



February 24, 2025

William B. Jacob and wife, Janice C. Jacob  
P.O. Box 2068  
Brazoria, TX 77422-2068

County: Brazoria  
Highway: CR 400 – Relocation Road  
Re-Route  
Location: 9379 County Road 400,  
Brazoria County, Texas 77422  
Parcel: 19

Dear Mr. and Mrs. Jacob:

You have indicated a willingness to sign a deed for your property which consists of 0.5434 acre (23,671 square feet) located 9379 County Road 400, Brazoria, Brazoria County, Texas 77422.

It is important to confirm this agreement in order to avoid any possible misunderstanding as to the details of the purchase or the process by which Brazoria County referred to as the County will make payment. The payment of \$63,118.31 as herein agreed will constitute full payment to be made by the County for the property to be conveyed to the County. The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal eminent domain proceedings and the added expense of litigation.

The County and the owner(s) have agreed to the following provisions.

Until payment is made by The County, title and possession of the property to be conveyed remains with you. You shall bear all risk of loss to any and all such property prior to such payment. Either you or the County shall have the right to terminate this agreement.

The payment of the amount herein stated, and the terms provided constitute the only promises, consideration and conditions of this purchase; and no other promises, consideration or conditions have been signified or implied, save and except any benefits which may accrue under the State's Relocation Assistance Program and the mutual benefits to be derived by you and the County from the signing of this agreement.

The County, without cost to the owner, will pay the cost of recording all instruments conveying title to the County.

It is suggested that you carefully review the proposed Easement Deed and satisfy yourself (selves) as to its provisions. With your signing of this agreement and execution of the deed the County will proceed with the issuance of a State warrant which will be made out jointly to you and to Alamo Title Company, agent for the County.

This company has been designated as the County's closing agent and is responsible to see that the County obtains clear title. They will not endorse the warrant and make payment until clear title is secured. At the same time, you have the right to withhold endorsement of the warrant and not accept payment until you are fully satisfied on all details of the transaction.

Sincerely,



Right of Way Manager, 2/24/2025  
Cobb, Fendley & Associates, Inc

I (We) fully understand the County proposal as contained in this agreement and hereby acknowledge receipt of the brochure entitled "Relocation Assistance."

I (We) understand that relocation assistance benefits are handled entirely separate from and in addition to this transaction and agree that my (our) execution of the Right of Way Deed is based on this understanding.

  
Property Owner's Signature

  
Property Owner's Signature

2/24/25  
Date

2/24/25  
Date

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 WILLIAM B. JACOB AND WIFE, JANICE C. JACOB, hereinafter called "Grantors" (whether one or 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 0.5434 acre (23,671 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 15.861 acre tract (tract 1) described in a General Warranty Deed dated September 5, 2013 conveyed from Paula Surber Jacobs to William B. Jacob and wife, Janice C. Jacob and recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2009022677 of the Official Public Records of Real Property Brazoria County (O.P.R.O.R.P.B.C.), Texas. Said 0.5434 acres of land being more particularly described by the attached metes and bounds.*

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 24<sup>th</sup> day of February, 2025.

GRANTOR:

  
\_\_\_\_\_  
William B. Jacob

  
\_\_\_\_\_  
Janice C. Jacob

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared William B. Jacob, 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 24th day of February, 2025.

[Signature]  
Notary Public, State of Texas



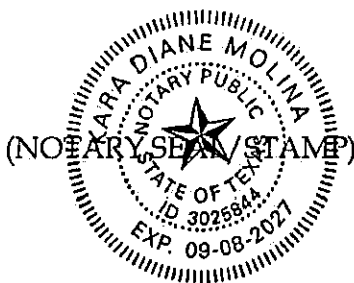
ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Janice C. Jacob, 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 24th day of February, 2025.

[Signature]  
Notary Public, State of Texas



Accepted this the \_\_\_\_\_ day of \_\_\_\_\_, 2025

**GRANTEE:**

Brazoria County, Texas

By: \_\_\_\_\_

L. M. "Matt" Sebesta, Jr.,  
County Judge

STATE OF TEXAS

§

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 0.5434 acre (23,671 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 15.861 acre tract (tract 1) described in a General Warranty Deed dated September 5, 2013 conveyed from Paula Surber Jacobs to William B. Jacob and wife, Janice C. Jacob and recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2009022677 of the Official Public Records of Real Property Brazoria County (O.P.R.O.R.P.B.C.), Texas. Said 0.5434 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod having the Texas State Plane Coordinates of N: 13,576,626.19 & E: 3,075,312.69 on the south line of County Road (CR) 400, also known as Brazos River Road (80' wide) conveyed to Brazoria County as Right-of-Way Easement and recorded under Volume 752, Page 289-291 and Volume 773, Page 338-342 of the Brazoria County Deed Records (B.C.D.R.), same also being the northwest corner of said 15.861 acre tract and the east line of the residue of a called 4.165 acre tract conveyed to Joyce Yvonne Stewart and recorded under B.C.C.F. No. 2019024317;

THENCE, South 06° 24' 42" West, departing the south line of said CR 400 and along the common west line of said 15.861 acre tract and the east line of the residue of said 4.165 acre tract, a distance of 684.28 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the POINT OF BEGINNING, having the Texas State Plane Coordinates of N: 13,575,946.19 & E: 3,075,236.28 for the northwest corner of the herein described parcel;

THENCE, departing said common line, over and across said 15.861 acre tract, being a curve turning to the left through a central angle of 12° 13' 36", having a radius of 1,110.00 feet, an arc length of 236.87 feet and whose long chord bears South 87° 18' 57" East for a distance of 236.42 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the northeast corner of the herein described parcel, same also being on the common east line of said 15.861 acre tract and the west line of a called 7.940 acre tract (tract# 1) conveyed to Herman Mac Dishongh and wife, Barbara Kay Gilchrest Dishongh recorded under Volume 1429, Page 887 of the Brazoria County Deed Records (B.C.D.R.);

THENCE, South 06° 30' 02" West, along said common line, a distance of 101.39 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for to the southeast corner of the herein described parcel;

THENCE, departing said common line, over and across said 15.861 acre tract, being a curve turning to the right through a central angle of 11° 12' 06", having a radius of 1,210.00 feet, an arc length of 236.56 feet and whose long chord bears North 87° 00' 02" West for a distance of 236.18 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the southwest corner of the herein described parcel, said point also being the common west line of said 15.861 acre tract and the east line of the residue of said 4.165 acre tract;

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

Parcel No. 19  
0.5434 Acres (23,671 Sq. Ft.)  
Page No. 2 of 2

THENCE, North 06° 24' 42" East, along said common line, a distance of 100.08 feet to the POINT OF BEGINNING and containing 0.5434 acres (23,671 square feet) of land, more or less.

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.

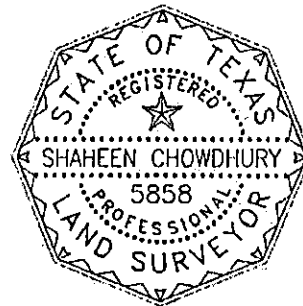
Compiled By:

*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: 09/04/23  
Original Date: 7/14/23





## Request for Taxpayer Identification Number and Certification

Give Form to the  
 requester. Do not  
 send to the IRS.

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
 See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <i>William James</i>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <input type="checkbox"/> Other (see instructions) ▶ _____ <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small>	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. <i>9379 County Road 400</i>	Requester's name and address (optional)
6 City, state, and ZIP code <i>BRADORIA, TX 77432</i>	
7 List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number										
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Employer identification number										
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### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification Instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶ <i>William B James</i>	Date ▶ <i>2/24/2025</i>
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### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*