

STATE OF TEXAS )  
COUNTY OF BEXAR )

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, THOMAS F. BINZ and wife, KATHERINE S. BINZ, are the owners of 200 acres of land in Bexar County, Texas, being out of the Maria Gertrude de los Santos Survey 82 and the Jose Maria Hernandez Survey 186, being more particularly described in deed recorded in Vol. 1221, page 329, Deed Records of Bexar County, Texas; and

WHEREAS, THELMA E. MORGAN, wife of Clemens J. Morgan, is the owner of an adjoining tract of land lying to the west of the above described 200-acre tract, said Morgan tract containing 60.44 acres of land, more or less, known as Tract Three (3), and being out of the Maria Gertrude de los Santos Survey 82, in Bexar County, Texas, and being more particularly described by metes and bounds in a deed recorded in Vol. 4055, page 254, Deed Records of Bexar County, Texas; and

WHEREAS, the said THELMA E. MORGAN is desirous of receiving and the said THOMAS F. BINZ and wife, KATHERINE S. BINZ, are willing to grant an easement for the benefit of the tract second above described over the tract first above described for the purpose of ingress and egress to Ebert Road by way of the presently existing road on the said 200-acre tract:

NOW, THEREFORE, we, THOMAS F. BINZ and wife, KATHERINE S. BINZ, for and in consideration of the sum of ONE DOLLAR (\$1.00) to us in hand paid, the receipt of which is hereby acknowledged, have GRANTED and CONVEYED, and by these presents do GRANT and CONVEY, unto the said THELMA E. MORGAN, wife of Clemens J. Morgan, her heirs and assigns, the free and uninterrupted use, liberty, privilege and easement of passing in and along an existing road, being a right-of-way of approximately twenty-two (22) feet in width across said 200-acre tract now occupied by us and running parallel with the north line of said tract and extending from the west property line to the east property line of said tract, together with free ingress, egress, and regress thereon forever in common with us, our heirs and assigns,

and our and her tenants; TO HAVE AND TO HOLD, all and singular, the rights and privileges aforesaid unto the said grantee, her heirs and assigns, in common with us, our heirs and assigns, and our and her tenants.

100-4237-575

As part of the consideration herein, the grantors above named hereby transfer and assign unto the said grantee above named an equal right and privilege to use and enjoy in common with the grantors herein a 22-foot right-of-way reserved unto the said THOMAS F. BINZ in a deed from F. C. Gohmert et ux to Acme Gravel Company, recorded in Vol. 3293, page 190, Deed Records of Bexar County, Texas, reference to which deed is hereby made for a more particular description of said right-of-way and the property over and through which the same exists.

EXECUTED this 15th day of July, 1958.

Thomas F. Binz  
Thomas F. Binz  
Katherine S. Binz  
Katherine S. Binz

STATE OF TEXAS )  
COUNTY OF BEXAR )

BEFORE ME, the undersigned authority, on this day personally appeared THOMAS F. BINZ and wife, KATHERINE S. BINZ, personally known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed; and the said KATHERINE S. BINZ, having been examined by me privily and apart from her said husband, and having the same fully explained to her, she, the said KATHERINE S. BINZ, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office this the 7 day of August, 1958.

Aaron Charles  
Notary Public, Bexar County, Texas.  
AARON CHARLES  
Notary Public, Bexar County, Texas

Filed for record Jan 12, 1959, at 11:14 o'clock A.M.

Recorded Jan 27, 1959, at 2:59 o'clock P.M.

FRED HUNTRESS, County Clerk, Bexar County, Texas.

By Andrew L. ... Deputy.