

EASEMENT APPURTENANT FOR ENCROACHMENT OF BUILDING WALL

Date: _____, 2016

Grantor: CITY OF SAN ANGELO, a Texas home rule municipal corporation

Grantor's Mailing Address: 72 W College Avenue, San Angelo, Tom Green County,
Texas 76903

Grantee: TOM GREEN COUNTY, a legal and political subdivision of the State of Texas

Grantee's Mailing Address: 113 West Beauregard Avenue, San Angelo, Tom Green
County, Texas 76903

Dominant Estate Property: Lots 4, 5, 6,7,8, 13, 14, 15, 16 and 17 of Block 9, Main Part of the City of San Angelo, Tom Green County, Texas, as described in that certain Deed, recorded in Tom Green County Real Property Records as Instrument Number 146725.

Easement Property: Being 606 square feet located within West Beauregard Avenue and adjacent to Block 9, Miles Addition to the City of San Angelo, Tom Green County, Texas, as more particularly described by metes and bounds and depicted in **Exhibit "A"** attached hereto and incorporated herein by reference for all purposes (hereinafter "Easement Property").

Easement Purpose: For purpose of permitting the continued maintenance, repair, upgrade, removal and/or replacement of an existing building perimeter wall for a building located on the Dominant Estate Property, generally known as the Edd B. Keyes Building, 113 W. Beauregard Avenue, San Angelo, Texas.

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Grant of Easement: Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's successors and assigns for the Easement Purpose and for the benefit of the Dominant Estate Property, together with all and singular the rights and appurtenances thereto in any way belonging (collectively the "Appurtenant Easement") to have and to hold the Easement to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns against every person whomsoever lawfully claiming or to claim the Easement over or any part thereof, to the extent

that such claim arises by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2016.

GRANTOR:
CITY OF SAN ANGELO

ATTEST:

By: _____
Daniel Valenzuela, City Manager

Bryan Kendrick, City Clerk

STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the ____ day of _____, 2016, by DANIEL VALENZUELA, City Manager of the City of San Angelo, a Texas home rule municipal corporation, on behalf of said corporation by authority of its governing body.

Notary Public, State of Texas

GRANTEE:
TOM GREEN COUNTY

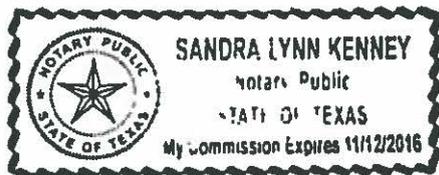
ATTEST:

Elizabeth McGill
BY: Elizabeth 'Liz' McGill
Tom Green County Clerk

By: *Stephen C. Floyd*
Stephen C. Floyd, Tom Green County
Judge, acting in his official capacity but
Not individually.

STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me this 20th day of September 2016, by STEPHEN C. FLOYD, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as Tom Green County Judge, on behalf of Tom Green County, a legal and political subdivision of the State of Texas, for the purposes and considerations therein expressed.



Sandra Lynn Kenney
Notary Public, State of Texas

EXHIBIT "A"
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FIELD NOTES

606 Square Feet

June 23, 2015
15-S-0897_606SF

Being 606 square feet located within W. Beauregard Avenue and adjacent to Block 9, Miles Addition to the City of San Angelo, Tom Green County, Texas, recorded in Cabinet F, Slide 77, Plat Records of Tom Green County, Texas, said 606 square feet tract being more particularly described by metes and bounds as follows:

Beginning at a point in the southeast right-of-way line of W. Beauregard Avenue and the northwest line of said Block 9, for the southwest corner of this herein described 606 square feet tract, from which an aluminum monument in concrete found for the southwest corner of Block 16, said Miles Addition bears S. 70°13'40" W., 148.00 feet and N. 19°46'20" W., 100.00 feet;

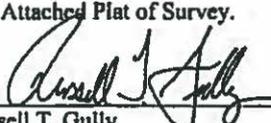
Thence N. 19° 46' 20" W., 2.50 feet to an angle corner of this herein described 606 square feet tract;

Thence N. 70° 13' 40" E., 242.55 feet to an angle corner of this herein described 606 square feet tract from which an "X" cut in concrete bears N. 19° 46' 20" W. 3.86 feet;

Thence S. 19° 46' 20" E., 2.50 feet to a point in the southeast right-of-way line of W. Beauregard Avenue and the northwest line of said Block 9, for the southeast corner of this herein described 606 square feet tract;

Thence along the southeast right-of-way line of said W. Beauregard Avenue and the northwest line of said Block 9, S. 70° 13' 40" W., 242.55 feet to the place of beginning and containing 606 square feet.

See Attached Plat of Survey.


Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



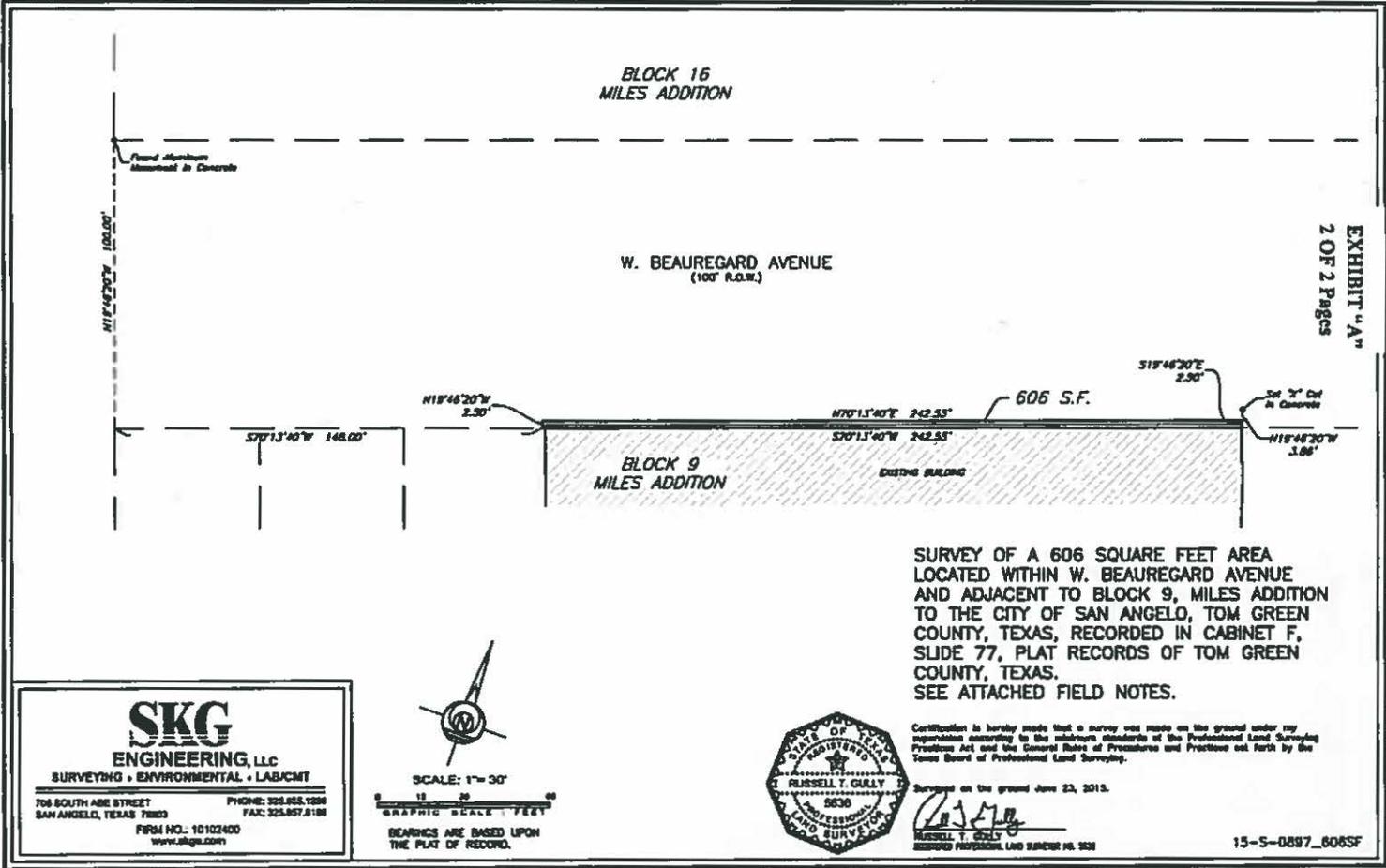


EXHIBIT "A"
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SKG
ENGINEERING, LLC

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SCALE: 1" = 30'
GRAPHIC SCALE - FEET
BEARINGS ARE BASED UPON
THE PLAT OF RECORD.

