

2003-294
2003-440
V1367-P620EASEMENT AGREEMENT

THE STATE OF TEXAS

COUNTIES OF BASTROP AND LEE

KNOW ALL MEN BY THESE PRESENTS:

That JEFFREY L. ROBERTSON, hereinafter called Grantor, for the sum of \$10 00 cash and other good and valuable consideration paid by CURTIS RAY OLTMANN, whose address is 3687 FM 448, Giddings, Texas 78942, and CLINT W OLTMANN, whose address is 3687 FM 448, Giddings, Texas 78942, hereinafter called Grantees, does hereby GRANT and CONVEY unto Grantees an easement and right-of-way on, over, and across Grantor's property, more particularly described as follows, to-wit:

Being a thirty foot (30') wide permanent easement and right-of-way, a part of the Aaron Bursen Survey, A-373, Lee County, Texas, and A-94, Bastrop County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached hereto for all purposes

As further consideration for the granting of this Easement, CURTIS RAY OLTMANN and CLINT W OLTMANN agree that after this Easement is no longer used by oil companies for operation and maintenance of wells in the area where it presently provides access, CURTIS RAY OLTMANN and CLINT W OLTMANN will maintain the herein conveyed easement in such condition as to accommodate two-wheel drive passenger cars so long as said easement is used by CURTIS RAY OLTMANN and CLINT W OLTMANN

The easement granted herein shall be used only for the purpose of providing pedestrian and vehicular ingress and egress between that certain public road now known as "Paffen Road" and those certain tracts being conveyed to Curtis Ray Oltmann and Clint W Oltmann by Pauline Meuth and being that certain 20 175 acre tract conveyed to Curtis Ray Oltmann by Pauline Meuth described on Exhibit "B" attached hereto for all purposes, and that certain 20 175 acre tract conveyed to Clint W Oltmann by Pauline Meuth, described on Exhibit "C" attached hereto for all purposes.

The easement, rights and privileges herein granted shall be personal to Grantees and their guests for so long as Grantees maintain and use said easement Grantor herein binds himself, and his heirs and assigns, to warrant and forever defend the above described easement and rights unto

BAC 03-16930

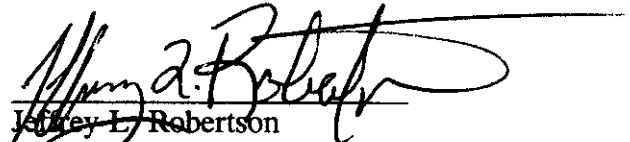
OFFICIAL RECORDS INSTRUMENT # 200315310 8 PGS

V1367-P621

Grantees, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed this 12 day of

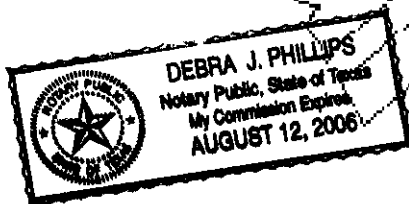
August, 2003


Jeffrey L. Robertson

THE STATE OF TEXAS §

COUNTY OF LEE §

This instrument was acknowledged before me on 12th day of August, 2003, by JEFFREY L. ROBERTSON




NOTARY PUBLIC STATE OF TEXAS

(Print or Stamp Name of Notary)

My commission expires: _____

RECORDER'S MEMORANDUM:
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STATE OF TEXAS

COUNTY OF LEE & BASTROP

PERMANENT EASEMENT AND RIGHT OF WAY

Being a Thirty (30) foot wide Permanent Easement and Right of Way, a part of the Aaron Burleson Survey, Abstract 373, Lee County, and Abstract 94, Bastrop County, Texas, and being a part of a 20 35 acre Tract One and a 20 00 acre Tract Two conveyed to Jeffrey L. Robertson by deed recorded in volume 776, page 457 of the Real Property Records of Lee County, Texas. The centerline of said 30 foot wide easement and right of way being more particularly described as follows

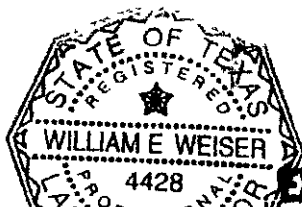
BEGINNING at a point in the South line of said 20 00 acre Robertson tract, the Westerly North line of said 20 35 acre Robertson tract; said point bears North 63 deg 06 min 14 sec East - 615.76 feet from a 60d nail set in the East margin of Paffen Road, at a Southwest occupation corner of said 20.00 acre Robertson tract for reference hereof,

THENCE across said 20 00 acre and 20 35 acre Robertson tracts as follows

North 40 deg 31 min 54 sec East - 37.52 feet to a pk nail with washer marked "4428" set,
North 11 deg 03 min 18 sec East - 89.46 feet to a pk nail with washer marked "4428" set,
North 02 deg 27 min 49 sec West - 177.88 feet to a pk nail with washer marked "4428" set,
North 09 deg 09 min 41 sec East - 102.49 feet to a pk nail with washer marked "4428" set,
North 38 deg 04 min 28 sec East - 115.25 feet to a pk nail with washer marked "4428" set,
North 57 deg 25 min 09 sec East - 191.95 feet to a 60d nail with washer marked "4428" set,
North 67 deg 28 min 04 sec East - 1338.14 feet to a 60d nail with washer marked "4428" set,
North 71 deg 22 min 34 sec East - 349.87 feet to a 60d nail with washer marked "4428" set, and
North 77 deg 57 min 45 sec East - 614.56 feet to a 5/8 inch rebar with cap marked "4428" set in the centerline of an access easement recorded in volume 553, page 900, in the West line of a 40 35 acre tract conveyed to Bernard Meuth, Jr and Mary Posas, Co-Trustees, by deed recorded in volume 899, page 714, the East line of said 20.35 acre Robertson tract, for the **Point of Termination** of said 30 foot wide easement and right of way

Bearings are based on record call Reference is hereby made to a plat attached hereto and made a part hereof

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in June 2003 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2 Condition IV Survey



William E. Weiser
Professional Land Surveyor
Number 4428

Date of signature 6-19-03

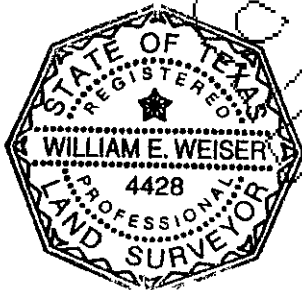
2766 V: 0924 P: 679

Easement this day surveyed, **North 22 deg. 29 min. 35 sec. West** at 40 feet pass the North line of said 30 foot wide easement (553/900) and continuing for a total distance of **709.76 feet** to a 5/8 inch rebar with cap marked "4428" set for the Southwest corner of said 20.175 acre Tract 1 this day surveyed, the Northwest corner of said 40 foot wide Easement this day surveyed, and the Northwest corner hereof,

THENCE across said 40 35 acre Pauline Meuth tract, with the South line of said 20.175 acre Tract 1 this day surveyed, the North line of said 40 foot wide Easement this day surveyed, **North 67 deg. 31 min. 00 sec. East – 40.00 feet** to a 5/8 inch rebar with cap marked "4428" set for the Northeast corner of said 40 foot wide Easement this day surveyed, and **North 67 deg. 31 min. 00 sec. East 1195.78 feet** to the **PLACE OF BEGINNING** and containing **20.175 acres** of land of which approximately 0.199 acres are in Bastrop County, and approximately 19.976 acres are in Lee County, Texas

Bearings are based on record call. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in June 2003 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition IV Survey




William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature 6-19-03

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STATE OF TEXAS

COUNTY OF LEE & BASTROP

RECORDER'S MEMORANDUM.

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LAND DESCRIPTION

Tract 1

Being 20.175 acres of land, a part of the Aaron Burleson Survey, Abstract 373, Lee County, and Abstract 94, Bastrop County, Texas, and being a part of a 40 35 acre tract conveyed to Pauline Meuth by deed recorded in volume 553, page 900, of the Real Property Records of Lee County, Texas Said 20 175 acre Tract 1 being more particularly described as follows

BEGINNING at a 1/4 inch rebar found in the West line of a 74 acre First Tract conveyed to Wilbert C. Oltman by deed recorded in volume 157, page 7, for the Southeast corner of a 4 acre tract conveyed to Wilbert C. Oltman by deed recorded in volume 148, page 467, the Easterly Northeast corner of said 40 35 acre Pauline Meuth tract, and the Easterly Northeast corner hereof,

THENCE with the West line of said 74 acre Oltman tract, the Easterly East line of said 40.35 acre Pauline Meuth tract, **South 23 deg. 21 min. 07 sec. East - 370.85 feet** to a 1/2 inch rebar found, and **South 22 deg. 55 min. 07 sec. East - 145.02 feet** to a 5/8 inch rebar with cap marked "4428" set for the Northeast corner of a 20 175 acre Tract 2 this day surveyed, and the Southeast corner hereof,

THENCE across said 40 35 acre Pauline Meuth tract, with the North line of said 20.175 acre Tract 2 this day surveyed, **South 67 deg. 31 min. 00 sec. West 1195.78 feet** to a 5/8 inch rebar with cap marked "4428" set for the Northeast corner of a Forty (40) foot wide Proposed Permanent Easement and Right of Way (0 652 acres) this day surveyed, and continuing **South 67 deg. 31 min. 00 sec. West - 40.00 feet** to a 5/8 inch rebar with cap marked "4428" set in the East line of a 40 35 acre tract conveyed to Kathy Rodriguez by deed recorded in volume 553, page 892, the West line of said 40 35 acre Pauline Meuth tract, for the Northwest corner of said 40 foot wide Easement this day surveyed, the Northwest corner of said 20 175 acre Tract 2 this day surveyed, and the Southwest corner hereof,

THENCE with the East line of said 40 35 acre Rodriguez tract, the West line of said 40.35 acre Pauline Meuth tract, **North 22 deg. 29 min. 35 sec. West - 854.80 feet** to a 5/8 inch rebar with cap marked "4428" set in the South line of a 50 acre Second Tract conveyed to Wilbert C. Oltman by deed recorded in volume 157, page 7, for the Northeast corner of said 40 35 acre Rodriguez tract, the Northwest corner of said 40 35 acre Pauline Meuth tract, and the Northwest corner hereof, said 5/8 inch rebar with cap marked "4428" set bears **North 75 deg 12 min 53 sec. East 1.81 feet** from a 1/2 inch rebar found for reference hereof;

THENCE with the South line of said 50 acre Oltman tract, the Westerly North line of said 40.35 acre Pauline Meuth tract, **North 67 deg. 26 min. 03 sec. East 711.46 feet** to a 5/8 inch rebar with cap marked "4428" set for the Northwest corner of said 4 acre Oltman tract, the Westerly Northeast corner of said 40.35 acre Pauline Meuth tract, and the Westerly Northeast corner hereof;

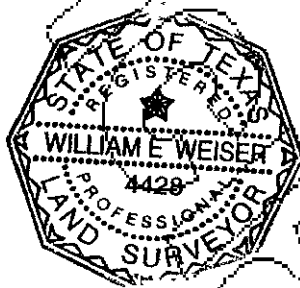
THENCE with the West line of said 4 acre Oltman tract, the Westerly East line of said 40 35 acre Pauline Meuth tract, **South 23 deg. 41 min. 01 sec. East - 339.42 feet** to a 5/8 inch rebar with cap marked "4428" set for the Southwest

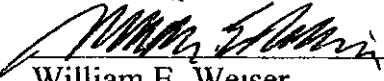
corner of said 4 acre Oltman tract, an interior corner of said 40.35 acre Pauline Meuth tract, and an interior corner hereof,

THENCE with the South line of said 4 acre Oltman tract, the Easterly North line of said 40.35 acre Pauline Meuth tract, **North 67 deg. 35 min. 26 sec. East - 510.63 feet** to the **PLACE OF BEGINNING** and containing **20.175 acres** of land of which approximately 2.337 acres are in Bastrop County, and approximately 17.838 acres are in Lee County, Texas

Bearings are based on record call. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in June 2003 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition IV Survey




William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature 6-19-03

RECORDER'S MEMORANDUM
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Recordation

EXHIBIT C 20P2

STATE OF TEXAS

COUNTY OF LEE & BASTROP

RECORDER'S MEMORANDUM
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 Recordation

LAND DESCRIPTION

Tract 2

Being 20.175 acres of land, a part of the Aaron Burleson Survey, Abstract 373, Lee County, and Abstract 94, Bastrop County, Texas, and being a part of a 40.35 acre tract conveyed to Pauline Meuth by deed recorded in volume 553, page 900 of the Real Property Records of Lee County, Texas. Said 20.175 acre Tract 2 being more particularly described as follows

COMMENCING at a ½ inch rebar found in the West line of a 74 acre First Tract conveyed to Wilbert C. Oltman by deed recorded in volume 157, page 7, for the Southeast corner of a 4 acre tract conveyed to Wilbert C. Oltman by deed recorded in volume 148, page 467, the Easterly Northeast corner of said 40.35 acre Pauline Meuth tract, and the Easterly Northeast corner of a 20.175 acre Tract 1 this day surveyed,

THENCE with the West line of said 74 acre Oltman tract, the Easterly East line of said 40.35 acre Pauline Meuth tract, the Easterly East line of said 20.175 acre Tract 1 this day surveyed, South 23 deg. 21 min. 07 sec East – 370.85 feet to a ½ inch rebar found, and South 22 deg. 55 min. 07 sec East – 145.02 feet to a 5/8 inch rebar with cap marked "4428" set for the Southeast corner of a 20.175 acre Tract 1 this day surveyed, and the Northeast corner and **PLACE OF BEGINNING** hereof,

THENCE continuing with the West line of said 74 acre Oltman tract, the Easterly East line of said 40.35 acre Pauline Meuth tract, South 22 deg. 55 min. 07 sec. East – 265.95 feet to a ½ inch rebar found, and South 22 deg. 50 min. 25 sec. East – 443.82 feet to a 5/8 inch rebar with cap marked "4428" set for the Northeast corner of a 40.35 acre tract conveyed to Bernard Meuth, Jr. and Mary Posas, Co-Trustees, by deed recorded in volume 899, page 714, the Southeast corner of said 40.35 acre Pauline Meuth tract, and the Southeast corner hereof, said 5/8 inch rebar with cap marked "4428" set bears North 53 deg. 56 min. 14 sec West – 1.48 feet from a ½ inch rebar found for reference hereof,

THENCE with the North line of said 40.35 acre Bernard Meuth, Jr. tract, the South line of said 40.35 acre Pauline Meuth tract, South 67 deg. 31 min. 00 sec. West – 1200.44 feet to a 5/8 inch rebar with cap marked "4428" set for the Southeast corner of a Forty (40) foot wide Proposed Permanent Easement and Right of Way (0.652 acres) this day surveyed, and continuing South 67 deg. 31 min. 00 sec. West – 40.00 feet to a 5/8 inch rebar with cap marked "4428" set in the centerline of a 30 foot wide access easement recorded in volume 553, page 900, in the East line of a 40.35 acre tract conveyed to Kathy Rodriguez by deed recorded in volume 553, page 892, for the Southwest corner of said 40.35 acre Pauline Meuth tract, the Northwest corner of said 40.35 acre Bernard Meuth, Jr. tract, the Southwest corner of said 40 foot wide Easement this day surveyed, and the Southwest corner hereof; said 5/8 inch rebar with cap marked "4428" set bears South 69 deg. 59 min. 08 sec West – 15.87 feet from a ½ inch rebar found for reference hereof,

THENCE with the East line of said 40.35 acre Rodriguez tract, the West line of said 40.35 acre Pauline Meuth tract, the West line of said 40 foot wide

EXHIBIT B 1 of 2

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08/14/2003 09:23a JB
 # 2766 V 0924 P 0683
 Filed and Recorded
 Carol Jaehne Dismukes
 County Clerk
 Lee County, Texas

BAC

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

2003 SEP 12 03:44 PM 200315310
MARYC \$23.00
ROSE PIETSCH ,COUNTY CLERK
BASTROP COUNTY, TEXAS

HC 2004

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