



**CONDITIONAL EASEMENT FOR ACCESS TO PROPERTY**

STATE OF TEXAS           §  
COUNTY OF BURNET       §

DATE:                       October 20, 2014

GRANTOR:                   Glenna J. Hodge  
                                  1705 County Road 201  
                                  Burnet, Texas 78611

GRANTEE:                   Brett Layne Hodge  
                                  8202 Misty Landing Court  
                                  Humble, Texas 77396-3761

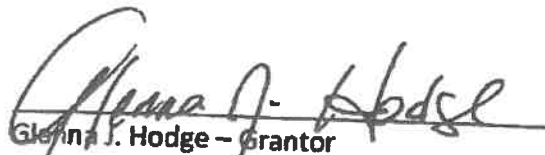
For and in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GLENNA J. HODGE ("Grantor")** hereby grants and conveys to **BRETT LAYNE HODGE ("Grantee")**, his successors and assigns a perpetual nonexclusive easement across Grantor's property ("Grantor's Property") specifically as follows, and subject to the following conditions:

1. **Grant.** This easement shall be for ingress and egress, to from, upon and over Grantor's Property in order to facilitate access to property owned by **BRETT LAYNE HODGE**. This grant becomes effective only upon presentation by Grantee to Grantor, or any subsequent owner of Grantor's property, with a final, non-appealable judgment in which a court or courts of competent jurisdiction declare that Grantee is barred from accessing his property from its gated opening situated between the end of County Road 201 and the entrance to the property presently owned by Jason and Jodi Hahn.
2. **Grantor's Property.** For purposes of this document, "Grantor's Property" shall be defined as that 6.70 acre tract described in that Second Corrected Special Warranty Deed recorded as Instrument No. 201306445 of the Burnet County Real Property Records, and then a 50' wide path that runs parallel to the fence that defines the northern boundary of Grantor's property as more fully described in that Second Corrected Special Warranty Deed recorded as Instrument No. 201306445 of the Burnet County Real Property Records.
3. **Location of the Easement.** The 6.70 acre tract consists of a 50' wide strip of land that begins at County Road 201, and opens up to connect with the rest of Grantee's property. This easement shall consist of a 50' wide strip of land running from County Road 201 to Grantor's north fence line, then west in a 50' wide path that runs parallel to the northern fence-line to Grantee's property.

4. **Grantee's Responsibility and Expense.** Grantee shall be responsible for all expenses associated with preparing said easement for access by vehicle, including the expense of any tree removal, road bed material and gate or fence installation.

This easement shall be binding upon Grantor's successors and assigns, heirs and beneficiaries.

Signed this 20 day of October, 2014.

  
Glenna J. Hodge - Grantor

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Glenna J. Hodge, Grantor, acknowledged this Easement for Access to Property was acknowledged before me on October 20<sup>th</sup>, 2014.

  
Notary Public

Raul Rangel II  
Printed Name

My commission expires: 6/20/16



**FILED AND RECORDED**



OFFICIAL PUBLIC RECORDS



201408769

October 20, 2014 03:59:22 PM

FEE: \$20.00

Janet Parker, County Clerk

Burnet County, Texas