

tabbles®  
**EXHIBIT**  
2


**Commissioner Joe Price**  
Hopkins County  
Precinct 4



Hopkins County Courthouse  
118 Church Street  
Sulphur Springs, Texas  
75482

I, Commissioner Joe Price approve the request from Jason and Jennifer Lacomfora granting an easement located on Airline Drive in Hopkins County, Texas.

Sincerely,

 7-11-22

**Joe Price**  
Hopkins County Commissioner

ACCESS EASEMENT

THE STATE OF TEXAS, §

COUNTY OF HOPKINS, § KNOW ALL MEN BY THESE PRESENTS:

That we/I, Jason & Jennifer Laconfora of Sulphur Springs, Hopkins County, Texas, as Grantor, after good and valuable consideration, the receipt of which is hereby fully acknowledged, have Granted, Bargained, and Conveyed and by these presents do grant, Bargain, Sell and Convey to Hopkins County, Texas, an easement to construct, operate, alter, maintain, and replace, in, on, under and across the property being further described as:

This easement is granted to Grantee together with the free right of ingress and egress as is necessary for the purposes aforesaid, and the further right to keep the surface and subsurface of said easement clear at all times of all improvements, trees, shrubs or other growth of any kind in any way affecting the grantee's rights hereunder.

EXECUTED this the 29 day of June, 2022.

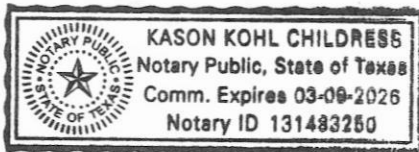
Jennifer Laconfora  
Owner(s) Signature

THE STATE OF TEXAS, §

COUNTY OF HOPKINS, §

BEFORE ME, the undersigned authority, \_\_\_\_\_ on this day personally appeared, known to me 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 29 day of June, 2022.



NOTARY PUBLIC FOR THE STATE OF TEXAS

Kason Childress

TRACT 1  
23,790 SQ. FT.  
12.00 ACRES

ONE STORY  
FRAME  
(DILAPIDATED)

ONE STORY  
FRAME  
(DILAPIDATED)

ONE STORY  
FRAME  
(DILAPIDATED)

ONE STORY  
FRAME  
(DILAPIDATED)

TRACT 1  
POINT OF  
COMMENCEMENT

AIRLINE DRIVE

POINT OF  
BEGINNING

POINT OF  
BEGINNING

TRACT 1

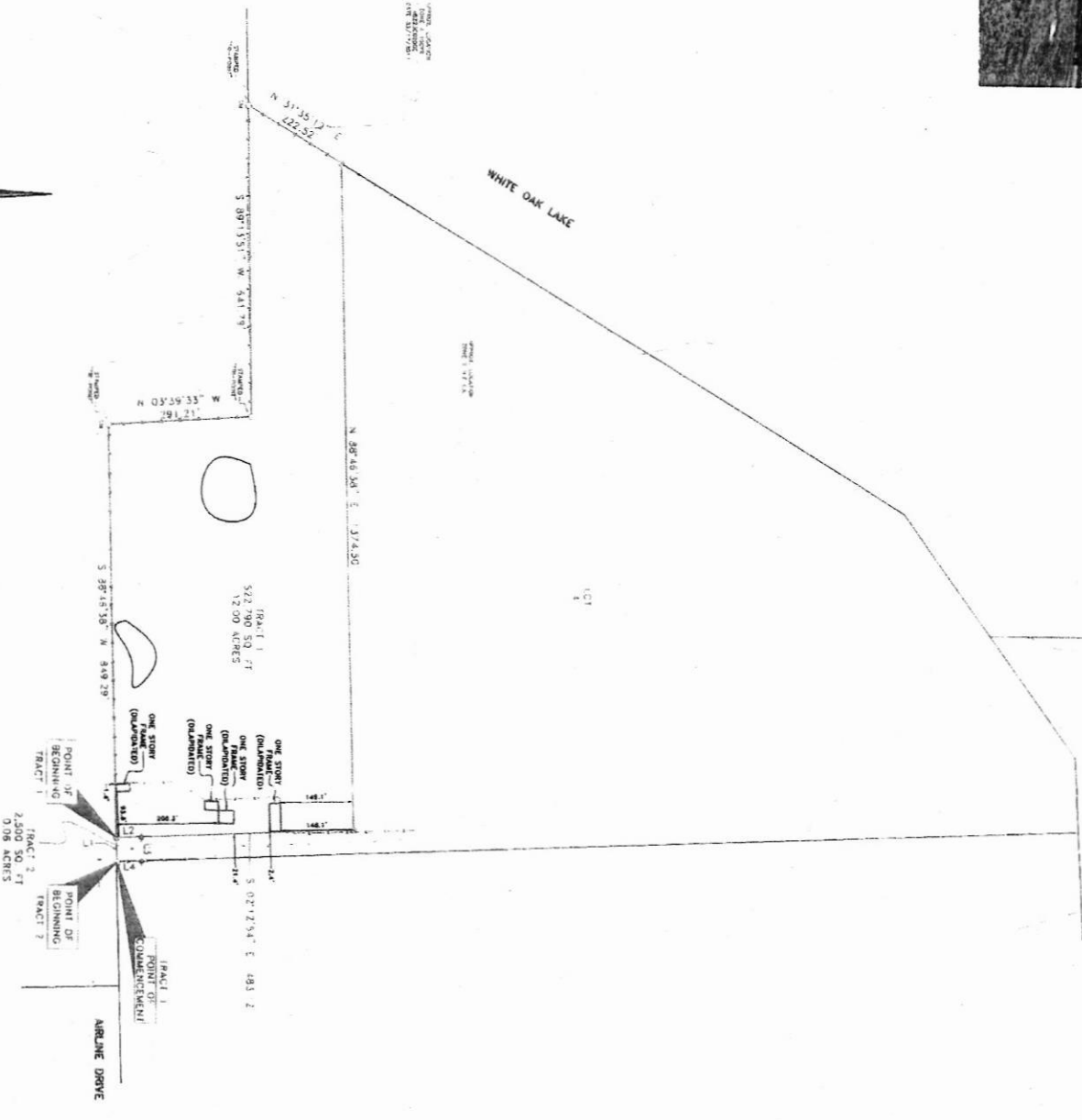
TRACT 2

TRACT 2  
2,500 SQ. FT.  
0.06 ACRES

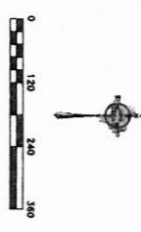
NOTE: According to the LHM in Map No. 48223CG200E  
and DOCS is within the 100 year flood zone (LALU) AS SHOWN

REVISIONS		
DATE	BY	NOTES
03/09/2022	CAJ	ESMT. SIZE

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	1/2" IRON PIPE FOUND
□	FORCE POST CORNER
□	1" IRON PIPE / SET
△	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
△	POWER POLE
△	CONCRETE
△	GRAVEL / ROCK ROAD OR DRIVE
□	POOL EQUIPMENT
□	COLUMN
□	AIR CONDITIONING
□	WATER TREATMENT
□	POINT FOR CORNER
□	CONCRETE PAD
□	CONCRETE
□	GRAVEL / ROCK ROAD OR DRIVE
□	ASPHALT DRIVE
□	ROAD
□	12" IRON BARREL
□	12" IRON PIPE
□	PIPE
□	COVERED PIPE/POLE OR
□	OVERHEAD ELECTRIC
□	OVERHEAD POWER LINE
□	CONCRETE PAD
□	CONCRETE
□	GRAVEL / ROCK ROAD OR DRIVE



NOTE: This survey was made in conjunction with the survey of the City of Sulphur Springs, Texas, and the plat thereon is a part of the same. The plat thereon is recorded in the Public Records of Hopkins County, Texas, Volume 537, Page 357, and is hereby incorporated by reference into this plat. The survey was made on the 17th day of February, 2022.



LINE BEARING	DISTANCE
N 89°48'38\"/>	

DATE	REVISIONS	NOTES
03/09/2022	CA	CHG. SIZE

LEGEND	DESCRIPTION
	EASEMENT
	BOUNDARY
	MONUMENT

SCALE	DATE	JOB NO.	CD. NO.	ISSUES
1" = 150'	02/17/2022	2022009	N/A	0/1

**METES AND BOUNDS**

LOVECK P. DIMES SURVEY, ABSTRACT NO. 1  
HOPKINS COUNTY, TEXAS

AIRLINE DRIVE

Executed this 17th day of February, 2022

*M. Hall*

Registered Professional Land Surveyor

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to the Client that: (a) this survey and the property description set forth herein were conducted by the Surveyor or under his direction; (b) all monuments shown herein were actually established on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned; The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated, location and type of monuments, and the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

**TRACT 1:**

Being a tract of land situated in the Lovick P. Dimes Survey, Abstract No. 1, and being a portion of Lot 4, Block 117, to the City of Sulphur Springs, Hopkins County, Texas, some being a portion of a tract of land conveyed to Gentzer Properties, LLC, by deed recorded in Instrument Number 2017-23133 of said Public Records of Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence post found for corner, said corner being the Southwest corner of a tract of land conveyed to the City of Sulphur Springs, by deed recorded in Volume 537, Page 357, Deed Records of Hopkins County, Texas, some lying on a North line of a tract (referred to as Tract 1) of land conveyed to L.F. Bridges, III, by deed recorded in Volume 551, Page 482, Deed Records of Hopkins County, Texas, and being the Southwest corner of said Gentzer Properties, LLC tract; **HENCE** South 88 degrees 48 minutes 38 seconds West, along a solid North line of Bridges, III tract and the said South line of Gentzer tract, a distance of 50.01 feet to a 1/2 inch iron rod found for corner, and being the **POINT OF BEGINNING** of said tract herein described;

**HENCE** South 88 degrees 48 minutes 38 seconds West, along a solid North line of Bridges, III tract, a distance of 649.29 feet to a 1/2 inch iron rod found for corner, said corner being on "air" corner of said Bridges, III tract;

**HENCE** North 03 degrees 39 minutes 33 seconds West, along an East line of said Bridges, III tract, a distance of 127.77 feet to a 1/2 inch iron rod found for corner, said corner being a Northwest corner of said Bridges, III tract;

**HENCE** South 89 degrees 13 minutes 51 seconds West, along a North line of said Bridges, III tract, a distance of 641.79 feet to a 1/2 inch iron rod found for corner, said corner being a Southeast corner of a tract of land conveyed to the City of Sulphur Springs, by deed recorded in Volume 551, Page 482, Deed Records of Hopkins County, Texas, some being the Southeast corner of White Oak Lake;

**HENCE** North 31 degrees 35 minutes 12 seconds East, along an East line of line of said City of Sulphur Springs tract and White Oak Lake, a distance of 222.52 feet to a 1/2 inch iron rod set stamped "CBO Surveying" for corner;

**HENCE** North 88 degrees 46 minutes 38 seconds East, a distance of 1374.50 feet to a 1/2 inch iron rod set stamped "CBO Surveying" for corner;

**HENCE** South 02 degrees 12 minutes 54 seconds East, a distance of 483.12 feet to the **POINT OF BEGINNING** and containing 322,790 square feet or 12.00 acres of land.

**TRACT 2: (PROPOSED EASEMENT)**

Being a tract of land situated in the Lovick P. Dimes Survey, Abstract No. 1, and being a portion of a tract of land situated in the City of Sulphur Springs, Hopkins County, Texas, some being a portion of a tract of land conveyed to Gentzer Properties, LLC, by deed recorded in Instrument Number 2017-23133, Official Public Records of Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a fence post found for corner, said corner being the Southwest corner of a tract of land conveyed to the City of Sulphur Springs, by deed recorded in Volume 537, Page 357, Deed Records of Hopkins County, Texas, some lying on a North line of a tract (referred to as Tract 1) of land conveyed to L.F. Bridges, III, by deed recorded in Volume 551, Page 482, Deed Records of Hopkins County, Texas, and being the Southeast corner of said Gentzer Properties, LLC tract;

**HENCE** South 88 degrees 48 minutes 38 seconds West, along a solid North line of Bridges, III tract and the said South line of Gentzer tract, a distance of 50.01 feet to a 1/2 inch iron rod found for corner;

**HENCE** North 02 degrees 12 minutes 54 seconds West, a distance of 50.01 feet to a point for corner;

**HENCE** North 88 degrees 46 minutes 38 seconds East, a distance of 50.01 feet to a point for corner, said corner lying on the East line of said Gentzer tract, and lying on the West line of said City of Sulphur Springs tract;

**HENCE** South 02 degrees 12 minutes 54 seconds East, a distance of 50.01 feet to the **POINT OF BEGINNING** and containing 2,300 square feet or 0.09 acres of land.