

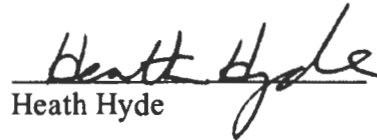
HEATH HYDE  
ATTORNEY AND COUNSELOR  
214 CONNALLY STREET, SUITE A  
SULPHUR SPRINGS, TEXAS 75482

TELEPHONE 903-439-0000

FAX 903-439-0002

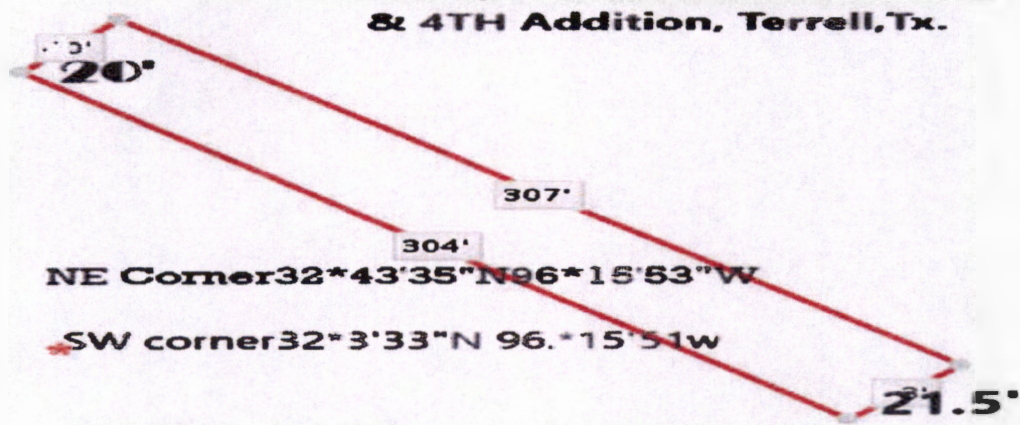
January 27, 2025

I request that Mark Bassham Bail Bonds #1 be added to the next agenda to discuss giving easement rights of Stalling's 3<sup>rd</sup> and 4<sup>th</sup> block 8 lot 3 Kaufman County, Texas to the owners of the Kaufman County property Stalling's 3<sup>rd</sup> and 4<sup>th</sup> block 7 lot 4 Kaufman County, Texas that was released in January. These properties join and the owner is unable to access his property without entering the Stallings 3<sup>rd</sup> and 4<sup>th</sup> block 8 Lot 3 Kaufman County, Texas. Please let me know if you have any questions or need any further information before the next meeting.

  
Heath Hyde

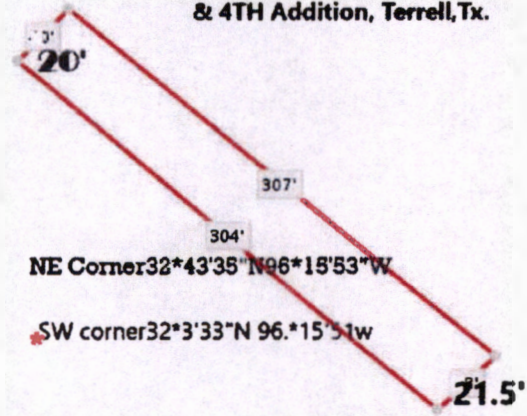
**EXHIBIT "A"**

**Easement  
LOT 3, BLK 8, STALLINGS 3RD  
& 4TH Addition, Terrell, Tx.**



Grantor hereby conveys an easement for the express purpose of contiguous access to Blk 7, lot 4; all owners and invitees, and their respective guests, upon, across, over and through the northern half Lot 3 blk 8, Stallings 3rd and 4th Addition, city of Terrell Texas approx. 304 feet x 21.5', beginning at a point of the s.w. corner of, blk 8, lot 3 of the subdivision plat, thence 304 feet to a point., at the s.w. corner of lot 3, thence 43' feet to a point, which is the n.w. corner of lot 3, thence 307' feet to a point which is the n.e. corner of lot 3, thence 20' feet to the point of beginning. and containing approx.. 6,600 s.f. more or less, which gives grantee unrestricted access from the dedicated city r.o.w to lot 4 blk 7.

**Easement**  
**IOT 3, BLK 8, STALLINGS 3RD**  
**& 4TH Addition, Terrell, Tx.**



Google

25 yards  
Map data ©2025 Google

## CONSENT TO EASEMENT

The undersigned, ("Lienholder"), hereby consents to the filing of the Access Easement (the "Easement"), attached as Exhibit "A", and, subject to the terms and provisions of this Consent, subordinates to the Easement and interests set forth in that certain deed of trust described on Exhibit "B" (the "Deed of Trust"), together with any modifications, supplements, restatements or amendments thereto. Lienholder subordinates its rights and interests to the terms, provisions, covenants, conditions and restrictions under the Easement, so that foreclosure of Lienholder's liens will not extinguish the terms, provisions, covenants, conditions, and restrictions under the foregoing Easement or subdivision of the Property thereby, provided, however, this Consent: (i) shall not be construed or operate as a release of the lien and security interests of the Deed of Trust, but shall instead confirm that the lien and security interests of the Deed of Trust shall hereafter be upon and against the property encumbered thereby (as set forth in the Deed of Trust), and all appurtenances thereto; (ii) shall not release, subordinate, impair or otherwise affect any and all rights Lienholder has under the Deed of Trust to succeed to the rights, powers and authority of the Easement Holder in the event of a foreclosure of the lien and security interests of the Deed of Trust; and (iii) shall not modify or amend the provisions of the Deed of Trust.

[Signature Page to Follow]

EXECUTED ON

March 27, 2025

HUNT COUNTY BAIL BOND BOARD, HUNT COUNTY, TEXAS

BY: [Signature]

NAME: J, ANDREW BENCH

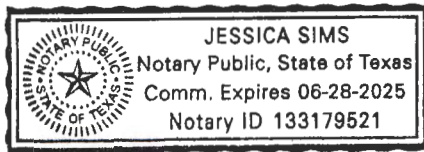
TITLE: CHAIRMAN

**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF Hunt

This instrument was acknowledged before me on March 27, 2025 by J. Andrew Bench, Chairman of the Hunt County Bail Bond Board, Hunt County, Texas, on it's behalf.



(Seal)

[Signature]  
Notary Public, State of Texas

Notary's name (printed):

Notary's commission expires:

**AFTER RECORDING, RETURN TO:**

National Title Group LLC  
4131 N Central Expy Ste 450  
Dallas, TX 75204

## **EXHIBIT "A"**

### **TRACT 1**

BEING LOT 4, BLOCK 7, STALLINGS 3RD ADDITION, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95, PAGE 366 AND REPLAT RECORDED IN VOLUME 163, PAGE 301 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

### **TRACT 2**

BEING LOT 3, BLOCK 8, STALLINGS 3RD ADDITION, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95, PAGE 366 AND REPLAT RECORDED IN VOLUME 163, PAGE 301 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

## **EXHIBIT "B"**

Being a portion of Block 7 and 8 in Stallings 3rd Addition, an addition to the City of Terrell, Kaufman County, Texas, according to the plat thereof, recorded in Volume 95, Page 366, and replat recorded in Volume 163, Page 301 of the Plat Records of Kaufman County, Texas, same being that tract of land conveyed to Heath Hyde, by deed recorded in Volume 7913, Page 416, Deed Records of Kaufman County, Texas, same being that tract of land conveyed to Bobby Eugene Combs recorded in Volume 585, Page 319, Deed Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a square bolt found for corner, said corner lying along the Southeast line of that tract of land conveyed to Pearlie M. Coombs, as her sole and separate property, by deed recorded in Volume 2450, Page 128, Deed Records of Kaufman County, Texas, and lying along the Southwest line of College Mound Road (variable width right-of-way), from which a 1/2 inch iron rod found bears North 51 degrees 45 minutes 05 seconds West, a distance of 250.40 feet, at the East corner of Lot 1R, Block 6, Stallings Third Addition, an addition to the City of Terrell, Kaufman County, Texas, according to the Re-Plat thereof recorded in Volume 3, Page 660, Kaufman County, Texas;

THENCE South 49 degrees 23 minutes 11 seconds East, along said Southwest line of College Mound Road, a distance of 32.01 feet to a 1/2 inch iron set stamped "CBG Surveying" for corner, said corner lying along the Northwest line of Paschall Cemetery;

THENCE South 41 degrees 54 minutes 33 seconds West, along said Northwest line of Paschall Cemetery, a distance of 157.71 feet to a 1/2 inch iron set stamped "CBG Surveying" for corner;

THENCE South 50 degrees 58 minutes 12 seconds East, along the Southwest line of said Paschall Cemetery, a distance of 209.00 feet to a 1/2 inch iron set stamped "CBG Surveying" for corner, said corner being the South corner of aforesaid Paschall Cemetery, and lying along the Northwest line of that tract of land conveyed to Patrick Cathcart, by deed recorded in Volume 272, Page 128, Deed Records of Kaufman County, Texas;

THENCE South 41 degrees 54 minutes 33 seconds West, along said Northwest line of Cathcart tract, a distance of 41.00 feet to a 1/2 inch iron set stamped "CBG Surveying" for corner;

THENCE South 51 degrees 02 minutes 00 seconds East, along the Southwest line of said Cathcart tract, a distance of 402.51 feet to a 1/2 inch iron set stamped "CBG Surveying" for corner, said corner being the South corner of that tract of land conveyed to James Henry, by deed recorded in Volume 1025, Page 577, Deed Records of Kaufman County, Texas, and lying along the Northwest line of Young Street (variable width foot right-of-way);

THENCE South 43 degrees 23 minutes 53 seconds West, along said Northwest line of Young Street, a distance of 50.00 feet to a 1/2 inch iron set stamped "CBG Surveying" for corner, said corner being the East corner of that tract of land conveyed to Douglas P. Pritchett, by deed recorded in Volume 8539, Page 357, Deed Records of Kaufman County, Texas;

THENCE North 51 degrees 15 minutes 50 seconds West, along the Northeast line of said Pritchett tract (8539/357), a distance of 646.57 feet to a 5/8 inch iron rod found for corner, said corner being the South corner of that tract of land conveyed to Jeronimo Chavero Vega and Yeni Garcia Velasquez, by deed recorded in Volume 7321, Page 551, Deed Records of Kaufman County, Texas, from which a 1/2 inch iron rod found bears North 50 degrees 28 minutes 46 seconds West, a distance of 73.91 feet, at the North corner of aforesaid Pritchett tract (8539/357);

THENCE North 34 degrees 04 minutes 19 seconds East, along the Southeast line of said Vega/Velasquez tract, passing at a distance of 84.45 feet to a 5/8 inch iron rod found, at the East corner of said Vega/Velasquez tract, and continuing a total distance of 94.03 feet to a 1/2 inch iron set stamped "CBG Surveying" for corner, said corner being an inside "ell" corner of aforementioned Combs tract, from which a fence post found bears South 21 degrees 57 minutes 52 seconds West, a distance of 1.62 feet for witness;

THENCE South 50 degrees 58 minutes 12 seconds East, a distance of 17.00 feet to a 1/2 inch iron set stamped "CBG Surveying" for corner;

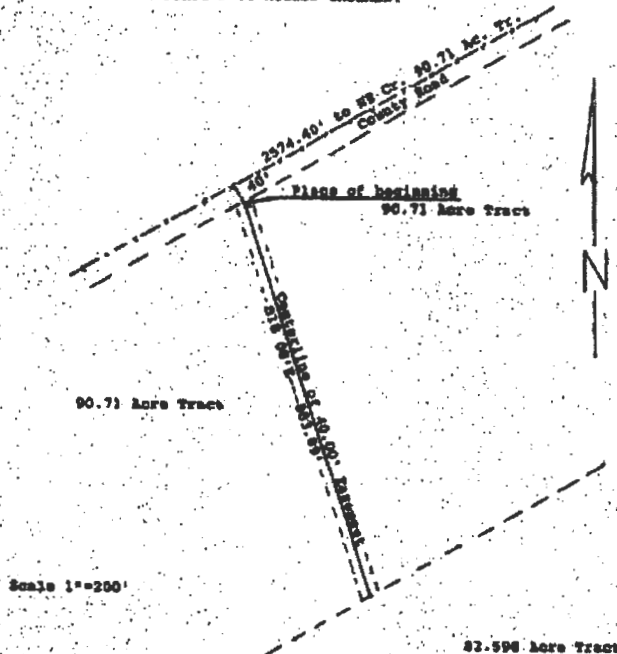
THENCE North 41 degrees 54 minutes 33 seconds East, along the Southeast line of said Combs tract, a distance of 158.59 feet to the POINT OF BEGINNING and containing 48,835 square feet or 1.12 acres of land.



PLAT

STATE: TEXAS  
COUNTY: Limestone  
SURVEY: ANDREWS VARIETY SURVEY, A-28  
AREA: A FORTY FOOT ACCESS EASEMENT

EDWIN E. FLODOR



FILED FOR RECORD  
2003 MAY 30 AM 9:25

SUE LOWE  
COUNTY CLERK  
Limestone County, TX  
*Sue Lowe*

RECORDED THE 31<sup>st</sup> OF MAY A.D. 2003 AT 4 O'CLOCK P.M.  
BY *Sue Lowe* SUE LOWE, COUNTY CLERK  
DEPUTY LIMESTONE COUNTY, TEXAS

## EXHIBIT B

5. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$22,475.00  
Dated: December 6, 2022  
Trustor/Grantor: Heath Hyde  
Trustee: J. Andrew Bench of current Chairman of the Hunt County Bail Bond Board  
Beneficiary: Hunt County Bail Bond Board  
Loan No.: n/a  
Recording Date: January 3, 2023  
Recording No: Volume 7938, Page 123, Real Property Records, Kaufman County, Texas

Tract 2

6. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$67,425.00  
Dated: December 19, 2024  
Trustor/Grantor: Heath Hyde  
Trustee: J. Andrew Bench of current Chairman of the Hunt County Bail Bond Board  
Beneficiary: Hunt County Bail Bond Board  
Loan No.: n/a  
Recording Date: December 27, 2024  
Recording No: Volume 8795, Page 386, Real Property Records, Kaufman County, Texas

Tract 2