

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.

**DRAINAGE EASEMENT**

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

THAT LEE FRED SCHROEDER , a married man ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), 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, TEXAS**, a political subdivision of the State of Texas ("Grantee"), an easement for the purpose of maintaining, operating, repairing and re-constructing a drainage and detention easement, including drains, ditches, laterals and levees, ("Easement") upon, over, through and across approximately **3.329 acres** of real property located in Fort Bend County, Texas, more particularly described by metes and bounds on **Exhibit "A"** attached hereto and made a part hereof for all purposes, ("Easement Tract").

Grantee 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 Easement Tract. Grantee is given the right from time to time to cut and remove all trees, undergrowth, and abate other obstruction, upon said Easement Tract, that may injure, endanger, or interfere with the operation, maintenance, reconstruction and repair of said Easement Tract.

This conveyance is made subject to any and all restrictions, covenants, easements, rights of way, encumbrances and mineral or royalty reservations or interests affecting the Easement Tract and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Easement granted herein; provided, however, Grantor, to the extent that it has the ability to enforce any of said items or matters, agrees that it shall not enforce any of said items or matters in a manner which would prejudice or interfere with Grantee's rights in the Easement granted herein.

TO HAVE AND TO HOLD the above described Easement for the said purposes, together with all and singular, the rights, privileges, and appurtenances thereto as described above in anywise belonging to the said Grantee, its successors and assigns forever, by, through, or under Grantor, but not otherwise, subject to the limitations, conditions and restrictions set forth hereinabove.

EXECUTED this 4 day of JUNE, 2018.

**GRANTOR:**

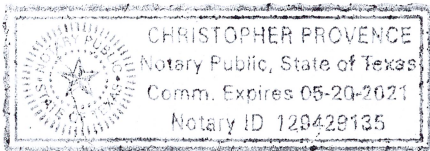
**LEE FRED SCHROEDER**

By: Lee Fred Schroeder

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF WASHINGTON   §

This instrument was acknowledged before me on this 4 day of June,  
2018, by LEE FRED SCHROEDER.

(NOTARY SEAL)



[Signature]  
Notary Public, State of Texas

**KELLY R. KALUZA & ASSOCIATES, INC.**

**Consulting Engineers & Surveyors**

**Engineering Firm No. F-1339**

**Surveying Firm No. 10010000**

**3014 Avenue I, Rosenberg, Texas 77471**

**(281) 341-0808 ■ FAX (281) 341-6333**

May 23, 2018

**Old Needville-Fairchilds Road Parcel 11A – 60' Drainage Easement**

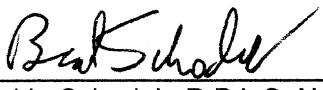
**A FIELD NOTE DESCRIPTION** of 3.329 acres of Land (145,029 square feet) being a sixty-foot wide (60') drainage easement (Fort Bend County 60 foot wide drainage easement – Temporary Construction Easement dated August 30, 2012; no recording information available) over and across a portion of the remainder of the Lee Fred Schroeder call 124.803 acre tract of Land (Volume 690, Page 397; Deed Records of Fort Bend County, Texas) being in the H. and T.C. Railroad Company Survey Section No. 28 (Henry Benker Survey), Abstract No. 465, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

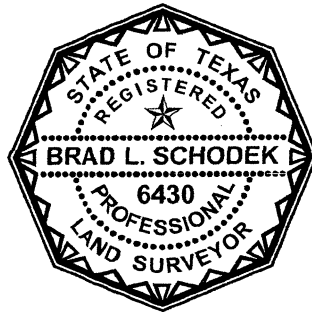
**FOR CONNECTION**, begin at a mag nail found in asphalt pavement for the East corner of said call 124.803 acre tract in the approximate centerline of Old Needville-Fairchilds Road (original width varies, no dedication information available); Said corner being the East corner of Fort Bend County Right-of-Way Parcel 11 (1.534 acre – width varies; Fort Bend County Clerk's File No. 2018051939), being the South corner of a 25.341 acre tract (Tract A; Fort Bend County Clerk's File No. 2012063963), and being the South corner of Fort Bend County Right-of-Way Parcel 12 (0.331 acre – width varies; Fort Bend County Clerk's File No. 2018054001); Said corner bears South 41 degrees, 57 minutes, 40 seconds West – 2638.89 feet from a cotton picker spindle set in asphalt pavement found in the intersection of the approximate centerline of said Old Needville-Fairchilds Road (width varies, no dedication information available) with the approximate centerline of Jeske Road (width varies, no dedication information available) and bears South 48 degrees, 2 minutes, 20 seconds East – 2638.88 feet along the Northeasterly line of said call 124.803 acre tract from a two-inch inside diameter iron pipe found for reference; **THENCE**; North 48 degrees, 2 minutes, 20 seconds West, at 20.00 feet pass a one-and-one-quarter inch inside diameter iron pipe found for reference in the existing Northwesterly right-of-way line of said Old Needville-Fairchilds Road as occupied and monumented on the ground (deed call at 20.00 feet; Fort Bend County Clerk's File No. 2012063963), at 20.57 feet pass a one-inch outside diameter iron axle found for reference, in all 50.96 feet along the Northeasterly line of said call 124.803 acre tract with the Southwesterly line of said 25.341 acre tract to a 5/8 inch diameter iron rod with plastic cap set for the North corner of said Right-of-Way Parcel 11 and for the West corner of said Right-of-Way Parcel 12; Said corner bears North 41 degrees, 56 minutes, 26 seconds East – 798.77 feet along the proposed Northwesterly right-of-way line of Old Needville-Fairchilds Road (100 feet wide) from a 5/8 inch diameter iron rod with plastic cap set for the West corner of said Right-of-Way Parcel 11 in the Southwesterly line of said call 124.803 acre tract; Said corner being the East corner of and **PLACE OF BEGINNING** for this 3.329 acre tract of Land;

**THENCE**; South 41 degrees, 56 minutes, 26 seconds West – 60.00 feet crossing into said call 124.803 acre tract along the Northwesterly line of said Right-of-Way Parcel 11 to a 5/8 inch diameter iron rod with plastic cap set for the South corner of this tract;

A Field Note Description of  
Parcel 11A  
May 23, 2018  
Page Two (2)

- THENCE;** North 48 degrees, 2 minutes, 20 seconds West – 2424.02 feet along a line being 60.00 feet perpendicular distance Southwesterly of and parallel to the Northeasterly line of said call 124.803 acre tract to a point in the centerline of Fairchilds Creek (Fort Bend County Drainage District 60-foot wide drainage easement – Volume 345, Page 123; Deed Records of Fort Bend County, Texas) for the West corner of this tract;
- THENCE;** North 55 degrees, 0 minutes, 0 seconds East – 61.59 feet along the centerline of said Fairchilds Creek to a point for the North corner of this tract in the Northeasterly line of said call 124.803 acre tract;
- THENCE;** South 48 degrees, 2 minutes, 20 seconds East, at 1141.62 feet pass a 5/8 inch diameter iron rod found for reference in the South corner of a 237.293 acre tract (Fort Bend County Clerk's File No. 2005118402) and in the West corner of said 25.341 acre tract, in all 2410.10 feet along the Northeasterly line of said call 124.803 acre tract to the **PLACE OF BEGINNING** and containing 3.329 acres of Land of which 0.042 acre is within the 60-foot wide drainage easement for Fairchilds Creek.

  
Brad L. Schodek, R.P.L.S. No. 6430



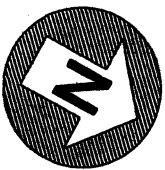
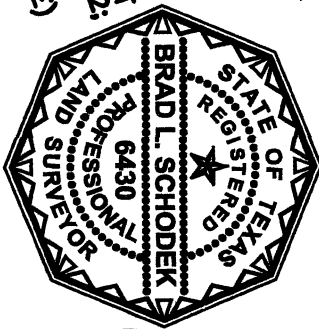
This description prepared in conjunction with survey exhibit by this office of even date.

**NOTES:**

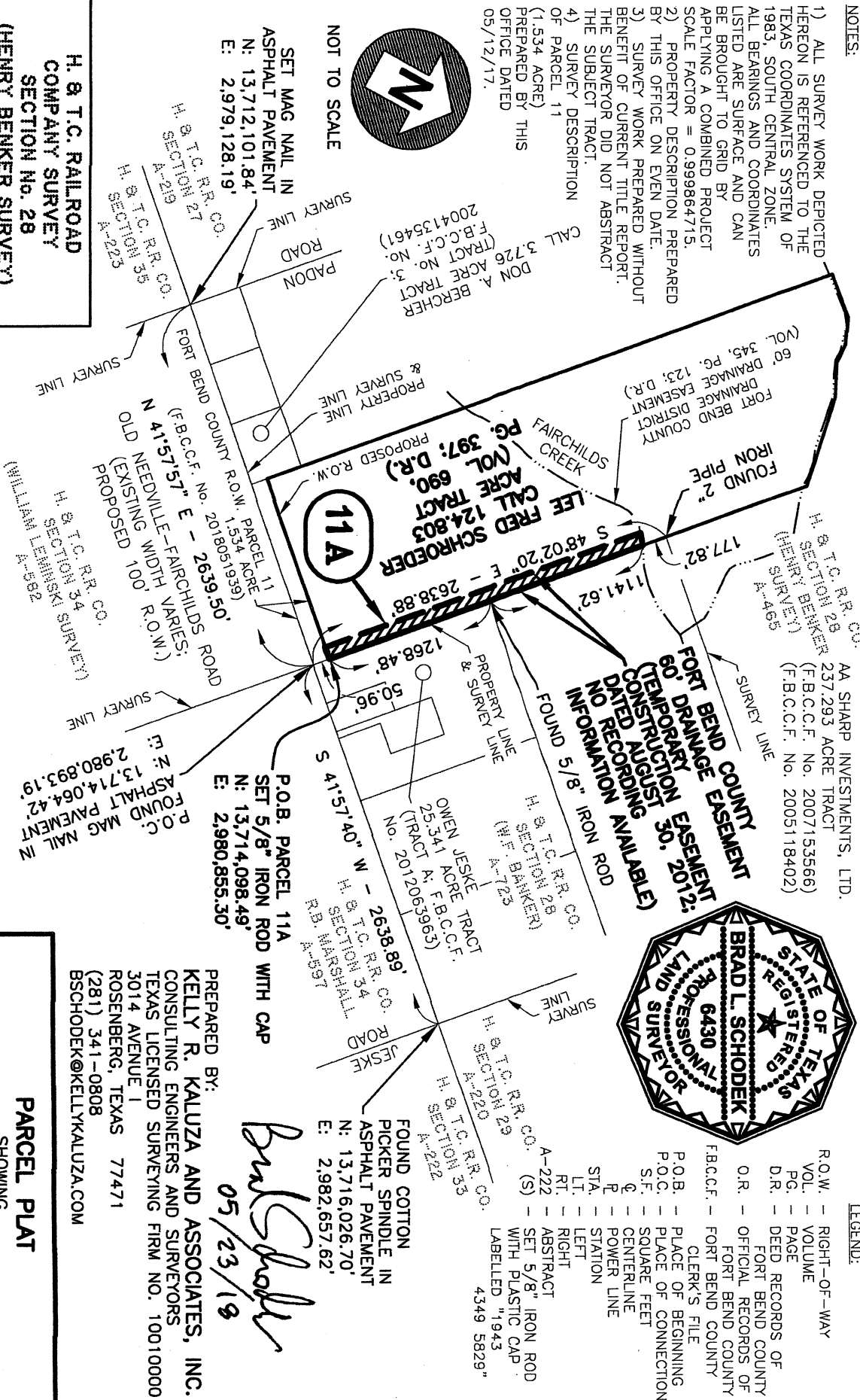
- 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999864715.
- 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
- 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 4) SURVEY DESCRIPTION OF PARCEL 11 (1.534 ACRE) PREPARED BY THIS OFFICE DATED 05/12/17.

**LEGEND:**

- R.O.W. - RIGHT-OF-WAY  
VOL. - VOLUME  
PG. - PAGE  
D.R. - DEED RECORDS OF  
O.R. - OFFICIAL RECORDS OF  
F.B.C.F. - FORT BEND COUNTY CLERK'S FILE  
P.O.B. - PLACE OF BEGINNING  
P.O.C. - PLACE OF CONNECTION  
S.F. - SQUARE FEET  
Q. - CENTERLINE  
P. - POWER LINE  
STA. - STATION  
LT. - LEFT  
RT. - RIGHT  
A-222 - ABSTRACT  
SET 5/8" IRON ROD WITH PLASTIC CAP LABELED "1943 4349 5829"



NOT TO SCALE



*Brad Schodek*  
05/23/18

PREPARED BY:  
**KELLY R. KALUZA AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
TEXAS LICENSED SURVEYING FIRM NO. 10010000  
3014 AVENUE I  
ROSENBERG, TEXAS 77471  
(281) 341-0808  
BSCHODEK@KELLYKALUZA.COM

**H. & T.C. RAILROAD  
COMPANY SURVEY  
SECTION No. 28  
(HENRY BENKER SURVEY)  
ABSTRACT No. 465  
EXISTING PROPERTY**

**123.275 ACRE REMAINDER  
CALL 124.803 ACRE TRACT  
(VOL. 690, PG. 397; D.R.)**

**PARCEL 11A  
TOTAL EASEMENT AREA**

**3.329 ACRES  
(145,029 S.F.)**

**AREA WITHIN  
DRAINAGE EASEMENT  
FOR FAIRCHILDS CREEK**

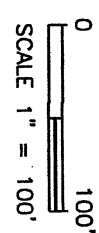
**0.042 ACRE  
(1,848 S.F.)**

**PARCEL PLAT  
SHOWING**

**PARCEL 11A  
60' DRAINAGE EASEMENT  
OLD NEEDVILLE-FAIRCHILDS ROAD  
FORT BEND COUNTY, TEXAS**

PARCEL VICINITY MAP

LINE	DISTANCE	BEARING
L90	60.00'	S 41°56'26" W



MATCHLINE SEE SHEET 5

**H. & T.C. RAILROAD COMPANY SURVEY**  
 SECTION No. 28  
 (HENRY BENDER SURVEY)  
 ABSTRACT No. 465

**LEE FRED SCHROEDER**  
 REMAINDER OF  
 CALL 124.803 ACRE TRACT  
 VOL. 690, PG. 397; D.R.)

**FORT BEND COUNTY**  
 R.O.W. PARCEL 11  
 1.534 ACRE (WIDTH VARIES;  
 F.B.C.C.F. No. 2018051939)  
 EXISTING R.O.W. AS OCCUPIED  
 (DEED CALL AT 20.2',  
 VOL. 690, PG. 397; D.R.;  
 NO DEDICATION INFORMATION AVAILABLE)

**N 48°02'20" W - 2424.02'**  
**S 48°02'20" E - 2410.10'**

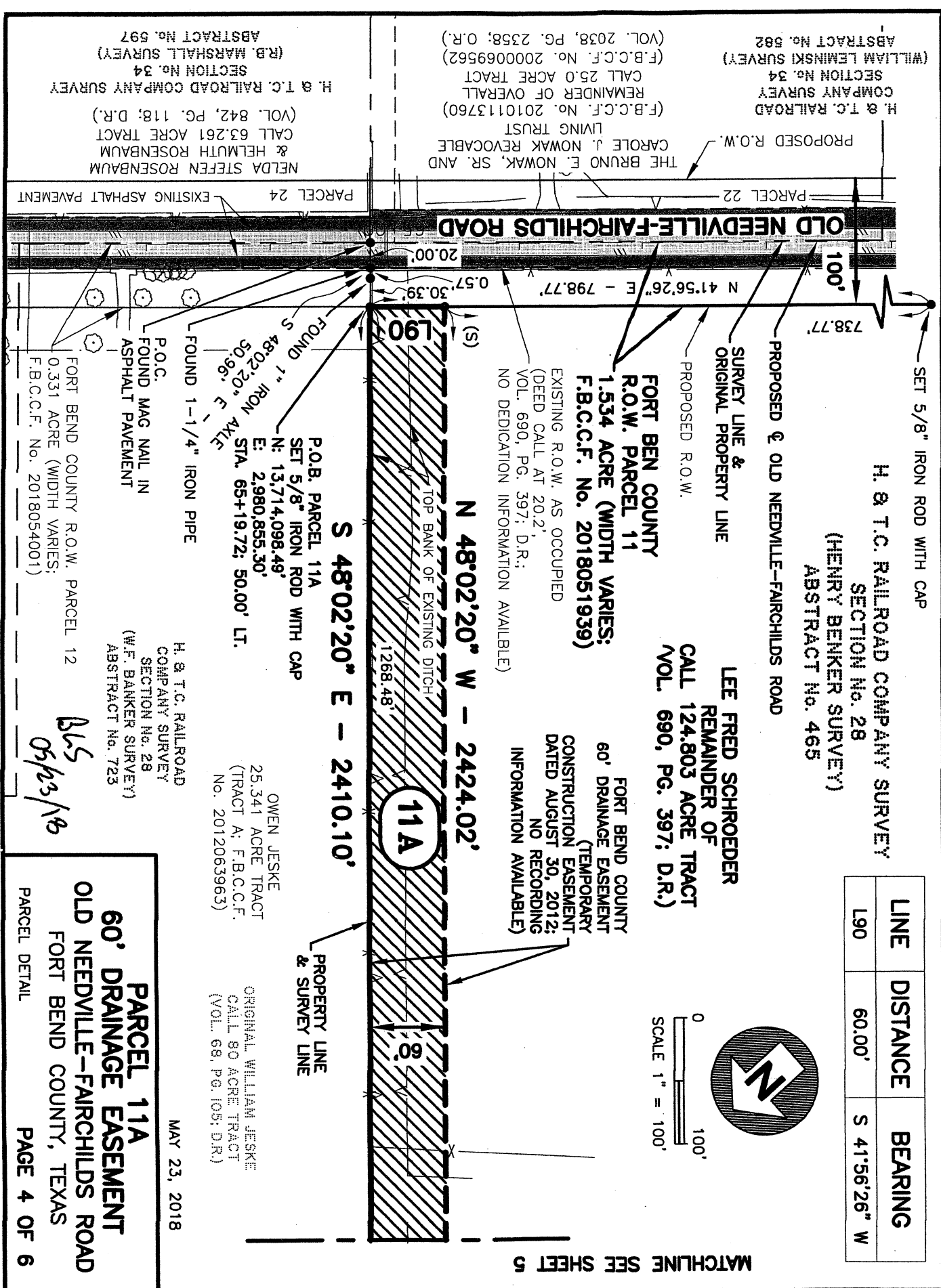
**OWEN JESKE**  
 25.341 ACRE TRACT  
 (TRACT A; F.B.C.C.F.  
 No. 2012063963)

**ORIGINAL WILLIAM JESKE**  
 CALL 80 ACRE TRACT  
 (VOL. 68, PG. 105; D.R.)

**H. & T.C. RAILROAD**  
 COMPANY SURVEY  
 SECTION No. 28  
 (W.F. BENDER SURVEY)  
 ABSTRACT No. 723

**PARCEL 11A**  
**60' DRAINAGE EASEMENT**  
**OLD NEEDVILLE-FAIRCHILDS ROAD**  
**FORT BEND COUNTY, TEXAS**

PARCEL DETAIL



**H. & T.C. RAILROAD**  
 COMPANY SURVEY  
 SECTION No. 34  
 (WILLIAM LEMINSKI SURVEY)  
 ABSTRACT No. 582

**THE BRUNO E. NOWAK, SR. AND**  
**CAROLE J. NOWAK REVOCABLE**  
**LIVING TRUST**  
 (F.B.C.C.F. No. 2010113760)  
 REMAINDER OF OVERALL  
 CALL 25.0 ACRE TRACT  
 (F.B.C.C.F. No. 2000069562)  
 (VOL. 2038, PG. 2358; O.R.)

**NELDA STEFFEN ROSENBAUM**  
**& HELMUTH ROSENBAUM**  
 CALL 63.261 ACRE TRACT  
 (VOL. 842, PG. 118; D.R.)  
**H. & T.C. RAILROAD COMPANY SURVEY**  
 SECTION No. 34  
 (R.B. MARSHALL SURVEY)  
 ABSTRACT No. 597

MAY 23, 2018

*BlS*  
*05/23/18*

H. & T.C. RAILROAD COMPANY SURVEY  
SECTION No. 28  
(HENRY BENKER SURVEY)  
ABSTRACT No. 465

LEE FRED SCHROEDER  
REMAINDER OF  
CALL 124.803 ACRE TRACT  
(VOL. 690, PG. 397; D.R.)



0 100'  
SCALE 1" = 100'

MATCHLINE SEE SHEET 6

FORT BEND COUNTY 60' DRAINAGE EASEMENT  
(TEMPORARY CONSTRUCTION EASEMENT  
DATED AUGUST 30, 2012;  
NO RECORDING INFORMATION AVAILABLE)

N 48°02'20" W - 2424.02'

S 48°02'20" E - 2410.10'

PROPERTY LINE  
& SURVEY LINE

OWEN JESKE  
25.341 ACRE TRACT  
(TRACT A; F.B.C.C.F.  
No. 2012063963)

H. & T.C. RAILROAD  
COMPANY SURVEY  
SECTION No. 28  
(W.F. BANKER SURVEY)  
ABSTRACT No. 723

ORIGINAL WILLIAM JESKE  
CALL 80 ACRE TRACT  
(VOL. 68, PG. 105; D.R.)

MAY 23, 2018

BLV  
05/23/18

AA SHARP INVESTMENTS, LTD.  
237.293 ACRE TRACT  
(F.B.C.C.F. No. 2007153566)  
(F.B.C.C.F. No. 2005118402)

FOUND 5/8"  
IRON ROD

PROPERTY LINE

50' PRIVATE DRAINAGE EASEMENT  
(F.B.C.C.F. No. 2012063963)  
(NO EXISTING DRAINAGE IMPROVEMENTS)

**PARCEL 11A**  
**60' DRAINAGE EASEMENT**  
**OLD NEEDVILLE-FAIRCHILDS ROAD**  
**FORT BEND COUNTY, TEXAS**  
PARCEL DETAIL  
PAGE 5 OF 6

MATCHLINE SEE SHEET 4

H. & T.C. RAILROAD COMPANY SURVEY  
SECTION No. 28  
(HENRY BENKER SURVEY)  
ABSTRACT No. 465

LEE FRED SCHROEDER  
REMAINDER OF  
CALL 124.803 ACRE TRACT  
(VOL. 690, PG. 397; D.R.)

FORT BEND COUNTY 60' DRAINAGE EASEMENT  
(TEMPORARY CONSTRUCTION EASEMENT  
DATED AUGUST 30, 2012;  
NO RECORDING INFORMATION AVAILABLE)

N 48°02'20" W - 2424.02'

S 48°02'20" E - 2410.10'

PROPERTY LINE  
& SURVEY LINE

AA SHARP INVESTMENTS, LTD.  
237.293 ACRE TRACT  
(F.B.C.C.F. No. 2007153566)  
(F.B.C.C.F. No. 2005118402)

H. & T.C. RAILROAD COMPANY SURVEY  
SECTION No. 28  
(W.F. BAKER SURVEY)  
ABSTRACT No. 723

FORT BEND COUNTY DRAINAGE DISTRICT  
CENTERLINE OF 60' DRAINAGE EASEMENT  
(VOL. 345, PG. 123; D.R.)

INCLUDES 0.042 ACRE WITHIN  
EXISTING DRAINAGE EASEMENT  
FOR FAIRCHILDS CREEK

FORT BEND COUNTY DRAINAGE DISTRICT  
CENTERLINE OF 60' DRAINAGE EASEMENT  
(VOL. 345, PG. 176; D.R.)



0 100'  
SCALE 1" = 100'

FOUND 2" IRON PIPE

177.82'  
S 48°02'20" E -

SURVEY LINE

LINE	DISTANCE	BEARING
L91	61.59'	N 55°00'00" E

MAY 23, 2018

*Handwritten:* b/s 05/23/18

**PARCEL 11A**  
**60' DRAINAGE EASEMENT**  
**OLD NEEDVILLE-FAIRCHILDS ROAD**  
**FORT BEND COUNTY, TEXAS**  
PARCEL DETAIL  
PAGE 6 OF 6

MATCHLINE SEE SHEET 5