

Fieldnote Description to a 0.146 Acre Ingress/Egress Easement  
Jarrett Young Survey, A-32  
Limestone County, Texas

Being all of that certain ingress and egress easement situated in the Jarrett Young Survey, A-32, Limestone County, Texas, occupying 0.146 acres, more or less, and being situated upon, over, and across part of a called 131.2 acre tract described in a deed dated August 30, 2004 from Anita C. Grotte to Bayne Truett in Volume 1152, Page 560 of the Deed Records of Limestone County, Texas (further described in Volume 347, Page 177), to which reference is hereby made for any and all purposes. Said easement described as follows, to wit:

BEGINNING at a ½" iron rod (capped Goodwin Lasiter) set in the south right-of-way of State Highway 7 (60 feet from the center of same) and on the west side of a gravel drive for the northeast corner of a 62.50 acre tract described this same day and this northwest corner. Said point being in the northerly projection of a wire fence to the south. From said point, a 3/8" iron rod found for a cutback corner in said south right-of-way bears N80°17'03"W 1.67 feet;

THENCE SOUTH 80°17'03" EAST 30.61 feet, with a residual north line of the referenced tract and the south right-of-way of State Highway 7, and crossing said gravel drive, to a capped ½" iron rod set for this northeast corner;

THENCE SOUTH 21°13'10" WEST 215.25 feet, across the referenced tract, to a capped ½" iron rod set for this southeast corner;

THENCE NORTH 68°46'50"W 30.00 feet, continuing across the referenced tract, to a capped ½" iron rod set in a wire fence and in the eastern line of the aforesaid 62.50 acre tract for this southwest corner. From said point, a 7" treated fence post found for an angle point in the eastern line of said 62.50 acre tract bears S21°13'10"W 474.51 feet;

THENCE NORTH 21°13'10" EAST 209.15 feet, across the referenced tract, with the eastern line of said 62.50 acre tract, and along a wire fence, to the Point of Beginning, and occupying 0.146 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing Note: Bearing are based on the northwest line of a tract described in Document Number 2022-0005239.

Note: The division of property by metes and bounds is subject to Local Government Chapters 212 & 232.

*Michael Peterson*

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