

COPY

SANITARY CONTROL EASEMENT

DATE: February 13, 2018

GRANTOR: POLK COUNTY

GRANTOR'S ADDRESS: 101 W. Church Street, Suite 300
Livingston, Texas 77351

GRANTEE: MONARCH UTILITIES I L.P.

GRANTEE'S ADDRESS: 12535 Reed Road
Sugar Land, Texas 77478

SANITARY CONTROL EASEMENT:

Purpose, Restrictions and Uses of Easement:

1. The purpose of this easement is to protect the water supply of the water well described hereinafter by means of sanitary control.
2. The construction and operation of underground petroleum and chemical storage tanks and liquid transmission pipelines, stock pens, feedlots, dump grounds, privies, cesspools, septic tank or sewage treatment drainfields, improperly constructed water wells of any depth, and all other construction or operation that could create an unsanitary condition within, upon, or across the property subject to this easement are prohibited within this easement. For the purpose of the easement, improperly constructed water wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.
3. The construction of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, and cemeteries is specifically prohibited within a fifty (50) foot radius of the water well described hereinafter.
4. This easement permits the construction of homes or buildings upon the Grantor's property as long as all items in Restriction Nos. 2 and 3 are recognized and followed.
5. This easement permits normal farming and ranching operations, except that livestock shall not be allowed within fifty (50) feet of the water well described hereinafter.

GRANTOR'S PROPERTY:

The property of Grantor in which this easement is located is a portion of Bishop Street, shown in Exhibit "A", attached and made a part hereto, Polk County, Texas.

PROPERTY SUBJECT TO EASEMENT:

All of that area within a 150-foot radius of the water well located on that certain 0.037 acre tract, as situated in the John T. Pinckney Survey, A-63, Polk County, Texas, and being the same as that certain Tract conveyed by Warranty Deed from C. Lee Henderson to Texas Water Services, Inc., and recorded in Volume 1177, Page 205, Deed Records, Polk County, Texas.

TERM:

This easement shall run with the land and shall be binding upon all parties and persons claiming under the Grantor from the date that this easement is recorded.

ENFORCEMENT:

Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

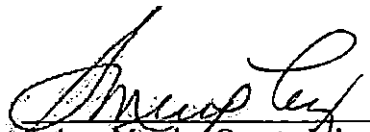
INVALIDATION:

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantors do hereby grant and convey to Grantee and to its successors and assigns the sanitary control easement described in this easement.

GRANTOR:

Polk County

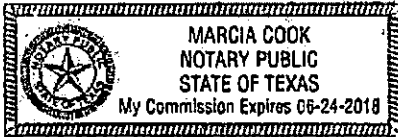


Sydney Murphy, County Judge

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF POLK §

This instrument was acknowledged before me on this the 13th day of Febraury, 2018, by Sydney Murphy, County Judge for Polk County.



Marcia Cook

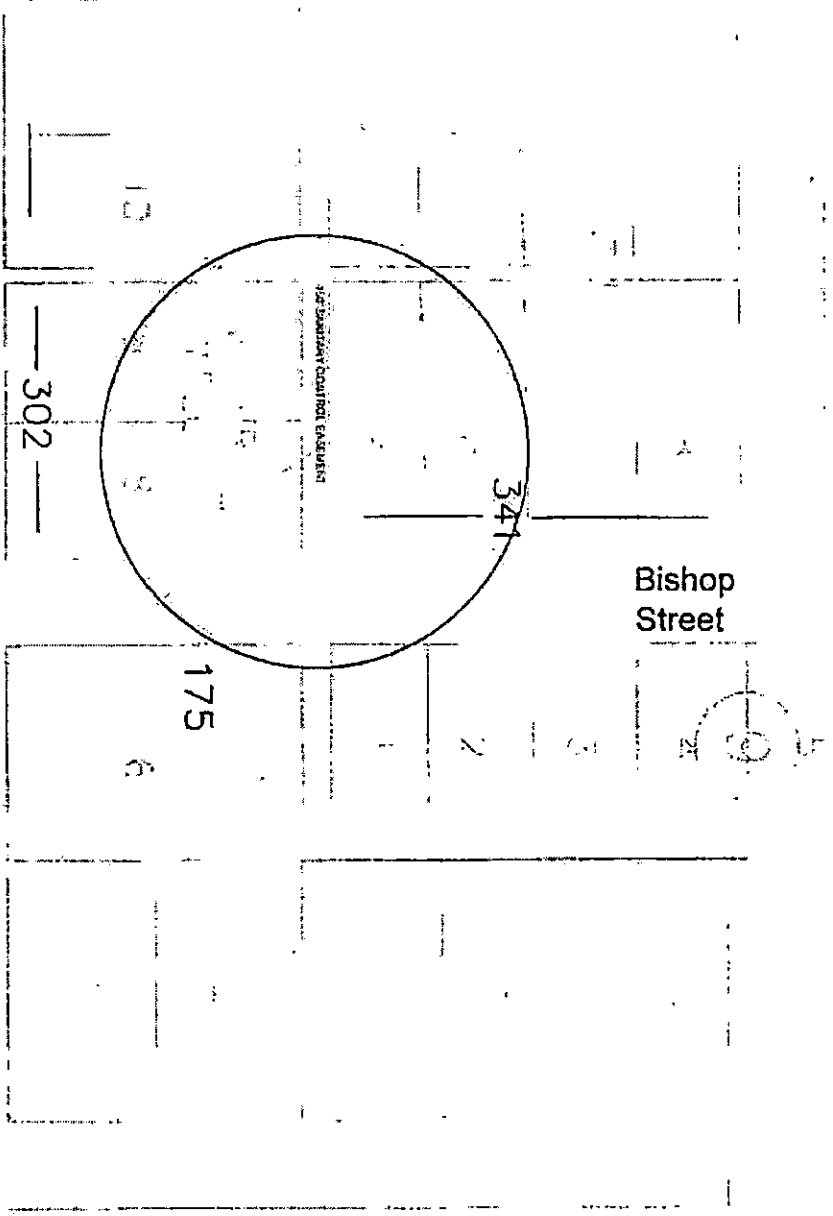
Notary Public, State of Texas

After recording return to:

Monarch Utilities I, L.P.
7987 Caruth Court
Dallas, Texas 75225

150 FT

Checkmate Street



Bishop Street

SANITARY CONTROL EASEMENT MAP
CHESSWOOD
PWS ID NO. 1870068

EXHIBIT "A"

MONARCH UTILITIES I, L.P.