FENCE EASEMENT AGREEMENT

122-45-2722

03/18/93 00844133 P139159 \$ 9 A

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

That Randall S. Miller and Anne Y. Miller (hereinafter referred to as "Grantor," whether one or more), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamsburg Settlement Maintenance Association, a Texas non-profit corporation (herein called "Grantee"), whose mailing address is c/o Planned Community Management, Inc., P. O. Box 219223, Houston, Texas 77218, the receipt and sufficiency of which are hereby acknowledged and confessed and subject to the matters set forth below, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee a non-exclusive right-of-way (the "Easement") for the purpose of constructing, maintaining, operating, repairing, removing and re-constructing a perimeter fence, subject to the terms and provisions hereinafter set forth, under, across, and through the most northerly 5' strip of land of the real property described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Easement Tract").

Prior to the construction of the fence, Grantee shall have the right to go over and across the lands of Grantor that are adjacent to the Easement Tract for purpose of performing surveys and other such necessary pre-construction work. After the construction of the fence, Grantee, from time to time shall have a right of ingress and egress over, along and across the Easement Tract for purposes of maintaining, operating, repairing, removing, re-constructing, and/or inspecting (within the Easement Tract) the fence. Except as otherwise specifically set forth in this paragraph, Grantee shall have no right to go or travel upon, over or across any lands of Grantor except for the Easement Tract. Nothing contained herein shall grant or be construed as granting to Grantee the right (i) to use the Easement Tract for any purpose other than for the purposes herein specified or (ii) to change the dimensions or location of the Easement Tract.

It is expressly provided that Grantor reserves unto itself, its substitutes and assigns, all other rights in and to the Easement Tract which do not unreasonably interfere with or prevent the use of the Easement herein granted and conveyed to Grantee; provided, however, Grantor shall not damage, remove or alter the fence or any part thereof without first obtaining written approval from Grantee with respect to any such action, such approval to be at Grantee's sole discretion.

The Easement hereby granted is non-exclusive, and Grantor, its heirs, administrators, executors, successors, substitutes, and assigns, shall have the right from time to time to grant further easements over, across, through and under the Easement Tract for any lawful purpose, provided that the holder of such easement does not unduly or unreasonably interfere with the Easement rights herein granted.

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 rights of ingress, egress, and regress, unto the said Grantee, its successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said Easement unto the said Grantee, and its respective successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to all of the terms, conditions, provisions and limitations hereinabove set forth and provided.

Grantee, acting herein by and through the President of its Board of Directors, duly and lawfully called and convened, joins in the execution hereof for purposes of evidencing its acceptance of this Easement and its agreement on behalf of itself, its successors and assigns, with all of the terms, conditions, and covenants herein set out.



Executed this 12 day of	September, 1992.	122-45-2723
	GRANTOR: Randall S. Miller Anne Y. Miller	Miller o
Accepted this 12 day of	ptember, 1992.	
Williamsburg Settlement Maintens Steven R. Brammer, President		
THE STATE OF TEXAS §		
COUNTY OF HARRIS §		
The foregoing instrument 1992, by Randall S. Miller.	was acknowledged before me on this A	day of <u>leptishin</u>
THE STATE OF TEXAS \$ COUNTY OF HARRIS \$	Notary Public, State of T VIRGINIA A. MILLER NOTARY PUBLIC State of Texas Comm. Exp. 10-25-94	EX A S
The foregoing instrument 1992, by Anne Y. Miller.	was acknowledged before me on this 💪	2 day of Seplember
THE STATE OF TEXAS §	Notary Public, State of T VIRGINIA A. NOTARY PL State of To Comm. Exp. 10	JBLIC Bexas
	,	s# latel
The foregoing instrument was acknowledged before me on this // day of supulse. 1992, by Steven R. Brammer, President of Williamsburg Settlement Maintenance Association, a Texas non-profit corporation, on behalf of said corporation.		
	Notary Public, State of T	Mula EXAS

AFTER RECORDING, RETURN TO:

Robert T. Alexander P.O. Box 4547 Houston, Texas 77210-4547



A PART OF LOT 4 IN BLOCK 19 OF WILLIAMSBURG SETTLEMENT, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS AS RECORDED IN VOLUME 298, PAGE 81 OF THE MAP RECORDS OF SAID COUNTY AND BEING MORE PARTUCULARLY DESCRIBED BY METES AND BOUNDS AS FULLOWS:

COMMENCING AT THE MOST MESTERLY POINT OF THE MORTHWEST INTERSECTION OF GATMICK LANE (100 POOT RIGHT-OF-WAY) AND METHERBURN LANE (60 POOT RIGHT-OF-WAY);

THENCE 8 89 DEGREES 44' W ALONG THE NORTHERLY PIGHT-OF-WAY LINE OF SAID WETHERBURN LANE A DISTANCE OF 207.90 FEET TO A 5/8 INCH INCH ROD FOUND FOR CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING 8 89 DEGREES 42' 44" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WETHERBURN LANE A DISTANCE OF 57.55 FEET TO A 3/4 INCH IRON PIPE FOUND FOR CORNER;

TWENCE M 07 DEGREES 08'56" W A DIFTANCE OF 130.94 FEET TO A 5/8 INCH IRON ROD POUND FOR CORNER;

THENCE W 89 DEGREES 42" E & DISTANCE OF 73.19 FEET TO A 5/8 ? INCH IRON ROD POUND FOR CORNER;

THENCE 8 00 DEGREES 17' 16' E A DISTANCE OF 130.00 FEET TO A 5/8 INCE IRON ROD FOUND FOR CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS
METEURISH IT WAS ACUND TO BE INADEQUATE
POST THE 255" PROTOGRAPHIC REPRODUCTION
DEEN ASSOCIATED TO ASSOCIATE OF OR
PROTOCOLOGY, DISCOLOGED PAPTER, ETC.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, HENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OF RACE IS INVALID AND UNEMFORCEABLE UNDER FEDERAL LAW THE STATE, OF TEXAS I COUNTY OF HARRIS I hereby certify that this instrument was FILED in File Number Sequence on this 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

MAR 1 8 1993



COUNTY CLERK, HARRIS COUNTY, TEXAS

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