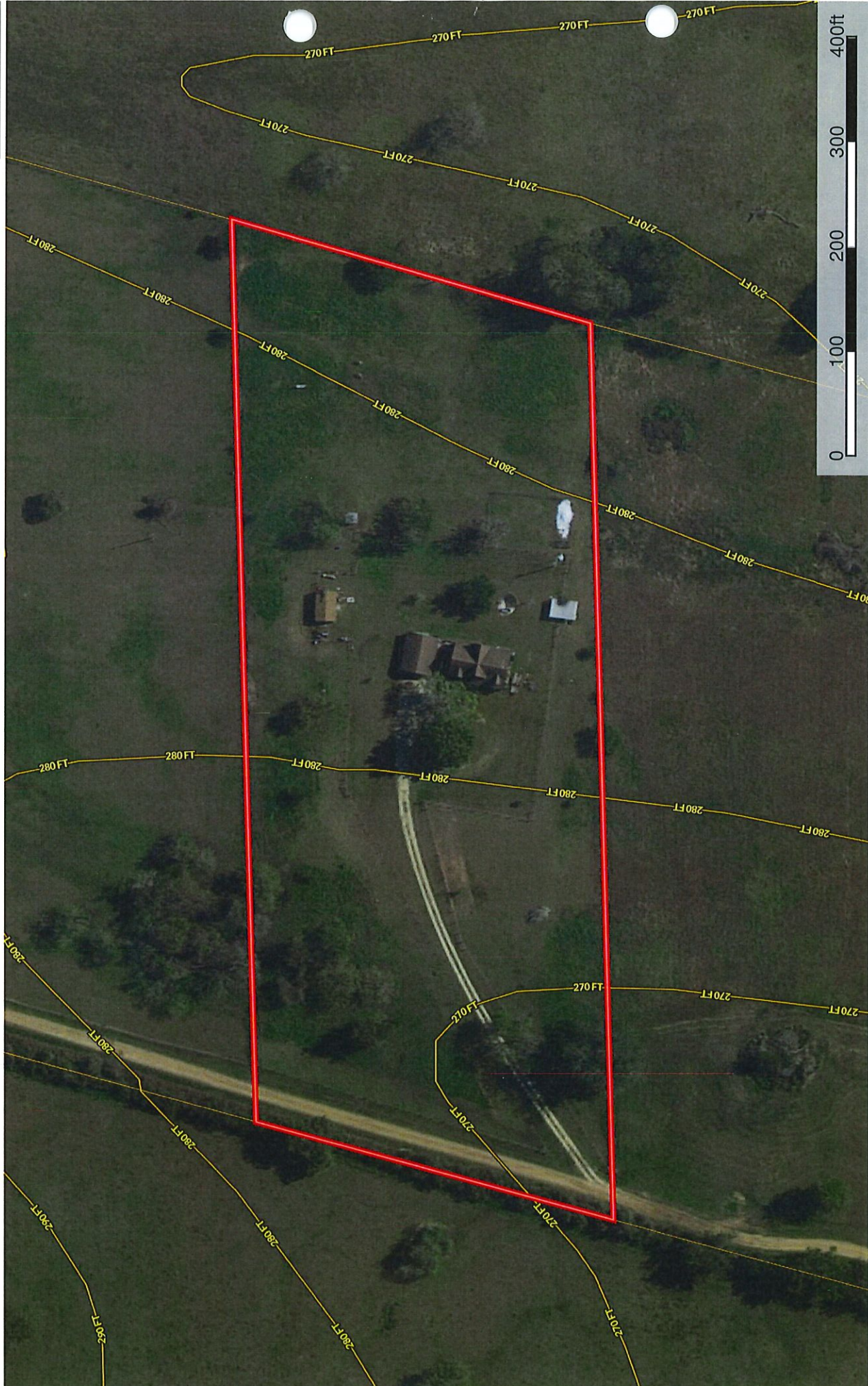


12041 FM 1155, Brenham
Texas, AC +/-



 Boundary

Lindi Camaron Team
P: 9794514645

<http://lindicamaronteam.buybrenham.com/>

601 Medical Court



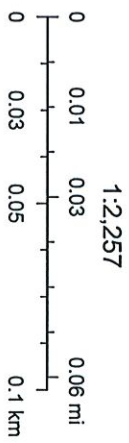
The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Washington CAD Web Map



4/29/2021, 10:37:26 AM

Parcels



© OpenStreetMap (and) contributors, CC-BY-SA

Washington County Appraisal District, BIS Consulting -
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

U

AGREEMENT CONCERNING MAINTENANCE OF PRIVATE ROAD: A. L. MORGAN, ET UX TO AND WITH MARK A. RODRIQUEZ

THE STATE OF TEXAS
COUNTY OF WASHINGTON

WHEREAS, on July 19, 1992, A. L. MORGAN and wife, BARBARA MORGAN conveyed 5.00 acres of land out of the Mary Anna Early League, Abst. 40, in Washington County, Texas, which is more particularly described in Exhibit "A" and made a part hereof for all purposes pertinent and also conveyed a thirty (30) foot wide access easement containing 1.477 acres of land, being more particularly described in Exhibit "B" and made a part hereof for all purposes pertinent to ARTHUR LEE MORGAN, JR., the deed of conveyance being recorded in Volume 676, Page 235, Official Records of Washington County, Texas; and,

WHEREAS, the thirty (30) foot access easement is to be used on common between Grantors, their heirs and assigns and the Grantee, his heirs and assigns; and,

WHEREAS, ARTHUR LEE MORGAN, JR. is selling the five (5) acre tract described in Exhibit "A" and the thirty (30) foot access easement to MARK A. RODRIQUEZ with the purchasers obtaining a loan from GE Capital Mortgage Services, Inc.; and,

WHEREAS, GE Capital Mortgage Services, Inc. is requiring an agreement from the parties using the thirty (30) foot access easement to have an agreement concerning the maintenance of the thirty (30) foot access easement in its current condition;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT A. L. MORGAN and wife, BARBARA MORGAN and MARK A. RODRIQUEZ hereby agree as follows:

THAT the parties to this agreement agree that they will each share in maintaining the thirty (30) foot wide access easement, in its current condition, from F M Highway 1155 to the north boundary of the five (5) acre tract of land being purchased by MARK A.

F

C

A

RODRIGUEZ, as shown on the attached copy of the plat of the property, as set out in Exhibit "C" which is made a part hereof for all purposes pertinent.

This agreement shall be binding on the undersigned parties and shall be a covenant running with the land.

EXECUTED this the 31st day of March, 2000.

A. L. Morgan
A. L. MORGAN

Barbara Morgan
BARBARA MORGAN

MARK ANDREW RODRIQUEZ

THE STATE OF TEXAS
COUNTY OF WASHINGTON

§
§
§

This instrument was acknowledged before me on the 31st day of March, 2000, by A. L. MORGAN..

Charles Berberman
Notary Public, State of Texas

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires 03/31/2003
I hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.
Notary Public, State of Texas

THE STATE OF TEXAS

§
§
§

COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 31st day of March, 2000, by BARBARA MORGAN.

Charles Beckerman
Notary Public, State of Texas

THE STATE OF TEXAS

§
§
§

COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 3rd day of April, 2000, by MARK ANDREW RODRIQUEZ.

Charles Beckerman
Notary Public, State of Texas

OFFICIAL

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND containing 5.001 acres, situated in Washington County, Texas, out of the M.A. Earley Survey, Abstract No. 40, and being the same tract called 5.000 acres described in a deed from A.L. Morgan and Barbara Morgan to Arthur Lee Morgan, Jr., dated July 10, 1992, and recorded in Volume 676, Page 235 of the Official Records of Washington County, Texas, said 5.001 acre tract being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod, lying in the North margin of F.M. Highway 1155 (state owned and maintained public road), marking the Southeast corner of the Thomas P. O'Conner, et ux called 58.057 acre tract (comprised of two tracts, recorded in Volume 807, Page 801 of the Official Records of Washington County, Texas), the Southwest corner of the A.L. Morgan, et ux called 40.00 acre tract (residue acreage of called 40.00 acres, recorded in Volume 309, Page 807 of the Deed Records of Washington County, Texas), and the Southwest corner of a 30 ft. wide access easement (called 1.477 acres, recorded in Volume 676, Page 235 of the Official Records of Washington County, Texas);

THENCE departing said highway margin, with the Southeast line of the O'Conner tract, being a Northwest line of the A.L. Morgan, et ux called 40.00 acre tract, and the Northwest line of the 30 ft. wide access easement, N 16deg 34min 36sec E, 306.46 ft. to a found 1/2 inch iron rod in fence line, marking the Southwest corner of the original called 5.000 acre tract (hereafter referred to as "original tract") and Southwest corner and PLACE OF BEGINNING of the 5.001 acre tract herein described;

THENCE continuing with the Southeast line of the O'Conner tract, and with the Northwest line of the called 40.00 acre tract, now being the Northwest line of the original tract (still being the Northwest line of the 30 ft. wide access easement), N 16deg 32min 07sec E, 306.31 ft. (deed call N 16deg 30min 52sec E, 306.40 ft.) to a found 1/2 inch iron rod in fence line, marking the Southeast corner of the A.L. Morgan, et ux tract (residue acreage of called 40.00 acre tract), the Northwest corner of the original tract, and Northwest corner of the 5.001 acre tract herein described;

THENCE departing the Southeast line of the O'Conner tract, with the North line of the original tract, N 89deg 31min 07sec E, at approximately 31.4 ft. pass the Southeast line of the 30 ft. wide access easement, and CONTINUING for a TOTAL DISTANCE of 743.40 ft. (deed call N 89deg 31min 07sec E, 743.34 ft.) (this line being the BASIS OF BEARING LINE for this survey) to a found 1/2 inch iron rod in the fenced Northwest line of the Judy Lynn Robinson, et al Trust called 211.895 acre tract (recorded in Volume 662, Page 814 of the Official Records of Washington County, Texas), being the original Southeast line of the A.L. Morgan, et ux called 40.00 acre tract, and marking the Northeast corner of the original tract and Northeast corner of the 5.001 acre tract herein described;

THENCE with the Southeast line of the original called 40.00 acre tract, now being the Southeast line of the original tract, and being the Northwest line of the Robinson tract, S 16deg 33min 10sec W, at approximately 50.9 ft. pass a found 1/2 inch iron rod (0.50 ft left of line), and CONTINUING for a TOTAL DISTANCE of 306.72 ft. (deed call S 16deg 31min 37sec W, 306.42 ft.) to a found 1/2 inch iron rod in fence line, marking the Southeast corner of the original tract and Southeast corner of the herein described 5.001 acre tract (this point also marks the Northeast corner of the A.L. Morgan, et ux called 40.00 acre residue acreage tract);

THENCE with the South line of the original tract (being a North line of the A.L. Morgan, et ux tract), S 89deg 32min 48sec W, at approximately 711.79 ft pass the Southeast line of the 30 ft. wide access easement, and CONTINUING for a TOTAL DISTANCE of 743.19 ft. (deed call S 89deg 31min 07sec W, 743.27 ft.) to the PLACE OF BEGINNING and containing 5.001 acres of land of which 0.21 acres lie within the 30 ft. wide access easement.

EXHIBIT "B"

U

access easement containing 1.477 acres (64,331 square feet) of land and being along the west line of said 39.881 acre tract and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the southeast corner of said 39.881 acre tract in the north right-of-way line of Farm to Market Road 1155 (190 foot right-of-way);

THENCE, South 89 degrees 31 minutes 07 seconds West, a distance of 711.83 feet along the north right-of-way line of said P.M. 1155 to the POINT OF BEGINNING of the herein described easement;

THENCE, South 89 degrees 31 minutes 07 seconds West, a distance of 31.37 feet continuing along the north right-of-way line of said P.M. 1155 to a 1/2 inch iron rod set at a fence post for the southwest corner of said 39.881 acre tract;

THENCE, North 16 degrees 30 minutes 52 seconds East, at a distance of 306.43 feet pass the southwest corner of the above described 5.000 acre tract known as Tract II, at a distance of 612.83 feet pass the northwest corner of said Tract I and continue for an overall distance of 2,144.38 feet to the northwest corner of a 5.000 acre tract known as Tract III, from which a 1/2 inch iron rod found at a fence post at the northwest corner of said 39.881 acre tract bears North 16 degrees 30 minutes 52 seconds East, a distance of 298.92 feet;

THENCE, North 89 degrees 31 minutes 07 seconds East, a distance of 31.37 feet along the north line of said Tract III to a point for corner;

THENCE, South 16 degrees 30 minutes 52 seconds West, a distance of 2,144.38 feet to the POINT OF BEGINNING and containing 1.477 acres (64,331 square feet) of land.

TRACT I
TRACT II
TRACT III