

**DRAINAGE EASEMENT**

**THE STATE OF TEXAS                    §**  
**§**                    **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF CHAMBERS                §**

That Goose Creek Independent School District who is the owner of a certain tract of land described in **Exhibit A**, and a resident of Chambers County, State of Texas, hereinafter referred to as “Grantor”, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand by Chambers County Texas, with a physical address of 404 Washington Avenue, Anahuac, Texas 77514, and a mailing address of PO Box 939, Anahuac, Texas 77514, hereinafter referred to as “Grantee”, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, does by these presents Grant, Bargain, Sell and Convey unto Grantee a permanent exclusive drainage easement in, along, upon and across the property which is situated in the County of Chambers, State of Texas, and more particularly described in **Exhibit A** (the “Property”), which is attached hereto and incorporated herein for any and all purposes.

The permanent exclusive drainage easement is for the purpose of surveying, designing, building, constructing, reconstructing, maintaining, widening, straightening, operating, improving and lengthening a drainage ditch or canal, open or closed together with related equipment and facilities, including without limitation all pipes, culverts and similar equipment, as may be required in the area, in the sole discretion of Grantee, as more particularly described as the Property on **Exhibit A**, together with the right and privilege at all times of the Grantee herein described, its agents, employees, representatives, successors and assigns, including all ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs to such drainage easement which the Grantee deems necessary.

This grant and conveyance of a drainage easement does not include any right, title or interest in any of the oil, gas or sulphur which can be removed from beneath the tracts described in **Exhibit A**, but Grantor and the successors and assigns of Grantor do not have any right whatsoever of use, ingress or egress to or from the surface of the drainage easement for the purpose of exploring, developing, drilling, or mining of any minerals.

As a part of the grant hereby made it is agreed between the parties hereto that Grantee may remove or excavate any dirt, stone, earth, gravel or caliche (or similar materials) from the Property, and such materials may be excavated in the opening, constructing, maintaining, improving or repairing of said drainage easement, and such materials may be removed from said premises by the Grantee to benefit Grantee in the use of said drainage easement, and thereafter such materials shall belong to the Grantee for Grantee’s sole use and ownership.

**TO HAVE AND TO HOLD** the drainage easement and rights herein granted over and across the premises described in **Exhibit A** for said purposes together with all and singular the rights,

privileges, and appurtenances thereto in any manner belonging unto the Grantee forever; and Grantor hereby binds itself, its heirs and assigns to Warrant and Forever Defend, all and singular, the said drainage easement herein conveyed unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**GRANTOR:**

\_\_\_\_\_

**ACKNOWLEDGMENT**

**STATE OF TEXAS** §

**COUNTY OF CHAMBERS** §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ as the authorized representative of Grantor.

\_\_\_\_\_  
Notary Public's Signature

SEAL

Accepted by **GRANTEE**:

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Attest:

\_\_\_\_\_

STATE OF TEXAS                    §  
  §  
COUNTY OF CHAMBERS         §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2024, by  
\_\_\_\_\_ and \_\_\_\_\_ of  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

GRANTEE'S RETURN MAILING ADDRESS:  
Nathan M. Brandimarte  
The Brandimarte Law Firm, PLLC  
2935 Toccoa Road  
Beaumont, Texas 77703

## Exhibit "A"

**EASEMENT**

Being a 5.297-acre (230,739 square foot) easement situated in the William Bloodgood Survey, Abstract No. 5, Chambers County, Texas, and being part of a 61.51-acre tract of land, conveyed to Goose Creek Independent School District, as recorded in Document No. 2020-153097, Official Public Records, Chambers County, Texas, (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch Iron Rod Found at the Southwest corner of a called 37.77-acre tract of land conveyed to Chamber County, Texas, as recorded in Document No. 2020-153098, O.P.R.C.C.T., also being the Northwest corner said 61.51-acre Goose Creek Independent School District tract (N 13,866,978.82,E 3,271,274.65);

- 1) **THENCE** North 77 Degrees 21minutes 48 Seconds East along the North line of said Goose Creek Independent School District property and the South line of said Chambers County tract, a distance of 140.02 feet to the Northeast corner of easement herein described;
- 2) **THENCE** South 11 Degrees 39 Minutes 13 Seconds East, a distance of 1648.10 feet to the Southeast corner of easement herein described, on the South line of said Goose Creek Independent School District tract, and being on the North line of a 16.18-acre tract conveyed to Goose Creek Consolidated Independent School District, as recorded in Document No. 2019-143455, O.P.R.C.C.T.;
- 3) **THENCE** South 77 Degrees 20 Minutes 06 Seconds West, along the South line of said 61.51-acre Goose Creek Independent School District tract and the North line of said 16.18-acre Goose Creek Independent School District tract, at a distance of 10.08 feet passing a 5/8-inch Capped Iron Rod Found, at the Northeast Corner of a 4.069-acre tract conveyed to Chambers County, Texas, recorded in Volume 1664, Page. 100, O.P.R.C.C.T., continuing a total distance of 140.02 feet to a 5/8-inch Iron Rod Found at the Southwest Corner of said 61.51-acre Goose Creek Independent School District tract, the Southeast corner of Country Meadows, Section 6, recorded in Cabinet B, Page 233, Plat Records, Chambers County, Texas, (P.R.C.C.T.);
- 4) **THENCE** North 11 Degrees 39 Minutes 13 Seconds West, along the West line of said 61.51-acre Goose Creek Independent School District tract and East line of said Country Meadows, Section 6 tracts, at 660.40 feet, passing a 5/8" Iron Rod Found, 0.46 feet right, continuing a distance of 1611.69 feet, passing a 5/8-inch iron rod found stamped "HUTCHISON", continuing a total distance of 1648.17 feet to the POINT OF BEGINNING, containing 5.297-acres (230,739 square feet) of land.

Exhibit "A"

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (South Central Zone 4204; NAD83(2011) EPOCH 2010) as derived locally from TxDOT's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An Average Combination Factor of 1.00010091018 was used to scale Grid Coordinates and distances to Surface. All Coordinates shown are surface.

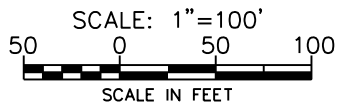
Note: This legal description is accompanied by a survey plat of even date.

That I, Timothy A, Frost, a Registered Professional Land Surveyor, hereby certify that this legal description hereon and accompanying plat of even date represent an actual survey made on the ground under my supervision.

Timothy A. Frost 9-12-2024  
Timothy A. Frost  
Texas Registered Professional Land Surveyor #5316  
Teague, Nall & Perkins  
5237 N. Riverside Drive, Suite 100  
Fort Worth, TX 76137  
TBPELS Firm Number 10011600



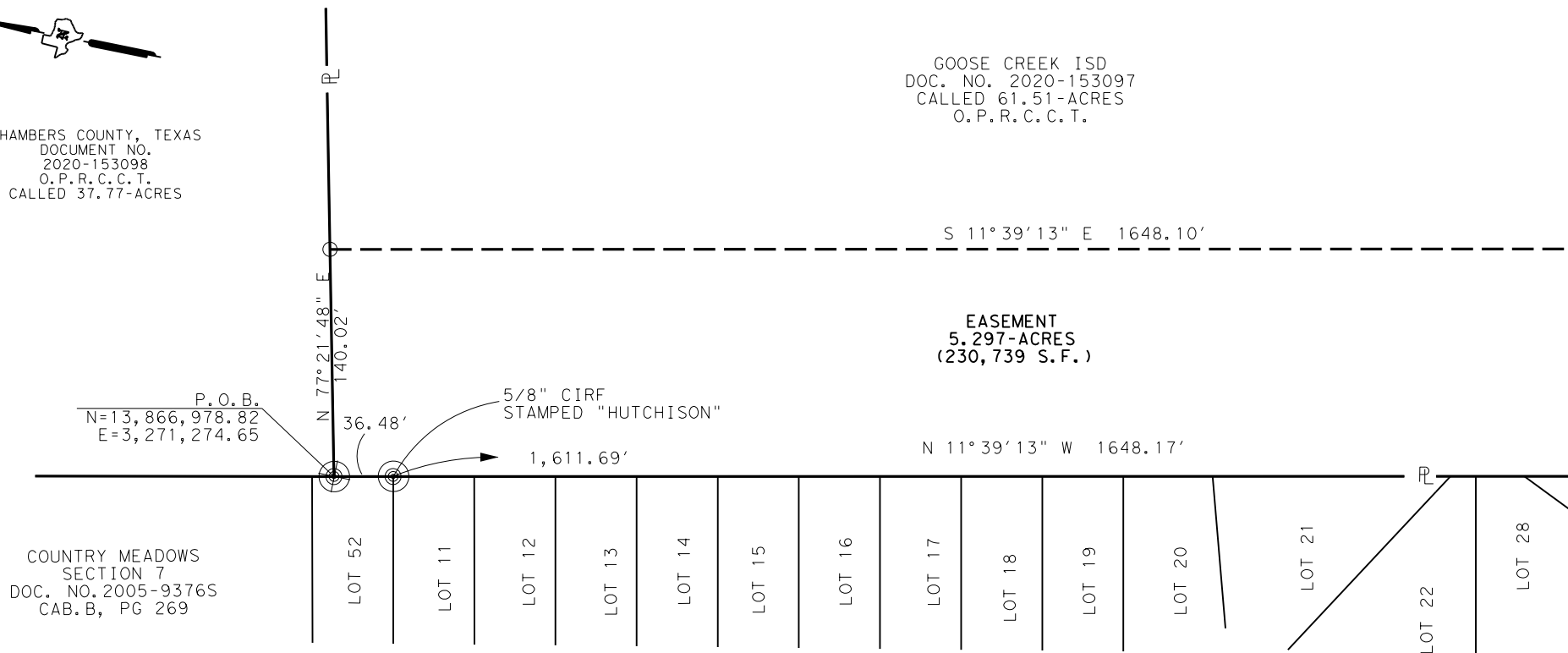
# WILLIAM BLOODGOOD SURVEY ABSTRACT NO. 5



CHAMBERS COUNTY, TEXAS  
DOCUMENT NO.  
2020-153098  
O.P.R.C.C.T.  
CALLED 37.77-ACRES

GOOSE CREEK ISD  
DOC. NO. 2020-153097  
CALLED 61.51-ACRES  
O.P.R.C.C.T.

MATCH LINE



COUNTRY MEADOWS  
SECTION 7  
DOC. NO. 2005-9376S  
CAB. B, PG 269

COUNTRY MEADOWS SECTION 6  
CAB. B, PG. 233  
P. R. C. C. T.

NOTES:  
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83, (2011) EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES DISPLAYED IN US SURVEY FEET. A SURFACE ADJUSTMENT FACTOR OF 1.00010091018 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.

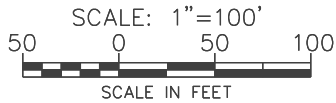
THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE LEGAL DESCRIPTION OF EVEN DATE.

- = SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TNP INC ESMT"
- ⊙ = MARKER FOUND "AS NOTED"
- D.R.C.C.T. = DEED RECORDS, CHAMBERS COUNTY, TEXAS
- R.P.R.C.C.T. = REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, CHAMBERS COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS, CHAMBERS COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- (C.M.) = CONTROLLING MONUMENT
- CIRF = CAPPED IRON ROD FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- R = PROPERTY LINE
- = SURVEY LINE
- ↔ = FEE HOOK
- ⊥ = CENTERLINE
- - - = EASEMENT LINE

EXHIBIT "B" - PAGE 3 OF 4  
A 5.297 ACRE (230,739 SQ. FT.)  
EASEMENT  
IN THE WILLIAM BLOODGOOD SURVEY  
CHAMBERS COUNTY, TEXAS



*Timothy A. Frost* 9-12-2024  
TIMOTHY A. FROST, RPLS NO. 5316 DATE  
TEAGUE, NALL & PERKINS  
TBPELS FIRM REGISTRATION NO. 10011600



# WILLIAM BLOODGOOD SURVEY ABSTRACT NO. 5

GOOSE CREEK ISD  
DOC. NO. 2020-153097  
CALLED 61.51-ACRES  
O.P.R.C.C.T.

GOOSE CREEK CONSOLIDATED  
INDEPENDENT SCHOOL DISTRICT  
CALLED 16.18-ACRES  
DOCUMENT NO. 2019-143455  
O.P.R.C.C.T.

S 11° 39' 13" E 1648.10'

**EASEMENT  
5.297-ACRES  
(230,739 S.F.)**

N 11° 39' 13" W 1648.17'

660.40

at 10.08 feet  
5/8" CIRF

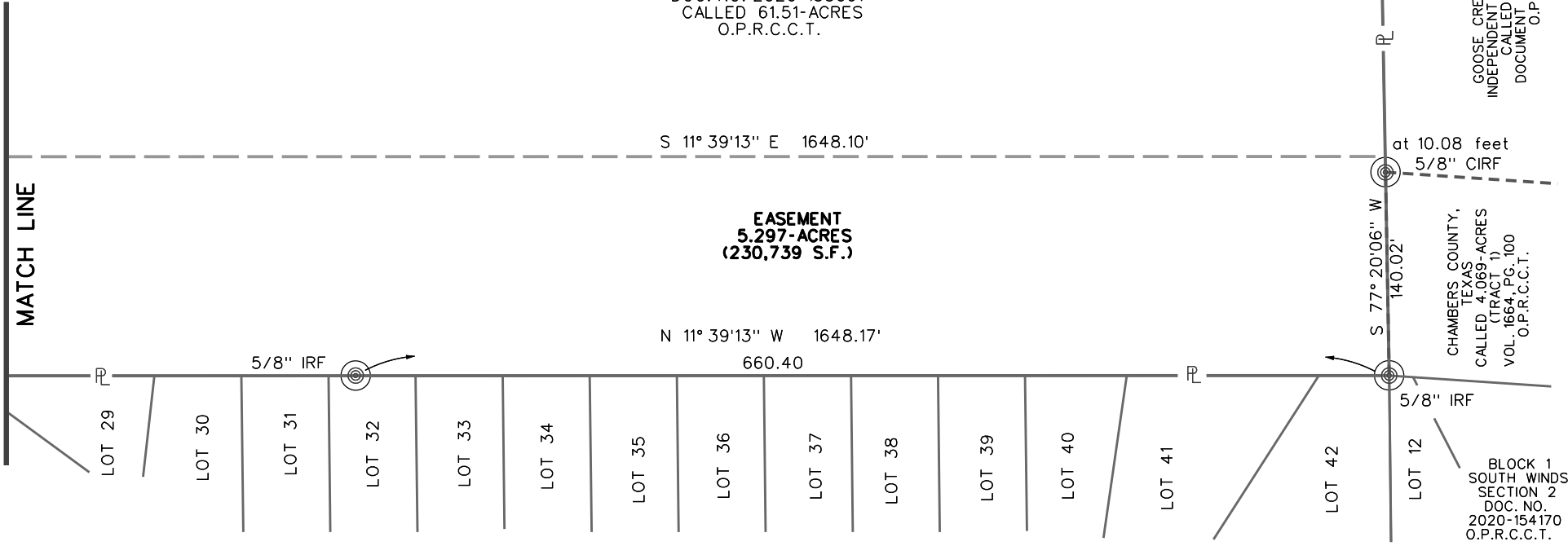
CHAMBERS COUNTY,  
TEXAS  
CALLED 4.069-ACRES  
(TRACT 1)  
VOL. 1664, PG. 100  
O.P.R.C.C.T.

S 77° 20' 06" W  
140.02'

5/8" IRF

BLOCK 1,  
SOUTH WINDS  
SECTION 2  
DOC. NO.  
2020-154170  
O.P.R.C.C.T.

MATCH LINE



COUNTRY MEADOWS SECTION 6  
CAB. B, PG. 233  
P.R.C.C.T.

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- MARKER FOUND "AS NOTED"

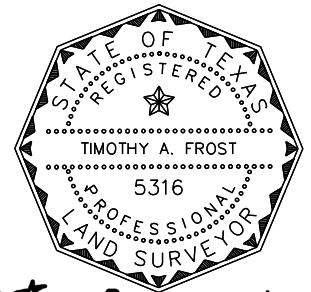
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- R.P.R.C.C.T. - REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS
- O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, CHAMBERS COUNTY, TEXAS
- P.R.C.C.T. - PLAT RECORDS, CHAMBERS COUNTY, TEXAS

- P.O.B. - POINT OF BEGINNING
- (C.M.) - CONTROLLING MONUMENT
- CIRF - CAPPED IRON ROD FOUND
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- IPF - IRON PIPE FOUND

- ℙ - PROPERTY LINE
- § - SURVEY LINE
- ↗ - FEE HOOK
- ⊕ - CENTERLINE

- EASEMENT LINE

**EXHIBIT "B" - PAGE 4 OF 4**  
**A 5.297 ACRE (230,739 SQ.FT.)**  
**EASEMENT**  
**IN THE WILLIAM BLOODGOOD SURVEY**  
**CHAMBERS COUNTY, TEXAS**



*Timothy A. Frost*      9-12-2024

TIMOTHY A. FROST, RPLS NO. 5316  
TEAGUE, NALL & PERKINS  
TBPELS FIRM REGISTRATION NO. 10011600

DATE