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**ROAD EASEMENT**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

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§

KNOW ALL MEN BY THESE PRESENTS

That, **FORT BEND COUNTY, TEXAS**, a body politic organized and existing under the laws of the State of Texas ("GRANTOR"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the **CITY OF ROSENBERG, TEXAS**, address being P.O. Box 32; 2110 4th Street; Rosenberg, Texas 77471, a municipal corporation situated in Fort Bend County, Texas ("GRANTEE"), the receipt and sufficiency of which is acknowledged, have GRANTED, SOLD, AND CONVEYED, and by these presents to do hereby GRANT, SELL AND CONVEY unto GRANTEE, its successors and assigns, a perpetual easement for the purpose of constructing, reconstructing, operating, maintaining, and repairing street, drainage, water, sanitary sewer, and franchised communication, gas and electric public utility facilities upon, under, over, across, and along the tract or parcel of land described in the attached Exhibit A attached hereto and made a part hereof (the "Road Easement"). Grantor does hereby dedicate for franchised electric public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to said Road easement identified and described herein.

GRANTEE, its successors, assigns, or agents, shall have the right and privilege to enter upon the land covered by the Road Easement, and all premises adjacent to the outside boundaries of said Road Easement, to the extent necessary and at any time that GRANTEE deems proper for the purpose of exercising GRANTEE'S rights and privileges hereunder; and for the purpose of ingress and egress to and from said Road Easement.

GRANTORS retain title to all of the oil, gas, sulfur and other mineral interests in and under said Road Easement, but expressly waive any and all rights of ingress and egress to the surface thereof for the purposed of exploration, developing, mining, or drilling for the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside of the above described Road Easement,

and upon the condition that none of such operations shall be conducted so near the surface of said Road Easement so as to interfere with the intended use thereof or in any way interfere with, jeopardize or endanger the facilities of GRANTEE or create a hazard to the public users thereof.

GRANTEE may do and perform all acts necessary to construct, reconstruct, repair, relocate, operate, or maintain street, drainage, water, sanitary sewer, and franchised communication, gas and electric public utility facilities and improvements within said Road Easement and operate thereon all necessary machinery and equipment to efficiently prosecute the work.

To have and hold perpetually, the above described Road 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. And GRANTORS do hereby bind themselves, their heirs, executors, and administrators, to warrant and forever defend, all and singular, the said Road Easement and rights unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed this 26 day of April 2011.

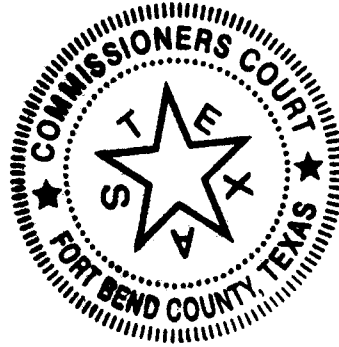
**(Signature Page Follows)**

FORT BEND COUNTY, TEXAS

By: Robert Hebert  
Robert Hebert, County Judge

ATTEST:

Dianne Wilson  
Dianne Wilson, County Clerk



THE STATE OF TEXAS  
COUNTY OF Fort Bend

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§  
§

BEFORE ME, the undersigned Notary Public, on this day personally appeared Robert Hebert, County Judge, known to me to be the person whose name is 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 One DAY OF April, A.D., 2011.



D'Neal Krisch  
NOTARY PUBLIC, STATE OF TEXAS

**Exhibit A**

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

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

Blume Road Tract No.14A

January 25, 2011

Revised February 23, 2011

**A FIELD NOTE DESCRIPTION** of 0.254 acre (11,066 square feet) of Land being a portion of the Fort Bend County call 19.912 acre tract of Land (Volume 1897, Page 1376; Official Records of Fort Bend County, Texas) being out of Lot No. 46 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas) being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas.

**BEGINNING** at a three-quarter inch outside diameter iron pipe found for the Northeast corner of said call 19.912 acre tract; said corner being the Southeast corner of a call 19.916 acre tract of Land (Volume 2208, Page 1803; Official Records of Fort Bend County, Texas) and being in the Westerly right-of-way line of Blume Road (width varies); said corner being the Northeast corner of this 0.254 acre tract;

**THENCE;** South - 737.72 feet (reference bearing) along the Westerly right-of-way line of said Blume Road being along the Easterly line of said call 19.912 acre tract to a three-quarter inch outside diameter iron pipe found for the Southeast corner of this tract; said corner being the Southeast corner of said call 19.912 acre tract and being in the Northerly line of a call 40.35 acre tract (Volume 742, Page 893; Deed Records of Fort Bend County, Texas);

**THENCE;** South 89 degrees, 55 minutes, 20 seconds West - 15.00 feet along the Southerly line of said call 19.912 acre tract to a five-eighths inch diameter iron rod with plastic cap set for the Southwest corner of this tract;

**THENCE;** North - 737.72 feet to a five-eighths inch diameter iron rod with plastic cap set for the Northwest corner of this tract;

**THENCE;** North 89 degrees, 56 minutes, 00 seconds East - 15.00 feet along the Northerly line of said call 19.912 acre tract to the **PLACE OF BEGINNING** and containing 0.254 acre (11,066 square feet) of Land.

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



10' ROAD WIDENING - LOT 46  
(VOL. 322, PG. 504; D.R.)

FORT BEND COUNTY DRAINAGE DISTRICT  
CALL 19.916 ACRES  
(LOT 41; VOL. 2208, PG. 1803; D.R.)

BLUME ROAD TRACT No. 13A  
0.254 ACRE  
(BY SEPARATE INSTRUMENT)

**N 89°56'00" E - 15.00'**

SET 5/8" IRON ROD WITH CAP  
(CALL N 89°56' E - 1176.08')

**TRACT No. 14A  
0.254 ACRE  
(11,066 SQ.FT.)**

FORT BEND COUNTY  
CALL 19.912 ACRES  
(VOL. 1897,  
PG. 1376; O.R.)  
(TRACT II;  
VOL. 586,  
PG. 730; D.R.)

LOT 46  
CALL 20 ACRES  
ROSENBERG FARMS  
(VOL. 3, PG. 575; D.R.)

**SEABOURNE  
CREEK**  
CENTERLINE OF 40'  
DRAINAGE EASEMENT  
(VOL. 322,  
PG. 493; D.R.)

**S 89°55'20" W - 15.00'**  
SET 5/8" IRON ROD WITH CAP  
(CALL S 89°56'51" W - 1175.81')

FORT BEND COUNTY  
CALL 40.35 ACRES  
(LOT 47 & LOT 52;  
VOL. 742, PG. 893; D.R.)

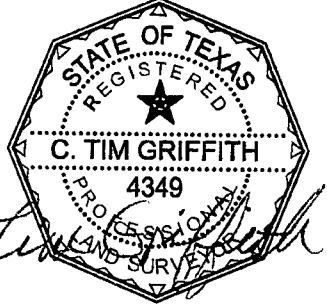
BLUME ROAD TRACT No. 15A  
0.504 ACRE  
(BY SEPARATE INSTRUMENT)

10' ROAD WIDENING -  
LOT 47 & LOT 52  
(VOL. 322, PG. 493; D.R.)

PLACE OF BEGINNING:  
FOUND 3/4" IRON PIPE  
FOR NORTHEAST CORNER OF  
CALL 19.912 ACRE TRACT  
& FOR SOUTHEAST CORNER  
OF CALL 19.916 ACRE TRACT  
N: 13,760,226.83'  
E: 2,977,573.03'

KENT NUTT  
CALL 5.00 ACRES  
(F.B.C.C.F.  
No. 2009028774)

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



JANUARY 26, 2011  
REVISED: FEBRUARY 23, 2011

CITY OF  
ROSENBERG

HENRY SCOTT  
SURVEY  
ABSTRACT No. 83

0 100'  
SCALE 1" = 100'



Prepared by:  
KELLY R. KALUZA & ASSOCIATES, INC.  
Consulting Engineers and Surveyors  
3014 Avenue I  
Rosenberg, Texas 77471  
(281) 341-0808

Notes:  
1) Prepared without benefit of current title report.  
2) All bearings listed are record bearings  
referenced to the plat of Rosenberg Farms  
Subdivision. Project coordinates listed are surface  
coordinates referenced to the State Plane  
Coordinate System, Texas South Central Zone  
(NAD83) and can be adjusted to grid by applying  
a combined project scale factor = 0.99986940.  
To obtain State Plane Coordinate System bearings,  
the record bearings must be rotated  
2 Degrees, 55 Minutes, 16 Seconds  
counter-clockwise.

**BLUME ROAD TRACT No. 14A**

SKETCH SHOWING LOCATION OF  
0.254 ACRE OF LAND (11,066 SQUARE FEET)  
BEING A PORTION OF THE FORT BEND COUNTY  
CALL 19.912 ACRE TRACT OF LAND  
(VOLUME 1897, PAGE 1376; OFFICIAL RECORDS  
OF FORT BEND COUNTY, TEXAS)  
BEING OUT OF LOT No. 46 OF  
ROSENBERG FARMS SUBDIVISION  
(VOLUME 3, PAGE 575; DEED RECORDS OF  
FORT BEND COUNTY, TEXAS) BEING IN  
THE HENRY SCOTT SURVEY, ABSTRACT No. 83,  
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

BLUME ROAD -  
(WIDTH VARIES)  
40' ROAD (VOL. 3, PG. 575; D.R.)

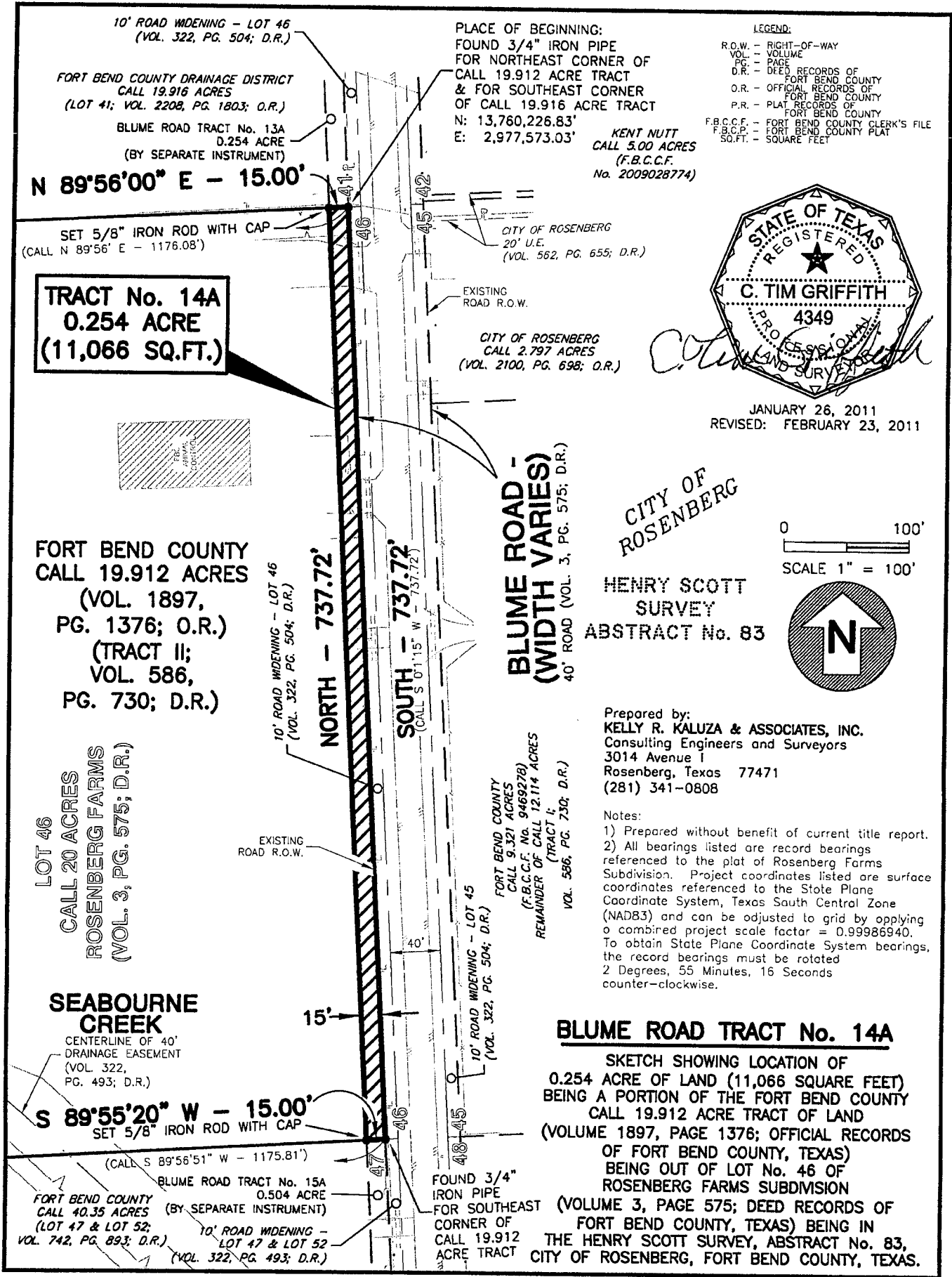
NORTH - 737.72'  
SOUTH - 737.72'  
(CALL S 0°15' W - 737.72')

10' ROAD WIDENING - LOT 46  
(VOL. 322, PG. 504; D.R.)

FORT BEND COUNTY  
CALL 9.321 ACRES  
(F.B.C.C.F. No. 9469278)  
REMAINDER OF CALL 12.114 ACRES  
(TRACT I;  
VOL. 586, PG. 730; D.R.)

10' ROAD WIDENING - LOT 45  
(VOL. 322, PG. 504; D.R.)

FOUND 3/4"  
IRON PIPE  
FOR SOUTHEAST  
CORNER OF  
CALL 19.912  
ACRE TRACT



RET  
FORT BEND COUNTY CLERK  
ADMIN SERV COORD

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2011 May 04 10:44 AM

JH \$0.00

2011040975

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS