

79348

GRANT OF EASEMENT

VOL 407 PAGE 891

THE STATE OF TEXAS       X  
COUNTY OF ANGELINA       X

KNOW ALL MEN BY THESE PRESENTS:

That Mrs. Dezzie G. Peavy, a feme sole and Mrs. Frances C. Peavy, a feme sole, both of Hudson, Angelina County, Texas, hereinafter called "GRANTORS", for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to them in hand paid by Joe E. Smith and wife, Evelyn Raye Smith, H. P. Smith and wife, Imogene Diseker Smith, all of Calcasieu Parish, Louisiana, and A. G. Peavy and wife, Dorothy Woodworth Peavy of Angelina County, Texas, said persons hereinafter referred to as "GRANTEES", have granted, sold and conveyed and by these presents do grant, sell and convey unto said GRANTEES, subject to the reservations herein contained, a general utility easement and road right-of-way for foot, vehicular and animal traffic, as well as for construction, installation, repair and maintenance of such roadway and utilities as deemed necessary or convenient at all times hereafter, across that certain tract of land designated as Block #9 in the Subdivision of the W. F. Peavy Estate as said Block is described in a Deed dated April 19, 1956 from Dezzie G. Peavy to C. B. Peavy, as same appears of record in Volume 222, Page 483 of the Deed Records of Angelina County, Texas, said easement running for an approximate distance of 0.432 of a mile and specifically described as follows:

Said Utility Easement and Road Right-of-Way being sixty (60') feet in width, being thirty (30') feet on each side of the centerline of the old dirt Civilian Conservation Corps Road, sometimes referred to hereinafter as the "Old CCC Road", constructed across and upon the land referred to above during the mid-1930's by the United States Government; and,

Said easement and right-of-way granted hereby to follow the course as marked and shown as the "Old CCC Road" crossing Tract A, running from Point A to Point C being a distance of approximately 0.432 of a mile) as shown on the map attached hereto and made a part hereof and identified herein as EXHIBIT "A", reference to which is hereby made for any and all purposes;



TOGETHER with free ingress, egress, regress to and for the said GRANTEES, both severally and in common with each other, their heirs, assigns and tenants by foot, vehicular and animal traffic and utilities of all types, as by any of them shall be deemed necessary or convenient at all times and seasons forever, in, along, upon and out of said roadway and easement, in common with GRANTORS, the said Mrs. Dezzie G. Peavy and Mrs. Frances C. Peavy, their heirs, assigns and tenants, to have and to hold all and singular the rights and privileges aforesaid to GRANTEES their heirs and assigns, to their proper use, in common with GRANTORS, their heirs, assigns and tenants.

GRANTORS hereby reserve to themselves, their successors and assigns all their respective interest in the oil, gas and other minerals in and under said roadway and easement.

EXECUTED this the 13<sup>th</sup> day of January, 1974.

Mrs. Dezzie G. Peavy  
Mrs. Dezzie G. Peavy

Frances C. Peavy  
Mrs. Frances C. Peavy  
GRANTORS

THE STATE OF TEXAS     X  
COUNTY OF ANGELINA    X

BEFORE ME, the undersigned authority, on this day personally appeared Mrs. Dezzie G. Peavy and Mrs. Frances C. Peavy, feme soles, 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 the 13<sup>th</sup> day of January, 1974.

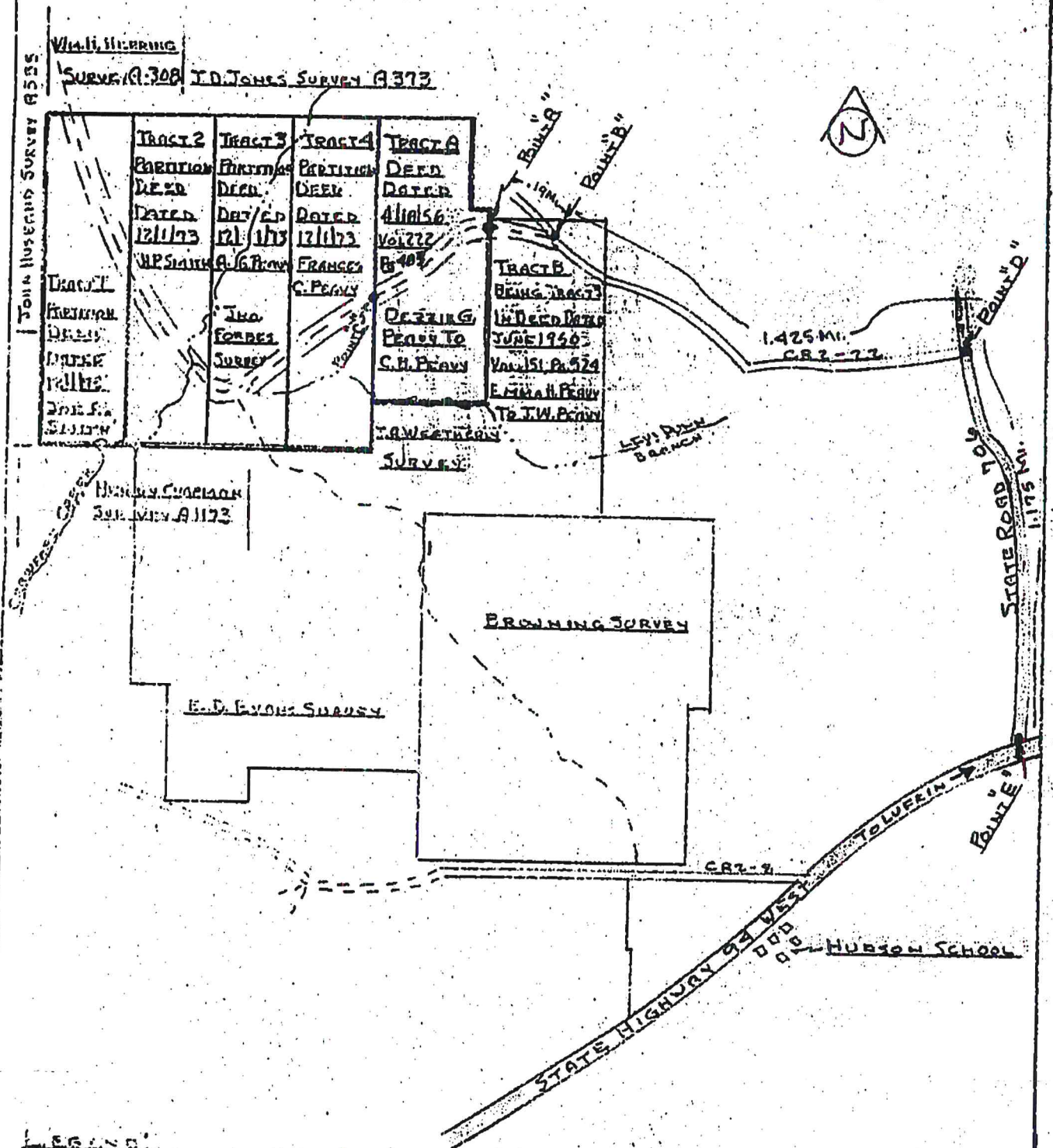


Alfred M. Leach  
Notary Public, Angelina County, Texas



EXHIBIT "A"

UTILITY & ROAD EASEMENT & RIGHT-OF-WAY FROM MRS DEZZIE G PEAVY & MRS. FRANCES C. PEAVY TO JOE E. SMITH ET. UX., H. P. SMITH ET. UX., G.G. PEAVY ET. UX.



LEGEND:

- OLD C.C.C. (CIVILIAN CONSERVATION CORPS) ROAD BEING A DIRT ROAD CONSTRUCTED IN MID 1930'S
- COUNTY DIRT ROAD
- STATE HIGHWAY
- PROPERTY LINE

DISTANCE BETWEEN POINT "A" AND POINT "C" BEING APPROXIMATELY .432 OF A MILE

SIGNED FOR IDENTIFICATION

By: Dezzie G. Peavy  
DEZZIE G. PEAVY

By: Frances C. Peavy  
FRANCES C. PEAVY

FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19\_\_\_\_, at \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19\_\_\_\_, at \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
INSTRUMENT NO. \_\_\_\_\_

PAUL SELMAN, COUNTY CLERK  
ANGELINA COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY