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BERNARD FULTON AND HELEN FULTON

TO

EASEMENT

MAYO-HALBERT, LTD.

THE STATE OF TEXAS

COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: That **BERNARD FULTON AND HELEN FULTON**, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by **MAYO-HALBERT, LTD.**, a Texas Limited Partnership, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantee, its successors and assigns, the right and privilege to locate and maintain the gate and fence posts which comprises the entry onto River Mountain Road leading off R. M. Hwy. No. 3237, as same presently exists on the ground on Tract A1 of White Wings, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 7, Page 295, Hays County Plat Records.

Maintenance of the gate and fence posts which comprise the entry onto River Mountain Road shall be the responsibility of Grantee, its successors and assigns. No additional improvements can be made by Grantee, its successors or assigns, without the express written consent of Grantor, their heirs or assigns.

Grantee, its successors and assigns, agrees to indemnify and hold Grantor, their heirs and assigns, free and harmless from and against any and all claims, demands or causes of actions which might arise either directly or indirectly from the location of the gate and entry posts

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located on Tract A1.

The easement and covenants set forth herein shall be easements and covenants running with the land and shall be appurtenant to any land owned by Grantor or Grantee or their respective heirs, successors or assigns which adjoin the easement premises. Said easement and covenants shall inure to the benefit of and be binding upon Grantor and Grantee and their respective heirs, successors, and assigns.

EXECUTED this the 22nd day of October, ~~1997~~ ¹⁹⁹⁸.

Bernard Fulton
BERNARD FULTON

Helen Fulton
HELEN FULTON

MAYO-HALBERT, LTD.

By: MAYO KIRBY SPRINGS, INC.,
General Partner

By: Robert W. Mayo
Robert W. Mayo, President

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STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on this 22nd day of October 1998, by BERNARD FULTON and HELEN FULTON.

Kino Chavez
Notary Public, State of Texas



STATE OF TEXAS

COUNTY OF Hays

This instrument was acknowledged before me on this 30 day of October 1998, by ROBERT W. MAYO, President of MAYO KIRBY SPRINGS, INC., a Texas Corporation, General Partner for Mayo-Halbert, Ltd. on behalf of said corporation.

Angela Spencer
Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Margie T Villalpando

11-4-98 03:54 PM 9823655
KLEEN \$13.00
MARGIE T VILLALPANDO, County Clerk
HAYS COUNTY