

**VARIABLE WIDTH  
ACCESS EASEMENT  
0.07 ACRE**

**BEING A TRACT OF LAND LOCATED IN THE GRANDE 11 LEAGUE SURVEY, ABSTRACT NO. 32, ROBERTSON COUNTY, TEXAS AND BEING PART OF A CALLED 52.45 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1281, PAGE 443, OFFICIAL PUBLIC RECORDS, ROBERTSON COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6462" SET IN THE NORTH LINE OF SAID 52.45 ACRE TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1940, FROM WHICH A 5/8" IRON ROD WITH A RED CAP FOUND FOR THE SOUTHEAST CORNER OF SAID 52.45 ACRE TRACT BEARS S 47°25'25" E, A DISTANCE OF 1806.68 FEET;**

**THENCE, CROSSING SAID 52.45 ACRE TRACT AND WITH A WIRE FENCE, THE FOLLOWING BEARINGS AND DISTANCES:**

S 27°53'03" W, A DISTANCE OF 56.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 6462";

S 28°39'46" W, A DISTANCE OF 23.32 FEET TO A 6" WOOD FENCE POST;

N 70°56'13" W, A DISTANCE OF 24.08 FEET TO A 6" WOOD FENCE POST;

N 05°17'14" W, A DISTANCE OF 25.41 FEET TO A 6" WOOD FENCE POST;

N 15°44'40" E, A DISTANCE OF 57.01 FEET TO A 6" WOOD FENCE POST FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 1940, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 6410" BEARS N 69°34'22" W, A DISTANCE OF 50.51 FEET;

**THENCE, S 69°34'22" E, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 1940, A DISTANCE OF 50.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRE OF LAND, AS SURVEYED ON THE GROUND ON SEPTEMBER 26, 2022 UNDER THE SUPERVISION OF JEREMY WILLIAMSON, RPLS 6462. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (NA2011). SEE THE ACCOMPANYING EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.**

