



152-66-0563

described as follows:

- (1) The 47 foot wide private road described in the Deed from Emilie Wuensche, et al., to C.W. Middleton dated September 5, 1970, recorded in Vol. 8136, Page 493 of the Harris County, Texas Deed Records;
- (2) The 30 foot wide right-of-way and easement described in Deed from Fred Wuensche to Herman Wuensche and Norman Wuensche dated April 18, 1953 recorded in Vol. 2620, Page 343 of the Harris County, Texas Deed Records;
- (3) The 25 foot wide easement and right-of-way described in Deed from Herman Wuensche, et al., to C.W. Middleton and wife Kathryn Earl Middleton, dated August 4, 1962, recorded in Volume 4830, Page 106 of the Harris County, Texas Deed Records; and
- (4) The 25 foot wide easement and right-of-way described in Deed from Amelia Wuensche to C.W. Middleton and Kathryn Earl Middleton, his wife, dated January 15, 1966, recorded in Vol. 6223, Page 284 of the Harris County, Texas Deed Records;

such easements being herein collectively referred to "the previously established road easements"; and

WHEREAS, the parties hereto desire to substitute in lieu of the previously established road easements a single road easement along the south line and out of the 28.416 acre tract owned by Party of the First Part, and adjacent to the north lines of the 11.3035 acres owned by Parties of the Second Part, 60 feet in width and extending on a direct route to the westerly right-of-way line of Interstate Highway No. 45, for the use and benefit of Party of the First Part, and Parties of the Second Part, and their respective heirs, successors and assigns;

NOW, THEREFORE, in consideration of the premises and of the mutual and reciprocal agreements and acts of each of the parties, and for additional considerations, the receipt and sufficiency of all of which are hereby acknowledged by all parties, the parties agree and act as follows:

Party of the First Part, ROY W. PETERSON, Individually and as Trustee, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Parties of the Second Part, JARROLD H. LEWIS and wife, BEVERLY J. LEWIS,

GENN Y. YEANG, GRAN F. YEANG, BOKE Y. FONG, YICK L. FONG, SAI L. LEE, C.M. MIDDLETON and wife, KATHRYN EARL MIDDLETON, their heirs, successors and assigns a road easement and right-of-way over and across the said 28.416 acre tract above described, and adjacent to the 11.3035 acres of land above described and being 60 feet wide and extending to the west line of Interstate Highway 45, such easement and right-of-way being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

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It is expressly understood and agreed that such 60 foot road right-of-way and easement shall be a private road and that Party of the First Part, his heirs, successors and assigns, and Parties of the Second Part, their heirs, successors and assigns and all owners of lands appurtenant to the easement tract described in Exhibit "A" attached hereto, shall have the right to use such road right-of-way as a means of ingress and egress to their respective tracts.

For the same consideration, Parties of the Second Part, JARROLD W. LEWIS and wife, BEVERLY J. LEWIS, GENN Y. YEANG, GRAN F. YEANG, BOKE Y. FONG, YICK L. FONG, SAI L. LEE, C.M. MIDDLETON and wife KATHRYN EARL MIDDLETON, have abandoned, released, discharged, granted, sold, transferred and assigned, and by these presents do hereby abandon, release, discharge, grant, sell, transfer and assign unto Party of the First Part, ROY S. PETERSON, Individually and as Trustee, all their right, title and interest in and to all portions of the previously established road easements hereinabove described which do not lie within the boundaries of the 60 foot road easement described on Exhibit "A" attached hereto as a part hereof, it being the intent hereof that the Party of the First Part, shall have and hold the entirety of the said 43.4230 acre tract conveyed to him as above stated, save and except that portion of such property covered by the 60 foot wide easement here

granted, free and clear of the rights, titles, and interest of Parties of the Second Part or any of them to such previously established road easements or any part thereof outside the bounds of the right-of-way described on Exhibit "A" attached hereto as a part hereof.

C52-66-0565

EXECUTED this 9th day of November, 1976.

Ray S. Peterson  
RAY S. PETERSON, individually and as Trustee

Harold N. Lents  
HAROLD N. LENTS

Beverly S. Lents  
BEVERLY S. LENTS

Gerrit J. Young  
GERRIT J. YOUNG

Gerrit J. Young  
GERRIT J. YOUNG

Bore Y. Fong  
BORE Y. FONG

Bore Y. Fong  
BORE Y. FONG

Earl E. Lee  
EARL E. LEE

C. W. Middleton  
C. W. MIDDLETON

Kathryn Carl Middleton  
KATHRYN CARL MIDDLETON

FILED

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Q. A. L. & S. W.  
COUNTY CLERK  
SANDUSKY COUNTY, N.Y.

EXHIBIT "A"

652-EE-0569

being a 60-foot wide road easement out of Tract II and III out of the Roy Peterson, et al., 28.416 acre tract of land out of the 43.4230 acre tract of land in the A. Scales Survey, Abstract 687, Harris County, Texas described in Deed from Norman W. Wuensche et al to Roy Peterson, Trustee recorded under Clerk's File No. D704922, Real Property Records of Harris County, Texas; said road easement being more particularly described as follows:

BEGINNING at an iron rod marking the southeasterly corner of said 28.416 acre tract in the westerly right-of-way line Interstate Highway 45;

THENCE westerly along the southerly line of said 28.416 acre tract as follows:

South  $80^{\circ}03'51''$  West, 267.33 feet to iron pipe;

South  $79^{\circ}42'04''$  West, 165.57 feet to fence post;

South  $05^{\circ}00'25''$  East, 34.13 feet to iron rod;

North  $83^{\circ}45'01''$  West, (described as North  $84^{\circ}39'04''$  West in Deed from Emilie Wuensche, et al to C. W. Middleton dated September 5, 1970 and recorded in Vol. 8136, Page 491 of the Harris County, Texas Deed Records) a distance of 906.04 feet along the southerly line of said 28.416 acre tract, and along the north line of the 7.6605 acre tract conveyed to C. W. Middleton by such Deed recorded in Vol. 3136, Page 493 of the Harris County, Texas Deed Records to an iron rod;

North  $15^{\circ}11'31''$  West, 64.46 feet to point;

South  $83^{\circ}45'01''$  East, 801.56 feet to point;

North  $79^{\circ}42'04''$  East, 274.58 feet to point;

North  $80^{\circ}03'51''$  East, 267.47 feet to point for corner in the westerly line of said Interstate Highway 45;

THENCE, South  $09^{\circ}57'49''$  East, 60.00 feet along the westerly line of said Interstate Highway 45 to Place of Beginning.