

199

PRIVATE RIGHT-OF-WAY DEED

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

THAT I, ROBERT W. WEST, et ux GERALDINE WEST, of Johnson County, Texas, in consideration of TEN AND NO/100 DOLLARS (\$ 10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL, and CONVEY unto DALE L. GRANT, and wife, KATHERINE GRANT, of Johnson County, Texas, their heirs or assigns, for the purpose of a road easement and private right of way over the following described tract, to-wit:

A road easement out of the Abraham Crenshaw Survey, Abst. No. 131, Johnson County, Texas, being a part of that 23.67 acre tract conveyed by deed to Robert W. West as recorded in Vol. 684, page 531, Deed Records of Johnson County, Texas, and being more particularly described as follows:
BEGINNING at a steel rod in the NORTH line of County Road No. 305 and in a fence line, for a corner, said corner being the Most Southerly Southwest corner of said West 23.67 acre tract;
THENCE--N 30 deg. 02 min. W 1186.8 feet to a steel rod in a fence line, for a corner;
THENCE--S 81 deg. 17 min. W 165.8 feet with a fence line to a steel rod at a corner fence post, for a corner;
THENCE--N 27 deg. 11 min. W 309.4 feet with a fence line to a steel rod at an oak tree, for a corner, said corner being the Southeast corner of that 23.4 acre tract conveyed to Dale L. Grant as recorded in Vol. 553, page 348, Deed Records of Johnson County, Texas;
THENCE--N 29 deg. 10 min. W 20.0 feet with a fence line to a steel rod, for a corner;
THENCE--N 60 deg. E 20.0 feet to a point, for a corner;
THENCE--S 29 deg. 11 min. E 317.0 feet to a steel rod, for a corner;
THENCE--N 81 deg. 17 min. E 177.8 feet to a steel rod, for a corner;
THENCE--S 30 deg. 03.66 min. E 1194.9 feet to a steel rod in a fence line and the NORTH line of County Road No. 305, for a corner;
THENCE--S 60 deg. W 32.23 feet with the NORTH line of said road and a fence line to the place of BEGINNING.

for the benefit of land as an easement appurtenant to that land in the County of Johnson, State of Texas, described as follows, to-wit:

All that certain lot, tract or parcel of land situated in Johnson County, Texas, to-wit:
BEING a 23.67 acre tract of land out of the Abraham Crenshaw Survey, Abst. No. 131, Johnson County, Texas, being a part of that 97 acre tract conveyed by deed to Ralph D. Karnes, et ux, and a part of that 20.0 acre tract (FIRST and SECOND TRACTS) conveyed by deed by J. H. Brisson et ux, to Clyde C. Spradlin, et ux, as recorded in Vol. 371, page 447, Deed Records of Johnson County, Texas, and being more particularly described as follows:
BEGINNING at a steel rod in a fence line, the NORTH line of County Road No. 305 and the SOUTH line of said FIRST TRACT, for a corner, said corner being 581.8 feet S 60 deg. W of the Southeast corner of said FIRST TRACT;
THENCE--S 60 deg. W 32.23 feet with a fence line, the NORTH line of said road and the SOUTH line of said FIRST TRACT to a steel rod, for

-Continued-

199

200

a corner;
 THENCE--N 30 deg. 02 min. W 1186.8 feet to a steel rod in a fence line, for a corner;
 THENCE--S 81 deg. 17 min. W 165.8 feet with a fence line to a steel rod at a corner fence post, for a corner;
 THENCE--N 27 deg. 11 min. W 309.4 feet with a fence line to a steel rod at a corner fence post, for a corner;
 THENCE--N 29 deg. 05 min. W 1121.5 feet with a fence line to a point in the centerline of a creek, for a corner, from which a steel rod for a reference bears 41.0 feet S 29 deg. 05 min. E;
 THENCE--Southeastwardly with the meanders of the centerline of said creek the following distance and directions: N 65 deg. 57 min. E, 332.7 feet; S 49 deg. 48 min. E, 131.6 feet; N 75 deg. 07 min. E, 164.3 feet; S 62 deg. 24 min. E, 376.2 feet; and S 30 deg. 24 min. E, 217.2 feet to a point in the centerline of said creek for a corner;
 THENCE--S 29 deg. 58 min. E, at 63.0 feet a steel rod for a reference, in all 580.9 feet with a fence line to a steel rod for a corner;
 THENCE--S 63 deg. 55 min. W 68.2 feet with a fence line to a 24 inch oak tree, for a corner;
 THENCE--S 11 deg. 59 min. W 388.3 feet with a fence line to a steel rod at a corner fence post, for a corner;
 THENCE--S 81 deg. 17 min. W 274.8 feet with a fence line to a steel rod, for a corner;
 THENCE--S 30 deg. 03.66 min. E 1176.25 feet to the place of BEGINNING, containing 23.67 acres of land, more or less.

or any portion thereof.

WITNESS OUR HANDS this the 11th day of January, 1977.

Robert W. West

ROBERT W. WEST

Geraldine West
 GERALDINE WEST

THE STATE OF TEXAS

COUNTY OF JOHNSON

BEFORE ME, the undersigned authority on this day personally appeared ROBERT W. WEST, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

COPIES GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 1977.
 (SEAL)

Kathryn Stanley

Notary Public in and for Johnson
 County, Texas

200

201

THE STATE OF TEXAS I

COUNTY OF JOHNSON I

BEFORE ME, the undersigned authority, on this day personally appeared GERALDINE WEST, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 1977.



Katherine D. D. D.
Notary Public in and for Johnson County,
TEXAS

201

202

FILED FOR RECORD AT *210* NO.
JAN 17 1979
COUNTY CLERK JOHNSON COUNTY
BY *123* DEPUTY

RECORDED
JAN 16 1979
JOHNSON COUNTY
CLERK'S OFFICE

STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this instrument was FILED on the
16th day of JANUARY 1979 by me and was duly
RECORDED in the Volume and Page of the RECORDS
of Johnson County, Texas, as stamped herein by me.



Joe L. Townes
COUNTY CLERK, JOHNSON COUNTY, TEXAS
VOL 785 PAGE 199

return to: Hollman + Allen

202

191

PRIVATE RIGHT-OF-WAY DEED

THE STATE OF TEXAS

I

COUNTY OF JOHNSON

I

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DALE L. GRANT, and wife, KATHERINE GRANT, of Johnson County, Texas, in consideration of TEN AND NO/100 DOLLARS (\$ 10.00), and other good and valuable consideration, to us, the receipt of which is hereby acknowledged, have GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents do GRANT, BARGAIN, SELL, and CONVEY to ROBERT W. WEST, of Johnson County, Texas, his heirs or assigns, for the purpose of a road easement and private right of way over the following described tract, to-wit:

A 20.0 foot road easement out of the Abraham Crenshaw Survey, Abst. No. 131, Johnson County, Texas, being a part of that 23.4 acre tract conveyed by Contract of Sale and Purchase by the Veteran's Land Board of Texas to Dale L. Grant as recorded in Vol. 553, page 348, Deed Records of Johnson County, Texas, and being more particularly described as follows:
BEGINNING at a steel rod found in place at an oak tree, for a corner, said corner being the Southeast corner of said Grant 23.4 acre tract;
THENCE--S 60 deg. W 448.0 feet with a fence line and the SOUTH line of said 23.4 acre tract to an iron pipe, found in place at a corner fence post, for a corner;
THENCE--N 45 deg. 25 min. E 108.9 feet to a steel rod, for a corner;
THENCE--N 60 deg. E 341.0 feet to a steel rod in a fence line and the EAST line of said 23.4 acre tract, for a corner;
THENCE--S 29 deg. 05 min. E 20.0 feet with a fence line to the place of beginning.

for the benefit of land as an easement appurtenant to that land in the County of Johnson, State of Texas, described as follows, to-wit:

All that certain lot, tract or parcel of land situated in Johnson County, Texas, to-wit:
BEING a 23.67 acre tract of land out of the Abraham Crenshaw Survey, Abst. No. 131, Johnson County, Texas, being a part of that 97 acre tract conveyed by deed to Ralph D. Karnes, et ux, and a part of that 20.0 acre tract (FIRST and SECOND TRACTS) conveyed by deed by J.H. Brisson et ux, to Clyde C. Spradlin, et ux, as recorded in Vol. 371, page 447, Deed Records of Johnson County, Texas, and being more particularly described as follows:
BEGINNING at a steel rod in a fence line, the NORTH line of County Road No. 305 and the SOUTH line of said FIRST TRACT, for a corner, said corner being 581.8 feet S 60 deg. W of the Southeast corner of said FIRST TRACT;
THENCE--S 60 deg. W 32.23 feet with a fence line, the NORTH line of said road and the SOUTH line of said FIRST TRACT to a steel rod, for a corner;
THENCE--N 30 deg. 02 min. W 1186.8 feet to a steel rod in a fence line, for a corner;
THENCE--S 81 deg. 17 min. W 165.8 feet with a fence line to a steel rod at a corner fence post, for a corner;
THENCE--N 27 deg. 11 min. W 309.4 feet with a fence line to a steel

-Continued-

191

192

rod at a corner fence post, for a corner;
THENCE--N 29 deg. 05 min. W 1121.5 feet with a fence line to a point
in the centerline of a creek, for a corner, from which a steel rod
for a reference bears 41.0 feet S 29 deg. 05 min. E;
THENCE--Southeastwardly with the meanders of the centerline of said
creek the following distances and directions: N 65 deg. 57 min. E,
332.7 feet; S 49 deg. 48 min. E, 131.6 feet; N 75 deg. 07 min. E,
164.3 feet; S 62 deg. 24 min. E, 376.2 feet; and S 30 deg. 24 min.
E, 217.2 feet to a point in the centerline of said creek for a corner;
THENCE--S 29 deg. 58 min. E, at 63.0 feet a steel rod for a reference
in all 580.9 feet with a fence line to a steel rod for a corner;
THENCE--63 deg. 55 min. W 68.2 feet with a fence line to a 24 inch
oak tree, for a corner;
THENCE--S 11 deg. 59 min. W 388.3 feet with a fence line to a steel
rod at a corner fence post, for a corner;
THENCE--S 81 deg. 17 min. W 274.8 feet with a fence line to a steel
rod, for a corner;
THENCE--S 30 deg. 03.66 min. E 1176.25 feet to the place of BEGINNING,
containing 23.67 acres of land, more or less.

or any portion thereof.

WITNESS OUR HANDS this the 5th day of January, 1977.

DALE L. GRANT

DALE L. GRANT

KATHERINE GRANT

KATHERINE GRANT

THE STATE OF TEXAS

I

COUNTY OF JOHNSON

I

BEFORE ME, the undersigned authority, on this day personally
appeared DALE L. GRANT, ET UX KATHERINE GRANT, known to me to be the
persons whose names are subscribed to the above and foregoing instru-
ment, and acknowledged to me that they executed the same for the pur-
poses and considerations therein expressed.

NOTARY PUBLIC GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of
January, 1977.

(SEAL)

Notary Public in and for Johnson
County, TEXAS

192

193

FILED FOR RECORD AT *214*
 COUNTY CLERK JOHNSON COUNTY
 BY *[Signature]* DEPUTY
 JAN 17 1979

Return to: Hallman-Wellan

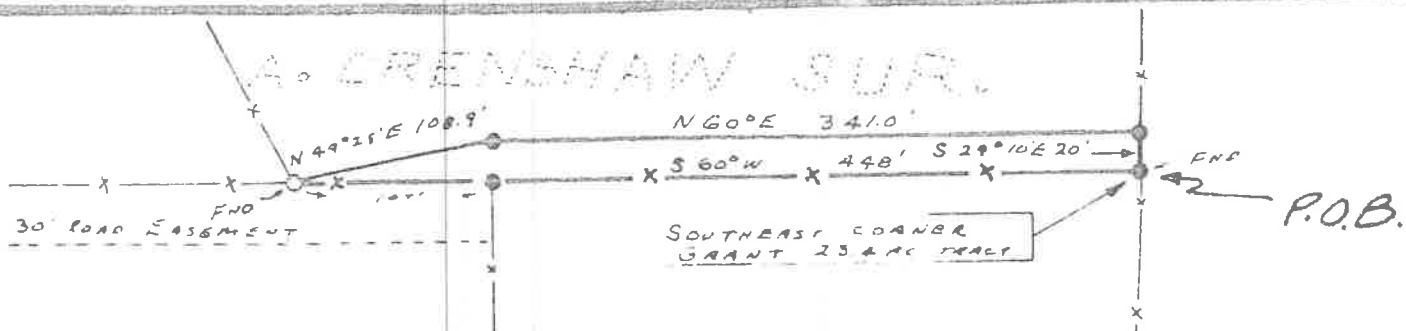
RECORDED
 JAN 18 1979
 JOHNSON COUNTY
 CLERK'S OFFICE

STATE OF TEXAS
 COUNTY OF JOHNSON
 I hereby certify that this instrument was filed on the
 date and at the time stamped herein by me and was duly
 RECORDED in the Volume and Page of the records RECORDED
 at Johnson County, Texas, as stamped herein by me.



Joe L. Tammes
 County Clerk, Johnson County, Texas
 VOL 785 PAGE 191

193



FIELD NOTES

A survey of a 20.0 foot road easement out of the Abraham Crenshaw Survey, Abst. No. 131, Johnson County, Texas, being a part of that 23.4 acre tract conveyed by Contract of Sale and Purchase by the Veteran's Land Board of Texas to Dale L. Grant as recorded in Vol. 553, Page 348, Deed Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a steel rod found in place at an oak tree, for a corner, said corner being the Southeast corner of said Grant 23.4 acre tract;

THENCE -- S 20° 05' E 448.0 feet with a fence line and the SOUTH line of said 23.4 acre tract to an iron pipe, found in place at a corner fence post, for a corner;

THENCE -- S 45° 25' E 108.9 feet to a steel rod, for a corner;

THENCE -- N 60° E 341.0 feet to a steel rod in a fence line and the EAST line of said 23.4 acre tract, for a corner;

THENCE -- S 20° 05' E 20.0 feet with a fence line to the place of **BEGINNING**.

I, J.W. Maberry, Registered Public Surveyor, do hereby certify that this represents the results of a survey made on the ground by me and that there are no encroachments, conflicts or protrusions apparent on the ground except as shown hereon.

I hereby certify that this plat represents an actual survey made under my personal supervision on this 7th day of October, 1978. Any encroachments that may exist are as shown.

J.W. Maberry



- LEGEND**
- Steel Rod
 - Steel Post
 - Iron Pipe
 - △ Bois de Arc

SCALE: 1" = 100'

J.W. Maberry
REGISTERED PUBLIC SURVEYOR

P.O. Box 421
Phone 783-2213

Alvarado, Texas
Job No. 78205