

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

WHEREAS, by that certain Special Warranty Deed dated effective as of January 14, 2016, and recorded under File Number 2016005718 of the Official Public Records of Montgomery County, Mr. Mark Martin, Trustee, as Grantor, granted to Splendora Independent School District (“**SISD**”), as Grantee, an access easement (the “**Access Easement**”) upon that certain 1.882-acre tract being more particularly described therein and in Exhibit “A”, attached hereto, for the purposes therein stated to serve property owned by SISD (the “**Benefited Property**”).

WHEREAS, SISD desires to evidence the termination and release of SISD's rights to the Access Easement.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged and agreed, it is agreed as follows:

1. Termination and Release of Access Easement. As of the date hereof, SISD hereby forever remises, releases, and relinquish all of SISD's interest in and to such Access Easement, and the Access Easement is hereby terminated and released such that the Access Easement shall be of no further force and effect.
2. Recordation. This instrument shall be recorded in the Real Property Records of Montgomery County, Texas.

[Signature Page to Follows]

EXECUTED and EFFECTIVE as of _____, 2023.

**SPLENDORA INDEPENDENT SCHOOL
DISTRICT:**

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, _____ of Splendora Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

My Commission Expires:

Notary Public, State of Texas

(Typed/Printed Name of Notary)

Exhibit A
EASEMENT AREA
[SEE ATTACHED]

DESCRIPTION TO A 1.882 ACRE ACCESS EASEMENT
WILLIAM S. TAYLOR SURVEY ABSTRACT 552
JAMES TAYLOR SURVEY ABSTRACT 553
MONTGOMERY COUNTY, TEXAS

Being over, across and upon all that certain tract or parcel of land located in the William S. Taylor Survey A-552, James Taylor Survey A-553 in Montgomery County, Texas, and being a part or portion of Two Tracts: **Tract One**, a called 5.0 acre tract described in a Warranty Deed from Michael E. Allen to Brad Dubros, dated December 17, 2013 and recorded in Document No. 2013134969 of the Official Public Records of Montgomery County, Texas (OPRMCT), (said 5.0 acre tract being surveyed as 4.928 acres on January 17, 2014). **Tract Two**, a called 296.229 acre tract described in a General Warranty Deed from Country Time Mobile Homes I, LLC to Mark W. Martin, Trustee, dated January 31, 2014 and recorded in Document No. 2014009893 OPRMCT (said 296.229 acre tract being surveyed as 295.852 acres on November 12, 2013), Said 1.882 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe found (leaning) in the southerly margin of Hill and Dale Avenue for the Northwest corner of the referenced 5.0 acre tract, from which a 1-inch iron pipe found bears South 60°15'18" East 0.13 feet, THENCE North 89°43'24" East 185.99 feet, to a 1/2-inch iron rod set for the Northerly Northwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE North 89°43'24" East 60.00 feet, along the southerly margin of Hill and Dale Avenue, to a 1/2-inch iron rod set for the Northerly Northeast corner of the herein described easement;

THENCE South 00°00'26" West, pass online at 496.87 feet, the South line of the called 5.0 acre tract and the North line of the called 296.229 acre tract and continuing for a total distance of 716.54 feet, along the Northerly East line of the herein described easement, to a 1/2-inch iron rod set;

THENCE North 89°38'37" East 589.39 feet, along the Easterly North line of the herein described easement, to a 1/2-inch iron rod set in the Westerly line of a 20.00 acre tract, surveyed this same day, from which a 1/2-inch iron rod set for the Northwest corner of the 20.00 acre tract bears North 00°21'23" West 220.00 feet;

THENCE South 00°21'23" East 60.00 feet, a 1/2-inch iron rod set for the Easterly Southeast corner of the herein described easement;


THENCE South 89°38'37" West 649.78 feet along the South line of the herein described easement, to a 1/2-inch iron rod set;

THENCE North 00°00'26" East, pass online at 279.56 feet, the North line of the called 296.229 acre tract and the South line of the called 5.0 acre tract and continuing for a total distance of 776.63 feet, along the Northerly West line of the herein described easement to the Point of Beginning and occupying an area of 1.882 acre, of which 0.685 acre lies within the called 5.0 acre tract and 1.197 acre lies within the called 296.229 acre tract, all as shown on the accompanying survey plat of even date herewith.

This survey was made upon the ground under my direct supervision as dated.

Corners set are 1/2-inch iron rods with a plastic cap that bears the name Goodwin-Lasiter.

Bearings are based on the North Line of the referenced 296.229 acre tract North 89°38'37" East.


Morrie L. Apodaca, R.P.L.S. No. 5613
Lufkin, Texas November 5, 2015

Goodwin – Lasiter – Strong
1609 S. Chestnut St., Suite. 202
Lufkin, Texas 75901
TBPLS Firm No. 10110900

