



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

UTILITY EASEMENT

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

THAT, FORT BEND COUNTY, TEXAS, whose address is 301 Jackson Street, Richmond, Texas 77489 ("GRANTOR"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, and subject to the matters set forth below, do hereby GRANT, GIVE, DEDICATE AND CONVEY to 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"), a perpetual, non-exclusive right-of-way and easement (the Utility Easement") in, across, under, over and through certain tracts of land situated in Fort Bend County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Utility Easement Tracts"), for the purpose of constructing, maintaining, operating, repairing, replacing, relocating (but only within the Utility Easement Tracts), altering, changing the size of, substituting, and/or removing a water meter and any appurtenant materials, apparatuses and/or facilities as may from time to time be deemed necessary by GRANTEE (the "Utility Facilities") and giving unto GRANTEE all of the rights and benefits necessary or appropriate for the full enjoyment or use of the Utility Easement, including, without limiting the same, the free right of ingress and egress to and from the Utility Easement Tracts.

GRANTEE, its successors, assigns, or agents, shall have the right and privilege to enter upon the Utility Easement Tracts, and all premises adjacent to the outside boundaries of said Utility Easement Tracts, 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 Utility Easement Tracts.

GRANTOR reserves and retains the right to use the Utility Easement for all purposes which do not unreasonably interfere with the rights hereby granted.

GRANTEE may do and perform all acts necessary to install, operate, repair, or maintain the Utility Facilities within said Utility Easement Tracts and operate thereon all necessary machinery and equipment to efficiently prosecute the work.



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
TEXAS LICENSED SURVEYING
FIRM NO. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
TGRIFITH@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 "A"
15' X 20' WATER
METER/LINE EASEMENT

POINT OF CONNECTION -
FOUND 5/8" IRON ROD WITH CAP

N 87°11'37" E
- 901.08'

15' WIDE ROAD WIDENING
(F.B.C.P. No. 20220014)

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

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

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

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 FORT BEND COUNTY
 - 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

EXHIBIT A

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;

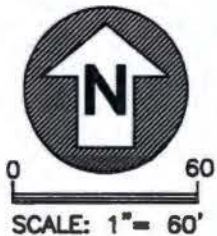
THENCE; South 2 degrees, 48 minutes, 23 seconds East – 20.00 feet crossing into said Reserve "A" to a point for the southeast corner of this easement tract;

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





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.

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TGRIFITH@KALUZAINC.COM
FEBRUARY 15, 2022

POINT OF CONNECTION -
FOUND 5/8" IRON ROD WITH CAP

N 87°11'37" E
- 1512.75'

N 87°11'37" E
- 269.55'

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

15' WIDE ROAD WIDENING
(F.B.C.P. No. 20220014)

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. 38E -
VOL. 534, PG. 564; D.R.)

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

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

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

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

S 02

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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

KALUZA INC

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Engineering Firm No. F-1339
Surveying Firm No. 10010000
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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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 FEBRUARY 15, 2022

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

CITY OF ROSENBERG WASTEWATER TREATMENT PLANT BUFFER ZONE EASEMENT CALL 9.166 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]

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

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

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.

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

KALUZA INC

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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;

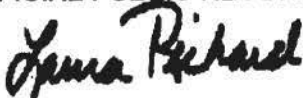
THENCE; North 87 degrees, 23 minutes, 53 seconds East – 47.00 feet to a point for the northeast corner of this easement tract;

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



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk

Fort Bend County Texas

May 26, 2022 02:53:20 PM

FEE: \$0.00

DP2

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