

EASEMENT DEED

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.

THE STATE OF TEXAS § KNOW ALL PERSONS BY THESE PRESENTS:
 §
COUNTY OF BRAZORIA §

THAT **Richard Allen Rogers and wife, Gail M. Rogers**, hereinafter called “Grantors” (whether one of more), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees, have this day Sold and by these presents do Grant, Bargain, Sell and Convey,, subject to the reservation hereinafter made, unto **BRAZORIA COUNTY**, a political subdivision of the state of Texas, hereinafter called “Grantee” whose address is 111 E. Locust, Angleton, Texas 77515,, an exclusive perpetual easement for the free and uninterrupted use, and allowing the passage in, along, upon and across the following property, in Brazoria County, Texas described herein. The purposes of the easement are to construct, maintain, install, rebuild, replace, inspect, operate, and repair fixtures and improvements, including but not limited to, provide a public road and drainage along the road upon, under, over, across and along the following described property (the “Property”), to wit:

Being a 0.0432 acre (1,883 square feet) tract of land situated in the Stephen F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Brazoria County, Texas, and being out of and a part of a called 7.6906 acre tract described in Vendor’s Lien Warranty Deed dated May 4, 1994 conveyed from Joe E. Lawrence and wife, Rhonda L. Lawrence to Richard Allen Rogers and Wife, Gail M. Rogers and recorded under Brazoria County Clerk’s File Number (B.C.C.F. No.) 94-017477 of the Official Public Records of Real Property Brazoria County (O.P.R.O.R.P.B.C.), Texas.

This grant and conveyance is made for the express purpose to construct, install, maintain, repair, relocate, replace, remove, modify and operate a public road and drainage purposes, as the GRANTEE deems necessary, and may enter upon the Easement Tracts to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. GRANTEE’s rights shall include, without limitation, the right to clear and remove trees, undergrowth, shrubbery, and other improvements from within the Easement Tracts and the right to bring and operate such equipment on the Easement Tracts as may be necessary, requisite, convenient, or appropriate to effectuate the purposes for which the Easement is granted. GRANTEE

shall not be obligated to replace or restore any trees, growth, shrubbery, or other improvements or obstructions removed from within the Easement Tracts in connection with the construction, installation, repair, maintenance, relocation, replacement, removal, upgrade, change in the size of, operation, placement, inspection, protection, or alteration of the fixtures and improvements.

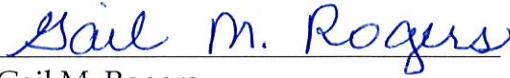
GRANTEE shall have the right to clear and keep cleared all trees, undergrowth, and other obstructions located within the Road Easement that may interfere with the normal operation or maintenance of the road and drainage. GRANTOR agrees not to build, construct, or create, or permit others to build, construct or create in the Road Easement any encroachments, including but not limited to buildings, structures, or vegetation (including but not limited to trees, shrubs, and other landscaping) that may interfere with the normal operation or maintenance of the roadway or drainage without the prior written approval of the GRANTEE. The GRANTOR and GRANTOR'S heirs, successors, and assigns shall not unreasonably obstruct the Road Easement and shall be responsible for removing any and all items that may obstruct the Road Easement. The GRANTEE has the right to eliminate any encroachments into or obstructions of the Road Easement.

TO HAVE AND TO HOLD the above-described Road Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, and Grantor does hereby bind himself, his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, subject to the aforementioned exceptions, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor but not otherwise.

EXECUTED as of the 21st day of November, 2024.

GRANTORS:


Richard Allen Rogers


Gail M. Rogers

ACKNOWLEDGEMENT

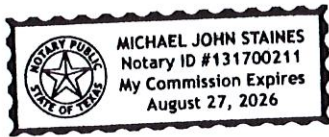
STATE OF TEXAS §

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COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Richard Alvin Rogers, Grantor, known to me to be the persons whose names are 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 the 21st day of November, 2024.



Michael Staines
Notary Public, State of Texas

(NOTARY SEAL/STAMP)

ACKNOWLEDGEMENT

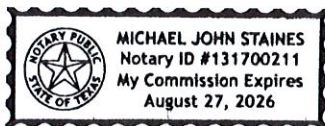
STATE OF TEXAS §

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COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Crail M. Rogers, Grantor, known to me to be the persons whose names are 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 the 21st day of November, 2024.



Michael Staines
Notary Public, State of Texas

(NOTARY SEAL/STAMP)

Accepted this the _____ day of _____, 2024

GRANTEE:

Brazoria County, Texas

By: _____
L. M. "Matt" Sebesta, Jr.,
County Judge

STATE OF TEXAS §
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COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of _____, 2024, by L. M. "Matt" Sebesta, Jr., County Judge, for Brazoria County, Texas.

Notary Public in and for
The State of Texas

After Recording, Return to:
Brazoria County Engineers' Office
451 N. Velasco, Ste. 230
Angleton, TX 77515

Metes and Bounds Description

Being a 0.0432 acre (1,883 square feet) tract of land situated in the Stephen F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Brazoria County, Texas, and being out of and a part of a called 7.6906 acre tract described in Vendor's Lien Warranty Deed dated May 4, 1994 conveyed from Joe E. Lawrence and wife, Rhonda L. Lawrence to Richard Allen Rogers and Wife, Gail M. Rogers and recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 94-017477 of the Official Public Records of Real Property Brazoria County (O.P.R.O.R.P.B.C.), Texas. Said 0.0432 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod having the Texas State Plane Coordinates of N: 13,577,832.43 & E: 3,073,835.46 on the southwesterly line of the County Road (CR) 400, also known as Brazos River Road (called 80' wide) conveyed to Brazoria County as a Right-of-Way Easement and recorded under Volume 751, Page 266 and Volume 752, Page 292 of the Brazoria County Deed Records (B.C.D.R.), same also being the common easterly corner of a called 1.0 acre tract conveyed to Russell D. Lidberg, Jr. and recorded under Volume 958, Page 473 of the Brazoria County Deed Records (B.C.D.R.) and the northerly corner of said 7.6906 acre tract and the corner of the herein described parcel;

THENCE, South 36° 56' 44" East, along the common southwesterly line of said CR 100 and the northeasterly line of said 7.6906 acre tract, a distance of 128.06 feet to the northwesterly line of a called approximately 245 acre tract (more or less) conveyed to Allen L. Meyers and recorded under Volume 1469, Page 37 of the Brazoria County Deed Records (B.C.D.R.) and to David J. Weinberg and recorded under B.C.C.F. No. 2018058156, same also being the easterly corner of said 7.6906 acre tract and the corner of the herein described parcel, from which a 5/8-inch iron rod found, bears South 37° 06' 10" East – 0.28 feet;

THENCE, South 36° 35' 03" West, departing said common line and along the common northwesterly line of said 245 acre tract and the southeasterly line of said 7.6906 acre tract, a distance of 19.77 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the corner of the herein described parcel;

THENCE, departing said common line, over and across said 7.6906 acre tract, being a curve turning to the left through a central angle of 03° 39' 23", having a radius of 2,060.00 feet, an arc length of 131.46 feet and whose long chord bears North 33° 47' 39" West for a distance of 131.44 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the corner of the herein described tract, same also being on the common southeasterly line of a called 1.0 acre tract conveyed to Russell D. Lidberg, Jr. and the northwesterly line of said 7.6906 acre tract;

THENCE, North 41° 23' 14" East, along said common line, a distance of 11.98 feet to the POINT OF BEGINNING and containing 0.0432 acres (1,883 square feet) of land, more or less.

Stephen F. Austin 7-1/3 Leagues Grant
Abstract No. 20
Brazoria County, Texas

Parcel No. 11
0.0432 Acres (1,883 Sq. Ft.)
Page No. 2 of 2

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

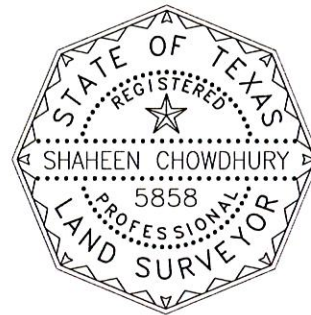
The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999870017.

A survey plat has been prepared in association with this field note description.

Compiled By:

Shaheen Chowdhury

Shaheen Chowdhury., R.P.L.S.
Registered Professional Land Surveyor
Texas Reg. No. 5858



Kuo & Associates, Inc.
10300 Westoffice Drive, Suite 800
Houston, TX 77042
Ph.: (713) 975-8769
TBPLS Firm Registration No. 10075600

Date: 7/14/23