

J. FRED BAYLISS, P.C.
ATTORNEY AT LAW
3000 BRIARCREST DRIVE, SUITE 302
BRYAN, TEXAS 77802

TELEPHONE: (979) 693-8361
FACSIMILE: (979) 693-8365
E-MAIL: jbayliss@baylisslaw.net

February 23, 2023

VIA EMAIL:

Jeffrey Warren
201 Whistle Street
Madisonville, Texas 77831
ppmay1531@hotmail.com

RE: DEDICATED EASEMENT TO 14.193 EASEMENT

Mr. Warren,

As we discussed the Easement attached hereto provides you nonexclusive access over and across the .84 acre tract described on Exhibit B attached to the Easement to your 14.193 acre tract. The owner of the tract that the .84 acre Easement tract is located on, cannot prevent you from using said Easement to access your 14.193 acre tract. Also attached is the Survey Plat reflecting said Easement.

Please contact me with any questions.

Sincerely,



J. Fred Bayliss
Attorney at Law

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.

EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF GRIMES §

DEANNA STANTON and husband, JAMES STANTON, are the owners of that one certain tract or parcel of land containing 14.193 acres, more or less, being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, hereby GRANT, BARGAIN, SELL and CONVEY to JEFFERY WARREN, his heirs and assigns that one certain non-exclusive access easement on, over and across the Property; said access easement being more particularly described on Exhibits "B" attached hereto and made a part hereof for all purposes,

TO HAVE AND TO HOLD all and singular, the rights and privileges aforesaid to the aforesaid JEFFERY WARREN, his heirs and assigns, to his proper use and benefit, in common with Grantors, their heirs and assigns.

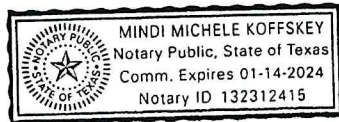
EXECUTED this 29th day of June, 2021.

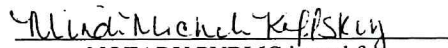

DEANNA STANTON


JAMES STANTON

THE STATE OF TEXAS §
 §
COUNTY OF MADISON §

This instrument was acknowledged before me on the 29th day of June, 2021, by DEANNA STANTON and husband, JAMES STANTON.




NOTARY PUBLIC in and for
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

ALAN L. TINSLEY, P.C.
P. O. Box 160
Madisonville, Texas 77864



TRACT B
FIELD NOTES DESCRIPTION
OF A
14.193 ACRE TRACT
JOB S. COLLARD SURVEY, ABSTRACT 163
GRIMES COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 14.193 ACRES IN THE JOB S. COLLARD SURVEY, ABSTRACT 163, GRIMES COUNTY, TEXAS, BEING A PORTION OF A CALLED 41.585 ACRE TRACT NAMED TRACT 1 AND A PORTION OF A CALLED 0.937 ACRE TRACT NAMED TRACT 2 CONVEYED TO DEANNA MICHELLE STANTON, MATTHEW DUANE WARREN AND JEFFERY RAY WARREN IN VOLUME 1602, PAGE 205 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (RPRGCT); SAID 14.193 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the westerly line of County Road 147 (county maintained variable width R.O.W. appears to be prescriptive in nature) marking the common east corner of said 41.585 acre tract and a called 36.44 acre tract conveyed to Egenio R. Jaimes and Lorena Nunez Jaimes in Volume 909, Page 347 (RPRGCT) and further being the southeast corner of this herein described tract;

THENCE, with the common boundary of said 41.585 acre tract and said 36.44 acre tract, N 82° 48' 53" W, a distance of 666.22 feet to a 1/2 iron rod with blue cap stamped "KERR SURVEYING" set marking an angle point in said common line;

THENCE, continuing with the common boundary of said 41.585 acre tract and said 36.44 acre tract, N 83° 52' 31" W, a distance of 1162.78 feet to a 1/2 iron rod with blue cap stamped "KERR SURVEYING" set for the southeast corner of Tract C of this division and the southwest corner of this herein described tract;

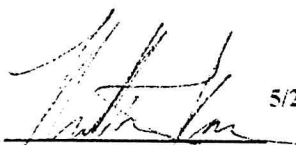
THENCE, through said 41.585 acre tract and along the common boundary of said Tract C and this herein described tract, N 06° 49' 18" E a distance of 351.99 feet to a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set for southwest corner of Tract A of this division and the northwest corner of this herein described tract;

THENCE, continuing through said 41.585 acre tract and through said 0.937 acre tract and along the common line of said Tract A and this herein described tract, S 82° 50' 40" E a distance of 1831.90 feet to a 1/2 inch iron rod

with blue cap stamped "KERR SURVEYING" set on the westerly line of County Road 147 for the southeast corner of said Tract A and the northeast corner of this herein described tract, for reference a 1/2 inch iron rod found on the westerly line of County Road 147 marking the northeast corner of said 0.937 acre tract bears N 07° 20' 02" E a distance of 141.37 feet;

THENCE, along the westerly line of County Road 147, **S 07° 20' 02" W**, at a distance of 67.18 feet pass a 1/2 inch iron rod found marking the southeast corner of said 0.937 acre tract, continue on a total distance of **331.41** feet to the **POINT OF BEGINNING** hereof, and containing **14.193** acres, more or less.

Surveyed on the ground May 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 multi-year CORS solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011653427122 (calculated using geoid12b).


5/25/21

Nathan Paul Kerr

Registered Professional Land Surveyor No. 6834



KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

Surveys@kerrsurveying.net | TBPELS Firm No. 10018500



**FIELD NOTES DESCRIPTION
OF A
0.84 ACRE ACCESS EASEMENT
JOB S. COLLARD SURVEY, ABSTRACT 163
GRIMES COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.84 ACRES IN THE JOB S. COLLARD SURVEY, ABSTRACT 163, GRIMES COUNTY, TEXAS, BEING A PORTION OF A CALLED 41.585 ACRE TRACT NAMED TRACT 1 CONVEYED TO DEANNA MICHELLE STANTON, MATTHEW DUANE WARREN AND JEFFERY RAY WARREN IN VOLUME 1602, PAGE 205 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (RPRGCT); SAID 0.84 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the westerly line of County Road 147 (county maintained variable width R.O.W. appears to be prescriptive in nature) marking the common east corner of said 41.585 acre tract and a called 36.44 acre tract conveyed to Egenio R. Jaimes and Lorena Nunez Jaimes in Volume 909, Page 347 (RPRGCT), same being the southeast corner of Tract B of this division and further being the southeast corner of this herein described tract;

THENCE, with the south boundary of said Tract B and the common boundary of said 41.585 acre tract and said 36.44 acre tract, **N 82° 48' 53" W**, a distance of **666.22** feet to a 1/2 iron rod with blue cap stamped "KERR SURVEYING" set marking an angle point in said common line;

THENCE, continuing with the south boundary of said Tract B and the common boundary of said 41.585 acre tract and said 36.44 acre tract, **N 83° 52' 31" W**, a distance of **1162.78** feet to a 1/2 iron rod with blue cap stamped "KERR SURVEYING" set for the common south corner of said Tract B and Tract C of this division and the southwest corner of this herein described easement;

THENCE, through said 41.585 acre tract with the common line of said Tract B and said Tract C, **N 06° 49' 18" E** a distance of **20.00** feet to a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set for the northwest corner of this herein described easement, for reference a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set on the easterly line of said Tract C marking a common corner of said Tract B and Tract A of this division bears **N 06° 49' 18" E** a distance of **331.98** feet;

THENCE, continuing through said 41.585 acre tract, 20.00 feet from and parallel to the common boundary of said 41.585 acre tract and said 36.44 acre tract, S 83° 52' 31" E a distance of 1162.72 feet to a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set for an angle point in the northerly boundary of this herein described easement;

THENCE, continuing through said 41.585 acre tract, 20.00 feet from and parallel to the common boundary of said 41.585 acre tract and said 36.44 acre tract, S 82° 48' 53" E a distance of 666.46 feet a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set on the westerly line of County Road 147 for the northeast corner of this herein described easement, further being the east line of said Tract B, for reference a 1/2 inch iron rod found on the westerly line of County Road 147 marking a common southeast corner of said 41.585 acre tract and a called 0.937 acre tract (Tract 2, 1602/205 RPRGCT) bears N 07° 20' 02" E a distance of 244.23 feet;

THENCE, along the westerly line of County Road 147 and the east line of said Tract B, S 07° 20' 02" W a distance of 20.00 feet to the POINT OF BEGINNING hereof, and containing 0.84 acres, more or less.

Surveyed on the ground May 2021 under my supervision. The purpose of the access easement to to provide legal access to Tract C of this division of said 42.58 acres. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 multi-year CORS solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011653427122 (calculated using geoid12b).


5/26/21
Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834



KERR
SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500



VG-1695-2021-317722

Grimes County
Vanessa Burzynski
Grimes County Clerk

Instrument Number: 317722

Real Property Recordings

Recorded On: July 09, 2021 11:03 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 317722
Receipt Number: 20210709000011
Recorded Date/Time: July 09, 2021 11:03 AM
User: Mary H
Station: Clerk03

Record and Return To:

ALAN L TINSLEY PC
P O BOX 160
MADISONVILLE TX 77864



STATE OF TEXAS
Grimes County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski



TRACT C
FIELD NOTES DESCRIPTION
OF A
14.193 ACRE TRACT
JOB S. COLLARD SURVEY, ABSTRACT 163
GRIMES COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 14.193 ACRES IN THE JOB S. COLLARD SURVEY, ABSTRACT 163, GRIMES COUNTY, TEXAS, BEING A PORTION OF A CALLED 41.585 ACRE TRACT NAMED TRACT 1 CONVEYED TO DEANNA MICHELLE STANTON, MATTHEW DUANE WARREN AND JEFFERY RAY WARREN IN VOLUME 1602, PAGE 205 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (RPRGCT); SAID 14.193 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found on the westerly line of County Road 147 (county maintained variable width R.O.W. appears to be prescriptive in nature) marking the common east corner of said 41.585 acre tract and a called 36.44 acre tract conveyed to Egenio R. Jaimes and Lorena Nunez Jaimes in Volume 909, Page 347 (RPRGCT) and further being the southeast corner of Tract B of this division;

THENCE, with the common boundary of said 41.585 acre tract and said 36.44 acre tract and with the southern line of said Tract B, **N 82° 48' 53" W**, a distance of **666.22** feet to a 1/2 iron rod with blue cap stamped "KERR SURVEYING" set marking an angle point in said common line;

THENCE, continuing with the common boundary of said 41.585 acre tract and said 36.44 acre tract and with the southern line of said Tract B, **N 83° 52' 31" W**, a distance of **1162.78** feet to a 1/2 iron rod with blue cap stamped "KERR SURVEYING" set for the southwest corner of said Tract B and the **POINT OF BEGINNING** of this herein described tract;

THENCE, continuing with the common boundary of said 41.585 acre tract and said 36.44 acre tract, **N 83° 52' 31" W**, a distance of **870.18** feet to a 1/2 iron rod with blue cap stamped "KERR SURVEYING" set on the easterly line of a called 34.129 acre tract conveyed to Dennis H. Hansel in Volume 1382, Page 269 (RPRGCT) marking the common west corner of said 41.585 acre tract and said 36.44 acre tract and further being the southwest corner of this herein described tract, for reference a 1/2 inch iron rod found seemingly disturbed bears **N 76° 35' 41" W** a distance of 1.38 feet;

THENCE, with the common boundary of said 41.585 acre tract and said 34.129 acre tract, **N 05° 51' 43" E** a distance of **716.44** feet to a 1/2 inch iron rod found on the southerly line of a called 50.966 acre tract conveyed to Randall O. Briers and Bernice A. Briers in Volume 1437, Page 143 (RPRGCT) marking the common north corner of said 41.585 acre tract and said 34.129 acre tract and further being the northwest corner of this herein described tract;

THENCE, with the common boundary of said 41.585 acre tract and said 50.966 acre tract, **S 82° 28' 53" E** a distance of **882.18** feet to a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set for the northwest corner of Tract A of this division and the northeast corner of this herein described tract, for reference a 1/2 inch iron rod found on the westerly line of County Road 147 marking the northeast corner of said 41.585 acre tract, same being the northeast corner of said Tract A, bears **S 82° 28' 53" E** a distance of 1834.97 feet;

THENCE, through said 41.585 acre tract with the common line of said Tract A and said Tract B and this herein described tract, **S 06° 49' 18" W**, a distance of **695.02** feet to the **POINT OF BEGINNING** hereof, and containing **14.193** acres, more or less.

Surveyed on the ground May 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 multi-year CORS solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011653427122 (calculated using geoid12b).


5/25/21
Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834



KERR
SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500