

DTNjr/ef

EASEMENT

DATE: April 26, 1995

GRANTOR: LEONARD HEATHINGTON and wife, DOROTHY HEATHINGTON
5301 Fall Creek Highway
Granbury, Hood County, Texas 76049

GRANTEE: HELEN ANDERSON
5601 Northgate Road
Granbury, Hood County, Texas 76049

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged.

I the undersigned hereby grant to the Grantee, Grantee's heirs, executors, and administrators, an easement for ingress and egress over and across the following described property, to-wit:

BEING a 12 foot easement on the Southern portion of a tract of land out of the JOHN MCCOY SURVEY, Abstract No. 381, Hood County, Texas, and being conveyed this date by Helen Anderson to Leonard Heathington and wife, Dorothy Heathington and the Southern portion of a 0.753 Acre tract of land conveyed to Heathington in Volume 1362, Page 56, Official Public Records, Hood County, Texas, being more fully described by metes and bounds as follows:

BEGINNING a found 1/2" iron, being in the Western Line of State Highway No. 4 and 167 and being the Southeastern corner of the said 0.753 Acre tract;

THENCE with the common line of said Heathington tract and Walton tract, passing a found 1" square headed bolt for the common corner of said Heathington and Walton tracts at 233.26 feet and in all onto the said Anderson tract, 283.26 feet to a set 3/8" iron for corner;

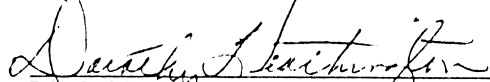
THENCE N 29° 42' 49" W with the Western line of the 0.461 Acre tract, 12.00 feet to a point;

THENCE N 61° 00' 17" E with the Northern line of easement, 281.10 feet to a point on the Western line of State Highway No. 4 and 167;

THENCE S 39° 54' E with said line of Highway, 12.22 feet to the POINT OF BEGINNING of easement.

This easement is for the benefit of and appurtenant to that certain tract or parcel of land, and/or any portion thereof, remaining in the name of HELEN ANDERSON, described in that certain deed recorded in Volume 178, Page 535, Deed Records, Hood County, Texas.

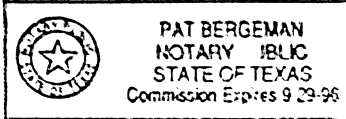

LEONARD HEATHINGTON


DOROTHY HEATHINGTON

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF HOOD }

This instrument was acknowledged before me on the 2nd day
of May, 1995, by LEONARD HEATHINGTON and DOROTHY
HEATHINGTON, his wife.



Pat Bergeman
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Helen Anderson
5601 Northgate Road
Granbury, Texas 76049

PREPARED IN LAW OFFICES OF:
NEUVILLE & DEWITT, P.C.
101 West Pearl Street
Granbury, Texas 76048

FILED FOR RECORD
AT 2:20 P.M.

MAY 03 1995
Anjanette Ables
County Clerk, Hood County, TX

Any provision herein which restricts the sale, rental, or use of
the land or real property because of color or race is invalid
under the Equal Housing Opportunity Act, Title VIII of the
Civil Rights Act of 1968.
I hereby certify that this instrument was filed on the date and
time stated above by me and was duly RECORDED
IN THE PUBLIC RECORDS OF HOOD COUNTY,
TEXAS, on this day.



Anjanette Ables
ANJANETTE ABLES, County Clerk
Hood County, Texas