

179963

ACCESS EASEMENT

DATE: March 1, 2005

GRANTOR: James Janisch, Robert R. Janisch, and Sue Ellen Jones

ADDRESS 2150 C R 106, Purmela, Tx 76566

GRANTEE: John H. Myers

GRANTEE: 106 Woodland Circle, Burleson, Tx 76028

CONSIDERATION: The sum of Ten Dollars and No/100 (\$10.00) and other valuable consideration receipt of which is hereby acknowledged.

PROPERTY: An easement for access over and across that certain 3.281 acres of land out of the Green DeWitt Survey, Coryell County, Texas, which is more described in deed from Robert Jansen and wife, to Emil Janisch and wife, dated April 16, 1993 and recorded in Vol. 545, Page 859, Public Records of Coryell County, Texas, more particularly described in Exhibit A, attached.

This easement shall inure to the benefit of that certain 165 acres out of the Green DeWitt survey described in deed to from Sam Myers to John H. Myers dated 1988 and recorded in Vol. 467, Page 629 Deed Records of Coryell County, Texas.

Grantors hereby bind themselves, their heirs, and legal representatives to warrant and defend the above described easement and rights unto Grantee its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

James Janisch
James Janisch

Robert R. Janisch
Robert R. Janisch

Sue Ellen Jones
Sue Ellen Jones

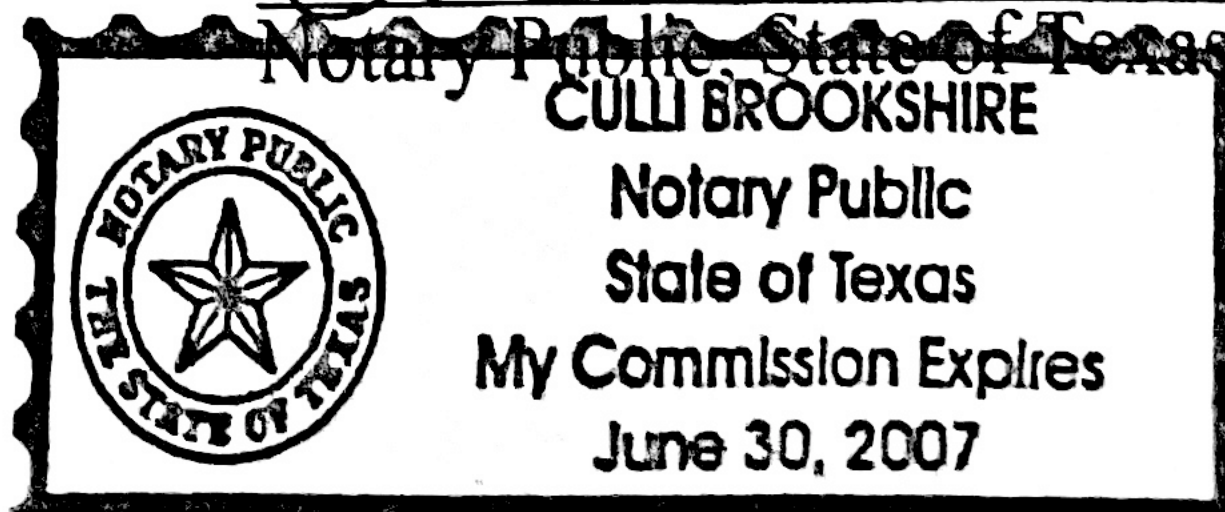
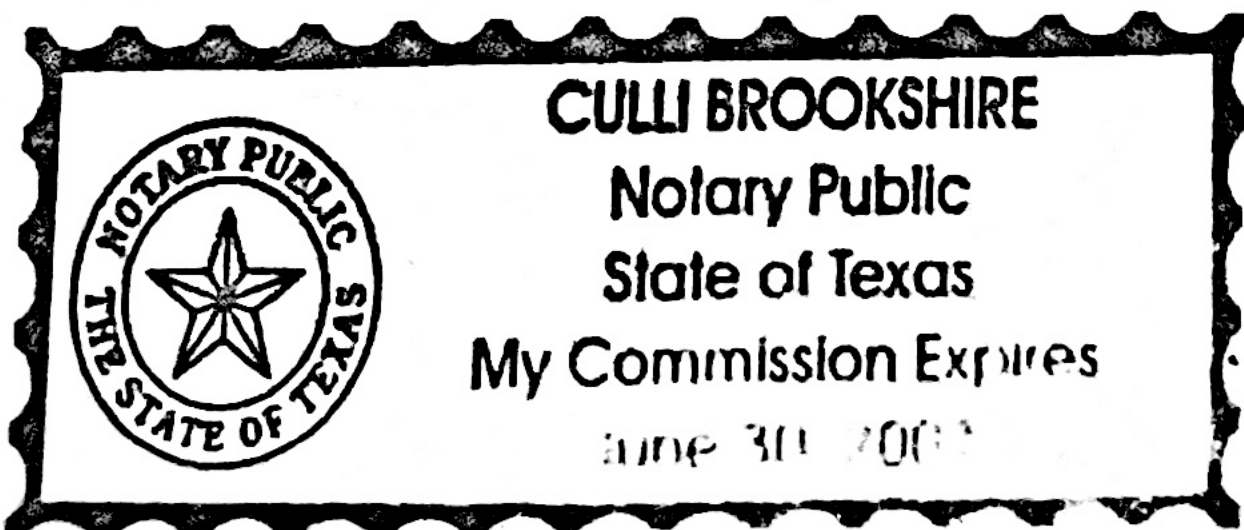
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF CORYELL §

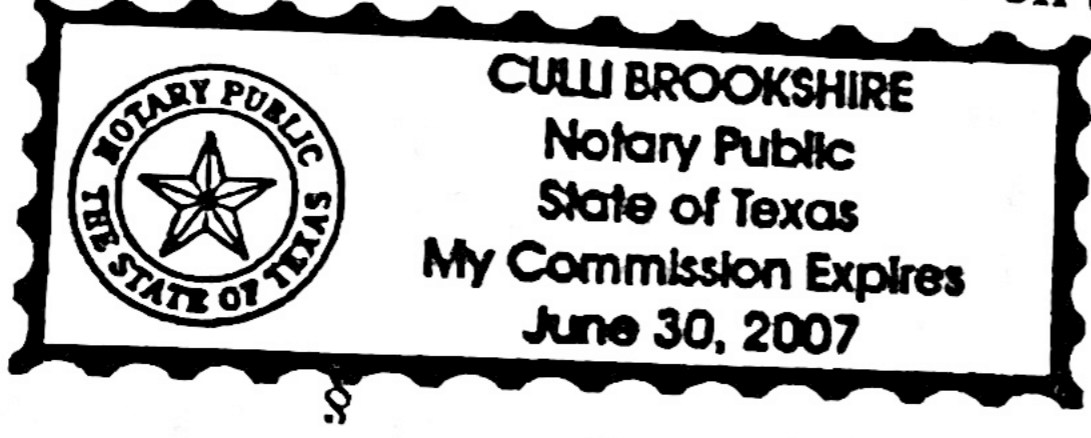
This instrument was acknowledged before me on this the 1 day of March, 2005 by James Janisch.

Culli Brookshire



STATE OF TEXAS §
COUNTY OF CORYELL §

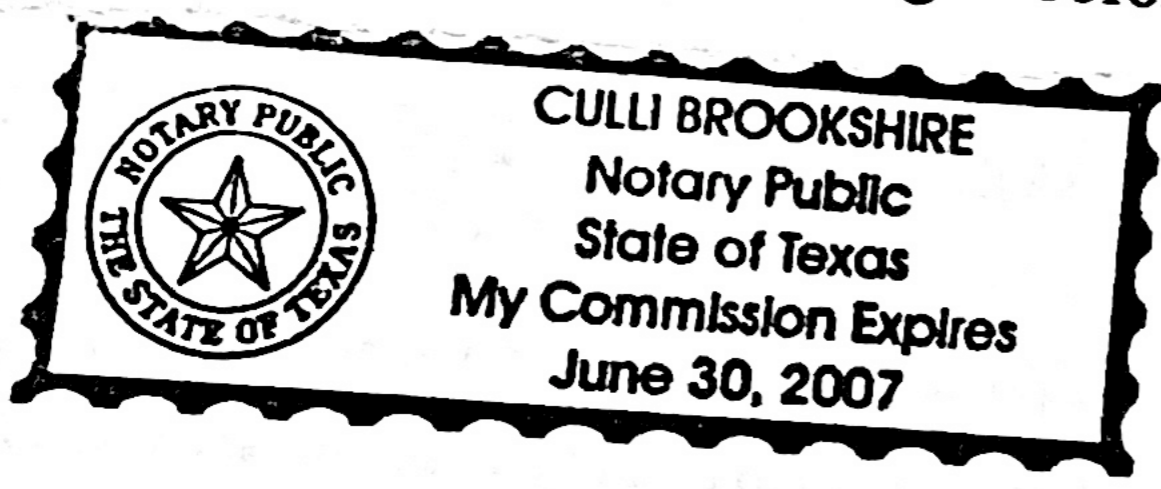
This instrument was acknowledged before me on this the 1st day of March, 2005 by Robert R. Janisch.



Culli Brookshire
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF CORYELL §

This instrument was acknowledged before me on this the 1 day of March, 2005 by Sue Ellen Jones.



Culli Brookshire
Notary Public, State of Texas

EXHIBIT A

All that certain tract or parcel of land situated in Coryell County, Texas out of the Green DeWitt Survey, Abst. No. 277, and being a part of a tract conveyed to Robert A. Jansen and wife, Yvonne G. Jansen from Callie M. Abbott, a widow, by Warranty Deed dated June 17, 1983, recorded in Coryell County Deed Records Vol. 393, Page 217, and described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron pin set for the Northeast corner of this tract, same being the Northeast corner of the Jansen tract in the aforementioned deed;

THENCE South 19 deg 00' 00" West, with the East line of said Jansen tract 3558.33 feet to a 3/8 inch iron pin set for the Southeast corner of this tract, in the Northwest margin of the Oakton Public Road, a.k.a. County Road #200;

THENCE South 73 deg 23' 16" West with said Northwest margin, 49.02 feet to a 3/8 inch iron pin set for the Southwest corner of this tract;

THENCE North 19 deg 00' 00" East, parallel to and 40 feet from the East line of this tract, 3586.98 feet to a 3/8 inch iron pin set for the Northwest corner of this tract in the North line of the Jansen tract;

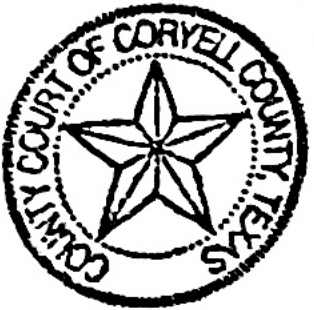
THENCE South 71 deg 00' 00" East with said North line 40.00 feet to the BEGINNING and containing 3.281 acres of land.

Said tract sold to Emil Janisch Jr. in Vol. 545 page 859, Public Records, Coryell County, Texas.

STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.

BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS



Barbara Simpson

Filed For Record
AT 4:30 O'CLOCK P.M.

MAR 02 2005

Barbara Simpson
County Clerk, Coryell Co., Texas

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