

190771

Texas Commission on Environmental Quality  
**SANITARY CONTROL EASEMENT**

Filed this 15 day of Mar 20 19  
11:38 AM

Laura Walla  
 County Clerk, Blanco County, Texas  
 By Shelli Kmalz Deputy

DATE: 2/15, 20 19

**GRANTOR(S):**

Tejas Winery & Vineyards Inc.  
 25026 Haverford Road  
 Spring, TX 77389

**GRANTEE:**

Tejas Winery PWS  
 230 Dr. Odiorne Ranch Road  
 Johnson City, TX 78636

**Purpose, Restrictions & Uses of Easement**

1. The purpose of this easement is to protect the water supply of the well described and located below by means of sanitary control.
2. The construction, existence, and/or operation of the following within a 150-foot radius of the well described and located below are prohibited: septic tank or sewage treatment perforated drainfields; areas irrigated by low dosage, low angle spray on-site sewage facilities; absorption beds; evapotranspiration beds; abandoned, inoperative or improperly constructed water wells of any depth; underground petroleum and chemical storage tanks or liquid transmission pipelines; sewage treatment plants; sewage wet wells; sewage pumping stations; drainage ditches which contains industrial waste discharges or wastes from sewage treatment systems; animal feed lots; solid waste disposal sites, landfill and dump sites; lands on which sewage plant or septic tank sludge is applied; lands irrigated by sewage plant effluent; military facilities; industrial facilities; wood treatment facilities; liquid petroleum and petrochemical production, storage, and transmission facilities; Class 1, 2, 3, 4 and 5 injection wells; pesticide storage and mixing facilities; and all other constructions or operations that could pollute the groundwater sources of the well that is the subject of this easement. For the purpose of this easement, improperly constructed water wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.
3. The construction, existence and/or operation of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, cemeteries, and/or the existence of livestock in pastures is specifically prohibited within a 50-foot radius of the water well described and located below.
4. This easement permits the construction of homes or buildings upon the Grantor's property, and farming and ranching operations, as long as all items in Restrictions Nos. 2 and 3 are recognized and followed.

**Property Subject to Easement**

The Grantor's property subject to this Easement is described in the documents recorded at document 181942 of the Official Public Records of Blanco County, Texas. Especially all of that area within a 150-foot radius of the water well located ±633.41-feet at a radial of N 31° 30' 50" W degrees from the southeast corner of the tract found in the above referenced public record and depicted in the attached Exhibit "A".

**Term**

This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor(s) for a period of two years from the date that this easement is recorded; after which time, this easement shall be automatically extended until the use of the subject water well as a source of water for public water systems ceases.

**Enforcement**

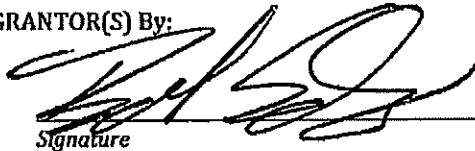
Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

**Invalidation**

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and for other good and valuable consideration paid by the Grantee to the Grantor(s), the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to Grantee and to its successors and assigns the sanitary control easement described in this easement.

GRANTOR(S) By:



Signature

BRAD EDWARDS

Typed or Printed Name

**ACKNOWLEDGMENT**

STATE OF Texas §

COUNTY OF Harris §

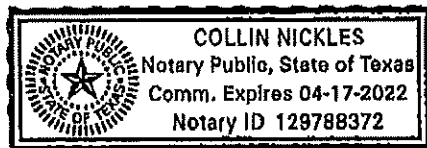
BEFORE ME, the undersigned authority, on the 15 day of February, 2019, personally appeared Brad Edwards known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration therein expressed.

(seal)

Notary Public



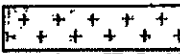
Signature

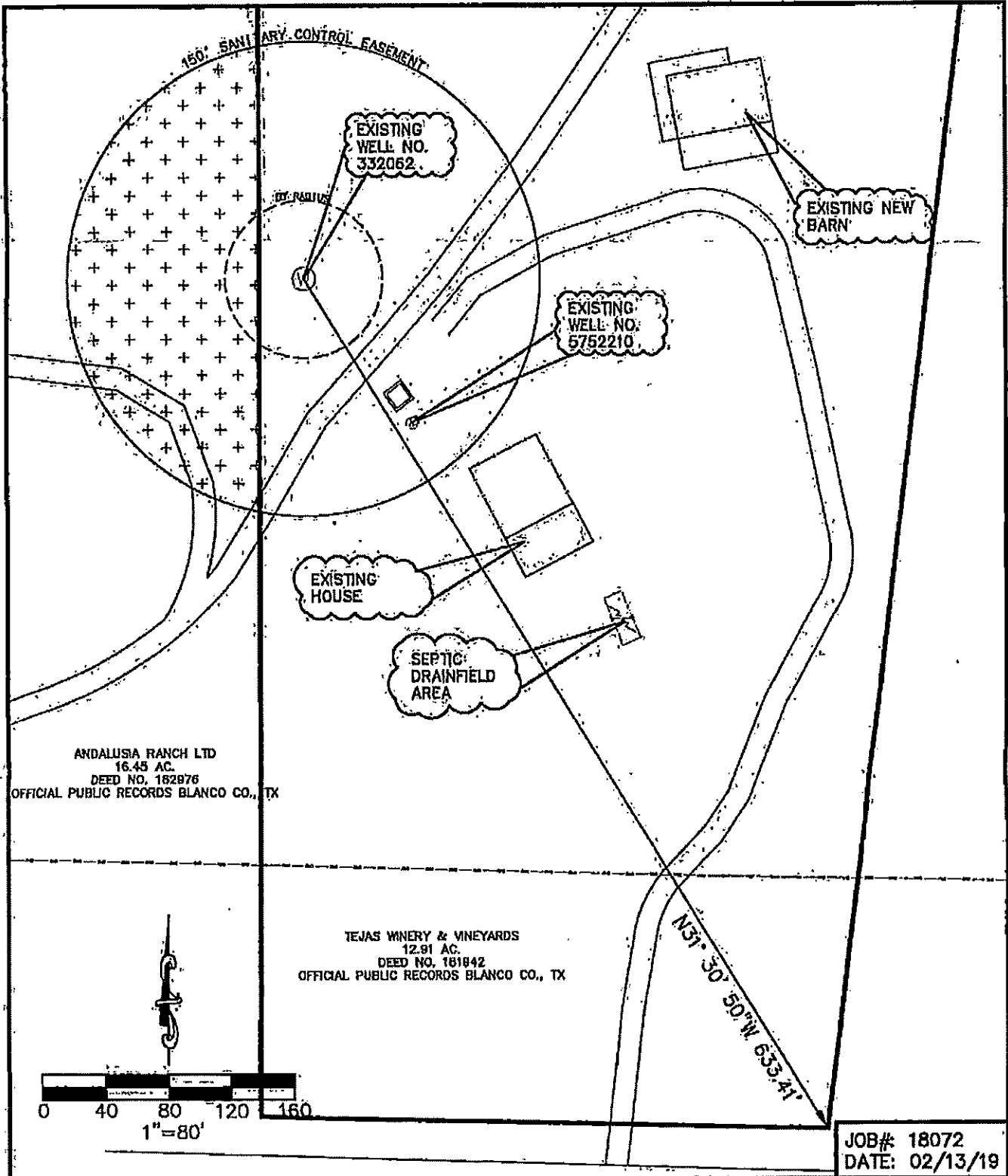


Recorded in Blanco County Courthouse, Johnson City, Texas on \_\_\_\_\_, 20\_\_\_\_

**EXHIBIT A**  
**SANTARY CONTROL EASEMENT**  
**TEJAS WINERY**  
**PUBLIC WATER SYSTEM**

SCALE: 1" = 80'

 = 0.617 ACRE



JOB#: 18072  
DATE: 02/13/19

STATE OF TEXAS  
COUNTY OF BLANCO

I hereby certify that this instrument was FILED in File Number Sequence on the  
date and the time stamped hereon by me and was duly RECORDED in Official  
Public records of Blanco County, Texas on

MAR 15 2019



*Auna Walla*  
COUNTY CLERK  
BLANCO COUNTY, TEXAS

191212

Filed this 15 day of April 2019  
11:56 AMTexas Commission on Environmental Quality  
**SANITARY CONTROL EASEMENT**Laura Walla  
County Clerk, Blanco County, Texas  
By Sholei K. Maley DeputyDATE: 25 Mar, 2019**GRANTOR(S):**ALIVENWELL LLC  
c/o BRUCE & NANCY SHIPMAN  
P.O. Box 1051  
Johnson City, TX 78636**GRANTEE:**TEJAS WINERY PWS  
230 Dr. Odiorne Ranch Road  
Johnson City, TX 78636**Purpose, Restrictions & Uses of Easement**

1. The purpose of this easement is to protect the water supply of the well described and located below by means of sanitary control.
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3. The construction, existence and/or operation of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, cemeteries, and/or the existence of livestock in pastures is specifically prohibited within a 50-foot radius of the water well described and located below.
4. This easement permits the construction of homes or buildings upon the Grantor's property, and farming and ranching operations, as long as all items in Restrictions Nos. 2 and 3 are recognized and followed.

**Property Subject to Easement**

The Grantor's property subject to this Easement is described in documents 171132 and 182976 of the Official Public Records of Blanco County, Texas. Specifically, all of that area within a 150-foot radius of the water well located  $\pm 633.41$ -feet at a radial of N 31° 30' 50" W degrees from the southeast corner of the tract found in document 181942 of the Official Public Records of Blanco County, Texas, and depicted in the attached Exhibit "A".

**Term**

This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor(s) for a period of two years from the date that this easement is recorded; after which time, this easement shall be automatically extended until the use of the subject water well as a source of water for public water systems ceases.

**Enforcement**

Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

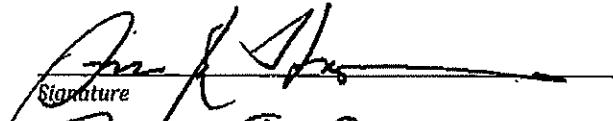
### Invalidation

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

FOR AND IN CONSIDERATION, of the sum of One Dollar (\$1.00) and for other good and valuable consideration paid by the Grantee to the Grantor(s), the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to Grantee and to its successors and assigns the sanitary control easement described in this easement.

GRANTOR(S) By:

ALIVENWELL LLC

  
Signature  
Bruce J. Shipman  
Typed or Printed Name

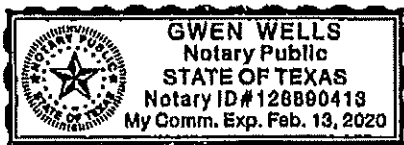
### ACKNOWLEDGMENT

STATE OF Texas §

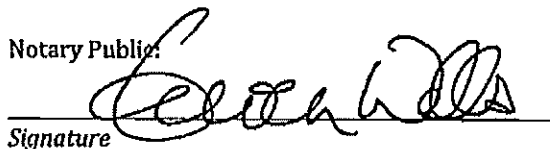
COUNTY OF Gillespie §

BEFORE ME, the undersigned authority, on the 25 day of March, 219, personally appeared Bruce J. Shipman known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration therein expressed.

(seal)



Notary Public:

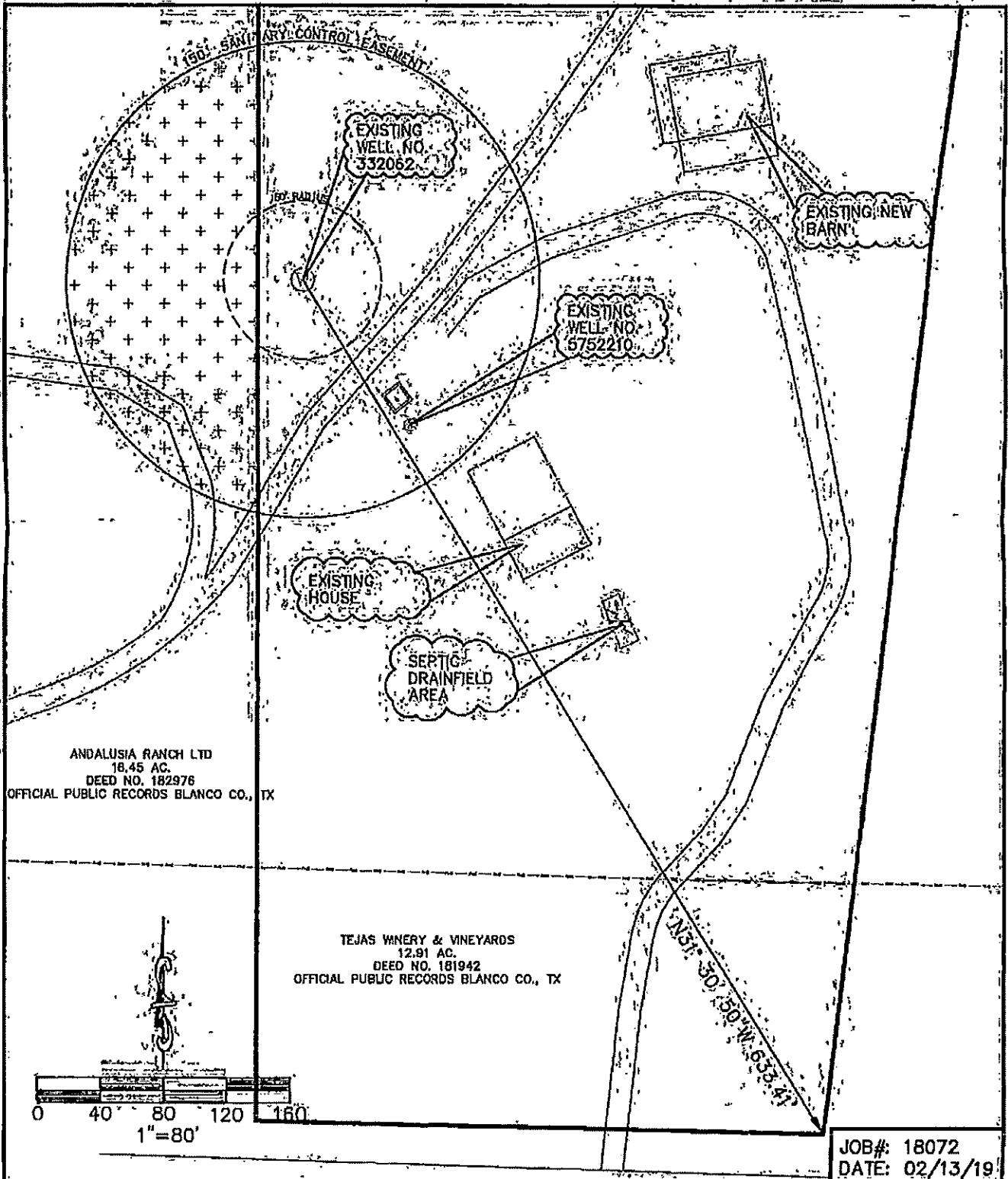
  
Signature

Recorded in Blanco County Courthouse, Johnson City, Texas on \_\_\_\_\_, 20\_\_\_\_.

After recording, return to:  
VEI Consulting Engineers  
507 E. Highway Street, Suite D  
Fredericksburg, TX 78624

**EXHIBIT A**  
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**TEJAS WINERY**  
**PUBLIC WATER SYSTEM**  
SCALE: 1" = 80'

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STATE OF TEXAS  
COUNTY OF BLANCO

I hereby certify that this instrument was FILED in File Number Sequence on the  
date and the time stamped hereon by me and was duly RECORDED in Official  
Public records of Blanco County, Texas on

APR 15 2019



*Heena Walla*  
COUNTY CLERK  
BLANCO COUNTY, TEXAS