

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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF CALHOUN §

TERMINATION AND RELEASE OF EASEMENT

This Termination and Release of Easement (hereinafter "Termination") is executed by and amongst **Matagorda View North, LLC**, a Texas limited liability company ("Matagorda North"), **Matagorda View, LLC**, a Texas limited liability company ("Matagorda View"), and **Matagorda Bayview Homeowner's Association, Inc.** a Texas non-profit corporation ("HOA"), effective as of November 27, 2023 (the "Effective Date").

WHEREAS, effective as of November 14, 2018, Matagorda North executed that certain Temporary Easement Agreement in favor of Matagorda View, recorded at Clerk's File No. 2018-04208 in the Official Public Records of Calhoun County, Texas (the "Temporary Easement");

WHEREAS, effective as of October 17, 2023, the final plat of Matagorda Bayview Subdivision, Section 2, Port O'Connor, Texas, was approved by the Calhoun County Commissioner's Court and filed of record at Instrument No. 2023-03435, Slide No. 700B, in the Official Public Records of Calhoun County, Texas;

WHEREAS, said Temporary Easement provided in Section 3, Page 2 thereof, that the Temporary Easement "shall automatically terminate on the date that:

(i) the Private Road depicted on the Preliminary Plat has been extended into the Matagorda North Property, terminating either in a different cul-de-sac upon the Matagorda North Property, or a roadway connecting the Private Roadway shown on the Preliminary Plat with the eastern boundary of Third Street; and

(ii) a final plat of the Matagorda North Property has been approved in accordance with all applicable laws";

WHEREAS, the Temporary Easement requirements for automatic termination have been met.

NOW THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, and for the further purposes of clarifying title to the Property, the parties hereto acknowledge, agree, and declare that:

As of the Effective Date of this instrument, Matagorda North, Matagorda View, and the HOA hereby agree and acknowledge that the Temporary Easement has terminated in accordance with the terms of the Temporary Easement, and Matagorda View and the HOA hereby FOREVER RELEASE, QUITCLAIM AND REMISE unto Matagorda North all of their respective rights, titles, and interests in and to the Temporary Easement and the lands covered thereby.

Executed as of the Effective Date.

Matagorda View, LLC,
a Texas limited liability company

By: Walter G. Mayfield
Name: Walter G. Mayfield
Title: Manager

Matagorda View North, LLC,
a Texas limited liability company

By: Walter G. Mayfield
Name: Walter G. Mayfield
Title: Manager

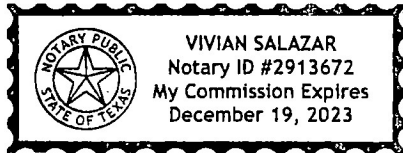
Matagorda Bayview Homeowners Association, Inc.
a Texas non-profit corporation

By: Walter G. Mayfield
Name: Walter G. Mayfield
Title: President

(Acknowledgement page follows)

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

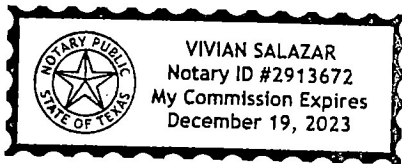
This instrument was acknowledged before me on the 27th day of November, 2023, by Walter G. Mayfield, in his capacity as Manager of Matagorda View, LLC, a Texas limited liability company, for and on behalf of said limited liability company.



Vivian Salazar
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

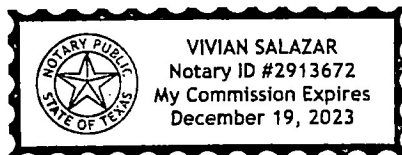
This instrument was acknowledged before me on the 27th day of November, 2023, by Walter G. Mayfield, in his capacity as Manager of Matagorda View North, LLC, a Texas limited liability company, for and on behalf of said limited liability company.



Vivian Salazar
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 27th day of November, 2023, by Walter G. Mayfield, in his capacity as President of Matagorda Bayview Homeowners Association, Inc., a Texas non-profit corporation, for and on behalf of said non-profit corporation.



Vivian Salazar
Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023-03876

TERM Fee: \$34.00
11/30/2023 02:43 PM ksmith



Anna M. Goodman

Anna Goodman, County Clerk
Calhoun County, Texas