

THE STATE OF TEXAS X  
COUNTY OF JIM WELLS X

KNOW ALL MEN BY THESE PRESENTS: THAT

WE, EUSEBIO PEREZ and wife, MINERVA PEREZ, of Duval County, Texas, hereinafter called "Grantors," for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to Grantors in hand paid by ROEL G. PEREZ, hereinafter called "Grantee," the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED and by these presents do hereby GRANT, SELL and CONVEY unto the said Grantee a right-of-way and easement for the purpose of ingres and egress from a public road on the South of the hereinafter described easement to the property of the Grantee, hereinafter mentioned, which right-of-way and easement is situated in Jim Wells County, Texas, and is more particularly described as follows, to-wit:

A right-of-way and easement 30 feet in width and approximately 5,120 feet in length, out of a 380 acre tract known as Share #4 allotted to Eusebio Perez in a Partition Deed dated April 24, 1933, between the heirs of San Juana G. de H. Perez, Deceased, of record in Volume 48, Page 518, Deed Records, Jim Wells County, Texas, said 380 acre tract being out of Survey #221, S. K. & K., Original Grantee, Abstract #459, Survey #219, S. K. & K., Original Grantee, Abstract #458, and Survey #223, S. K. & K., Original Grantee, Abstract #460, and said right-of-way and easement being more particularly described as follows:

BEGINNING at a point on the West line of said 380 acre tract, being the Southwest corner of a 20 acre tract conveyed by Grantors to Grantee by Deed dated June 18, 1979, recorded in Volume 383, Page 104, Deed Records, Jim Wells County, Texas, for the Northwest corner hereof.

THENCE South along the West line of said 380 acre tract approximately 5,120 feet, to the Southwest corner of said 380 acre tract, being on the North line of a public road, for the Southwest corner hereof.

THENCE in an easterly direction, along the South line of said 380 acre tract, being also the North line of said public road-way, a distance of 30 feet to a point for the Southeast corner hereof.

THENCE North, parallel to the West line of this right-of-way and easement, approximately 5,120 feet to a point on the South line of said 20 acre tract, for the Northeast corner hereof.

THENCE West, along the South line of said 20 acre tract, 30 feet, to the PLACE OF BEGINNING.



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TO HAVE AND TO HOLD the above described right-of-way and easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs and assigns forever, and Grantors do hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee, his heirs and assigns, shall have the right to fence the said right-of-way and easement and shall have the right to construct and maintain roadways, bridges, culverts, fences, and gates over and along the said roadway and easement, for the purpose of ingress and egress to and from Grantee's lands.

This easement is in correction of and in lieu of an easement entitled "Deed-Private Right-of-Ways" executed by Grantors in favor of Grantee dated July 29, 1980.

EXECUTED this 21st day of November, 1980.

Eusebio Perez  
Eusebio Perez

Minerva A. Perez  
Minerva Perez



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THE STATE OF TEXAS

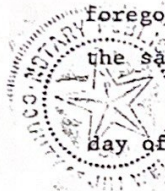
COUNTY OF Jim Wells

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BEFORE ME, the undersigned authority, on this day personally appeared EUSEBIO PEREZ and wife, MINERVA PEREZ, 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 on this 13th day of December, 1980.



Solamente Alvarez  
Notary Public in and for  
The State of Texas

Commission Expires June 1984

THE STATE OF TEXAS COUNTY OF JIM WELLS	I, ARNOLDO GONZALEZ, County Clerk, in and for said County, do hereby
certify that the foregoing instrument with its certificate of authentication, was filed for record in my office, the	
16th day of December, 19 80, at 10:34 o'clock A. M.,	and duly Recorded the
17th day of December, 19 80, at 9:05 o'clock A. M., in	Deed Records of
said County in Vol. 402	on Pages 286-288
WITNESS My Hand and Seal of Office in Alice, Texas, the day and year last above written.	
By <u>Paula O'Neill</u> (LS), Deputy	ARNOLDO GONZALEZ Clerk, County Court, Jim Wells County, Texas