

1755

RIGHT-OF-WAY EASEMENT

THE STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAMILTON:

Date: September 23, 1994Grantors: JAMES E. CROUCH and wife, JANE CROUCH and
LARRY FINCH and wife, MAVIS FINCHGrantee: J. RALPH LEE and wife, LINDA LEE, and their heirs
and assigns.Consideration: Ten And No/100 Dollars (\$10.00) and other
consideration.Conveyance of Easement: The undersigned Grantors do hereby
GRANT, SELL AND CONVEY unto the Grantees a right-of-way easement
described as follows:

A Fifty (50) foot Access Easement through and across a 2.45 acre tract out of the James Hamilton Survey No. 17, A-417 described in Deed to William L. Finch, et ux, per Vol. 265, Page 207, Hamilton County Deed Records and through and across a 0.803 acre tract described in Deed to James E. Crouch and wife, Jane E. Crouch per Vol. 238, Page 316, Hamilton County Deed Records and providing access to a 26.013 acre tract, James Hamilton Survey No. 17, described in Deed to Ralph Lee, et ux, per Vol. 284, Page 284, said Deed Records. Twenty-Five (25) feet along and either side of a line being the common boundary line between the said William L. Finch 2.45 acre tract and the James E. Crouch 0.803 acre tract.


BEGINNING at a steel pin found in the East line of Nicholson Ave, Town of Hamilton, the NWC of the said Crouch tract and the SWC of the said Finch tract;

THENCE S71-28E, 350.0 feet to a steel pin found, the SEC of said Finch tract and the NEC of the said Crouch tract, said pin the End Point of this.

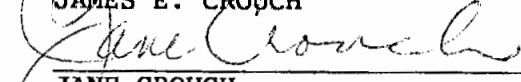
Such Easement to be for the purpose of ingress, egress, and regress by Grantees, their heirs and assigns, to Grantees' tract of 26.013 acres, James Hamilton Survey No. 17, Hamilton County, Texas, referred to above. Such Easement shall be used in common with Grantors, and Grantees shall not have the right to obstruct such Easement by fence, gate, or any other barrier.

Further, Grantors shall have the sole obligation for construction and maintenance and any roadway upon the easement tract.

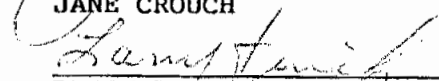
EXECUTED this the 23rd day of September, 1994.



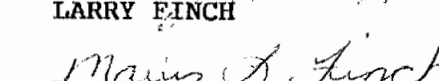
JAMES E. CROUCH



JANE CROUCH



LARRY FINCH



MAVIS FINCH

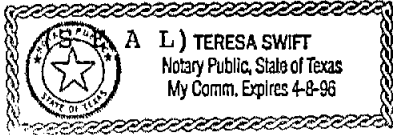
RIGHT-OF-WAY EASEMENT
T:122/A/LEE

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(Acknowledgment)

STATE OF TEXAS
COUNTY OF HAMILTON

This instrument was acknowledged before me on the 23rd day of September, 1994, by JAMES E. CROUCH and wife, JANE CROUCH.

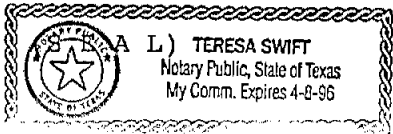


Teresa Swift
NOTARY PUBLIC, State of Texas
My commission expires: 4-8-96
Notary's printed name: Teresa Swift

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HAMILTON

This instrument was acknowledged before me on the 21st day of October, 1994, by LARRY FINCH and wife, MAVIS FINCH.



Teresa Swift
NOTARY PUBLIC, State of Texas
My commission expires: 4-8-96
Notary's printed name: Teresa Swift

FILED FOR RECORD

OCTOBER 24, 1994 at 11:00 A. M.

VIRGINIA LOVELL, CO. CLERK

RECORDED

OCTOBER 25, 1994

HAMILTON COUNTY, TEXAS

