

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Titus County (hereinafter called "Grantors"), In consideration of one dollar (\$1.00) and other good and valuable consideration paid by TRI SPECIAL UTILITY DISTRICT, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove WATER LINE(S) AND/OR METER over and across .75 acres of land, more particularly described in instrument recorded in Instrument # V381 - P232, Deed Records _____ County, Texas, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantors have executed this instrument this 14 day of March, 2022

X Brian Lee
X _____

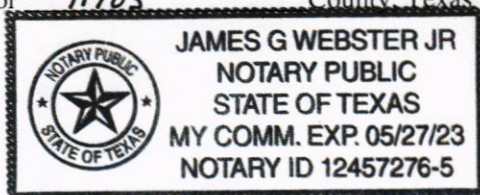
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF Titus

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian Lee known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that Grantor executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14 day of MARCH, 2022.

Notary Public J. Webster Jr. in and for Titus County, Texas



FILED AND RECORDED

Instrument Number: 20221215

Filing and Recording Date: 03/15/2022 11:12:35 AM Pages: 2 Recording Fee: \$0.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Titus County, Texas.



Joan Newman

Joan Newman, County Clerk
Titus County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.



Titus County
Joan Newman, County Clerk
100 W. First Street, Suite 204
Mt. Pleasant, Texas 75455
903-577-6796
Receipt: 22-1802

Product	Name	Extended
RWE	RIGHT OF WAY EASEMENT	\$0.00
	Pages	2
	Document #	20221215
	Document Info:	TITUS COUNTY
Total		\$0.00
Change (CASH)		\$0.00

Thank You for Your Business

(1 of 2)

Interactive Map [\(https://titus-cad.org/interactive-map/\)](https://titus-cad.org/interactive-map/)

Parcel Owner: TITUS COUNTY

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Online Protest [\(https://eprotest.titus-cad.org/\)](https://eprotest.titus-cad.org/)



Property Information

Property ID: 100726

Legal Acreage: 0.75

GEO ID: 00541-00000-00010

Legal Description: STERN, ISAAC P ABS 00541 TR 10 .75 AC

Tract or Lot: 10

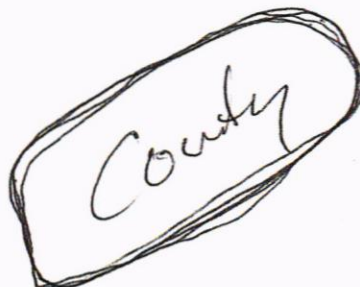
Abstract Subdivision Code: 00541

Block:

Neighborhood Code: RR

School District: 903

City Limits:



Property Location

Situs Number:

Situs Street Prefix: W

Situs Street Name: FM 71

Situs Street Suffix:

Situs City:

Situs State: TX

Situs Zip:

Owner Information

Owner Name: TITUS COUNTY

Mailing Address: 110 S MADISON

Mailing Address City: MT PLEASANT

Mailing Address State: TX

Mailing Address Zip: 75455

Deed Information

Deed Sequence: 0

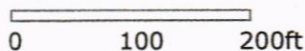
Deed Date: 01/01/2013

Deed Volume:

Deed Page:

[Zoom to](#)

33°21'38"N 95°04'54"W



VOL. 281 PAGE 232

The State of Texas,

County of TITUS : 154

Know All Men by These Presents:

That We, L. G. Adams and wife, Virginia Adams,

of the County of Titus State of Texas for and in consideration

of the sum of TEN AND NO/100 (\$10.00) -----

-----DOLLARS

and other good and valuable consideration

to us in hand paid by John W. Mason in his capacity as County Judge of Titus County, Texas, and his successors in office,

as follows:

Cash in hand paid, the receipt of which is hereby acknowledged and confessed;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said John W. Mason in his capacity as County Judge of Titus County, Texas, and his successors in office,

of the County of Titus State of Texas / the surface only in and to all that certain lot or parcel of land in Titus County, Texas, East of the town of Talco about 2 miles, out of the L. P. Stern Survey and described as BEGINNING at the NEC of said I. P. Stern Survey, a stake;

THENCE WEST with the NBL of same 102 yards a stake;

THENCE SOUTH 48 yards a stake;

THENCE EAST 102 yards to the EBL of said survey;

THENCE NORTH 48 yards to the place of Beginning, containing 1 acre of land more or less, and being the same land as described in a deed from Pat Davis to T. O. Raney, dated December 1, 1960, and recorded in Vol. 265, page 221, Deed Records, Titus County, Texas; and also being the same land described in a deed from T. O. Raney to L. G. Adams dated September 5th, 1969, and recorded in Vol. 370, page 106 of the Deed Records of Titus County, Texas;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said John W. Mason in his capacity as County Judge of Titus County, Texas, and his successors in office,

~~we~~ and assigns forever and we do hereby bind ourselves, our

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said John W. Mason in his capacity as County Judge of Titus County, Texas, and his successors in office,

~~we~~ and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands at Mt. Pleasant, Texas,
this 15th day of January 1973.

Witnesses at Request of Grantor:

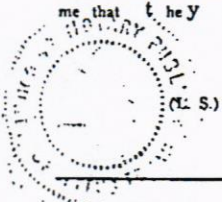
1

L. G. Adams
L. G. Adams
Virginia Adams
Virginia Adams

THE STATE OF TEXAS,
COUNTY OF TITUS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
L. G. Adams and Virginia Adams
known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to
me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 15 day of January A. D. 19 73



Notary Public in and for Titus County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to
me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to
me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for
record in my office on the day of , A. D. 19 at o'clock M.,
and was duly recorded by me on the day of A. D. 19
in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in
the day and year last above written.

(L. S.)

County Clerk County, Texas

By Deputy.

FILED FOR RECORD ON THE 22 DAY OF January A.D. 1973 11:00 A.M.

RECORDED ON THE 23 DAY OF January A.D. 1973

ALLEN LAPRADE, COUNTY CLERK, TITUS COUNTY, TEXAS

BY Eva Harlin DEPUTY