

# FORT BEND COUNTY DRAINAGE DISTRICT

## RIGHT OF WAY EASEMENT

THE STATE OF TEXAS,  
COUNTY OF FORT BEND,

KNOW ALL MEN BY THESE PRESENTS: That the undersigned:

RONALD W. LUBOJACKY

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whose address is as shown above (hereinafter called GRANTOR, whether one or more) for and in consideration of the benefits to be derived on account of and from the construction, operation and maintenance by Fort Bend County Drainage District, of the drainage canal and system upon and through the land hereafter described, the sufficiency of which is hereby acknowledged and confessed, has granted, bargained, sold and conveyed, and by these presents hereby grants, bargains, sells and conveys unto said Fort Bend County Drainage District, a corporation (hereinafter called the DISTRICT), of Fort Bend County, Texas, a right of way and easement for the purpose of constructing, maintaining, operating, repairing and re-constructing a drainage canal, including drains, ditches, laterals and levees, upon, over, through and across the land of GRANTOR along the route hereinafter designated, and said land being situated in Fort Bend County, Texas, to-wit:

~~The DISTRICT shall have an easement of an aggregate width of \_\_\_\_\_ feet, being \_\_\_\_\_ feet, extending at right angles, on each side of the following line and course across said land, to-wit:-~~

The District shall have an additional easement totaling 0.1065 acres parallel and adjacent to the westerly side of an existing easement 80 feet in width previously recorded in Volume 323, on Page 247, of the Deed Records of Fort Bend County Texas, which when combined with an additional existing easement totaling 0.2174 acres, previously recorded in Fort Bend County Official Property Records, Instrument No. 2010059870, shall provide a strip of land totaling 120 feet in width extending at right angles on the left side, going upstream of the center line or thread of Big Creek as creek flows along a well-defined channel along the northeast side of Grantor's land situated in the Barnabas Wickson League A-95 in Fort Bend County, Texas, and more particularly described in the attached Exhibit "A".

During channel construction and during channel maintenance operation, the District is authorized to spread spoil dirt and excavated material, operate machinery and do any necessary clearing, upon the premises of Grantor immediately adjoining the easement as above described.

The DISTRICT shall have all rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, with the right of ingress and egress to and from said drainage canal right of way, provided, however, that after construction of said drainage canal, said right of ingress and egress of the DISTRICT shall be limited to the said right of way and to existing roads and passageways. The DISTRICT is given the right from time to time to cut and remove all trees, undergrowth, and abate other obstruction, upon said canal right of way, that may injure, endanger, or interfere with the construction, operation, maintenance and repair of said drainage canal.

The DISTRICT agrees during the life of this easement to repair all damage to roads, passageways and fences resulting from the DISTRICT'S use in going to and from said easement and right of way, and to restore the same to the previously existing condition as near as possible.

GRANTOR reserves the right to use the facilities offered by the drainage canal for the disposal of surface waters, rain, or any excess waters collecting upon his land, and in such connection GRANTOR has the right in the manner provided by law and at his own expense to construct and provide ditches, drains and laterals connecting his said land or portions thereof with the drainage canal.

GRANTOR reserves the oil, gas and sulphur in and under the land covered by this easement, provided however, that during the life of this easement no mining or drilling operations shall be conducted upon the surface of the area included in the easement right of way above described.

It is agreed that if at a future time the DISTRICT, its successors or assigns, shall permanently cease to use said drainage canal right of way for the purposes herein contained, and shall permanently abandon the same, then and in such event the said right of way above described, together with all rights and interests held by the DISTRICT by reason of this instrument, shall revert, pass to and vest in the said GRANTOR, his heirs or assigns.

TO HAVE AND TO HOLD said right of way and easement herein granted, unto the said DISTRICT, its successors or assigns.

EXECUTED this the 30 day of MARCH, A. D. ~~19~~ 2016

Ronald W. Lebrjachy

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THE STATE OF TEXAS  
COUNTY OF Fort Bend

BEFORE ME Rosalie Vargas

\_\_\_\_\_, in and for  
Fort Bend County, Texas, on this day personally appeared  
Ronald W. Lubajacky

known to me to be the person whose name \_\_\_\_\_ subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 30<sup>th</sup> day of March,  
A. D. 19 2016  
(L. S.) \_\_\_\_\_  
Rosalie Vargas



THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME \_\_\_\_\_

\_\_\_\_\_, in and for  
\_\_\_\_\_ County, Texas, on this day personally appeared  
\_\_\_\_\_, wife of \_\_\_\_\_

known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said \_\_\_\_\_ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This \_\_\_\_\_ day of \_\_\_\_\_,  
A. D. 19 \_\_\_\_\_  
(L. S.) \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME \_\_\_\_\_

\_\_\_\_\_, in and for  
\_\_\_\_\_ County, Texas, on this day personally appeared  
\_\_\_\_\_ and \_\_\_\_\_

\_\_\_\_\_, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said \_\_\_\_\_ wife of the said \_\_\_\_\_ having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said \_\_\_\_\_

acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This \_\_\_\_\_ day of \_\_\_\_\_,  
A. D. 19 \_\_\_\_\_  
(L. S.) \_\_\_\_\_

ENDORSEMENTS

THE STATE OF TEXAS,  
County of \_\_\_\_\_

I, \_\_\_\_\_, Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing, dated the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ with its authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Deed Records of said County, in Volume \_\_\_\_\_ on Page \_\_\_\_\_.

Witness my hand and the seal of the County Court of said County, at office in \_\_\_\_\_, Texas, the day and year last above written.

Clerk of Court, \_\_\_\_\_ County, Texas.  
By \_\_\_\_\_, Deputy

EXHIBIT "A"  
'RONALD LUBOJACKY' TRACT  
BIG CREEK ~ SEGMENT FOUR

STERN  
FAMILY  
TRUST

RONALD  
LUBOJACKY

ROBERT  
LUBOJACKY JR.

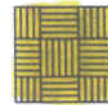
120'

C.L. - BIG CREEK

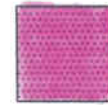
120'



80' WIDE D.E.  
LUBOJACKY  
09/03/1953  
VOL. 323, PG. 247  
F.B.C.D.R.



LUBOJACKY, RONALD  
06/09/2010  
2010059870  
F.B.C.O.P.R.  
9,471 sq.ft.  
0.2174 acre



ADDITIONAL D.E.  
4,638 sq.ft.  
0.1065 acre

0 100 200



SCALE IN FEET

