

F706156

LNCI (REO) 1696/09451
TEM 07-21-1978
(sanitary sewer 0.415 acres)

When recorded, return to:

102-85-0070

Paul D. Bacon
Smith, Rowe, Hay & Bacon
1811 Houston Natural Gas Building
1200 Travis Street
Houston, Texas 77002

91601 45 706156 LST A PD 9.00

EASEMENT

STATE OF TEXAS I

COUNTY OF HARRIS I

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS EASEMENT, dated July 26, 1978, is granted by L & N Consultants, Inc. ("Owner"), a Nevada corporation, to Hunterwood Municipal Utility District ("the District"), a special district organized under the laws of the State of Texas.

For and in consideration of the sum of \$10.00, and other good, valuable, sufficient, and received consideration, Owner hereby grants, sells, and conveys unto the District a perpetual non-exclusive easement and right-of-way ("the Easement") for the construction and maintenance of a sanitary sewer line over, across, and under the tract ("the Tract") of land more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with the right to construct and maintain on the Tract any and all lines, mains, and other facilities and structures necessary or appropriate for the maintenance and service of a sanitary sewer line;

TO HAVE AND TO HOLD the Easement, together with all and singular, the rights, privileges, and appurtenances thereto in anywise belonging, unto the District, and the successors and assigns of the District, forever.

EXECUTED, on the date first recited.

L & N CONSULTANTS, INC.,
a Nevada corporation

Attest:

T. E. Millard
T. E. Millard
Assistant Secretary

By

Wayne Ferguson
Wayne Ferguson
Vice President

102-85-0071

STATE OF TEXAS Y

COUNTY OF Harris Y

BEFORE ME, the undersigned authority, on this day personally appeared Wayne Ferguson, a Vice President of L & N Consultants, Inc., a Nevada corporation, known to me to be the person and officer 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 as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of July, 1978.



Rache Jane Kilgus
Notary Public in and for
Harris County, Texas
(ANDRE JANE KILOGUS)

102-85-0072

METES AND BOUNDS DESCRIPTION
OF A 0.415 ACRE TRACT OF LAND
FOR A 20' SANITARY SEWER EASEMENT
OUT OF THE EDWARD SHIPMAN SURVEY, ABSTRACT 68
HARRIS COUNTY, TEXAS

Being 0.415 acres out of Lot four (4) and Lot Five (5) of the Edward Shipman Survey, Abstract 68, as recorded in Volume 439, page 612 of the Harris County Deed Records, being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/4 inch iron pipe at a fence corner for the Northeast corner of the Edward Shipman Survey per Court Decree Cause No. 5839, Eleventh District Court, Harris County, Texas;

THENCE South 00° 48' 13" East with the East line of the Edward Shipman Survey by said court decree, 1975.27 feet to a 5/8 inch iron rod for corner, being the Southeast corner of Hunterwood Village Subdivision, Section One (1);

THENCE along the arc of a curve to the left, having a chord of South 57° 32' 06" West, 1117.55 feet, a radius of 4,400.00 feet, a central angle of 14° 35' 31", a distance of 1120.58 feet to a point for a corner and the PLACE OF BEGINNING for the tract herein described;

THENCE along the arc of a curve to the left, having a chord of South 35° 27' 47" East, 33.84 feet, a radius of 224.00 feet, a central angle of 08° 39' 53", a distance of 33.88 feet to a point for a corner;

THENCE South 39° 47' 44" East, 589.92 feet to a point for a corner;

THENCE South 37° 17' 26" East, 131.47 feet to a point for a corner;

THENCE South 22° 59' 17" East, 152.74 feet to a point for a corner;

THENCE South 06° 08' 00" East, 3.01 feet to a point for a corner in the North line of a one hundred fifty foot (150') right-of-way, as granted to Houston Lighting and Power Company in instrument filed for record in the office of the County Clerk of Harris County, Texas, under County Clerk's file Number D-363375;

THENCE South 89° 23' 34" West, along the North line of said right-of-way, 20.68 feet to a point for a corner;

THENCE North 22° 59' 17" West, 145.23 feet to a point for a corner;

THENCE North 37° 17' 26" West, 128.53 feet to a point for a corner;

THENCE North 39° 47' 44" West, 589.48 feet to a point for corner;

THENCE along the arc of a curve to the right, having a chord of North 35° 49' 29" West, 33.79 feet, a radius of 244.00 feet, a central angle of 07° 56' 30", a distance of 33.82 feet to a point for a corner;

102-85-0073

THENCE along the arc of a curve to the right, having a chord of North 50° 06' 26" East, 20.22 feet, a radius of 4400.00 feet, a central angle of 00° 15' 48", a distance of 20.22 feet to a point for a corner; and being the PLACE OF BEGINNING, containing 0.415 acres of land, more or less.

DANNENBAUM ENGINEERING CORPORATION
Consulting Engineers

June 26, 1978

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