

# DRAINAGE DISTRICT NO. 3

Jefferson County, Texas

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## DRAINAGE DISTRICT NO. 3 (DD3)

### EASEMENT REQUIREMENTS ON DRAINAGE DITCHES LOCATED WITHIN DRAINAGE DISTRICT No. 3 BOUNDARIES

1. DD3 Ditches referenced on this plat indicate the location and existence of known drainage ditches currently on the property owner's lands recorded in the Real Property Records of Jefferson County, Texas, File \_\_\_\_\_. The DD3 easements shown on this plat associated with identified DD3 ditches, shall be perpetual, non-exclusive easement(s) consisting of the actual width of the corresponding ditch, including improvements, plus 25 feet on each side of the ditch tops. Where ditches lie along a road or other R.O.W., the easement herein granted lies only on that part of the ditch which lies on the Property Owner's land and the 25 feet beyond the ditch top, which lies on the Property Owner's land.
2. DD3 Drainage easements are granted over Property Owner's land to improve the flow of water drainage from tributaries located within Jefferson County, Texas, and to provide the right to excavate ditches and laterals, and to construct berms thereon for the flow of waters and giving DD3 the right and privilege to improve, maintain and operate the same as permitted by law, and giving unto DD3 the right and privilege of cleaning out and deepening ditches or water flow within the easement tracts. The property owner shall only construct permanent fencing along the drainage easement lines granted herein on one (1) side of the ditch if the ditch crosses the property owner's land. The drainage easements also include the right of DD3 to construct, operate, maintain, alter, repair, and patrol each drainage easement, and improvements made thereto, together with the right to construct berms, construct and utilize dirt placement areas, restrict placement of obstructions with permanent structures, remove all dirt therefrom, trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures or obstacles within the limits of the easement without further payment; and further including the right to construct improvements above ground and underground essential to DD3's drainage facilities, within the limits of said easements.
3. No structures or improvements, i.e. fences or buildings shall be placed in or across DD3 easements depicted herein.
4. No culverts, bridges, low-flow crossings, or other structures shall be placed in DD3 ditches or easements, shown herein, without an engineered design and DD3 approval.