

CLINT JAMES
ATTORNEY AT LAW

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October 8, 2024

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& CM/RRR No. 9414 7112 0620 5404 0510 19

Mr. Andrew Oliver
Oliver Law Office
13785 Research Blvd., Ste. 125
Austin, TX 78750

Re: Revocable License for Encroaching Improvements from 101 Carlton's Way,
Bullard, TX 75757 onto 114 Carlton's Way, Bullard, TX 75757

Dear Mr. Oliver,

As you know, Clint James, PC represents David Anderson and Donna Spencer-Anderson regarding the matter referenced above. My clients hereby grant your clients, John M. Wallace, Trustee of the John M. Wallace and Ann C. Wallace Revocable Trust Dated March 22, 2001, and Restated on March 31, 2004, and Trudy Wallace, a revocable license for the use of the retaining wall, stormwater drain, flowerbeds, vegetation and mailbox located along the west boundary of my clients' property as shown on the attached Exhibit A ("Property").

Grantors grant to grantees, and grantees' heirs, successors, and assigns, the right, privilege, and permission to transfer stormwater and maintain its stormwater and retaining wall improvements for same in and on the Property owned by grantors where such improvements are shown on the survey plat on the attached Exhibit A.

This permission is given to grantees as an accommodation with no monetary consideration, and is revocable at any time by grantors. By grantees' non-removal and restoration of said improvements, grantees acknowledge the legal title of grantors to the Property and agree never to deny this title or to claim title in grantees' names.

Grantees will exercise the privilege granted by this agreement at grantees' own risk, and agree not to seek any damages against grantors for any damages against grantors for any injuries or damages suffered as a result of the exercise of this privilege. Grantees indemnify grantors against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the privilege by grantees, and grantees' heirs, successors, or assignees, or other persons entering the property at the invitation of grantees.

At such time that my clients or their successors in interest shall decide to revoke this license, my clients will notify grantees or their successors of such.

Sincerely,


Clint James

CJ/hs
Enclosures

cc: CM/RRR No. 9414 7112 0620 5404 0605 54

John M. & Trudy Wallace
101 Carlton's Way
Bullard, TX 75757

(BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 MAP DATUM)

INDICATES FND. 1/2" I. ROD
UNLESS OTHERWISE NOTED.

INDICATES CORNER IN LAKE
UNLESS OTHERWISE NOTED.

FLOWLINE ELEVATIONS

SD-1) STORM DRAIN FLOWLINE ELEV.=437.22'
FL-1) 18" PIPE FLOWLINE ELEV.=421.58'

BENCHMARK ELEVATION

BM-1) SET 'X' IN CONC. SD ELEV.=443.23'

CARLTON'S WAY

(50' WIDE PRIVATE STREET)

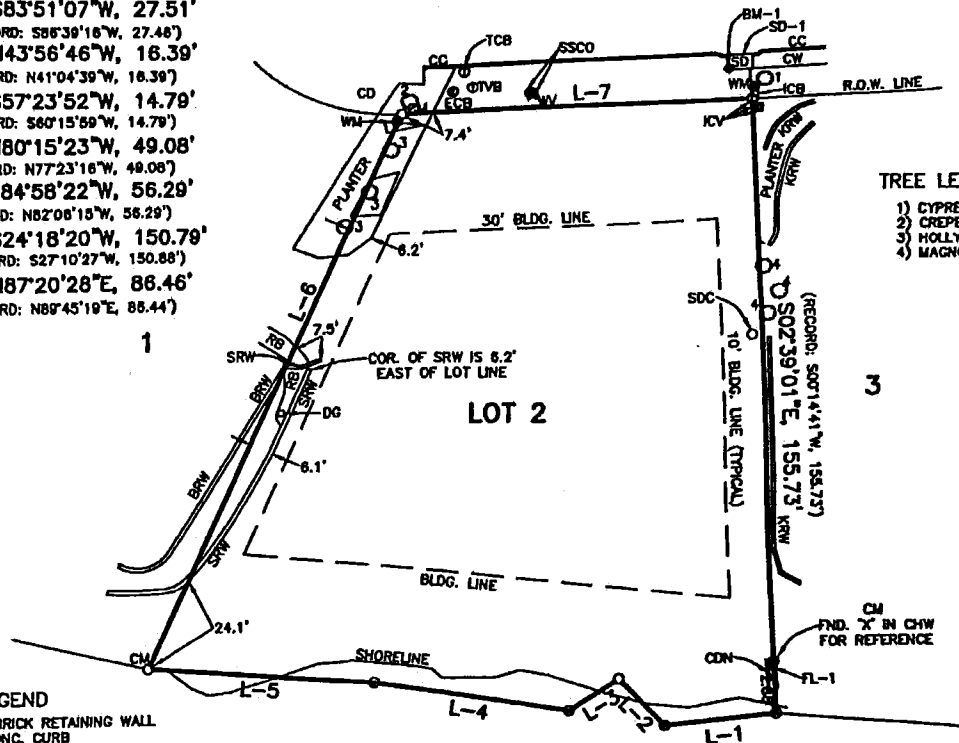
- L-1 S83°51'07"W, 27.51'
(RECORD: S86°39'18"W, 27.48')
L-2 N43°56'46"W, 16.39'
(RECORD: N41°04'39"W, 16.39')
L-3 S57°23'52"W, 14.79'
(RECORD: S60°15'59"W, 14.79')
L-4 N80°15'23"W, 49.08'
(RECORD: N77°23'16"W, 49.08')
L-5 N84°58'22"W, 56.29'
(RECORD: N82°06'15"W, 56.29')
L-6 S24°18'20"W, 150.79'
(RECORD: S27°10'27"W, 150.88')
L-7 N87°20'28"E, 86.46'
(RECORD: N89°45'19"E, 86.44')

LEGEND

BRW=BRICK RETAINING WALL
CC=CONC. CURB
CD=CONC. DRIVE
CM=CONTROLLING MONUMENT
CW=CONC. WALK
CDN=CONC. DRAIN
CHW=CONC. HEADWALL
DG=DRAIN GRATE
ECB=ELECTRIC CABLE BOX
ICB=IRRIGATION CONTROL BOX
ICV=IRRIGATION CONTROL VALVE
KRW=KEYSTONE RETAINING WALL
RB=ROCK BED
SD=STORM DRAIN
SDC=STORM DRAIN CLEANOUT
SRW=STONE RETAINING WALL
SSCO=SANITARY SEWER CLEANOUT
TCB=TEL. CABLE BOX
TVB=TV CABLE BOX
WM=WATER METER
WV=WATER VALVE

TREE LEGEND

- 1) CYPRESS
2) CREPE MYRTLE
3) HOLLY
4) MAGNOLIA



LAKE

PLAT OF RESIDENTIAL LOT SURVEY

I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision of property located at 114 Carlton's Way, Bullard, Cherokee County, Texas, and being further described as follows:

Being all of Lot 2, EAGLE'S BLUFF SUBDIVISION, SECTION 3, according to the Final Plat thereof recorded in Cabinet 'B', Slide 175, of the Plat Records of Cherokee County, Texas.

All improvements are situated within the boundaries of the property surveyed and there are no visible or apparent encroachments, protrusions, or conflicts, except as shown. All easements and/or building setback lines are shown as per recorded plat and Deed Restrictions recorded in Vol. 1400, Pg. 387 and Vol. 1612, Pg. 540, C.C.D.R. Notice: this survey was completed without the benefit of an abstract of title. There may be easements or other matters not shown.

(Prepared for Dave Anderson)

Joseph K. Pollard - R.P.L.S. 6499
Job No. 23-388 10 January 2024 Scale: 1"=30'



BMS TYLER SURVEYORS
BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

JOB NO. 23-388 DATE: 10 JANUARY 2024 SCALE: 1"=30'
2824 KENSINGTON DRIVE, SUITE 107, TYLER, TEXAS 75703 TEL. (803) 581-7287
T.B.P.E.L.S. FIRM NO. 10048200 www.bms Tyler.com