

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSERS 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.

RIGHT OF WAY EASEMENT FOR SIDEWALK

STATE OF TEXAS §
COUNTY OF SOMERVELL § KNOW ALL MEN BY THESE PRESENTS:

That Glen Rose ISD (Property Owner), whose current address is 1102 Stadium Glen Rose (City), Somervell (County), Texas (State), 76043 (Zip Code) and its successors and assigns ("GRANTOR"), for and in consideration of the payment of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid to GRANTOR by the City of Glen Rose, Texas, a Texas Type A General Law municipal corporation, whose address is 201 NE Vernon Street, Glen Rose, Somervell County, Texas 76043 ("GRANTEE"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto the said GRANTEE, certain rights and interests in the nature of a perpetual construction, maintenance and access sidewalk easement (the "Easement") on, over, across and through the following described property, to wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Somervell, State of Texas, described by metes and bounds in EXHIBIT "A" attached hereto to which reference is hereby made for a more particular description of said property (the "Easement Tract").

TO HAVE AND TO HOLD the rights and interests herein described perpetually unto GRANTEE, its successors and assigns forever, together with the right and privilege at any and all times to enter the Easement Tract, or any part thereof, for the purpose of construction, operation, maintenance, repair, replacement and/or upgrade of sidewalks within said Easement Tract, and for access, ingress and egress over the Easement Tract for public sidewalk purposes. GRANTOR does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, these rights and interests unto GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming, or to claim same, or any part thereof.

GRANTOR hereby dedicates the Easement Tract as a public sidewalk for the purposes herein stated.

The duration of the Easement shall be perpetual.

GRANTEE shall be responsible for maintenance of all sidewalks within the Easement Tract at such time that the sidewalks are completed and have been accepted for maintenance by the City of Glen Rose, Texas. It is understood and agreed that all equipment and facilities placed on, under, or within the Easement Tract by or on behalf of GRANTEE, shall remain the property of GRANTEE.

The Easement, and the rights and privileges granted by this instrument are exclusive to GRANTEE, and GRANTEE'S successors and assigns, and GRANTOR covenants that it will not convey any other easement, license or conflicting rights within the area covered by this grant without the express written consent of GRANTEE.

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

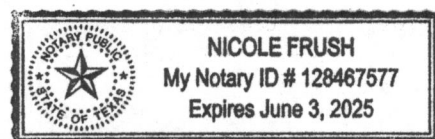


Exhibit A

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

PROPERTY DESCRIPTION FOR PARCEL R000008536-A

Being a 0.0087-acre (378 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 0.0087-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 311.74 feet to a point for the southwest corner and the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of $X=2,200,006.89$ and $Y=6,771,437.78$. 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 15.06 feet to a point for the intersection of said northeast ROW line of Shepard Street, the southeast ROW line of Holden Street (40' wide) for the northwest corner of said Presbyterian Church tract and the herein described parcel;
2. THENCE, NORTH $83^{\circ}07'23''$ EAST, along said southeast ROW line of Holden Street, the northwest boundary line of said Presbyterian Church tract and this parcel, a distance of 25.84 feet to a point for the northeast corner of the herein described parcel;
3. THENCE, SOUTH $06^{\circ}52'37''$ EAST, a distance of 15.00 feet to a point for the southeast corner of the herein described parcel;

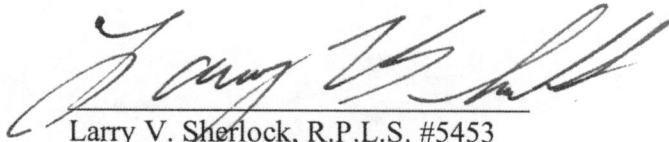
4. THENCE, SOUTH 83°07'23" WEST, a distance of 24.51 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 0.0087-acre (378 square feet) of land.

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.

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 LEVELLING.
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

R000003672 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



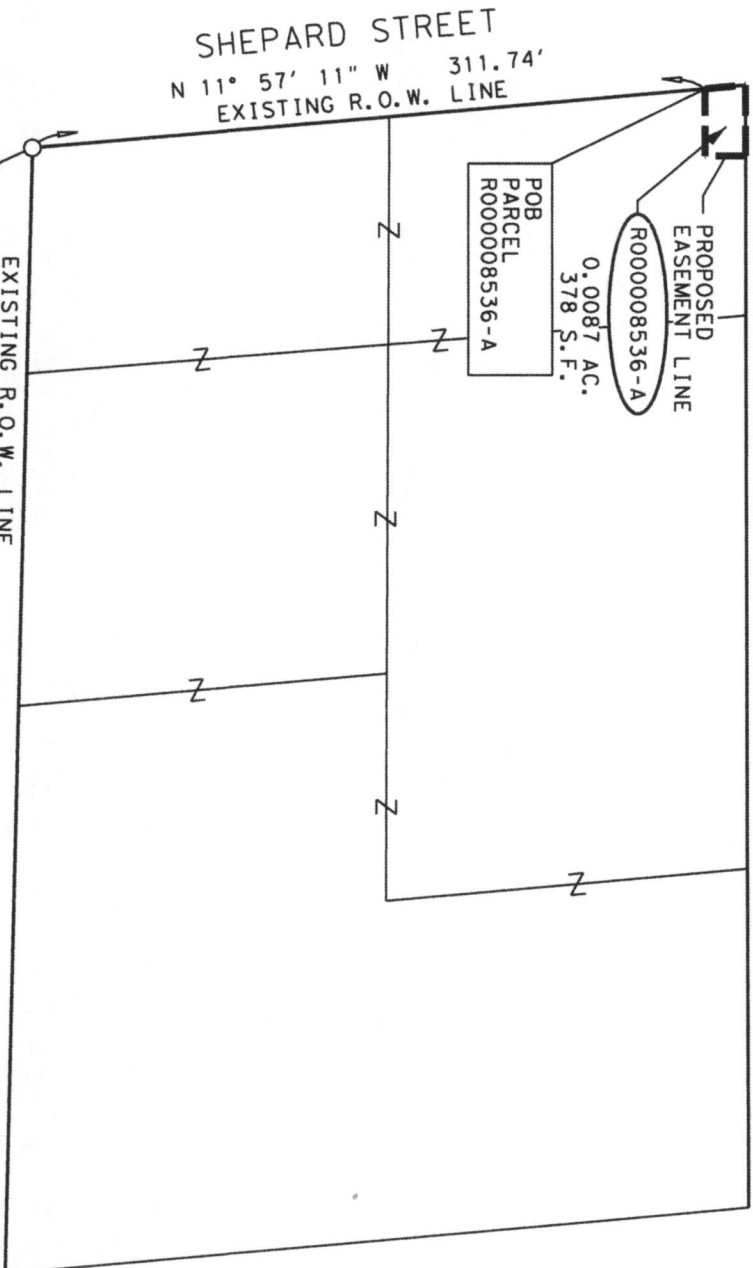
DATE

EXISTING	TAKING	REMAINING
CALC. 3.84 AC.	0.0087 AC. 378 S.F.	3.84 AC.

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

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



(N.T.S.)

POB
 PARCEL
 R000008536-A
 0.0087 AC.
 378 S.F.

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

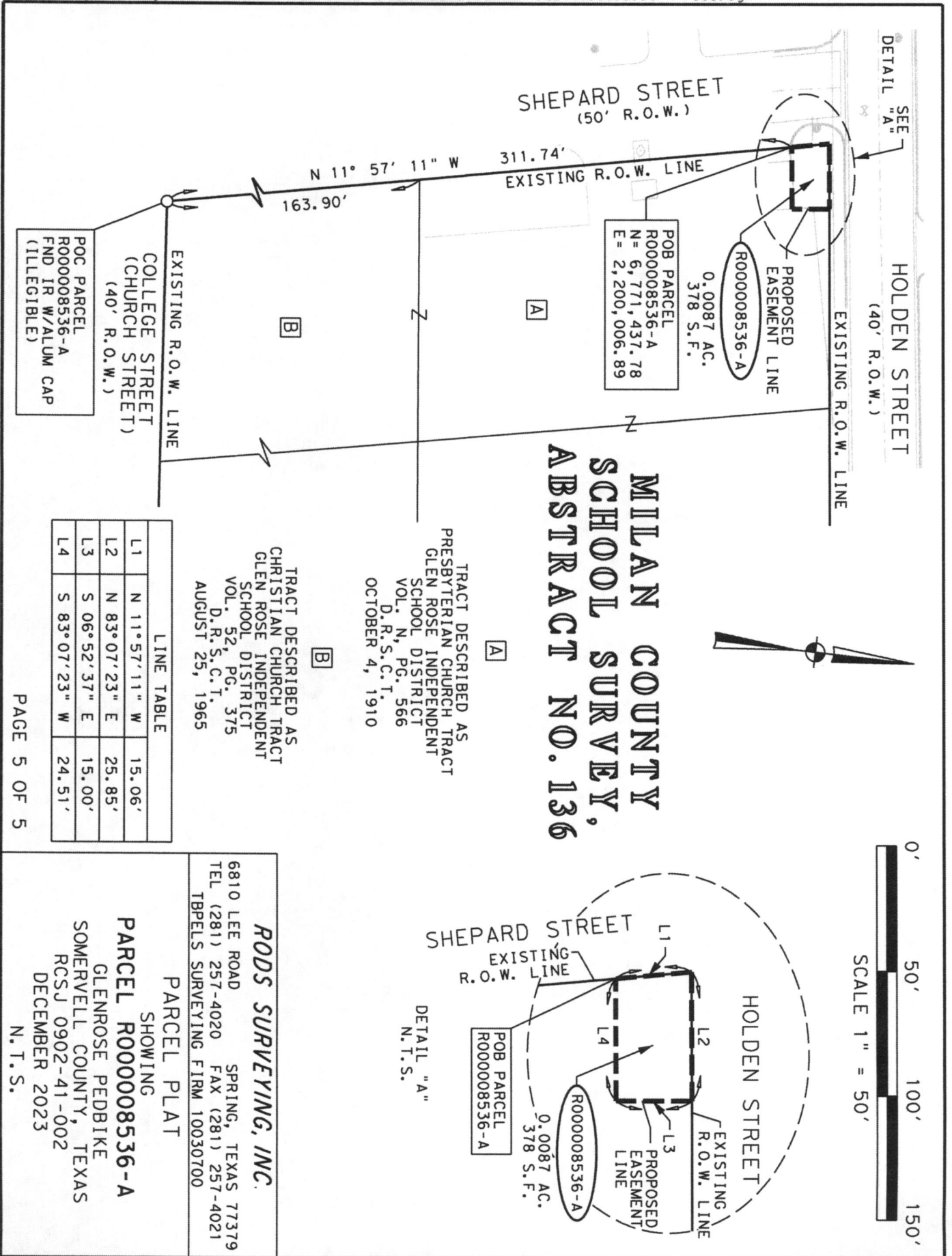
EXISTING R.O.W. LINE
 COLLEGE STREET
 (CHURCH STREET)

SHEPARD STREET
 N 11° 57' 11" W 311.74'
 EXISTING R.O.W. LINE

EXISTING R.O.W. LINE

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

SPRING, TEXAS 77379
FAX (281) 257-4021

Mapcheck 1: R000008536-A

Closure Summary

Precision, 1 part in: 201249.271'

Error distance: 0.000'

Error direction: S74° 30' 28.98"W

Area: 377.68 Sq. Ft.

Square area: 377.682

Perimeter: 80.417'

Point of Beginning

Easting: 2200006.8948'

Northing: 6771437.7821'

Side 1: Line

Direction: N11° 57' 11.23"W

Angle: [168.0469 (d)]

Deflection angle: [-011.9531 (d)]

Distance: 15.059'

Easting: 2200003.7759'

Northing: 6771452.5146'

Side 2: Line

Direction: N83° 07' 22.63"E

Angle: [-084.9239 (d)]

Deflection angle: [095.0761 (d)]

Distance: 25.845'

Easting: 2200029.4350'

Northing: 6771455.6092'

Side 3: Line

Direction: S06° 52' 37.37"E

Angle: [-090.0000 (d)]

Deflection angle: [090.0000 (d)]

Distance: 15.000'

Easting: 2200031.2311'

Northing: 6771440.7172'

Side 4: Line

Direction: S83° 07' 22.63"W

Angle: [-090.0000 (d)]

Deflection angle: [090.0000 (d)]

Distance: 24.513'

Easting: 2200006.8944'

Northing: 6771437.7820'