

SANITARY CONTROL EASEMENT

DATE: August 10, _____, 2021

GRANTOR: POLK COUNTY

GRANTOR'S ADDRESS: P.O. Box 740
Goodrich, Texas 77335

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 well described and located below by means of sanitary control.
2. The construction, existence, and/or operation of the following within a 150-foot radius of the well described and located below are prohibited: septic tank or sewage treatment perforated drainfields; areas irrigated by low dosage, low angle spray on-site sewage facilities; absorption beds; evapotranspiration beds; abandoned, inoperative or improperly constructed water wells of any depth; underground petroleum and chemical storage tanks or liquid transmission pipelines; sewage treatment plants; sewage wet wells; sewage pumping stations; drainage ditches which contains industrial waste discharges or wastes from sewage treatment systems; animal feed lots; solid waste disposal sites, landfill and dump sites; lands on which sewage plant or septic tank sludge is applied; lands irrigated by sewage plant effluent; military facilities; industrial facilities; wood treatment facilities; liquid petroleum and petrochemical production, storage, and transmission facilities; Class 1, 2, 3, 4 and 5 injection wells; pesticide storage and mixing facilities; and all other constructions or operations that could pollute the groundwater sources of the well that is the subject of this easement. For the purpose of this 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, existence and/or operation of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, cemeteries, and/or the existence of livestock in pastures is specifically prohibited within a 50-foot radius of the water well described and located below.
4. This easement permits the construction of homes or buildings upon the Grantor's property, and farming and ranching operations, as long as all items in Restrictions Nos. 2 and 3 are recognized and followed.

GRANTOR'S PROPERTY:

The property of Grantor in which this easement is located is a part of Weavers Cove Road, Polk County Texas.

PROPERTY SUBJECT TO EASEMENT:

All of that area within a 150-foot radius of the water well located 30°41'14.6"N, 95°02'05.2"W, on that certain 0.007-acre tract of land, more or less, situated in the William Beasley Survey, A-4, Polk County, Texas, and being the same as that certain Tract conveyed by Warranty Deed from Shannon Goins, Individually and d/b/a Goins Utility Service to Monarch Utilities I.L.P., and recorded in Volume 2342, Page 832, 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.

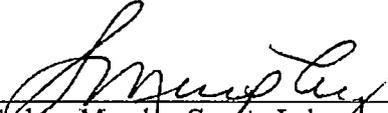
INVALIDATION:

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.

GRANTORS:

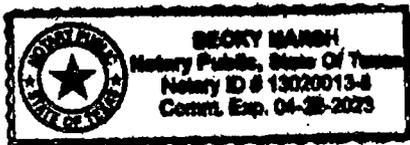
POLK COUNTY

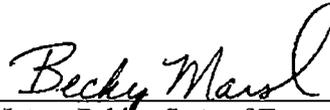


Sydney Murphy, County Judge

THE STATE OF TEXAS §
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COUNTY OF POLK §

This instrument was acknowledged before me on this the 10 day of August, 2021, by Sydney Murphy, Polk County Judge.





Notary Public, State of Texas

After recording return to:

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