

**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**

THE STATE OF TEXAS       §

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF BRAZOS       §

**PRIVATE DRAINAGE EASEMENT**

That Contreras Construction Company of the County of Brazos, State of Texas, as well as its heirs, successors, and assigns ("Grantor"), for food and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveyed by The City of Bryan, Texas, a home-rule municipal Corporation, its successors and assigns, ("Grantee"), have granted, bargained, and conveyed, and by these presents, do grant, bargain, and convey unto the Grantee, its successors and assigns, a **Private Drainage Easement** on and across a certain tract of land situated in Brazos County, Texas, and described as follows:

**See Attachment**

Said **Private Drainage Easement** being over and across land as shown in the survey and more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference ("Easement Area").

Grantor covenants not to alter, restrict, divert, or impede the flow of surface water across the Easement Area. Grantor further covenants to keep the Easement Area mowed and free from trash and debris which could impede the flow of surface water or otherwise become a nuisance. This is a non-exclusive and Grantor reserves the right to use the Easement Area for any purpose that does not interfere with or violate the covenants contained herein. This easement is in gross, for the benefit of Grantee, for the purpose of preventing flooding and ensuring proper drainage of surface water across the Property. Grantor acknowledges, for itself and its heirs and assigns, the Property was permitted to develop in exchange for this covenant to maintain proper drainage within the Easement Area and that such obligation to maintain runs with the land to Grantor's heirs, successors, and assigns.

It is understood that in the event that the Easement Area is not maintained Grantee is entitled to treat such failure as a nuisance, which can be abated in accordance with state law and city ordinance.

TO HAVE AND TO HOLD all and singular the privileges aforesaid to said Grantee, its successors and assigns. When the context requires, singular nouns and pronouns include the plural.

WITNESS my hand at Bryan, Texas, this 24 day of AUGUST, 2023.

{GRANTOR}

By: 

Name: John Contreras

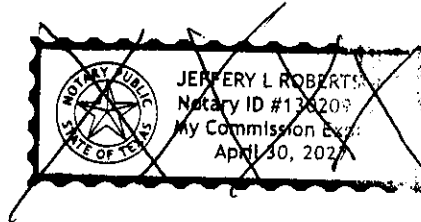
Title: Vice President

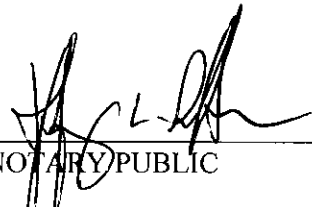
THE STATE OF TEXAS       §

COUNTY OF BRAZOS       §

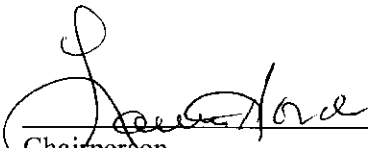
BEFORE ME, the undersigned authority, a Notary Public in and for Brazos County, Texas on this day personally appeared John Contreras {GRANTOR}, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he), (she) executed the same for the purposes and consideration therein expressed.

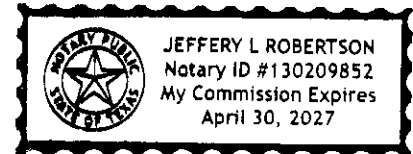
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of AUGUST, 2023.



  
\_\_\_\_\_  
NOTARY PUBLIC  
BRAZOS COUNTY, TEXAS

EASEMENT ACCEPTED:

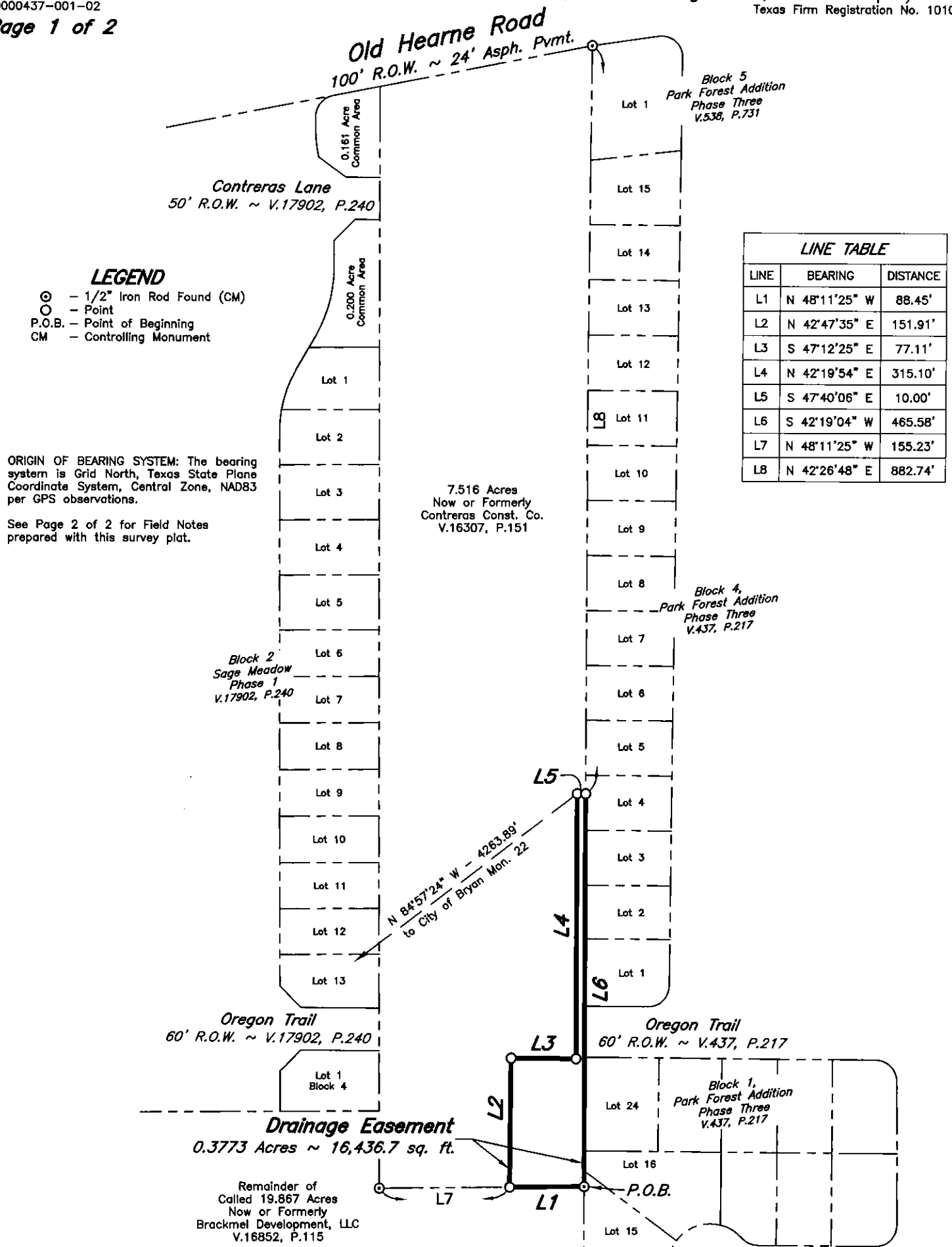
  
\_\_\_\_\_  
Chairperson  
City of Bryan  
Site Development Review Committee



AFTER RECORDATION RETURN TO:  
CITY OF BRYAN  
P.O. Box 1000  
Bryan, Texas 77805  
ENGINEERING DEPT

McCLURE & BROWNE ENGINEERING/SURVEYING, INC • 1008 Woodcreek Drive, Suite 103 • College Station, Texas 77845 • (979) 693-383,  
10000437-001-02 Texas Firm Registration No. 1010330

Page 1 of 2



FIELD NOTES  
0.3773 ACRE  
DRAINAGE EASEMENT

Being all that certain tract, parcel or easement of land lying and being situated in the MOSES BAINE SURVEY, Abstract No. 3, in Bryan, Brazos County, Texas and being upon and across the called 7.516 acre tract described in the deed from Slafka Enterprises, LLC and Joan Slafka to Contreras Construction Company, Inc. recorded in Volume 16307, Page 151 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common south corner of this parcel and the called 7.516 acre Contreras Construction Company, Inc. tract, said iron rod also marking the east corner of the called 19.867 acre Brackmel Development, LLC remainder tract recorded in Volume 16852, Page 115 (O.R.B.C.) and being in the northwest line of Lot 15, Block 1, PARK FOREST ADDITION, PHASE THREE according to the Final Plat recorded in Volume 437, Page 217 of the Brazos County Deed Records (B.C.D.R.);

THENCE: N 48° 11' 25" W along the common line of this parcel and the called 19.867 acre Brackmel Development, LLC remainder tract for a distance of 88.45 feet to a point for the west corner of this parcel, from whence a found 1/2-inch iron rod marking the west corner of the called 7.516 acre Contreras Construction Company, Inc. tract bears N 48° 11' 25" W at a distance of 155.23 feet for reference;

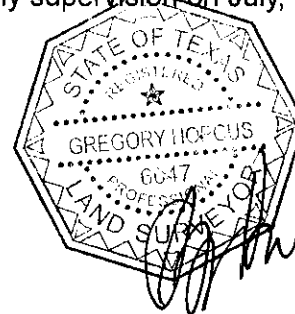
THENCE: into the interior of the called 7.516 acre Contreras Construction Company, Inc. tract for the following four (4) calls:

- 1) N 42° 47' 35" E for a distance of 151.91 feet to a point for an exterior ell corner of this parcel,
- 2) S 47° 12' 25" E for a distance of 77.11 feet to a point for an interior corner of this parcel,
- 3) N 42° 19' 54" E for a distance of 315.10 feet to a point for the north corner of this herein described parcel, and
- 4) S 47° 40' 06" E for a distance of 10.00 feet to a point for the east corner of this parcel, said point also being in the northwest line of Lot 4, Block 4 of said PARK FOREST ADDITION, PHASE THREE, from whence a found 1/2-inch iron rod marking the east corner of the called 7.516 acre Contreras Construction Company, Inc. tract bears N 42° 26' 48" E at a distance of 882.74 feet for reference;

THENCE: S 42° 19' 04" W along the common line of this parcel and the northwest line of said PARK FOREST ADDITION, PHASE THREE for a distance of 465.58 feet to the POINT OF BEGINNING and containing 0.3773 acres of land.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on July, 2023.

See survey plat on Page 1 of 2  
for additional information.





\*VG-267-2023-1512609\*

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1512609  
Volume : 18858

Real Property Recordings

Recorded On: September 26, 2023 09:57 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1512609  
Receipt Number: 20230926000020  
Recorded Date/Time: September 26, 2023 09:57 AM  
User: Victoria E  
Station: CCLERK06

**Record and Return To:**

CITY OF BRYAN  
PO BOX 1000  
  
BRYAN TX 77805



**STATE OF TEXAS  
COUNTY OF BRAZOS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX