RETURN TO
ALAMO TITLE COMPANY
STONEBRIDGE PLAZA II
9600 N MO PAC EXPRESSWAY
SUITE 125
AUSTIN, TEXAS 78759-6507
GF# 03-7026356-17

GF# 7026356-17

TRV 2003269186
4 pgs

4

WARRANTY DEED

Date **NOVEMBER 17, 2003**

Grantor **ROGER E OPELA AND JANICE M KALLUS AND JANE WEBB AND LASSIE PAULINE BAILEY SATSKY**

Grantor's Mailing Address

Grantee **FRED FARR**

Grantee's Mailing Address **509 E FAWNRIDGE DRIVE, AUSTIN, TEXAS 78753**

Consideration TEN AND NO/100-------($10 00)--------DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed,

Property (including any improvements)

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Reservations from and Exceptions to Conveyance and Warranty

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, RESERVATIONS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty

When the context requires, singular nouns and pronouns include the plural

ROGER E OPELA

JANICE M KALLUS

JANE WEBB

LASSIE PAULINE BAILEY SATSKY

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 17th day of November, 2003 by **ROGER E OPELA AND JANICE M KALLUS AND JANE WEBB AND LASSIE PAULINE BAILEY SATSKY**

Notary Public, State of Texas
Notary's Name (printed)
Notary's commission expires

A R. REYNA
Notary Public, State of Texas
My Commission Expires
FEBRUARY 22, 2004

2/22/04

AFTER RECORDING RETURN TO
FRED FAIR
509 E FAWNRIDGE DRIVE, AUSTIN TEXAS 78753

PREPARED IN THE LAW OFFICE OF
BEADLES, NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3500 HULEN STREET
FORT WORTH, TEXAS 76107

EXHIBIT "A"

Lot Eight (8), Block "F", GEORGIAN ACRES SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 4, Page 341, Plat Records of Travis County, Texas, SAVE AND EXCEPT that portion conveyed to the City of Austin for street purposes, recorded in Volume 5138, Page 2206, Deed Records of Travis County, Texas, said portion being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof

EXHIBIT "A-1"

FIELD NOTES

FIELD NOTES FOR 653 SQUARE FEET OF LAND, SAME BEING OUT OF AND A PART OF LOT 8, BLOCK F, GEORGIAN ACRES, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 4 AT PAGE 341 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, WHICH LOT 8, BLOCK F, WAS CONVEYED TO V. J. SATSKY, ET AL, BY WARRANTY DEED DATED MAY 4, 1950, OF RECORD IN VOLUME 1069 AT PAGE 387 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 653 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin at the most easterly corner of the herein described tract of land, same being a point in the present south line of Fawnridge Drive, same also being the north line of said Lot 8, Block F, which point of beginning is the point of curvature of the proposed curving south line of Fawnridge Drive, said curve having an angle of intersection of 282° 40', a radius of 40.00 feet and a tangent distance of infinity, and from which point of beginning the northeast corner of said Lot 8 bears S 60° 00' E 9.54 feet;

THENCE, with the proposed curving south line of Fawnridge Drive along said curve to the right an arc distance of 71.65 feet to a cross in concrete at the most westerly corner of the herein described tract of land, same being a point in said present south line of Fawnridge Drive, same being said north line of Lot 8;

THENCE, with said present south line of Fawnridge Drive, S 60° 00' E 62.45 feet to the point of beginning.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

11-17-2003 03 14 PM 2003269186
EVANSK $20 00
DANA DEBEAUVOIR ,COUNTY CLERK
TRAVIS COUNTY, TEXAS