

STATE OF TEXAS

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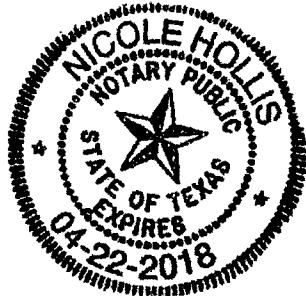
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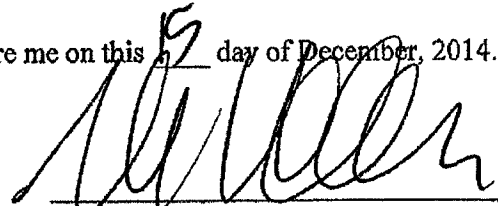
COUNTY OF MONTGOMERY

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BEFORE ME, the undersigned Notary Public, on this day personally appeared MARK PINTER, President of HMW SPECIAL UTILITY DISTRICT OF HARRIS AND MONTGOMERY COUNTIES, who, being by me duly sworn on oath deposed and said that the above Assignment is executed in such capacity, and for the purpose and consideration therein expressed.

SUBSCRIBED AND SWORN TO before me on this 5 day of December, 2014.





Notary Public in and for the State of Texas

ACCESS EASEMENT

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

That this ACCESS EASEMENT is entered into by GERALD FREE and spouse, TERI FREE ("Grantors"), and HMW SPECIAL UTILITY DISTRICT OF HARRIS AND MONTGOMERY COUNTIES, a Texas water district and political subdivision under Chapters 49 and 65, Texas Water Code ("Grantee"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged. By this instrument, Grantors have bargained, sold and conveyed, and by these presents do hereby BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, on the conditions and for the purposes hereinafter set forth, a permanent easement upon, across and over the property described on Exhibit A hereto, for a distance of ten feet (10.0') to either side of the center lines described thereon (the "Property").

This agreement and grant does not constitute a fee conveyance of the land above-described or the minerals therein and thereunder, but grants only a right-of-way and easement for the below-described purposes:

1. Effecting and completing the use of and continuing access to the Property and adjacent property by the Grantee and Quadvest, L.P. ("Quadvest"), to operate a portable wastewater plant, a wastewater lift station and above and below ground wastewater lines on and beneath the surface of the Property and property adjacent thereto;
2. Access to such adjacent property for all construction and other activities required to construct, install, establish, repair, maintain and improve wastewater utility lines and all related equipment required for the use of Grantee or Quadvest, as they shall determine;



3. Access for the above purposes by vehicles and personnel; and
4. Access for the above purposes by contractors and their supplies, personnel and equipment, including construction equipment for the installation of additional lines, monitoring and testing equipment required for the construction, installation, testing and connection of permanent lines and related equipment on, over or beneath the adjacent property.

Further, this easement is subject to the following:

1. It is subject to any and all valid and subsisting oil, gas, sulphur and mineral leases, unitization agreements, deeds, easements, and reservations and other instruments now of record in the respective real property records of Montgomery County, Texas, and any unrecorded prior easements under which improvements have been constructed in such a manner as to be apparent to the Grantee from an inspection of the premises and which relate to all or any part of the herein described property.
2. The right of ingress to and egress through, over and across the Grantors' Property of Grantee and Quadvest to the Grantee's adjacent tract is, at all times reasonably required, subject to the following conditions:
 - a. The use of the easement shall be limited to ingress and egress by foot and by vehicles of a size that are able to travel and turn within the perimeter of the easement;
 - b. No vehicles, equipment or any obstruction shall be permitted to remain within the easement boundary except for the purpose of the use thereof for ingress and egress to and from the adjacent tract, and limited on each occasion to the time required therefor; and
 - c. No permanent improvements shall be constructed or installed within the easement boundary.
3. The right granted hereby to use the surface and subsurface of the easement herein granted shall not interfere with or obstruct the use of the easement by Grantors, their successors and assigns.

In regard to the portable wastewater treatment plant currently owned and operated by the Grantee on the Property, this conveyance shall continue in effect while and for so long as the portable wastewater treatment plant is located on the Property and (1) operated by the Grantee, and (2) operated thereafter by Quadvest, L.P., as provided by Section IV.f. and Article X. of the Agreement for Sale and Purchase of Wastewater Assets between Grantee and Quadvest, L.P., dated February 28, 2012. Thereafter, with regard to access to such portable wastewater plant, this conveyance shall revert to the Grantors on the earlier of August 31, 2015, or such other date to which Grantors and Grantee agree. No reversion of this conveyance and easement shall occur as to any of its other purposes.

TO HAVE AND TO HOLD the herein described easement, together with all and singular the rights and appurtenances thereto belonging, unto Grantee, its successors and assignees forever, and Grantors do hereby bind themselves, their successors and assigns to the Grantee, its successors and assigns, to warrant and forever defend his title against every person whomsoever lawfully claiming or claim the same, or any part thereof, without exception.

SIGNED this 31 day of October, 2014.

HMW Special Utility District of
Harris and Montgomery Counties

By: Richard Gilchrist

~~MARK PINTER, President~~

RICHARD GILCHRIST, VICE PRESIDENT

Gerald Free

GERALD FREE

Teri Free


TERI FREE

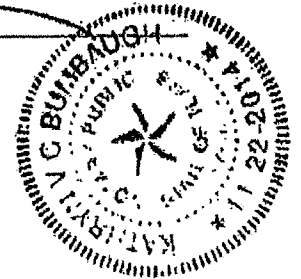
STATE OF TEXAS

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COUNTY OF MONTGOMERY

On the 5 day of ~~October~~ ^{NOVEMBER}, 2014, MARK PINTER did appear before the undersigned notary public, and did, under oath, state that he was the President of HMW Special Utility District of Harris and Montgomery Counties, and that he was duly authorized to and did execute the foregoing Access Easement in that capacity and for the consideration recited herein, in witness of which I place my hand and seal of office.


Notary Public in and for the
State of Texas

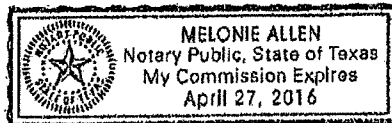



STATE OF TEXAS

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COUNTY OF MONTGOMERY

On the 31 day of October, 2014, GERALD FREE did appear before the undersigned notary public, and did, under oath, state that he did execute the foregoing Access Easement for the consideration recited herein, in witness of which I place my hand and seal of office.



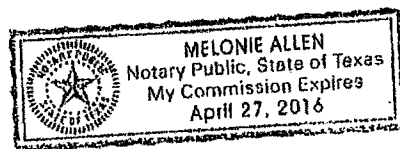

Notary Public in and for
the State of Texas


STATE OF TEXAS

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COUNTY OF MONTGOMERY

On the 31 day of October, 2014, TERI FREE did appear before the undersigned notary public, and did, under oath, state that she did execute the foregoing Access Easement for the consideration recited herein, in witness of which I place my hand and seal of office.




Notary Public in and for
the State of Texas

Grantors:

Gerald and Teri Free
25502 Candy Lane
Magnolia, Texas 77355-8492

Grantee:

HMW Special Utility District of
Harris and Montgomery Counties
2626 Decker Prairie-Rosehill Road
Pinehurst, Texas 77355

After recording, please return to:

Ret ✓
Patrick F. Timmons, Jr.
Attorney at Law
8556 Katy Freeway, Suite 120
Houston, Texas 77024-1806

*HOLD
CALL FOR PICK UP
713 465 7638*

FILED FOR RECORD

11/05/2014 11:38AM

Mark Tumbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

11/05/2014



Mark Tumbull

County Clerk
Montgomery County, Texas

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

ASSIGNMENT

HMW SPECIAL UTILITY DISTRICT OF HARRIS AND MONTGOMERY COUNTIES ("Assignor"), for and in consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, has assigned, transferred and conveyed, and by these presents does hereby assign, transfer and convey unto QUADVEST, L.P., a Texas limited partnership ("Assignee"), to the extent provided below, its right, title and interest in and to the easement, now owned and held by Assignor as the successor of Coe Utilities, Inc., from Kate M. Coe, Grantor, to Coe Utilities, Inc., et al, Grantees, dated July 28, 1987, recorded under Montgomery County Clerk's File No. 8734119, attached as Exhibit A hereto. This assignment is limited to the transfer of the Assignor's rights to provide access to facilities for the Assignor's wastewater utility service on the date hereof. It does not transfer to the Assignee such easement rights with regard to the Assignor's right and obligation to provide water utility service to its water utility customers. Such rights are hereby expressly retained.

To have and to hold, and the Assignor does hereby agree to warrant and defend its rights to the property herein transferred and conveyed unto the Assignee and its successors and assigns forever.

This Assignment is effective on the 15 day of December, 2014.

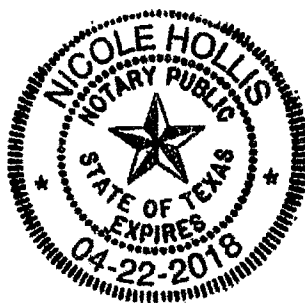
HMW SPECIAL UTILITY DISTRICT OF
HARRIS AND MONTGOMERY COUNTIES

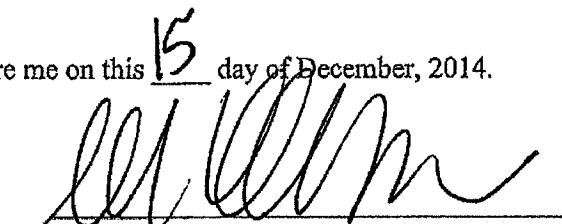
By: 

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned Notary Public, on this day personally appeared MARK PINTER, President of HMW SPECIAL UTILITY DISTRICT OF HARRIS AND MONTGOMERY COUNTIES, who, being by me duly sworn on oath deposed and said that the above Assignment is executed in such capacity, and for the purpose and consideration therein expressed.

SUBSCRIBED AND SWORN TO before me on this 15 day of December, 2014.





Notary Public in and for the State of Texas

8734119

476-01-1395

EASEMENT

REAL PROPERTY RECORDS

THE STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MONTGOMERY :

THAT Kate M. Coe, hereinafter called Grantor, for good and valuable consideration paid by Coe Utilities, Inc., Lloyd White and A. R. Coe, Jr., Trustee, hereinafter called Grantee, does hereby grant, sell and convey unto Grantee and the general public an easement and right-of-way upon and across the following described property:

25 foot wide strip of land reserved in deed dated the 26th day of March 1980, recorded at Clerk's File No. 8013295 in the Real Property Records of Montgomery County, Texas, as described on Exhibit "A" attached hereto and made a part hereof for all purposes.

The right-of-way easement, rights and privileges herein granted shall be used for providing pedestrian and vehicular ingress and egress between the paved road East Memory Lane lying East of the property owned by Grantor and the property of Grantee which adjoins the property of Grantor to the West as shown on Exhibit "B" attached hereto and made a part hereof for all purposes.

The easement, rights and privileges herein granted shall be perpetual. Grantor hereby binds herself, her successors, assigns and legal representatives, to warrant and defend the above described easement and rights unto Grantees, their heirs and legal representatives against every person whomsoever lawfully claiming or to claim the same or any part thereof.



The easement, rights and privileges granted herein are non-exclusive and Grantor reserves and retains the right to convey similar rights and easements to such other persons as Grantor may deem proper.

This instrument shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

Grantor also retains, reserves and shall continue to enjoy the use of the surface of such property for any and all purposes which do not interfere with and prevent the use by Grantee of the within easement for drainage ditches and private streets, roads, driveways, alleys, walks and other like uses and/or to dedicate all or any part of the surface of this property affected by this easement to any city for use as a public street, road or alley.

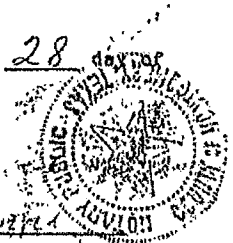
IN WITNESS WHEREOF, this instrument is executed this 28 day of July 1987.

Kate M. Coe
Kate M. Coe

THE STATE OF TEXAS :
COUNTY OF MONTGOMERY :

This instrument was acknowledged before me on the 28 day of July, 1987, by Kate M. Coe.

Anna C. Swann
NOTARY PUBLIC - THE STATE OF TEXAS
Printed Name: Anna C. Swann
My Commission Expires: 1-10-88



476-01-1397

After Recording Return to:

✓ A. R. Coe, Jr.

31931 FM 149

Pinehurst, Texas 77362

Prepared in the Law Office of:

M. Kaye Applewhite

Post Office Box 169

Magnolia, Texas 77355

Exhibit "A"

Commencing at an axle for the Southwest corner of the Mullanex 50 acre tract described in Volume 317, Page 159, Deed Records;

THENCE: S $77^{\circ}51'$ E, 161.3 ft. to an iron rod for corner;

THENCE: S $0^{\circ}13'$ W, 479.6 ft. to an iron rod in the centerline of a 50 ft. road and the PLACE OF BEGINNING;

THENCE: S $0^{\circ}13'$ E, 91.0 ft. to an iron rod for corner;

THENCE: N $89^{\circ}26'$ W, 203.5 ft. to an iron rod in the East line of a 60 ft. road, called Memory Lane;

THENCE: N $03^{\circ}28'$ E, 245.5 ft. to an iron rod in the East line of Memory Lane at its intersection with the centerline of a 50 ft. road;

THENCE: S $50^{\circ}27'$ E, 245.1 ft. to the place of beginning and containing .77 acre of land.

There is a 25 ft. wide strip of land reserved off the North line of above described tract for road easement purposes.

476-01-1399

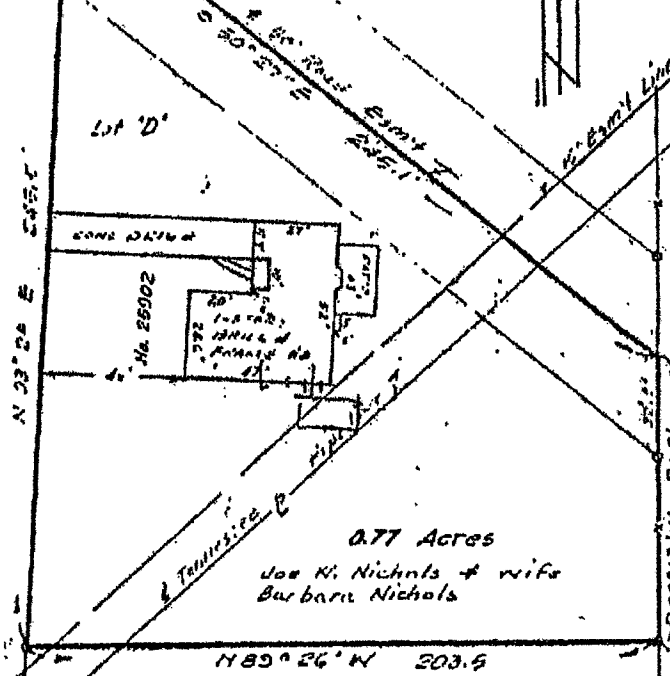
STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed
in the Public Records on the 31st day of July
1987 at the County Clerk's Office of Montgomery County, Texas.

JUL 31 1987



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

EAST MEMORY LANE (60')



FILE FOR RECORD
1987 JUL 31 PM 1:46

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

PLAT SHOWING HOUSE UNDER CONSTRUCTION ON LOT 'D' IN COE COUNTRY AN
UNRECORDED SUBDIVISION OF 79.17 ACRES IN THE I. W. BRASHEAR SURVEY,
ABSTRACT 96, MONTGOMERY COUNTY, TEXAS.

April 2, 1981
W. B. BURKIN
REGISTERED ENGINEER
Reg. No. 8491

SCALE 1" = 40 FEET

Revised Sept. 14, 1980 to show
Completed Construction. W.B.B.
Revised Nov 13, 1980 W.B.B.

