

**EASEMENT OR RIGHT-OF-WAY FOR ACCESS TO PROPERTY**

FOR AND IN CONSIDERATION of the mutual covenants and benefits herein contained, and for other good and valuable consideration, Carl Badalich ("Declarant") hereby grants and conveys to owners, tenants and guests of Sunrise Shores that have been approved by Declarant, and to their successors and assigns, a perpetual, non-exclusive right of way and easement ("Easement") in, upon, about, over and through the property described on the attached Exhibit "A", hereto and incorporated herein by reference ("Property").

1. Grant. The easement granted hereby shall be for ingress and egress to, from, upon and over the Property described to provide access to and from the beach.
2. Use. The easement is limited to use by pedestrians, bicycles, golf carts or similar small motorized vehicles not suitable or licensed for highway travel
3. Termination. This Easement shall be terminated for cause at any time with respect to any owner, tenant or guest upon written notice from Declarant.
4. Amendment. This Easement shall be amended only by a written and recorded instrument signed by Declarant of his authorized representative.
5. This Easement shall be assignable to subsequent purchasers and inure to the benefit of the parties' successors and assigns, heirs, beneficiaries and personal representatives.

This Easement shall be governed by and construed and enforced in accordance with the laws of the State of Texas.

SIGNED on this the 3 day of February 2017.

DECLARANT

Carl A. Badalich

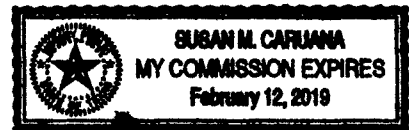
STATE OF TEXAS

COUNTY OF Rains

Personally appeared before me, the undersigned authority in and for the above County and State, on this 3rd day of February 2017, within my jurisdiction, the within named Carl A. Badalich, Declarant, who acknowledged that he executed, signed and delivered the above and foregoing instrument on the date there provided.

Susan M. Caruana  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_





**COUNTY OF NUECES**

Field Notes for a Six (6.0) Foot Pedestrian Easement out of Lot 3B, Block 1, Sunrise Shores, recorded in Volume 67, Pages 512 & 513, Map Records of Nueces County, Texas;

Beginning at the South Corner of Lot 3B, Block 1, Sunrise Shores, with State Plane Coordinates of N - 17152728.22, E - 1424485.31, NAD 1983, Texas South Zone;

Thence S 30 Degrees 10' 49" W for a distance of 6.0 Feet, to a point for the Northeast corner of this tract;

Thence N 58 Degrees 23' 14" W for a Distance of 350.0 Feet to a point, for an interior point of this tract;

Thence N 31 Degrees 36' 46" E for a distance of 59.28 Feet to a point on the North Property Line of Lot 3B, Block 1, Sunrise Shores, for an exterior corner of this tract;

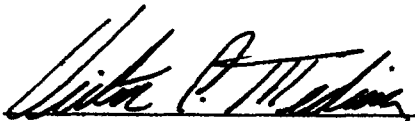
Thence N 58 Degrees 23' 14" W for a distance of 638.99 Feet to a point on the edge of a concrete street named West Palm Beach Road, for the North corner of this tract;

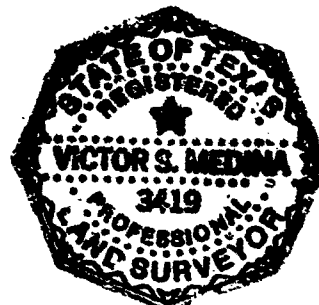
Thence S 31 Degrees 36' 48" W for a distance of 6.0 Feet to a point for the lower North corner of this tract;

Thence S 58 Degrees 23' 14" E for a distance of 632.99 Feet to a point for an interior corner of this tract;

Thence S 31 Degrees 36' 14" W for a distance of 59.28 Feet to a point on the South property line of Lot 3B, Block 1, Sunrise Shores, for an exterior corner of this tract;

Thence S 58 Degrees 23' 14" E for a distance of 356.0 Feet to the South corner of this tract, being the Point of Beginning, containing 0.144 Acres or 6.289.62 Square Feet, more or less;

  
Victor S. Medina, 11/31/17  
Registered Professional Land Surveyor  
State of Texas #3419



✓ Return to  
Carl Badolich  
450 RCR 3419  
EMORY, TX 75440

EASEMENT

PLEASE RETURN TO

CARL BADALICH ✓  
450 RCR 3419  
EMORY, TEXAS 75440

Doc# 2017012079  
# Pages 3  
03/29/2017 10:38AM  
Official Records of  
NUECES COUNTY  
KARA SANDS  
COUNTY CLERK  
Fees \$23.00

Any provision herein which restricts the Sale,  
Rental or use of the described  
REAL PROPERTY because of Race, Color,  
Religion, Sex, Handicap, Familial Status, or  
National Origin is invalid and unenforceable  
under FEDERAL LAW, 3/12/89.

STATE OF TEXAS  
COUNTY OF NUECES

I hereby certify that this instrument was FILED  
in file number sequence on the date and at the  
time stamped herein by me, and was duly RECORDED  
in the Official Public Records of  
Nueces County, Texas  
KARA SANDS



*Kara Sands*