

CITY OF BRYAN

PUBLIC ACCESS EASEMENT

THE STATE OF TEXAS

§

COUNTY OF BRAZOS

§

KNOW ALL MEN BY THESE PRESENTS:

That We, Contreras Construction Company of the County of Brazos, State of Texas, have granted, bargained, and conveyed, and by these presents, do grant, bargain, and convey unto the City of Bryan, a Municipal Corporation of Brazos County, Texas, with offices at 300 South Texas Avenue, Bryan, Brazos County, Texas (Grantee), its successors and assigns, a **Public Access Easement** for the purpose of providing public access on and across a certain tract of land situated in Brazos County, Texas, and described as follows:

See Attachment

Said **Public Access Easement** being more particularly described in **Exhibit "A"** which is attached hereto and incorporated as if fully set forth herein.

TO HAVE AND TO HOLD unto the said City of Bryan, Texas, a Municipal Corporation as aforesaid, for the purposes aforesaid, the premises above described.

WITNESS (my) (our) hand(s) at Bryan, Texas, this 24 day of August, 2023.

GRANTOR: Contreras Construction Company

By: [Signature]

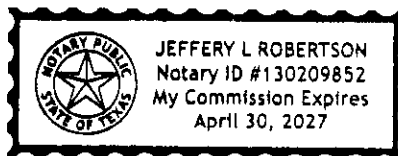
Printed Name: John Contreras

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, 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.



[Signature]
NOTARY PUBLIC
BRAZOS COUNTY, TEXAS

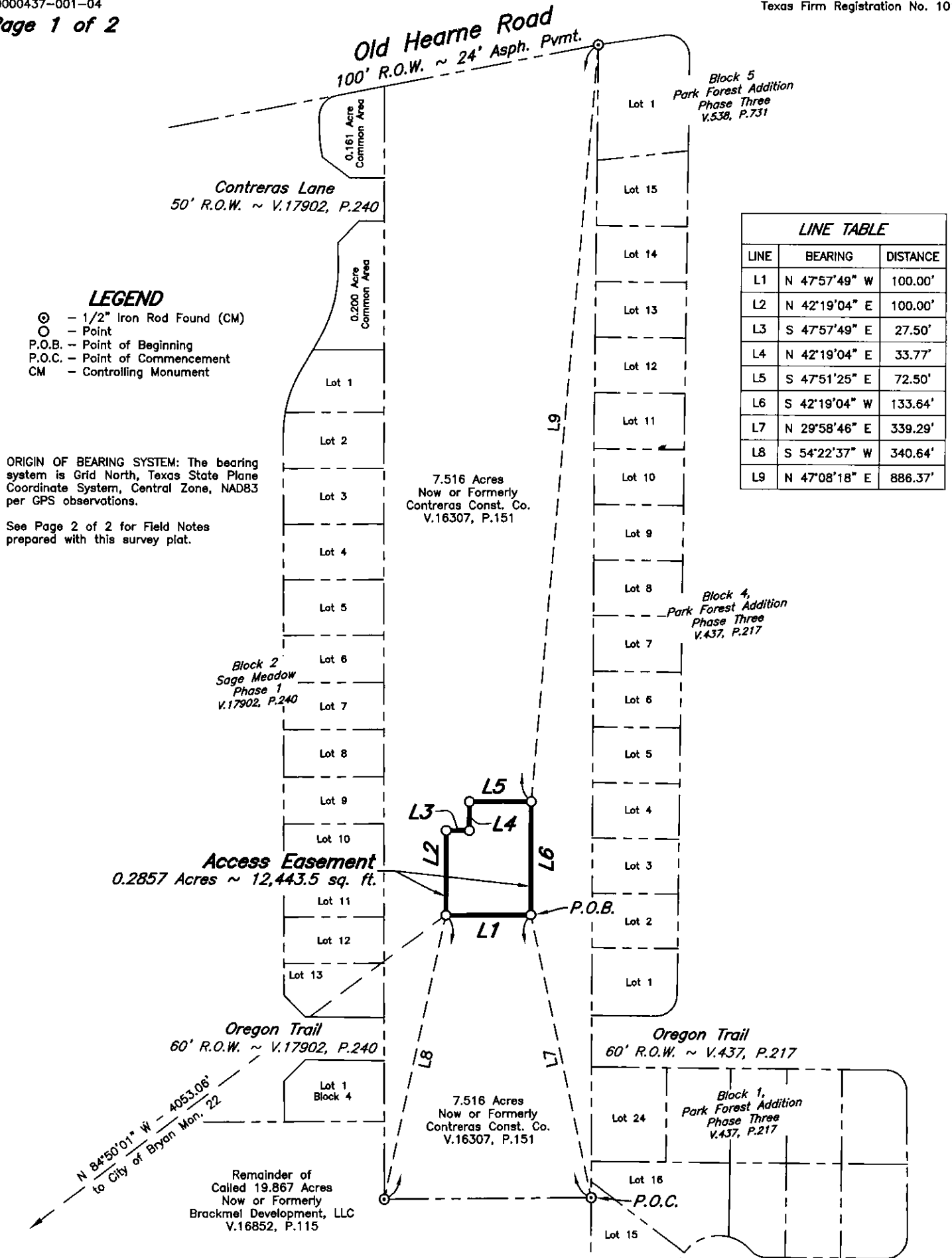
EASEMENT ACCEPTED:

[Signature]
Chairman
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) 693-3831
10000437-001-04 Texas Firm Registration No. 1010330

Page 1 of 2



FIELD NOTES
0.2857 ACRE
ACCESS 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:

COMMENCING: at a found 1/2-inch iron rod marking the south corner of the called 7.516 acre Contreras Construction Company, Inc. remainder tract, said iron rod also marking the east corner of the called 19.867 acre Brackmel Development, LLC 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.);

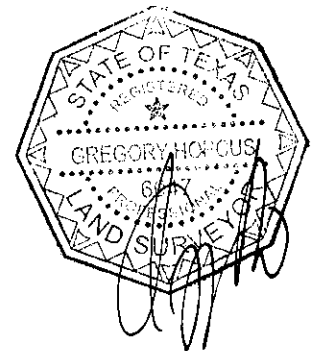
THENCE: N 29° 58' 46" E into the interior of the called 7.516 acre Contreras Construction Company, Inc. tract for a distance of 339.29 feet to a point for the south corner of this herein described parcel and the POINT OF BEGINNING;

THENCE: continue into the interior of the called 7.516 acre Contreras Construction Company, Inc. tract for the following six (6) calls:

- 1) N 47° 57' 49" W for a distance of 100.00 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 S 54° 22' 37" W at a distance of 340.64 feet for reference,
- 2) N 42° 19' 04" E for a distance of 100.00 feet to a point for most westerly north corner of this parcel,
- 3) S 47° 57' 49" E for a distance of 27.50 feet to a point for an interior corner of this parcel,
- 4) N 42° 19' 04" E for a distance of 33.77 feet to a point for the north corner of this herein described parcel,
- 5) S 47° 51' 25" E for a distance of 72.50 feet to a point for the east corner of this parcel, 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 47° 08' 18" E at a distance of 886.37 feet for reference, and
- 6) S 42° 19' 04" W for a distance of 133.64 feet to the POINT OF BEGINNING and containing 0.2857 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-267-2003-1512611

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1512611

Volume : 18858

Real Property Recordings

Recorded On: September 26, 2023 09:57 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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.

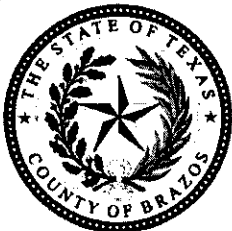
File Information:

Document Number: 1512611
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