

**GRANT OF LANDSCAPE EASEMENT**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS      §  
                                   §  
 COUNTY OF BRAZORIA    §

WHEREAS, **CHASE LODGE CORPORATION**, a Texas corporation, ("Grantor"), is the owner of the following described property in Brazoria County, Texas:

**LOT ONE (1), BLOCK FOUR (4), AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE (1), CITY OF PEARLAND, in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 23, Page 301-302 of the Plat Records of Brazoria County, Texas ("Property"); and**

WHEREAS, Grantor desires to dedicate a portion of the Property to be used for the installation, construction, maintenance, replacement, repair, upgrade, and removal of landscaping (collectively, the "Landscaping"), for the benefit of the **PEARLAND FARMS HOME OWNERS ASSOCIATION** and its members.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid by **PEARLAND FARMS HOME OWNERS ASSOCIATION** ("Grantee"), the receipt and sufficiency of which are acknowledged by Grantor, does hereby grant, sell, and convey to Grantee and Grantee's heirs, successors, and assigns an easement over, on, and across the following described property, situated within the boundaries of the Property, to-wit:

**A tract of land containing 0.0251 acres, more or less, out of LOT ONE (1), BLOCK FOUR (4), AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE (1), CITY OF PEARLAND, in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 23, Page 301-302 of the Plat Records of Brazoria County, Texas., and being more particularly described by metes and bounds attached hereto (the "Easement Property").**

The purpose of this easement is the installation, construction, maintenance, replacement, repair, upgrade, and removal of landscaping. Improvement and maintenance of the Easement Property will be at the sole expense of Grantee. Grantee has the right to eliminate any encroachments into the Easement Property. Grantee must maintain the Easement Property in a neat and clean condition. Grantee has the right to construct,

install, maintain, replace, and remove the Landscaping under or across any portion of the Easement Property. All matters concerning the Landscaping and their configuration, construction, installation, maintenance, replacement, and removal are at Grantee's sole discretion, subject to performance of Grantee's obligations under this agreement. Grantee has the right to remove or relocate any fences within the Easement Property or along or near its boundary lines if reasonably necessary to construct, install, maintain, replace, or remove the Landscaping, subject to replacement of the fences to their original condition on the completion of the work.

The duration of the easement is perpetual. The grant of this easement is not intended for use by the general public, but rather for the common use and enjoyment of the Grantee and its members, and their respective successors, heirs and assigns.

This conveyance is made and accepted subject to any and all easements, rights-of-way, valid restrictions, mineral reservation of any kind, maintenance charges, building set-back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of Brazoria County, Texas.

EXECUTED this 11 day of February, 2012.

**GRANTOR:**

## CHASE LODGE CORPORATION

By:

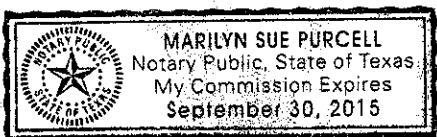
## Dwain Evans, Vice President

**GRANTEES' MAILING ADDRESS:**

**PEARLAND FARMS HOME OWNERS ASSOCIATION**  
5426 Fairdale Lane  
Houston, Harris County, Texas 77056

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 6th day of February, 2012, by Dwain Evans, Vice President of CHASE LODGE CORPORATION, a Texas corporation, on behalf thereof.



Marilyn Sue Percely  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDATION, RETURN TO:

## STEWART TITLE

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B.F. 174

**LANDSCAPE EASEMENT #2  
METES AND BOUNDS DESCRIPTION  
OF  
0.0251 ACRE  
SECTION 12, H.T. & B. R.R. CO. SURVEY  
ABSTRACT NO. 508  
BRAZORIA COUNTY, TEXAS**

A PARCEL OF LAND CONTAINING 0.0251 OF AN ACRE (1,095 SQUARE FEET) MORE OR LESS BEING OUT OF LOT 1, BLOCK 4, AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOLUME 23, PAGE 301-302, BRAZORIA COUNTY PLAT RECORDS, SAID 0.0251 ACRE TRACT BEING SITUATED IN SECTION 12, H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 508 IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH BEARINGS BASED ON PEARLAND FARMS OFFICE PARK, AS RECORDED IN DOCUMENT NO. 2009012006, OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS:

**BEGINNING**, AT A FOUND 5/8 INCH IRON ROD IN THE WEST LINE MAGNOLIA ESTATES BOULEVARD, 100 FOOT RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, PEARLAND FARMS OFFICE PARK, AS RECORDED IN DOCUMENT NO. 2009012006, OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 4, AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, FROM WHICH, A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED CL DAVIS IN THE SAID WEST LINE OF MAGNOLIA ESTATES BOULEVARD, FOR A POINT OF CURVATURE AT THE INTERSECTION WITH THE SOUTH LINE OF MAGNOLIA STREET, RIGHT-OF-WAY VARIES, SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, PEARLAND FARMS OFFICE PARK, BEARS, N 02° 43' 47" W, 274.32 FEET;

**THENCE**, S 02° 43' 47" E, WITH THE SAID WEST LINE OF MAGNOLIA ESTATES BOULEVARD, SAME BEING THE EAST LINE OF SAID LOT 1, BLOCK 4, AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, A DISTANCE OF 85.00 FEET TO A POINT OF CURVATURE, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, BLOCK 4, AMENDING PLAT NO. 1, PEARLAND FARMS, SECTION ONE;

**THENCE**, WITH THE SAID WEST LINE OF MAGNOLIA ESTATES BOULEVARD, SAME BEING THE SOUTHEAST LINE OF SAID LOT 1, BLOCK 4, AMENDING PLAT NO. 1, OF PEARLAND FARMS, SECTION ONE, A DISTANCE OF 24.41 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 55° 56' 39" AND A CHORD WHICH BEARS, S 25° 14' 33" W, A DISTANCE OF 23.45 FEET TO A POINT, FROM WHICH, A POINT OF TANGENCY IN THE NORTH LINE OF PINE MILL COURT, 50 FOOT RIGHT-OF-WAY SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1, BLOCK 4, AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, IS LOCATED A DISTANCE OF 14.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET , A CENTRAL ANGLE OF 34° 03' 21", AND A CHORD WHICH BEARS, S 70° 14' 33" W, 14.64 FEET;

**THENCE**, N 02° 43' 47" W, CROSSING SAID LOT 1, BLOCK 4 AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, A DISTANCE OF 105.71 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 1, BLOCK 1, PEARLAND FARMS OFFICE PARK, SAME BEING THE NORTH LINE OF SAID LOT 1, BLOCK 4, AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, FROM WHICH, THE NORTHEAST CORNER OF LOT 2, OF SAID BLOCK 4, AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4, AMENDING PLAT NO. 1, OF PEARLAND FARMS SECTION ONE, IN THE SAID SOUTH LINE OF LOT 1, BLOCK 1, PEARLAND FARMS OFFICE PARK, BEARS, S 87° 16' 13" W, 69.00 FEET;

**THENCE**, N 87° 16' 13" E, WITH THE SAID SOUTH LINE OF LOT 1, BLOCK 1, PEARLAND FARMS OFFICE PARK, SAME BEING THE SAID NORTH LINE OF LOT 1, BLOCK 4, AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0251 OF AN ACRE (1,095 SQUARE FEET) OF LAND MORE OR LESS.



*Clifton Seward 12/16/11*

CLIFTON SEWARD, R.P.L.S., # 4337

THIS DESCRIPTION IS BASED ON AN ON THE GROUND SURVEY PREPARED BY CIVIL-SURV LAND SURVEYING, L.C. ON DECEMBER 16, 2011.

e-Recording  
Doc# 2012007268  
# Pages 5  
02/21/2012 14:49:14 PM  
Official Public Records of  
BRAZORIA COUNTY  
JOYCE HUDMAN  
COUNTY CLERK  
Fees 28.00

*Joyce Hudman*