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96-0735

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Lonie Hendrickson, of Travis County, State of Texas, hereinafter referred to as Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) cash to the Grantor in hand paid by Eddie G. Woolley, G. O. Meadows, and T. A. Meadows, the receipt of which is hereby acknowledged, and in further consideration of the benefit to be derived mutually by the parties, from the easement hereinafter described, have this day GRANTED AND CONVEYED, and by these presents to GRANT AND CONVEY unto Eddie G. Woolley, G. O. Meadows and T. A. Meadows, of Travis County, Texas, an easement for the purpose of ingress-egress to that certain land owned by the Grantees herein lying appurtenant to said easement across Grantor's real property, Grantees land being described in Volume 2676, Page 118 Volume 4710, Page 2198 and Volume 3265, Page 1665 of the Deed Records of Travis County, Texas. Said easement to be described as follows, to-wit:

That certain tract or parcel of land being out of the John Swesey Survey No. 506, Abstract No. 702, in Travis County, Texas, a part of the 5.1 acre tract conveyed to Ernest Henderson by Deed as recorded in Vol. 529, Pg. 9, Travis County Deed Records.

Beginning at the original S. E. Corner of said Ernest Henderson 5.1 acre tract, Thence  $47^{\circ} - 15'$  E  $13.0'$  to the present R. O. W. of FM 2244 (Bee Cave Road), which is the S. E. Corner of the 0.48 acre tract conveyed to Elizabeth Swenson by Deed as recorded in Vol. 4710, Page 2198, which is out of the Ernest Henderson 5.1 acre tract. Thence with the North R. O. W. of FM 2244 (Bee Cave Road). N  $41^{\circ} - 30'$  W  $150.0'$  to the S. W. Corner of said Swenson Tract, which is also the S. E. Corner of a  $18.2'$  wide strip of land retained by Ernest Henderson as access to FM 2244, which is to be the point of beginning of this Easement.

Thence, N.  $47^{\circ} - 15'$  E  $150.0'$ , with the West Line of the Eliz. Swenson Tract, to a point, an Iron Pin found, which is the N. W. Corner of the Swenson Tract,

Thence, N  $41^{\circ} - 30'$  W  $18.2'$ , to a point, an Iron Pin set, in the East Line of the G. O. Meadows Tract, Vol. 2676, Pg. 118,

