

95091
RIGHT-OF-WAY DEED

STATE OF TEXAS }
County of Montgomery } KNOW ALL MEN BY THESE PRESENTS:

That I, W. E. Bond, of Orleans Parish, Louisiana,

~~of the County of~~ _____, State of Texas, for and in consideration of the sum of
Ten & No/100 (\$10.00) DOLLARS, to me in hand
paid by the State of Texas, acting by and through the State Highway Commission, receipt of which is
hereby acknowledged, have this day sold, and do by these presents grant, bargain, sell and convey unto

the State of Texas, all that certain tract or parcel of land, situate in the County of Montgomery,
State of Texas, and being a part of 316.56 Acres out of the A. W. Springer Survey, Abst. 490

conveyed by Richard H. John, Executor of the Estate
of Pauline J. John, Deceased, to W. E. Bond

by deed dated the 15th day of September, 1937, and recorded in
Volume 195 Page 261 of Deed Records of Montgomery County,
Texas; said tract or parcel of land herein conveyed, being subject to:

(Important Note: If no liens, leases or easements exist, insert the word "None.")

lien(s) held by None
(Name) (Address)

easement(s) held by The Texas Pipe Line Co. Houston, Texas (Vol. 331, Page 271,
Deed Records of Montgomery County Texas) (Address)

lease(s) held by The Texas Company Houston, Texas (Vol 349, page 428,
Deed Records of Montgomery County, Texas) (Address)

and being more particularly described as follows, to-wit: Being a strip of land along and adjacent
to the center line of F.M. Hwy. No. 1488, 2807.5 Ft. long and being 150 Ft. wide, 75
Ft. each side of said center line from Sta. 551 / 32.0, the West line of the W. E.
Bond property, to Sta. 558 / 00; decreasing uniformly from 150 Ft. to 100 Ft. in
width for 100 Ft. from Sta. 558 / 00 to Sta. 559 / 00; 100 Ft. wide and 2039.5 Ft.
long, same being 50 Ft. each side of said center line from Sta. 559 / 00 to Sta. 579 /
39.5, the East line of the W. E. Bond property.

Said center line is described as follows, to-wit:

Beginning at a point in the West line of the W. E. Bond property, 3961 Ft.

Northerly along the West line from the Southwest corner of said property;

Thence N. 77° 32' E. 800.9 Ft. to the P.O. of a 0° 20' circular curve to the right, at Sta. 559 / 32.9;

Thence around said curve, having a central angle of 2° 50', a distance of 850.0 Ft. to the P. T. of said curve at Sta. 567 / 82.9;

Thence N. 80° 22' E. 1156.6 Ft. to a point in the East line of said W. E. Bond property, said point being Sta. 579 / 39.5 and is Southerly 546.3 Ft. along the East line from the Northeast corner of said W. E. Bond property.

Said strip of land containing 7.269 Acres of land, more or less.

These notes incorporate and include a 60 Ft. right-of-way of 3.44 Acres previously deeded to Montgomery County and recorded in Vol. 178, Page 564, of the Deed Records of Montgomery County.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said State of Texas and its assigns, save and except the following reservations and provisions:

The Grantor(s) reserve(s) all of the oil, gas and sulphur in and under said land, but waive(s) all rights of ingress and egress for the purpose of exploring, developing, mining or drilling for the same; however, nothing in this reservation shall affect the rights of the State to use said land and other minerals and materials thereon, therein or thereunder for road purposes, it being specifically understood that the State and its assigns shall be vested with the title to and the right to take and use, without additional compensation, any stone, earth, gravel, caliche or any other materials or minerals upon, in and under said land, except oil, gas and sulphur, for the construction and maintenance of the Highway System of Texas.

And I, the said W. E. Bond,

do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend all and singular the said premises, unto the said State of Texas, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

And it is further agreed that Montgomery County, Texas, in consideration of the benefits above set out, will remove from the property above described such fences, buildings and other obstructions as may be found upon said premises.

Witness my hand, this the 10th day of May, A. D. 1954.

W. E. Bond (handwritten signature)

SINGLE ACKNOWLEDGMENT

TEXAS THE STATE OF / ~~LOUISIANA~~ }
~~PARISH OF ORLEANS~~
County of ~~ORLEANS~~ COUNTY OF MONTGOMERY

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared W. E. Bond

, known to me (or proved to me on the oath of ~~credible witnesses~~) to be the person whose name

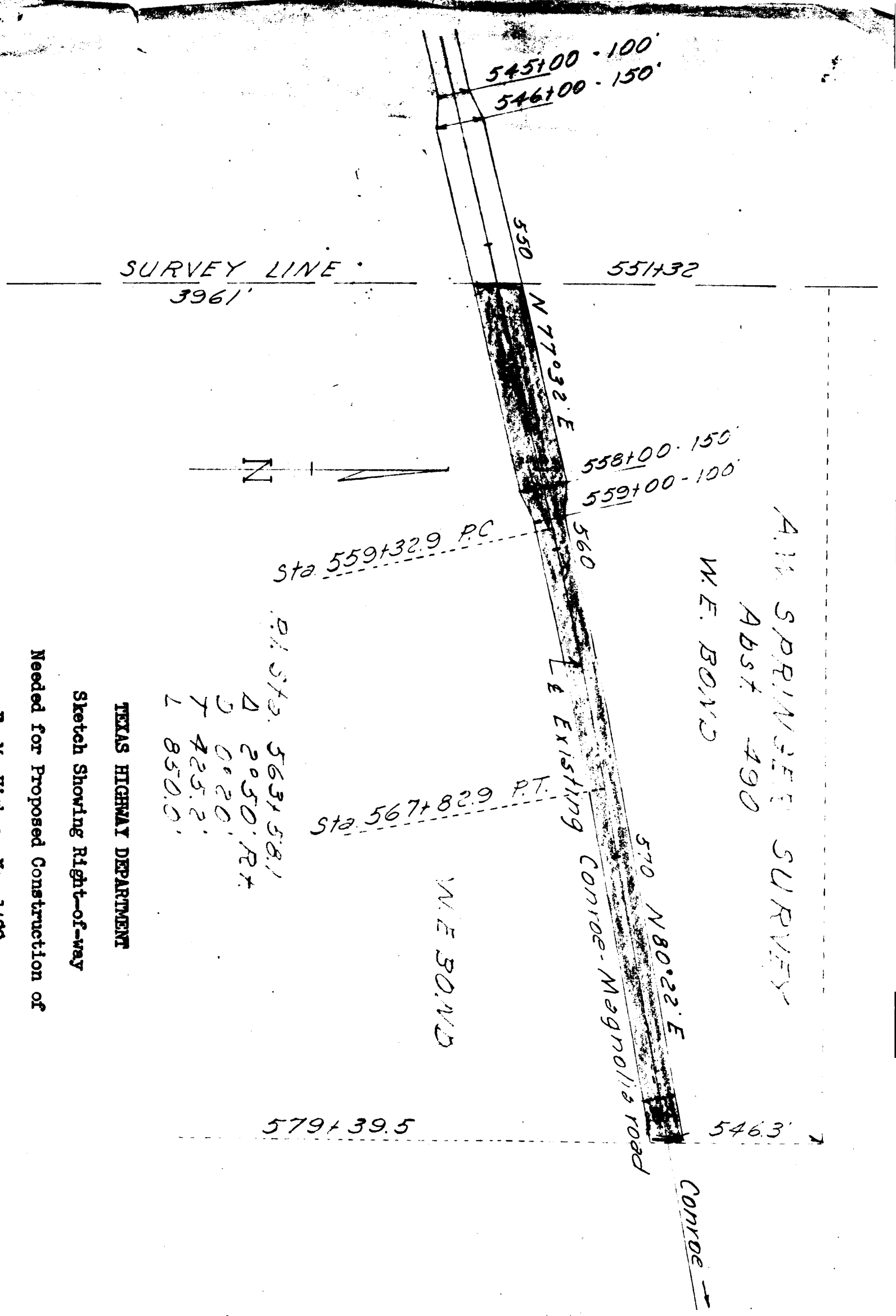
is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 10th day of May, A. D. 1954.

Vera O'Banion DeWalt (handwritten signature)

Vera O'Banion DeWalt
Notary Public
Montgomery County, Texas

Notary Public in and for ~~Orleans Parish, Louisiana~~ County, Texas
Montgomery County, Texas.



A.M. SPRINGER SURVEY
ABST. 490
W.E. BOND

P.I. STA.	563+58.1
D	2050.0 FT.
S	0.00
T	425.2
L	850.0

TEXAS HIGHWAY DEPARTMENT
Sketch Showing Right-of-way
Needed for Proposed Construction of
F. M. Highway No. 1488
Montgomery County

Control 523-10

Scale 1" = 100'



FILED FOR RECORD May 18, 1954, at 1:30 o'clock P. M.
RECORDED May 26, 1954, at 5:00 o'clock P. M.
BETTIE C. IVY, Clerk County Court
Montgomery County, Texas
By: L. J. Howe, Deputy