

PARTIAL RELEASE OF EASEMENT

Parties: LITTLE HOPE MOORE WATER SUPPLY COMPANY  
to  
PUBLIC

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FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

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By: jcollings  
Susan Strickland, County Clerk  
Van Zandt County, Texas

8 Pages

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STATE OF TEXAS  
COUNTY OF VAN ZANDT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Van Zandt County.

Susan Strickland, County Clerk

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Record and Return To:

ROBERT ALLEN REESE  
PO BOX 668

CANTON, TX 75103



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.

PARTIAL RELEASE OF EASEMENT

Date: June 7, 2023

Holder: LITTLE HOPE MOORE WATER SUPPLY COMPANY

Holder's Mailing Address:

LHMWSC  
150 FM 16  
Canton, Texas 75103

Easement to be Released is Described in the Following Document:

The plat of Woodcreek Estates, Phase II, recorded in Glide 182B, Plat Records, Van Zandt County, Texas.

Property to be Released from Easement:

*Tract One:*

BEING all that certain lot, tract or parcel of land situated in the E.P.G. CHISHOLM SURVEY, Abstract No. 126, Van Zandt County, Texas, being a portion of Lots 15, 16 and 17 of Woodcreek Estates, Phase II, recorded in Glide 182B, Plat Records, Van Zandt County, Texas, and being known as a portion of that tract of land described in deed to Francis K. Paul and Annamma K. Paul, recorded in Volume 1118, Page 840, Real Records, Van Zandt County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron found for corner in the Cul De' Sac of VZ County Road 4135, said point being the recognized most Northerly Southeast corner of said Paul Tract and the apparent most Northernly Southwest corner of a tract of land described in deed to James Lara and Gloria Lara, recorded in Document No. 2016-001762, Official Public Records, Van Zandt County, Texas;

THENCE along said Cul De' Sac and a curve to the left having a central angle of 82 degrees 25 minutes 40 seconds, a radius of 60.00 feet, a chord bearing and distance South 34 degrees 22 minutes 50 seconds West - 79.06 feet and an arc length of 86.32 feet to a 1/2 inch iron rod found for corner, said point being the recognized most Southerly Southeast corner of said Paul Tract and the apparent Northeast corner of a tract of land described in deed to Roy Addicks,

Sr. and Shirley Addicks, recorded in Volume 1118, Page 128, Real Records, Van Zandt County, Texas;

THENCE South 82 degrees 41 minutes 02 seconds West, along the recognized South line of said Paul Tract and the apparent North line of said Addicks Tract, a distance of 374.67 feet to a 1/2 inch iron rod found for corner in the apparent East line of a tract of land described in deed to Joe Jimenez and Maria Jimenez, recorded in Document No. 2018-006784, Official Public Records, Van Zandt County, Texas, said point being the recognized Southwest corner of said Paul Tract and the apparent Northwest corner of said Addicks Tract;

THENCE North 14 degrees 08 minutes 19 seconds West, along the recognized West line of said Paul Tract and the apparent East line of said Jimenez Tract, a distance of 572.18 feet to a point for corner within Kickapoo Creek, said point being the Northwest corner of herein described tract, from which a 1/2 inch iron rod found for reference in the recognized North line of said Woodcreek Estates Phase II and the apparent South line of Lot 8 of Woodcreek Estates Phase I, recorded in Glide 182A, Plat Records Van Zandt County, Texas, the recognized Northwest corner of said Paul Tract and the apparent Northeast corner of a tract of land described in deed to Cecil Thomas Crosby and Marjorie J. Crosby, recorded in Volume 1375, Page 113, Real Records, Van Zandt County, Texas, bears North 14 degrees 09 minutes 19 seconds West - 18.11 feet;

THENCE over and upon said Paul Tract and generally meandering within Kickapoo Creek the following bearings and distances:

South 68 degrees 32 minutes 03 seconds East - 36.70 feet to a point for angle;

South 87 degrees 59 minutes 52 seconds East - 64.44 feet to a point for angle;

South 77 degrees 32 minutes 41 seconds East - 86.86 feet to a point for angle;

South 66 degrees 44 minutes 54 seconds East - 82.61 feet to a point for angle;

South 68 degrees 49 minutes 32 seconds East - 125.50 feet to a point for angle;

South 75 degrees 03 minutes 55 seconds East - 106.69 feet to a point for corner in the recognized East line of said Paul Tract, said point being the North East corner of herein described tract and the apparent North West corner of said Lara Tract, from which a 1/2 inch iron rod found for reference in the recognized North line of said Woodcreek Estates Phase II and the apparent South line of Lot 7 of said Woodcreek Estates Phase I, the recognized Northeast corner of said Paul Tract bears North 14 degrees 14 minutes 18 seconds West - 38.19 feet;

THENCE South 14 degrees 14 minutes 18 seconds East, along the recognized East line of said Paul tract and the apparent West line of said Lara Tract a distance of 311.60 feet to the Place of Beginning and containing 203,549.53 sq. Ft. Or 4.673 acres of land.

***Tract Two:***

BEING all that certain lot, tract or parcel of land situated in the E.P.G. CHISHOLM SURVEY, Abstract No. 126, Van Zandt County, Texas, being a portion of Lot 17 of Woodcreek Estates Phase II, recorded in Glide 182B, Plat Records, Van Zandt County, Texas, and being a portion of that tract of land described in deed to Francis K. Paul and Annamma K. Paul, recorded in Volume 1118, Page 840, Real Records, Van Zandt County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2 iron rod found for corner in the recognized North line of said Woodcreek Estates Phase II and the apparent South line of Lot 8 of Woodcreek Estates Phase I, recorded in Glide 182A, Plat Records, Van Zandt County, Texas, said point being the recognized Northwest corner of said Paul Tract and the apparent Northeast corner of a tract of land described in deed to Cecil Thomas Crosby and Marjorie J. Crosby, recorded in Volume 1375, Page 113, Real Records, Van Zandt County, Texas;

THENCE South 79 degrees 48 minutes 28 seconds East, along the recognized North line of said Paul Tract and the apparent South line of said Lot 8, Woodcreek Estates Phase I, a distance of 266.20 feet to a 1/2 inch iron rod found for corner, said point being the Northeast corner of herein described tract and the common lot corner of said Lot 8 and Lot 7 of Woodcreek Estates I;

THENCE South 44 degrees 41 minutes 14 seconds West, over and upon said Paul Tract, a distance of 36.28 feet to a point for corner in Kickapoo Creek, said point being the Southeast corner of herein described tract;

THENCE over and upon said Paul Tract and generally meandering within said Kickapoo Creek the following bearings and distances;

North 66 degrees 44 minutes 54 seconds West - 53.00 feet to a point for angle;

North 77 degrees 32 minutes 41 seconds West - 86.86 feet to a point for angle;

North 87 degrees 59 minutes 52 seconds West - 65.44 feet to a point for angle;

North 68 degrees 32 minutes 03 seconds West - 36.70 feet to a point for corner in the recognized West line of said Paul Tract and the apparent East line of said Crosby Tract, said point being the Southwest corner of herein described tract;

THENCE North 14 degrees 08 minutes 19 seconds West, along the recognized West line of said Paul Tract and the apparent East line of said Crosby Tract, a distance of 18.11 feet to the Place of Beginning and containing 4,950.32 sq. ft. or 0.114 acres of land.

***Tract Three:***

BEING all that certain lot, tract or parcel of land situated in the E.P.G. CHISHOLM SURVEY, Abstract No. 126, Van Zandt County, Texas, being a portion of Lots 16 and 17 of Woodcreek Estates Phase II, recorded in Glide 182B, Plat Records, Van Zandt County, Texas, and being a portion of that tract of land described in deed to Francis K. Paul and Annamma K. Paul, recorded in Volume 1118, Page 840, Real Records, Van Zandt County, Texas, and being fully described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found for corner in the apparent South line of Lot 7 of Woodcreek Estates Phase I, recorded in Glide 182A, Plat Records, Van Zandt County, Texas, said point being the recognized Northeast corner of said Paul Tract;

THENCE South 14 degrees 14 minutes 18 seconds East, along the recognized East line of said Paul Tract, a distance of 38.19 feet to a point for corner in Kickapoo Creek, said point being the recognized Northwest corner of a tract of land described in deed to James Lara and Gloria Lara, recorded in Document No. 2016-001762, Official Public Records, Van Zandt County, Texas;

THENCE over and upon said Paul Tract and generally meandering within Kickapoo Creek the following bearings and distances;

North 75 degrees 03 minutes 55 seconds East - 106.69 feet to a point for angle;

North 68 degrees 49 minutes 32 seconds East - 125.50 feet to a point for angle;

North 66 degrees 44 minutes 54 seconds West - 29.61 feet to a point for corner, said point being the Southwest corner of herein described tract;

THENCE North 44 degrees 41 minutes 14 seconds West, over and upon said Paul Tract, a distance of 36.28 feet to a 1/2 inch iron rod found for corner; said point being the common lot corner of Lot 8 and said Lot 7 of Woodcreek Estates Phase I;

THENCE South 70 degrees 57 minutes 48 seconds East, along the recognized North line of said Paul Tract and the apparent South line of said Lot 7, Woodcreek Estates Phase I, a distance of 224.71 feet to the Place of Beginning and containing 8,878.73 sq. ft. or 0.204 acres of land.

See attached two exhibits.

**Release:**

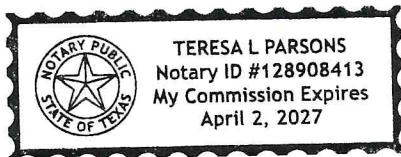
Holder hereby releases the portion of the Easement which crosses the Property, and agrees that the Easement is void and of no force or effect. Holder hereby releases the Property from any claim or right they may have.

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

Kevin W. Perkins, on behalf of  
LITTLE HOPE MOORE WATER SUPPLY  
COMPANY

STATE OF TEXAS,  
COUNTY OF Van Zandt

This instrument was acknowledged before me on June 7, 2023,  
by Kevin W. Perkins, on behalf of LITTLE HOPE MOORE WATER SUPPLY COMPANY.



Teresa L. Parsons  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
WYNNE & WYNNE  
137 West James Street  
Wills Point, Texas 75169  
Tel: (903) 873-2531  
Fax: (903) 873-3450

AFTER RECORDING RETURN TO:  
VAN ZANDT ABSTRACT & TITLE CO.  
128 E. Dallas St.  
Canton, Texas 75103



