

OFFICIAL RECORDS

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CENTERLINE DESCRIPTION of 30 foot wide access easement out of and a part of the William Rabb League, No. 46, Abstract No. 78, Matagorda County, Texas and is a portion of a called 31 acres of land described in Deed dated February 18, 1928 and recorded in Volume 82, Pages 372 - 374 of the Deed Records of Matagorda County, Texas. Said centerline is described as follows:

BEGINNING with a 1/2 inch iron rod found in the Northeast Right-of-Way line of State Farm-to-Market Highway No. 2540 for the West corner of a 7.94 acre tract and centerline of this 30' wide access easement. Said 1/2 inch iron rod bears S 45° 00' E, 304.56 feet from a nail found in an exterior corner post at the intersection of the Northeast Right-of-Way line of F.M. No. 2540 and the recognized Northwest line of the before referenced called 31 acres;

THENCE, N 49° 47' 57" E along the centerline of said 30' wide access easement and being a common line between Tracts 1 and Tract 2 for a distance of 286.48 feet to a 1/2 inch iron rod found at an existing fence corner for a bend to the right in the centerline of this easement;

THENCE, S 70° 10' 11" E continuing along the centerline of said 30' wide access easement for a distance of 227.82 feet to a point for bend to the left;

THENCE, N 63° 21' 05" E continuing along the centerline of said 30' wide access easement a distance of 600.28' to a point in the common line between Tracts 2 and 3, also being the Southwest line of a 15.88 acre tract (Tract 3) for termination of this 30.0' wide access easement.

STATE OF TEXAS COUNTY OF MATAGORDA
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me; and was duly RECORDED in the above named records of Matagorda County, Texas on

FILED

'84 MAY 31 P2:07

Laural Vaughn
COUNTY CLERK
MATAGORDA COUNTY, TEXAS



MAY 31 1984

Laural Vaughn
COUNTY CLERK, Matagorda County, Texas

Exhibit "B"