

STATE OF TEXAS
COUNTY OF AUSTIN

Land Description
52.357 Acres

BEING a tract or parcel containing 52.357 acres of land situated in the S.F. Austin Four (4) Leagues Grant, Austin County, Texas, and being a part or portion of the Richard lands which are composed of these tracts: (a) All of that land described as 58.2 acres in Partition Deed dated September 30, 1948 from John Sefcik, et al to Fannie Richard, recorded in Volume 170, Page 453, Austin County Deed Records, and (b) A part or portion of that same land described as 51.5 acres in Deed dated May 25, 1945 from Joseph Holba, et al to Ladislav Chaloupka, recorded in Volume 152, Page 185, Austin County Deed/Records. Said 52.357 acre tract being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most Westerly-Northwest corner of the Fannie Richard original 58.2 acre tract and the most Westerly-Northwest corner of the herein described 52.357 acre tract, located on the South line of the Chaloupka original 51.5 acre tract, said iron rod also being the Northeast corner of the J. Michael Gold 38.070 acre tract as described in File No. 973393, Official Records;

THENCE crossing the Chaloupka original 51.50-acre tract, the following calls:

- N 76° 49' 10" W a distance of 168.60 feet to a 1/2" iron rod set for angle point, and
- N 70° 59' 32" W a distance of 644.19 feet to a 1/2" iron rod set in the Easterly line of said 51.50 acre tract for an interior corner of the herein described tract, also being on a Westerly line of the Fannie Richard original 58.2 acre tract;

THENCE along the common line between the 51.5 acre tract and the Richard 58.2 acre tract, N 19° 10' 00" E, at 543.94 feet passing a 1/2" iron rod set for reference on the high bank of a gully, in all a total distance of 558.27 feet to a point in said gully for a Northerly exterior corner of the Richard original 58.2 acre tract and being an interior corner of the Dorothy Micak lands as described in Volume 213, Page 109 and Volume 213, page 126, Deed Records (Micak lands are shown as a 31.75 acre tract and a 19.5 acre tract on a partition plat of the Tom Bravenec Estate recorded in Volume 213, page 142, Deed Records);

THENCE down the center of said gully, which is the common line between the Richard original 58.2 acre tract and the Micak tracts, the following calls:

- N 87° 20' 09" E a distance of 130.77 feet, and
- N 81° 44' 02" E a distance of 84.55 feet, and
- S 50° 08' 59" E a distance of 122.85 feet, and
- S 81° 25' 26" E a distance of 24.76 feet to its intersection with Sayner Branch;

THENCE down the center of Sayner Branch, with its meanders, also being the common line of the Richard and Micak tracts, the following calls:

- S 00° 38' 46" E a distance of 28.22 feet, and
- S 28° 05' 55" E a distance of 66.55 feet, and
- S 00° 46' 27" E a distance of 26.04 feet, and
- S 26° 53' 17" W a distance of 47.31 feet, and
- S 10° 52' 14" E a distance of 68.04 feet, and
- S 46° 15' 19" E a distance of 61.14 feet, and
- S 14° 55' 35" E a distance of 34.93 feet, and
- S 02° 09' 24" E a distance of 22.52 feet, and
- S 32° 21' 11" E a distance of 53.60 feet, and
- S 26° 34' 38" E a distance of 146.33 feet to a point for the Northeast corner of the Richard original 58.2 acre tract and the Northeast corner of the herein described tract, also being the most Northerly corner of the Doris Bentley 61.66 acre tract as described in Volume 383, Page 511, Deed Records, also being N 26° 24' 38" W a distance of 4.68 feet from a point in said branch which is the Southwest corner of a 16-foot wide access right of way described in Volume 357, Page 450, Deed Records;

THENCE along the Western boundary of the Doris Bentley 61.66 acre tract, the following calls:

- S 42° 40' 00" W at 34.35 feet passing a 1/2" iron rod set for reference, continuing for a total distance of 239.35 feet to a 5/8" iron rod found near a cattle guard for angle point, and
- S 54° 40' 55" W a distance of 394.41 feet to a 1" pipe found for angle point, and
- S 16° 30' 54" W a distance of 649.74 feet to a 1/2" pipe found for angle point, and
- S 30° 50' 19" W a distance of 402.98 feet to a 1/2" iron rod found for angle point, and
- S 25° 50' 53" E a distance of 786.43 feet 1" flat bar found for angle corner, and

FROM

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- S 48°26'53" W, at 553.47 feet passing a 2" angle iron found for reference on the Northerly high bank of Bear Branch, in all a total distance of 568.47 feet to a point in said branch for the Southeast corner of the herein described tract and being the Southwest corner of the Bentley tract, also being on the Northerly line of the Joseph Dig 186.650 acre tract as described in File No. 063935, Official Records;

THENCE up the center of Bear Branch, with its meanders, being the Northern boundary of the Dig tract, the following calls:

- N 33°55'53" W, a distance of 127.55 feet, and
- N 48°53'49" W, a distance of 202.55 feet, and
- N 21°01'52" W, a distance of 92.40 feet, and
- N 22°52'41" W, a distance of 150.82 feet, and
- N 50°22'07" W, a distance of 98.63 feet, and
- N 54°06'10" W, a distance of 44.14 feet, and
- S 32°02'24" W, a distance of 63.12 feet to a point for the Southwest corner of the herein described tract and being the Southeast corner of the J. Michael Gold 38.070 acre tract;

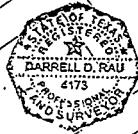
THENCE leaving said branch and along the East line of the Gold 38.070 acre tract, North (Basis of Bearings - Record Deed Call), at 153.95 feet passing a 1/4" iron rod found for reference, continuing for a total distance of 2173.94 feet to the POINT OF BEGINNING, containing 52.357 acres of land.

Notes:

- (1) Survey plat to accompany this description


Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: April 27, 2010



WHRW

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UNOFFICIAL

EXHIBIT A-2

TRACT 2
PROPERTY DESCRIPTION
(1/3 Ownership)

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TRACT TWO:

STATE OF TEXAS
COUNTY OF AUSTIN

Land Description
0.942 Acres

BEING a tract or parcel containing 0.942 acres of land situated in the S.F. Austin Four (4) Leagues Grant, Austin County, Texas and being that same land described as 0.84 acres in a Declaration of Interests instrument dated May 7, 1973 between John Sefcik, et al, recorded in Volume 357, Page 450, Austin County Deed Records. Said 0.942 acre tract being described more particularly by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " pipe found for the Northwest corner of the original 0.84 acre tract and the Northwest corner of the herein described 0.942 acre tract, located on the South right of way line of State Highway 159, said pipe also being the Northeast corner of the Greg Giebel 1.651 acre tract as described in File No. 032390, Official Records;

THENCE along the South line of State Highway 159, S $62^{\circ} 33' 50''$ E a distance of 16.13 feet to a $\frac{1}{2}$ " iron rod found for the Northeast corner of the original tract and the herein described tract and being the Northwest corner of a 23.230 acre tract conveyed to Melvin Fientge by deed recorded in File No. 061014, Official Records;

THENCE along the Easterly line of said original tract, common with the Westerly line of the Fientge tract, S $42^{\circ} 44' 32''$ W a distance of 2444.75 feet to a point in Sayner Branch for the Southeast corner of the herein described tract and being a Northerly exterior corner of the Doris Bentley 61.66 acre tract as described in Volume 383, Page 611, Deed Records;

THENCE up the center of Sayner Branch, which is also along the Northerly line of the Bentley tract, N $26^{\circ} 34' 38''$ W a distance of 17.03 feet to a point for the Southwest corner of the herein described tract and being the Southeast corner of the Dorothy Micak 19.5 acre tract as described in Volume 213, Page 109, Deed Records;

THENCE along the Easterly line of the Micak 19.5 acre tract, N $42^{\circ} 36' 20''$ E, at 30.00 feet passing a $\frac{1}{2}$ " iron rod set for reference, in all a total distance of 1172.23 feet to a $\frac{1}{2}$ " iron rod found for the East corner of the Micak tract and being the South corner of the Harlin Schrader 5.033 acre tract as described in File No. 065869, Official Records, also being an angle point of the herein described tract;

THENCE along the Easterly line of said Schrader tract, N $43^{\circ} 00' 23''$ E a distance of 728.57 feet to a $\frac{1}{2}$ " iron rod found for East corner of the Schrader tract and being the South corner of the Giebel 1.651 acre tract;

THENCE along the Easterly line of the Giebel tract, N $42^{\circ} 43' 19''$ E a distance of 533.68 feet to the POINT OF BEGINNING, containing 0.942 acres of land.

Notes:

- (1) All bearings are based on the West line of the Richard 52.357 acre tract as surveyed this same day.
- (2) Survey plat to accompany this description

Darrell D. Rau

Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: April 27, 2010

EXHIBIT A-2

FILED

10 MAY 27 AM 11:49

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

102060



STATE OF TEXAS

COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



Carrie Gregor

Carrie Gregor, County Clerk
Austin County, Texas