

DEED GRANTING RIGHT OF WAY EASEMENT

27713

STATE OF TEXAS)
COUNTY OF ANDERSON)

KNOW ALL MEN BY THESE PRESENTS:

That we, RETHA STARR HARVEY, RUTH STARR TRICE, RONALD E. STARR, MARSHALL E. STARR, MARGARET B. STARR, LARRY STARR, JUNE STARR SLABEY, ARTHUR L. STARR, TREVA R. STARR, JAMES STEPHEN BURNEY, THOMAS EDWARD BURNEY, GERRY BURNEY WILLIAMS and CAROL ANN STARR, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration, to us in hand paid, have granted and conveyed and by these presents do grant and convey unto each other as owners of the below described tract of land, and as owners of those tracts partitioned out of the Estate of Alonzo R. Starr by partition deed executed contemporaneously herewith, and to the heirs, devisees and assigns of said grantees, a private right of way easement thirty (30) feet in width extending from U. S. Highway 287 along the south boundary line of the below described tract of land to and across the 125.47 acre tract deeded from Thomas J. Starr, et ux to Alonzo Starr dated September 17, 1912 and Recorded in Vol. 111, Page 122 of the Deed Records of Anderson County, Texas, said right of way being as platted by R. J. Reed, Reg. Pub. Surveyor No. 1593, and as described in said partition deed, with the free and uninterrupted use, liberty, privilege and easement of passing in and across said below described tract as an appurtenance to the said partitioned parcels, with ingress and egress to the grantees, their heirs and assigns, by vehicle or other means, at all times and seasons, with the right to construct a roadway using all or any part of said thirty (30) feet of right of way (without in any way diminishing the balance thereof), and with the right to construct lines for water, sewage, electricity and telephone in accordance with the requirements of any utility furnishing service to said partitioned tracts, said described tract being, as follows:

That parcel of land situated in Anderson County, Texas, a part of the William Frost League, being a part of the tract conveyed by R. A. Starr to Linnie Starr by deed recorded in Vol. 415, Page 382, and being the same and conveyed by Linnie Starr to Woodrow Cooksey, et ux, by deed recorded in Vol. 446, Page 427, and being the same land conveyed from Fred Starr, et ux by Sheriff to L. O. Weston by deed recorded in Vol. 562, Page 497, and by L. O. Weston to A. R. Starr by deed dated February 10, 1958, and recorded Vol. 566, Page 526, more particularly described by the field notes of said Reg. Pub. Surveyor, as follows:

BEGINNING at a point in the W.B.L. of the Alonzo R. Starr Estate 125.47 acre tract as marked by an iron pipe; THENCE S 61 deg. 48' 55" W 805.65 feet, the same being the south boundary of the thirty (30) foot right of way easement granted herein, to the E.R.W. line of U. S. Highway 287, a stake for corner; THENCE N 6 deg. 31' 30" W 112.32 feet along the said E.R.W. line of Highway 287, a stake for corner; THENCE N 61 deg. 48' 55" E 765.34 feet to the W. B. L. of the Alonzo Starr 125.47 acre tract; THENCE S 27 deg. 33' 17" E 104.40 feet, to the place of beginning, and containing 1.882 acres of land.

WITNESS our hands this the day and year set out in the notary acknowledgments hereto.

Retha Starr Harvey
Ronald E. Starr
Margaret B. Starr
June Starr Slabeay
Treva R. Starr
Thomas Edward Burney

Ruth Starr Trice
Marshall E. Starr
Larry Starr
Arthur L. Starr
James Stephen Burney
Gerry Burney Williams

U.S. HIGHWAY NO. 287 & STATE HIGHWAY NO.

N6°31'30"W
11232'

N61°48'55"E

765.34'

POWER LINE

104.40'

1.882 AC.

S61°48'55"W

805.65'

0.525 AC. IN
30 FOOT ROAD
EASEMENT

FOUND 1 PIPE

30 FOOT ROAD
EASEMENT
380.48'

0.401 AC. IN
ROAD EASEMENT

S65°59'55"W - 433.59'

333.10'

0.115 AC. IN
ROAD EASEMENT

175.78'
0.061 AC. IN
ROAD EASEMENT

WM. FROST
A-25

N26°59'05"W
2,115.18'

1,734.70'

864.48'

864.48'

(H)
3.480 AC.

S28°00'00"E
175.78'
CAROL STARR
STARR

N65
353'

(G)

20.880 AC.

STARR

(D)
13.920 AC.

RETHA C STARR

N28°00'00"W

105484

R.D.

13.920 AC.

13.920 AC.

9.640 AC

9.640 AC

9.640 AC

RETHA C

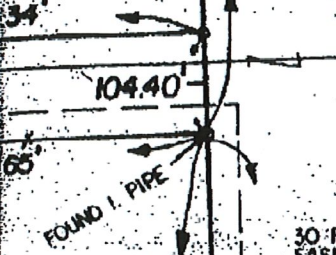
N 28°00'00"W

N 28°00'00"W

N 28°00'00"W

N 28°00'00"W

N 28°00'00"W



30-FOOT ROAD EASEMENT
380.48'

(0.401 AC. IN ROAD EASEMENT)

(0.146 AC. IN ROAD EASEMENT)

S 65°59'55"W - 433.59'
333.10'
0.115 AC. IN ROAD EASEMENT

S 65°59'55"W - 424.95'
175.78'
(0.061 AC. IN ROAD EASEMENT)

00.49 AC. IN ROAD EASEMENT
141.71'
292.95'
(0.101 AC. IN ROAD EASEMENT)

00.49 AC. IN ROAD EASEMENT
141.74'
292.98'
(0.101 AC. IN ROAD EASEMENT)

00.49 AC. IN ROAD EASEMENT
141.76'
292.96'
(0.101 AC. IN ROAD EASEMENT)

S 6°59'05"W }
2,115.18'

1,734.70'

(H)
3.480 AC.
CAROL STARR

(I)
5.800 AC.
GERRY BURNLEY
WILLIAMS

(J)
5.800 AC.
TOM BURNLEY

(K)
5.800 AC.
STEVE BURNLEY

S 28°00'00"E
864.48'

S 28°00'00"E
864.48'

S 28°00'00"E
864.48'

S 28°00'00"E
864.48'

175.78'
N 65°59'55"E
353.08'

292.95'
N 65°59'55"E

292.98'
N 65°59'55"E

292.96'
701.59'

(G)
20.880 AC.
R. STARR

868.25'

UR L. STARR

(F)
13.920 AC.