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TITLE PAGE

Filed 23rd day of March A.D. 19 81 at 11:17 o'clock A.M.
and recorded 26th day of March A.D. 19 81 at 2:35 o'clock P .M.
in Volume 141 , pages 506-509 , Official Public Records of Real
Property Deed. DORIS LANGE, Clk. Co. Ct., Gillespie County, Texas.

Filmed by Debbie L. Wahl Deputy.
Debbie L. Wahl

REDUCTION OF ROAD EASEMENT

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The State of Texas,)

County of Gillespie.)

KNOW ALL MEN BY THESE PRESENTS:

That we, B. J. Niehouse, and wife, Alma Louise Niehouse, of the County of Kerr, State of Texas, the holders of a 40 foot wide road easement by virtue of a grant of easement contained in a deed from Milton E. Oehler to us, dated November 5, 1980, and recorded in Vol. 139, pages 326-329 of the Deed Records of Gillespie County, Texas, said easement described as follows, to-wit:

The same being a 40' wide roadway easement out of the Matilde Rivera Survey No. 27, Abstract No. 575, in Gillespie County, Texas; said 40' wide roadway easement being more particularly described as follows:

BEGINNING at the intersection of the northwesterly right-of-way line of Ranch Road 1631 (at Station 217+21.9) with the centerline of a neighborhood road, said point of intersection being approximately South 33° 34' East 3083 feet from the Northwest corner of the Matilde Rivera Survey No. 27; THENCE said 40' wide roadway easement being parallel to and 20 feet on each side of the following centerline description of the existing neighborhood road,

- North 01° 28' West, 47.95 feet;
- North 50° 26' East, 121.05 feet;
- North 07° 24' East, 185.80 feet, and
- North 08° 28' West 126.00 feet.

THENCE said 40' wide roadway easement being parallel to and 40 feet south of the following described north line of said easement,

- South 83° 04' West, at 53.4 feet a fence corner, continuing with fence, a total distance of 1094.85 feet to an iron pin at fence corner being the southwest corner of a 6.00 acre tract, and
- North 81° 14' West, along the south line of said 6.00 acre tract, 40.00 feet,

for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to us in hand paid by Milton E. Oehler, the receipt and sufficiency of which is hereby acknowledged and confessed, have agreed and do by these presents agree that the width of said easement from and after this day shall be 25 feet and do by these presents sell, grant and convey back to the said Milton E. Oehler all of our rights held under the above mentioned easement in and to all areas thereof in excess of the 25 feet width the same now has by virtue of these presents.

TO HAVE AND TO HOLD unto the said Milton E. Oehler, his heirs and assigns, all and singular such easement area as is relinquished by these presents and we do hereby bind ourselves, our heirs, executors and administrators to Warrant and Forever Defend all and singular such relinquished area unto the said Milton E. Oehler, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS this 9th day of March, A. D. 1981.

B. J. Niehouse
B. J. Niehouse

Alma Louise Niehouse
Alma Louise Niehouse

The State of Texas,)
County of Gillespie.) Before me, the undersigned authority, on this day personally appeared B. J. Niehouse, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 9th day of March,

1981.

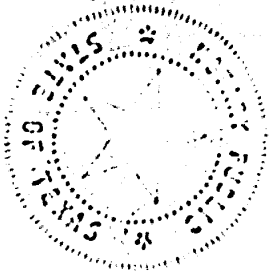


Melanie Ann Kordzik
Notary Public, Gillespie County, Texas
Melanie Ann Kordzik
My commission expires 11-26-81

The State of Texas,)
County of Burnet) Before me, the undersigned authority, on
this day personally appeared Alma Louise Nichouse, known to me to be the
person whose name is subscribed to the foregoing instrument, and acknowledged
to me that she executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office, this 12 day of March

A. D. 1981.



Perry Wimberly
Notary Public, Burnet County, Texas

PERRY WIMBERLY
NOTARY PUBLIC, BURNET COUNTY, TEXAS

CERTIFICATE OF LEGALITY AND AUTHENTICITY

I, certify that the discrete numbered microfilm images between the Title Page and the Certificate of Legality and Authenticity have been made in strict accordance with Article 1941 (a) V.T.C.S., and that each image is a true, correct, and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which had been filed for record on the date and at the time stamped on each; that no microfilm image or images were substituted for any original discrete microfilm image or images between the Title Page and this Certificate. Official Public Records of Real Property--DEED, Volume 141 Pages 506-509, filmed on the 26th day of March, A.D. 1981.

DORIS LANGE, Clerk, by *Debbie L. Wahl* Deputy.
Debbie L. Wahl
