

DRAINAGE EASEMENT



4 pgs
EAS

2022031859

STATE OF TEXAS §
 §
COUNTY OF JEFFERSON §

KNOW ALL MEN BY THESE PRESENTS:

CITY OF NOME TEXAS, whose address is P.O. Box D, Nome, Texas 77329; (hereinafter called "GRANTOR"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and subject to the reservations and exceptions described herein, does hereby GRANT, BARGAIN, SELL and CONVEY unto **Jefferson County Drainage District No. 6** (hereinafter called "GRANTEE"), its successors and assigns, a perpetual nonexclusive drainage easement for constructing, operating and maintaining stormwater drainage ditches, berms and related facilities in, on, over and across the lands described herein, attached hereto and made a part hereof as though here copied verbatim, for drainage purposes. The drainage easement, situated in the John Vanness Survey, Abstract 380, Jefferson County, Texas, is more particularly described as follows, to-wit:

DRAINAGE EASEMENT – DITCH NOS. 1110 & 1112

The Drainage Easement granted is depicted by ditch number reference in Exhibit "A," attached hereto and incorporated by reference. Each ditch number reference indicates the location and existence of a known drainage ditch currently on Grantor's lands recorded in the Real Records of Jefferson County, Texas, File 9825941. For the purpose of the easement granted, the ditch number refers to a perpetual, non-exclusive easement consisting of the actual width of the corresponding ditches, including improvements, plus 25 feet on each side of the ditch tops. Where Ditch Nos. 1110 and 1112 lie along the Grantor's property line, the easement herein granted lies only on that part of the ditch that lies on Grantor's lands and the 25 feet beyond the ditch top that lies on the Grantor's lands.




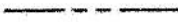
The parties acknowledge that the locations of the easements referenced herein are not based upon actual surveys, and it is understood that the locations of the easements granted herein may vary from the attached Exhibit "A."

Such drainage easements are granted over GRANTOR'S land to improve the flow of water drainage from tributaries located within Jefferson County, Texas, and to excavate ditches and laterals, and to construct berms thereon for the flow of waters and giving said GRANTEE the right and privilege to improve, maintain and operate the same as permitted by law, and giving unto GRANTEE the right and privilege of cleaning out and deepening ditches or water flows within the easement tracts. GRANTOR agrees that it will only construct permanent fencing within the drainage easements granted herein on one (1) side of the ditch if the ditch crosses the GRANTOR'S land. The drainage easements also include the right of GRANTEE to construct, operate, maintain, alter, repair, and patrol each drainage easement, and improvements made thereto, together with the right to construct berms, construct and utilize dirt placement areas with landowners' approval, restrict the placement of obstructions with permanent structures, remove all dirt therefrom, trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures or obstacles within the limits of the right-of-way at any time and for any reason during the term of this easement without further payment; and further including the right to construct improvements above ground and underground essential to the GRANTEE's drainage facilities, within the limits of said easements.

Notwithstanding the foregoing devise, the following reservations and exceptions will apply to and limit the conveyance of the easement described herein:

1 GRANTOR reserves unto itself, its successors and assigns, the right to exercise all such interests

Legend:

-  Ditch Centerline
-  Ownership/Lot Line
-  Subject Property
-  Existing Easement

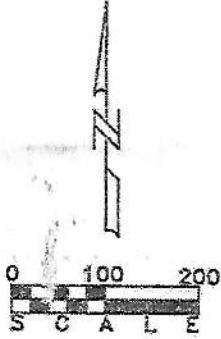
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Survey Abstract 231
Section 91

Jefferson County
Drainage District No. 6
R.P.R.J.C. 2002015211
Called 12.193 Acres

Jefferson County
Drainage District No. 6
D.R.J.C. Vol. 1642 Pg. 37
Called a 100' Strip of Land

John Venness Survey
Abstract 380

City of Nome
R.P.R.J.C. File 9825941
Called 31.620 Acres



Jefferson County
Drainage District No. 6
D.R.J.C. Vol. 1438 Pg. 146
Called a 20' Strip of Land

Ditch 1110

Ditch 1112

