

3450

RIGHT OF WAY AGREEMENT

THE STATE OF TEXAS I
COUNTY OF GREGG I KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Tommy Orms and wife, Sharon Orms are the owners of a 13.0 acre tract in the WM. CASTLEBERRY SURVEY, Gregg County, Texas, as recorded in Volume 698, page 165, Deed Records, Gregg County, Texas; and,

WHEREAS, LEWIS RAY SMITH and wife, MURNICE SMITH, are the owners of a 1.605 acre tract, in the WM. CASTLEBERRY SURVEY, Gregg County, Texas, as recorded in Volume 1080, page 524 Deed Records, Gregg County, Texas; and,

WHEREAS, Lloyd Smith and wife, Betty Smith are the owners of a tract of land lying North of Tommy Orms and wife, Sharon Orms tract of land; and,

WHEREAS, it is the desire of Tommy Orms and wife, SHARON ORMS to convey to LEWIS RAY SMITH and wife, MURNICE SMITH and LLOYD SMITH and wife, BETTY JEAN SMITH, in common, a non-exclusive right of way (as shown on attached Exhibit "A").

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Tommy Orms and wife, Sharon Orms, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, to us in hand paid by LEWIS RAY SMITH and wife, MURNICE SMITH, LLOYD SMITH and wife, BETTY JEAN SMITH, and for the mutual benefit derived by all of us, we do hereby convey a non-exclusive right of way over and across the North portion of our lands (hereinafter described on Exhibit "A" attached hereto and made a part hereof), to be used in common with us, our heirs and assigns, and LEWIS RAY SMITH and wife, MURNICE SMITH and LLOYD SMITH and wife, BETTY JEAN SMITH, their heirs and assigns.

EXECUTED this the 12th day of February, 1985.

Tommy J. Orms
Tommy Orms

Sharon Orms
Sharon Orms

THE STATE OF TEXAS I
COUNTY OF GREGG I

This instrument was acknowledged before me on 22nd day
of February, 1985 by TOMMY ORMS and wife, SHARON ORMS.



Lynn Schiato (Lynn Schiato)
Notary Public, State of
T E X A S

FILED
JANICE HANCOCK
COUNTY CLERK
'85 FEB 26 AM 11 04
GREGG COUNTY, TEXAS
BY lc
DEPUTY

EXHIBIT "A"

ROAD EASEMENT

BEING 0.183 ACRE OF LAND, situated in the WILLIAM CASTLEBERRY SURVEY, A-38, Gregg County, Texas, and being out of the northwest quarter of that certain 13.0 acre tract conveyed by J. B. Morris, Jr. and wife, Marry Morris to Tommy Orms and wife, Sharon Orms by deed, recorded on August 18, 1966 in Volume 698, page 165, Deed Records, Gregg County, Texas, said 0.183 acre being more particularly described as follows:

BEGINNING at an iron rod set in the NBL of a Called (1.0 acre) 0.971 acre tract that was conveyed by Lotishia Davis to Lewis Ray Smith by deed recorded in Volume 1080, page 524, Deed Records, Gregg County, Texas, said iron rod being the SWC of this property and the SEC of an 0.5 acre tract conveyed by S. P. Davis to E. L. Salter and recorded in Volume 336, page 603, Deed Records, Gregg County, Texas;

THENCE North 06 deg. 18 min. East - 64.75 feet along the EBL of the said Salter 0.5 acre tract to an iron stake for the NWC of this property, same being the southerly most SWC of that certain 0.7519 acre tract conveyed by Tommy Orms et ux to Lloyd W. Smith and wife, B. Jean Smith by deed recorded in Volume 1290, page 400, Deed Records, Gregg County, Texas;

THENCE North 79 deg. 16 min. East at 119.53 feet pass the SEC of the said 0.7519 acre Smith property and continuing on the same course an additional 125.10 feet for a total distance of 244.63 feet to an iron rod set in the West ROW of a public road for the NEC of this property;

THENCE South 16 deg. 09 min. West - 18.18 feet along the West ROW of said public road to an iron rod set for the most northerly SEC of this property;

THENCE South 79 deg. 16 min. West - 126.4 feet along a line parallel to the NBL of this easement, and South 68 deg. 07 min. West - 76.21 feet to an iron rod set for an inside "L" corner of this property;

THENCE South 06 deg. 07 min. West - 51.80 feet to an iron rod found for the NEC of an 0.142 acre tract conveyed to Lewis Ray Smith by Tommy Orms et ux by deed recorded in Volume 1382, page 510 of the Deed Records, Gregg County, Texas;

THENCE North 77 deg. 11 min. West at 18.0 feet pass the NWC of the 0.142 acre tract and the NEC of said 0.971 acre tract heretofore mentioned, and continuing an additional 35.34 feet along the NBL of the said 0.971 acre tract for a total distance of 53.34 feet to the place of beginning and containing 0.183 acre of land, more or less.

STATE OF TEXAS COUNTY OF GREGG
I hereby certify that this instrument was
filed on the date and time stamped herein
by me and was duly recorded in the volume
and page of the same records of Gregg
County, Texas as stamped herein by me.

FEB 26 1985



Janice Hancock
JANICE HANCOCK
COUNTY CLERK
GREGG COUNTY, TEXAS