

10/15/7

EASEMENT

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BOSQUE

§

THAT ROY MOORE and wife, ADELAIDE MOORE, of Tarrant County, Texas, hereinafter called Grantors, for and in the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, to us in hand paid by NIRO INVESTMENTS, INC., a Texas corporation, of Bosque County, Texas, hereinafter called Grantee, the receipt of which is hereby acknowledged and confessed, do hereby grant, sell and convey unto Grantee an easement of right of way upon and across the following described property of Grantors: a right of way over, across and along the presently existing access road BEGINNING at an iron rod in the south line of a county road, said point being N 59-23 E 1439.5 feet; S 40-41 E 69.1 feet; and N 59-54 E 100.0 feet from the NWC of the G. F. Bridgeman Survey, A-100, and from the NWC of a certain 100 acre tract, called "First Tract" described in a Deed from Ray C. Colwick et al to Niro Investments, Inc., recorded in Vol. 257, page 410 of the Deed Records of Bosque County, Texas, for the NWC of this tract; THENCE N 59-54 E with fence and the south line of said county road 30.0 feet to an iron rod for the upper NEC of this tract; THENCE S 32-30 E 975.3 feet; S 25-37 E 514.6 feet; and S 29-12 E 247.9 feet to an iron rod for an inner corner of this tract; THENCE S 60-48 W 30 feet; THENCE N 29-12 W approximately 247.9 feet to an iron rod at a corner post for a corner; THENCE N 25-37 W 514.5 feet and N 32-30 W 974.9 feet to the place of beginning containing approximately 1.2 acres, more or less. The easement rights and privileges herein granted shall be perpetual for the purpose of ingress and egress and Grantors hereby bind themselves, their heirs and legal representatives, to warrant and forever defend the above described easement and rights unto grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim any part thereof. Grantors do not assume any

expense or responsibility of the road by the granting of this easement and the execution of this easement by Grantors constitutes no warranty and shall not be construed as a warranty on their part as to the present condition of the road.

IN WITNESS WHEREOF, this instrument is executed this 19 day of May, 1980.

Roy Moore  
ROY MOORE

Adelaide Moore  
ADELAIDE MOORE  
GRANTORS

THE STATE OF TEXAS                    §  
COUNTY OF TARRANT                    §

BEFORE ME, the undersigned authority, on this day personally appeared ROY MOORE and wife, ADELAIDE MOORE, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19 day of May, 1980.



Sam H. R. Clayton  
Notary Public, Tarrant County, Texas

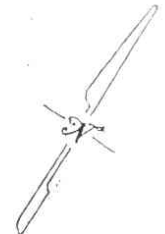
FILED FOR RECORD on the 20 day of May, A.D., 1980, at 11:30  
A. M. Duly Recorded this the 20 day of May, A.D., 1980,  
at 1:55 o'clock P.M.

Jimmie B. Gill, County Clerk

By Patsy Ann Deputy

Instrument No. 26360

10/157



Johnnie W. Hutchins, et ux,  
30.76 acres,  
258/762

Humble Pipeline  
Escamont, 86479  
(two pipelines)

RE:  
FLOOD HAZARD BOUNDARY MAP  
MAP H - 01 64  
BOQUE COUNTY, TEXAS  
COMMUNITY NO. 480051A  
PAGE 26

Eugene Ringerbach, Texas Registered  
Professional Land Surveyor No. 1579.

