

GRANTEE shall not be responsible or liable for any loss or damage to any improvements, property, structure, or building now existing or hereafter constructed or placed within the Easement Tract. GRANTOR shall be required to first obtain the consent and approval from GRANTEE for the construction and location of any improvements within the Easement Tract.

GRANTEE shall have access, ingress and egress over and across GRANTOR'S adjacent property to the extent necessary to access the Easement Tract for the purposes herein stipulated.

GRANTEE shall have temporary access, ingress and egress over and across GRANTOR'S adjacent property only to the extent necessary to access the Easement Tract for the purposes herein stipulated, including but not limited to construction and maintenance of the sidewalk.

This instrument contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.

The terms of this instrument shall be binding upon GRANTOR, and GRANTOR'S heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the GRANTEE and GRANTOR and any successors or assigns of GRANTEE or GRANTOR; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 26 day of February, 2024.

GRANTOR:

By: Glen Rose ISD, Jason Evans
[Type Name of Grantor(s)]

Acknowledgment

State of Texas §
County of Somervell §

Sworn to and subscribed before me this 26 day of February, 2024 by Jason Evans
_____, Grantor.

Nicole Frush
Notary Public

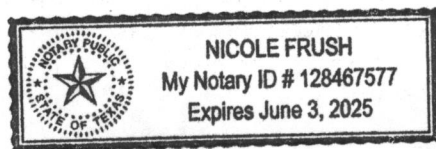


Exhibit A

County: Somervell
Highway: U.S. Highway No. 67
Project Limits: Shepard Street
RCSJ: 0902-41-002

PROPERTY DESCRIPTION FOR PARCEL R000008536-C

Being a 0.0079-acre (345 square feet) parcel of land lying in the Milan County School Survey, A-136, Somervell County, Texas, as described in Warranty Deed (no acreage stated, calculated 3.84 acres) from Dallas Presbyterian Church to Glen Rose Independent School District (referred to as Presbyterian Church tract), dated October 4, 1910 as recorded in Volume N, Page 566 of the Deed Records of Somervell County Texas (D.R.S.C.T.), said 0.0079-acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod with aluminum cap 'illegible' found at the intersection of the northwest right-of-way (ROW) line of College (Church) Street (40' wide) and the northeast ROW line of Shepard Street (50' wide), being the southwest corner of a tract as described in Warranty Deed from Christian Church of Glen Rose, to Glen Rose Independent School District, (referred to as Christian Church parcel) recorded August 25, 1965 in Volume 52, Page 375 D.R.S.C.T.;

THENCE, NORTH $11^{\circ}57'11''$ WEST, along the northeast ROW line of Shepard Street, the southwest boundary line of said Christian Church tract, at a distance of 163.90 feet passing a point for the northwest corner of said Christian Church tract, a southwest corner of said Presbyterian Church tract and continuing a total distance of 168.54 feet to a point for the southwest corner and the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of $X=2,200,036.55$ and $Y=6,771,297.68$. All bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum 1983 (2011 adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00006;**

1. THENCE, NORTH $11^{\circ}57'11''$ WEST, continuing along said northeast ROW line of Shepard Street, the southwest boundary line of said Presbyterian Church tract and this parcel, a distance of 15.00 feet to a point for the northwest corner of the herein described parcel;
2. THENCE, NORTH $78^{\circ}02'49''$ EAST, along the northwest boundary line of this parcel, a distance of 23.00 feet to a point for the northeast corner of the herein described parcel;
3. THENCE, SOUTH $11^{\circ}57'11''$ EAST, a distance of 15.00 feet to a point for the southeast corner of the herein described parcel;

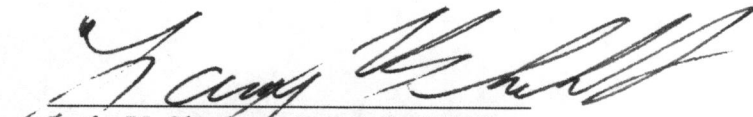
4. THENCE, SOUTH 78°02'49" WEST, a distance of 23.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 0.0079-acre (345 square feet) of land.

A parcel plat of even date accompanies this property description.

Access will be permitted to the remainder property abutting the highway facility.

- ** The monument described and set in this call may be replaced with a TxDOT Type II Right-of-way line Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.


Larry V. Sherlock, R.P.L.S. #5453
RODS SURVEYING, INC.
TBPELS Firm No. 10030700
DATE



This description and the accompanying parcel plat prepared from a survey made on the ground from October 2023 through December 2023.

Revised: December 26, 2023 to relocate easement per client comments.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJ.); EPOCH 2010.00).
2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18).
3. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR FOR SOMERVELL COUNTY OF 1.00006.
4. HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXGS DURING FEBRUARY 2023.
5. ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING.
6. ABSTRACTING PERFORMED BY COURTHOUSE SPECIALISTS NOVEMBER 14, 2023.
7. FIELD SURVEYS PERFORMED DURING THE MONTH OF OCTOBER 2023 THROUGH DECEMBER 2023.
8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
9. ALL DATES SHOWN ON INSTRUMENTS OF RECORD ARE EXECUTED UNLESS NOTED.

LEGEND

- FOUND (MONUMENT) AS INDICATED
- SET 5/8" IR W/RODS SURVEYING, INC CAP. (UNLESS OTHERWISE NOTED)
- ▲ CALCULATED POINT

R0000003672 PARCEL NUMBER

- R PROPERTY LINE SYMBOL
- Z LAND HOOK

I, LARRY V. SHERLOCK, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTHS OF OCTOBER 2023 THROUGH DECEMBER 2023.



LARRY V. SHERLOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5453, STATE OF TEXAS

DATE

12/26/23

REVISED: 12/26/23 BY RODS SURVEYING, INC.
TO RELOCATE EASEMENT.

| EXISTING | TAKING | REMAINING |
|-------------------|------------|-----------|
| CALC. 3.84 AC. | 0.0079 AC. | 3.84 AC. |
| | 345 S.F. | |

RODS SURVEYING, INC.

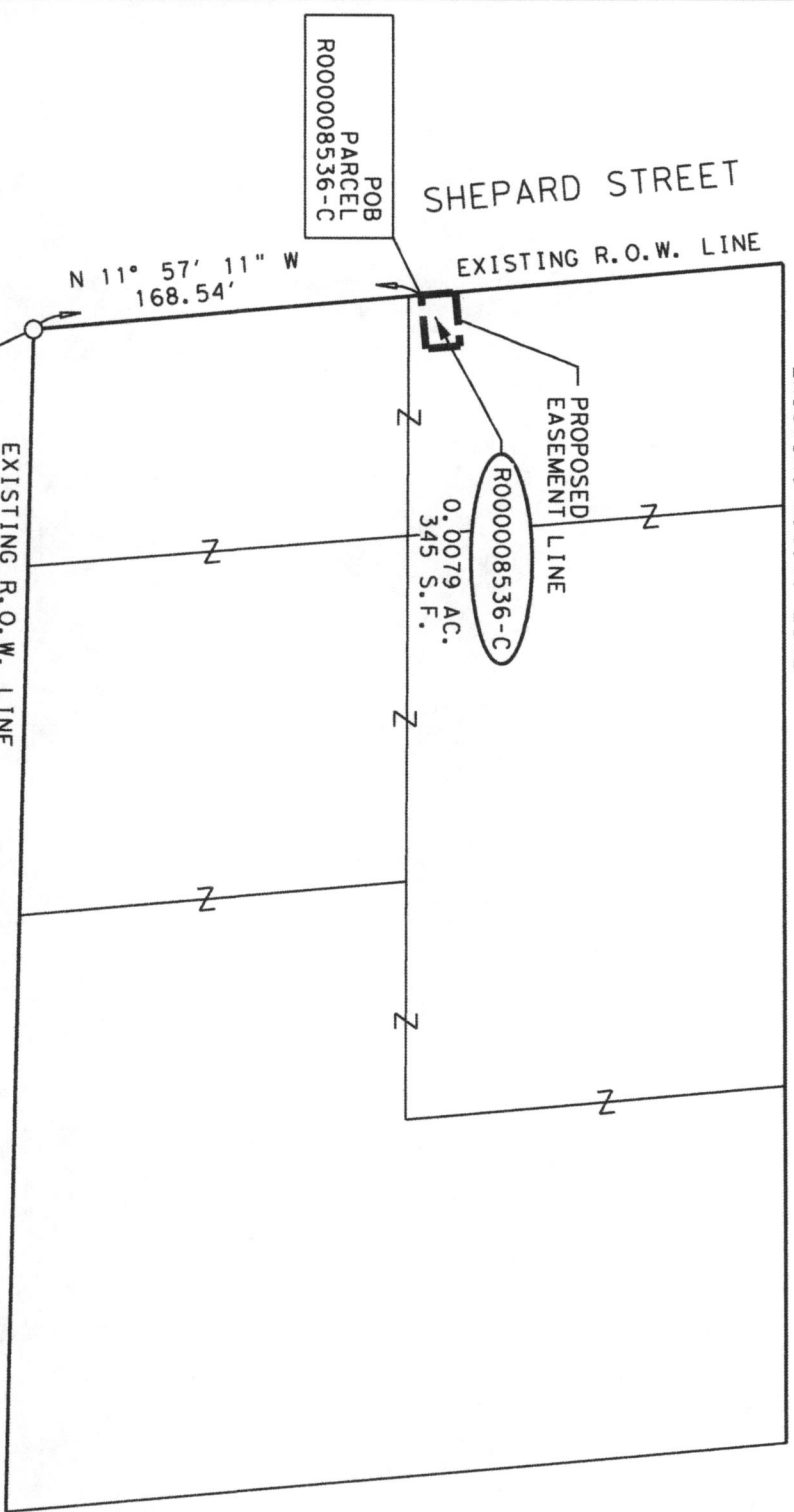
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING

PARCEL R000008536-C

GLENROSE PEDBIKE
SOMERVELL COUNTY, TEXAS
RCSJ 0902-41-002
DECEMBER 2023

**MILAN COUNTY SCHOOL SURVEY,
ABSTRACT NO. 136**



(N.T.S.)

HOLDEN STREET
EXISTING R.O.W. LINE

SHEPARD STREET

EXISTING R.O.W. LINE

PROPOSED
EASEMENT
LINE

0.0079 AC.
345 S.F.

R000008536-C

POB
PARCEL
R000008536-C

N 11° 57' 11" W
168.54'

EXISTING R.O.W. LINE
COLLEGE STREET
(CHURCH STREET)

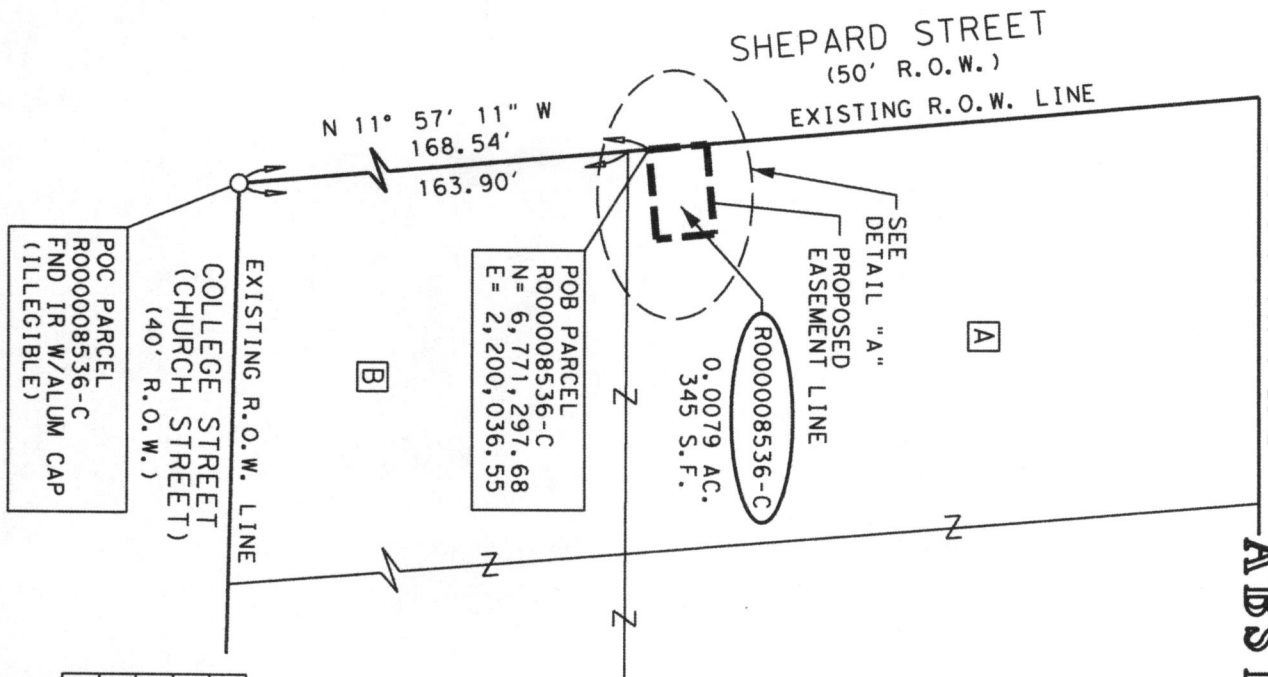
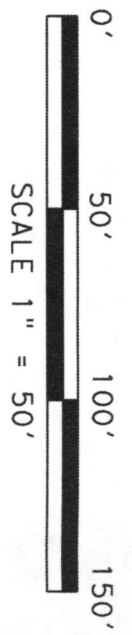
POC PARCEL
R000008536-C
FND IR W/ALUM CAP
(ILLEGIBLE)

PARENT TRACT INSET
PARCEL R000008536-C
(N.T.S.)

RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
PARCEL R000008536-C
GLENROSE PEDBIKE
SOMERVELL COUNTY, TEXAS
RCSJ 0902-41-002
DECEMBER 2023
N.T.S.

**MILAN COUNTY
SCHOOL SURVEY,
ABSTRACT NO. 136**



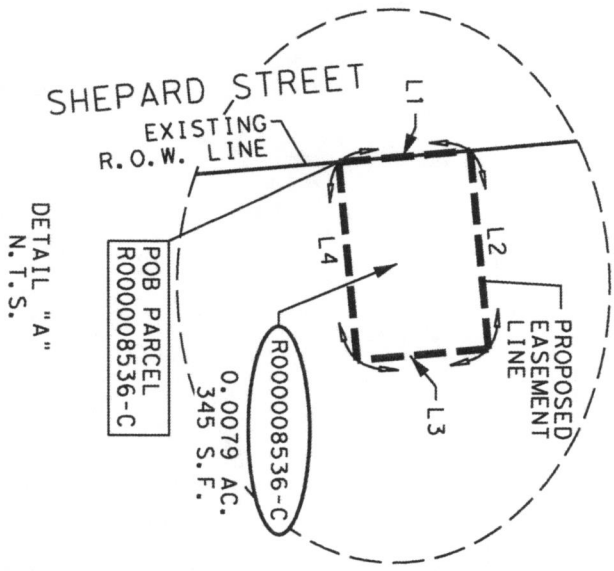
TRACT DESCRIBED AS
PRESBYTERIAN CHURCH TRACT
GLEN ROSE INDEPENDENT
SCHOOL DISTRICT
VOL. N, PG. 566
D.R.S.C.T.
OCTOBER 4, 1910

TRACT DESCRIBED AS
CHRISTIAN CHURCH TRACT
GLEN ROSE INDEPENDENT
SCHOOL DISTRICT
VOL. 52, PG. 375
D.R.S.C.T.
AUGUST 25, 1965

POB PARCEL
R000008536-C
N = 6,771, 297.68
E = 2,200, 036.55

POC PARCEL
R000008536-C
FND IR W/ALUM CAP
(ILLEGIBLE)

| LINE TABLE | | | |
|------------|-----------------|--------|--|
| L1 | N 11° 57' 11" W | 15.00' | |
| L2 | N 78° 02' 49" E | 23.00' | |
| L3 | S 11° 57' 11" E | 15.00' | |
| L4 | S 78° 02' 49" W | 23.00' | |



RODS SURVEYING, INC.
6810 LEE ROAD
TEL (281) 257-4020
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT SHOWING
PARCEL R000008536-C
GLENROSE PEDBIKE
SOMERVELL COUNTY, TEXAS
RCSJ 0902-41-002
DECEMBER 2023
N.T.S.

Mapcheck 1: Parcel R000008536-C

Closure Summary

Precision, 1 part in: 76000000.000'

Error distance: 0.000'

Error direction: N00° 00' 00.00"E

Area: 345.00 Sq. Ft.

Square area: 345.000

Perimeter: 76.000'

Point of Beginning

Easting: 2200036.5542'

Northing: 6771297.6822'

Side 1: Line

Direction: N11° 57' 11.23"W

Angle: [168.0469 (d)]

Deflection angle: [-011.9531 (d)]

Distance: 15.000'

Easting: 2200033.4475'

Northing: 6771312.3570'

Side 2: Line

Direction: N78° 02' 48.77"E

Angle: [-090.0000 (d)]

Deflection angle: [090.0000 (d)]

Distance: 23.000'

Easting: 2200055.9488'

Northing: 6771317.1206'

Side 3: Line

Direction: S11° 57' 11.23"E

Angle: [-090.0000 (d)]

Deflection angle: [090.0000 (d)]

Distance: 15.000'
Easting: 2200059.0555'
Northing: 6771302.4458'

Side 4: Line

Direction: S78° 02' 48.77"W
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 23.000'
Easting: 2200036.5542'
Northing: 6771297.6822'