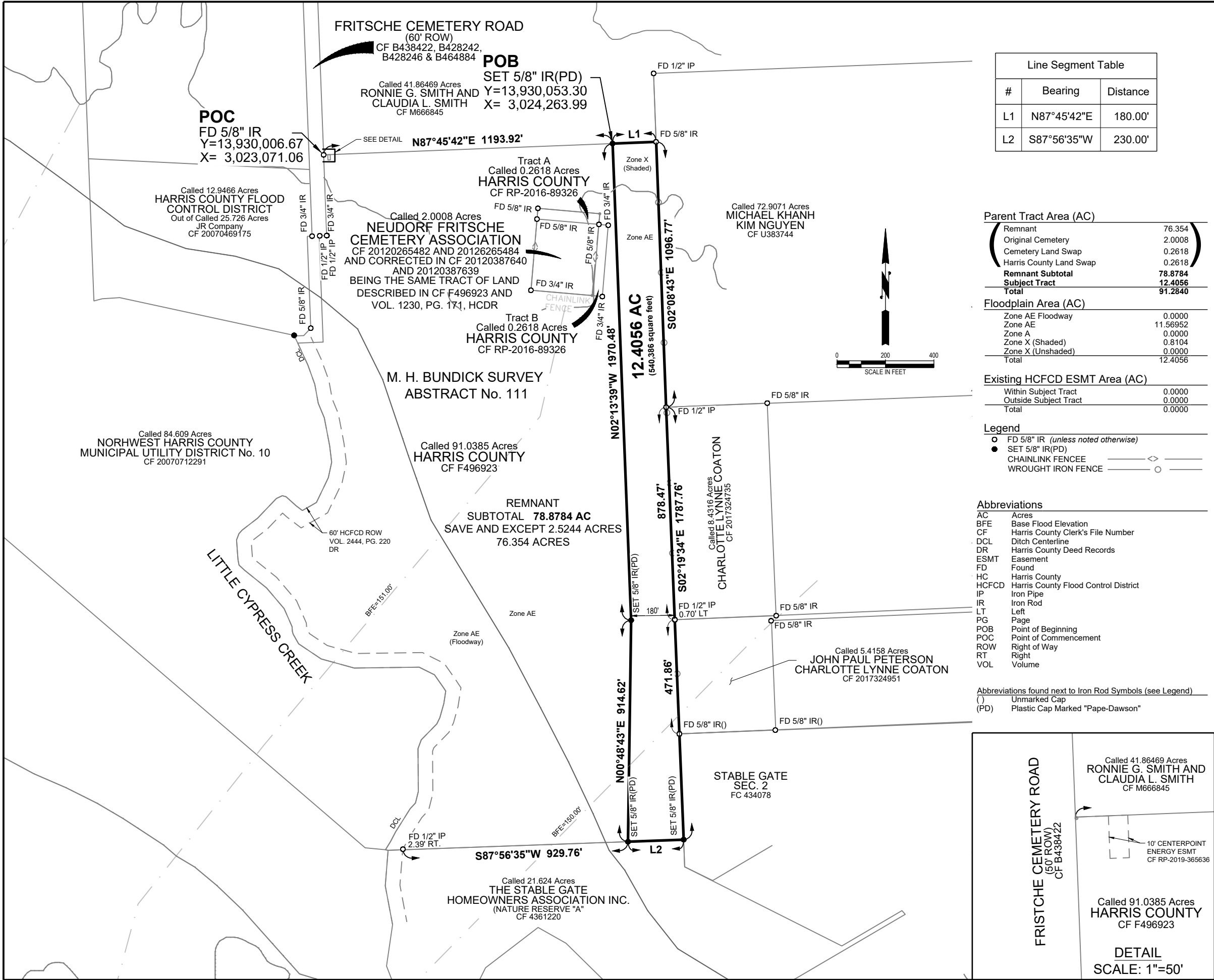
N 00°48'43" W, a distance of 914.62 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner, and

N 02°13'39" W, a distance of 1,970.48 feet to the POINT OF BEGINNING, containing 12.4056 acres (540,386 Sq. Ft., more or less).

This description is based on the Land Title Survey and Plat made by Austan W. Lupher #6711 Registered Professional Land Surveyor, July 8, 2020. Revised January 17, 2022, February 6, 2024.



Austan W. Lupher, RPLS 6711
Pape Dawson Engineers
TBPLS 10194495
24445 Tomball Parkway, Suite 200
Tomball, Texas 77375



Line Segment Table		
#	Bearing	Distance
L1	N87°45'42"E	180.00'
L2	S87°56'35"W	230.00'

Parent Tract Area (AC)	
Remnant	76.354
Original Cemetery	2.0008
Cemetery Land Swap	0.2618
Harris County Land Swap	0.2618
Remnant Subtotal	78.8784
Subject Tract	12.4056
Total	91.2840

Floodplain Area (AC)	
Zone AE Floodway	0.0000
Zone AE	11.56952
Zone A	0.0000
Zone X (Shaded)	0.8104
Zone X (Unshaded)	0.0000
Total	12.4056

Existing HCFC D ESMT Area (AC)	
Within Subject Tract	0.0000
Outside Subject Tract	0.0000
Total	0.0000

Legend	
○	FD 5/8" IR (unless noted otherwise)
●	SET 5/8" IR(PD)
—◇—	CHAINLINK FENCE
—○—	WROUGHT IRON FENCE

Abbreviations	
AC	Acres
BFE	Base Flood Elevation
CF	Harris County Clerk's File Number
DCL	Ditch Centerline
DR	Harris County Deed Records
ESMT	Easement
FD	Found
HC	Harris County
HCFC D	Harris County Flood Control District
IP	Iron Pipe
IR	Iron Rod
LT	Left
PG	Page
POB	Point of Beginning
POC	Point of Commencement
ROW	Right of Way
RT	Right
VOL	Volume

Abbreviations found next to Iron Rod Symbols (see Legend)	
()	Unmarked Cap
(PD)	Plastic Cap Marked "Pape-Dawson"

FRISTCHE CEMETERY ROAD
(50' ROW)
CF B438422

Called 41.86469 Acres
RONNIE G. SMITH AND
CLAUDIA L. SMITH
CF M666845

10' CENTERPOINT
ENERGY ESMT
CF RP-2019-365636

Called 91.0385 Acres
HARRIS COUNTY
CF F496923

DETAIL
SCALE: 1"=50'

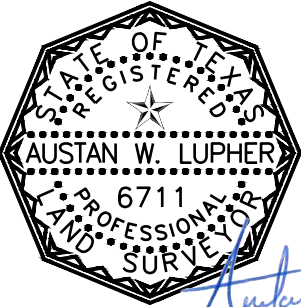
- Notes:
- Bearings and Coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 as determined by GPS observations utilizing Leica Equipment and the Leica Smartnet.
 - Coordinates shown are GRID coordinates and may be brought to surface by applying the following combined scale factor: 0.99992938.

Grid Coordinate
Combined Scale Factor

= Surface Coordinate
 - Distances shown are SURFACE distances.
 - Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-20-1596 dated May 29, 2020 with regard to Ownership, Property Liens, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.
 - Restrictions: None of Record
 - Easements:
 - 60' Right of Way granted to Harris County Flood Control District recorded in Vol. 2444, Pg. 220 of the Deed Records of Harris County, Texas. [DOES NOT APPLY] [SHOWN]
 - 10' Right of Way conveyed to Harris County, recorded under County Clerk's File No. B438422. [DOES NOT APPLY] [NOT SHOWN]
 - 30' Right of Way conveyed to Harris County, recorded under County Clerk's File No. B464884. DOES NOT APPLY] [NOT SHOWN]
 - 10' wide Easement conveyed to CenterPoint Energy Houston Electric, LLC., recorded under County Clerk's File No. RP-2019-365636. [DOES NOT APPLY] [SHOWN]
 - City of Houston Ordinance No. 70-1120-12, as recorded under County Clerk's File No. D383021. [APPLIES] [NOT SHOWN]
 - Property Liens: None of Record
 - Subject Tract classified within Flood Zone AE and X (Shaded) and lies within FEMA FIRM Panel 48201C0220L (06/18/2007). Base Flood Elevations Shown.
 - Tract subject to a 20-foot wide Access Easement to and from said 2.0008 acre cemetery tract, Vol. 1230, Pg. 171 and Clerk's File No. F496923.

Land Title Survey
Parcel# L100-00-00-05-020.0
A 12.4056 acre (540,386 square feet) tract of land out of the M. H. Bundick Survey, Abstract No. 111, Harris County, Texas and a portion of a called 91.3805 acre tract described in Special Warranty Deed under Harris County Clerk's File Number F496923.

I hereby certify that this survey was made on the ground on June 23, 2020, that this drawing correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey.



Austin W. Luper

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