

EASEMENT AGREEMENT

DEED RECORD

Provide an survey exhibit that shows the location of this easement relative to this property and where it connects into the public right-of-way.

13-
THE STATE OF TEXAS |
COUNTY OF DALLAS |

2136 0 13.00 DEED
2 07/18/83

WHEREAS, JOHNNY J.E. THOMPSON and wife, CONNIE J. THOMPSON, Owners of the property described in Exhibit "A" attached hereto; ELLIS MEALS, Owner of the property described in Exhibit "B"; and JOE DODSON WRECKING YARD, INC., a Texas corporation, Owner of the property described in Exhibit "C" attached hereto;

WHEREAS the undersigned desire to create an easement for ingress and egress over and across the properties described in Exhibits "A", "B", and "C", said easement to be for the benefit of the Owners of the properties described in Exhibits "A", "B", and "C".

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein the undersigned do hereby grant for the benefit of the owners of the properties described in Exhibits "A", "B", and "C", their successors and assigns, an easement for ingress and egress, said easement being described in Exhibit "D" attached hereto.

It is understood that this easement shall be a covenant running with the title to the properties described in Exhibits "A", "B", and "C", and that the Owners of the properties benefiting from the easement agreement to share proportionately in the maintenance of said easement if necessary.

EXECUTED this the 23 day of June, 1983.

Johnny J.E. Thompson
JOHNNY J.E. THOMPSON

JOE DODSON WRECKING YARD, INC.

Connie J. Thompson
CONNIE J. THOMPSON

BY: Joe Dodson

Ellis Meals
ELLIS MEALS

SWORN TO AND SUBSCRIBED BEFORE ME, this the 23 day of June 1983.

Mildred Dodson
Notary Public, Dallas County, Texas

SWORN TO AND SUBSCRIBED BEFORE ME, this the 23 day of June 1983.

Mildred Dodson
Notary Public, Dallas County, Texas

SWORN TO AND SUBSCRIBED BEFORE ME, this the 23 day of June 1983.

B.D. Anderson
Notary Public, Dallas County, Texas

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THE STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared

JOHNNY J.E. THOMPSON and wife, CONNIE J. THOMPSON
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 23 day of June, 1983.

Mildred Dodson Dallas
Notary Public, County, Texas

THE STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared

ELLIS MEALS
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 23 day of June, 1983.

Mildred Dodson Dallas
Notary Public, County, Texas

THE STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared

known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

JOE DODSON WRECKING YARD, INC.
a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this 23 day of June, 1983.

B.D. Dodson Dallas
Notary Public, County, Texas

EXHIBIT "B"

Being a tract of land situated in Dallas County, Texas, and being parts of the J. M. KENNEDY SURVEY, Abstract No. 711 and being the same land described in a Deed from W. L. Lancaster and wife, Nannie Lancaster, to J. A. Vandergriff as recorded in Volume 755, Page 599, Deed Records of Dallas County, Texas, and the P. WITT SURVEY Abstract No. 1566 and being the same land described in a Deed from Zilla May (Welch) Fenny to J. A. Vandergriff as recorded in Volume 2278, Page 340, Deed Records of Dallas County, Texas and being further described by metes and bounds as follows:

Beginning at an Iron-pin for corner in the West Line of the J. M. KENNEDY SURVEY and the East Line of the S. THOMPSON SURVEY at the North Line of the S.T.L. & S.W. R.R. ROW.

Thence North, along the West Line of the J. M. KENNEDY SURVEY, 435.6 feet to Iron-pin for corner, said point being 226.4 feet South to the Northwest corner of said SURVEY.

Thence South $85^{\circ} 50'$ East, parallel with the North Line of said R.R. ROW; 301.56 feet to Iron-pin for corner.

Thence South, parallel with the West Line of said SURVEY, 435.6 feet to Iron-pin for corner in the North Line of said R.R. ROW.

Thence North $85^{\circ} 50'$ North, along said ROW 301.56 feet to place of beginning and containing 3.00 acres of land.

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EXHIBIT "A"

TRACT I:

BEING situated in Dallas County, Texas, out of a tract of 16.48 acres of the Singleton Thompson Survey, Abstract 1493 as conveyed to Rufus Harrison Heads by deed recorded on 11/16/01, in Volume 274, Page 309, DR DCT and this part being further described as follows:

BEGINNING at a steel rod in the North line of said 16.48 acre tract, 612.3 feet South 80 degrees 38 minutes West of the Northeast corner of the S. Thompson tract;

THENCE South 8 degrees 44 minutes East, along a fence line 627.8 feet to a steel rod on the Northerly right of way line of St. Louis and Southwestern Railroad (Cotton Belt) 50 feet from and at right angles to the center of the main tract;

THENCE South 85 degrees 50 minutes East, 50 feet from the center of said main tract along the North right-of-way line of said railroad, 264.2 feet to iron pin for corner;

THENCE North, 641.01 feet to iron pin for corner in North line of a 16.48 acre tract;

THENCE South 89 degrees 38 minutes West, along the North line of said 16.48 acre tract, 358.82 feet to Place of Beginning and containing 4.50 acres of land.

TRACT II:

BEING situated in Dallas County, Texas, out of a tract of 16.48 acres of the Singleton Thompson Survey, Abstract 1493 as conveyed to Rufus Harrison Heads by deed recorded in 11/16/01, in Volume 274, Page 309, DR DCT, and this part being further described as follows:

BEGINNING at the Northeast corner of the Singleton Thompson Survey, Abstract No. 1493, Dallas County, Texas;

THENCE South 89 degrees 38 minutes West, along the North line of a 16.48 acre tract, 253.48 feet to iron pin for corner;

THENCE South, 642.01 feet to iron pin in the North line of the St. Louis & Southwestern Railroad right-of-way;

THENCE South 85 degrees, 50 minutes East along said railroad right-of-way 254.2 feet to iron pin in the East line of said Thompson Survey;

THENCE North, along said survey, 662.0 feet to Place of Beginning and containing 3.794 acres of land.

EXHIBIT "C"

Being a tract of land situated in Dallas County, Texas, and being parts of the J. M. KENNEDY SURVEY, Abstract No. 741 and being the same land described in a Deed from W. L. Lancaster and wife, Mannie Lancaster, to J. A. Vandergriff as recorded in Volume 755, Page 399, Deed Records of Dallas County, Texas, and the P. WITT SURVEY Abstract No. 1566 and being the same land described in a Deed from Zilla May (Welch) Penny to J. A. Vandergriff as recorded in Volume 2278, Page 340, Deed Records of Dallas County, Texas and being further described by metes and bounds as follows:

BEGINNING at a point, said point being the Southwest corner of the P. Witt Survey, said point also being the Northeast corner of the S. Thompson Survey and the Northwest corner of the J. M. Kennedy Survey;

THENCE North along the West line of the P. Witt Survey 559.92 feet to a point for corner;

THENCE along the top bank of the Elm Fork of the Trinity River

South 42 degrees 26 minutes East 187.1 feet;

South 27 degrees 50 minutes East 258 feet;

South 33 degrees 42 minutes East 232.8 feet to the South line of

the P. Witt Survey and continuing South 33 degrees 42 minutes East

84 feet; and

South 42 degrees 30 minutes East 686 feet to a point in the Northerly

Right of Way line of the St. Louis and Southwestern Railroad Company

tract;

THENCE South 30 degrees 00 minutes West along said Railroad Right

of Way 167.10 feet to a point in the North Right of Way line of said

Railroad 50 feet North of and at right angles to the center of the

main track;

THENCE North 85 degrees 30 minutes West 50 feet North of and

parallel to the center of said main track 804 feet to a point for

corner, said point along the West line of the J. M. Kennedy Survey

and along the East line of the S. Thompson Survey Abstract No. 1493;

THENCE North with the East line of said Thompson Survey and West

line of said Kennedy Survey 662 feet to the point of BEGINNING,

said point being the Northwest corner of the J. M. Kennedy Survey

and the Southwest corner of the P. Witt Survey and the Northeast

corner of the S. Thompson Survey, said tract of land containing

13.059 acres of land more or less.

EXHIBIT "D"

BEING situated in Dallas County, Texas, out of a tract of 16.48 acres of the Singleton Thompson Survey, Abstract 1493 as conveyed to Rufus Harrington Heads by Deed recorded on 11/16/01, in Volume 274, Page 309, DR DCT and this part being the center line of a 20 ft. easement described as follows:

BEGINNING at a point in the East line of the Thompson Tract also being the East line of the S. Thompson Survey, 10 feet North of the North ROW line of the St. Louis & Southwestern Railroad;
THENCE North 85 deg. 50 min. West, parallel with said ROW 522 feet to the West line of the Thompson Tract.

BEING a tract of land situated in Dallas County, Texas, and being parts of the J.M. Kennedy Survey, Abstract No. 741 and being the same land described in a Deed from W.L. Lancaster and wife, Nannie Lancaster, to J.A. Vandergriff as recorded in Volume 755, Page 399, Deed Records, of Dallas County, Texas, and the P. Witt Survey, Abstract No. 1566 and being the same land described in a Deed from Zilla May (Welch) Penny to J.A. Vandergriff as recorded in Volume 2278, Page 340, Deed Records of Dallas County, Texas, and being the center line of a 20 foot easement described as follows:

BEGINNING at a point 10 feet North of the North ROW line of the St. Louis & Southwestern Railroad, at a point in the East line of the Thompson Tract also being the West line of the J.M. Kennedy Survey;

THENCE South 85 degrees 50 minutes East, 10 feet North of the North ROW line of said railroad, 301.56 feet to the West line of the Dodson 10.499 acre tract.

BEING a tract of land situated in Dallas County, Texas, and being parts of the J. M. KENNEDY SURVEY, Abstract No. 741 and being the same land described in a Deed from W. L. Lancaster and wife, Nannie Lancaster, to J. A. Vandergriff as recorded in Volume 755, Page 399, Deed Records of Dallas County, Texas, and the P. WITT SURVEY, Abstract No. 1566 and being the same land described in a Deed from Zilla May (Welch) Penny to J. A. Vandergriff as recorded in Volume 2278, Page 340, Deed Records of Dallas County, Texas, and being the center line of a 20 ft. easement described as follows:

BEGINNING at a point 10 feet North of the North ROW line of the St. Louis & Southwestern Railroad, 301.56 ft. East of the West line of the J. M. KENNEDY SURVEY;
THENCE South 85 deg. 50 min. East, 10 feet North of the North ROW line of said railroad, 507.7 feet to the East line of the Dodson 10.499 acre tract.

Carrollton, Texas 75011
P.O. Box 111036

Grantee's Address is:

STATE OF TEXAS
I hereby certify that this instrument was filed on the
date and time stamp hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

COUNTY OF DALLAS

JUL 18 1983



Earl Burk
COUNTY CLERK, Dallas County, Texas

Hexter Fair Title Company
8300 Preston Road
Dallas, Texas 75225

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Earl Burk
COUNTY CLERK
DALLAS COUNTY