

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

request, execute and record a written release confirming such expiration or termination.

Grantee and its contractors utilizing the Temporary Easement shall maintain applicable insurance coverage while occupying or performing work upon the Temporary Easement Tract.

Grantor expressly reserves the right to the use and enjoyment of the surface and subsurface of the Temporary Easement Tract for any and all purposes; provided, however, Grantor shall not construct or place any structure, building, or other surface improvements, whether temporary or permanent, or plant or locate any trees or shrubs on the Temporary Easement Tract without the prior written consent of Grantee, which consent shall not be unreasonably withheld, conditioned, or delayed. Grantor may not dedicate other easements within the Temporary Easement Tract without the prior written consent of Grantee, except for a permanent waterline easement in favor of Grantee or a permanent public road right-of-way, which consent shall not be unreasonably withheld, conditioned, or delayed.

This easement grant and conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances and mineral or royalty reservations or interests affecting Grantor's property and appearing of record in the Official Public Records of Real Property of Harris County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Temporary Easement Tract; provided, however, Grantor will not enforce said items and matters, to the extent that it has the ability to enforce any of said items or matters, in a manner which would unreasonably prejudice or interfere with Grantee's rights in the Temporary Easement granted herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the above-described Temporary Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, including all necessary rights to ingress, egress, and regress, unto said Grantee, its successors and assigns, for the term of the Temporary Easement set forth herein. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular said Temporary Easement and right-of-way and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof during the term of the Temporary Easement.

SIGNED AND EXECUTED this the ____ day of _____, 2026.

GRANTOR

CROSBY INDEPENDENT SCHOOL DISTRICT

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, 2026, by _____, acting in his or her capacity as _____ of and on behalf of the Board of Trustees of Crosby Independent School District, a political subdivision of the State of Texas.

[Notary Seal]

Notary Public in and for
the State of Texas

AGREED TO AND ACCEPTED as of the ____ day of _____, 2026.

CROSBY MUNICIPAL UTILITY DISTRICT

By: _____
Name: _____
Title: _____

(District Seal)

THE STATE OF TEXAS §
COUNTY OF HARRIS §

Before me on this day, personally appeared _____, proved to me to be the person and the _____ of the Board of Directors whose name is subscribed to the foregoing instrument and acknowledged to me that the instrument was the act of **CROSBY MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas, and that (s)he executed the instrument as the act of said political subdivision for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

Given under my hand and seal of office this ____ day of _____, 2026.

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Crosby MUD
c/o Johnson Petrov LLP
Attn: Teresa Menacho
2929 Allen Parkway, Suite #3150
Houston, Texas 77019

EXHIBIT "A"

**Temporary Easement Tract
(see attached)**

TEMPORARY CONSTRUCTION EASEMENT
METES AND BOUNDS DESCRIPTION
OF 0.5097 ACRE (22,202 SQUARE FEET) OF LAND
IN THE HUMPHREY JACKSON SURVEY, A-37
HARRIS COUNTY, TEXAS

BEING 0.5097 acre (22,202 square feet) of land, in the Humphrey Jackson Survey, Abstract Number 37 in Harris County, Texas and being a portion of CROSBY HIGH SCHOOL, SEC. 1 according to the plat thereof recorded under Film Code Number 677763 in the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/4 inch iron pipe found for the northeast corner of the 344.5375 acre tract described in the deed from Law Kee Kong, Wong Chee Sean to Bellevue Group Incorporated, A B.V.I. Corporation recorded under File No. S900114 in the Official Public Records of Real Property of Harris County, Texas, in the south line of said CROSBY HIGH SCHOOL, SEC. 1, and the northwest corner of the 0.8684 acre tract described in the deed to Eddie D. Slaughter recorded under File No. 20140105106 in the Official Public Records of Real Property of Harris County, Texas;

THENCE North 82° 31' 07" East – 240.98 feet to an angle corner and **POINT OF BEGINNING** of the herein described easement;

THENCE North 02° 18' 06" West - 20.00 feet to an angle corner of the herein described easement;

THENCE South 88° 28' 24" West - 270.53 feet to an angle corner of the herein described easement;

THENCE South 42° 03' 44" West - 35.25 feet to an angle corner of the herein described easement;

THENCE South 87° 55' 15" West - 748.88 feet, to the west line of said CROSBY HIGH SCHOOL, SEC. 1, and the east line of PECAN ESTATES SEC. 3 according to the plat thereof recorded under Film Code Number 702674 in the Map Records of Harris County, Texas, and being the southwest corner of the herein described easement;

THENCE North 02° 49' 42" West - 20.00 feet, with said common line, to the northwest corner of the herein described easement;

THENCE North 87° 55' 15" East - 728.65 feet to an angle corner of the herein described easement;

THENCE North 42° 03' 44" East - 35.53 feet to an angle corner of the herein described easement;

THENCE North 88° 28' 24" East - 310.76 feet to the northeast corner of the herein described easement;

THENCE South 02° 18' 06" East - 40.00 feet to the southeast corner of the herein described easement;

THENCE South 88° 28' 24" West - 20.00 feet to the **POINT OF BEGINNING** of the herein described easement and containing 0.5097 acre (22,202 square feet) of land.

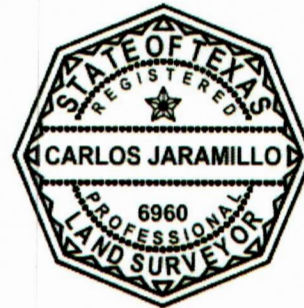
Prepared by:

IDS Engineering Group

TxSurv Firm 10110700

Job No. 1328-085-00-560

December 03, 2025



A handwritten signature in blue ink, appearing to read "Carlos Jaramillo", is written over a horizontal line.

Carlos Jaramillo

Registered Professional Land Surveyor

Texas Registration Number 6960

V:\Jobs\1300\1328-085-00 Pecan Estates T.C.E.dwg-11x17 Plotted Dec 03, 2025 at 10:16am by CGoodby | Last Saved by CGoodby

HUMPHREY JACKSON, A-37

PECAN ESTATES SEC. 3
FILM CODE NO. 702674, H.C.M.R.

CROSBY HIGH SCHOOL,
SEC. 1
FILM CODE NO. 677763, H.C.M.R.

100' 0' 100'
SCALE
1"=100'



FND. 1/2" IRON ROD

T.C.E.
0.5097 ACRE
(22,202 Sq. Ft.)

POC
FND. 1/4"
IRON PIPE

POB

0.8684 ACRES
EDDIE D. SLAUGHTER
FILE No. 20140105106, O.P.R.R.P.

POLLY A. LOWDEN
TO
DANNY C. MICHALSKY
FILE No. W645835,
O.P.R.R.P.

0.396 ACRES
J.L. MAZA, JR.
TO
BRYAN FRANTA
FILE No. C67005855,
O.P.R.R.P.

344.5375 ACRES
LAW KEE KONG, WONG CHEE SEAN
TO
BELLEVIEW GROUP INCORPORATED,
A B.V.I. CORPORATION
FILE No. S900114, O.P.R.R.P.

LINE	BEARING	DISTANCE
L1	N 02°18'06" W	20.00'
L2	S 88°28'24" W	270.53'
L3	S 42°03'44" W	35.25'
L4	S 87°55'15" W	748.88'
L5	N 02°49'42" W	20.00'
L6	N 87°55'15" E	728.65'
L7	N 42°03'44" E	35.53'
L8	N 88°28'24" E	310.76'
L9	S 02°18'06" E	40.00'
L10	S 88°28'24" W	20.00'

0.58 ACRES
M.H. SCALES
TO
WILLIAM P. WEBER
FILE No. N617794, O.P.R.R.P.

PIN OAK LOOP LN
(60' R.O.W.)

ALL BEARINGS BASED ON THE TEXAS COORDINATE
SYSTEM OF 1983, SOUTH CENTRAL ZONE.

ABBREVIATION TABLE

FND. FOUND
POC POINT OF COMMENCING
POB POINT OF BEGINNING
H.C.M.R. MAP RECORDS OF HARRIS COUNTY
H.C.D.R. DEED RECORDS OF HARRIS COUNTY
O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF HARRIS COUNTY TEXAS

SYMBOL LEGEND

○ FOUND MONUMENT



13430 NW Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
Toll Free 1-800-558-5555
TxDOT Firm 10110700

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

0.5097 ACRE (22,202 SQUARE FEET)
IN THE HUMPHREY JACKSON SURVEY, A-37
HARRIS COUNTY, TEXAS

DRAWN: CMG
APPROVED FOR ISSUE:

ORIGINAL
ISSUE DATE 12/03/25

ORIGINAL
SCALE 1" = 100'

JOB NO.: 1328-085-00-560