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VOL 1702 PAGE 277

State of Texas

GENERAL WARRANTY DEED

County of Williamson

IDENTIFICATIONS AND DESCRIPTIONS

Date: August 31, 1988

Grantor: TROY C. MARTIN AND C. O. SMITH, both married men, and both owning, claiming and occupying other real properties as their respective homesteads

Grantee: WALDON AUGUST BOECKER and wife, KAREN MARIE BOECKER

Grantee's Address: Route 1, Box 120, Manor, Travis County, Texas 78653

Property:

Being a 54.84 acre tract of land situated in the William C. Hays Survey, Abstract 310, Williamson County, Texas, and being that tract of land, called 54.77 acres, conveyed by deed to Troy C. Martin and C. O. Smith as recorded in Volume 682, Page 381, Deed Records of Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

In consideration of the payment by Grantee of a certain cash consideration, the receipt of which is hereby acknowledged by the Grantor, and for the additional consideration, if any, specified hereinbelow, Grantor has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY, to Grantee, subject to any reservations hereinafter made, all of the property described herein.

TO HAVE AND TO HOLD the herein described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Grantee, Grantee's heirs, successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors and administrators or successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

This conveyance is made and accepted subject to taxes for 1988 and subsequent years, the payment of which Grantee assumes; rights of adjoining owners and walls or in any walls (situated on a common boundary); and the following matters of record:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

EXECUTED August 31, 1988.

Troy C. Martin
TROY C. MARTIN
C. O. Smith
C. O. SMITH

State of Texas

County of Williamson

This instrument was acknowledged before me on August 31, 1988 by TROY C. MARTIN.

(SEAL)

L.H. Wolf
Notary Public, State of Texas

L.H. Wolf
(Print/Stamp Name of Notary)

My commission expires: 10/3/89

State of Texas

County of Williamson

This instrument was acknowledged before me on August 31, 1988 by C. O. SMITH.

(SEAL)

L.H. Wolf
Notary Public, State of Texas

L.H. Wolf
(Print/Stamp Name of Notary)

My commission expires: 10/3/89

Prepared By:
Hancock Piedfort
Attorneys at Law

AFTER RECORDING RETURN TO:

FIELD NOTES FOR WALDON A. BOEKER:

BEING a 54.84 acre tract of land situated in the William C. Hays Survey, Abstract 310, Williamson County, Texas, and being that tract of land, called 54.77 acres, conveyed by deed to Troy C. Martin and C. O. Smith as recorded in Volume 682, Page 381, Deed Records, Williamson County, Texas. Surveyed on the ground in the month of August, 1988, under the supervision of R. T. Magness, Jr. Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin set by existing fence post at the Northwest corner of the most westerly end of existing 50-foot-wide strip of land known as Janak Lane, marking the Southwest corner of said 54.77 acre Martin-Smith tract of land for the Southwest corner hereof;

THENCE N 10° 20' E with fence line along the West line of said 54.77 acre Martin-Smith tract, at 2941.60 feet pass an iron pin found on the South bank of Brushy Creek, continuing a total distance of 2984.30 feet to an intersection with the centerline of said Brushy Creek for the Northwest corner hereof;

THENCE down the meanders of said centerline of Brushy Creek:

N 62° 04' E, 157.00 feet;

N 48° 45' E, 115.30 feet;

N 25° 50' E, 90.00 feet;

N 41° 51' E, 135.00 feet;

N 59° 21' E, 215.00 feet;

S 76° 15' E, 150.00 feet;

S 70° 09' E, 154.65 feet; and

S 51° 13' E, 146.84 feet to an intersection with the East line of said

54.77 acre Martin-Smith tract for the Northeast corner hereof;

THENCE with the said East line of said 54.77 acre Martin-Smith tract, leaving said Brushy Creek, S 40° 17' W, at 51.61 feet pass an iron pin set on the said South bank of Brushy Creek, continuing a total distance of 368.14 feet to an iron pin found by angle post for a corner hereof; and S 10° 05' 30" W, 3078.19 feet with existing fence line to an iron pin set by existing fence corner post in the North line of said Janak Lane, marking the Southeast corner of said 54.77 acre Martin-Smith tract for the Southeast corner hereof;

THENCE N 80° 42' W, 712.47 feet with existing fence along said North line of Janak Lane to the place of BEGINNING and containing 54.84 acres of land.

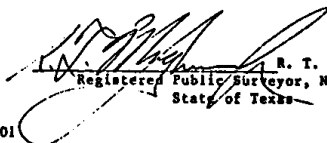
STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

I, R. T. Magness, Jr., Registered Public Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that said property has access to and from a dedicated roadway, to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Taylor, Williamson County, Texas, this 16th day of August, 1988, A.D.


R. T. Magness, Jr.
Registered Public Surveyor, No. 1433
State of Texas



Job No. 8-13280.01
tb/l

Page 1 of 1



Stager & Bygott, Inc.
CONSULTING ENGINEERS - SURVEYORS
1011 N. MAIN
TAYLOR, TEXAS 75781

EXHIBIT "B"

1. 1/2 of all minerals, retained in deed dated July 28, 1972, Janak Bros., Inc. to Frank A. W. Janak, recorded in Volume 553, Page 121, Deed Records, Williamson County, Texas, and all rights incident thereto.

2. 15' easement dated February 25, 1976 to Manville Water Supply, recorded in Volume 631, Page 505, Deed Records, Williamson County, Texas.

3. Any right, title, interest or claim of any character had or asserted by the State of Texas or by the public generally in or to any portion of the herein described property which may lie within the bed or between the cut banks of a stream navigable in fact or in law or a perennial stream.

4. Conditions, restrictions and other matters of record in Volume 553, Page 121, Deed Records, Williamson County, Texas.

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on



SEP 6 1988

James H. Rofelton
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

James H. Rofelton
COUNTY CLERK

FILED FOR RECORD
FILED IN VOLUME SIX
1988 SEP -2 AM 10:42