

963576

RIGHT-OF-WAY EASEMENT

FILED FOR RECORD
COUNTY CLERK
ROBERTSON COUNTY TEXAS

26 AUG 22 PM 1:26

THE STATE OF TEXAS §
COUNTY OF ROBERTSON §

KNOW ALL MEN BY THESE PRESENTS:

MARY B. DEAGAN, COUNTY CLERK

That the undersigned, DIANA S. JOHNSON, whose mailing address is 538 Elkins Lake, Huntsville, Texas 77340, HENRY L. SMITH and MAGGIE L. SMITH, whose mailing address is P.O. Box 854, Huntsville, Texas 77340, hereinafter referred to as "Grantors", in consideration of the sum of One Dollar (\$1.00) to Grantors in hand paid by C. D. CORBELL, whose mailing address is 420 Azalea, Baytown, Texas 77520, hereinafter referred to as "Grantee", the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to the said Grantee, and to his heirs and assigns forever, a right-of-way easement for ingress and egress and the purpose of providing a travelway, driveway, passageway and way for all kinds of vehicles and pedestrian travel and all types of utilities, a private, unobstructed, exclusive and perpetual right-of-way 30' feet wide, over, upon, in and across the property lying and being situated in the J. M. VIESCA II LEAGUES SURVEY, A-46, in Robertson County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes; together with the right, from time to time, to construct, maintain, repair and remove such roads, culverts and bridges thereupon as Grantee deems desirable. Grantee shall have the right to use said roads, culverts, and bridges for any and all purposes whatsoever. HOWEVER, Grantors shall be under no obligation to construct, maintain or repair any such roads, culverts or bridges.

TO HAVE AND TO HOLD the above described premises as a perpetual, unobstructed, exclusive right-of-way and easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee named herein, his heirs and assigns forever, and Grantors do hereby bind themselves, their heirs, executors and administrators to Warrant and Forever Defend all and singular the said premises unto the Grantee named herein, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The terms and provisions hereof constitute a covenant running with the land, and shall be binding upon the heirs, successors and assigns of the parties hereto; and the rights and easement herein granted shall be assignable in whole or in part.

EXECUTED this 22nd day of August, 1996.

Diana S. Johnson
DIANA S. JOHNSON

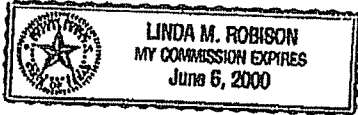
Henry L. Smith
HENRY L. SMITH

Maggie L. Smith
MAGGIE L. SMITH

THE STATE OF TEXAS §
COUNTY OF ROBERTSON §

This instrument was acknowledged before me on the 22nd day of August, 1996, by DIANA S. JOHNSON.

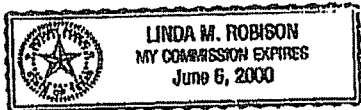
Linda M. Robison
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



THE STATE OF TEXAS §
COUNTY OF ROBERTSON §

This instrument was acknowledged before me on the 22nd day of August, 1996, by HENRY L. SMITH and wife, MAGGIE L. SMITH.

Linda M. Robison
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



Field Notes for a 30' Access Easement
J. M. VIESCA 11 LEAGUES SURVEY, A-46
Robertson County, Texas

All that certain tract or parcel of land lying and being situated in Robertson County, Texas, out of and a part of the J. M. Viesca 11 Leagues Survey, Abstract No. 46, and further being out of a 66.67 acre tract described as the SECOND TRACT in a Deed to Diana Johnson recorded in Volume 460, page 106, and out of a 21.65 acre tract described as the SECOND TRACT in a Deed to Henry Smith and wife, Maggie L. Smith recorded in Volume 302, page 10 all of the Deed Records of Robertson County, Texas, said tract or parcel of land being a 30' access easement described as follows:

BEGINNING at a set steel rod at a fence corner in the South line of the Charles D. Corbell 98.15 acre tract (588-131) for the North East corner of the above mentioned Diana Johnson 66.67 acre tract and for the North West corner of the Jerry D. Baxter, et. ux. 138.44 acre tract (653-597);

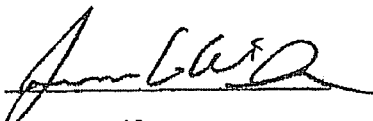
THENCE S 31° 09' 24" E 3612.80 feet along the West line of the above mentioned Baxter 138.44 acre tract to a set steel rod in the center of a public road for the South West corner of the Baxter 138.44 acre tract;

THENCE along the center of the said public road S 64° 16' 15" W 16.70 feet, and S 57° 55' 12" W 13.37 feet to a point for a corner of the herein described tract;

THENCE N 31° 09' 24" W 3610.76 feet to a point in the common line between the above mentioned Diana Johnson and Charles D. Corbell tracts;

THENCE N 57° 32' 39" E 30.00 feet along the common line between the Diana Johnson and Charles D. Corbell tracts to the place of BEGINNING and containing 2.486 acres of land, more or less.

Surveyed by


Joe L. Wilson
R. P. L. S. 2957
July 1996

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EXHIBIT "A"

