

DEED RECORDS
Vol. 1038 Page 454A

THE STATE OF TEXAS
COUNTY OF }

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
, known to me to be the person whose name subscribed to the foregoing instru-
ment, 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 day of 19

(L.S.)

Notary Public in and for

County, Texas

THE STATE OF TEXAS
COUNTY OF }

WIFE'S SEPARATE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
, wife of , known to me to be the
person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her hus-
band, and having the same fully explained, to her, she, the said , acknowledged such
instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration
therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 19

(L.S.)

Notary Public in and for

County, Texas

THE STATE OF TEXAS
COUNTY OF BRAZORIA }

JOINT ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Marvin Ray Johnson and Donna Jean Johnson , his wife, both
known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each
executed the same for the purposes and consideration therein expressed, and the said Donna Jean Johnson
wife of the said Marvin Ray Johnson , having been examined by me privily and apart from her husband, and
having the same fully explained to her, she, the said Donna Jean Johnson , acknowledged such instrument to be
her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed,
and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of June 19 69

(L.S.)

C. W. Allen
Notary Public in and for
Brazoria County, Texas

My Commission expires June 1, 1971

Notary Public in and for Brazoria

County, Texas

THE STATE OF TEXAS
COUNTY OF }

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in
my office on the day of 19 at o'clock M., and was duly recorded by me on
the day of 19, in Vol. , page , of the Deed Record of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in , the day
and year last above written.

(L.S.)

County Clerk

County, Texas.

By

Deputy.

11177

THE STATE OF TEXAS

County

EASEMENT AND RIGHT-OF-WAY

From

To

COMMUNITY PUBLIC SERVICE COMPANY

Recording Fee 3.50

Return to Community Public Service Company at

Texas.

FORM 503

THE STATE OF TEXAS
COUNTY OF BRAZORIA }AUTHORIZATION No. 54-1
706

KNOW ALL MEN BY THESE PRESENTS:

That We, Marvin Ray Johnson and wife, Donna Jean Johnson andof BrazoriaCounty, Texas, for and in consideration of the sum of Ten & No/100 - - - - -

Dollars (\$10.00) to me (us) in hand paid by COMMUNITY PUBLIC SERVICE COMPANY (a corporation), have granted, sold and conveyed and by these presents do grant, sell and convey unto COMMUNITY PUBLIC SERVICE COMPANY hereinafter called "the Company", and its successors and assigns, an easement or right-of-

way for an electric transmission line, with poles guys, and other facilities, along the general course now located by the Company, over, across, along, and upon the following described landslocated in Brazoria County, Texas, to-wit:

Five (5) acres of land, more or less, being a part of Tracts 19 and 20, Division 4 of the subdivision of the East 1/2 of the Edwin Waller League, Abstract No. 134, Brazoria County, Texas and being the same land described in that certain deed dated February 24, 1969, executed by Leroy Prihoda et ux, to Marvin Ray Johnson, etux, recorded in Volume 1025, page 705, Deed Records of Brazoria County, Texas.

together with the right of ingress and egress to or from said right-of-way for the purpose of constructing, inspecting, maintaining, and removing said line and appurtenances; the right to relocate along the same general direction of said lines; the right to remove from said lands all trees and parts thereof or other obstructions, which endanger or may interfere with the efficiency of said line, or its appurtenances; and the right of exercising all other rights hereby granted.

TO HAVE AND TO HOLD the above described easement and rights unto the said Company, its successors and assigns, until said line shall be abandoned.

WITNESS our HAND(S) this 30 day of JUNE, 1969

Marvin Ray Johnson
Marvin Ray Johnson

Donna Jean Johnson
Donna Jean Johnson

304-D-35 Sh #22

SKETCH FOR AUTHORIZATION
AND CONSTRUCTION
COMMUNITY PUBLIC SERVICE COMPANY

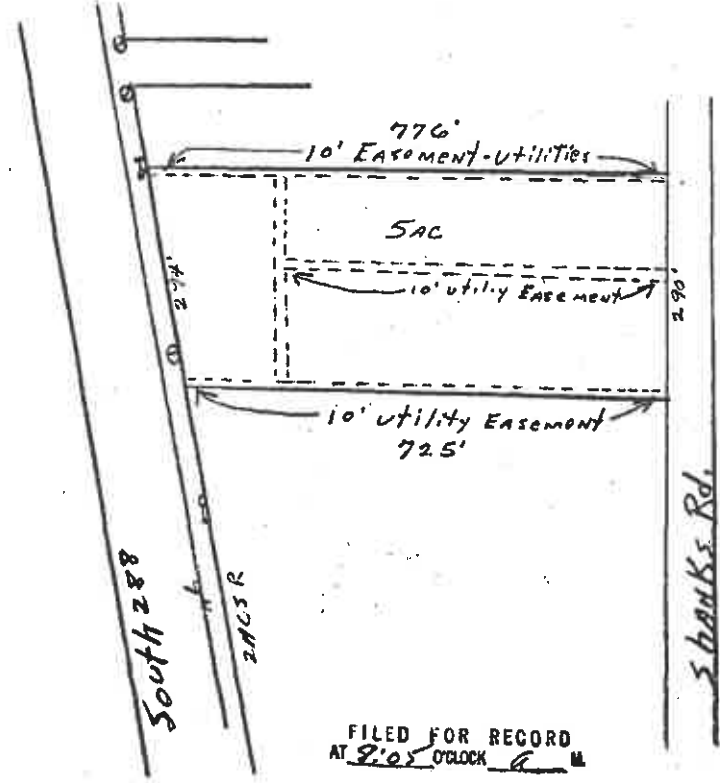
AUTHORIZED PROCEED	
DIV. MGR.	_____
DIV. ENG.	_____
DATE	_____

EASEMENT REQUIRED yes

DESCRIPTION OF WORK:

DRAFTING APPROVED _____

EASEMENT SKETCHES-MR. M.R. JOHNSON
OASIS MOBILE HOME PARK



SAC ±, BEING PART
OF TRACTS 19420, DIV. 4
OF EAST 1/2 OF THE
EDWIN WALLER LEAGUE.
A-134

FILED FOR RECORD
AT 2:05 O'CLOCK PM

JUL 30 1969

H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY J. J. [Signature] DEPUTY

05E 115- 91112 00 94691 69-02-100

School District	<u>Angleton</u>	Scale	<u>1"=200'</u>	Joint Poles Involved	_____
Location	<u>BRAZORIA Co</u>	Division	<u>Southeast</u>	Job Number	<u>706</u>
Map Number	<u>304-D-35</u>	Sheet Number	<u>22</u>	Authorization No.	<u>54-1</u>
Drawn By	<u>HEB</u>	Date	<u>6-18-69</u>	Coord. Number	<u>N-34</u>
				Retirement Number	_____



NOTE:
ALL SET 1/2" IRON RODS HAVE CAP STAMPED
SINGUL. R.P.L.S. 2112.

10-15-2025

CERTIFIED: Randy L. Stroud
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE #2112

A horizontal graphic scale with tick marks at 0, 50, 100, and 150. The text "GRAPHIC SCALE" is centered above the scale.

**RANDY L. STROUD, P. E.
CIVIL ENGINEER AND LAND SURVEYOR
201 SOUTH VELASCO
ANGLETON, TX 77515**

979-248-0620
PE # 050839

FIRM No 10020500

r_stroud@sbcglobal.net
RPLS #2112

FIELD NOTES OF A 5.00 ACRE TRACT OUT OF TRACTS 19 AND 20, DIVISION 4 OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, ABSTRACT 134, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod, with plastic cap stamped "STROUD RPLS 2112", found in the East right-of-way line of State Highway 288B, at the Southwest corner of Lot 1 of Lee-McBride Subdivision, according to the recorded plat in Volume 4, Page 99 of the Plat Records of Brazoria County, Texas;

THENCE; East (Reference Bearing) 776.86 feet, along the South line of Lee-McBride Subdivision, to a 1/2" iron rod found for corner in the West right-of-way line of Shanks Road (City of Angleton);

THENCE; South 0° 01' 17" East 289.57 feet, along the West right-of-way line of Shanks Road, to a 3/4" iron pipe found for corner;

THENCE; South 89° 56' 53" West 726.47 feet to a 3/4" iron pipe found for corner in the East right-of-way line of State Highway 288B;

THENCE; North 9° 52' 13" West 294.59 feet, along the East right-of-way line of State Highway 288B, to the place of beginning.

Said tract therein containing 5.00 acres of land.

CERTIFIED: *Randy L. Stroud*
Randy L. Stroud, PE Registered Professional Land Surveyor #2112

*See attached plat

4T27232
October 13, 2025

