

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 TWO (2), of PEARLAND FARMS OFFICE PARK, CITY OF PEARLAND, Brazoria County, Texas, according to the map or plat thereof recorded in Document No. 2009012006 of the Official Public 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 0.0927 acres, more or less, out of LOT ONE (1), BLOCK TWO (2), of PEARLAND FARMS OFFICE PARK, CITY OF PEARLAND, Brazoria County, Texas, according to the map or plat thereof recorded in Document No. 2009012006 of the Official Public 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 6th day of February, 2012.

GRANTOR:

CHASE LODGE CORPORATION

By:

Dwain Evans, Vice President

GRANTEE'S 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 Purcell
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDATION, RETURN TO:

STEWART TITLE

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BP/141

**LANDSCAPE EASEMENT #3
METES AND BOUNDS DESCRIPTION
OF
0.0927 ACRE
SECTION 12, H.T. & B. R.R. CO. SURVEY
ABSTRACT NO. 508
BRAZORIA COUNTY, TEXAS**

A PARCEL OF LAND CONTAINING 0.0927 OF AN ACRE (4,036 SQUARE FEET) MORE OR LESS BEING OUT OF LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK, AS RECORDED IN DOCUMENT NO. 2009012006, OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS, SAID 0.0927 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 SAID PEARLAND FARMS OFFICE PARK:

BEGINNING, AT A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED CL DAVIS IN THE SOUTH LINE OF MAGNOLIA STREET, RIGHT-OF-WAY VARIES, FOR A POINT OF CURVATURE AT THE INTERSECTION WITH THE EAST LINE OF MAGNOLIA ESTATES BOULEVARD, 100 FOOT RIGHT-OF-WAY, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK;

THENCE, N 87° 16' 13" E, WITH THE SAID SOUTH LINE OF MAGNOLIA STREET, SAME BEING THE NORTH LINE OF SAID LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK, A DISTANCE OF 26.94 FEET TO A POINT, FROM WHICH, THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK IN THE SAID SOUTH LINE OF MAGNOLIA STREET, BEARS, N 87° 16' 13" E, 372.11 FEET;

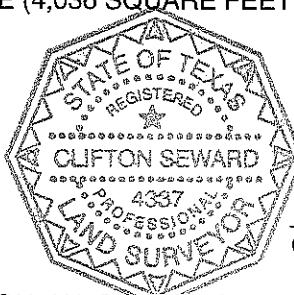
THENCE, S 40° 57' 34" W, CROSSING A PORTION OF SAID LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK, A DISTANCE OF 59.27 FEET TO A POINT,

THENCE, S 02° 43' 47" E, CROSSING A PORTION OF LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK, A DISTANCE OF 256.47 FEET TO A POINT IN THE NORTH LINE OF LOT 1, BLOCK 1, AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOLUME 23, PAGE 301-302, BRAZORIA COUNTY PLAT RECORDS, SAME BEING THE SOUTH OF SAID LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK, FROM WHICH, THE NORTHWEST CORNER OF LOT 2, OF SAID BLOCK 1, AMENDING PLAT NO. 1 PEARLAND FARMS SECTION ONE, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, IN THE SAID SOUTH LINE OF LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK, BEARS; N 87° 16' 13" E, 69.00 FEET;

THENCE, S 87° 16' 13" W, WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1, AMENDING PLAT NO. 1 OF PEARLAND FARMS SECTION ONE, SAME BEING THE SOUTH LINE OF SAID LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK, A DISTANCE OF 11.00 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED ALL POINTS IN THE SAID EAST LINE OF MAGNOLIA ESTATES BOULEVARD FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, SAME BEING THE SOUTHWEST CORNER SAID LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK;

THENCE, N 02° 43' 47" W, WITH THE SAID EAST LINE OF MAGNOLIA ESTATES BOULEVARD, SAME BEING THE WEST LINE OF SAID LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK, A DISTANCE OF 274.32 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED CL DAVIS FOR A POINT OF CURVATURE, SAME BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK;

THENCE, WITH THE SAID EAST LINE OF MAGNOLIA ESTATES BOULEVARD, SAME BEING THE NORTHWEST LINE OF SAID LOT 1, BLOCK 2, PEARLAND FARMS OFFICE PARK, A DISTANCE OF 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS, N 42° 16' 13" E, A DISTANCE OF 35.36 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0927 OF AN ACRE (4,036 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
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Pages 5
02/21/2012 14:49:14 PM
Official Public Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees 28.00

Joyce Hudman