

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JASPER

§

THAT I, **Marietta Lanier Yeates**, of the County of Angelina and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto **Steve Allen Barrow, Pamela Dale Barrow Sheffield, Lisa Dee Barrow Ellis Sloan and Sonja Sue Barrow Spurlock**, of the County of Jasper and State of Texas, only for their benefit and the benefit of subsequent owners of a called 9.474 acre tract described in a Deed recorded in Volume 1772, Page 478, of the Official Public Records of Jasper County, Texas, a non-exclusive Easement and Right-of-Way for the purpose of ingress and egress and for the installation and maintenance of utilities of every type and character, to be used at all times in common with Grantor, her heirs, successors, executors and administrators, which Easement and Right-of-Way is over and across the following described property in Jasper County, Texas, to-wit:

Being 0.678 acre, more or less, in the F. P. HAWTHORN SURVEY, ABSTRACT NUMBER 700 in Jasper County, Texas, and being more particularly described in the Exhibit 'A' attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs and assigns forever, and I do hereby bind myself, my heirs, successors, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said easement unto the said Grantees their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantees may, at their expense, improve the Easement and Right-of-Way and shall maintain same, but should Grantor, her successors or assigns, damage the Easement and Right-of-Way in excess of ordinary wear and tear, they shall repair such damage.

Grantees may assign this Easement and Right-of-Way only to subsequent owners of said 9.474 acre tract and this Easement and Right-of-Way may not be used by any third party without the express written consent of Grantor, her successors or assigns.

EXECUTED this 23 day of August, 2022.

Marietta Lanier Yeates

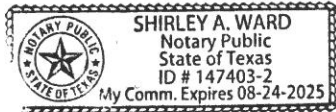
Marietta Lanier Yeates

THE STATE OF TEXAS
COUNTY OF ANGELINA

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§

This instrument was acknowledged before me on this 23 day of August, 2022, by **Marietta Lanier Yeates**.



Shirley A. Ward

Notary Public in and for the State of Texas

After recording return to:
LAW OFFICES OF JOHN SLOAN
P. O. Box 661
Diboll, TX 75941

Grantee's Address:
P. O. Box 575
Spurger, TX 77660

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HERETO AND NO EXAMINATION HAS BEEN MADE, NOR HAS ANY OPINION BEEN GIVEN REGARDING THE TITLE TO THE PROPERTY, DESCRIPTION OF THE PROPERTY OR TAXES.

EXHIBIT "A"

**0.678 Acre
40 foot wide Access and
Utility Easement**

Being 0.678 acre, more or less, in the F. P. Hawthorn Survey, Abstract Number 799 in Jasper County, Texas, being a 40.00 foot wide access and utility easement on that called 28.2 acre tract conveyed to Marietta Lanier Yeates in deed recorded in Volume 1063, Page 155 and under Clerk's File Instrument Number 269377 of the Official Public Records of Jasper County, Texas, said easement shall be used for ingress and egress and utility service to that called 9.474 acre tract conveyed to Steve Allen Barrow, Pamela Dale Barrow Sheffield, Lisa Dee Barrow Ellis Sloan and Sonja Sue Barrow Spurlock in deed recorded in Volume 1772, Page 478 and under Clerk's File Instrument Number 290384 of the Official Public Records of Jasper County, Texas, with said 0.678 acre easement being described as follows, to wit:

BEGINNING at a 4 inch by 4 inch concrete monument with a 1/2 inch iron rod found for the northeast corner of this easement, same being the southeast corner of said called 9.474 acre tract, the northeast corner of said called 28.2 acre tract, the northwest corner of that called 5 acre tract conveyed to Steve Sowder in deed recorded in Volume 1119, Page 842 and under Clerk's File Instrument Number 280795 of the Official Public Records of Jasper County, Texas and the northwest corner of that called 0.709 acre tract out of said called 5 acre tract conveyed to Susan A. Sowder in deed recorded in Volume 1241, Page 123 and under Clerk's File Instrument Number 302906 of the Official Public Records of Jasper County, Texas and being the southwest corner of that called 10.143 acre tract conveyed to Douglas W. Stine and Tawnya A. Stine in deed recorded in Volume 775, Page 448 of the Official Public Records of Jasper County, Texas;

THENCE South 00° 55' 00" East (Basis of Bearings) with the east line of this easement and the east line of said called 28.2 acre tract and the west line of said 0.709 acre tract, at 181.97 feet a 1/2 inch iron rod found for the southwest corner of said called 0.709 acre tract, continuing on same course with the east line of said called 28.2 acre tract and west line of said called 5 acre tract, at 696.92 feet a broken concrete monument found for the southwest corner of said called 5 acre tract, continuing with the east line of said called 28.2 acre tract a total distance of 718.31 feet to a spike set of the southeast corner of this easement, being in the centerline of County Road 443;

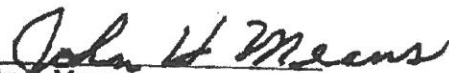
THENCE South 43° 37' 19" West with the south line of this easement and the centerline of said County Road 443 a distance of 57.04 feet to a spike set for the southwest corner of this easement;

THENCE North 00° 55' 00" West with the west line of this easement a distance of 759.12 feet to a spike set for the northwest corner of this easement, being in the north line of said called 28.2 acre tract and the south line of said called 9.474 acre tract;

THENCE North 89° 18' 55" East with the north line of this easement and the north line of said called 28.2 acre tract and the south line of said called 9.474 acre tract a distance of 40.00 feet to the place of BEGINNING.

Said easement herein described contains 0.678 acre of land, more or less, and shall be left open and unobstructed at all times for ingress and egress and utility service to said called 9.474 acre tract. Surveyed on June 21, 2022.

The bearings in the description above are based on the east line of this easement and east line of said called 28.2 acre tract and west line of said called 5 acre tract a having a course of South 00° 55' 00" East, as stated in referenced deeds to said called 28.2 acre tract and said called 5 acre tract.


John H. Means
R.F.L.S. Number 4221
Surveying Firm Number 10022300
Prepared by
Skinner Engineering Services Company
Engineering Firm Number F-2120



COPY

EXHIBIT "A"

