



ACCESS AND UTILITY EASEMENT

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

THAT, FORT BEND COUNTY, TEXAS, a body corporate and politic organized and existing under the laws of the State of Texas, acting by and through the Fort Bend County Commissioners Court, ("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 RICHMOND, TEXAS, a municipal corporation of the State of Texas, principally situated in Fort Bend County, Texas, acting by and through its City Council, ("Grantee"), has GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto the said Grantee, its successors and assigns, the following:

- 1) 0.087 acre of Land (3,808 square feet) being a private access easement and public utility easement over and across a portion of Commercial Reserve "A" (call 30.59 acres) of Gus George Academy Subdivision (Fort Bend County Plat No. 20070233) being in the Jane H. Long Survey, Abstract No. 55, City of Richmond, Fort Bend County, Texas, described in Exhibit "A" attached hereto and made a part hereof.
- 2) 0.128 acre of Land (5,557 square feet) being a private access easement and public utility easement over and across a portion of Commercial Reserve "A" (call 30.59 acres) of Gus George Academy Subdivision (Fort Bend County Plat No. 20070233) being in the Jane H. Long Survey, Abstract No. 55, City of Richmond, Fort Bend County, Texas, described in Exhibit "B" attached hereto and made a part hereof.

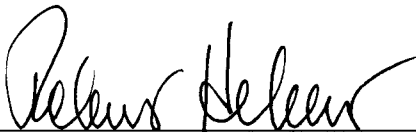
This conveyance is further made subject to any restrictions, covenants, easements, rights-of-way, liens, encumbrances and mineral or royalty reservations or interests affecting the Property and appearing of record in the Official Records of Fort Bend County, Texas, to the extent that said items and matters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

TO HAVE AND TO HOLD, subject to the matters set forth herein, the above-described Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, including all necessary rights of ingress, egress, and regress, unto said Grantee, its successors and assigns, forever. Subject to the matters set forth herein, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the said Easement and right-of-way and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.


AS PER ORIGINAL

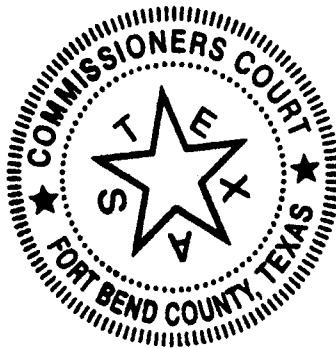
EXECUTED this the 10 day of May, 2011.

FORT BEND COUNTY


Robert E. Hebert, County Judge

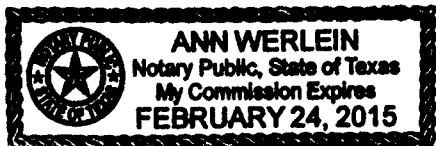
ATTEST:


Dianne Wilson, County Clerk




THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on this 10 day of May, 2011, by Robert E. Hebert, County Judge of Fort Bend County, a body politic organized and existing under the laws of the State of Texas, on behalf of said county.



(SEAL)


Notary Public, State of Texas

Ann Werlein
Name Printed or Typed
My Commission Expires: Feb 24, 2015

After Recording, Please Return To:
County Attorney's Office
Attn. Marcus D. Spencer
301 Jackson St. Suite 728
Richmond, Texas 77469

I:\Marcus\Easements\Richmond-Heimann Cir\Access and Utility Easement.doc

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

April 25, 2011

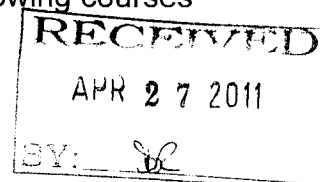
A FIELD NOTE DESCRIPTION of 0.087 acre of Land (3,808 square feet) being a private access easement and public utility easement over and across a portion of Commercial Reserve "A" (call 30.59 acres) of Gus George Academy subdivision (Fort Bend County Plat No. 20070233) being in the Jane H. Long Survey, Abstract No. 55, City of Richmond, Fort Bend County, Texas.

FOR CONNECTION, begin at a 5/8 inch diameter iron rod with plastic cap found for the Southeast corner of said Commercial Reserve "A" in the Northeasterly right-of-way line of Williams Way Boulevard (formerly Ransom Road - width varies); Said corner being the East corner of a call 48,179 square foot tract of Land dedicated for road widening (Reserve "C" - Fort Bend County Plat No. 20070233) in the Westerly line of a call 48.680 acre tract (Fort Bend County Clerk's File No. 9642016) and bears South 15 degrees, 0 minutes, 19 seconds West - 1029.96 feet (reference bearing) from a 5/8 inch diameter iron rod found for the Northeast corner of Archaeological Reserve "B" of said Gus George Academy subdivision; Thence; North 74 degrees, 59 minutes, 41 seconds West, at 252.86 feet pass a point for the Eastmost corner of the Easterly terminus of a 70 foot private access easement and public utility easement (Fort Bend County Plat No. 20070233), in all 372.86 feet along the Southerly line of said Commercial Reserve "A" along the Northerly right-of-way line of said Williams Way Boulevard to a point for the Westmost corner of the Easterly terminus of said 70 foot private access easement and public utility easement; Thence; Northeasterly, crossing into said Commercial Reserve "A" along a tangent curve to the left, the radius point bears North 15 degrees, 0 minutes, 19 seconds East, with the following curve data:

Delta:	90 degrees, 00 minutes, 00 seconds
Radius:	25.00 feet
Length:	39.27 feet
Tangent:	25.00 feet
Chord:	North 60 degrees, 00 minutes, 19 seconds East - 35.36 feet, along an interior Northwesterly line of said 70 foot private access easement and public utility easement to a point for corner;

Thence; North 15 degrees, 0 minutes, 19 seconds East - 317.19 feet continuing along an interior Northwesterly line of said 70 foot private access easement and public utility easement to a 5/8 inch diameter iron rod with plastic cap set for the South corner of and **PLACE OF BEGINNING** for this 0.087 acre tract of Land;

THENCE; Northerly, departing from said 70 foot private access easement and public utility easement along a tangent curve to the left with the following courses and distances:



A Field Note Description
0.087 Acres of Land
April 25, 2011
Page Two (2)

Delta: 80 degrees, 21 minutes, 16 seconds
Radius: 165.00 feet
Length: 231.40 feet
Tangent: 139.32 feet
Chord: North 25 degrees, 10 minutes, 19 seconds West -
212.90 feet to a 5/8 inch diameter iron rod with plastic
cap set for the West corner of this tract;

THENCE; Southerly, along the interior Southwesterly and Northwesterly lines of said
70 foot private access easement and public utility easement with the
following courses and distances:

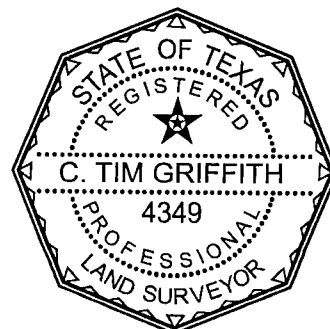
South 65 degrees, 20 minutes, 57 seconds East - 118.21 feet to a
5/8 inch diameter iron rod with plastic cap found for corner of this
tract; Said corner being an interior corner of said 70 foot private
access easement and public utility easement;

Southeasterly, along a tangent curve to the right with the following
curve data:

Delta: 80 degrees, 21 minutes, 16 seconds
Radius: 25.00 feet
Length: 35.06 feet
Tangent: 21.11 feet
Chord: South 25 degrees, 10 minutes, 19 seconds East
- 32.26 feet to a 5/8 inch diameter iron rod with
plastic cap found for corner of this tract; Said
corner being an interior corner of said 70 foot
private access easement and public utility
easement;

South 15 degrees, 0 minutes, 19 seconds West - 118.21 feet to the
PLACE OF BEGINNING and containing 0.087 acre of Land.

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



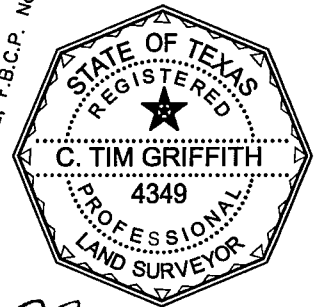
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	90°00'00"	39.27	25.00	N 60°00'19" E	35.36
C2	165.00	80°21'16"	231.40	139.32	N 25°10'19" W	212.90
C3	25.00	80°21'16"	35.06	21.11	S 25°10'19" E	32.26

BRAZOS RIVER
ARCHAEOLOGICAL RESERVE "B"
CALL 7.30 ACRES
(F.B.C.P. No. 20070233)
JANE H. LONG SURVEY
ABSTRACT No. 55
FOUND 5/8" IRON ROD FOR NORTHEAST CORNER OF RESERVE "B"
NATHAN C. YOUNG
REMAINDER OF
CALL 48.680 ACRES
(F.B.C.C.F. No. 9642016)

LINE	DISTANCE	BEARING
L1	118.21'	S 65°20'57" E
L2	118.21'	S 15°00'19" W

**0.087 ACRE
(3,808 SQUARE FEET)
PRIVATE ACCESS EASEMENT
& PUBLIC UTILITY EASEMENT**

FORT BEND LEGACY, LTD.
CALL 5.9688 ACRES
(F.B.C.C.F. No. 2011026332)
(F.B.C.C.F. No. 2011004229)



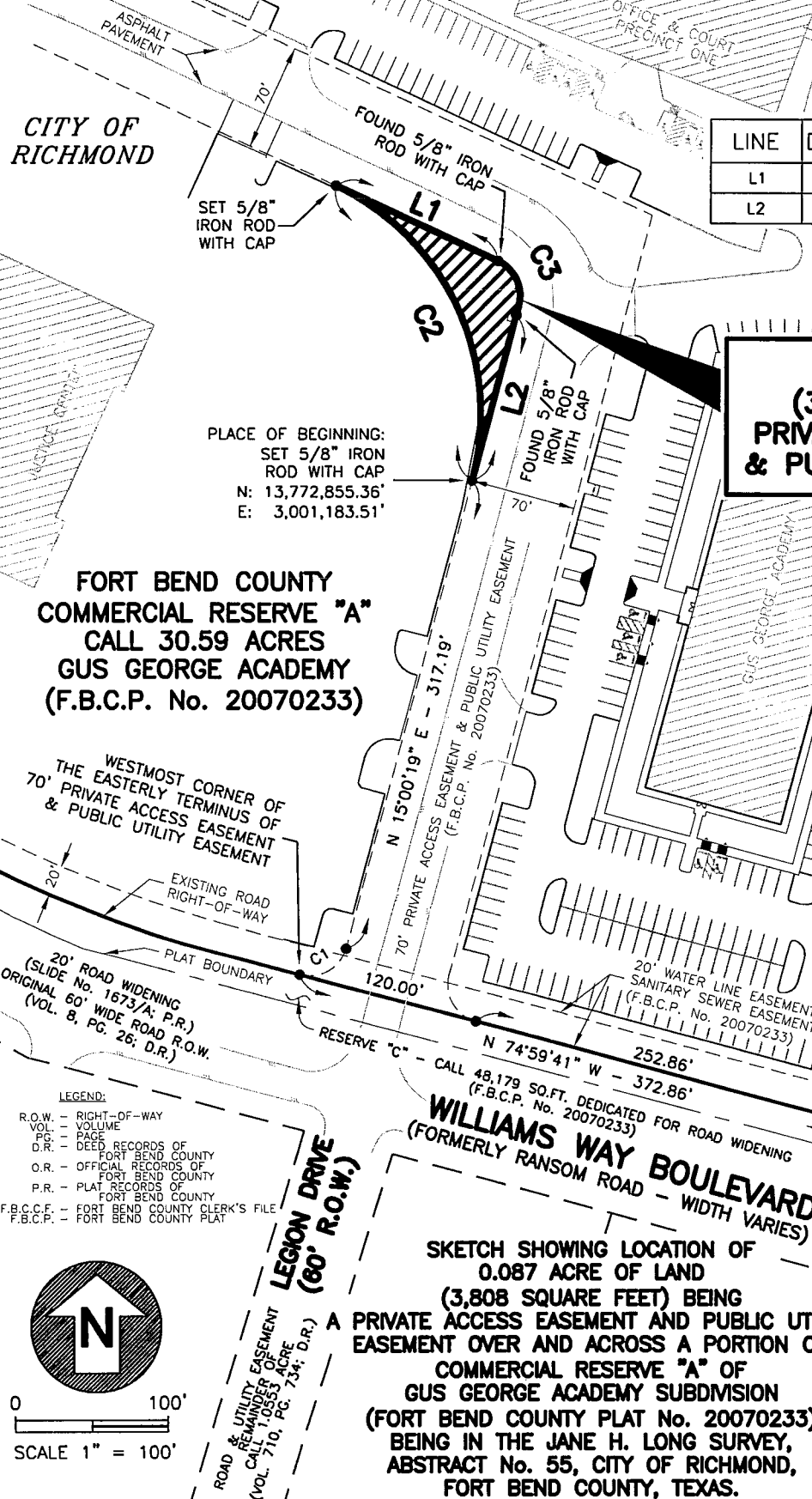
APRIL 25, 2011

PLACE OF CONNECTION:
FOUND 5/8" IRON ROD WITH CAP
FOR SOUTHEAST CORNER OF
COMMERCIAL RESERVE "A" & FOR
EAST CORNER OF RESERVE "C"
N: 13,772,434.78'
E: 3,001,430.92'

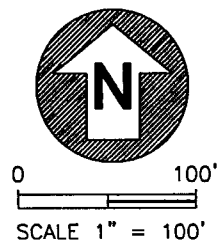
FORT BEND COUNTY
CALL 1.2221 ACRE
(RANSOM ROAD
PARCEL 3 PART 1;
F.B.C.C.F. No. 2010012924)

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 PROJECT COORDINATES AND BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (NAD83) AS PER THE PLAT OF GUS GEORGE ACADEMY SUBDIVISION. ALL COORDINATES LISTED ARE SURFACE AND CAN BE ADJUSTED TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 1.000127676.



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



**SKETCH SHOWING LOCATION OF
0.087 ACRE OF LAND
(3,808 SQUARE FEET) BEING
A PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY
EASEMENT OVER AND ACROSS A PORTION OF
COMMERCIAL RESERVE "A" OF
GUS GEORGE ACADEMY SUBDIVISION
(FORT BEND COUNTY PLAT No. 20070233)
BEING IN THE JANE H. LONG SURVEY,
ABSTRACT No. 55, CITY OF RICHMOND,
FORT BEND COUNTY, TEXAS.**

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

April 7, 2011

A FIELD NOTE DESCRIPTION of 0.128 acre of Land (5,557 square feet) being a private access easement and public utility easement over and across a portion of Commercial Reserve "A" (call 30.59 acres) of Gus George Academy subdivision (Fort Bend County Plat No. 20070233) being in the Jane H. Long Survey, Abstract No. 55, City of Richmond, Fort Bend County, Texas.

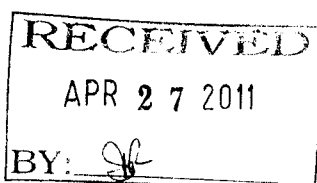
FOR CONNECTION, begin at a 5/8 inch diameter iron rod with plastic cap found for the West corner of said Commercial Reserve "A" in the Northeasterly right-of-way line of Williams Way Boulevard (formerly Front Street - width varies); Said corner being the North corner of a call 48,179 square foot tract of Land dedicated for road widening (Reserve "C" - Fort Bend County Plat No. 20070233) in the Southeasterly line of a call 6.58 acre tract (Fort Bend County Clerk's File No. 2002130844); Thence; South 24 degrees, 36 minutes, 44 seconds East - 205.17 feet (reference bearing) along the Southerly line of said Commercial Reserve "A" along the Northerly right-of-way line of said Williams Way Boulevard to a 5/8 inch diameter iron rod with plastic cap found for corner; Thence; Easterly along a tangent curve to the left, at an arc length of 200.49 feet pass a 5/8 inch diameter iron rod with plastic cap found for the Westmost corner of the Westerly terminus of a 70 foot private access easement and public utility easement (Fort Bend County Plat No. 20070233), with the following curve data:

Delta:	23 degrees, 48 minutes, 36 seconds
Radius:	800.00 feet
Length:	332.45 feet
Tangent:	168.66 feet
Chord:	South 36 degrees, 31 minutes, 2 seconds East - 330.06 feet, continuing along the Southerly line of said Commercial Reserve "A" along the Northerly right-of-way line of said Williams Way Boulevard (formerly Ransom Road - width varies) to a point for the Southmost corner of the Westerly terminus of said 70 foot private access easement and public utility easement; Said corner being a Southwest corner of and the PLACE OF BEGINNING for this 0.128 acre tract of Land;

THENCE; Northerly, crossing into said Commercial Reserve "A" along an interior Southeasterly line of said 70 foot private access easement and public utility easement with the following courses and distances:

Northerly, along a non-tangent curve to the right, the radius point bears North 41 degrees, 34 minutes, 12 seconds East, with the following curve data:

Delta:	70 degrees, 47 minutes, 26 seconds
Radius:	25.00 feet
Length:	30.89 feet
Tangent:	17.76 feet
Chord:	North 13 degrees, 2 minutes, 5 seconds West - 28.96 feet to a point for corner of this tract;



A Field Note Description
0.128 Acres of Land
April 7, 2011
Page Two (2)

Northerly, along a non-tangent curve to the right, the radius point bears South 67 degrees, 38 minutes, 4 seconds East, with the following curve data:

Delta:	43 degrees, 20 minutes, 14 seconds
Radius:	315.00 feet
Length:	238.26 feet
Tangent:	125.15 feet
Chord:	North 44 degrees, 2 minutes, 3 seconds East - 232.62 feet to a point for corner of this tract;

North 65 degrees, 42 minutes, 10 seconds East - 31.99 feet to a 5/8 inch diameter iron rod with plastic cap set for the Northmost corner of this tract;

THENCE; Southerly, departing from said 70 foot private access easement and public utility easement along a non-tangent curve to the left, the radius point bears South 24 degrees, 17 minutes, 50 seconds East, with the following curve data:

Delta:	25 degrees, 22 minutes, 8 seconds
Radius:	236.03 feet
Length:	104.51 feet
Tangent:	53.12 feet
Chord:	South 53 degrees, 1 minute, 6 seconds West - 103.66 feet to a 5/8 inch diameter iron rod with plastic cap set for corner of this tract;

THENCE; Southerly, along a non-tangent curve to the left, the radius point bears South 46 degrees, 57 minutes, 21 seconds East, with the following curve data:

Delta:	15 degrees, 36 minutes, 50 seconds
Radius:	262.50 feet
Length:	71.54 feet
Tangent:	35.99 feet
Chord:	South 35 degrees, 14 minutes, 14 seconds West - 71.31 feet to a 5/8 inch diameter iron rod with plastic cap set for corner of this tract;

THENCE; South 27 degrees, 25 minutes, 49 seconds West - 89.02 feet to a 5/8 inch diameter iron rod with plastic cap set for interior corner of this tract;

THENCE; Southerly, along a tangent curve to the left with the following curve data:

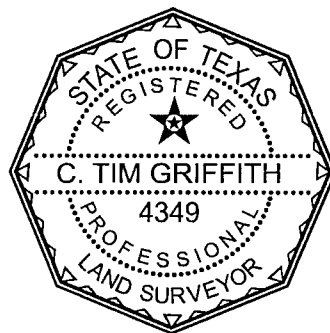
Delta:	78 degrees, 16 minutes, 24 seconds
Radius:	25.00 feet
Length:	34.15 feet
Tangent:	20.34 feet
Chord:	South 11 degrees, 42 minutes, 23 seconds East - 31.56 feet to a 5/8 inch diameter iron rod with plastic cap set for the Southmost corner of this tract;

A Field Note Description
0.128 Acres of Land
April 7, 2011
Page Three (3)

THENCE; Westerly, along a non-tangent curve to the right, the radius point bears North 39 degrees, 9 minutes, 22 seconds East, with the following curve data:

Delta:	2 degrees, 25 minutes, 19 seconds
Radius:	800.00 feet
Length:	33.82 feet
Tangent:	16.91 feet
Chord:	North 49 degrees, 37 minutes, 59 seconds West - 33.81 feet along the Southerly line of said Commercial Reserve "A" along the Northerly right-of-way line of said Williams Way Boulevard (formerly Ransom Road - width varies) to the PLACE OF BEGINNING and containing 0.128 acre of Land.


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



JEFFREY LEE HOFFMAN &
MARGARET ANN PASKO
CALL 6.58 ACRE TRACT
(F.B.C.C.F. No. 2002130844)

PLACE OF CONNECTION:
FOUND 5/8" IRON ROD WITH CAP
FOR WEST CORNER OF
COMMERCIAL RESERVE "A" & FOR
NORTH CORNER OF RESERVE "C"
N: 13,773.495.46'
E: 2,999,821.61'

PLAT BOUNDARY

24'36"4" E
(REFERENCE MEASURE 233)
F.B.C.P. No. 20070233
(FORMERLY

Williams Boulevard map details:

- Street names: WILLIAMS BOULEVARD, STREET, WIDTH VARIES
- Scale: 100'
- North arrow pointing towards the top right.

0 100'

SCALE 1" = 100'

PLACE OF BEGINNING:
SOUTHWEST CORNER OF
THE WESTERLY TERMINUS OF
70' PRIVATE ACCESS EASEMENT
& PUBLIC UTILITY EASEMENT
N: 13,773,043.68'
E: 3,000,103.46'

RABBS... BAYOU

SKETCH SHOWING LOCATION OF
0.128 ACRE OF LAND
(5,557 SQUARE FEET) BEING
A PRIVATE ACCESS EASEMENT AND
PUBLIC UTILITY EASEMENT OVER
AND ACROSS A PORTION OF
COMMERCIAL RESERVE "A" OF
GUS GEORGE ACADEMY SUBDIVISION
(FORT BEND COUNTY PLAT No.
20070233) BEING IN THE
JANE H. LONG SURVEY,
ABSTRACT No. 55,
CITY OF RICHMOND,
FORT BEND COUNTY, TEXAS.

HILLCREST DRIVE
50' ROAD R.O.W.
(CALL 0.86 ACRES)
VOL. 264, P. 22

CALL 48,179 SO.FT. No. 20070233 (F.B.C.P.)

WILLIAMS WAY
(FORMERLY **RANSOM ROAD**)

BOULEVARD

FOUND
EXISTING
PLAT BOUND
DEDICATED FOR ROAD WIDEN
WIDTH VARIES

100' + 300' D.E.
(VOL. 314 PG. 120; D.R.)

C12

SAN GABRIEL CEMETERY
(FB-CO30;
F.B.C.P. No. 20050238)

THE MEXICAN CORPORATION
CALL 2.416 ACRES
(VOL. 143, PG. 167; D.R.)

LEGEND: **CALL 2.4**
(VOL. 143, P
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 D.R. - DEED RECORDS OF
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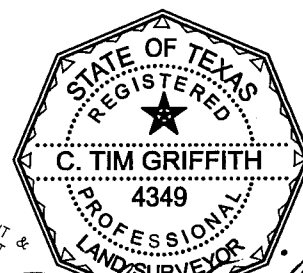
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	800.00	23°48'36"	332.45	168.66	S 36°31'02" E	330.06
C2	800.00	14°21'32"	200.49	100.77	S 31°47'30" E	199.97
C3	800.00	09°27'04"	131.96	66.13	S 43°41'48" E	131.81
C4	25.00	70°47'26"	30.89	17.76	N 13°02'05" W	28.96
C5	315.00	43°20'14"	238.26	125.15	N 44°02'03" E	232.62
C7	236.03	25°22'08"	104.51	53.12	S 53°01'06" W	103.66
C8	262.50	15°36'50"	71.54	35.99	S 35°14'14" W	71.31
C10	25.00	78°16'24"	34.15	20.34	S 11°42'23" E	31.56
C11	800.00	02°25'19"	33.82	16.91	N 49°37'59" W	33.81
C12	800.00	10°20'06"	144.30	72.35	S 56°00'42" E	144.11

LINE	DISTANCE	BEARING
L6	31.99'	N 65°42'10" E
L9	89.02'	S 27°25'49" W

**FORT BEND COUNTY
COMMERCIAL RESERVE "A"
CALL 30.59 ACRES
GUS GEORGE ACADEMY
(F.B.C.P. No. 20070233)**

CITY OF
RICHMOND

**0.128 ACRE
(5,557 SQUARE FEET)
PRIVATE ACCESS EASEMENT
& PUBLIC UTILITY EASEMENT**



APRIL 7, 201

PREPARED BY:
KELLY R. KALUZA & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2011 May 16 12:32 PM

2011045056

SP \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS