ARTIE M. WILLIAMS, ET UX TO ROBERT N. CHATTIN, ET UX

WARRANTY DEED

THE STATE OF TEXAS,)
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GILLESPIE.)

VOL 122 PAGE 45

That we, ARTIE M. WILLIAMS and wife, GEORGIA B. WILLIAMS of the County of Gillespie and State of Texas, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and for which consideration no lien, express or implied, is retained herein, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ROBERT N. CHATTIN and wife, MILDRED J. CHATTIN, of the County of Gillespie and State of Texas, all of the following described real property in Gillespie County, Texas, to-wit:

Being 2.70 acres of land situated in Gillespie County, Texas, being part of Survey No. 433, patented to Frederick Metzger by Patent No. 109, Volume 1, dated November 23, 1880, and is described by metes and bounds as follows, to-wit:

BEGINNING at a steel bar set in the North line of a street, being a point 525.0 feet North 0 deg. 24' West and 951.1 feet South 89 deg. 36' West from the Southeast corner of that 214.58 acre tract ofland that was conveyed to Artie M. Williams, et ux, by H. A. Adams, et ux by deed dated September 1, 1958, recorded in Volume 75, Page 53 of the Deed Records of Gillespie County, Texas, for the Southwest corner of this tract of land;

THENCE North 0 deg. 24' West 416.7 feet to a steel bar set for the Northwest corner of this tract of land;

THENCE North 66 deg. 05' East 272.8 feet to a steel bar set for the Northeast corner of this tract of land;

THENCE South 0 deg. 24' East 526.5 feet to a steel bar set in the North line of a street for the Southeast corner of this tract of land;

THENCE with the North line of said street, South 89 deg. 36' West 250.0 feet to the place of beginning.

(Surveyed February 24, 1972 by Victor L. Nixon, Registered Publix Surveyor, Reg. No. 655).

This conveyance is granted SUBJECT to EASEMENTS which were heretofore granted to the Central Texas Electric Cooperative, found of record in the Deed Records of Gillespie County, Texas.

For the consideration herein recited, the Grantors herein DO GIVE, GRANT, AND CONVEY to the Grantees herein, an EASEMENT and Right-of-Way over and across

that certain fifty (50) foot wide road, fully described in Exhibit "A", attached hereto, for the free ingress, egress and regress to and for said Grantees, their heirs and assigns, their tenants, by foot, with carts, wagons, carriages, and other vehicles, horses, mules and livestock as by them shall be necessary or convenient at all times and seasons forever, in, along and out of said way, in common with Grantors, their heirs and assigns.

This conveyance is subject, however, to the following restrictions, covenants, conditions, easements and reservations, which are a part of the consideration for the execution of this Deed and which shall run with and burden the title to the property hereby conveyed and shall be binding upon the Grantees, their heirs, executors, administrators and assigns:

1. No building other than two single family residences, each containing not less than 1500 square feet, exclusive of open porches, breezeways, carports and garages, shall be erected or constructed on the hereinabove described property. All buildings must be completed not later than six (6) months after laying foundations and no structures of any kind may be moved on to the property. Servants quarters, guesthouses and outbuildings may be constructed on the rear of the property after completion of the permanent residence. These buildings shall be of the same materials and architectural design as the main buidling.

2. No improvements shall be erected or constructed on the hereinabove described property nearer than 25 feet from the front property line and shall be constructed so far as practicable in a manner to line up with any existing buildings already located on any adjoining property; nor shall any improvements be erected or constructed on the hereinabove described property nearer than 25 feet from any side property line.

3. No buildings or structures shall be occupied or used until the exterior thereof is completely finished with not less than two coats of paint. No outside toilet shall be installed or maintained on any of the above described premises, and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and local departments of Health.

4. No chickens, turkeys, hogs, goats or livestock of any sort shall be kept or maintained on the hereinabove described premises, excepting that the owner thereof may graze not in excess of five (5) sheep and one (1) horse upon the hereinabove described premises for the purpose of keeping down grass and weeds, and excepting further that the owner may keep not more than two (2) dogs so long as they are kept in a fenced yard.

5. No noxious, offensive, unlawful or immoral use shall be made of the premises at any time.

6. No trailer house, mobile home or travel trailer of any sort shall be placed upon the hereinabove described premises and used for habitation.

7. No well, other than a water well shall be drilled on the above described property.

8. Purchaser agrees to keep the property clean and free of any high weeds, grass, trash or debris of any sort.

9. No vehicles not in use shall be allowed to be kept on the property or upon any of the streets adjoining the hereinabove described property.

10. No business of any kind shall be operated from the above described premises.

11. Invalidation of any one of these covenants or restrictions by judgment of any court shall in no way effect any of the other provisions, which shall remain in full force and effect.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs, and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

VOL. 122 PAGE 47

EXECUTED this the 30th day of September, A. D., 1977.

Artie M. Williams
ARTIE M. WILLIAMS

Georgia B. Williams
GEORGIA B. WILLIAMS

THE STATE OF TEXAS,)
COUNTY OF GILLESPIE.) BEFORE ME, the undersigned authority, on this day personally appeared Artie M. Williams and wife, Georgia B. Williams known to me to be the persons whose names are subscribed to the foregoing instrument, and acknolwedged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 30th day of September, A. D., 1977.

Joan Gill
Notary Public in and for Gillespie County, Texas.

Thence with the arc of a curve to the right, having a radius of 55.0 feet (the long chord bears S. 6° 34' E. 100.0 feet) a distance of 157.0 feet to a steel bar set at the end of said curve;

Thence N. 82° 50' W. 55.0 feet to a steel bar set for corner;

Thence S. 39° 33' W. 668.0 feet to a steel bar set for corner;

Thence with the arc of a curve to the left, having a radius of 60.0 feet and a central angle of 69° 00' in a southwesterly direction a distance of 80.6 feet to a steel bar set at the end of said curve;

thence S. 0° 34' E. 450.0 feet to the place of beginning.

Survey completed February 24, 1972

I, Victor L. Dixon, a Registered Public Surveyor, do hereby certify that I have made the survey designated by the foregoing plat and field notes, on the ground, according to law, and that the lines, boundaries, and corners, with the marks, natural and artificial, as truly and [illegible]

Witness my signature and official seal as [illegible] this the 10th day of April, 1972.

Victor L. Dixon
Registered Surveyor

Filed for record in my office the [illegible] day of [illegible] 1972 at [illegible] o'clock A.M. and duly recorded the 25th day of [illegible] 1972 at [illegible] o'clock A.M. in Volume [illegible], page [illegible], [illegible]

whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Gillespie, State of Texas and more particularly described as follows: A tract of land located approximately 0.10 miles west (Show Direction Above) from the town of Stonewall, Texas; and bounded on the north by land owned by: Pedernales River on the south by land owned by: Old Stonewall Hwy on the east by land owned by: Hilmer Nebgen and on the west by land owned by: Clemmens Wuest and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highway abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extend necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling; Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances. In granting this easement it is understood that at pole locations, the location of the poles will such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction. The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons: _____ It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine. IN WITNESS WHEREOF, the undersigned has set his hand and seal this 7th day of Sept., 1962.

Sealed and delivered in the presence of:
Donald Ward
Date 9-7-62

'x Robert L. Kaderli L.S.
'x Minnie P. Kaderli L.S.

THE STATE OF TEXAS I
County of Gillespie I BEFORE ME, A.C. Wynn, a Notary Public in and for Gillespie County, Texas on this day personally appeared Donald Ward known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw Robert L and Minnie P. Kaderli, grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of Oct 1962

(Seal)

A. C. Wynn
Notary Public Gillespie County, Texas

Filed for record in my office the 24th day of October, A.D. 1962, at 3:37 o'clock P.M. and duly recorded the 6th day of November, A.D. 1962, at 9:15 o'clock A.M. in Volume 82, pages 257-258.

Felix Schoenig, Clk. Co. Ct., Gillespie County, Texas.

A.M. WILLIAMS, ET UX TO 'CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.

EASEMENT

THE STATE OF TEXAS I
County of Gillespie I KNOW ALL MEN BY THESE PRESENTS: That the undersigned A.M. Williams & Georgia B. (wife) Williams for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corpora-

by land owned by: Felix Triebs & Henry Kahlmer and on the west by land owned by: Leo Feuge and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highway abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extend necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling; Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances. In granting this easement it is understood that at pole locations, the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction. to construct a Tie in from New 3 Phase The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons: Federal Land Band It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine. IN WITNESS WHEREOF, the undersigned has set his hand and seal this 19th day of September, 1962.

Sealed and delivered in the presence of:
Leo Itz
Date September 19th, 1962

A.M. William L.S.
Georgia B. Williams L.S.

THE STATE OF TEXAS I
County of Gillespie I BEFORE ME, A.C. Wynn, a Notary Public in and for Gillespie County, Texas on this day personally appeared Leo Itz known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, after being duly sworn by me stated on oath that he saw A. M. & Georgia B. Williams, grantor, subscribe the same and that he had signed the same as a witness at the request of the grantor. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of Oct 1962

(Seal)

A. C. Wynn
Notary Public Gillespie County, Texas
A. C. Wynn

Filed for record in my office the 24th day of October, A.D. 1962, at 3:39 o'clock P.M. and duly recorded the 6th day of November, A.D. 1962, at 9:50 o'clock A.M. in Volume 82, pages 258-259.

Felix Schuessler, Clk. Co. Ct., Gillespie County, Texas.

GEORGE P. ROLLOW, JR. TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.

EASEMENT

THE STATE OF TEXAS I
County of Gillespie I KNOW ALL MEN BY THESE PRESENTS: That the undersigned George P. Rollow Jr for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Gillespie, State of Texas and more particularly described as follows: A tract of land located approximately 5 miles S.E. (Show Direction Above) from the town of Fredericksburg Texas; and bounded on the north by land owned by: _____

/ A. M. WILLIAMS TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.

LINE NO.

VOL. 105 PAGE 118 EASEMENT NO.

NAME

RIGHT OF WAY EASEMENT

(Distribution)

THE STATE OF TEXAS)
)
COUNTY OF Gillespie) KNOW ALL MEN BY THESE PRESENTS:

That the undersigned A.M. Williams for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Gillespie, State of Texas and more particularly described as follows:

A tract of land located approximately 2½ miles NW (Show Direction Above)

from the town of FREDERICKSBURG ; and bounded on the north by land owned by Emil Feuge

on the south by land owned by:

on the east by land owned by: Henry Kammlah

and on the west by land owned by: Lee Feuge

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and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highway abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extend necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

Also property has 20' Road ways with Anchors where ever needed

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 10 th day of October, 19 72

Sealed and delivered in the presence of:

Larry Ahrens

Date 10-10-72

A. M. Williams L. S.

L. S.

WITNESS ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF Gillespie)

Before me, the undersigned authority in and for said County and State, on this day personally appeared Larry Ahrens, known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and, after being duly sworn by me, stated on oath that he saw A. M. Williams sign his name as a witness at the request of the Grantor, the Grantor, subscribe the same and that he signed his name as a witness at the request of the Grantor.

Given under my hand and seal of office this the 10th day of October A. D. 19 72.

Helen R. Feller
Notary Public in and for Gillespie County, Texas

Filed for record in my office the 18th day of January A.D. 1973 at 2:11 o'clock P. M. and duly recorded the 19th day of January A.D. 1973 at 9:10 o'clock A. M. in Volume 105, pages 118-119.

Felix Schreiner, Clk. Co. Ct., Gillespie County, Texas.

R. JANSEN V. HAVIGHORST TO

CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.

P.O. BOX 553 • FREDERICKSBURG, TEXAS 78624

LINE NO. 93-0451

EASEMENT NO. _____

NAME _____

RIGHT OF WAY EASEMENT
(Distribution)

STATE OF TEXAS }
COUNTY OF Gillespie }

KNOW ALL MEN BY THESE PRESENTS:

940250

That the undersigned R. JANSEN V. HAVIGHORST hereinafter called "Grantor" (whether one or more) for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the Central Texas Electric Cooperative, Inc., a corporation, whose post office address is P. O. Box 553, Fredericksburg, Texas 78624, and its successors, or assigns, the right to enter upon the lands of the undersigned, situated in the County of Gillespie, State of Texas and more particularly described as follows:

A tract of land located approximately 3 miles N (Show Direction Above)

from the town of FREDERICKSBURG; and bounded on the north by land owned by:

A.M. Williams

on the south by land owned by:

~~JUNG, CARLTON & CHARLOTTE~~ County Road

on the east by land owned by:

~~JUNG, CARLTON & CHARLOTTE~~ Balcones Hills Lot #13

on the west by land owned by:

JUNG, CARLTON & CHARLOTTE

The right-of-way easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service (overhead or underground) including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating, electric lines, distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of electric utility service. The Cooperative is specifically granted pedestrian and vehicular ingress and egress over my (our) land to or from said right-of-way.

The width of the easement shall be 20' feet, one-half (1/2) of such distance on either side of Cooperative's lines, poles, or other facilities.

The easement, right, and privilege herein granted shall be perpetual, unless abandoned or the easement is not used for a period of ten (10) years, appurtenant to the land and shall insure to the beneficiary of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns, except those held by the following persons: _____

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear, cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to clear, cut and trim from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

Grantor further convents that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this the 30 day of Nov., 19 93.

Mary Moreno L.S.
Mary Moreno
DATE 11-30-93

R. Jansen V. H. L.S.
R. Jansen V Havighorst

L.S.

For the single acknowledgement of one person, man or woman, married or unmarried, use:
The State of Texas,)

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

Given under my hand and seal of office, this day of , A.D. 19

Notary Public, County, Texas.

For the joint acknowledgement of man and wife, use:
The State of Texas,)

County of)
Before me, the undersigned authority, on this day personally appeared and wife,
, known to me to be the persons whose names are subscribed to the foregoing instrument,
and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this day of , A.D. 19

Notary Public, County, Texas.

For the acknowledgement of a person who has signed in a representative capacity, corporate officer, independent executor, or whatever, use:
The State of Texas,)

County of)
Before me, the undersigned authority, on this day personally appeared
, known to me to be the person whose name is subscribed to the
foregoing instrument; and acknowledged to me that
executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this day of , A.D. 19

Notary Public, County, Texas.

WITNESS ACKNOWLEDGEMENT

The State of Texas,)

County of Gillespie)
Before me, the undersigned authority in and for said County and State, on this day personally appeared
Mary Moreno
known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and, after
being duly sworn by me, stated on oath that he saw R. Jansen V. Hawighorst
the Grantor, subscribe the same and that he signed the same as a witness at the request of the Grantor.

Given under my hand and seal of office, this 30 day of November A.D. 19 93

JANELLE HESS
Notary Public, State of Texas
My Commission Expires
August 21, 1995

Janelle Hess
Notary Public Gillespie County, Texas.

EASEMENT

From

To CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.

Filed
The 19th day of January A.D. 19 94
at 9:12 o'clock A M in
Records
of said County do hereby certify that the
foregoing is recorded in Volume pages
County Clerk
By Deputy

After Recording Return To
CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.
P O Box 833
Fredericksburg, Texas 78624

260 833

940250

KELLY SAGE TO

Lot #12 Balcones Heights

CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.

P.O. BOX 553 • FREDERICKSBURG, TEXAS 78624

LINE NO. 96-0400-R

EASEMENT NO. _____

NAME _____

9708276

RIGHT OF WAY EASEMENT
(Distribution)

STATE OF TEXAS }
COUNTY OF Gillespie }

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Kelly Sage hereinafter called "Grantor" (whether one or more) for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the Central Texas Electric Cooperative, Inc., a corporation, whose post office address is P. O. Box 553, Fredericksburg, Texas 78624, and its successors, or assigns, the right to enter upon the lands of the undersigned, situated in the County of Gillespie, State of Texas and more particularly described as follows:

A tract of land located approximately 2 miles North (Show Direction Above)

from the town of Fredericksburg; and bounded on the north by land owned by:

on the south by land owned by: Balcones Drive

on the east by land owned by Lot 13 Balcones Heights

on the west by land owned by: Lot 11 Balcones Heights

The right-of-way easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service (overhead or underground) including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating, electric lines, distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of electric utility service. The Cooperative is specifically granted pedestrian and vehicular ingress and egress over my (our) land to or from said right-of-way.

The width of the easement shall be 20 feet, one half (1/2) of such distance on either side of Cooperative's lines, poles, or other facilities.

The easement, right, and privilege herein granted shall be perpetual unless abandoned or the easement is not used for a period of ten (10) years, appurtenant to the land and shall inure to the beneficiary of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns, except those held by the following persons: _____

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear, cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to clear, cut and trim from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

Grantor further convents that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this the _____ day of _____, 19_____.

Patrick Quesada L.S.

Kelly Sage L.S.

321 535

For the single acknowledgement of one person, man or woman, married or unmarried, use:
The State of Texas,)

County of)
Before me, the undersigned authority, on this day personally appeared
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that

executed the same for the purposes and consideration therein expressed

Given under my hand and seal of office, this day of , A.D. 19.

Notary Public, County, Texas.

For the joint acknowledgement of man and wife, use:
The State of Texas,)

County of)
Before me, the undersigned authority, on this day personally appeared and wife,

, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this day of , A.D 19

Notary Public County, Texas

For the acknowledgement of a person who has signed in a representative capacity, corporate officer, independent executor or whatever use
The State of Texas)

County of
Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration therein expressed and in the capacity therein stated

Given under my hand and seal of office this day of A.D 19

Notary Public County Texas

WITNESS ACKNOWLEDGEMENT

The State of Texas

County of Gillespie

Before me, the undersigned authority in and for said County and State, on this day personally appeared

Patrick Duecker

known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn, I, he stated on oath that he saw Kelly Sage the Grantor subscribe the same and that he signed the same as a witness at the request of the Grantor

Given under my hand and seal of office this 6 day of August A.D. 19 96

Janelle Neffendorf
Notary Public Gillespie County Texas

JANELLE NEFFENDORF
Notary Public
STATE OF TEXAS
My Comm. Exp. 08/21/99

EASEMENT

From

To CENTRAL TEXAS ELECTRIC COOPERATIVE INC

Filed

day of A.D. 19 , o'clock M.

County

Recorded

I, the Clerk of said County do hereby certify that the foregoing is recorded in Volume pages

Clerk

Deputy

After Recording Return To

CENTRAL TEXAS ELECTRIC COOPERATIVE, INC
P O Box 846
Fredericksburg, Texas 78624

9708876

321 696

E 20073374
3 PGS

Work Order # 71047RP

Central Texas Electric Co-op
386 Friendship Lane • P.O. Box 553 • Fredericksburg, Texas 78624-0553

RIGHT OF WAY EASEMENT

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Gillespie §

That Norman E. Canfield, hereinafter called "Grantor", for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a Texas corporation, hereinafter called "Cooperative", whose post office address is P.O. BOX 553, Fredericksburg, Texas 78624-0553, and its successors and assigns, the right to enter upon the lands of Grantor, situated in Gillespie County, Texas, more particularly described as follows:

A 2.7 acre tract of land owned by Norman E Canfield recorded in Vol. _____, Pages _____; Property ID: 28830 R.
Deed Records of Gillespie County, Texas.
Subdivision / Development, Williams AM, Lot/Tract No. LOT 12.

The right-of-way easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service (overhead), including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, and/or relocating electric lines, distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of electric utility service. The easement shall be 20 feet wide, one half (½) of such distance on either side of the centerline of the easement as shown in Exhibit A, attached and made a part hereof. The Cooperative is specifically granted pedestrian and vehicular ingress and egress over the herein described land to or from said right-of-way.

The easement, rights and privileges herein granted shall be perpetual, unless abandoned, appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, and his heirs, successors and assigns to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns, except those held by the following persons: _____.

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified. The Cooperative shall have the right to clear, cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to clear, cut and trim from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling. Grantor shall be responsible for removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for new construction or maintenance of any lines constructed on the property.

Grantor further covenants that Grantor, his heirs, successors and assigns, shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all times and shall not build, construct, or cause to be erected, any building or other structure upon the easement right-of-way that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

SIGNED this 15TH day of June, 2007

WITNESS: _____

GRANTOR(S): _____
Norman E. Canfield

_____

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, on this the _____ day of _____, 20_____, by _____.

_____
Notary Public, State of Texas

For the acknowledgement of multiple signers:

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, on this the _____ day of _____, 20_____, by _____ and _____.

_____
Notary Public, State of Texas

For the acknowledgement of a person who has signed in a representative capacity:

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, on this the _____ day of _____, 20_____, by _____, _____ of _____, on behalf of _____.

_____
Notary Public, State of Texas

WITNESS ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF Gillespie §

Before me, the undersigned authority, on this the 18 day of June, 2007. Ed Donna Dorgh, appeared before me, and, after being duly sworn by me, stated that he saw Norman E. Canfield, Grantor, subscribe this instrument, and that he signed the same as a witness at the request of Grantor.

CANDI M. COVEY
Notary Public, State of Texas
My Commission Expires
January 21, 2009

Candi M Covey
Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County TEXAS

June 22, 2007 10:44:26 AM

FEE: $19.00 20073374

KC

BA 20074740

6 PGS

CHARLOTTE HIRT and husband, DANIEL HIRT TO CORKY WAYNE LEES and wife, KARYN LYN LEES

BOUNDARY AGREEMENT

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

WHEREAS, the undersigned party, CHARLOTTE HIRT, joined by her husband, DANIEL HIRT, owns the property described in Exhibit "A", attached hereto and made a part hereof for all purposes (the "Property"); and

WHEREAS, the boundary fence constructed and now existing between, or across respective portions of the Property in fact is not constructed on the boundary line of the Property as reflected by the plat, Exhibit "B" thereof which is attached hereto and made a part hereof, and as a result of which one portion of the Property lies within the fence that is on another portion of the Property described in Exhibit "C", attached hereto and made a part hereto for all purposes;

WHEREAS, the undersigned party desires to specify, affirm and agree that such fence in its present location does not reflect the true boundary of the property owned by undersigned and that the description of the Properties set forth in Exhibits "A" and "C", attached hereto and on the plat of the properties, correctly and accurately describe the Properties, regardless of the location of the fence.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN MADE, the undersigned parties do hereby agree as follows:

1. The undersigned hereby expressly disclaims and renounces any claim to any land within said 2.703 acre tract.

2. The undersigned expressly agree that the fence between and across the Properties shall not be and is not hereby accepted as the common boundary line of each portion of the Properties; so that the party hereto hereby agrees that the boundary of the Property shall be the boundary as specified in the legal descriptions of Exhibits "A" and "B".

3. The terms, covenants and provisions hereof shall be binding upon and shall inure to the benefit of the undersigned party and her respective heirs, successors and assigns.

SIGNED this 21st day of August 2007.

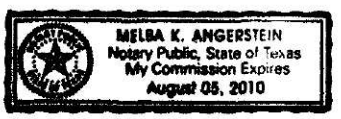
Charlotte Hirt
CHARLOTTE HIRT

Daniel Hirt
DANIEL HIRT

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 21st day of August 2007 by CHARLOTTE HIRT.

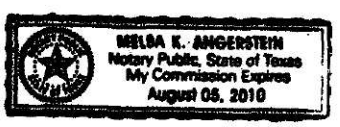


Melba K. Angerstein
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 21st day of August 2007 by DANIEL HIRT.



Melba K. Angerstein
Notary Public, State of Texas

EXHIBIT "A"

2.15 acres of land situated in Gillespie County, Texas, being part of Survey No. 433, patented to Frederick Metzger by Patent No. 109, Vol. 1, dated November 23, 1880, and is described by metes and bounds as follows, to-wit:

BEGINNING at a steel bar set in the North line of a street, being a point 525.0 feet N. 0° 24' W. and 951.1 feet S. 89° 36' W. from the S. E. corner of that 214.58 acre tract of land that was conveyed to Artie H. Williams, et ux, by H. A. Adams, et ux, by deed dated September 1, 1956, recorded in Vol. 75, page 53 of the Deed Records of Gillespie County, Texas, for the S. E. corner of this tract of land;

THENCE with the North line of a street, S. 89° 36' W. 173.1 feet to a steel bar set at the beginning of a curve;

THENCE with the arc of a curve to the right, having a radius of 33.14 feet and a central angle of 74° 05', in a northwesterly direction a distance of 42.8 feet to a steel bar set in the East line of said street for the end of said curve;

THENCE with the East line of said street, N. 16° 19' W. 331.0 feet to a street bar set for the N. W. corner of this tract of land;

THENCE N. 78° 23' E. 233.3 feet to a steel bar set for corner;

THENCE N. 66° 05' E. 72.7 feet to a steel bar set for the N. E. corner of this tract of land;

THENCE S. 0° 24' E. 416.7 feet to the place of beginning, as surveyed by Victor L. Hixon, a Registered Public Surveyor, Reg. No. 655, on February 24, 1972.

This conveyance is subject to easement granted to Central Texas Electric Cooperative, found of record in the deed records of Gillespie County, Texas.

EXHIBIT "B"

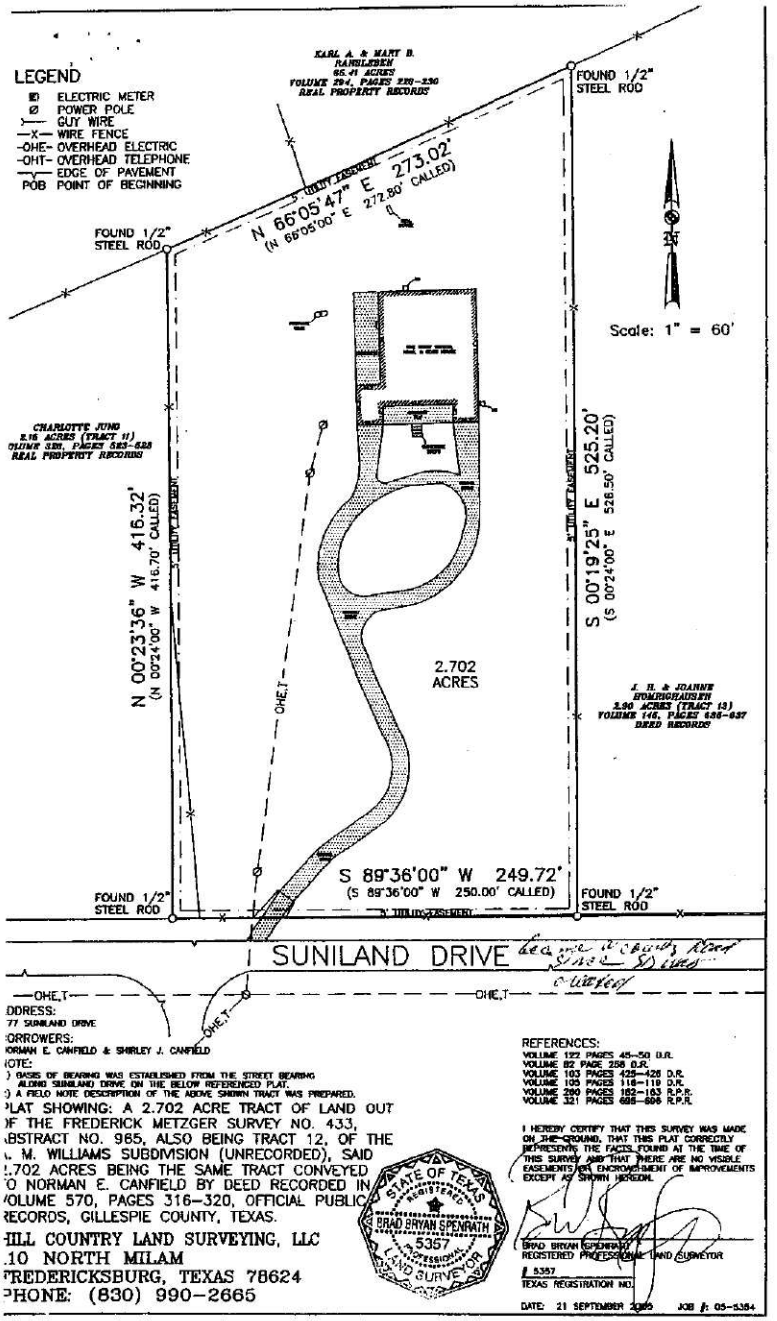

LEGEND
ELECTRIC METER
POWER POLE
GUY WIRE
WIRE FENCE
OHE OVERHEAD ELECTRIC
OHT OVERHEAD TELEPHONE
EDGE OF PAVEMENT
POB POINT OF BEGINNING
KARL A. & MARY B. RANSLEBEN 95.41 ACRES VOLUME 294, PAGES 288-290 REAL PROPERTY RECORDS
FOUND 1/2" STEEL ROD
N 66°05'47" E 273.02'
(N 66°05'00" E 272.80' CALLED)
Scale: 1" = 60'
CHARLOTTE JUNG 5.15 ACRES (TRACT 1) VOLUME 330, PAGES 625-628 REAL PROPERTY RECORDS
N 00°23'36" W 416.32'
(N 00°24'00" W 416.70' CALLED)
S 00°19'25" E 525.20'
(S 00°24'00" E 526.50' CALLED)
2.702 ACRES
J. H. & JOANNE HOMRICHAUSEN 2.90 ACRES (TRACT 13) VOLUME 145, PAGES 636-637 DEED RECORDS
S 89°36'00" W 249.72'
(S 89°36'00" W 250.00' CALLED)
SUNILAND DRIVE
OHE,T
ADDRESS:
77 SUNILAND DRIVE
BORROWERS:
NORMAN E. CANFIELD & SHIRLEY J. CANFIELD
NOTE:
1) BASIS OF BEARING WAS ESTABLISHED FROM THE STREET BEARING ALONG SUNILAND DRIVE ON THE BELOW REFERENCED PLAT.
2) A FIELD NOTE DESCRIPTION OF THE ABOVE SHOWN TRACT WAS PREPARED.
PLAT SHOWING: A 2.702 ACRE TRACT OF LAND OUT OF THE FREDERICK METZGER SURVEY NO. 433, ABSTRACT NO. 965, ALSO BEING TRACT 12, OF THE A. M. WILLIAMS SUBDIVISION (UNRECORDED), SAID 2.702 ACRES BEING THE SAME TRACT CONVEYED TO NORMAN E. CANFIELD BY DEED RECORDED IN VOLUME 570, PAGES 316-320, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.
HILL COUNTRY LAND SURVEYING, LLC
210 NORTH MILAM
FREDERICKSBURG, TEXAS 78624
PHONE: (830) 990-2665
REFERENCES:
VOLUME 122 PAGES 45-50 D.R.
VOLUME 82 PAGE 258 D.R.
VOLUME 103 PAGES 425-426 D.R.
VOLUME 105 PAGES 116-119 D.R.
VOLUME 280 PAGES 182-183 R.P.R.
VOLUME 321 PAGES 686-696 R.P.R.
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENT OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.
STATE OF TEXAS REGISTERED BRAD BRYAN SPENRATH 5357 PROFESSIONAL LAND SURVEYOR
BRAD BRYAN SPENRATH
REGISTERED PROFESSIONAL LAND SURVEYOR
5357
TEXAS REGISTRATION NO.
DATE: 21 SEPTEMBER 2009 JOB #: 05-5384

EXHIBIT " C "

Hill Country Land Surveying, LLC
Boundary • Topographic • Construction
110 North Milam • Fredericksburg, Texas 78624
Phone 830-990-2665 • Fax 830-990-5095

Field Notes for a 2.702 Acre Tract of Land

Being a 2.702 acre tract of land out of the Frederick Metzger Survey No. 433, Abstract No. 965, Gillespie County, Texas, also being Tract 12, A. M. Williams Subdivision, an unrecorded subdivision in Gillespie County, said 2.702 acre tract of land being that certain tract of land conveyed to Norman Canfield by deed recorded in Volume 570, Pages 316-320, Official Public Records, Gillespie County, Texas, said 2.702 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" steel rod found in the north line of Suniland Drive for the southwest corner of the herein described tract, the southeast corner of the Charlotte Jung 2.15 acre tract of land recorded in Volume 326, Pages 523-528, Real Property Records, Gillespie County, Texas;

Thence, with the west line of the herein described tract, the east line of the Jung 2.15 acre tract, N. 00°23'36" W., 416.32 feet (N 00°24'00" W 416.70' called) to a ½" steel rod found for the northwest corner of the herein described tract, the northeast corner of the Jung 2.15 acre tract, and being in the southeast line of the Karl A. and Mary B. Ransleben 65.41 acre tract of land recorded in Volume 294, Pages 226-230, Real Property Records, Gillespie County, Texas;

Thence, with the northwest line of the herein described tract, the southeast line of said 65.41 acre tract, N. 66°05'47" E., 273.02 feet (N 66°05'00" E 272.80' called) to a ½" steel rod found for the northeast corner of the herein described tract, the northwest corner of the J. H. and Joanne Homrighausen 2.90 acre tract of land recorded in Volume 146, Pages 635-637, Deed Records, Gillespie County, Texas;

Thence, with the east line of the herein described tract, the west line of said 2.90 acre tract, S. 00°19'25" E., 525.20 feet (S 00°24'00" E 526.50' called) to a ½" steel rod found in the north line of Suniland Drive for the southeast corner of the herein described tract, the southwest corner of said 2.90 acre tract;

Thence, with the north line of Suniland Drive, the south line of the herein described tract, S. 89°36'00" E., 249.72 feet (S 89°36'00" E 250.00' called) to the **Point-of-Beginning** and containing 2.702 acres of land.

Note: This description is based on an on the ground survey performed on September 20, 2005.
A Survey Plat of the above described tract was prepared.

STATE OF TEXAS
REGISTERED
BRAD BRYAN SPENRATH
5357
PROFESSIONAL
LAND SURVEYOR

Brad Bryan Spenrath
Registered Professional Land Surveyor
No. 5357 Job # 05-5354

HCT

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County TEXAS

August 27, 2007 03:28:46 PM

FEE: $31.00 20074740

KC

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF Gillespie)

VOL. 103 PAGE 425

Before me, the undersigned authority, on this day personally appeared Ophelia N. Heinsohnmer and Kurt C. Heinsohnmer, Mother and ~~wife~~ husband, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Ophelia N. Heinsohnmer Son for ~~me~~ that he executed the same for the purpose and consideration therein expressed.

NOTARY PUBLIC GILLESPIE COUNTY, TEXAS

And the said Kurt C. Heinsohnmer, Son wife of the said Ophelia N. Heinsohnmer, having been examined by me privily and apart from her ~~husband~~, and having the same fully explained to her, she, the said ..... acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purpose and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 19th day of June,

B.M. Eckert
Notary Public in and for
Gillespie County, Texas

Filed for record in my office the 25th day of July A.D. 1972 at 2:46 o'clock P. M. and duly recorded the 27th day of July A.D. 1972 at 2:20 o'clock P. M. in Volume 103, pages 424-425.

Felix Scheuvens, Clk. Co. Ct., Gillespie County, Texas.

A. M. WILLIAMS, ET UX TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.

LINE NO. .....

EASEMENT NO. .....

NAME .....

RIGHT OF WAY EASEMENT

(Distribution)

VOL. 103 PAGE 425

THE STATE OF TEXAS)
COUNTY OF Gillespie)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Balcon Hills A. M. & Georgia Williams Developer for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Gillespie, State of Texas and more particularly described as follows:

A tract of land located approximately 2 miles north (Show Direction Above)

from the town of Fredericksburg, Texas; and bounded on the north by land owned by:

Lee Feuge

on the south by land owned by:

Kramer

on the east by land owned by:

Felix Treibs

and on the west by land owned by:

Leroy Nixon

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highway abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extend necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling. Granting a five foot easement on each side of all streets & lots lines and anchor-guy combination where necessary. Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 18th day of July, 1972.
Sealed and delivered in the presence of:

Dalton Herbert

Date 7/18/72

G. M. Williams L. S.

Georgia Williams L. S.

WITNESS ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF Gillespie)

Before me, the undersigned authority in and for said County and State, on this day personally appeared Dalton Herbert, known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and, after being duly sworn by me, stated on oath that he saw G. M. & Georgia Williams, the Grantor, subscribe the same and that he signed the same as a witness at the request of the Grantor.

Given under my hand and seal of office this the 18th day of July, A. D. 19 72.

COUNTY OF GILLESPIE, TEXAS

Helen R. Feller
Notary Public in and for
Gillespie County, Texas

Filed for record in my office the 25th day of July A.D. 1972 at 2:48 o'clock P. M. and duly recorded the 27th day of July A.D. 1972 at 2:25 o'clock P. M. in Volume 103, pages 425-426.

Felix Schauer, Clk. Co. Ct., Gillespie County, Texas.