

45.00
cash

567 53

220798

STATE OF TEXAS

SPECIAL WARRANTY DEED WITH RESERVATION
OF SANITARY SEWER LINE EASEMENT

COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS THAT:

The City of San Marcos, Texas, a municipal corporation of Hays County, Texas, existing by and under the laws of the State of Texas, whose address is 630 East Hopkins, San Marcos, Texas, 78666, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY, to Tuttle Lumber Company, a Texas corporation, whose registered agent's address is 228 S. Guadalupe Street, San Marcos, Hays County, Texas, all of the City's right, title and interest in and to the following described real property in Hays County, Texas, to-wit:

One-half (1/2) of the width of an alley located in the J.S. Travis Addition To The City Of San Marcos, Texas, which abuts or is adjacent to property owned by the said Tuttle Lumber Company, the plat of said addition being recorded in Volume 0, Page 203, of the Deed Records of Hays County, Texas, and being one-half (1/2) of the width of that alley which runs in a northwesterly and southeasterly direction and which abuts the northeastern boundary lines of Lots 3, 5, 6, 7 and 8 and the southwestern boundary lines of Lots 2, 10, 11, 12, and 13 of said Addition; LESS AND EXCEPT the following described portion of said alley which abuts a portion of Lots 2 and 3 of said Addition which was previously abandoned, vacated and closed by said City on January 30, 1967:

Being a portion of land out of Block No. 2, J.S. Travis Addition to the City of San Marcos, Hays County, Texas, said subdivision being of record in Volume 0, Page 203, Hays County Deed Records and:

BEGINNING at a concrete monument found at the intersection of the East line of a public alleyway and the South line of Comal Street as recognized and used upon the ground, for the Northeast corner of the tract herein described, and from which beginning corner, a concrete monument found at the intersection of the South line of Comal Street and the West line of Guadalupe Street as recognized and used upon the ground, for the Northeast corner of said Block #2, J.S. Travis Addition, bears N 82° 05'E, 158.33 feet;

THENCE with the said South line of Comal Street, S 81° 34' W, 20.38 feet to an iron stake set on the West line of said public alleyway as recognized and used upon the ground, for the Northwest corner of the tract herein described;

THENCE leaving Comal Street with the West line of said public alleyway, S 7° 38' E, 101.67 feet to an iron stake set for the Southwest corner of the tract herein described;

THENCE leaving the West line of said public alleyway, N 81° 34' E, 21.03 feet to a steel post in woven wire fence on the East line of said public alleyway as recognized and used upon the ground, for the Southeast corner of the tract herein described;

THENCE with the East line of said public alleyway, N 8° 00' W, 101.67 feet to the place of beginning, containing 2105 sq. ft. of land;

Grantor herein reserves a sanitary sewer line easement fifteen (15) feet in width on, over and across that portion of that alley in the said J.S. Travis Addition herein conveyed which runs in a northwesterly and southeasterly direction wherein a sanitary sewer line is located, for maintenance purposes;

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto said Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under it, but not otherwise.

EXECUTED this 15 day of November, A.D., 1985.

CITY OF SAN MARCOS, TEXAS

By: Emmie Craddock
Emmie Craddock, Mayor

STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on the 15 day of November, 1985, by Emmie Craddock, Mayor of the City of San Marcos, Texas, on behalf of said Municipal Corporation and as the act and deed thereof.

My Commission expires:
8/13/89.

Janis K. Womack
Notary Public, State of Texas

Notary's Printed Name
JANIS K. WOMACK
NOTARY PUBLIC, Hays County, Texas

567 55

Please Return To:
Lottle Lumber Co.
2748 S. Guadalupe
San Marcos, TX
78666

[Signature]
COUNTY CLERK
FILED
HAYS COUNTY, TEXAS
'85 DEC 9 AM 11 00

STATE OF TEXAS
COUNTY OF HAYS

This instrument was FILED on
this 10th day of December 1985 and was duly
recorded in the Public Records of the County of HAYS, TEXAS
in Book 10, Page 10.

DEC 10 1985



[Signature]

COUNTY CLERK
HAYS COUNTY, TEXAS