

LICENSE AGREEMENT

Date:

Licensors: City of Seguin, a municipal corporation
205 North River Street
Seguin, Guadalupe County, Texas 78155

Licensee: Donna Brawner a/k/a Donna R. Brawner
Sandra Brawner Masters
112 East College Street
Seguin, Texas 78155

Consideration: Ten and no/100 Dollars and other good and valuable consideration, including the Licensee's performance of its obligations under this agreement.

License Area: 556.4 square foot piece of land, more or less on the west side of the building located at 501 East Kingsbury Street, Seguin, Guadalupe County, Texas, comprising a central air conditioner and pad and a portion of the structure as shown on the attached Exhibit A (survey).

RECITALS

A. The air conditioner and pad and the portion of the structure (the "Encroaching Improvements") have been located in this position for a number of years encroaching into the Bartholomae Street right of way. It is not known when it was constructed.

B. The Licensors are willing to grant a license to the Licensee for use of the License Area in accordance with the terms and conditions of this Agreement.

AGREEMENT

The Licensors, for the consideration, hereby grants and demises to Licensee an exclusive license to keep and maintain the Encroaching Improvements upon the License Area, subject to the following:

1. **Compliance with Standards.** The Licensee agrees to comply with all applicable city, state and federal construction and maintenance standards and regulations for the maintenance of the structure that is located within the right-of-way. The Licensee agrees that any future maintenance or construction will be performed by a licensed contractor who will apply for and obtain all necessary licenses and permits from the City of Seguin.

2. **Maintenance.** The Licensee agrees to maintain the Improvements in good condition for the intended purposes, and the Licensee acknowledges that the Licensors are under no obligation to maintain the Improvements.

3. **Liability and Insurance.** To the extent allowed by applicable law licensee shall indemnify, hold harmless and defend the Licensors and its employees, agents, officers and servants from any and all lawsuits, claims, demands and causes of action of any kind arising from the negligent or intentional acts errors or omissions of the Licensee, its officers, employees or agents that should occur on or be caused, in whole or part, by events related to the licensed property. This will

Licensee:

Donna Brawner a/k/a Donna R. Brawner

Sandra Brawner Masters

STATE OF TEXAS §

COUNTY OF GUDALUPE §

 This instrument was acknowledged before me on July ____, 2020 by _____
who has testified that as _____ he has been given full authority to negotiate this
instrument on behalf of _____.

Notary Public, State of Texas

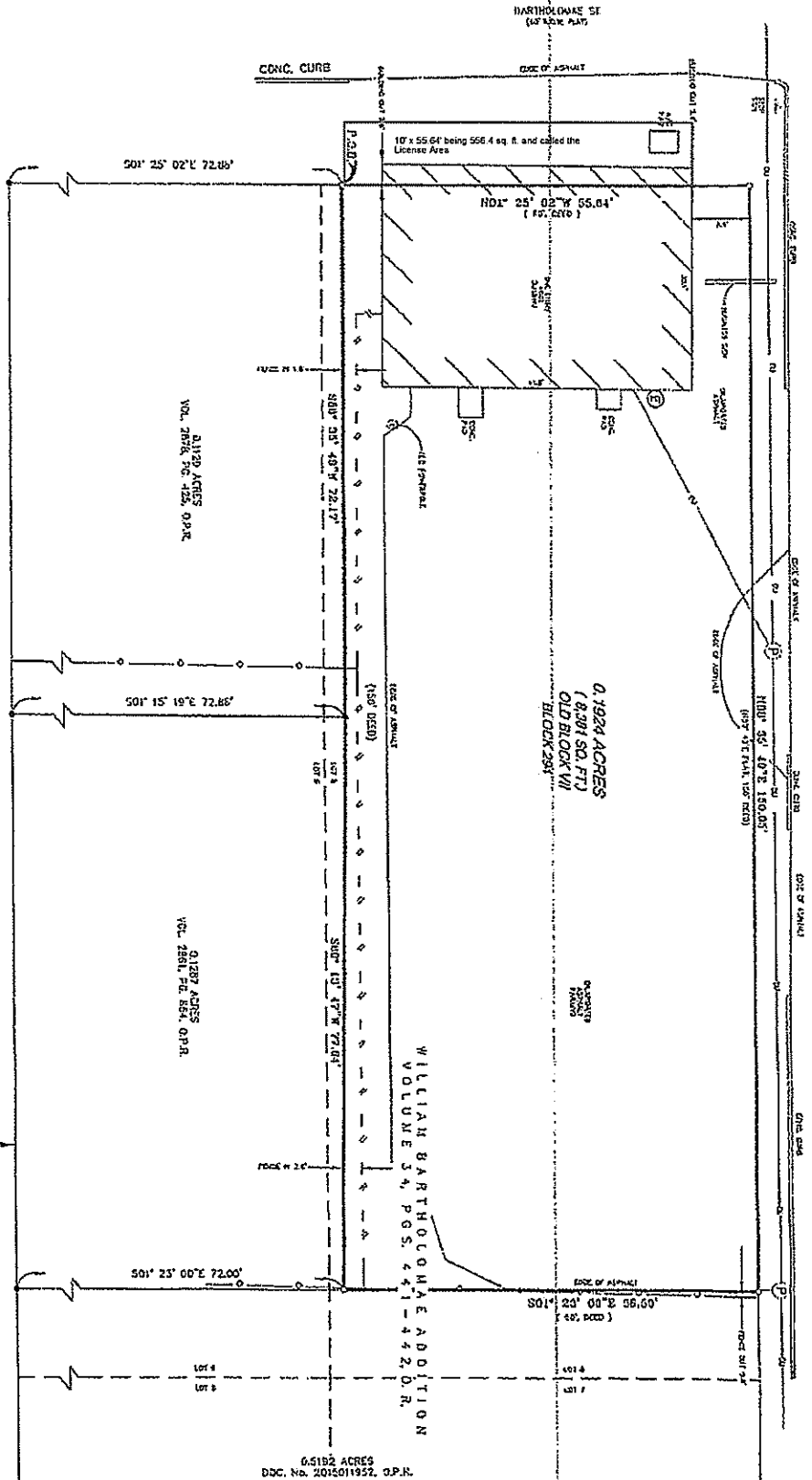
STATE OF TEXAS §

COUNTY OF GUDALUPE §

 This instrument was acknowledged before me on July ____, 2020 by _____
who has testified that as _____ he has been given full authority to negotiate this
instrument on behalf of _____.

Notary Public, State of Texas

E. ANDERSON ST
1/2" = 10' SCALE
1/4" = 20' SCALE
1/8" = 40' SCALE



NOTES.

1. BEAR OF BOUNDARY LINE BETWEEN BLOCK VII AND BLOCK VIII BEING BOUNDARY LINE BETWEEN BLOCK VII AND BLOCK VIII.
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POPAL GEO DATA SURVEYING, LLC

DESCRIPTION OF PROPERTY

0.1224 ACRES (18,301 SQ. FT.) OLD BLOCK VII
0.5182 ACRES DDC, No. 2015011957, O.P.R.
0.1287 ACRES VOL. 2881, PG. 554, O.P.R.
WILLIAM BARTHOLOMAE ADDITION
VOLUME 34, PGS. 441-442, O.P.R.

LEGEND

- 1. - 100' SCALE
- 2. - 200' SCALE
- 3. - 400' SCALE
- 4. - 800' SCALE
- 5. - 1600' SCALE
- 6. - 3200' SCALE
- 7. - 6400' SCALE
- 8. - 12800' SCALE
- 9. - 25600' SCALE
- 10. - 51200' SCALE
- 11. - 102400' SCALE
- 12. - 204800' SCALE
- 13. - 409600' SCALE
- 14. - 819200' SCALE
- 15. - 1638400' SCALE
- 16. - 3276800' SCALE
- 17. - 6553600' SCALE
- 18. - 13107200' SCALE
- 19. - 26214400' SCALE
- 20. - 52428800' SCALE
- 21. - 104857600' SCALE
- 22. - 209715200' SCALE
- 23. - 419430400' SCALE
- 24. - 838860800' SCALE
- 25. - 1677721600' SCALE
- 26. - 3355443200' SCALE
- 27. - 6710886400' SCALE
- 28. - 13421772800' SCALE
- 29. - 26843545600' SCALE
- 30. - 53687091200' SCALE
- 31. - 107374182400' SCALE
- 32. - 214748364800' SCALE
- 33. - 429496729600' SCALE
- 34. - 858993459200' SCALE
- 35. - 1717986918400' SCALE
- 36. - 3435973836800' SCALE
- 37. - 6871947673600' SCALE
- 38. - 13743895347200' SCALE
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- 41. - 109951162777600' SCALE
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- 94. - 990352031428304219919299379200' SCALE
- 95. - 1980704062856608439838598758400' SCALE
- 96. - 3961408125713216879677197516800' SCALE
- 97. - 7922816251426433759354395033600' SCALE
- 98. - 15845632502852867518708790067200' SCALE
- 99. - 31691265005705735037417580134400' SCALE
- 100. - 63382530011411470074835160268800' SCALE



METES AND BOUNDS
0.1924 Acre Tract
Surveyed by Total Geo Data Surveying LLC

Being a 0.1924 Acre (8,381 Square Foot) Tract, being part of Lot 8, Old Block VII, Block 294, William Bartholomae Addition, Seguin, Texas, as recorded in Volume 34, Pages 441-442 of the Deed Records (D.R.), all records cited herein being of Guadalupe County, Texas, being that same property as conveyed to Donna Brawner and Sandra Brawner Masters by Special Warranty Deed recorded in Document No. 2017004120, Official Public Records (O.P.R.), said 0.1924 acre tract being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone, based on a Trimble RTX solution:

BEGINNING at a set $\frac{1}{2}$ " rebar with cap stamped "TOTAL GEO DATA 6042" (TGD) on the east right of way (R.O.W.) line of Bartholomae St. (60' R.O.W. width plat), at the northwest corner of a so called 0.1129 Acre Tract, recorded in Volume 2878 Page 425 (O.P.R.), from which a found $\frac{1}{2}$ " rebar at the southwest corner of said 0.1129 acres bears, South $01^{\circ} 25' 02''$ East, 72.86 feet, said set $\frac{1}{2}$ " rebar being the southwest corner of the tract herein described;

THENCE, along said R.O.W. line, North $01^{\circ} 25' 02''$ West, a distance of 55.64 feet (60' record deed) to a set $\frac{1}{2}$ " rebar TGD at the intersection with the south R.O.W. line of E. Kingsbury St (aka US HWY 90 80' wide R.O.W. TXDOT map) said set rebar being the northwest corner of the tract herein described;

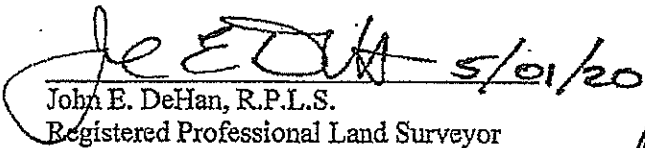
THENCE, along said R.O.W. line North, $88^{\circ} 35' 49''$ East, a distance of 150.05 feet, (North $89^{\circ} 45'$ East record plat, 150' record deed), to a set $\frac{1}{2}$ " rebar at the northwest corner of a so called 0.5192 Acre Tract, recorded in Document No. 2015011952 O.P.R., said rebar being the northeast corner of the tract herein described;

THENCE, leaving said R.O.W. line and along the common line with said 0.5192 acres, South $01^{\circ} 23' 00''$ East, a distance of 56.50 feet, (60' record deed), to a set $\frac{1}{2}$ " rebar at the northeast corner of a so called 0.1287 Acre Tract, recorded in Volume 2861 Page 654 O.P.R., from which a found $\frac{1}{2}$ " rebar at the southeast corner of said 0.1287 acres bears South $01^{\circ} 23' 00''$ East, 72.00 feet, also being the southwest corner of said 0.5192 acres said set rebar being the southeast corner of the tract herein described;

THENCE, along the common line with said 0.1287 acres South $89^{\circ} 13' 47''$ West, a distance of 77.84 feet, (150' overall record deed), to a found $\frac{1}{2}$ " rebar at the northwest corner of said 0.1287 acres, a common corner with said 0.1129 acres, from which a found $\frac{1}{2}$ " rebar at the southwest corner of said 0.1287 acres bears South $01^{\circ} 15' 19''$ East, 72.86 feet, again a common corner with said 0.1129 acres, said found rebar being an angle point of the tract herein described;

THENCE, along the common line with said 0.1129 acres, South 88° 35' 49" West, a distance of 72.17 feet, returning to the POINT OF BEGINNING, and containing 0.1924 Acres (8,381 square feet) of land more or less.

This survey was performed on the ground by men working under my supervision and completed on April 24, 2020. A survey drawing accompanies this description.

 5/01/20
John E. DeHan, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6042
Firm No. 10193904

