

MAX C. DUECKER, ET UX

TO

CITY OF FREDERICKSBURG

EASEMENT

THE STATE OF TEXAS)
COUNTY OF GILLESPIE)

VOL 94 PAGE 669

KNOW ALL MEN BY THESE PRESENTS, that we, Max Duecker and wife, *Julieann* Duecker, of Gillespie County, Texas, for and in consideration of the City of Fredericksburg furnishing one sewer service connection on the line to be laid and the further sum of (\$54.73) Fifty-four and 73/100 Dollars in hand paid by the City of Fredericksburg, a Municipal Corporation of Gillespie County, Texas, the receipt of which is hereby acknowledged, have this day granted, sold and conveyed, and by these presents do Grant, Sell and Convey unto the City of Fredericksburg, the right to construct, re-construct and perpetually maintain a sewer line over and across that certain tract or parcel of land lying and being situated adjacent to the City of Fredericksburg, Texas, out of and part of Outlot No. 96 as laid out by the German Emigration Company on the Map or Plat of the City of Fredericksburg and Environs, and being the same tract of land conveyed to Max Duecker by Augusta Klier by deed found of record in Volume 66, page 36 of the Deed Records of Gillespie County, Texas, said sewer easement being a forty foot wide construction easement and twenty foot wide permanent easement, said construction easement being located 20 feet either side of the center line described as follows, and said 20 foot permanent easement being 10 feet either side of the sewer line as it is constructed, said center line being fully described as follows:

BEGINNING at a point 12 feet South of the NE corner of the Max Duecker property, the said NE corner being also the SW corner of Lot No. 226, Block S, Walch Terrace Addition;

THENCE in a westerly direction a distance of 143 feet parallel to the north line of the Max Duecker property to a stake;

THENCE Southwest 193 feet to a stake, the same being 28 feet from the west property line and 116 feet 6 inches southeast of the NW corner of the Max Duecker tract;

THENCE Southeast 567 feet to a stake in the North right-of-way of Live Oak Road, the same being 92 feet East of the SW corner of the Max Duecker property, the point of exit.

The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including but without limiting the same to, the free right of ingress and egress over and across said land to and from said right-of-way and easement.

TO HAVE AND TO HOLD the same perpetually to the said City of Fredericksburg, its successors or assigns, together with the right and privilege at any and all times to enter said premises, or any part thereof for the purpose of constructing, reconstructing and maintaining said sewer line and of making connections thereto, all upon the condition that said City of Fredericksburg, Texas, will at all times, after doing any work in connection with the construction, reconstruction

or repair of said sewer main, or any laterals thereof, restore said premises to the condition in which the same were found before such work was undertaken.

WITNESS our hands, this the 30 day of August, A.D., 1968.

Julieken Duecker
Max C. Duecker

THE STATE OF TEXAS)
)
COUNTY OF GILLESPIE)

BEFORE ME, the undersigned authority, on this day personally appeared Max Duecker, and his wife, ~~Julieken~~ Julieken Duecker, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

Frank A. Jenschke

Notary Public, Gillespie County,
Texas.

FRANK A JENSCHKE
Notary Public, Gillespie County, Texas

Filed for record in my office the 20th day of November A.D. 1968 at 9:30 o'clock A. M. and duly recorded the 21st day of November A.D. 1968 at 4:10 o'clock P. M. in Volume 94, pages 669-670.

Julieken Duecker, Clk. Co. Ct., Gillespie County, Texas.