



## CITY OF CONROE

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### **STANDARD EASEMENT DOCUMENTS**

The following documents are provided as the standard form of easement instruments required by the City of Conroe for use in various Platting and Land Development submittals:

- *Access Easement (2-pages)*
- *Drainage Easement (2-pages)*
- *Sanitary Sewer Easement (2-pages)*
- *Temporary Construction Easement (2-pages)*
- *Waterline Easement (2-pages)*
- *Water Meter Easement (2-pages)*

*NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.*

CITY OF CONROE

ACCESS EASEMENT

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

That, \_\_\_\_\_, (hereinafter called "Grantor" whether one or more natural persons or other legal entities), for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS to the undersigned in hand paid by the CITY OF CONROE, TEXAS, a Texas home rule city (hereinafter called "City"), and other good and valuable consideration the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto said City, its successors and assigns, an easement over, across and along a certain parcel of land generally described as \_\_\_\_ acres of land in the \_\_\_\_\_ Survey, A-\_\_\_\_, Montgomery County, Texas, and being more particularly described in Exhibits "A" & "B", attached hereto and made a part hereof by reference for all purposes.

The easement conveyed herein is solely for the purposes of permitting Grantee and its agents, employees and representatives the right of ingress and egress over and across the said premises in order to access other adjacent lands and easements held by Grantee. The easement is expressly intended to include the right to drive motor vehicles and other motorized equipment over and across the premises.

This easement is not intended and shall not be construed as a dedication for public street purposes.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City, its successors and assigns forever, and Grantor is hereby bound, together with all heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto the City of Conroe, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

ACCESS EASEMENT

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_,  
by \_\_\_\_\_ AND \_\_\_\_\_ OF \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

After recording return to:  
City Secretary  
P. O. Box 3066  
Conroe, Texas 77305  
(Engineering)

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CITY OF CONROE

DRAINAGE EASEMENT

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

That, \_\_\_\_\_, (hereinafter called "Grantor" whether one or more natural persons or other legal entities), for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS to the undersigned in hand paid by the CITY OF CONROE, TEXAS, a Texas home rule city (hereinafter called "City"), and other good and valuable consideration the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto said City, its successors and assigns, an easement over, under, through, across and along all that certain lot, tract or parcel of land generally described as \_\_\_\_ acres of land in the \_\_\_\_\_, A-\_\_\_\_, Montgomery County, Texas, and being more particularly described in Exhibits "A" & "B", attached hereto and made a part hereof by reference for all purposes.

The easement conveyed herein is for public storm water drainage purposes, including the installation, construction, operation, maintenance and replacement of channels, ditches, pipes, mains, and other facilities or appurtenances related to the transmission of storm waters under, along, upon and across said premises described in Exhibits "A" & "B", together with the right and privilege at all times of the Grantee herein, its franchisees, agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs.

Except as expressly herein provided, nothing in this easement shall be construed as a waiver by the City of any assessment, impact fee, lot fee, acreage fee, pro rata charge, tap fee or other fee or charge imposed by the City of Conroe, Texas.

This conveyance shall not be effective or complete until accepted in writing by the City of Conroe. Such acceptance is evidenced by the signature of the Mayor of the City of Conroe on the certificate below.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City, its successors and assigns forever, and Grantor is hereby bound, together with all heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto the City of Conroe, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

DRAINAGE EASEMENT

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Mayor, City of Conroe, Texas

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_,  
by \_\_\_\_\_, MAYOR, CITY OF CONROE, TEXAS.

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_,  
by \_\_\_\_\_ AND \_\_\_\_\_ OF \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

After recording return to:  
City Secretary  
P. O. Box 3066  
Conroe, Texas 77305  
(Engineering)

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CITY OF CONROE

SANITARY SEWER EASEMENT

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

That \_\_\_\_\_ (hereinafter called "Grantor" whether one or more natural persons or other legal entities), for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS to the undersigned in hand paid by the CITY OF CONROE, TEXAS, a Texas home rule city (hereinafter called "City"), and other good and valuable consideration the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto said City, its successors and assigns, an easement over, under, through, across and along all that certain lot tract or parcel of land described in Exhibits "A" & "B", attached hereto and made a part hereof by reference for all purposes.

The easement conveyed herein is for the purpose of opening, constructing and maintaining a sanitary sewer main, together with all necessary laterals, connections and appurtenances in, under, along, upon and across said premises described in Exhibits "A" & "B", together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which City deems necessary.

Except as expressly herein provided, nothing in this easement shall be construed as a waiver by the City of any assessment, impact fee, lot fee, acreage fee, pro rata charge, tap fee or other fee or charge imposed by the City of Conroe, Texas.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City, its successors and assigns forever, and Grantor is hereby bound, together with all heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto the City of Conroe, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

SANITARY SEWER EASEMENT

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2\_\_\_\_, by \_\_\_\_\_ A ND \_\_\_\_\_ OF \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

After recording return to:  
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CITY OF CONROE

TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

KNOW ALL MEN BY THESE PRESENTS:

That, \_\_\_\_\_, hereinafter referred to as Grantor, whether one or more persons, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, to Grantor in hand paid by the City of Conroe, Texas, receipt of which is hereby acknowledged, and for which no lien is retained, either express or implied, has this day, and by these presents does Grant, Bargain, and Convey unto the City of Conroe, Texas a temporary easement for public utility construction purposes, including the construction of lines, pipes, mains and other related facilities for the transmission of (list appropriate utility(ies)) in, under, over, along and across a \_\_\_\_\_foot (\_\_\_\_ ') wide strip adjacent to and (insert location direction) of that permanent easement, such permanent easement being generally described as attached hereto and incorporated herein by reference.

This temporary construction easement shall terminate and be of no further force or effect following one year from the date of the completion of the construction of the (list appropriate utility(ies)) line.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.



TEMPORARY CONSTRUCTION EASEMENT

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me  
by \_\_\_\_\_ and \_\_\_\_\_,  
of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

After recording return to:  
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P.O. Box 3066  
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CITY OF CONROE

WATERLINE EASEMENT

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

§

§

That, \_\_\_\_\_, (hereinafter called "Grantor" whether one or more natural persons or other legal entities), for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS to the undersigned in hand paid by the CITY OF CONROE, TEXAS, a Texas home rule city (hereinafter called "City"), and other good and valuable consideration the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto said City, its successors and assigns, an easement over, under, through, across and along all that certain lot, tract or parcel of land generally described as \_ acres of land in the \_\_\_\_\_ Survey, A-\_\_\_\_\_, Montgomery County, Texas, and being more particularly described in Exhibits "A" & "B", attached hereto and made a part hereof by reference for all purposes.

The easement conveyed herein is for the purpose of constructing, maintaining and operating water mains and lines of City's water utility system, together with all necessary laterals, connections and appurtenances to such water supply system, in, under, along, upon and across the premises described in Exhibits "A" & "B", together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress across said premises for the purpose of making any improvements, modifications or repairs which City deems necessary.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City, its successors and assigns forever, and Grantor is hereby bound, together with all heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto the City of Conroe, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

WATERLINE EASEMENT

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_  
of \_\_\_\_\_, on the \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

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(Engineering)

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CITY OF CONROE

WATER METER EASEMENT

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

That, \_\_\_\_\_, (hereinafter called "Grantor" whether one or more natural persons or other legal entities), for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS to the undersigned in hand paid by the CITY OF CONROE, TEXAS, a Texas home rule city (hereinafter called "City"), and other good and valuable consideration the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto said City, its successors and assigns, an easement over, under, through, across and along all that certain lot, tract or parcel of land generally described as \_ acres, or \_\_\_ square feet, of land in the \_\_\_\_\_ Survey, A-\_\_\_\_\_, Montgomery County, Texas, and being more particularly described in Exhibits "A" & "B", attached hereto and made a part hereof by reference for all purposes.

The easement conveyed herein is for the purpose of constructing, maintaining and operating water meters and lines of City's water utility system, together with all necessary laterals, connections and appurtenances to such water supply system, in, under, along, upon and across the premises described in Exhibits "A" & "B", together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress across said premises for the purpose of making any improvements, modifications or repairs which City deems necessary.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City, its successors and assigns forever, and Grantor is hereby bound, together with all heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto the City of Conroe, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

WATER METER EASEMENT

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

NAME:

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_  
of \_\_\_\_\_, on the \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

After recording return to:  
City Secretary  
P.O. Box 3066  
Conroe, Texas 77305  
(Engineering)