

WATER LINE EASEMENT

THE STATE OF TEXAS *

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BROWN *

That, Brown County, a political subdivision of the State of Texas, acting by and through its governing body, hereinafter called "Grantor", for good and valuable consideration herein paid by the City of Brownwood, a municipal corporation, with its offices at 501 Center Avenue, Brownwood, Texas 76801, hereinafter called "Grantee", has granted, sold and conveyed, and by these presents do Grant, Sell and Convey unto Grantee a fifteen (15) foot wide water line easement and right of way located on 36.363 acres, out of the W.H. Irion Survey Number 52, Abstract Number 537, as recorded in Volume 44, Page 735 of the Official Public Records of Brown County Texas, to be used as a water line easement for the purposes of erecting, constructing, installing, laying and thereafter using, operating, inspecting, repairing, maintaining, replacing and/or removing a water line, and all related appurtenances and facilities, said easement being more fully described in Exhibit "A", attached hereto and incorporated herein as though set out in full (the "Easement Area").

This Easement, with its rights and privileges, shall be used for the purpose of erecting, constructing, installing, laying and thereafter using, operating, inspecting, repairing, maintaining, replacing and/or removing the water line and Grantor further grants to the Grantee any additional easement rights in as much of the surface of the property owned by Grantor that surrounds and/or is adjacent to the Easement Area as may be reasonably necessary to erect, construct, install, replace, repair, operate, use, inspect, reconstruct, modify, remove and maintain the water line. This Easement shall be perpetual.

The easement, rights, and privileges granted by this Easement are non-exclusive. Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the right to continue to use and enjoy the surface of the Easement Area for all purposes that do not unreasonably interfere with or interrupt the use or enjoyment of the Easement granted herein to Grantee such as fences and small landscaping. Grantor may not place any others structures or large landscaping (exceeding five foot fully grown) in the Easement Area, either permanent or temporary. Any fencing or landscaping that is located in the Easement Area may be removed by the Grantee when the need arises for a repair, maintenance or improvements to the water line. The Grantee will not be responsible for reconstructing any structures or landscape, or compensating Grantor in any way, for removal of any structures, landscaping or other items that are required to be removed for this purpose. The Grantee will be required to remove all debris and excess material from the Easement Area and restore the Easement Area back to a level surface condition.

IN WITNESS WHEREOF this 25 day of March, 2019.

GRANTOR:

Brown County, Texas

March 25, 2019
(Exhibit #8)

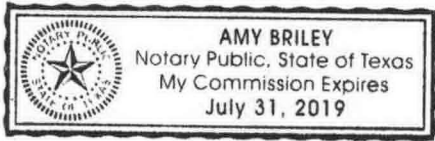
BY: *Paul Lilly*
The Honorable Dr. Paul D. Lilly, Brown County Judge
Name Printed Title

STATE OF TEXAS *

COUNTY OF BROWN *

Before me, the undersigned authority, on this day personally appeared, The Honorable Dr. Paul D. Lilly, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said Brown County, Texas, and for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this 25 day of March, 2019.



Amy Briley
Notary Public, State of Texas

P.O. Box 1909
117 Vick Dr.
Brownwood, Texas 76804

Phone: 325-646-3036
Fax: 325-643-2312
E Mail: kingland@verizon.net

King Land Surveying

TBPLS Firm No. 10098200
Elected County Surveyor of Brown County

THE STATE OF TEXAS:
COUNTY OF BROWN:
CITY OF BROWNWOOD: FIELD NOTES AND ATTACHED PLAT OR MAP MADE FOR
COUNTY OF BROWN

All of that certain 0.425 acre tract, or strip of land being a 15 foot wide easement out of the W.H. IRION SURVEY No 52, Abstract No. 537, being situated in the City of Brownwood, Brown County, Texas, and being part of a 36.363 acre tract as conveyed by Deed Without Warranty from The State of Texas to Brown County, dated April 9, 2012, being of record in Volume 44, Page 735, of the Official Public Records of said County, and is 15 feet northwest of the Southeast line of said 33.363 acre tract at F.M. Highway No. 3254, or the southeasterly portion of said 36.363 acre tract and is more fully described as follows;

BEGINNING at a 1/2" iron rod set at the East Corner of 33.363 acre tract per the survey done by Harvey Hickman dated September 1967, for the East Corner of this;

THENCE South 43 degrees 35 minutes 30 seconds West, along the southeasterly line of said 33.363 acre tract, being parallel with said Highway, 1233.40 feet, (deed call 1233.4 feet), to a 3/8" iron rod recovered and replaced by a 1/2" iron rod being the South Corner of said 33.363 acre tract at the northerly line of the Brown County Water Improvement District No. One Canal, for the South Corner of this;

THENCE North 67 degrees 15 minutes 30 seconds West, with said Canal, 16.05 feet to a 1/2" iron rod set for the Westerly Corner of this;

THENCE North 43 degrees 35 minutes 30 seconds East, being 15 feet northwesterly of and parallel with the southeasterly line of said 33.363 acre tract, 1239.29 feet to a 1/2" iron rod set in the Northeasterly line of said 33.363 acre tract, for the North Corner of this;

THENCE South 45 degrees 44 minutes 08 seconds East, with the northeasterly line of said 33.363 acre tract, 15.00 feet to the Place of Beginning and calculated to contain 0.425 acre of land in area.

THE ABOVE FIELD NOTES AND ATTACHED PLAT OR MAP REPRESENTS the results of an on the ground survey, that all lines and corners are marked as described above, or shown on the attached plat or map which is hereby made a part of this, that said property has access to and from a dedicated roadway as shown on said plat or map or mentioned above.



Don T. King Registered Professional Land Surveyor of The State of Texas
Elected County Surveyor of Brown County, Texas



SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 1901794

FILED FOR REGISTRATION MARCH 27, 2019 03:48PM 4PGS \$.00

SUBMITTER: BROWN COUNTY

RETURN TO:

BROWN COUNTY
KEEP IN OFFICE

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

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