

K133758

021-76-2517

ACCESS ROAD EASEMENT

07.21/85 40687014 K133758 \$ 15.00

STATE OF TEXAS \$  
COUNTY OF HARRIS \$

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, L & N CONSULTANTS, INC., a Nevada corporation, hereinafter referred to as "Grantor," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to Grantor by HUNTERWOOD MUNICIPAL UTILITY DISTRICT, of 1811 Houston Natural Gas Building, 1290 Travis Street, Houston, Texas 77002, a body politic and corporate and a governmental agency of the State of Texas organized under the provisions of Article XVI, Section 59, Texas Constitution, hereinafter called "Grantee," and subject to the matters set forth below, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto the said Grantee an exclusive and perpetual right-of-way and easement for the purpose of installing, constructing, reconstructing, repairing, maintaining, operating, replacing a temporary asphalt road, across and through those certain tracts or parcels of land lying and being situated in the County of Harris, State of Texas, described as follows:

TRACT 1: Being 0.168 acres of land out of the Edward Shipman Survey, Abstract 68, Harris County, Texas; said 0.168 acre tract being out of and a portion of Lot 4 of the Edward Shipman Survey as recorded in Volume 439, Page 612 of the Deed Records of Harris County, Texas.

TRACT 2: Being 0.122 acres of land out of the Edward Shipman Survey, Abstract 68, Harris County, Texas; said 0.122 acre tract being out of a portion of Lot 4 of the Edward Shipman Survey as recorded in Volume 439, Page 612 of the Deed Records of Harris County, Texas.

Said tracts or parcels of land are more particularly depicted and described by metes and bounds in Exhibit "A" attached hereto which, by this reference, is incorporated herein and made a part hereof.

TO HAVE AND TO HOLD the above described right-of-way and easement, together with all and singular the rights and appurtenances thereto in anywise belonging, including all necessary rights of ingress and egress unto said Grantee, its successors and assigns forever; and Grantor does hereby bind

RETURN TO  
SMITH, MURDAUGH, LITTLE & CRAWFORD  
1811 HOUSTON NATURAL GAS BLDG.  
HOUSTON, TEXAS 77002

021-76-2518

itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

THE GRANT MADE HEREUNDER is made subject to any and all other easements, and liens of record, and subject to mineral and royalty conveyances and reservations, if any, made by Grantor or its predecessors in title; and, in connection herewith, Grantor reserves unto itself all oil, gas and other minerals on and under the easement and right-of-way, provided however, that Grantor shall not be permitted to drill or operate for oil, gas or minerals on the easement and right-of-way, but it will be permitted to extract any such oil, gas or minerals by means of directional drilling or otherwise so long as Grantee's use of said easement and right-of-way is not disturbed.

IN WITNESS WHEREOF, this instrument is executed this 28 day of February, 1985.

L & N CONSULTANTS, INC.

By Bruce French  
Title Vice President

BRUCE FRENCH, VICE PRESIDENT

AGREED TO AND ACCEPTED THIS THE 25<sup>th</sup> DAY OF July, 1985.

HUNTERWOOD MUNICIPAL UTILITY  
DISTRICT

By Roger D. Albright  
Title President

ROGER D. ALBRIGHT, PRESIDENT

RECORDER'S MEMORANDUM:  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD  
8:30 A.M.

JUL 31 1985

021-76-2519

STATE OF TEXAS §  
COUNTY OF HARRIS §

Before me, the undersigned notary public, on this day personally appeared Boice French, the Vice President of L & N CONSULTANTS, INC., a corporation, 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, and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this 25 day of February, 1985.

James Butz  
Notary Public in and for  
Dallas County, T E X A S

JAMES BUTZ  
NOTARY PUBLIC STATE OF TEXAS  
COMMISSION EXPIRES 9-25-88

STATE OF TEXAS §  
COUNTY OF HARRIS §

Before me, the undersigned notary public, on this day personally appeared Don D. Abriat, the President of HUNTERWOOD MUNICIPAL UTILITY DISTRICT, a municipal corporation, 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, and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this 25<sup>th</sup> day of July, 1985.

Karen Muller  
Notary Public in and for  
County, T E X A S

KAREN MULLER  
Notary Public in and for the State of Texas  
My Commission expires January 25, 1988

RECORDER'S MEMORANDUM:  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Exhibit "A"

021-76-2520

METES AND BOUNDS DESCRIPTION  
OF A 0.168 ACRE TRACT OF LAND  
OUT OF THE E. SHIPMAN SURVEY, ABSTRACT 68  
HARRIS COUNTY, TEXAS

Being 0.168 acres of land out of the Edward Shipman Survey, Abstract 68, Harris County, Texas; said 0.168 acre tract being out of and a portion of Lot 4 of the Edward Shipman Survey as recorded in Volume 439, Page 612 of the Deed Records of Harris County, Texas; said 0.168 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod for corner at the intersection of the North Line of that certain 150 foot right-of-way as conveyed to Houston Lighting and Power Company by deed recorded at No. D-507841 of the Clerk's Files of Harris County, Texas; with the East Line of the Edward Shipman Survey as per court decree Cause No. 5839, Eleventh (11th) District Court, Harris County, Texas;

THENCE South 89° 23' 34" West with the North Line of said 150 foot right-of-way, 401.46 feet to a set 5/8-inch iron rod for corner and being the PLACE OF BEGINNING for the tract herein described;

THENCE South 89° 23' 34" West with the North Line of said 150 foot right-of-way, 20.64 feet to a set 5/8-inch iron rod for corner;

THENCE along the arc of a curve to the left, having a chord of North 27° 28' 50" West, 251.67 feet, a radius of 590.00 feet, a central angle of 24° 37' 47"; a distance of 253.62 feet to a point for corner;

THENCE North 39° 47' 44" West, 104.40 feet to a point for corner;

THENCE North 50° 24' 52" East, 20.00 feet to a point for corner;

THENCE South 39° 47' 44" East, 104.33 feet to a point for corner at the beginning of a curve to the right;

THENCE along the arc of a curve to the right, having a chord of South 27° 14' 13" East, 265.27 feet, a radius of 610.00 feet, a central angle of 25° 07' 01", a distance of 267.41 feet to the PLACE OF BEGINNING; containing 0.168 acres of land, more or less.

DANNENBAUM ENGINEERING CORPORATION  
Consulting Engineers

20' Access/Easement North of H L & P Strip  
458-08  
RTB/aly  
78908  
September 20, 1984

021-76-2521

METES AND BOUNDS DESCRIPTION  
OF A 0.122 ACRE TRACT OF LAND  
OUT OF THE E. SHIPMAN SURVEY, ABSTRACT 68  
HARRIS COUNTY, TEXAS

Being 0.122 acres of land out of the Edward Shipman Survey, Abstract 68, Harris County, Texas; said 0.122 acre tract being out of and a portion of Lot 4 of the Edward Shipman Survey as recorded in Volume 439, Page 612 of the Deed Records of Harris County, Texas; said 0.122 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a round 5/8-inch iron rod for corner at the intersection of the South Line of that certain 150 foot right-of-way as conveyed to Houston Lighting and Power Company by deed recorded at No. D-507841 of the Clerk's Files of Harris County, Texas; with the East Line of the Edward Shipman Survey as per court decree Cause No. 5839, Eleventh (11th) District Court, Harris County, Texas;

THENCE South  $89^{\circ} 23' 34''$  West with the South Line of said 150 foot right-of-way, 383.00 feet to a set 5/8-inch iron rod for corner and being the PLACE OF BEGINNING for the tract herein described;

THENCE South  $00^{\circ} 36' 26''$  East, 25.00 feet to a point for corner at the beginning of a curve to the right;

THENCE along the arc of a curve to the right, having a chord of South  $44^{\circ} 23' 34''$  West, 56.57 feet, a radius of 40.00 feet, a central angle of  $90^{\circ} 00' 00''$ , a distance of 62.83 feet to a point for corner;

THENCE South  $89^{\circ} 23' 34''$  West, 169.86 feet to a point for corner at the beginning of a curve to the right;

THENCE along the arc of a curve to the right, having a chord of North  $60^{\circ} 36' 26''$  West, 40.00 feet, a radius of 40.00 feet, a central angle of  $60^{\circ} 00' 00''$ , a distance of 41.89 feet to a point for corner;

THENCE North  $89^{\circ} 23' 34''$  East, 204.50 feet to a point for corner at the beginning of a curve to the left;

THENCE along the arc of a curve to the left, having a chord of North  $44^{\circ} 23' 34''$  East, 28.28 feet, a radius of 20.00 feet, a central angle of  $90^{\circ} 00' 00''$ , a distance of 31.42 feet to a point for corner;

THENCE North  $00^{\circ} 36' 26''$  West, 25.00 feet to a set 5/8-inch iron rod for corner in the South Line of the aforementioned 150 foot right-of-way;

Page Two  
Metes and Bounds  
0.122 Acre Tract

021-76-2522

THENCE North 89° 23' 34" East with the South Line of said 150 foot right-of-way, 20.00 feet to the PLACE OF BEGINNING; containing 0.122 acres of land, more or less.

DANNENBAUM ENGINEERING CORPORATION  
Consulting Engineers

20' Access Easement South of H L & P Strip

458-08

RTB/aly

78968

September 20, 1984

10°24'52"E 20.00'

APPROVED FOR RECORDING ONLY

EXISTING  
30' ACCESS ESMT  
HCCF NO F-706155

*Richard A. D...*  
County Engineer

05-10-2223

SCALE 1"=60'

**RECORDER'S MEMORANDUM:**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of English, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

150' H.L.G.P  
FEE STRIP  
HCCF NO D-507841

0.4000  
0.4000-20.00'  
0.4000  
0.4000-20.00'  
0.4000

0.122 ACRES  
8331.0 50 FT.  
S 82°23'34"E - 169.86'

SKETCH  
OF

20' ROAD ACCESS EASEMENT  
CONTAINING  
A 0.162 ACRE TRACT AND A 0.122 ACRE TRACT  
OUT OF THE  
EDWARD SHIPMAN SURVEY, A-68  
HARRIS COUNTY, TEXAS

DANNERBAUM ENGINEERING CORPORATION  
CONSULTING ENGINEERS  
HOUSTON, TEXAS

0488-02

021-76-2524

STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number 0000000 on the date and at the time stamped  
hereon by me and was duly RECORDED, in the Official  
Public Records of Real Property of Harris County, Texas on

JUL 31 1985



*Quintin L. Lush*  
County Clerk, Harris County, Texas