

**SANITARY SEWER AND ACCESS EASEMENT
(Parcel 12374-002-SS001 and 12374-002-SS001A)**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

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

THAT WESTFIELD RANCH COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and by these presents does GRANT, SELL, AND CONVEY unto the WEST HARRIS COUNTY REGIONAL WATER AUTHORITY, a political subdivision of the State of Texas, a governmental agency, and a body politic and corporate (the "Authority"), its successors and assigns, a permanent and perpetual easement and right-of-way (the "Easement") for the purpose of laying, constructing, installing, maintaining, repairing, relocating, replacing, removing, upgrading, changing the size of, placing, inspecting, protecting, altering, and operating, in whole or in part, underground sanitary sewer lines and all above-ground and below-ground incidental and related facilities, connections, and appurtenances thereto, including, without limitation, related communication facilities (collectively, the "Facilities") as the Authority may from time to time require across, along, under, over, upon, through, and within that certain tract of land located in Harris County, Texas, and more particularly described and shown on Exhibit A attached hereto, and made a part hereof for all purposes (the "Easement Tract").

In addition to the Easement, Grantor has GRANTED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, SELL, AND CONVEY unto the Authority, its successors and assigns, a permanent access easement (the "Access Easement") for the Authority's use in connection with the Easement, across, along, under, over, upon, through, and within that certain tract of land more particularly described and shown on Exhibit A-1 attached hereto (the "Access Easement Tract").

The Authority may lay, construct, install, maintain, repair, relocate, replace, remove, upgrade, change the size of, place, inspect, protect, alter, and operate the Facilities across, along, under, over, upon, through, and within the Easement Tract and

RP-2020-66845

shall have access across, along, under, over, upon, through, and within the Easement Tract and the Access Easement Tract to engage in all activities as may be necessary, requisite, convenient, desired, or appropriate in connection therewith. The Authority's rights shall include, without limitation, the right to clear and remove trees, brush, growth, shrubbery, and other obstructions or improvements from the surface and subsurface of the Easement Tract and the Access Easement Tract, the right to excavate dirt and other materials within the Easement Tract and the Access Easement Tract and to remove and use offsite or otherwise dispose of any such materials, and the right to bring and operate such equipment on the Easement Tract and the Access Easement Tract and to install, maintain, and use gates in fences that cross and/or are located on the Easement Tract, the Access Easement Tract, and/or Grantor's adjacent property as may be necessary, requisite, convenient, desirable, or appropriate to effectuate the purposes for which the Easement and the Access Easement is granted. Subject to the rights granted to the Authority herein, the Authority will, at all times after doing any work in connection with the Easement and the Access Easement, restore the surface of the Easement Tract and the Access Easement Tract as nearly as reasonably practicable to substantially their condition prior to the undertaking of such work; provided, however, that the Authority shall not be obligated to replace or restore any trees, growth, shrubbery, or other improvements or obstructions removed from within the Easement Tract or the Access Easement Tract in connection with the construction, installation, repair, maintenance, relocation, replacement, removal, upgrade, change in the size of, operation, placement, inspection, protection, or alteration of the Facilities. The Authority shall remove, at the Authority's sole expense, any dirt, earth, or other material excavated from the Easement Tract and the Access Easement Tract in connection with the Authority's construction, operation, or maintenance of the Facilities that is not used by the Authority in connection with its activities hereunder. Grantor hereby acknowledges receipt of payment in full by the Authority for all claims or losses associated with or arising from the removal of excess dirt, if any, and the removal of, or damages to trees, plants, shrubs, bushes, and vegetation growing within the Easement Tract and the Access Easement Tract caused by the Authority, its employees, or any other persons acting under its control, during the Authority's use of the Easement and the Access Easement.

Subject to the limitations herein, Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tract and the Access Easement Tract for any and all purposes; provided that such use and enjoyment of the surface of the Easement Tract and the Access Easement Tract shall not impair, interfere with, obstruct, or restrict the full and complete use and enjoyment of the Easement and the Access Easement by the Authority or its successors and assigns for the purposes set forth herein. Notwithstanding anything herein to the contrary, Grantor shall not, without the prior written consent of the Authority, (i) construct or place or allow to be constructed or placed any fences, houses, buildings, structures, pavement, or other above-ground improvements, whether temporary or permanent, or plant or locate any trees,

vegetation, or shrubs on the Easement Tract or the Access Easement Tract; (ii) install or permit the installation of pipelines or other underground facilities within the Easement Tract or the Access Easement Tract; (iii) dedicate other easements within the Easement Tract or the Access Easement Tract; or (iv) change the grade over the Facilities constructed under the Easement Tract. If Grantor constructs, places, installs, or permits any construction, placement, or installation that impairs, obstructs, restricts, or interferes with the Authority's full and complete use and enjoyment of the Easement and the Access Easement for the purposes set forth herein, the Authority shall have the right to prevent or remove such obstructions at Grantor's sole cost and expense.

Grantor reserves all oil, gas, and other minerals in, on, or under the Easement Tract and the Access Easement Tract, but waives all rights to use the surface of the Easement Tract and the Access Easement Tract for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict the right of Grantor to extract oil, gas or other minerals from and under the Easement Tract and the Access Easement Tract by directional drilling or other means that do not interfere with or disturb the surface of the Easement Tract or the Access Easement Tract or the Authority's use of the Easement and the Access Easement for the purposes set forth herein.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances and mineral or royalty reservations or interests affecting the Easement Tract and/or the Access Easement Tract and appearing of record in the Official Public Records of Real Property of Harris County, Texas, to the extent that the same are in effect and validly enforceable against the Easement Tract and/or the Access Easement Tract (the "Permitted Encumbrances"); provided, however, to the extent Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with the Authority's exercise of its rights in the Easement and the Access Easement and use of the Easement Tract and the Access Easement Tract for the purposes set forth herein.

Except for the express written terms and provisions set forth in this Sanitary Sewer and Access Easement, Grantor acknowledges and agrees that neither the Authority, nor any of its agents or representatives, has made any representations, agreements, inducements or statements to Grantor to induce Grantor into granting the Easement or the Access Easements or executing this Sanitary Sewer and Access Easement. This Sanitary Sewer and Access Easement constitutes the entire agreement between Grantor and the Authority, and supersedes any and all prior agreements between the parties, if any, written or oral, with respect to the subject matter hereof. This Sanitary Sewer and Access Easement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. This Sanitary

Sewer and Access Easement may not be modified or amended except in writing signed by both parties hereto.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the Easement and the Access Easements, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto the Authority, its successors and assigns, forever. Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Easement and right-of-way and the Access Easements and other rights described herein unto the Authority, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part, subject only to the Permitted Encumbrances.

Any notice, request, consent, or other document provided or permitted to be given in this Sanitary Sewer and Access Easement must be in writing and will be deemed given (i) when received if delivered personally or by courier; (ii) on the date receipt is acknowledged (or, if delivery is refused, on the date of such refusal) if delivered by certified mail, postage prepaid, return receipt requested; or (iii) one (1) day after deposit with a nationally recognized overnight delivery service. For purposes of notice the addresses of the parties shall be as follows until changed by notice given in accordance with this paragraph:

Grantor: Westfield Ranch Community Association, Inc.
PO Box 219320
Houston, Texas 77218

The Authority: West Harris County Regional Water Authority
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and the Authority and their respective heirs, executors, administrators, successors, and assigns.

Neither party's waiver of any breach or default of any term, condition, or provision of this Sanitary Sewer and Access Easement shall be deemed a waiver of any other or subsequent breaches or defaults of any kind, character, or description under any circumstance. No waiver of any breach or default of any term, condition, or provision of this Sanitary Sewer and Access Easement shall be implied from any action or non-action of either party, and any such waiver, to be effective, shall be set out in a written instrument signed by the waiving party.

All exhibits attached to this Sanitary Sewer and Access Easement are made a part hereof and incorporated herein by this reference for all purposes.

The prevailing party in any suit, action, or other proceeding instituted in connection with any controversy arising out of this Sanitary Sewer and Access Easement shall be entitled to recover its reasonable attorneys' fees from the other party.

Notwithstanding anything to the contrary in this Sanitary Sewer and Access Easement, in the event of any failure of Grantor, its successors and assigns, to comply with the terms hereof and/or interference with the rights of the Authority under this Sanitary Sewer and Access Easement, the Authority, in addition to any and all rights or remedies available to the Authority at law or in equity, shall be entitled to obtain restraining orders and injunctions (temporary or permanent) prohibiting any such failure or interference, and commanding compliance with the provisions of this Sanitary Sewer and Access Easement without the necessity of proof of inadequacy of legal remedies or irreparable harm, and without the need to post a bond.

The individuals signing this Sanitary Sewer and Access Easement on behalf of Grantor and the Authority, respectively, each represent that it has the requisite authority to bind the Grantor and the Authority, respectively.

This Sanitary Sewer and Access Easement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

[Signature pages follow this page.]

EXECUTED this the 13 day of January, 2020

GRANTOR:

**WESTFIELD RANCH COMMUNITY
ASSOCIATION, INC.,**
a Texas nonprofit corporation

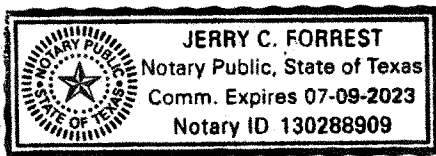
By: *Brett Beardley*
Name: Brett Beardley
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 13 day of JANUARY, 2020, by BRETT BEARDSLEY, _____ of WESTFIELD RANCH COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(NOTARY SEAL)


Jerry C. Forrest
Notary Public, State of Texas



RP-2020-66845

AGREED TO AND ACCEPTED this 4th day of February, 2020, by
West Harris County Regional Water Authority.

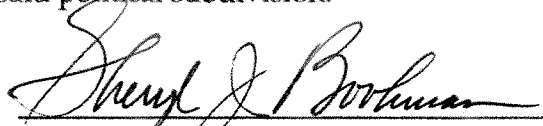
**WEST HARRIS COUNTY REGIONAL
WATER AUTHORITY**

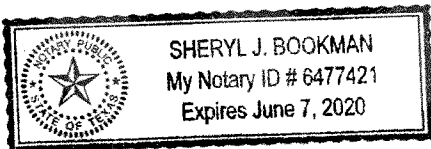
By: 
Douglas C. Postle,
Chief Administrative Official

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 4th day of February, 2020, by Douglas C. Postle, Chief Administrative Official of the Board of Directors of WEST HARRIS COUNTY REGIONAL WATER AUTHORITY, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)


Notary Public, State of Texas



RP-2020-66845

Attachment:

Exhibit A -Description and Survey Plat of Easement Tract 12374-002-SS001

Exhibit A-1 - Description and Survey Plat of Access Easement Tract 12374-002-SS001A

AFTER RECORDING, PLEASE RETURN TO:

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

Attention: Real Estate Department

RP-2020-66845

EXHIBIT A

DESCRIPTION AND SURVEY PLAT OF EASEMENT TRACT

RP-2020-66845

EXIHIBIT "A"

State of Texas
County of Harris
Parcel 12374-002-55001

Page 1 of 4
May 17, 2019
Revised July 7, 2019

Description for W.H.C.R.W.A. Sanitary Sewer Easement Tract

Being 0.0075 of an acre or 326 square feet of land situated in the H. & T. C. R.R. CO. Survey, Sec. 39, Blk. 2, A-436, Harris County, Texas, being out of a Restricted Reserve "B" (Landscape/Open Space Purposes Only) a reserved tract of land platted in Westfield Ranch Sec 1 as recorded in Vol. 677 Pg. 806 Map Records Harris County (MRHC), said Reserve "B" being described in deed to Westfield Ranch Community Association, Inc., as recorded in RP-2019-29452 of the Real Property Records of Harris County, Texas, executed January 21, 2019 and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of NAD 1983 (2011 ADJ.), South Central Zone (4204), coordinates shown herein are surface and may be converted to grid by multiplying by a combined scale factor of 0.99990615:

COMMENCING at 5/8 inch iron rod with cap found, having surface (X=3,007,489.46 Y=13,868,610.30), being the southwest corner of Lot 8, Block 2 of Ricewood Village Sec. 3 as shown in plat recorded in FC# 603286 HCMR also being the southeast corner of Restricted Reserve "B" (Open Space Purposes Only) of Ricewood Village Sec. 9 as recorded in FC# 622017 MRHC also being the northwest corner of Block 1, Restricted Reserve "A" (Water Utility & Related Uses Only), West Harris County Regional Water Authority (WHCRWA) Central Pump Station and being the northeast corner of said Restricted Reserve "B" of Westfield Ranch Sec 1;

THENCE South 02°14'59" East, along the common west line of said Block 1 and the east line of said Reserve "B" Westfield Ranch Sec 1, a distance of 423.03 feet to a 5/8 inch iron rod capped found for point of curve to the left;

THENCE continue along said common line, in a southern direction a curve to the left an arc length of 289.64 feet on a 900.00 feet radius having a central angle of 18°26'20", a chord bearing of S11°28'09"E and distance of 288.39 feet to a 5/8 inch iron rod capped 'Amani' set for the **POINT OF BEGINNING**, having surface coordinates (X=3,007,563.41 Y=13,867,904.97) the northeast corner of the herein described tract;

- 1.) **THENCE** continue along said common line, in a southern direction a curve to the left an arc length of 20.00 feet on a 900.00 feet radius, having a central angle of 01°16'24", a chord bearing of S21°19'31"E and distance of 20.00 feet to a 5/8 inch iron rod capped 'Amani' set for the southeast corner of the herein described tract;
- 2.) **THENCE** South 68°17'21" West, leaving said common line and crossing said Reserve "B" Westfield Ranch Sec 1, a distance of 16.31 feet to a 5/8 inch iron rod capped 'Amani' set on the common west line of said Reserve "B" and the East line of Mountain Forest Drive (60' Wide) for the southwest corner of the herein described tract;
- 3.) **THENCE** continue along said common line, in a northern direction a curve to the right an arc length of 20.00 feet on a 916.00 feet radius having a central angle 01°15'04", a chord

RP-2020-66845

EXHIBIT "A"

State of Texas
County of Harris
Parcel 12374-002-SS001

Page 2 of 4
May 17, 2019
Revised July 7, 2019

bearing of N21°17'50"W and distance of 20.00 feet to a 5/8 inch iron rod capped 'Amani' set for the northwest corner of the herein described tract;

- 4.) **THENCE** North 68°17'21" East, leaving said common line and crossing said Reserve "B" Westfield Ranch Sec 1, a distance of 16.30 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering and containing 0.0075 acres or 326 square feet of land.

Notes:

This legal description is accompanied by a plat of even date.

Bearings shown hereon are Texas Coordinate System of NAD 1983 (2011 Adj.), South Central Zone (4204) as derived by GPS methods.

All distance and coordinates are surface and expressed in U.S. survey feet and can be converted to grid by multiplying by the combined scale factor of 0.99990615, Survey Control W.H.C.R.W.A. Disk 30-010 Data Sheet.

I, William H. Reimer III, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was prepared from an actual on the ground survey of the property described herein, conducted by me or under my supervision, and that this survey correctly represents the facts found at the time of the survey.

William H. Reimer III 07-10-2019

William H. Reimer III Date
R.P.L.S. No. 4044
Amani Engineering, Inc.
8303 Southwest Freeway Ste. 600
Houston, Texas 77074
Tel 713.270.5700
TBPLS Firm No. 10028200



RP-2020-66845

- NOTES:
- 1.) ALL CORNERS ARE 5/8 INCH IRON RODS WITH AMANI CAP UNLESS OTHERWISE NOTED.
 - 2.) BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF NAD 1983 (2011 ADU.), SOUTH CENTRAL ZONE (4204) AS DERIVED BY GPS METHODS.
 - 3.) THIS EASEMENT IS BASED ON RECORDED SUBDIVISION PLATS ONLY. NO TITLE RESEARCH OF ABTRACTOR'S CERTIFICATE WAS USED IN IT'S MAKING.
 - 4.) ALL DISTANCE AND COORDINATES ARE SURFACE AND EXPRESSED IN U.S. SURVEY FEET AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE OPUS COMBINED SCALE FACTOR OF 0.99990615.

ABBREVIATIONS AND SYMBOLS:

- = SET 5/8 INCH IRON ROD WITH "AMANI" CAP
- = FOUND 5/8 INCH IRON ROD UNLESS OTHERWISE NOTED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- PC = POINT OF CURVE
- R = PROPERTY LINE
- MARHC = MAP RECORDS HARRIS COUNTY
- FC# = FILM CODE NUMBER
- WHCRWA = WEST HARRIS COUNTY REGIONAL WATER AUTHORY

A REAL PROPERTY DESCRIPTION (METES & BOUNDS) OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

I, WILLIAM H. REIMER III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY DESCRIBED HEREIN, CONDUCTED BY ME OF UNDER MY SUPERVISION, AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

William H. Reimer III
 07-10-2019
 WILLIAM H. REIMER III
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044



NO.	DATE	REVISION DESCRIPTION
2	07/17/2019	REV. TRACT DESCRIPTION
1	06/17/2019	REVISED SCALE FACTOR

AMANI ENGINEERING, INC.
 8313 SOUTHWEST FREEMAY SUITE 600 HOUSTON, TX 77074
 TEL (713) 270-5700 Fax (713) 271-5488
 THE REG. NO. IS 7-46258 Survey Firm No. 100282-00

WHCRWA - Central Pump Station
 20"x16" Sanitary Sewer FM Easement
 Crossing Restricted Reserve "B"

EXHIBIT "A"	
DRAWN BY: SPS	F.B. NO.:
CALCULATED BY: SPS	SCALE: 1" = 10'
CHECKED BY: CW	PAGE: 3 OF 4
REV. DATE: 07/07/2019	JOB NO: 16018

RESTRICTED RESERVE "B"
 (Open Space Purposes Only)
 RICEWOOD VILLAGE SEC. 9
 (FC# 622017 MRHC)

WESTFIELD RANCH COMMUNITY, INC. BEING
 WESTFIELD ASSOCIATION, N.S.O. "B"
 ASSOCIATION, N.S.O. "B"
 ASSOCIATION, N.S.O. "B"
 (RP-2019-29452)
 RESTRICTED RESERVE
 (Landscape/Open Space
 Purposes Only) SEC. 1
 WESTFIELD RANCH (MRHC)
 (Film Code No 677806 MRHC)

Lot 8, Block 2
 RICEWOOD VILLAGE
 SEC. 3
 (FC# 603286 MRHC)

P.O.C. 12374-002-SS001
 Parcel 5/8" IR W/CAP
 FND 5,007,489.46
 X=3,007,489.50
 Y=13,868,610.30
 SURFACE COORDINATES

RESTRICTED RESERVE "B"
 (Landscape/Open Space Purposes Only)
 WESTFIELD RANCH SEC 1
 (Film Code No 677806 MRHC)

BLOCK 1
 RESTRICTED RESERVE "A"
 (Water Utility & Related Uses Only)
 WEST HARRIS COUNTY
 REGIONAL WATER AUTHORITY
 CENTRAL WATER PUMP STATION
 (Film Code No 648062 MRHC)

P.O.B. 12374-002-SS001
 Parcel 5/8" IR W/CAP
 SET 5,017,563.97
 X=3,007,489.50
 Y=13,868,610.30
 SURFACE COORDINATES

EASEMENT TRACT
 Parcel 12374-002-SS001
 0.0075 AC
 326 SQ FT

Key Map
 446G

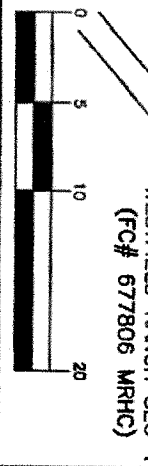
NOTE	BEARING	DISTANCE	CALLED DISTANCE
L1	S02°14'59"E	423.03'	423.09'
L2	S68°17'21"W	16.31'	
L3	N86°17'21"E	16.30'	
L4	S87°35'18"W	16.10'	16.00'

NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	289.64'	900.00'	18°26'20"	S11°28'09"E	288.39'
C2	20.00'	900.00'	01°16'24"	S21°19'31"E	20.00'
C3	20.00'	916.00'	01°15'04"	N21°17'50"W	20.00'

MOUNTAIN FOREST DR
 WESTFIELD RANCH SEC
 (60' Wide)
 (FC# 677806 MRHC)

Existing Concrete Curb

H. & T. C. R.R. CO. SURVEY, SEC. 39, BLK. 2, A-436



AMANI ENGINEERING, INC.
 8313 SOUTHWEST FREEMAN SUITE 800 HOUSTON, TX 77074
 Tel: (713) 270-5700 Fax: (713) 271-5407
 Email: info@amani-engineering.com Survey Firm No. 100282-00

WHCRWA - Central Pump Station
 20'X16' Sanitary Sewer FM Easement
 Crossing Restricted Reserve "B"

EXHIBIT "A"	
DRAWN BY: SPS	F.B. NO:
CALCULATED BY: SPS	SCALE: 1" = 10'
CHECKED BY: CW	PAGE: 4 OF 4
REV. DATE: 07/07/2019	JOB NO: 16018

5899-2020-RP

EXHIBIT A-1

DESCRIPTION AND SURVEY PLAT OF ACCESS EASEMENT TRACT

RP-2020-66845

EXIHIBIT "A-1"

State of Texas
County of Harris
Parcel 12374-002-SS001A

Page 1 of 4
May 17, 2019
Revised July 7, 2019

Description for W.H.C.R.W.A. Access Easement Tract

Being 0.0222 of an acre or 966 square feet of land situated in the H. & T. C. R.R. CO. Survey, Sec. 39, Blk. 2, A-436, Harris County, Texas, being out of a Restricted Reserve "B" (Landscape/Open Space Purposes Only) a reserved tract of land platted in Westfield Ranch Sec 1 as recorded in Vol. 677 Pg. 806 Map Records Harris County (MRHC), said Reserve "B" being described in deed to Westfield Ranch Community Association, Inc., as recorded in RP-2019-29452 of the Real Property Records of Harris County, Texas, executed January 21, 2019 and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of NAD 1983 (2011 ADJ.), South Central Zone (4204), coordinates shown herein are surface and may be converted to grid by multiplying by a combined scale factor of 0.99990615:

COMMENCING at 5/8 inch iron rod found, having surface coordinates (X=3,007,489.46 Y=13,868,610.30), being the southwest corner of Lot 8, Block 2 of Ricewood Village Sec. 3 as shown in plat recorded in FC# 603286 HCMR also being the southeast corner of Restricted Reserve "B" (Open Space Purposes Only) of Ricewood Village Sec. 9 as recorded in FC# 622017 MRHC also being the northwest corner of Block 1, Restricted Reserve "A" (Water Utility & Related Uses Only), West Harris County Regional Water Authority (WHCRWA) Central Pump Station as recorded in FC# 648062 and being the northeast corner of said Restricted Reserve "B" of Westfield Ranch Sec 1;

THENCE South 02°14'59" East, along the common west line of said Block 1 and the east line of said Reserve "B" Westfield Ranch Sec 1, a distance of 59.42 feet to a 5/8 inch iron rod capped 'Amani' set for the **POINT OF BEGINNING**, having surface coordinates (X=3,007,491.79 Y=13,868,550.93) the northeast corner of the herein described tract;

- 1.) **THENCE** South 02°14'59" East, continue along said common line, a distance of 60.00 feet to a 5/8 inch iron rod capped 'Amani' set for the southeast corner of the herein described tract;
- 2.) **THENCE** South 81°15'00" West, leaving said common line and crossing said Reserve "B" Westfield Ranch Sec 1, a distance of 16.21 feet to a 5/8 inch iron rod capped 'Amani' set on the common west line of said Reserve "B" and the East line of Mountain Forest Drive (60' Wide) for the southwest corner of the herein described tract;
- 3.) **THENCE** North 02°14'59" West, continue along said common line, a distance of 60.00 feet to a 5/8 inch iron rod capped 'Amani' set for the northwest corner of the herein described tract;
- 4.) **THENCE** North 81°15'00" East, leaving said common line and crossing said Reserve "B" Westfield Ranch Sec 1, a distance of 16.21 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering and containing 0.0222 acres or 966 square feet of land.

RP-2020-66845

EXIHIBIT "A-1"

State of Texas
County of Harris
Parcel 12374-002-SS001A

Page 2 of 4
May 17, 2019
Revised July 7, 2019

Notes:

This legal description is accompanied by a plat of even date.

Bearings shown hereon are Texas Coordinate System of NAD 1983 (2011 Adj.), South Central Zone (4204) as derived by GPS methods.

All distance and coordinates are surface and expressed in U.S. survey feet and can be converted to grid by multiplying by the combined scale factor of 0.99990615, Survey Control W.H.C.R.W.A. Disk 30-010 Data Sheet.

I, William H. Reimer III, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was prepared from an actual on the ground survey of the property described herein, conducted by me or under my supervision, and that this survey correctly represents the facts found at the time of the survey.

William H. Reimer III 07-10-2019

William H. Reimer III Date
R.P.L.S. No. 4044
Amani Engineering, Inc.
8303 Southwest Freeway Ste. 600
Houston, Texas 77074
Tel 713.270.5700
TBPLS Firm No. 10028200



RP-2020-66845

NOTES:

- 1.) ALL CORNERS ARE 5/8 INCH IRON RODS WITH AMANI CAP UNLESS OTHERWISE NOTED.
- 2.) BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF NAD 1983 (2011 ADJ.), SOUTH CENTRAL ZONE (4204) AS DERIVED BY GPS METHODS.
- 3.) THIS EASEMENT IS BASED ON RECORDED SUBDIVISION PLATS ONLY. NO TITLE RESEARCH OF ABTRACTOR'S CERTIFICATE WAS USED IN IT'S MAKING.
- 4.) ALL DISTANCE AND COORDINATES ARE SURFACE AND EXPRESSED IN U.S. SURVEY FEET AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE OPUS COMBINED SCALE FACTOR OF 0.99990615.

ABBREVIATIONS AND SYMBOLS:

- = SET 5/8 INCH IRON ROD WITH "AMANI" CAP
- = FOUND 5/8 INCH IRON ROD UNLESS OTHERWISE NOTED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- PC = POINT OF CURVE
- P = PROPERTY LINE
- MRHC = MAP RECORDS HARRIS COUNTY
- FC# = FILM CODE NUMBER
- WHCRWA = WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

A REAL PROPERTY DESCRIPTION (METES & BOUNDS) OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

I, WILLIAM H. REIMER III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY DESCRIBED HEREIN, CONDUCTED BY ME OF UNDER MY SUPERVISION, AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

William H. Reimer III 07-10-2019

WILLIAM H. REIMER III
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044



NO.	DATE	REV. TRACT DESCRIPTION	REVISION DESCRIPTION
1	06/17/2019	REVISED SCALE FACTOR	
2	07/17/2019	REV. TRACT DESCRIPTION	

AMANI ENGINEERING, INC.
3513 SOUTHWEST FREEWAY SUITE 600 HOUSTON, TX 77074
Tel: (713) 276-5700 Fax: (713) 271-3487
Toll Free: 1-800-452-4525 Survey Firm No. 100282-00

WHCRWA - Central Pump Station
60'X16' Driveway Access Easement
Crossing Restricted Reserve "B"

EXHIBIT "A-1"

DRAWN BY: SPS	F.B. NO:
CALCULATED BY: SPS	SCALE: 1" = 20'
CHECKED BY: CW	PAGE: 3 OF 4
REV. DATE: 07/07/2019	JOB NO: 16018

RESTRICTED RESERVE "B"
(Open Space Purposes Only)
RICEWOOD VILLAGE SEC. 3
(FC# 622017 MRHC)

WESTFIELD RANCH COMMUNITY ASSOCIATION, INC. (RP-2019-29452)
ALSO BEING
RESTRICTED RESERVE "B"
(Landscape/Open Space Purposes Only)
WESTFIELD RANCH SEC 1
(Film Code No 677806 MRHC)

RESTRICTED RESERVE "A"
(Landscape/Open Space Purposes Only)
WESTFIELD RANCH SEC 1
(Film Code No 677806 MRHC)

Lot B, Block 2
RICEWOOD VILLAGE SEC. 3
(FC# 603286 MRHC)

P.O.C. 12374-002-SS001A
Parcel 5/8" IR W/CAP
FND 5/8" IR W/CAP
X=3,007,489.45
Y=13,868,610.30
SURFACE COORDINATES

S02°14'59"E 423.03'
(CALLED S 82°13'31" E 423.09')

P.O.B. Parcel 12374-002-SS001A
SET 5/8" IR W/CAP
X=3,007,491.79
Y=13,868,550.93
SURFACE COORDINATES

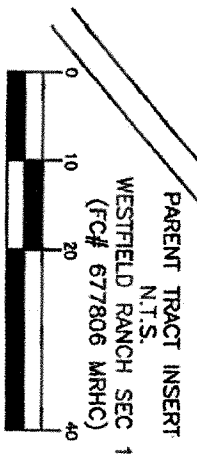
BLOCK 1
RESTRICTED RESERVE "A"
(Water Utility & Related Uses Only)
WEST HARRIS COUNTY
REGIONAL WATER AUTHORITY
CENTRAL PUMP STATION
(Film Code No 648062 MRHC)

EASEMENT TRACT
Parcel 12374-002-SS001A
0.0222 AC
966 SQ FT

Key Map
446G

RESTRICTED RESERVE "B"
(Landscape/Open Space Purposes Only)
WESTFIELD RANCH SEC 1
(Film Code No 677806 MRHC)

P.O.C.
P.O.B.
WHCRWA ESMT.



AMANI ENGINEERING, INC.
6313 SOUTHWEST FREEMWAY SUITE 600 HOUSTON, TX 77074
Tel (713) 270-9700 Fax (713) 271-3487
TBE REG NO: F-4528 Survey Firm No. 100282-00

WHCRWA - Central Pump Station
60'X16' Driveway Access Easement
Crossing Restricted Reserve "B"

DRAWN BY: SPS		F.B. NO.:	
CALCULATED BY: SPS		SCALE: 1" = 20'	
CHECKED BY: CW		PAGE: 4 OF 4	
REV. DATE: 07/07/2019		JOB NO: 16018	

NOTE	BEARING	DISTANCE
L1	S02°14'59"E	59.42'
L2	S02°14'59"E	60.00'
L3	S81°15'00"W	16.21'
L4	N02°14'59"W	60.00'
L5	N81°15'00"E	16.21'
L6	S02°14'59"E	303.61'
L7	S85°35'18"E	16.10'

Existing Concrete Curb

MOUNTAIN FOREST DR.
(60' Wide)
WESTFIELD RANCH SEC 1
(FC# 677806 MRHC)

RP-2020-66845
Pages 19
02/13/2020 11:31 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$84.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence 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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-66845