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

EASEMENT DEED

Date: December 14, 2022

Grantor: Kim Brown

Grantor's Mailing Address: 12830a Rebecca Creek Road, Spring Branch, Comal County, Texas
78070

Grantees: Kim Brown and Douglas Welch

Grantee's Mailing Address:

Kim Brown
12830a Rebecca Creek Rd.
Spring Branch, Comal County,
Texas 78070

Douglas Welch
3602 Crescent Drive
Pearland, Brazoria County,
Texas, 77584

Easement Property: Being the strip of land, more fully described on Exhibit "A" attached to the Easement Deed between Bill J. Hudman and WIFE Anita L. Hudman as grantors, and Windle W. Lee and wife, Elizabeth F. Lee as grantees dated March 18, 1987 and recorded in the Volume 560, Page 832, of the Real Estate Records of Comal County, Texas (the "1987 Deed"). Exhibit "A" of the 1987 Deed is attached hereto as Exhibit A and incorporated herein for all purposes.

Dominant Property: Being the 49.897 acres of land, consisting of 29.46 acres, more or less, out of the William M. Brown Survey No. 42, abstract No. 38 and 20.151 acres, more or less, out of the Edmond weekly Survey No. 43, Abstract No. 660, Comal County, Texas, and being all of that certain 50.00 acre tract, re-surveyed and found to contain under fences and monumentation 49.897 acres, conveyed by Frederick J Behrend to Bill J. Hudman and wife, Anita L. Hudman by deed dated July 1, 1983 and recorded in Volume 348 on Pages 712-713 of the Deed Records of Comal County, Texas and described more particularly by metes and bounds on Exhibit "A" attached thereto.

Consideration: The sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantee, the receipt of which is hereby acknowledged.

Easement Purpose: For providing ingress to and egress from the Dominant Estate Property, to and from the County Road known as Rebecca Creek Road.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor reserves for itself and its heirs, successors, and assigns the right to continue to use and enjoy the surface of the Easement Property for all purposes that do not interfere with or interrupt the use or enjoyment of the Easement by Grantees for the Easement Purpose.

Grant of Easement: Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantees and Grantees' heirs, successors, and assigns an easement over, on and across the Easement Property for the Easement Purpose and for the benefit of the Dominant Estate Property, together with all related rights and appurtenances (collectively, "Easement"), to have and to hold the Easement to Grantees and Grantees' heirs, successors, and assigns forever. Grantor binds itself and its heirs, successors and assigns to warrant and forever defend the title to the Easement in Grantees and Grantees' heirs, successors, and assigns against every person lawfully claiming, now or in the future, the Easement or any part of it, except as to the Reservations from Conveyance and Exceptions to Warranty.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

Kim Brown

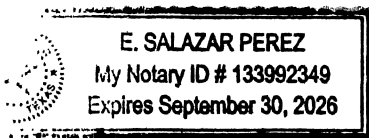
Kim Brown

STATE OF TEXAS

COUNTY OF ~~COMAL~~ BEXAR

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This instrument was acknowledged before me on December 9th, 2022 by **Kim Brown**.



E. Salazar Perez
Notary Public, State of Texas

EXHIBIT A

EXTRACT FROM 1987 DEED

0560 0833

EXHIBIT "A"

Field notes for a roadway easement out of a 50.00 acre tract of land consisting of approximately 29.746 acres out of the William Brown Survey No. 42 and 20.254 acres out of the Edmond Weekly Survey No. 43 of Comal County, Texas and also being a portion of that certain tract of land described in a deed to S. P. Coffey which is recorded in Volume 100, Pages 642 through 644 of the Comal County Deed Records.

Beginning at a 1/2 inch steel stake in a North line of said tract of land conveyed to S. P. Coffey, from which point the Southwest corner of the William Brown Survey No. 42 bears N 87° 25' 43" E 1,298.44 ft., S 81° 56' 25" E 2,965.20 ft. and S 01° 10' 21" E 292.21 ft.,

Thence S 02° 34' 17" E 980.05 ft. to a 1/2 inch steel stake at the Southeast corner hereof,

Thence S 87° 25' 43" W 2,191.93 ft. to a 1/2 inch steel stake for the POINT OF BEGINNING OF THIS EASEMENT,

Thence with a line 50 ft. East of and parallel with a partition fence S 04° 28' 33" W 548.21 ft. to a 1/2 inch steel stake, S 39° 57' 11" W 144.35 ft. to a 1/2 inch steel stake and S 66° 40' 39" W 163.06 ft. to a 1/2 inch steel stake in the Northeast right of way line of the Old Blanco Road, said point also being in the West line of said tract of land conveyed to S. P. Coffey,

Thence with fence, the Northeast right of way line of the Old Blanco Road and the West line of said tract of land conveyed to S. P. Coffey N 26° 19' 22" W 50.07 ft. to a 1/2 inch steel stake therein.

Thence with a partition fence N 66° 40' 39" E 153.80 ft. to a 1/2 inch steel stake, N 39° 57' 11" E 116.48 ft. to a 1/2 inch steel stake and N 04° 28' 33" E 545 ft.,

Thence approximately 50.0 ft. in an easterly direction to the POINT OF BEGINNING of this roadway tract.

→ Rosenblatt Law Firm
16731 Huebner Rd
San Antonio, Tx. 78248

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
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Bobbie Koepf