

TO HAVE AND TO HOLD the above-described Utility Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, including all necessary rights of ingress, egress, and regress, unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREFORE, GRANTOR has executed this Utility Easement as of the _____ day of _____, 2022.

FORT BEND COUNTY, TEXAS

By: _____
KP George, County Judge

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

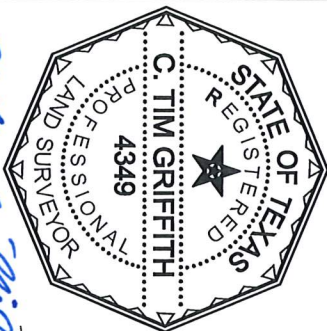
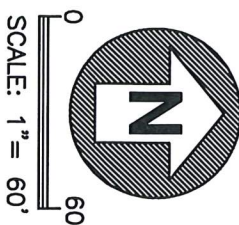
This instrument was acknowledged before me on this _____ day of _____, 2022 by KP George, County Judge of Fort Bend County, Texas, on behalf of said County and for the purposes and consideration therein expressed.

(SEAL)

Notary Public in and for the State of Texas

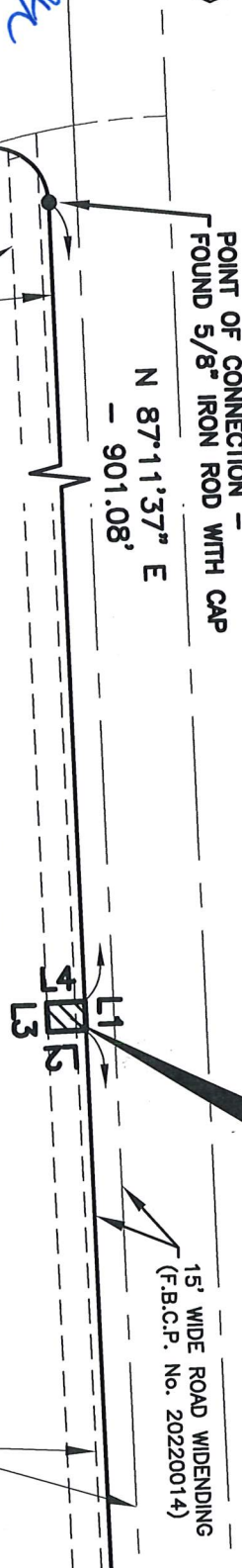
Attached:
Exhibit A - Property Description

After Recording, please return to:
City of Rosenberg, Texas
Attention: _____
P.O. Box 32
Rosenberg, Texas 77471



SURVEY EXHIBIT SHOWING LOCATION OF 0.007 ACRE OF LAND (300 SQUARE FEET) BEING A WATER METER/LINE EASEMENT OVER AND ACROSS A PORTION OF RESERVE "A", BLOCK No. 1 - 44.349 ACRE TRACT OF EPICENTER SUBDIVISION (FORT BEND COUNTY PLAT NUMBER 20220014, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS) BEING IN THE I. & G.N. RAILROAD COMPANY SURVEY SECTION F, ABSTRACT No. 358, CITY OF ROSENBERG, FORT BEND COUNTY TEXAS.

**U.S. HIGHWAY 59
(INTERSTATE HIGHWAY 69;
WIDTH VARIES)**



C. Tim Griffith

NOTES:
1) FIELD NOTE DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.

2) ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE). ALL COORDINATED LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED PROJECT SCALE FACTOR= 0.999870017.

PREPARED BY:
KALUZA, INC.
CONSULTING ENGINEERS
AND SURVEYORS
TEXAS LICENSED SURVEYING
FIRM NO. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
TGRIFITH@KALUZAINC.COM
FEBRUARY 15, 2022

POINT OF CONNECTION -
IRON ROD WITH CAP
N 87°11'37" E
- 901.08'

CITY OF ROSENBERG
20' UTILITY
EASEMENT
(F.B.C.P. No. 20220014)

10' SANITARY
SEWER EASEMENT
(F.B.C.P. No. 20220014)

BAMORE ROAD
(100' R.O.W.)

**RESERVE "A"
BLOCK 1
CALL 44.349 ACRES
EPICENTER
(F.B.C.P. No. 20220014)**

CITY OF ROSENBERG
20' WATER, SANITARY SEWER, &
WATER REUSE UTILITY FACILITIES
EASEMENT (CALL 0.856 ACRE;
F.B.C.C.F. Nos. 2015053608-
2015053613)

LEGEND:
R.O.W. - RIGHT OF WAY
VOL. - VOLUME
PG. - PAGE
D.R. - DEED RECORDS OF
F.B.C.C.F. - FORT BEND COUNTY
CLERK'S FILE
F.B.C.P. - FORT BEND COUNTY
PLAT

Line Table		
Line #	Length	Direction
L1	15.00	N 87°11'37" E
L2	20.00	S 2°48'23" E
L3	15.00	S 87°11'37" W
L4	20.00	N 2°48'23" W

KALUZA 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

February 15, 2022

Easement "A"

A FIELD NOTE DESCRIPTION of 0.007 acre of Land (300 square feet) being a Water Meter/Line Easement over and across a portion of Reserve "A", Block No. 1 - 44.349 acre tract of Epicenter Subdivision (Fort Bend County Plat Number 20220014, Official Public Records of Fort Bend County, Texas) being in the I. & G.N. Railroad Company Survey Section F, Abstract No. 358, City of Rosenberg, 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 5/8 inch diameter iron rod with plastic cap (labelled "1943 4349 5829") found for the most northerly cutback corner of the intersection of the southerly right-of-way line of U. S. Highway No. 59/Interstate Highway No. 69 (width varies) with the easterly right-of-way line of Bamore Road (100 feet wide); said corner being the most northerly northwest corner of said Reserve "A", Block No. 1 - 44.349 acre tract; Thence; North 87 degrees, 11 minutes, 37 seconds East – 901.08 feet along the southerly right-of-way line of said highway being along the northerly line of said Reserve "A" and along the northerly line of a 20 foot wide City of Rosenberg utility easement to a point for the northwest corner of and **PLACE OF BEGINNING** for this 0.007 acre easement tract;

THENCE; North 87 degrees, 11 minutes, 37 seconds East – 15.00 feet continuing along southerly right-of-way line of said highway being along the northerly line of said Reserve "A" and along the northerly line of said 20 foot wide City of Rosenberg utility easement to a point for the northeast corner of this 0.007 acre easement tract;

THENCE; South 2 degrees, 48 minutes, 23 seconds East – 20.00 feet crossing into said Reserve "A" to a point for the southeast corner of this easement tract;

THENCE; South 87 degrees, 11 minutes, 37 seconds West – 15.00 feet along the southerly line of said 20 foot wide City of Rosenberg utility easement to a point for the southwest corner of this easement tract;

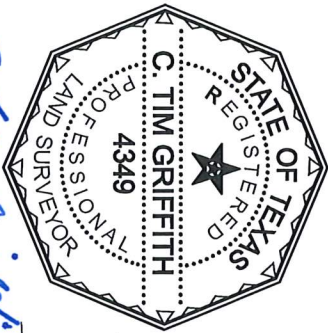
THENCE; North 2 degrees, 48 minutes, 23 seconds West – 20.00 feet to the **PLACE OF BEGINNING** and containing 0.007 acre of Land.


C. Tim Griffith, R.P.L.S. No. 4349





0 60
SCALE: 1" = 60'



C. Tim Griffith

NOTES:
1) FIELD NOTE DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.

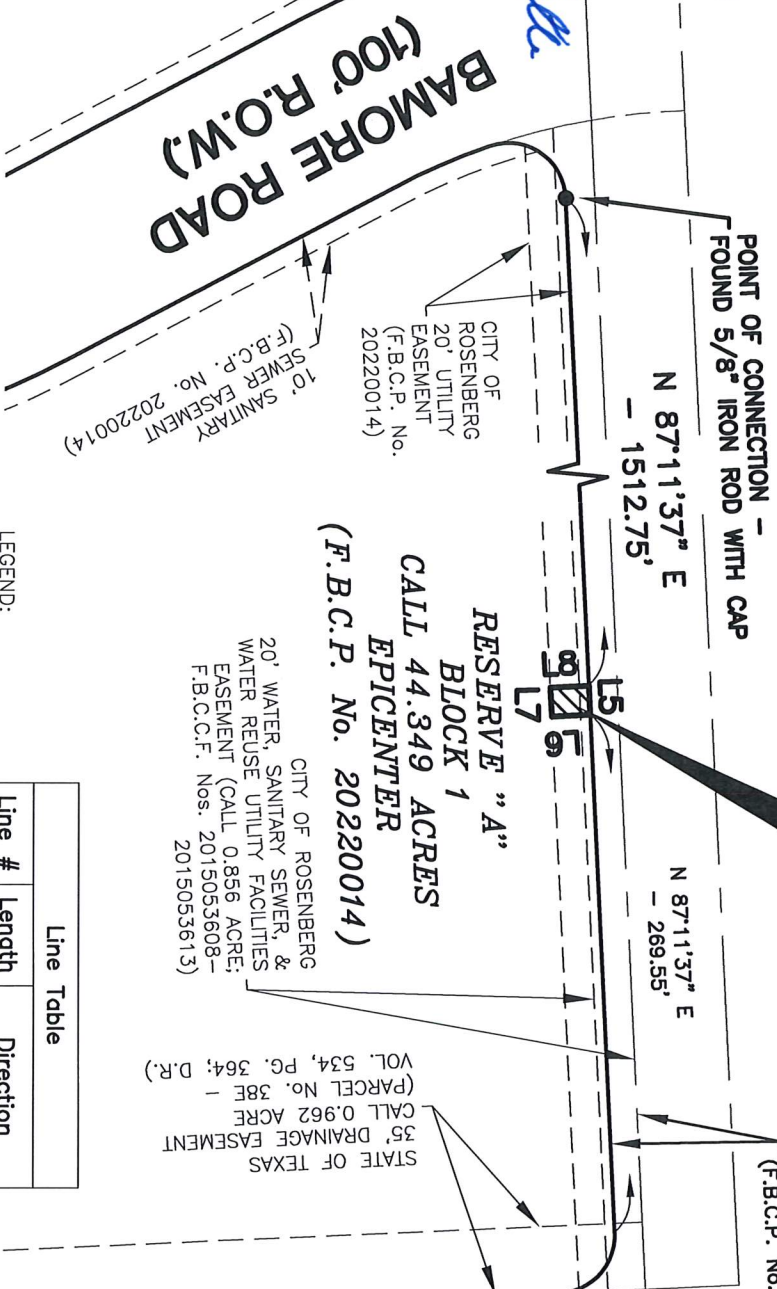
2) ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE). ALL COORDINATED LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999870017.

PREPARED BY:
KALUZA, INC.
CONSULTING ENGINEERS
AND SURVEYORS
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(281) 341-0808
TGRIFFIT@KALUZAINC.COM
FEBRUARY 15, 2022

SURVEY EXHIBIT SHOWING LOCATION OF 0.007 ACRE OF LAND (300 SQUARE FEET) BEING A WATER METER/LINE EASEMENT OVER AND ACROSS A PORTION OF RESERVE "A", BLOCK No. 1 - 44.349 ACRE TRACT OF EPICENTER SUBDIVISION (FORT BEND COUNTY PLAT NUMBER 20220014, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS) BEING IN THE I. & G.N. RAILROAD COMPANY SURVEY SECTION F, ABSTRACT No. 358, CITY OF ROSENBERG, FORT BEND COUNTY TEXAS.

**U.S. HIGHWAY 59
(INTERSTATE HIGHWAY 69;
WIDTH VARIES)**

**EASEMENT "B"
15' X 20' WATER
METER/LINE EASEMENT**



**RESERVE "A"
BLOCK 1
CALL 44.349 ACRES
EPICENTER
(F.B.C.P. No. 20220014)**

CITY OF ROSENBERG
20' WATER, SANITARY SEWER, &
WATER REUSE UTILITY FACILITIES
EASEMENT (CALL 0.856 ACRE;
F.B.C.C.F. Nos. 2015053608-
2015053613)

STATE OF TEXAS
35' DRAINAGE EASEMENT
(CALL 0.962 ACRE
PARCEL No. 38F - 1
VOL. 534, PG. 364; D.R.)

LEGEND:
R.O.W. - RIGHT OF WAY
VOL. - VOLUME
PG. - PAGE
D.R. - DEED RECORDS OF
F.B.C.C.F. - FORT BEND COUNTY
F.B.C.P. - FORT BEND COUNTY
CLERK'S FILE
PLAT

Line Table		
Line #	Length	Direction
L5	15.00	N 87°11'37" E
L6	20.00	S 2°48'23" E
L7	15.00	S 87°11'37" W
L8	20.00	N 2°48'23" W

**NORTH FAIRGROUNDS
ROAD - (60' R.O.W.)**

S 02'

KALUZA 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

February 15, 2022

Easement "B"

A FIELD NOTE DESCRIPTION of 0.007 acre of Land (300 square feet) being a Water Meter/Line Easement over and across a portion of Reserve "A", Block No. 1 - 44.349 acre tract of Epicenter Subdivision (Fort Bend County Plat Number 20220014, Official Public Records of Fort Bend County, Texas) being in the I. & G.N. Railroad Company Survey Section F, Abstract No. 358, City of Rosenberg, 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 5/8 inch diameter iron rod with plastic cap (labelled "1943 4349 5829") found for the most northerly cutback corner of the intersection of the southerly right-of-way line of U. S. Highway No. 59/Interstate Highway No. 69 (width varies) with the easterly right-of-way line of Bamore Road (100 feet wide); said corner being the most northerly northwest corner of said Reserve "A", Block No. 1 - 44.349 acre tract; Thence; North 87 degrees, 11 minutes, 37 seconds East, at 901.08 feet pass a point for the northwest corner of Easement "A" - 0.007 acre tract, in all 1,512.75 feet along the southerly right-of-way line of said highway being along the northerly line of said Reserve "A" and along the northerly line of a 20 foot wide City of Rosenberg utility easement to a point for the northwest corner of and **PLACE OF BEGINNING** for this 0.007 acre easement tract;

THENCE; North 87 degrees, 11 minutes, 37 seconds East - 15.00 feet continuing along southerly right-of-way line of said highway being along the northerly line of said Reserve "A" and along the northerly line of said 20 foot wide City of Rosenberg utility easement to a point for the northeast corner of this 0.007 acre easement tract;

THENCE; South 2 degrees, 48 minutes, 23 seconds East - 20.00 feet crossing into said Reserve "A" to a point for the southeast corner of this easement tract;

THENCE; South 87 degrees, 11 minutes, 37 seconds West - 15.00 feet along the southerly line of said 20 foot wide City of Rosenberg utility easement to a point for the southwest corner of this easement tract;

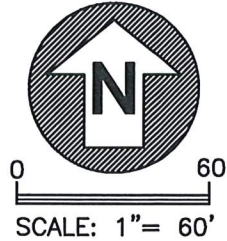
THENCE; North 2 degrees, 48 minutes, 23 seconds West - 20.00 feet to the **PLACE OF BEGINNING** and containing 0.007 acre of Land.


C. Tim Griffith, R.P.L.S. No. 4349



- LEGEND:**
 R.O.W. — RIGHT OF WAY
 VOL. — VOLUME
 PG. — PAGE
 D.R. — DEED RECORDS OF
 FORT BEND COUNTY
 F.B.C.C.F. — FORT BEND COUNTY
 CLERK'S FILE
 F.B.C.P. — FORT BEND COUNTY
 PLAT

**RESERVE "A"
 BLOCK 1
 CALL 44.349 ACRES
 EPICENTER
 (F.B.C.P. No. 20220014)**



C. Tim Griffith

- NOTES:**
 1) FIELD NOTE DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
 2) ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE). ALL COORDINATED LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED PROJECT SCALE FACTOR= 0.999870017.

PREPARED BY:
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 TGRIFITH@KALUZAINC.COM
 FEBRUARY 15, 2022

MULTIPLE OVERLAPPING
 PIPELINE EASEMENTS
 (SEE F.B.C.P. 20220014)

CITY OF ROSENBERG
 WASTEWATER TREATMENT PLANT
 BUFFER ZONE EASEMENT
 CALL 5.166 ACRES
 (F.B.C.C.F. Nos. 2008099188
 THROUGH 2008099192)

CITY OF ROSENBERG
 CALL 20.00 ACRE TRACT
 (VOL. 523, PG. 585; D.R.)
 [WASTEWATER TREATMENT FACILITY,
 F.B.C.C.F. Nos. 2008099188
 - 2008099192]

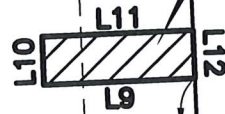
STATE OF TEXAS
 35' DRAINAGE EASEMENT
 CALL 0.962 ACRE
 (PARCEL No. 38E -
 VOL. 534, PG. 364; D.R.)

HOUSTON LIGHTING
 & POWER COMPANY
 5' EASEMENT WITH
 AERIAL EASEMENT
 (VOL. 545, PG. 351; D.R.)

HOUSTON LIGHTING
 & POWER COMPANY
 5' EASEMENT WITH
 AERIAL EASEMENT
 (NO DEDICATION
 INFORMATION AVAILABLE
 VOL. 545, PG. 351; D.R.)

**EASEMENT "C"
 47' X 15' WATER
 METER/LINE EASEMENT**

**NORTH FAIRGROUNDS
 ROAD - (60' R.O.W.)**



N 2°36'07" W
 - 170.18'

- POINT OF
 CONNECTION -
 FOUND "X"
 IN CONCRETE

Line Table		
Line #	Length	Direction
L9	47.00	S 87°23'53" W
L10	15.00	N 2°36'07" W
L11	47.00	N 87°23'53" E
L12	15.00	S 2°36'07" E

SURVEY EXHIBIT SHOWING LOCATION OF 0.016 ACRE OF LAND (705 SQUARE FEET) BEING A WATER METER/LINE EASEMENT OVER AND ACROSS A PORTION OF RESERVE "A", BLOCK No. 1 - 44.349 ACRE TRACT OF EPICENTER SUBDIVISION (FORT BEND COUNTY PLAT NUMBER 20220014, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS) BEING IN THE I. & G.N. RAILROAD COMPANY SURVEY SECTION F, ABSTRACT No. 358, CITY OF ROSENBERG, FORT BEND COUNTY TEXAS.

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

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(281) 341-0808 ■ FAX (281) 341-6333

February 15, 2022

Easement "C"

A FIELD NOTE DESCRIPTION of 0.016 acre of Land (705 square feet) being a Water Meter/Line Easement over and across a portion of Reserve "A", Block No. 1 - 44.349 acre tract of Epicenter Subdivision (Fort Bend County Plat Number 20220014, Official Public Records of Fort Bend County, Texas) being in the I. & G.N. Railroad Company Survey Section F, Abstract No. 358, City of Rosenberg, 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 an "x" cut in concrete pavement found for the southeast corner of said Reserve "A", Block No. 1 - 44.349 acre tract; said corner being the northeast corner of the City of Rosenberg call 20.00 acre tract (Volume 523, Page 585; Deed Records of Fort Bend County, Texas) and being in the westerly right-of-way line of North Fairgrounds Road (60 feet wide (Volume 522, Page 87; Deed Records of Fort Bend County, Texas; Thence; North 2 degrees, 36 minutes, 7 seconds West – 170.18 feet along the easterly line of said Reserve "A" and along the westerly right-of-way line of said North Fairgrounds Road to a point for the southeast corner of and **PLACE OF BEGINNING** for this 0.016 acre easement tract;

THENCE; South 87 degrees, 23 minutes, 53 seconds West – 47.00 feet crossing into said Reserve "A" to a point for the southwest corner of this easement tract;

THENCE; North 2 degrees, 36 minutes, 7 seconds West – 15.00 feet to a point for the northwest corner of this easement tract;

THENCE; North 87 degrees, 23 minutes, 53 seconds East – 47.00 feet to a point for the northeast corner of this easement tract;

THENCE; South 2 degrees, 36 minutes, 7 seconds East – 15.00 feet along the easterly line of said Reserve "A" being along the westerly right-of-way line of said North Fairgrounds Road to the **PLACE OF BEGINNING** and containing 0.016 acre of Land.


C. Tim Griffith, R.P.L.S. No. 4349

