

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Filed For Record *347pm*

APR 22 2013

GRANT OF EASEMENT

Becky Williams
County Clerk, Johnson County Texas
[Signature] DEPUTY

THE STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

KNOW ALL MEN BY THESE PRESENTS

THAT LY Property Investments, L.P., a Texas limited partnership, whose mailing address P.O. Box 812, Cleburne, Texas 76033, hereinafter called Grantor for and in consideration of the County of Johnson, State of Texas, a political subdivision of the State of Texas, hereinafter called Grantee, constructing and maintaining a road and right-of-way does hereby grant unto the County of Johnson, its successors and/or assigns, a perpetual easement and right-of-way for public ingress and egress and the free and uninterrupted use, liberty and privilege of passing in, over and along that certain easement or right-of-way, more particularly described as:

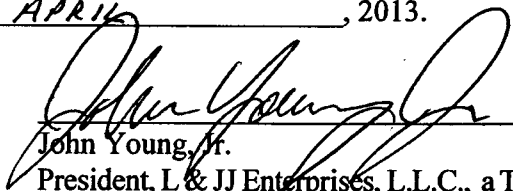
Being a .0931 acre tract of land situated in the Jackson County School Land Survey, Abstract Number 435, Johnson County, Texas, and more particularly described in Exhibit A attached hereto and incorporated fully as if recited herein verbatim.

Grantor for the consideration does hereby grant unto Grantee the property for a perpetual easement or right-of-way TO HAVE AND TO HOLD the same unto said County of Johnson, State of Texas, a political subdivision of the State of Texas, its successors and/or assigns, together with the right to grade, gravel, pave, and otherwise maintain and improve said easement or right-of-way as a road, and with free ingress, egress and regress for the purpose of constructing and reconstructing and perpetually maintaining a roadway thereon and any drainage ditches adjacent and necessary thereto for water drainage to and for the said County of Johnson, State of Texas, its successors and/or assigns.

But the above grant of easement and all warranties are conditioned on the construction and completion of the road on said easement within 18 months of the date this grant of easement is accepted by Grantee, such condition to be binding on and to be observed by the Grantee, its successors and/or assigns, and if said road is not constructed and completed within 18 months of the date this grant of easement is accepted by Grantee, the grant of easement shall immediately revert to and vest in Grantor, his heirs or assigns, the grant of easement hereunder shall be null and void, and Grantor, his heirs or assigns, shall be entitled to and shall be delivered possession of the property.

When the context requires, singular nouns and pronouns include the plural.

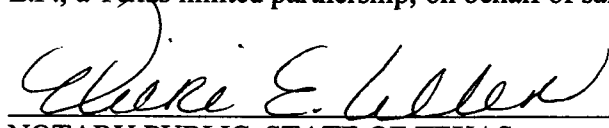
EXECUTED the 5 day of APRIL, 2013.

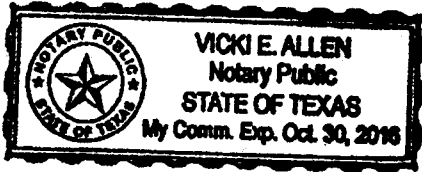


John Young, Jr.
President, L & JJ Enterprises, L.L.C., a Texas limited liability company and general partner of LY Property Investments, L.P., a Texas limited partnership

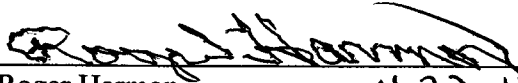
STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on this the 5 day of APRIL, 2013, by John Young, Jr., President of L & JJ Enterprises, L.L.C., a Texas limited liability company and general partner of LY Property Investments, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.


NOTARY PUBLIC, STATE OF TEXAS



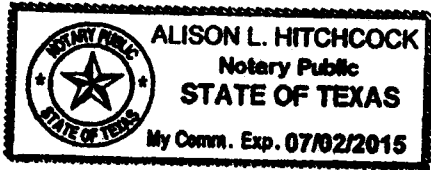
ACCEPTED:



Roger Harmon 4-22-13
County Judge, Johnson County, Texas

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on this the 22nd day of April, 2013, by Roger Harmon, County Judge of Johnson County on behalf of Johnson County, Texas.





NOTARY PUBLIC, STATE OF TEXAS

After recording return to:

Attn: Roger Harmon
County Judge, Johnson County
Johnson County Courthouse
2 North Main Street
Cleburne, Texas 76033

EXHIBIT "A"
JOHNSON COUNTY – CR 1123 RIGHT-OF-WAY ACQUISITION

PARCEL NO. 1
OWNER: LY PROPERTY INVESTMENTS, L.P.
RIGHT-OF-WAY ACQUISITION
0.931 ACRE TRACT OF LAND
JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 435
JOHNSON COUNTY, TEXAS

Being a 0.931 acre tract of land situated in the Jackson County School Land Survey, Abstract Number 435, Johnson County, Texas, and being a portion of the remainder of a 218.349 acre tract of land (by deed) deeded to LY Property Investments, L.P. as recorded in Volume 3529, Page 869 of the Official Public Records of Johnson County, Texas, and being further described in Volume 1038, Page 583 of the Deed Records of Johnson County, Texas, said 0.931 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southeast corner of a 6.000 acre tract of land (by deed) deeded to Grover Lee Lavender et ux, Lisa Lavender a/k/a Lisa Marie Lavender as recorded in Volume 2416, Page 880 of said Official Public Records of Johnson County, Texas, said point being in the northeasterly line of said 218.349 acre tract of land, said point also being in the southwesterly line of County Road 1123, from which a 1/2 inch iron rod with cap stamped "Recer Fox" found for reference bears North 59 degrees 30 minutes 37 seconds East, a distance of 0.72 feet, and from which a 1/2 inch iron rod found for reference bears North 23 degrees 41 minutes 59 seconds East, a distance of 0.89 feet, and also from which a 1/2 inch iron rod with cap stamped "Recer Fox" found for the southwest corner of said 6.000 acre tract of land bears South 59 degrees 30 minutes 37 seconds West, a distance of 1040.32 feet, said 1/2 inch iron rod with cap stamped "Recer Fox" being in the northeasterly line of a 7.271 acre tract of land (by deed) deeded to Excel Oilfield Environmental L.L.C. as recorded in Volume 4380, Page 238 of said Official Public Records of Johnson County, Texas; **THENCE** South 31 degrees 07 minutes 09 seconds East, with the northeasterly line of said 218.349 acre tract of land and with the southwesterly line of said County Road 1123, a distance of 210.77 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING**;

THENCE South 31 degrees 07 minutes 09 seconds East, with the northeasterly line of said 218.349 acre tract of land and with the southwesterly line of said County Road 1123, a distance of 91.92 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

(Exhibit "A") Page 1 of 2

THENCE South 58 degrees 58 minutes 01 seconds West, a distance of 852.12 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner, from which a 1/2 inch iron rod with cap stamped "RPLS 5596" found for the northeast corner of a 5.222 acre tract of land (by deed) deeded to John R. Hardee and Glenn Landry as recorded in Volume 4443, Page 250 of said Official Public Records of Johnson County, Texas bears South 30 degrees 26 minutes 13 seconds East, a distance of 9.64 feet;

THENCE North 30 degrees 26 minutes 13 seconds West, a distance of 50.36 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

THENCE North 59 degrees 32 minutes 05 seconds East, a distance of 801.58 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

THENCE North 14 degrees 12 minutes 28 seconds East, a distance of 70.31 feet to the **POINT OF BEGINNING** and containing 40,554 square feet or 0.931 acres of land, more or less.

NOTES:

1. A plat of even date accompanies this legal description.
2. All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, North Central Zone 4202. The Surface Factor for this project is 1.00012. Distances and areas shown are surface.

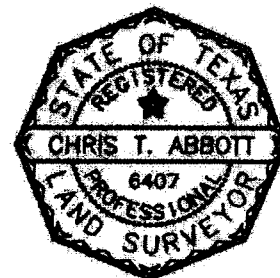
*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Gorrondona & Associates, Inc.

By: Chris T. Abbott

Surveyor's Name: Chris T. Abbott
Registered Professional Land Surveyor,
Texas No. 6407



Date of survey: March 7, 2013

(Exhibit "A") Page 2 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 31°07'09"E	210.77'
L-2	S 31°07'09"E	91.92'
L-3	S 30°26'13"E	9.64'
L-4	N 30°26'13"W	50.36'
L-5	N 14°12'28"E	70.31'

EXHIBIT "B"

PARCEL NO. 1

P.O.C.
POINT FROM WHICH A FOUND 1/2" IRON ROD WITH CAP STAMPED "REGER FOX" BEARS N 59°30'37"E 0.72' AND A FOUND 1/2" IRON ROD BEARS N 23°41'59"E 0.89'

P.O.B.

JACKSON COUNTY SCHOOL LAND SURVEY ABSTRACT No. 435

6.000 ACRES (BY DEED) GROVER LEE LAVENDER ET UX, LISA LAVENDER A/K/A LISA MARIE LAVENDER VOLUME 2416, PAGE 880 O.P.R.J.C.T.

TRACT 1 70.562 ACRES (BY DEED) MORRIS TEXAS PROPERTIES, LLC VOLUME 4267, PAGE 68 O.P.R.J.C.T.

FOUND 1/2" IRON ROD WITH CAP STAMPED "REGER FOX" 7.271 ACRES (BY DEED) EXCEL OILFIELD ENVIRONMENTAL L.L.C. VOLUME 4380, PAGE 238 O.P.R.J.C.T.

RIGHT-OF-WAY ACQUISITION AREA
40,554 SQ. FT. OR 0.931 ACRES

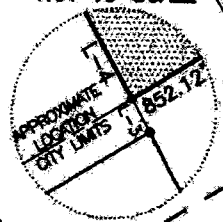
REMAINDER OF 218.349 ACRES (BY DEED) LY PROPERTY INVESTMENTS, L.P. VOLUME 3529, PAGE 869 O.P.R.J.C.T. FURTHER DESCRIBED IN VOLUME 1038, PAGE 583 D.R.J.C.T.

TRACT II 5.180 ACRES (BY DEED) JOHN HARDEE AND GLENN LANDRY VOLUME 4191, PAGE 532 O.P.R.J.C.T.

TRACT I 5.276 ACRES (BY DEED) JOHN HARDEE AND GLENN LANDRY VOLUME 4191, PAGE 532 O.P.R.J.C.T.

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 5596" 5.222 ACRES (BY DEED) JOHN R. HARDEE AND GLENN LANDRY VOLUME 4443, PAGE 250 O.P.R.J.C.T.

DETAIL "A" NOT TO SCALE

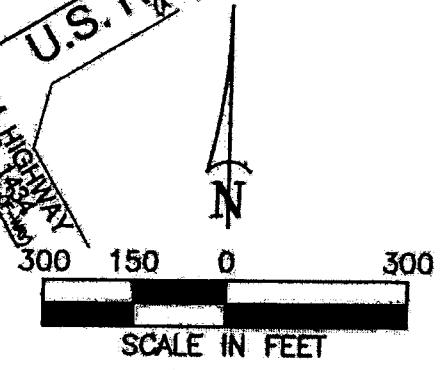


COUNTY ROAD 1123

U.S. HIGHWAY NO. 67

F.M. HIGHWAY 67

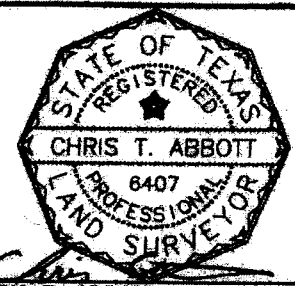
- NOTES:**
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202. THE SURFACE SCALE FACTOR FOR THIS PROJECT IS 1.00012. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



Johnson County, Texas

1 N. MAIN STREET, ROOM 304 • GLEBURNE, TEXAS 76033

EXHIBIT SHOWING
A
RIGHT-OF-WAY ACQUISITION
OUT OF A
218.349 ACRE TRACT OF LAND
SITUATED IN THE
JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 435
JOHNSON COUNTY, TEXAS
AS RECORDED IN
VOLUME 3529, PAGE 869
DEED RECORDS OF JOHNSON COUNTY, TEXAS



PROJECT: JOHNSON COUNTY - CR 1123 RIGHT-OF-WAY ACQUISITION
RIGHT-OF-WAY ACQUISITION: 40,554 SQUARE FEET OR 0.931 ACRES

JOB No. JCGO 1200.01 DRAWN BY: GTA CAD FILE: PARCEL 1.DWG
DATE: 03/07/2013 EXHIBIT B PAGE 1 OF 1 SCALE: 300

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6407 TEXAS FIRM NO. 10108800