



Control Number: 47518



Item Number: 1

Addendum StartPage: 0

Philip S. Haag
phaag@mcginnislaw.com
(512) 495-6008 o
(512) 505-6308 f

August 16, 2017

HAND DELIVERY

Public Utility Commission of Texas
Water Utilities Division
Attention: Filing Clerk
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

RECEIVED
2017 AUG 16 PM 3:03
FEDERAL PUBLIC UTILITY COMMISSION
FILING CLERK

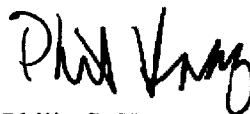
Re: Petition to the Public Utility Commission of Texas for Release of approximately 538,368 acres of real property located near Manor, Travis County, Texas from Manville Water Supply Corporation's Certificate of Convenience and Necessity for Water Service under Texas Water Code Section 13.254(a-5) and 16 Texas Administrative Code Section 24.113(l)

Dear Filing Clerk:

Enclosed please find one (1) petition for release of contiguous real property from Manville Water Supply Corporation's Certificate of Convenience and Necessity for Water Service, submitted pursuant to TEX. WATER CODE § 13.254(a-5) and 16 TEX. ADMIN. CODE § 24.113(l).

Please call with any questions.

Sincerely,



Philip S. Haag

PSH/bdk
Enclosure

9. 10. 11. 12.

August 16, 2017

HAND DELIVERY

Public Utility Commission of Texas
Water Utilities Division
Attention: Filing Clerk
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

Re: Petition to the Public Utility Commission of Texas for Release of approximately 538.368 acres of real property located near Manor, Travis County, Texas from Manville Water Supply Corporation's Certificate of Convenience and Necessity for Water Service under Texas Water Code Section 13.254(a-5) and 16 Texas Administrative Code Section 24.113(l)

Dear Filing Clerk:

The undersigned owners ("Owners") of the above-referenced 538.368 acres of real property located near Manor, Travis County, Texas ("Property") desire to submit to the Public Utility Commission of Texas ("PUC" or "Commission") this Petition for release of their Property from Manville Water Supply Corporation's ("Manville") Certificate of Convenience and Necessity ("CCN") for Water Service, CCN No. 11144 pursuant TEX. WATER CODE § 13.254(a-5) and 16 TEX. ADMIN. CODE § 24.113(l) because: each of the Owners listed below (1) own a tract of land; (2) which is at least 25 acres of contiguous land; (3) is located in a county with a population of at least one million; and (4) is not receiving water service from Manville.

Attached to this Petition are documents supporting the release of the Property from Manville's Water CCN service area under TEX. WATER CODE § 13.254(a-5) and 16 TEX. ADMIN. CODE § 24.113(l), including:

1. Seven copies of the conveyance documents to Owners, as Grantees, evidencing the Owners' interests in the Property. This attachment demonstrates that the Owners are in fact the lawful owners of the Property and are thus entitled to submit this Petition. 16 TEX. ADMIN. CODE § 24.113(l)(3)(A)(v).
2. Digital mapping data in a shapefile (SHP) format georeferenced in either NAD 83 Texas State Plane Coordinate System (US feet) or in NAD 83 Texas Statewide

Mapping System (meters), including a single, continuous polygon record. 16 TEX. ADMIN. CODE §§ 24.113(l)(3)(B) & 24.113(m)(1)(C)(iii).

3. Seven copies of a detailed map identifying the tract of land in reference to verifiable man-made and natural landmarks, such as roads, rivers, and railroads. This map also identifies the location and acreage of land conveyed by each deed and demonstrates that the Property is at least 25 acres in size. 16 TEX. ADMIN. CODE §§ 24.113(l)(3)(A)(ii) & 24.113(m)(1)(B).
4. Seven copies of the following:
 - a. A letter signed by Kimbro Road Estates, LP, owner of 161.466 acres of the Property, demonstrating that its portion of the Property is not receiving water service from Manville. 16 TEX. ADMIN. CODE § 24.113(l)(3)(A)(iv).
 - b. A letter signed by Sky Village Kimbro Estates, LLC, owner of 267.972 acres of the Property, demonstrating that its portion of the Property is not receiving water service from Manville. 16 TEX. ADMIN. CODE § 24.113(l)(3)(A)(iv).
 - c. A letter signed by Alma Juanita Champion Meier, William Clark Meier, and Carolyn Juanita Meier, owners of 108.930 acres of the Property, demonstrating that her portion of the Property is not receiving water service from Manville. 16 TEX. ADMIN. CODE § 24.113(l)(3)(A)(iv).
5. Seven copies of a map of the Property prepared by the Owners' engineer which depicts the location of the Property in relation to Manville's Water CCN service area, the city-limits of the City of Manor, and Travis County. 16 TEX. ADMIN. CODE §§ 24.113(l)(3)(A)(iii) & 24.113(m)(1)(A).
6. Seven copies of the letter enclosing a copy of the Petition which was sent by certified mailed to Manville by Owners on the day this Petition was filed. 16 TEX. ADMIN. CODE § 24.113(l)(3)(A)(vi).

Public Utility Commission of Texas
Water Utilities Division
August 16, 2017
Page 4

Pursuant to TEX. WATER CODE § 13.254(a-6), the Commission shall grant a petition received under Subsection (a-5) not later than the 60th day after the date the landowners file the petition.

Please do not hesitate to contact us with any questions.

Sincerely,



Kimbrow Road Estates, LP

By: S. McSpadden

Title: President, GM New Adventures, Inc.
(General Partner)

Sky Village Kimbro Estates, LLC

By:

Title:

Alma Juanita Champion Meier

William Clark Meier

Carolyn Juanita Fauber

Public Utility Commission of Texas
Water Utilities Division
August 16, 2017
Page 4

Pursuant to TEX. WATER CODE § 13.254(a-6), the Commission shall grant a petition received under Subsection (a-5) not later than the 60th day after the date the landowners file the petition.

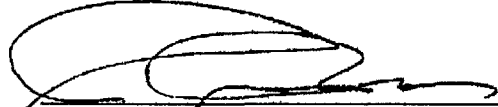
Please do not hesitate to contact us with any questions.

Sincerely,

Kimbrow Road Estates, LP

By:

Title:



Sky Village Kimbro Estates, LLC

By: *Jordan Hite*

Title: *Manager*

Alma Juanita Champion Meier

William Clark Meier

Carolyn Juanita Fauber

Kimbro Road Estates, LP

By:

Title:

Sky Village Kimbro Estates, LLC

By:

Title:

Alma Juanita Champion Meier
by William Clark Meier, POA
Alma Juanita Champion Meier

William Clark Meier

William Clark Meier

8/11/2017

Carolyn Juanita Meier

Carolyn Juanita Meier

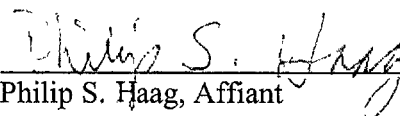
with permission

VERIFICATION

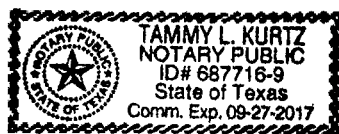
STATE OF TEXAS §

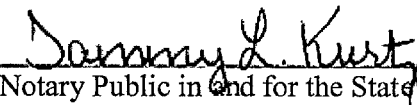
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared Philip S. Haag, who, under oath state that he is the duly authorized representative of the Owners on whose behalf the foregoing Petition is filed, that he is legally competent to make this Verification, which is based on his personal knowledge, and that the factual statements contained in the foregoing Petition are true and correct.


Philip S. Haag, Affiant

Sworn and subscribed to before me on this the 15th day of August, 2017.




Notary Public in and for the State of Texas
My Commission Expires:

CONVEYANCE DOCUMENTS

RETURN
COMMONWEALTH LAND TITLE



WD
6 PGS

2005154974

4/ 2512003505/SH/Mopac

General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Date: August 19, 2005

Grantor: JOHN SABOL and spouse, PRISCILLA BOHOT

Grantor's Mailing Address: (include county)

P.O. Box 81365, Austin, TX 78708

Grantee: Kimbro Road Estates, LP

Grantee's Mailing Address: (include county)

C/O Sam McSpadden, 2525 W. Anderson Ln. #142
Austin, TX 78757

Consideration:

Ten and No/100 Dollars and other good and valuable consideration the receipt of which is hereby acknowledged

Property (including any improvements):

TRACT 1: Approximately 29.992 acres of land, more or less, out of the A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, in TRAVIS County, Texas, being 31.492 acres of land described in Deed recorded in Volume 12093, Page 142 of the Real Property Records of TRAVIS County, Texas; SAVE AND EXCEPT 1.50 acres of land described in Deed recorded in Volume 13276, Page 353 of the Real Property Records of TRAVIS County, Texas, and also being the same property conveyed to John Sabol and spouse, Priscilla Bohot in Warranty Deed recorded in Document No. 2000123422 of the Official Public Records of TRAVIS County, Texas. Said 29.992 acres being more particularly described in Exhibit "A" attached hereto.

TRACT 2: 126.528 acres of land, more or less, out of the LEMUEL KIMBRO LEAGUE SURVEY NO. 64, ABSTRACT NO. 456, in TRAVIS County, Texas, being the same property conveyed to John Sabol and spouse Priscilla Bohot in Warranty Deed recorded in Volume 13246, Page 2462 of the Real Property Records of TRAVIS County, Texas. Said

126.528 acres being more particularly described in Exhibit "B" attached hereto.

TRACT 3: 1.50 acres of land, more or less, out of the A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, in TRAVIS County, Texas, being a portion of 31.492 acre tract described in Deed recorded in Volume 12093, Page 142 of the Real Property Records of TRAVIS County, Texas, and also being the same property conveyed to John Sabol and Priscilla Bohot in Warranty Deed recorded in Volume 13276, Page 353 of the Real Property Records of TRAVIS County, Texas. Said 1.50 acre tract being more particularly described in Exhibit "C" attached hereto.

Reservations from Conveyance:


None

Exceptions to Conveyance and Warranty:

Subject to the easements, assessments, restrictions, mineral interests, covenants and conditions of record against the hereinbefore described property, if any.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



JOHN SABOL



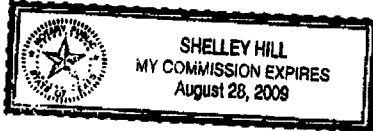
PRISCILLA BOHOT

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 19 day of August, 2005 by JOHN SABOL and PRISCILLA BOHOT.

(seal)




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
Wilson, Sterling & Russell, L.L.P.
9951 Anderson Mill Road, Suite 200
Austin, Texas 78750
8600-1239
2512003505

AFTER RECORDING RETURN TO:

EXHIBIT "A"

All of that certain tract or parcel of land out of the A C Caldwell Survey No 52 in Travis County, Texas, being that same tract of land as conveyed to John T Stokes, et ux, by deed recorded in Volume 7378, Page 318 of the deed records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows

BEGINNING at an iron pin found in concrete at the most Westerly Southwest corner of the said Stokes Tract, being in the East line of that certain 10 0 acre tract of land as conveyed to Lee Roy Abrahamson by Deed recorded in Volume 1799, Page 148 of the Deed Records of Travis County, Texas, being in the North line of the Old Kimbro Road, for the most Westerly Southwest corner hereof,

THENCE along the West line of the said Stokes Tract, N 28° 01' E for a distance of 1281 20 feet to an iron pin found in concrete at the Northwest corner of the said Stokes Tract, being at the Northeast corner of the certain 96 75 acre tract of land conveyed to Lee Roy Abrahamson by Deed recorded in Volume 1409, Page 294 of the Deed Records of Travis County, Texas, for the Northwest corner hereof,

THENCE along the North line of the said Stokes Tract, S 62° 47' E for a distance of 2099 40 feet to a fence corner post and S 62° 42' 30" E for a distance of 389 24 feet to an iron pin set at the most Easterly corner of the said Stokes Tract, being in the North line of the Old Kimbro Road for the most Easterly corner hereof,

THENCE along the South line of the said Stokes Tract, being the North line of the Old Kimbro Road, for the following courses

N 86° 14' 55" W for a distance of 2285 56 feet to a concrete monument found at a point of curve

Along a curve to the left whose radius is 1407 07 feet and whose chord bears N 89° 48' 30" W for a distance of 175 89 feet to an iron pin found at a point of compound curve

Along a curve to the left whose radius is 613 14 feet and whose chord bears S 68° 17' 30" W for a distance of 385 46 feet to the PLACE OF BEGINNING and containing 31 492 acres of land, more or less

SAVE AND EXCEPT

All that certain tract or parcel of land in the A C Caldwell Survey No 52 in Travis County, Texas and being a part of a 31 492 acre tract of land conveyed to John T Stokes et ux by deed recorded in Volume 12093, Page 142 of the Deed Records of Travis County, Texas and being more particularly described by metes and bounds as follows

BEGINNING at an iron pin found on the Northeast line of Old Kimbro Road, on the Southwest line of a 125 acre tract conveyed to Francis Michael Nagle by deed recorded in Volume 441, Page 155 of the above mentioned Deed Records, in the East corner of the above mentioned 31 492 acre tract for the East corner of this tract

THENCE N 83° 42' 35" W with the Northeast line of Old Kimbro Road 547 66 feet to an iron set for the Southwest corner of this tract

THENCE N 06° 17' 25" E 238 18 feet to an iron pin set on the Northeast line of the said 31 492 acre tract and the Southwest line of the said 125 acre tract for the Northwest corner of this tract

THENCE S 60° 14' 40" E with the Northeast line of the said 31 492 acre tract 208 79 feet to an iron pin set at a fence corners' post fenced for an angle point of the said 31 492 acre tract and an angle point of this tract

THENCE S 60° 09' 23" E 389 00 feet to the POINT OF BEGINNING containing 1 50 acres of land, more or less

EXHIBIT "B"

FIELD NOTES FOR 126.528 ACRES

All that certain tract or parcel of land in the Laurel Kimbro Survey No. 64 in Travis County, Texas and being all of a 125 acre tract of land conveyed to Francis Michael Nagle by deed recorded in Volume 441, Page 155 of the Deed Records of Travis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "T" post found on the Northwest line of a 100 acre tract conveyed to Ivar Swenson by deed recorded in Volume 660, Page 151 of the said Deed Records, in an old corner of a 114.834 acre tract conveyed to Shirley Hooten by deed recorded in Volume 12273, Page 331 of the said Deed Records, for the East corner of the above mentioned 125 acre tract and the East corner of this tract.

THENCE S 30°00'00" W with the Northwest line of the said Swenson tract 2710.43 feet to an iron pin set on the Northeast line of Old Kimbro Road for the South corner of the said 125 acre tract and the South corner of this tract from which iron pin an iron pin found on the South line of Old Kimbro Road bears S 83°42'35" E 674.84 and S 06°17'25" W 79.93 feet.

THENCE N 83°42'35" W with the Northeast line of Old Kimbro Road 84.56 feet to an iron pin found in the East corner of a 31.492 acre tract of land conveyed to J.T. Stokes et ux by deed recorded in Volume 12093, Page 142 of the said Deed Records for an angle point of this tract.

THENCE N 60°09'23" W with the Northeast line of the said 31.492 acre tract 389.00 feet to an iron pin set at a fence corner post found in an angle point of the said 31.492 acre tract for an angle point of this tract.

THENCE N 60°14'40" W with the Northwest line of the said 31.492 acre tract 1535.78 feet to an iron pin set for the West corner of the said 125 acre tract and the West corner of this tract from which iron pin a fence post found in the South corner of a 100 acre tract described in Volume 2451, Page 415 of the said Deed Records bears N 60°14'40" W 55.0 feet.

THENCE N 29°45'16" E with the Northwest line of the said 125 acre tract 2747.01 feet to an iron pin set for the North corner of the said 125 acre tract and the North corner of this tract from which iron pin a "T" post found on the Southeast line of the last mentioned 100 acre tract and the West corner of the above mentioned 114.836 acre tract bears N 00°08'39" W 55.0 feet.

THENCE S 60°08'39" E 2013.97 feet to the POINT OF BEGINNING containing 126.528 acres of land, more or less.

EXHIBIT "C"

All that certain tract or parcel of land in the A C Caldwell Survey No 52 in Travis County, Texas and being a part of a 31 492 acre tract of land conveyed to John T Stokes et ux by deed recorded in Volume 12093, Page 142 of the Deed Records of Travis County, Texas and being more particularly described by metes and bounds as follows

BEGINNING at an iron pin found on the Northeast line of Old Kimbro Road, on the Southwest line of a 125 acre tract conveyed to Francis Michael Nagle by deed recorded in Volume 441, Page 155 of the above mentioned Deed Records, in the East corner of the above mentioned 31 492 acre tract for the East corner of this tract

THENCE N 83° 42' 35" W with the Northeast line of Old Kimbro Road 547.66 feet to an iron set for the Southwest corner of this tract

THENCE N 06° 17' 25" E 238 38 feet to an iron pin set on the Northeast line of the said 31.492 acre tract and the Southwest line of the said 125 acre tract for the Northwest corner of this tract

THENCE S 60° 14' 40" E with the Northeast line of the said 31 492 acre tract 208 79 feet to an iron pin set at a fence corners' post fenced for an angle point of the said 31.492 acre tract and an angle point of this tract

THENCE S 60° 09' 23" E 389 00 feet to the POINT OF BEGINNING containing 1.50 acres of land, more or less

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



2005 Aug 23 12:57 PM 2005154974

WILLIAMS L \$24.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

DOC. NO.
91013641

WARRANTY DEED

FILM CODE
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THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

2:56 PM 8184

7.00 INDX
3 1 02/19/91
910136.41-DDC#
11.16-CHK#

That I, William L. Meier, Jr., of the County of Travis and State of Texas, for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and for the payment of which no lien, express or implied, is retained or shall exist have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Alma Juanita Meier, a single woman, of the County of Travis, and State of Texas, all of my undivided interest in and to the following described real property in Travis County, Texas, to-wit:

180.83 acres of land out of and a part of the A. C. Caldwell Survey Abstract No. 154 in Travis County, Texas, and the land herein described being a part of the Estate of Mrs. Nancy Elizabeth (J. T.) Bailey, and being a part of those two tracts which are described in Volume 185, Page 552, of the Probate Minutes of the County Court of Travis County, Texas, and this tract is more particularly described as follows:

BEGINNING at an iron stake in the north line of said Caldwell Survey and at the northwest corner of the tract described as Tract No. 1 in above mentioned Probate Minutes for the northwest corner of this;

THENCE S 59° 30' E 2615.3 feet with the north line of said Tract No. 1 as partly fenced to an iron stake in the Kimbro road and east of Big Cottonwood Creek for the northeast corner of said Tract No. 1 and the northeast corner of this;

THENCE S 30° W 1811 feet with the east line of said Tract No. 1 as partly fenced to a fence corner at its southeast corner for the most easterly southeast corner of this;

THENCE N 60° W 566.9 feet with the south line of said Tract No. 1 as fenced to a fence corner therein and at the northeast corner of Tract No. 2 described in said Probate Minutes for an ell corner of this;

THENCE S 30° W 906 feet with the east line of said Tract No. 2 to its intersection with the north margin of Highway 290 for the most southerly southeast corner of this;

THENCE S 88° 50' W 2182 feet with the north line of said Highway to an iron stake therein for a Corner of this;

THENCE N 46° 13' W 128 feet to an iron stake in the east margin of said Kimbro road for the most southerly southwest corner of this;

THENCE N 29° 45' E 2005 feet with the east margin of said Kimbro Road as fenced to a fence corner at the northwest corner of said Tract No. 2 in the south line of said Tract No. 1 for another ell corner of this;

THENCE N 60° W 40 feet to an iron spike in the center of said Kimbro road and at the southwest corner of said Tract No. 1 for the most westerly southwest corner of this;

THENCE N 29° 45' E 1834.1 feet with the west line of said Tract No. 1 to the PLACE OF BEGINNING containing 186.77 acres of land of which 5.94 acres is in said Kimbro Road leaving 180.83 acres exclusive of roads;

BUT LESS AND EXCEPT AND THERE IS EXCLUDED THEREFROM the following portion of such 180.83 acres of land, and such excepted and excluded portion is described as follows:

31.56 acres of land out of the A. C. Caldwell Survey No. 52 in Travis County, Texas, same being a portion of that certain tract of land described in a deed to Josie E. Champion, Trustee, of record in Volume 4791 at Page 392, Deed Records of Travis County, Texas; said 31.56 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found at the northwest corner of this tract and of the said Champion tract, said point being in the north line of the A. C. Caldwell Survey No. 52 and the south line of the Lemuel Kimbro Survey No. 64 as they are used and partly fenced upon the ground, said point being also in the south line of that certain tract of land described in a deed to Marvin Lundgren of record in Volume 2453 at Page 415, Deed Records of Travis County, Texas, said point being also the northeast corner of that certain 96.75 acre tract of land described in a deed to Lee Roy Abrahamson of record in Volume 1409 at Page 294, Deed Records of Travis County, Texas;

THENCE, with the north line of this tract and of the said Champion tract, same being the south line of the said Lundgren tract and continuing with the south line of that certain tract of land described in a deed to Gladys Nagle, et al., of record in Volume 441 at Page 155, Deed Records of Travis County, Texas, same being also the north line of the A. C. Caldwell Survey No. 52 and the south line of the Lemuel Kimbro Survey No. 64, as they are all used and partly fenced upon the ground, S 62° 42' E at 2100.12 feet pass a fence post, in all a total distance of 2469.25 feet to an iron pin set at the most easterly corner of this tract, said point being in the north line of Old Kimbro Road (Old State Highway No. 20), same being the northeast corner of that certain ten (10.00) foot strip of land conveyed for right-of-way purposes in a deed to the State of Texas of record in Volume 485 at Page 319, Deed Records of Travis County, Texas, from which point an iron pin found bears S 86° 14' E 674.9 feet and S 03° 46' W 80.00 feet;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11376 0676

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THENCE, with the south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20), same being the north line of said State of Texas tract; N 86° 14' W at 426.67 feet pass a fence post, and continuing partly with a fence, in all a total distance of 2285.69 feet to a broken concrete monument found at the point of curvature of a curve whose radius is 1407.07 feet;

THENCE, along the curving south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20), same being the north line of said State of Texas tract, with said curve to the left, an arc distance of 1786.00 feet, the chord of which arc bears N 89° 49' W 175.89 feet to an iron pin set at the point of compound curvature between this curve and another curve whose radius is 613.14 feet;

THENCE, along the curving south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20), same being the north line of said State of Texas tract, with said curve to the left, an arc distance of 391.98 feet, the chord of which arc bears S 68° 17' W 385.34 feet to an iron pin found at the southwest corner of this tract, said point being in the east line of that certain 10.00 acre tract of land described in a deed to Lee Roy Abrahamson of record in Volume 1799 at Page 148, Deed Records of Travis County, Texas, said point also being in the west line of the said Champion tract;

THENCE, with the west line of this tract and of the said Champion tract, same being the east line of the said 10.00 acre Abrahamson tract and continuing with the east line of the said 96.75 acre Abrahamson tract, said line being 1.0 foot, more or less, west of a fence, N 28° 01' E 1283.52 feet to the POINT OF BEGINNING.

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

Grantor represents and warrants that no part or parcel of the above described property is his homestead.

This conveyance is made pursuant to the Property Settlement Agreement and that one certain Decree of Divorce entered by the 126th Judicial Court of Travis County, Texas, in Cause No. 298,653 and styled "In the Matter of the Marriage of William L. Meier, Jr. and Alma Juanita Meier".

This conveyance is made subject to all easements, liens, encumbrances, covenants, conditions, leases, reservations and restrictions of record in the Office of the County Clerk of Travis County, Texas, affecting the title to the above described property.

EXECUTED this 18th day of February, 1991.

William L. Meier, Jr.
William L. Meier, Jr.

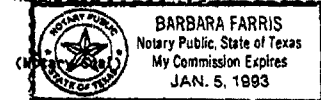
Mailing address of each grantee:

Name: Alma Juanita Meier
Address: 405 Almarion
Austin, TX 78746

(Acknowledgement)

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 18th day of February, 1991, by William L. Meier, Jr.



My commission expires:
01-05-93

Barbara Farris
Notary Public in and for the State of Texas
Barbara Farris
(Printed Name of Notary)

AFTER RECORDING RETURN TO:

Robert C. Sneed
P. O. Box 1409
Austin, TX 78767

PREPARED IN THE LAW OFFICE OF:

Robert C. Sneed
P. O. Box 1409
Austin, TX 78767

FILED

1991 FEB 19 PM 2:50

DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
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 Travis County, Texas, on

FEB 19 1991



Dana De Beauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDER'S MEMORANDUM

At the time of recording this instrument was found to be inadequate for the best photographic reproduction, because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11376 0678

13091-188

FILM CODE
00005668453

1980
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WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That I, Alma Juanita Meier, a feme sole, of the County of Travis, and State of Texas for and in consideration of the love and affection which I have and bear unto and toward, my son, William Clark Meier, have GRANTED, GIVEN, CONFIRMED AND CONVEYED, and by these presents do GRANT, GIVE, CONFIRM AND CONVEY unto the said William Clark Meier, of the County of Travis and State of Texas, as his separate property and estate, an undivided three percent (3%) interest (the same being and constituting of 4.29291 undivided acres of land) in and to that certain 143.097 acres of land located in the A.C. Caldwell Survey Abstract No. 154 in Travis County, Texas and such 143.097 acres of land being a part of that certain 180.83 acres of land conveyed to W. L. Meier, Jr. and wife, Juanita Meier, of Travis County, Texas, by Roy D. Rivers, Jr. and Jack C. Anderson, by Deed dated September 17, 1971, of record in Volume 4182, Pages 835 et seq. of the Deed Records of Travis County, Texas, and to which Deed and the record thereof reference is here made for pertinent purposes, and which said 143.097 acres of land is described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

TO HAVE AND TO HOLD the above described undivided three percent (3%) interest, as his separate property and estate, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever, and I do hereby bind myself, my heirs, executors and administrators to WARRANT

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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13091 0188

AND FOREVER DEFEND all and singular the said undivided three percent (3%) interest unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made expressly subject to all easements, liens, encumbrances, covenants, conditions, leases, reservations and restrictions of record in the office of the County Clerk of Travis County, Texas, or as may be visible or apparent upon the ground or premises, affecting the title to the hereby conveyed property.


EXECUTED this the 31st day of December, 1997.

Alma Juanita Meier
Alma Juanita Meier

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 31st day of December, 1997, by Alma Juanita Meier.

 SALLY A. PERRY
Notary Public, State of Texas
My Commission Expires
APRIL 19, 1998
Notary's commission expires: 4-19-98

Sally A. Perry
Notary Public, State of Texas

Mailing address of each grantee:

Let William Clark Meier
1207 Mountain View
Pflugerville, Texas 78660

f:\users\sally\meier12.97

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
13091 0189

EXHIBIT "A"

METES AND BOUNDS

180.83 acres of land out of and a part of the A.C. Caldwell Survey Abstract No. 154 in Travis County, Texas, and the land herein described being a part of the Estate of Mrs. Nancy Elizabeth (J.T.) Bailey, and being a part of those two tracts which are described in Volume 185, Page 552, of the Probate Minutes of the County Court of Travis County, Texas, and this tract is more particularly described as follows:

BEGINNING at an iron stake in the north line of said Caldwell Survey and at the northwest corner of the tract described as Tract No. 1 in above mentioned Probate Minutes for the northwest corner of this;

THENCE S 59° 30' E 2615.3 feet with the north line of said Tract No. 1 as partly fenced to an iron stake in the Kimbro Road and east of Big Cottonwood Creek for the northeast corner of said Tract No. 1 and the northeast corner of this;

THENCE S 30° W 1811 feet with the east line of said Tract No. 1 as partly fenced to a fence corner at its southeast corner for the most easterly southeast corner of this;

THENCE N 60° 566.9 feet with the south line of said Tract No. 1 as fenced to a fence corner therein and at the northeast corner of Tract No. 2 described in said Probate Minutes for an ell corner of this;

THENCE S 30° W 906 feet with the east line of said Tract No. 2 to its intersection with the north margin of Highway 290 for the most southerly southeast corner of this;

THENCE S 88° 50' W 2182 feet with the north line of said Highway to an iron stake therein for a Corner of this;

THENCE N 46° 13' W 128 feet to an iron stake in the east margin of said Kimbro Road for the most southerly southwest corner of this;

THENCE N 29° 45' E 2005 feet with the east margin of said Kimbro Road as fenced to a fence corner at the northwest corner of said Tract No. 2 in the south line of said Tract No. 1 for another ell corner of this;

THENCE N 60° W 40 feet to an iron spike in the center of said Kimbro Road and at the southwest corner of said Tract No. 1 for the most westerly southwest corner of this;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13091 0190

THENCE N 29° 45' E 1834.1 feet with the west line of said Tract No. 1 to the PLACE OF BEGINNING containing 186.77 acres of land of which 5.94 acres is in said Kimbro Road leaving 180.83 acres exclusive of roads;

BUT LESS AND EXCEPT AND THERE IS EXCLUDED THEREFROM the following portion of such 180.83 acres of land, and such excepted and excluded portion is described as follows:

31.56 acres of land out of the A. C. Caldwell Survey No. 52 in Travis County, Texas, same being a portion of that certain tract of land described in a deed to Josie E. Champion, Trustee, of record in Volume 4791 at Page 392, Deed Records of Travis County, Texas; said 31.56 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found at the northwest corner of this tract and the said Champion tract, said point being in the north line of the A. C. Caldwell Survey No. 52 and the south line of the Lemuel Kimbro Survey No. 64 as they are used and partly fenced upon the ground, said point being also in the south line of that certain tract of land described in a deed to Marvin Lundgren of record in Volume 2453 at Page 415, Deed Records of Travis County, Texas, said point being also the northeast corner of that certain 96.75 acre tract of land described in a deed to Lee Roy Abrahamson of record in Volume 1409 at Page 294, deed Records of Travis County, Texas;

THENCE with the north line of this tract and of the said Champion tract, same being the south line of the said Lundgren tract and continuing with the south line of that certain tract of land described in a deed to Gladys Nagle, et al., of record in Volume 441 at Page 155, Deed Records of Travis County, Texas, same being also the north line of the A. C. Caldwell Survey No. 52 and the south line of the Lemuel Kimbro Survey No. 64, as they are all used and partly fenced upon the ground, S 62° 42' E at 2100.12 feet pass a fence post, in all a total distance of 2489.25 feet to an iron pin set at the most easterly corner of this tract, said point being in the north line of Old Kimbro Road (Old State Highway No. 20), same being the northeast corner of that certain ten (10.00) foot strip of land conveyed for right-of-way purposes in a deed to the State of Texas of record in Volume 485 at Page 319, Deed Records of Travis County, Texas, from which point an iron pin found bears S 86° 14' E 674.9 feet and S 03° 46' W 80.00 feet;

THENCE with the south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20), same being the north line of said State of Texas tract; N 86° 14' W at 426.67 feet pass a fence post, and continuing partly with a fence, in all a total distance of 2285.69 feet to a broken concrete monument found at the point of curvature of a curve whose radius is 1407.07 feet;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13091 0191

THENCE along the curving south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20) same being the north line of said State of Texas Tract, with said curve to the left, an arc distance of 1788.00 feet, the chord of which arc bears N 89° 49' W 175.89 feet to an iron pin set at the point of compound curvature between this curve and another curve whose radius is 613.14 feet;

THENCE along the curving south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20) same being the north line of said State of Texas Tract, with said curve to the left, an arc distance of 391.98 feet, the chord of which arc bears S 68° 17' W 385.34 feet to an iron pin found at the southwest corner of this tract, said point being in the east line of that certain 10.00 acre tract of land described in a deed to Lee Roy Abrahamson of record in Volume 1799 at Page 148, Deed Records of Travis County, Texas, said point also being in the west line of the said Champion tract;

THENCE with the west line of this tract and of the said Champion tract, same being the east line of the said 10.00 acre Abrahamson tract and continuing with the east line of the said 96.75 acre Abrahamson tract, said line being 1.0 foot, more or less, west of a fence, N 28° 01' E 1283.52 feet to the POINT OF BEGINNING.

BUT ALSO LESS AND EXCEPT AND THERE IS EXCLUDED THEREFROM the following portion of such 180.83 acres of land, and such excepted and excluded portion is described as follows:

BEING a part of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, and being a part of that certain tract of land called 180.83 acres described in a deed to W. L. Meier, Jr., and Juanita Meier, recorded in Volume 4182, Page 835, Travis County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the southerly northwest corner of the certain 6.52 acre tract of land vested in the State of Texas in Cause No. 9331, recorded in Volume "J", Page 595, of the District Court Records, Travis County, Texas, from which Engineers Survey Line Station 321+44.46 bears S 4° 02' 06" E a distance of 39.00 feet and the most southerly southwest corner of said Meier tract described in Volume 4182, Page 835, Travis County Deed Records, bears N 85° 57' 54" W a distance of 22.43 feet;

THENCE N 4° 02' 06" W a distance of 120.00 feet with the east right-of-way of Kimbro Road to an iron rod, from which an angle point in the easterly right-of-way of said Kimbro Road, (said angle point also being the most northerly northwest corner of said State of Texas 6.52 acre tract), bears N 4° 02' 06" W a distance of 53.20 feet;

THENCE N 85° 57' 54" E a distance of 2277.19 feet to an iron rod on the easterly line of said Meier tract, from which an "L" corner on the easterly line of said tract bears N 27° 11' 41" E a distance of 762.75 feet and Engineers Survey Line Station 343+25.24 bears S 27° 11' 41" W 185.94;

THENCE S 27° 11' 41" W a distance of 140.34 feet with the easterly line of said Meier tract to the southeast corner thereof;

THENCE S 85° 57' 54" W a distance of 2204.43 feet with the north right-of-way line of U.S. Highway 290 to the Place of Beginning, and containing 6.173 acres of land.

FILED

97 DEC 31 PM 2:18

DANA DEBEAUVOUR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

GRANTS/TRANS COUNTY/TRANS
I hereby certify that this instrument was FILED on
the date and at the time stamped herein by me, and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

DEC 31 1997



[Signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDERS MEMORANDUM-At the time of
recording this instrument was found to be inadequate
for the best photographic reproduction, because of
illegibility, carbon or photo copy, discolored paper, etc.
All blockouts, additions and changes were present at the
time the instrument was filed and recorded.

RECEIPT#: 600094413 TRANS#: 103403 DEPT: REGULAR RECORD \$19.00
CASHIER: KHMED FILE DATE: 12/31/97 TRANS DATE: 12/31/97
PAID BY: CHECK# 24815
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13091 0193

13091-182

FILM CODE

00005668452

WARRANTY DEED

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Alma Juanita Meier, a feme sole, of the County of Travis, and State of Texas for and in consideration of the love and affection which I have and bear unto and toward, my daughter, Carolyn Juanita Meier Fauber, have GRANTED, GIVEN, CONFIRMED AND CONVEYED, and by these presents do GRANT, GIVE, CONFIRM AND CONVEY unto the said Carolyn Juanita Meier Fauber, of the County of Hood and State of Texas, as her separate property and estate, an undivided three percent (3%) interest (the same being and constituting of 4.29291 undivided acres of land) in and to that certain 143.097 acres of land located in the A.C. Caldwell Survey Abstract No. 154 in Travis County, Texas and such 143.097 acres of land being a part of that certain 180.83 acres of land conveyed to W. L. Meier, Jr. and wife, Juanita Meier, of Travis County, Texas, by Roy D. Rivers, Jr. and Jack C. Anderson, by Deed dated September 17, 1971, of record in Volume 4182, Pages 835 ~~et seq.~~ of the Deed Records of Travis County, Texas, and to which Deed and the record thereof reference is here made for pertinent purposes, and which said 143.097 acres of land is described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

TO HAVE AND TO HOLD the above described undivided three percent (3%) interest, as her separate property and estate, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, her heirs and assigns forever, and I do hereby bind myself, my heirs, executors and administrators to WARRANT

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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13091 0182

AND FOREVER DEFEND all and singular the said undivided three percent (3%) interest unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made expressly subject to all easements, liens, encumbrances, covenants, conditions, leases, reservations and restrictions of record in the office of the County Clerk of Travis County, Texas, or as may be visible or apparent upon the ground or premises, affecting the title to the hereby conveyed property.

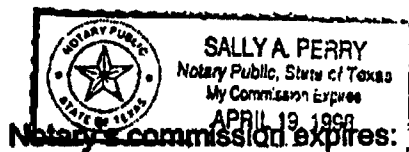
EXECUTED this the 31st day of December, 1997.

Alma Juanita Meier
Alma Juanita Meier

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 31st day of December, 1997, by Alma Juanita Meier.



Sally A. Perry
Notary Public, State of Texas

Notary's commission expires: 4-19-98

Mailing address of each grantee:

Let
Carolyn Juanita Meier Fauber
2560 Meadow Wood Road
Granbury, TX 76048

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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13091 0183

EXHIBIT "A"

METES AND BOUNDS

180.83 acres of land out of and a part of the A.C. Caldwell Survey Abstract No. 154 in Travis County, Texas, and the land herein described being a part of the Estate of Mrs. Nancy Elizabeth (J.T.) Bailey, and being a part of those two tracts which are described in Volume 185, Page 552, of the Probate Minutes of the County Court of Travis County, Texas, and this tract is more particularly described as follows:

BEGINNING at an iron stake in the north line of said Caldwell Survey and at the northwest corner of the tract described as Tract No. 1 in above mentioned Probate Minutes for the northwest corner of this;

THENCE S 59° 30' E 2615.3 feet with the north line of said Tract No. 1 as partly fenced to an iron stake in the Kimbro Road and east of Big Cottonwood Creek for the northeast corner of said Tract No. 1 and the northeast corner of this;

THENCE S 30° W 1811 feet with the east line of said Tract No. 1 as partly fenced to a fence corner at its southeast corner for the most easterly southeast corner of this;

THENCE N 60° 566.9 feet with the south line of said Tract No. 1 as fenced to a fence corner therein and at the northeast corner of Tract No. 2 described in said Probate Minutes for an ell corner of this;

THENCE S 30° W 906 feet with the east line of said Tract No. 2 to its intersection with the north margin of Highway 290 for the most southerly southeast corner of this;

THENCE S 88° 50' W 2182 feet with the north line of said Highway to an iron stake therein for a Corner of this;

THENCE N 46° 13' W 128 feet to an iron stake in the east margin of said Kimbro Road for the most southerly southwest corner of this;

THENCE N 29° 45' E 2005 feet with the east margin of said Kimbro Road as fenced to a fence corner at the northwest corner of said Tract No. 2 in the south line of said Tract No. 1 for another ell corner of this;

THENCE N 60° W 40 feet to an iron spike in the center of said Kimbro Road and at the southwest corner of said Tract No. 1 for the most westerly southwest corner of this;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13091 0184

THENCE N 29° 45' E 1834.1 feet with the west line of said Tract No. 1 to the PLACE OF BEGINNING containing 186.77 acres of land of which 5.94 acres is in said Kimbro Road leaving 180.83 acres exclusive of roads;

BUT LESS AND EXCEPT AND THERE IS EXCLUDED THEREFROM the following portion of such 180.83 acres of land, and such excepted and excluded portion is described as follows:

31.56 acres of land out of the A. C. Caldwell Survey No. 52 in Travis County, Texas, same being a portion of that certain tract of land described in a deed to Josie E. Champion, Trustee, of record in Volume 4791 at Page 392, Deed Records of Travis County, Texas; said 31.56 acres of land being more particularly described by mates and bounds as follows:

BEGINNING at an iron pin found at the northwest corner of this tract and the said Champion tract, said point being in the north line of the A. C. Caldwell Survey No. 52 and the south line of the Lemuel Kimbro Survey No. 64 as they are used and partly fenced upon the ground, said point being also in the south line of that certain tract of land described in a deed to Marvin Lundgren of record in Volume 2453 at Page 415, Deed Records of Travis County, Texas, said point being also the northeast corner of that certain 96.75 acre tract of land described in a deed to Lee Roy Abrahamson of record in Volume 1409 at Page 294, deed Records of Travis County, Texas;

THENCE with the north line of this tract and of the said Champion tract, same being the south line of the said Lundgren tract and continuing with the south line of that certain tract of land described in a deed to Gladys Nagle, et al., of record in Volume 441 at Page 155, Deed Records of Travis County, Texas, same being also the north line of the A. C. Caldwell Survey No. 52 and the south line of the Lemuel Kimbro Survey No. 64, as they are all used and partly fenced upon the ground, S 62° 42' E at 2100.12 feet pass a fence post, in all a total distance of 2489.25 feet to an iron pin set at the most easterly corner of this tract, said point being in the north line of Old Kimbro Road (Old State Highway No. 20), same being the northeast corner of that certain ten (10.00) foot strip of land conveyed for right-of-way purposes in a deed to the State of Texas of record in Volume 485 at Page 319, Deed Records of Travis County, Texas, from which point an iron pin found bears S 86° 14' E 674.9 feet and S 03° 46' W 80.00 feet;

THENCE with the south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20), same being the north line of said State of Texas tract; N 86° 14' W at 426.67 feet pass a fence post, and continuing partly with a fence, in all a total distance of 2285.69 feet to a broken concrete monument found at the point of curvature of a curve whose radius is 1407.07 feet;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13091 0185

THENCE along the curving south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20) same being the north line of said State of Texas Tract, with said curve to the left, an arc distance of 1786.00 feet, the chord of which arc bears N 89° 49' W 175.89 feet to an iron pin set at the point of compound curvature between this curve and another curve whose radius is 613.14 feet;

THENCE along the curving south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20) same being the north line of said State of Texas Tract, with said curve to the left, an arc distance of 391.98 feet, the chord of which arc bears S 68° 17' W 385.34 feet to an iron pin found at the southwest corner of this tract, said point being in the east line of that certain 10.00 acre tract of land described in a deed to Lee Roy Abrahamson of record in Volume 1799 at Page 148, Deed Records of Travis County, Texas, said point also being in the west line of the said Champion tract;

THENCE with the west line of this tract and of the said Champion tract, same being the east line of the said 10.00 acre Abrahamson tract and continuing with the east line of the said 96.75 acre Abrahamson tract, said line being 1.0 foot, more or less, west of a fence, N 28° 01' E 1283.52 feet to the **POINT OF BEGINNING**.

BUT ALSO LESS AND EXCEPT AND THERE IS EXCLUDED THEREFROM the following portion of such 180.83 acres of land, and such excepted and excluded portion is described as follows:

BEING a part of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, and being a part of that certain tract of land called 180.83 acres described in a deed to W. L. Meier, Jr., and Juanita Meier, recorded in Volume 4182, Page 835, Travis County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the southerly northwest corner of the certain 6.52 acre tract of land vested in the State of Texas in Cause No. 9331, recorded in Volume "J", Page 595, of the District Court Records, Travis County, Texas, from which Engineers Survey Line Station 321+44.46 bears S 4° 02' 06" E a distance of 39.00 feet and the most southerly southwest corner of said Meier tract described in Volume 4182, Page 835, Travis County Deed Records, bears N 85° 57' 54" W a distance of 22.43 feet;

THENCE N 4° 02' 06" W a distance of 120.00 feet with the east right-of-way of Kimbro Road to an iron rod, from which an angle point in the easterly right-of-way of said Kimbro Road, (said angle point also being the most northerly northwest corner of said State of Texas 6.52 acre tract), bears N 4° 02' 06" W a distance of 53.20 feet;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13091 0186

THENCE N 85° 57' 54" E a distance of 2277.19 feet to an iron rod on the easterly line of said Meier tract, from which an "L" corner on the easterly line of said tract bears N 27° 11' 41" E a distance of 762.75 feet and Engineers Survey Line Station 343+25.24 bears S 27° 11' 41" W 185.94;

THENCE S 27° 11' 41" W a distance of 140.34 feet with the easterly line of said Meier tract to the southeast corner thereof;

THENCE S 85° 57' 54" W a distance of 2204.43 feet with the north right-of-way line of U.S. Highway 290 to the Place of Beginning, and containing 6.173 acres of land.

FILED
97 DEC 31 PM 2:18
DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECEIVED
I hereby certify that the instrument was FILED on
the date and at the time stamped herein by me, and
was duly RECORDED, in the Volume and Page of the
Record RECORDS of Travis County, Texas, on

DEC 31 1997



Dana Debeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECEIPT#: 00084413 TRANS#: 03402 DEPT: REGULAR RECORD \$19.00
CASHIER: KMMED FILE DATE: 12/31/97 TRANS DATE: 12/31/97
PAID BY: CHECK# 24815

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13091 0187 29

12843-1535

FILM CODE

00005527236

WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

§

§

That I, Alma Juanita Meier, a feme sole, of the County of Travis, and State of Texas for and in consideration of the love and affection which I have and bear unto and toward, my daughter, Carolyn Juanita Meier Fauber, have GRANTED, GIVEN, CONFIRMED AND CONVEYED, and by these presents do GRANT, GIVE, CONFIRM AND CONVEY unto the said Carolyn Juanita Meier Fauber, of the County of Hood and State of Texas, as her separate property and estate, an undivided five percent (5%) interest (the same being and constituting 7.15485 undivided acres of land) in and to that certain 143.097 acres of land located in the A. C. Caldwell Survey Abstract No. 154 in Travis County, Texas and such 143.097 acres of land being a part of that certain 180.83 acres of land conveyed to W. L. Meier, Jr. and wife, Juanita Meier, of Travis County, Texas, by Roy D. Rivers, Jr. and Jack C. Anderson, by Deed dated September 17, 1971, of record in Volume 4182, Pages 835 et seq. of the Deed Records of Travis County, Texas, and to which Deed and the record thereof reference is here made for all pertinent purposes, and which said 143.097 acres of land is described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

TO HAVE AND TO HOLD the above described undivided five percent (5%) interest, as her separate property and estate, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, her heirs and assigns forever, and I do hereby bind myself, my heirs, executors and administrators to WARRANT

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FILED IN DEED RECORDS

12843 1535

AND FOREVER DEFEND all and singular the said undivided five percent (5%) interest unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made expressly subject to all easements, liens, encumbrances, covenants, conditions, leases, reservations and restrictions of record in the office of the County Clerk of Travis County, Texas, or as may be visible or apparent upon the ground or premises, affecting the title to the hereby conveyed property.

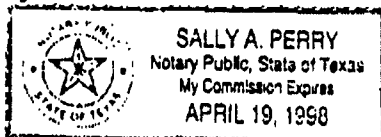
EXECUTED this the 31st day of December, 1996.

Alma Juanita Meier
Alma Juanita Meier

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 31st day of December, 1996, by Alma Juanita Meier.



Sally A. Perry
Notary Public, State of Texas

Notary's commission expires: 4-19-98

Mailing address of each grantee:

Carolyn Juanita Meier Fauber
2560 Meadow Wood Road
Granbury, TX 76048

F:\USERS\SALLYMEIER-WD 96

FILED IN RECORDS
12843 1536

EXHIBIT "A"

METES AND BOUNDS

180.83 acres of land out of and a part of the A.C. Caldwell Survey Abstract No. 154 in Travis County, Texas, and the land herein described being a part of the Estate of Mrs. Nancy Elizabeth (J.T.) Bailey, and being a part of those two tracts which are described in Volume 185, Page 552, of the Probate Minutes of the County Court of Travis County, Texas, and this tract is more particularly described as follows:

BEGINNING at an iron stake in the north line of said Caldwell Survey and at the northwest corner of the tract described as Tract No. 1 in above mentioned Probate Minutes for the northwest corner of this;

THENCE S 59° 30' E 2615.3 feet with the north line of said Tract No. 1 as partly fenced to an iron stake in the Kimbro Road and east of Big Cottonwood Creek for the northeast corner of said Tract No. 1 and the northeast corner of this;

THENCE S 30° W 1811 feet with the east line of said Tract No. 1 as partly fenced to a fence corner at its southeast corner for the most easterly southeast corner of this;

THENCE N 60° 566.9 feet with the south line of said Tract No. 1 as fenced to a fence corner therein and at the northeast corner of Tract No. 2 described in said Probate Minutes for an ell corner of this;

THENCE S 30° W 906 feet with the east line of said Tract No. 2 to its intersection with the north margin of Highway 290 for the most southerly southeast corner of this;

THENCE S 88° 50' W 2182 feet with the north line of said Highway to an iron stake therein for a Corner of this;

THENCE N 46° 13' W 128 feet to an iron stake in the east margin of said Kimbro Road for the most southerly southwest corner of this;

THENCE N 29° 45' E 2005 feet with the east margin of said Kimbro Road as fenced to a fence corner at the northwest corner of said Tract No. 2 in the south line of said Tract No. 1 for another ell corner of this;

THENCE N 60° W 40 feet to an iron spike in the center of said Kimbro Road and at the southwest corner of said Tract No. 1 for the most westerly southwest corner of this;

THENCE N 29° 45' E 1834.1 feet with the west line of said Tract No. 1 to the **PLACE OF BEGINNING** containing 186.77 acres of land of which 5.94 acres is in said Kimbro Road leaving 180.83 acres exclusive of roads;

BUT LESS AND EXCEPT AND THERE IS EXCLUDED THEREFROM the following portion of such 180.83 acres of land, and such excepted and excluded portion is described as follows:

31.56 acres of land out of the A. C. Caldwell Survey No. 52 in Travis County, Texas, same being a portion of that certain tract of land described in a deed to Josie E. Champion, Trustee, of record in Volume 4791 at Page 392, Deed Records of Travis County, Texas; said 31.56 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found at the northwest corner of this tract and the said Champion tract, said point being in the north line of the A. C. Caldwell Survey No. 52 and the south line of the Lemuel Kimbro Survey No. 64 as they are used and partly fenced upon the ground, said point being also in the south line of that certain tract of land described in a deed to Marvin Lundgren of record in Volume 2453 at Page 415, Deed Records of Travis County, Texas, said point being also the northeast corner of that certain 96.75 acre tract of land described in a deed to Lee Roy Abrahamson of record in Volume 1409 at Page 294, deed Records of Travis County, Texas;

THENCE with the north line of this tract and of the said Champion tract, same being the south line of the said Lundgren tract and continuing with the south line of that certain tract of land described in a deed to Gladys Nagle, et al., of record in Volume 441 at Page 155, Deed Records of Travis County, Texas, same being also the north line of the A. C. Caldwell Survey No. 52 and the south line of the Lemuel Kimbro Survey No. 64, as they are all used and partly fenced upon the ground, S 62° 42' E at 2100.12 feet pass a fence post, in all a total distance of 2489.25 feet to an iron pin set at the most easterly corner of this tract, said point being in the north line of Old Kimbro Road (Old State Highway No. 20), same being the northeast corner of that certain ten (10.00) foot strip of land conveyed for right-of-way purposes in a deed to the State of Texas of record in Volume 485 at Page 319, Deed Records of Travis County, Texas, from which point an iron pin found bears S 86° 14' E 674.9 feet and S 03° 46' W 80.00 feet;

THENCE with the south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20), same being the north line of said State of Texas tract; N 86° 14' W at 426.67 feet pass a fence post, and continuing partly with a fence, in all a total distance of 2285.69 feet to a broken concrete monument found at the point of curvature of a curve whose radius is 1407.07 feet;

THENCE along the curving south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20) same being the north line of said State of Texas Tract, with said curve to the left, an arc distance of 1786.00 feet, the chord of which arc bears N 89° 49' W 175.89 feet to an iron pin set at the point of compound curvature between this curve and another curve whose radius is 613.14 feet;

THENCE along the curving south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20) same being the north line of said State of Texas Tract, with said curve to the left, an arc distance of 391.98 feet, the chord of which arc bears S 68° 17' W 385.34 feet to an iron pin found at the southwest corner of this tract, said point being in the east line of that certain 10.00 acre tract of land described in a deed to Lee Roy Abrahamson of record in Volume 1799 at Page 148, Deed Records of Travis County, Texas, said point also being in the west line of the said Champion tract;

THENCE with the west line of this tract and of the said Champion tract, same being the east line of the said 10.00 acre Abrahamson tract and continuing with the east line of the said 96.75 acre Abrahamson tract, said line being 1.0 foot, more or less, west of a fence, N 28° 01' E 1283.52 feet to the **POINT OF BEGINNING**.

BUT ALSO LESS AND EXCEPT AND THERE IS EXCLUDED THEREFROM the following portion of such 180.83 acres of land, and such excepted and excluded portion is described as follows:

BEING a part of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, and being a part of that certain tract of land called 180.83 acres described in a deed to W. L. Meier, Jr., and Juanita Meier, recorded in Volume 4182, Page 835, Travis County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the southerly northwest corner of the certain 6.52 acre tract of land vested in the State of Texas in Cause No. 9331, recorded in Volume "J", Page 595, of the District Court Records, Travis County, Texas, from which Engineers Survey Line Station 321+44.46 bears S 4° 02' 06" E a distance of 39.00 feet and the most southerly southwest corner of said Meier tract described in Volume 4182, Page 835, Travis County Deed Records, bears N 85° 57' 54" W a distance of 22.43 feet;

THENCE N 4° 02' 06" W a distance of 120.00 feet with the east right-of-way of Kimbro Road to an iron rod, from which an angle point in the easterly right-of-way of said Kimbro Road, (said angle point also being the most northerly northwest corner of said State of Texas 6.52 acre tract), bears N 4° 02' 06" W a distance of 53.20 feet;

THENCE N 85° 57' 54" E a distance of 2277.19 feet to an iron rod on the easterly line of said Meier tract, from which an "L" corner on the easterly line of said tract bears N 27° 11' 41" E a distance of 762.75 feet and Engineers Survey Line Station 343+25.24 bears S 27° 11' 41" W 185.94;

THENCE S 27° 11' 41" W a distance of 140.34 feet with the easterly line of said Meier tract to the southeast corner thereof;

THENCE S 85° 57' 54" W a distance of 2204.43 feet with the north right-of-way line of U.S. Highway 290 to the Place of Beginning, and containing 6.173 acres of land.

FILED

AFTER RECORDING
RETURN TO:

Robert C. Sneed
901 Congress Avenue
Austin, TX 78701

96 DEC 31 PM 3: 10

DANIELLE DEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

12843 1541

STATE OF TEXAS COUNTY OF TRAVIS
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 Travis County, Texas, on

DEC 31 1996



[Signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECEIPT#: A00057431 TRANS#: A6108 DEPT: REGULAR RECORD \$21.00
CASHIER: BATUE FILE DATE: 12/31/96 TRANS DATE: 12/31/96
PAID BY: CHECK# 23985

12843-1528

FILM CODE

00005527235

WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

§

§

That I, Alma Juanita Meier, a feme sole, of the County of Travis, and State of Texas for and in consideration of the love and affection which I have and bear unto and toward, my son, William Clark Meier, have GRANTED, GIVEN, CONFIRMED AND CONVEYED, and by these presents do GRANT, GIVE, CONFIRM AND CONVEY unto the said William Clark Meier, of the County of Travis and State of Texas, as his separate property and estate, an undivided five percent (5%) interest (the same being and constituting 7.15485 undivided acres of land) in and to that certain 143.097 acres of land located in the A. C. Caldwell Survey Abstract No. 154 in Travis County, Texas and such 143.097 acres of land being a part of that certain 180.83 acres of land conveyed to W. L. Meier, Jr. and wife, Juanita Meier, of Travis County, Texas, by Roy D. Rivers, Jr. and Jack C. Anderson, by Deed dated September 17, 1971, of record in Volume 4182, Pages 835 et seq. of the Deed Records of Travis County, Texas, and to which Deed and the record thereof reference is here made for all pertinent purposes, and which said 143.097 acres of land is described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

TO HAVE AND TO HOLD the above described undivided five percent (5%) interest, as his separate property and estate, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever, and I do hereby bind myself, my heirs, executors and administrators to WARRANT

F:\USERS\SALLYMEIER-WD.96

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12843 1528

AND FOREVER DEFEND all and singular the said undivided five percent (5%) interest unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made expressly subject to all easements, liens, encumbrances, covenants, conditions, leases, reservations and restrictions of record in the office of the County Clerk of Travis County, Texas, or as may be visible or apparent upon the ground or premises, affecting the title to the hereby conveyed property.

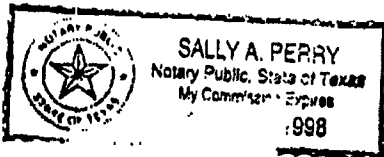
EXECUTED this the 31st day of December, 1996.

Alma Juanita Meier
Alma Juanita Meier

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 31st day of December, 1996, by Alma Juanita Meier.



Sally A. Perry
Notary Public, State of Texas

Notary's commission expires: 4-19-98

Mailing address of each grantee:

William Clark Meier
1207 Mountain View
Pflugerville, Texas 78660

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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
12843 1529

EXHIBIT "A"

METES AND BOUNDS

180.83 acres of land out of and a part of the A.C. Caldwell Survey Abstract No. 154 in Travis County, Texas, and the land herein described being a part of the Estate of Mrs. Nancy Elizabeth (J.T.) Bailey, and being a part of those two tracts which are described in Volume 185, Page 552, of the Probate Minutes of the County Court of Travis County, Texas, and this tract is more particularly described as follows:

BEGINNING at an iron stake in the north line of said Caldwell Survey and at the northwest corner of the tract described as Tract No. 1 in above mentioned Probate Minutes for the northwest corner of this;

THENCE S 59° 30' E 2615.3 feet with the north line of said Tract No. 1 as partly fenced to an iron stake in the Kimbro Road and east of Big Cottonwood Creek for the northeast corner of said Tract No. 1 and the northeast corner of this;

THENCE S 30° W 1811 feet with the east line of said Tract No. 1 as partly fenced to a fence corner at its southeast corner for the most easterly southeast corner of this;

THENCE N 60° 566.9 feet with the south line of said Tract No. 1 as fenced to a fence corner therein and at the northeast corner of Tract No. 2 described in said Probate Minutes for an ell corner of this;

THENCE S 30° W 906 feet with the east line of said Tract No. 2 to its intersection with the north margin of Highway 290 for the most southerly southeast corner of this;

THENCE S 88° 50' W 2182 feet with the north line of said Highway to an iron stake therein for a Corner of this;

THENCE N 46° 13' W 128 feet to an iron stake in the east margin of said Kimbro Road for the most southerly southwest corner of this;

THENCE N 29° 45' E 2005 feet with the east margin of said Kimbro Road as fenced to a fence corner at the northwest corner of said Tract No. 2 in the south line of said Tract No. 1 for another ell corner of this;

THENCE N 60° W 40 feet to an iron spike in the center of said Kimbro Road and at the southwest corner of said Tract No. 1 for the most westerly southwest corner of this;

THENCE N 29° 45' E 1834.1 feet with the west line of said Tract No. 1 to the **PLACE OF BEGINNING** containing 186.77 acres of land of which 5.94 acres is in said Kimbro Road leaving 180.83 acres exclusive of roads;

BUT LESS AND EXCEPT AND THERE IS EXCLUDED THEREFROM the following portion of such 180.83 acres of land, and such excepted and excluded portion is described as follows:

31.56 acres of land out of the A. C. Caldwell Survey No. 52 in Travis County, Texas, same being a portion of that certain tract of land described in a deed to Josie E. Champion, Trustee, of record in Volume 4791 at Page 392, Deed Records of Travis County, Texas; said 31.56 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found at the northwest corner of this tract and the said Champion tract, said point being in the north line of the A. C. Caldwell Survey No. 52 and the south line of the Lemuel Kimbro Survey No. 64 as they are used and partly fenced upon the ground, said point being also in the south line of that certain tract of land described in a deed to Marvin Lundgren of record in Volume 2453 at Page 415, Deed Records of Travis County, Texas, said point being also the northeast corner of that certain 96.75 acre tract of land described in a deed to Lee Roy Abrahamson of record in Volume 1409 at Page 294, deed Records of Travis County, Texas;

THENCE with the north line of this tract and of the said Champion tract, same being the south line of the said Lundgren tract and continuing with the south line of that certain tract of land described in a deed to Gladys Nagle, et al., of record in Volume 441 at Page 155, Deed Records of Travis County, Texas, same being also the north line of the A. C. Caldwell Survey No. 52 and the south line of the Lemuel Kimbro Survey No. 64, as they are all used and partly fenced upon the ground, S 62° 42' E at 2100.12 feet pass a fence post, in all a total distance of 2489.25 feet to an iron pin set at the most easterly corner of this tract, said point being in the north line of Old Kimbro Road (Old State Highway No. 20), same being the northeast corner of that certain ten (10.00) foot strip of land conveyed for right-of-way purposes in a deed to the State of Texas of record in Volume 485 at Page 319, Deed Records of Travis County, Texas, from which point an iron pin found bears S 86° 14' E 674.9 feet and S 03° 46' W 80.00 feet;

THENCE with the south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20), same being the north line of said State of Texas tract; N 86° 14' W at 426.67 feet pass a fence post, and continuing partly with a fence, in all a total distance of 2285.69 feet to a broken concrete monument found at the point of curvature of a curve whose radius is 1407.07 feet;

THENCE along the curving south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20) same being the north line of said State of Texas Tract, with said curve to the left, an arc distance of 1786.00 feet, the chord of which arc bears N 89° 49' W 175.89 feet to an iron pin set at the point of compound curvature between this curve and another curve whose radius is 613.14 feet;

THENCE along the curving south line of this tract and the north line of Old Kimbro Road (Old State Highway No. 20) same being the north line of said State of Texas Tract, with said curve to the left, an arc distance of 391.98 feet, the chord of which arc bears S 68° 17' W 385.34 feet to an iron pin found at the southwest corner of this tract, said point being in the east line of that certain 10.00 acre tract of land described in a deed to Lee Roy Abrahamson of record in Volume 1799 at Page 148, Deed Records of Travis County, Texas, said point also being in the west line of the said Champion tract;

THENCE with the west line of this tract and of the said Champion tract, same being the east line of the said 10.00 acre Abrahamson tract and continuing with the east line of the said 96.75 acre Abrahamson tract, said line being 1.0 foot, more or less, west of a fence, N 28° 01' E 1283.52 feet to the **POINT OF BEGINNING**.

BUT ALSO LESS AND EXCEPT AND THERE IS EXCLUDED THEREFROM the following portion of such 180.83 acres of land, and such excepted and excluded portion is described as follows:

BEING a part of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, and being a part of that certain tract of land called 180.83 acres described in a deed to W. L. Meier, Jr., and Juanita Meier, recorded in Volume 4182, Page 835, Travis County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the southerly northwest corner of the certain 6.52 acre tract of land vested in the State of Texas in Cause No. 9331, recorded in Volume "J", Page 595, of the District Court Records, Travis County, Texas, from which Engineers Survey Line Station 321+44.46 bears S 4° 02' 06" E a distance of 39.00 feet and the most southerly southwest corner of said Meier tract described in Volume 4182, Page 835, Travis County Deed Records, bears N 85° 57' 54" W a distance of 22.43 feet;

THENCE N 4° 02' 06" W a distance of 120.00 feet with the east right-of-way of Kimbro Road to an iron rod, from which an angle point in the easterly right-of-way of said Kimbro Road, (said angle point also being the most northerly northwest corner of said State of Texas 6.52 acre tract), bears N 4° 02' 06" W a distance of 53.20 feet;

THENCE N 85° 57' 54" E a distance of 2277.19 feet to an iron rod on the easterly line of said Meier tract, from which an "L" corner on the easterly line of said tract bears N 27° 11' 41" E a distance of 762.75 feet and Engineers Survey Line Station 343+25.24 bears S 27° 11' 41" W 185.94;

THENCE S 27° 11' 41" W a distance of 140.34 feet with the easterly line of said Meier tract to the southeast corner thereof;

THENCE S 85° 57' 54" W a distance of 2204.43 feet with the north right-of-way line of U.S. Highway 290 to the Place of Beginning, and containing 6.173 acres of land.

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TALENT, TARRANT COUNTY,
TEXAS

12843 1533

AFTER RECORDING
RETURN TO:

Robert C. Sneed
Attorney at Law
901 Congress Avenue
Austin, TX 78701

FILED

96 DEC 31 PM 3:10

DANIEL F. SAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
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 Travis County, Texas, on

DEC 31 1996



[Signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

12843 1534

RECEIPT#: A00057431 TRANS#: A6104 DEPT: REGULAR RECORDS \$21.00
CASHIER: BATUE FILE DATE: 12/31/96 TRANS DATE: 12/31/96
PAID BY: CHECK# 23985

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

15/ITC/ 1041419 -COM/GMH

SPECIAL WARRANTY DEED

DATE: December 28, 2016

GRANTOR: First State Bank Central Texas,
a Texas banking corporation
GRANTOR'S MAILING ADDRESS: P.O. Box 6136
Temple, Texas 76503

GRANTEE: SKY VILLAGE KIMBRO ESTATES, LLC,
a Texas limited liability company
GRANTEE'S MAILING ADDRESS: 2730 Transit Road
West Seneca, NY 14225

CONSIDERATION: (1) Cash and other good and valuable consideration; and

(2) the assumption by Grantee of all ad valorem taxes on the property for 2016 and subsequent years including subsequent assessments for years prior to 2016 due to a change in land usage or ownership.

PROPERTY: Being all of that certain tract of land containing 267.942 acres of land, more or less, situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, and the Lemuel Kimbro Survey No. 64, Abstract No. 456, situated in Travis County, Texas, and being the same property conveyed in Substitute Trustee's Deed recorded in Document No. 2008051895, Official Public Records, Travis County, Texas and being more particularly described by metes and bounds description shown in Exhibit "A" attached hereto and made a part hereof for all purposes, together with, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or

otherwise) all right, title and interest, if any, of Grantor as owner of the Property, but not as owner of any other property, in and to, (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) any and all mineral rights and interest of Grantor relating to said real property (present or reversionary); and (vi) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vii) any and all rights and interests of Grantor in and to any leases covering all or any portion of said real property; and (viii) all right, title, and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys, and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property and (d) any and all reversionary interests in and to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the "Property").

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: This conveyance is made and accepted subject to:

1. All easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, agreements and maintenance charges, and other instruments, other than liens and conveyances, that affect the property; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any County Water Improvement District, Municipal Utility District or similar governmental or quasi-governmental agency; taxes for the year 2016, the payment of which Grantee assumes, and subsequent assessments for that and prior years due to change in land usage, ownership or both, the payment of which Grantee assumes; existing building and zoning ordinances and environmental regulations; and rights of parties in possession.

2. A. BY THE ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR ACQUIRED THE PROPERTY THROUGH FORECLOSURE, AND CONSEQUENTLY, GRANTOR HAS LITTLE, IF ANY, KNOWLEDGE OF THE PHYSICAL OR ECONOMIC CHARACTERISTICS OF THE PROPERTY OR OTHER ITEMS CONVEYED HERE, UNDER, ACCORDINGLY, EXCEPT AS OTHERWISE SPECIFICALLY STATED IN THIS CONVEYANCE,

GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (a) THE NATURE AND CONDITION OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, THE SUITABILITY THEREOF AND OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING BUT NOT LIMITED TO THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS) OR COMPLIANCE WITH APPLICABLE ENVIRONMENTAL LAWS, RULES OR REGULATIONS (b) EXCEPT FOR ANY WARRANTIES CONTAINED IN THIS DEED, THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (c) THE COMPLIANCE OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY. GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER AND THAT IT IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE SAME AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF GRANTOR. GRANTEE FURTHER ACKNOWLEDGES THAT ANY INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER WAS OBTAINED FROM A VARIETY OF SOURCES, AND GRANTOR (1) HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND (2) DOES NOT MAKE ANY REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THIS CONVEYANCE IS MADE ON AN "AS IS" AND "WITH ALL FAULTS" BASIS, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT, EXCEPT AS OTHERWISE SPECIFIED HEREIN, GRANTOR HAS MADE NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, TITLE (EXCEPT AS MAY BE SPECIFICALLY SET FORTH AND LIMITED IN THIS DEED), HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PROPERTY, ANY OTHER ITEM CONVEYED HEREUNDER OR ANY PORTION THEREOF, ALL SUCH REPRESENTATIONS AND WARRANTIES, AS WELL AS ANY IMPLIED WARRANTIES BEING HEREBY EXPRESSLY DISCLAIMED.

B. GRANTEE AGREES THAT GRANTOR SHALL NOT BE RESPONSIBLE OR LIABLE TO GRANTEE FOR ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR ANY ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER, AS GRANTEE IS PURCHASING THE SAME AS-IS, WHERE IS, AND WITH ALL FAULTS. GRANTEE OR ANYONE CLAIMING, BY THROUGH OR UNDER GRANTEE, HEREBY FULLY RELEASES GRANTOR, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM ANY AND ALL CLAIMS THAT IT MAY NOW HAVE OR HEREAFTER ACQUIRE AGAINST GRANTOR, AND ITS RESPECTIVE EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND

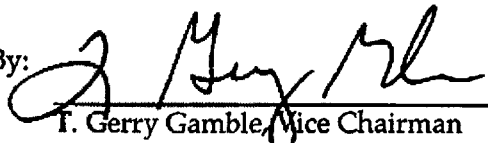
AGENTS FOR ANY COST, LOSS, LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH OF ITS EXPRESSED TERMS AND PROVISIONS, INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO UNKNOWN AND UNSUSPECTED CLAIMS, DAMAGES AND CAUSES OF ACTION. THIS COVENANT RELEASING GRANTOR SHALL BE A COVENANT RUNNING WITH THE PROPERTY AND SHALL BE BINDING UPON GRANTEE. GRANTOR HEREBY ASSIGNS WITHOUT RECOURSE OR REPRESENTATION OF ANY NATURE TO GRANTEE, EFFECTIVE UPON THE EXECUTION AND DELIVERY HEREOF, ANY AND ALL CLAIMS THAT GRANTOR MAY HAVE FOR ANY SUCH ERRORS, OMISSIONS OR DEFECTS IN THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER. AS A MATERIAL COVENANT AND CONDITION OF THIS CONVEYANCE, GRANTEE AGREES THAT IN THE EVENT OF ANY SUCH CONSTRUCTION DEFECTS, ERRORS, OMISSIONS OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE PROPERTY, GRANTEE SHALL LOOK SOLELY TO GRANTOR'S PREDECESSORS OR TO SUCH CONTRACTORS AND CONSULTANTS AS MAY HAVE CONTRACTED FOR WORK IN CONNECTION WITH THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER FOR ANY REDRESS OR RELIEF. UPON THE ASSIGNMENT BY GRANTOR OF ITS CLAIMS, GRANTEE RELEASES GRANTOR OF ALL RIGHTS, EXPRESS OR IMPLIED, GRANTEE MAY HAVE AGAINST GRANTOR ARISING OUT OF OR RESULTING FROM ANY ERRORS, OMISSIONS OR DEFECTS IN THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER. GRANTEE FURTHER UNDERSTANDS THAT SOME OF GRANTOR'S PREDECESSORS IN INTEREST MAY BE OR BECOME INSOLVENT, BANKRUPT, JUDGEMENT PROOF OR OTHERWISE INCAPABLE OF RESPONDING IN DAMAGES, AND GRANTEE MAY HAVE NO REMEDY AGAINST SUCH PREDECESSORS, CONTRACTORS OR CONSULTANTS.

C. GRANTEE HEREBY AGREES TO INDEMNIFY, PROTECT, DEFEND, SAVE AND HOLD HARMLESS GRANTOR, AND GRANTOR'S EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM AND AGAINST ANY AND ALL DEBTS, DUTIES, OBLIGATIONS, LIABILITIES, SUITS, CLAIMS, DEMANDS, CAUSES OF ACTION, DAMAGES, LOSSES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES AND EXPENSES AND COURT COSTS) IN ANY WAY RELATING TO, CONNECTED WITH OR ARISING OUT OF THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER OR THE OWNERSHIP, LEASING, USE, OPERATION, MAINTENANCE AND MANAGEMENT THEREOF FROM AND AFTER THE DATE HEREOF, INCLUDING, WITHOUT LIMITATION, THE COST OF ANY REMOVAL OF HAZARDOUS SUBSTANCES OR CONTAMINANTS FROM THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronoun include the plural.

FIRST STATE BANK CENTRAL TEXAS

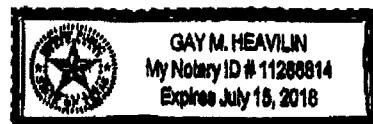
By: 
T. Gerry Gamble, Vice Chairman

(CORPORATE ACKNOWLEDGEMENT)

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 22 day of December 2016, by T. Gerry Gamble, Vice Chairman of First State Bank Central Texas, a Texas banking corporation, on behalf of said corporation.


NOTARY PUBLIC, STATE OF TEXAS



Grantee joins in the execution of this Special Warranty Deed for the purposes of accepting the delivery thereof and acknowledging and accepting the terms conditions, reservations from and exceptions to conveyance and warranty made in this document.

SKY VILLAGE KIMBRO ESTATES, LLC,
a Texas limited liability company

By:

Gordon Reger
Gordon Reger *Manager*

(ACKNOWLEDGEMENT)

STATE OF *New York*
COUNTY OF *Erie*

Before me, the undersigned authority on this day personally appeared *Gordon Reger*, [known to me] proved to me on the oath of _____, proved to me through _____ to be the person whose name is subscribe to the foregoing instrument and acknowledged to me that [he/ she] executed the same on behalf of Sky Villiage Kimbro Estates, LLC, a Texas limited liability company, as its *Manager* and for the purposes and consideration therein expressed.

Given under my hand and seal of office this *22nd* day of *December* A.D. 2016.

(SEAL)

Edith M Bluhm
NOTARY PUBLIC,
STATE OF *New York*
My Commission Expires _____

Edith M Bluhm
Notary Public State of New York
Erie County
Lic. #01BL8180099
Commission Expires 1/7/2020

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICES OF:

MESSER, POTTS & MESSER, P.C.
P.O. BOX 969
BELTON, TEXAS 76513

16-340
NP/ss

DESCRIPTION

OF 267.942 ACRES OF LAND OUT OF THE A.C. CALDWELL SURVEY NO. 52; ABSTRACT NO. 154 AND LEMUEL KIMERO SURVEY NO. 64, ABSTRACT NO. 456, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN 114.90 ACRE, 26.124 ACRE, AND 97.981 ACRE HAVING BEEN CONVEYED TO FARETSKY AND SONS, L.P. BY THE DEED OF RECORD UNDER DOCUMENT NO. 2006015326, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND ALSO BEING THE REMAINDER OF THAT CERTAIN 36.086 ACRE TRACT DESCRIBED IN THE DEED TO REMITEX CONSTRUCTION, INC., OF RECORD IN DOCUMENT NO. 2003135062, OF SAID OFFICIAL PUBLIC RECORDS; SAID 267.942 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60-D nail found in a fence corner post on the easterly right-of-way line of Bois D' Arc Lane (R.O.W. varies), for the westerly common corner of said 114.90 acre tract and that certain 212.56 acre tract described in the deed to Presidential Glen, Ltd., of record in Document No. 2004048999, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2 inch iron rod found in the westerly line of said 212.56 acre tract bears S27°39'26"W, a distance of 618.55 feet;

THENCE, along the westerly line of said 114.90 acre tract, being said easterly right-of-way line of Bois D' Arc Lane, the following two (2) courses and distances:

- 1) N26°40'34"E, a distance of 97.93 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N27°30'10"E, a distance of 2033.30 feet to a 1/2 inch iron rod with cap set for the westerly common corner of said 114.90 acre tract and that certain 13.502 acre tract described in the deed to Christopher C. Breen and Yeliza M. Breen, of record in Document No. 2000043700 of said Official Public Records, for a re-entrant corner hereof;

THENCE, S61°59'53"E, along the northerly line of said 114.90 tract, being the southerly lines of said 13.502 acre tract; that certain 15.185 acre tract described in the deed to Marc R. Anderberg, of record in Document No. 2000132003 of said Official Public Records; Duffy Subdivision of record in Document No. 200000065 of said Official Public Records; and that certain 12.919 acre tract described in the deed to Maria Riojas, of record in Volume 13172, Page 1733, of the Real Property Records of Travis County, Texas, passing at a distance of 2392.50 feet a 1/2 inch iron rod set for the northeasterly corner of said 114.90 acre tract and the northwesterly corner of said 26.124 acre tract, continuing for a total distance of 2403.25 feet to a 1/2 inch iron rod found for the southeasterly corner of said 97.981 acre tract and the southeasterly corner of said 12.919 acre tract, for an interior all corner hereof;

THENCE, along the westerly line of said 97.871 acre tract, being in part the easterly lines of said 12.919 acre tract; that certain 10.187 acre tract described in the deed to Stephen and Olivia Dominguez of record in Document No. 2003254836 of said Official Public Records; that certain 10.305 acre tract described in the deed to Karen G. Griffin of record in Document No. 2000011597, of said Official Public Records; that certain 13.867 acre tract described in a Deed Of Trust executed by Curtis and Karen Griffin, of record in Document No. 1999045426 of said Official Public Records; that certain 14.587 acre tract described in the deed to Stephen and Lorrains Cain, of record in Volume 13010, Page 2453, of said Real Property Records, and that certain 13.168 acre tract described in a deed to Vitaly Zaretsky, of record in Document No. 2005064140 of said Official Public Records, the following three (3) courses and distances;

- 1) N27°31'05"E, passing at a distance of 973.84 feet, a 1/2 inch iron rod found for the easterly common corner of said 12.919 acre tract and said 10.187 acre tract, continuing on the same course passing at a distance of 1300.19 feet, a 1/2 inch iron rod found for the easterly common corner of said 10.187 acre tract and said 10.305 acre tract, continuing for a total distance of 1508.32 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N27°29'03"E, passing at a distance of 119.98 feet, a 1/2 inch iron rod found for the easterly common corner of said 10.305 acre tract and said 13.867 acre tract, continuing on the same course passing at a distance of 583.90 feet, a 1/2 inch iron rod found for the easterly common corner of said 13.867 acre tract and said 14.587 acre tract, continuing for a total distance of 1124.34 feet to a 1/2 inch iron rod found for the easterly common corner of said 14.587 acre tract and said 13.168 acre Zaretsky tract;
- 3) N27°21'44"E, a distance of 397.95 feet, a 1/2 inch iron pipe found for the common northerly corner of said 13.168 acre tract and said 97.981 acre tract, for the northwesterly corner hereof;

THENCE, along the northerly line of said 97.981 acre tract, being in part the southerly line of said David L. and Mary M. Patrick Subdivision, the southerly line of the remainder of that certain 10.0 acre tract described in the deed to E.P. Patrick, of record in Volume 7483, Page 427, the southerly and a portion of the easterly line of that certain 10.000 acre tract described in the deed to Ernest Lee Rodriguez, of record in Volume 7231, Page 939, the southerly line of that certain 9.445 acre tract described in the deed to Annette White, of record in Volume 8427, Page 263, and the southerly line of that certain 10.00 acre tract described in the deed to Arthur Wittig of record in Volume 8350, Page 126, all of said Deed Records, the following four (4) courses and distances;

- 1) S52°21'23"E, a distance of 749.64 feet to a 1/2 inch iron rod with cap set for the southeasterly corner of said 10.000 acre Rodriguez tract;

- 2) N26°45'04"E, a distance of 44.43 feet to a 1/2 inch iron rod with cap set for the southwesterly corner of said 9.445 acre tract;
- 3) S62°20'40"E, a distance of 460.10 feet to a 1/2 inch iron rod with cap set for the southerly common corner of said 9.445 acre tract and said Arthur Witting 10.00 acre tract;
- 4) S62°48'12"E, a distance of 144.59 feet to a 1/2 inch iron rod found for the northeasterly corner of said 97.981 acre tract and the northwesterly corner of Lot 3, J.F. Nagles Estates subdivision, of record in Document No. 1999900207, of said Official Public Records, for the northeasterly corner hereof;

THENCE, S25°48'39"W, along the line common to the easterly line of said 97.981 acre tract and the westerly line of said Lot 3, a distance of 3078.78 feet to a 1/2 inch iron rod found for the southeasterly corner of said 97.981 acre tract and an angle point of said Lot 3, for a re-entrant corner hereof, being in the northerly line of the remainder of that certain "Tract 1" described in the deed to Biffie, LLC, of record in Document No. 2001195514, of said Official Public Records, same being in the northerly line of "Tract 4" as shown on a plan of subdivision in the deed to Son-Dan Trust, of record in Document No. 2005140306, of said Official Public Records, from which a 1/2 inch iron rod found for an angle point of said Lot 3 and being the northeasterly corner of "Tract 5" shown on said plan of subdivision in said deed to Son-Dan Trust bears S62°12'53"E, a distance of 875.57 feet;

THENCE, N62°18'39"W, along the line common to the southerly line of said 97.981 acre tract and the northerly line of the remainder of said "Tract 1" described in the deed to Biffie, LLC, being the northerly line of "Tract 4" and "Tract 3" shown on said plan of subdivision in said deed to Son-Dan Trust, a distance of 662.35 feet to a 1/2 inch iron rod with cap set for the northerly west corner of said "Tract 3" and the northeasterly corner of said 26.124 acre Zaratecky and Sons, L.P. tract;

THENCE, S28°17'42"W, over and across the remainder of said "Tract 1" described in the deed to Biffie, LLC, along the easterly line of said 26.124 acre tract, being in part the westerly line of said "Tract 3", "Tract 2" and "Tract 1" shown on said plan of subdivision in said deed to Son-Dan Trust, a distance of 1453.15 feet to a 1/2 inch iron rod with cap set in the southerly line of the remainder of said "Tract 1" described in the deed to Biffie, LLC, and said "Tract 1" shown on said plan of subdivision in said deed to Son-Dan Trust, same being in northerly line of the remainder of said Benitez Construction, Inc. 36.085 acre tract, for the southeasterly corner of said 26.124 acre tract;

THENCE, S62°36'39"E, along the line common to the northerly line of the remainder of said Benitez Construction, Inc. 36.085 acre tract and the southerly line of the remainder of said "Tract 1" described in the deed to Biffie, LLC and said "Tract 1" shown on said plan of subdivision in said deed to Son-Dan Trust, a distance of 552.13 feet to a 1-inch iron pipe found for the northwesterly corner of Benitez Subdivision of record in Document No. 200300279, of said Official Public Records, from which a 1-inch iron pipe found in the westerly line of Old Kimbro Lane, being referenced on said plat of Benitez Subdivision and shown on said plan of subdivision in said deed to Son-Dan Trust, bears S62°37'31"E, a distance of 1014.78 feet;

THENCE, along the easterly line of the remainder of said Benitez Construction, Inc. 36.085 acre tract, being in part the westerly line of said Benitez Subdivision, the westerly line of that certain 4.00 acre tract described in the deed to Kirk J. Jones and Rita G. Jones, of record in Volume 13207, Page 97, of said Real Property Records, and the westerly line of that certain 8.00 acre tract described in the deed to John Jones, of record in Volume 4176, Page 2117, of said Deed Records, the following two (2) courses and distances:

- 1) S26°31'10"W, passing at a distance of 431.67 feet a 1/2 inch iron rod with cap found for the southwesterly corner of said Benitez Subdivision, a total distance of 604.79 feet to a 1/2 inch iron rod with cap found for the westerly corner of said 8.00 acre and said 4.00 acre tract;
- 2) S26°38'12"W, a distance of 346.72 feet to a 2 inch iron pipe found for the southwesterly corner of said 8.00 acre tract and the southeasterly corner of the remainder of said Benitez Construction, Inc. 36.086 acre tract, for the southeasterly corner hereof, same being an angle point in the northerly line of that certain 52.7158 acre tract described in the deed to Eldon L. Johnson, et al, of record in Volume 13130, Page 847, of said Real Property Records, from which a 1-inch iron pipe found in the westerly line of Old Kimbro Road bears S62°40'51"E, a distance of 1004.27 feet;

THENCE, along the southerly line of the remainder of said Benitez Construction, Inc. 36.086 acre tract, being in part the northerly lines of said 52.7158 acre tract and that certain 33.631 acre tract described in the deed to Peter A. Dwyer, of record in Document No. 2005224430 said Official Public Records; said 33.631 acre tract being the northerly daughter tract of that certain 95 1/2 acre parent tract described in the deed to Charlotte Ruth Hill Dwyer, of record in Volume 3543, Page 1932, of said Deed Records, the following four courses and distances:

- 1) N62°49'38"W, a distance of 238.60 feet to a 60-D well found in a fence corner post for the northerly corner of said 52.7158 acre tract and said 33.631 acre tract;
- 2) N64°08'01"W, a distance of 67.24 feet to a 2-inch iron pipe found for an angle point;

EXHIBIT A-1
PAGE 4 OF 5 PAGES

3) N62°38'20"W, a distance of 696.54 feet to a 2-inch iron pipe found for an angle point;

4) N62°42'05"W, a distance of 330.84 feet to a 1/2 inch iron rod found for the apparent common westerly corner of said Dwyer tract and the remainder of said Benitez Construction, Inc., 36.086 acre tract, same being in the easterly line of said 212.56 acre Presidential Glen, Ltd. tract and the westerly line of Gunn Lane, from which a 1/2 inch iron rod found for an angle point in the easterly line of said 212.56 acre tract bears S27°03'38"W, a distance of 1181.11 feet;

THENCE, N26°30'25"E, along the easterly line of said 212.56 acre tract and the apparent westerly line of the remainder of said Benitez Construction, Inc. 36.086 acre tract, a distance of 379.95 feet to a 1/2 inch iron rod found for the common easterly corner of said 212.56 acre tract and said Zarutsky and Sons, L.P. 114.9 acre tract;

THENCE, along the line common to the northerly line of said 212.56 acre tract and the southerly line of said 114.90 acre tract, the following three (3) courses and distances:

- 1) N64°59'08"W, a distance of 812.74 feet to a 60D-nail found in a fence post;
- 2) N64°44'14"W, a distance of 669.83 feet to a 60D-nail found in a fence post;
- 3) N83°32'49"W, a distance of 909.85 feet to the POINT OF BEGINNING, containing an area of 267.942 (11,671,540 square feet) of land, more or less, within these notes and bounds.

BASIS OF MEASUREMENTS: IS THE TEXAS COORDINATE SYSTEM NAD83(53) CENTRAL ZONE CALIBRATED TO ICGA GPS CONTROL MONUMENTS 2260, 2839, AND 2275

I, MARK A. ZIMMER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF SEPTEMBER/OCTOBER, 2005 and NOVEMBER, 2006. THIS DESCRIPTION ACCOMPANYS A LAND TITLE SURVEY OF EVEN DATE.

EXHIBIT A-1
PAGE 5 OF 5 PAGES



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

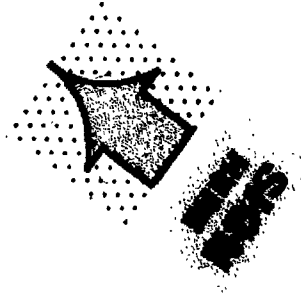
December 28 2016 12:59 PM

FEE: \$ 66.00 2016214460

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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, ~~administrators~~, successors and assigns 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 conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

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

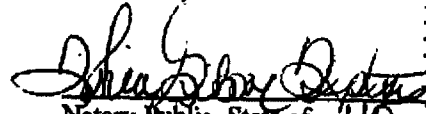
B. Jane Pilotte, Trustee
B. Jane Pilotte, as Trustee of the By-Pass C
Trust of the Pilotte Family Trust under
Declaration of Trust dated October 11, 1995



Acknowledgement

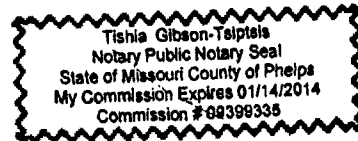
State of Missouri
County of PHelps

This instrument was acknowledged before me on the 5 day of JAN., 2011, by B. Jane Pilotte, as Trustee of the By-Pass C Trust of the Pilotte Family Trust under Declaration of Trust dated October 11, 1995.


Notary Public, State of MO

After Recording Return To:

Independence Bank Company
9442 Capital of Texas Hwy, Suite 100
Austin, TX 78757



Dj8685-fw

"Exhibit **A**"

NOVEMBER 17, 2010 JOB NO. 1222 FIELD NOTE NO. 1222-01
CLIENT: DENISE LOSCHIAVO PROJECT: PORTION OF LOT 2, J.F.
NAGLE ESTATES

FIELD NOTES:

A DESCRIPTION OF 16.000 ACRES OF LAND BEING A PORTION OF LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION WHOSE PLAT IS RECORDED IN DOCUMENT NO. 199900207 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO DENISE MARIE PILOTTE LOSCHIAVO BY DEED RECORDED IN DOCUMENT NO. 2005026351 OF THE SAID OFFICIAL PUBLIC RECORDS, SAID 16.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found for the most southerly southeast corner of said Lot 2 and the most southerly corner of Lot 1 of said J.F. Nagle Estates on the northwest right-of-way (R.O.W.) line of Old Kimbro Road, a 60 foot wide public R.O.W.;

THENCE along an easterly line of said Lot 2 and said northwest R.O.W. line, S30°30'31"W 20.00 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found for the most southerly corner of said Lot 2 and the most southerly southeast corner of Lot 3 of said J.F. Nagle Estates;

THENCE, departing said easterly line and said northwest R.O.W. line, along the westerly lines of said Lot 2 and the easterly lines of said Lot 3 the following four (4) courses:

1. N59°29'29"W, 40.00 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
2. N30°30'31"E, 1340.82 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
3. N60°02'33"W, 876.13 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set, and
4. N28°00'17"E, 2058.34 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found for the northwest corner of said Lot 2 and an interior corner of said Lot 3;

THENCE, departing said westerly lines and said easterly lines, along the north line of said Lot 2 and a south line of said Lot 3, S61°59'43"E, 641.11 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set from which a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set for the northeast corner of said Lot 2 and a southeasterly corner of said Lot 3 bears S61°59'43"E, 846.75 feet;

THENCE, departing said north line and said south line, crossing said Lot 2, S29°44'46"W, 1009.13 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set on the south line of said lot 2 and the north line of said Lot 1 from which a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set for the a southeast corner of said Lot 2 and the northwest corner of said Lot 1 bears S61°59'43"E, 846.75 feet;

THENCE along the south and east lines of said Lot 2 and the north and west lines of said Lot 1, the following five (5) courses:

1. N61°59'43"W, 590.44 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
2. S28°00'17"W, 1030.34 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set,
3. S60°02'33"E, 877.00 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
4. S30°30'31"W, 1341.01 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found, and
5. S59°29'29"E, 20.00 feet to the POINT OF BEGINNING containing 16.000 acres of land more or less.

W. H. Ramsey
11-26-10

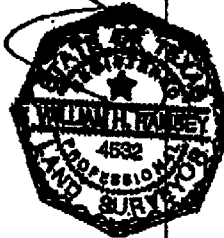


EXHIBIT B

EXCEPTIONS:

1. Those restrictive covenants recorded in Document No. 199900207(Plat), and Document No. 1999058185, Official Public Records, Travis County, Texas.
2. Building setback lines as set forth in instrument recorded in Document No. 1999058185, Official Public Records, Travis County, Texas.
3. Declaration of Access and Public Utility Easement, recorded in Document No. 1999058184, Official Public records, Travis County, Texas.
4. Pipeline Easement to Texas Pipeline Company, recorded in Volume 848, Page 55, Deed Records, Travis County, Texas. Said easement being further affected by instruments recorded in Document No. 1999022197 and Document No. 2010005284, Official Public Records, Travis County, Texas.
5. Ingress and Egress Easement, recorded in Volume 820, Page 567, Deed Records, Travis County, Texas. (Affects that portion of Lot 2 out of the 1.847 acre tract described in Volume 13316, Page 1691, Real Property Records, Travis County, Texas.)
6. Mineral and/or royalty interest, recorded in Volume 1409, Page 294, Deed Records, Travis County, Texas.
7. Affidavit to the Public regarding an On-Site Sewage Facility as recorded in Document No. 2000095513, Official Public Records, Travis County, Texas.
8. Affidavit to the Public regarding an On-Site Sewage Facility as recorded in Document No. 20000197861, Official Public Records, Travis County, Texas.
9. The following matters as revealed by survey dated 11/22/2010, prepared by William H. Ramsey, R.P.L.S. No. 4523 ("the survey"):
 1. Fence protruding onto the adjoining portion of Lot 2.
 2. Aluminum stable protruding onto the adjoining portion of Lot 2.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 10, 2011 03:52 PM

2011004459

BENAVIDESV: \$38.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

DIGITAL MAPPING DATA

(SEE ENCLOSED CD)

DETAILED MAP

LETTERS VERIFYING NO SERVICE TO PROPERTIES

Public Utility Commission of Texas
Water Utilities Division
Attention: Filing Clerk
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326


July 27, 2017

To whom it may concern:

I am an authorized representative of Kimbro Road Estates, LP ("Kimbroad Road"). Kimbro Road is the owner of real property (the "Property") situated in Manor Water Supply Corporation's ("Manor WSC") certificate of convenience and necessity for water service. The Property has never received water service from Manor WSC.

Sincerely,

Kimbroad Road Estates, LP

By: 
Name: S. McSpadden
Title: General Partner
GM New Adventures, Inc.

Sky Village Kimbro Estates, LLC
2730 Transit Road
West Seneca, NY 14224

7/31/17

Public Utility Commission of Texas
Water Utilities Division
Attention: Filing Clerk
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

To whom it may concern:

I am an authorized representative of Sky Village Kimbro Estates, LLC ("Sky Village"). Sky Village is the owner of real property (the "Property") situated in Manor Water Supply Corporation's ("Manor WSC") certificate of convenience and necessity for water service. The Property has never received water service from Manor WSC.

Sincerely,

Sky Village Kimbro Estates, LLC

By: 
Name: Jordan Litwiniak
Title: Manager

Public Utility Commission of Texas
Water Utilities Division
Attention: Filing Clerk
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

July __, 2017

To whom it may concern:

We, Alma Juanita Champion Meier, William Clark Meier, and Carolyn Juanita Meier Fauber, are the owners of real property (the "Property") situated in Manor Water Supply Corporation's ("Manor WSC") certificate of convenience and necessity for water service. The Property has never received water service from Manor WSC.

Sincerely,

Alma Juanita Champion Meier

William Clark Meier


Carolyn Juanita Meier Fauber

Public Utility Commission of Texas
Water Utilities Division
Attention: Filing Clerk
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

July 29, 2017

To whom it may concern:

We, Alma Juanita Champion Meier, William Clark Meier, and Carolyn Juanita Meier Fauber, are the owners of real property (the "Property") situated in Manor Water Supply Corporation's ("Manor WSC") certificate of convenience and necessity for water service. The Property has never received water service from Manor WSC.

Sincerely,
Alma Juanita Champion Meier
by William Clark Meier, POA
Alma Juanita Champion Meier

William Clark Meier
William Clark Meier

Carolyn Juanita Meier Fauber



7x

STATUTORY DURABLE POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, JUANITA CHAMPION MEIER, also known as JUANITA MEIER, of Austin, Travis County, Texas, appoint my son, WILLIAM CLARK MEIER, also known as CLARK MEIER, of Pflugerville, Travis County, Texas, as my agent (my "attorney-in-fact" or "attorney") to act for me in any lawful way with respect to all of the following powers:

- (A) real property transactions;
- (B) tangible personal property transactions;
- (C) stock and bond transactions;
- (D) commodity and option transactions;
- (E) banking and other financial institution transactions;
- (F) business operating transactions;
- (G) insurance and annuity transactions;
- (H) estate, trust, and other beneficiary transactions;
- (I) claims and litigation
- (J) personal and family maintenance;
- (K) benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;
- (L) retirement plan transactions; and
- (M) tax matters.

THIS DOCUMENT SHALL BE CONSTRUED AND INTERPRETED AS A GENERAL POWER OF ATTORNEY, AND EXCEPT AS OTHERWISE EXPRESSLY LIMITED HEREIN, MY AGENT (ATTORNEY IN FACT OR ATTORNEY) SHALL HAVE THE POWER AND AUTHORITY TO PERFORM OR UNDERTAKE ANY ACTION I COULD PERFORM OR UNDERTAKE IF I WERE PERSONALLY PRESENT.

SPECIAL INSTRUCTIONS

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

I authorize and grant to my aforesaid attorney-in-fact (my "attorney"), the right and power to act for me and in my name, place and stead and to do or exercise any and every act, power, duty, right or privilege that I might or could do or exercise through any other person, in such manner as my attorney may deem proper or advisable, including specifically, but not limited to, the power, on my behalf and in my name: (1) to demand, collect, receive, receipt for and hold any debts, claims, sums of money, securities, dividends, deposits, accounts, notes, checks, drafts, annuities, pension and retirement benefits, insurance benefits and proceeds, property, or any other thing of value, however represented or arising, which is, or may hereafter be, due, payable or owing to me, or which may belong to me or in or to which I may have any right, title or interest; (2) to take, commence, prosecute, discontinue or defend any legal or other action necessary or appropriate to enforce or protect any of my rights or property; (3) to pay, compromise, settle or adjust any liability for any debt or obligation owed by me, including any tax; (4) to settle, compromise or release any claims held or asserted by me or against me; (5) to cause to be prepared, and to execute and file on my behalf, any tax return, claim for refund or other document which must or should be filed; to represent me before any office of the Internal Revenue Service or any other taxing authority, in any matter, with authority to execute a waiver of any type, to consent to an extension of any period for assessment or collection of any tax, and execute a closing agreement; (6) to make any return or report for me to any governmental agency (federal, state or local), body, organization or corporation which I may be entitled or required to make, regardless of the nature of any such return or report; (7) to invest and reinvest any of my funds in any type of investment (including, without limitation, United States Government obligations redeemable at par for the payment of federal estate taxes); (8) to lend or borrow any property or any sum or sums of money on my behalf on such terms, and with or without security, as my attorney may see fit; (9) to buy, sell, mortgage, lease, exchange, improve, repair, replace, manage, insure, partition, convey, grant an option on, and otherwise deal with property, real or personal or mixed, tangible or intangible, including, without limitation, any homestead or other real property in which I may have an interest, mineral interests, royalty interests, mineral leases or leasehold interests and mineral overriding royalty interests, for such consideration and on such terms, including credit, as my attorney may deem proper and to execute and deliver deeds or other instruments with respect to same, with such covenants of warranty or otherwise as my attorney deems advisable (the term "mineral," as used throughout this instrument, includes oil and gas and their constituent elements, and all other substances defined as minerals under Texas law, including, without limitation, coal, lignite, iron ore, uranium and similar substances, caliche, gravel, sand, granite and other metallic or nonmetallic ores and minerals); (10) to exercise on my behalf any option, right or power which may exist in my favor or which I may be entitled to exercise under any present or future contract, deed, operating agreement, plan or other instrument; (11) to negotiate, sign, endorse, execute, agree to, acknowledge, deliver, receive and possess any contract, agreement, instrument, note, receipt, option, security agreement, document of title, assignment, bill of sale, check, draft, security, note, proxy, warrant, paper, deed, lease,

mortgage, release, certificate of title to any vehicles or property, mineral lease, operating, pooling or unitization agreement, contract for the drilling of mineral wells or for the exploration for or mining and recovery of minerals, transfer or division order, any other contract or agreement pertaining to any mineral interest or other property now owned or hereafter acquired by me, or other instrument pertaining to any of my affairs, rights or property; (12) to receive dividends and exercise, sell or release rights which may accrue to me on any security standing in my name; (13) to receive on my behalf and to deposit any money, draft or check, including any instrument drawn on the Treasury of the United States, and for that purpose to sign my name and endorse any such draft or check, to withdraw any and all monies now or hereafter on deposit to my credit and for that purpose to draw checks and other withdrawal instruments in my name, and to execute vouchers and claim forms on my behalf for any and all allowances, compensation, reimbursements and medical insurance payments properly payable to me by the government of the United States, any state or any governmental agency or department (federal, state or local), including, but not restricted to, medical, dental, hospital and other health care claims and other payments under Medicare, Medicaid or other social security program; (14) to enter and have access to any safe deposit box and to withdraw from or deposit in such safe deposit box any paper, document or property; (15) to have and receive any property held under safekeeping receipt in my name; (16) to exercise any and all rights, options and incidents of ownership relating to annuities, retirement plans or accounts, and life insurance policies owned by me or in which I may have an interest (other than any such policies on the life of my attorney); (17) to disclaim, in conformance with the provisions of state and federal law, any property or interest therein, in whole or in part, whether such property or interest is received outright or in trust, and whether such property or interest is received by gift, inheritance, devise or otherwise; (18) to engage, employ and dismiss on my behalf any legal counsel, accountant, agent, clerk, broker, investment advisor, custodian or other person or firm, professional or otherwise, as my attorney deems advisable or in my best interest; (19) to take possession and order the storage, removal or shipment of any of my property from or to any post, warehouse, depot, dock or other place of storage or safekeeping, governmental or private, and to execute and deliver any release, voucher, receipt, shipping ticket, certificate or other instrument necessary or convenient for such purpose; (20) to arrange for my health, maintenance and support, to incur expenses in my name therefor and to pay from my funds any expense in connection with my health, maintenance or support, including, without limitation, my living expenses and all other expenses for my comfort, health, maintenance and support, and further including medical and surgical services, nursing services and hospital room and services for me or for my benefit, and any other thing or service incidental thereto deemed by my attorney to be necessary or appropriate; (21) to transfer, assign, convey or deliver, from time to time, any and all assets owned by me at any time to the trustee or trustees of any trust whether now in existence or hereafter established and (whether created by me, my attorney or any other person) of which I am a current beneficiary, and which is distributable to my estate at my death or over which I have a testamentary or inter vivos general power of appointment (and to create and fund such a trust on my behalf), to be held, administered and distributed as part of the trust estate of such trust; (22) to buy, sell (including short sales), assign, transfer, invest, reinvest, exchange, trade-in, and otherwise deal with any stock, bond or other securities (including, without limitation, options, privileges, puts, and calls), or commodities, and contracts relating to the same, on margin or otherwise, and to give directions regarding the same

to any broker, transfer agent, and the like; (23) to exercise any powers and duties vested in me, whether solely or jointly, with any other or others, as executor, administrator, or trustee or in any other fiduciary capacity, so far as such power or duty is capable of being validly delegated; (24) to indemnify and hold harmless on my behalf any third party who accepts and acts under this power of attorney; (25) to do any act reasonably necessary or appropriate to the exercise in any jurisdiction of any power hereby granted; and (26) to contribute and transfer any and all assets owned by me at any time to a limited partnership in exchange for partnership interests (general or limited) or to a limited liability company in exchange for interests therein.

It is my intention to vest in my attorney hereby a full and universal power of attorney with full power and authority to do and perform any and every act and thing whatsoever which may be necessary or advisable in the management of my affairs, as fully as I might or could do if acting in person, and the enumeration of certain powers herein shall not be construed as limited or restricting in any way the general powers hereby granted to my attorney to act on my behalf in any and every lawful way, as fully and to all intents and purposes as I might or could do if personally present; provided, however, that any authority granted to my attorney herein shall be limited so as to prevent this power of attorney (1) from causing my attorney to be taxed on my income, (2) from causing my estate to be subject to a general power of appointment (as that term is defined in Section 2041 of the Internal Revenue Code of 1986, as amended) by my attorney, and (3) from causing my attorney to have any incidents of ownership (within the meaning of Section 2042 of the Internal Revenue Code of 1986, as amended) with regard to any life insurance policies on the life of my attorney.

I further specifically grant to my attorney full power to substitute one or more attorney or attorneys, and I authorize and empower my attorney to give to such substitute attorney or attorneys all or any portion of the powers herein granted to my attorney, including the power to appoint a substitute, and I authorize and empower my attorney to revoke any power granted to any such substitute attorney or attorneys.

I agree and represent to those dealing with my attorney, or a substitute or substitutes, that my attorney, or any duly constituted substitute or substitutes, are my true and lawful agents and may be dealt with as such until actual notice of the revocation of this power of attorney is received or until such written revocation of it is filed of record in the office of the County Clerk of the County of my residence at the time of my execution of this instrument (as referenced above); and I hereby ratify and confirm whatsoever my attorney or any duly constituted substitute or substitutes may do by virtue of this power of attorney.

I hereby bind myself and my estate to indemnify and hold harmless my attorney or any duly constituted substitute or substitutes acting in good faith hereunder against any and all claims, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorneys fees, which such attorneys or attorney may at any time sustain or incur in connection with carrying out the powers and authorities granted to my attorney herein.

My death shall not revoke or terminate this power of attorney as to any attorney acting hereunder who, without actual knowledge of my death, acts in good faith under this power of attorney. Any action so taken, unless otherwise invalid or unenforceable, shall be binding upon me and my heirs, devisees and personal representatives. An affidavit, executed by my attorney stating that such attorney does not have, at the time of such action, actual knowledge of the revocation or termination of this power of attorney, is, in the absence of fraud, conclusive proof of the non-revocation or non-termination of this power of attorney and may be relied upon by any third party who accepts and acts under this power of attorney.

My attorney shall be entitled to reimbursement for expenses necessarily incurred in the good faith exercise of this power of attorney. Unless otherwise provided herein, my attorney shall not be entitled to compensation for services rendered in the exercise of this power of attorney. No attorney acting hereunder shall be required to furnish bond or other security.

All questions concerning the meaning and intention of any of the terms of this power of attorney, its validity or the exercise of any of the powers hereunder shall be determined in accordance with the laws of the State of Texas.

If any clause or provision of this power of attorney proves to be or is adjudged invalid or void for any reason, such invalid or void clause or provision shall not affect the whole, but the balance of the powers and provisions shall remain in operation insofar as legally possible.

My attorney may, by acknowledged instrument, resign, without judicial action, on at least ten (10) days notice (unless such notice is waived by the person or persons entitled thereto) to me and to any existing or successor attorney then entitled to act hereunder and by accounting to me and to such successor attorney as required by me or such existing or successor attorney. Any and all successor attorneys to such resigning attorney shall be fully protected in relying upon such accounting.

Wherever appropriate or necessary to interpret this instrument with its apparent intent, the use herein of the singular shall include the plural, and vice versa, and the use of the feminine, masculine, or neuter gender shall be deemed to include the other genders.

I grant my attorney-in-fact the power to apply my property to make gifts (outright, in trust, or otherwise) to my descendants, whether or not such gifts would be eligible for the annual gift tax exclusion provided in Section 2503(b) of the Code, whether or not such gifts would be direct skips which are nontaxable gifts for generation-skipping transfer tax purposes as referenced in Section 2642(c) of the Code and whether or not such gifts might result in (1) the use of all or a portion of my unified credit provided in Section 2505 of the Code, (2) the use of all or a portion of my generation-skipping transfer tax credit as provided in Section 2631 of the Code, or (3) the payment of gift tax and/or generation-skipping transfer tax by me.

I also authorize and encourage my attorney to make gifts to public charities and to organizations that are exempt from federal income taxes as described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

I hereby revoke any and all prior general durable powers of attorney or statutory durable powers made by me.

UNLESS YOU DIRECT OTHERWISE BELOW, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

(A) This power of attorney is not affected by my subsequent disability or incapacity.

~~(B) This power of attorney becomes effective upon my disability or incapacity.~~ *J.C.M.*

YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOSE ALTERNATIVE (A).

If Alternative (B) is chosen and a definition of my disability or incapacity is not contained in this power of attorney, I shall be considered disabled or incapacitated for purposes of this power of attorney if a physician certifies in writing at a date later than the date this power of attorney is executed that, based on the physician's medical examination of me, I am mentally incapable of managing my financial affairs. I authorize the physician who examines me for this purpose to disclose my physical or mental condition to another person for purposes of this power of attorney. A third party who accepts this power of attorney is fully protected from any action taken under this power of attorney that is based on the determination made by a physician of my disability or incapacity.

If any agent named by me dies, becomes legally disabled, resigns or refuses to act, I name the following (each to act alone and successively in the order named) as successor(s) to that agent: my daughter, CAROLYN JUANITA MEIER FAUBER, of Granbury, Hood County, Texas.

THE ATTORNEY IN FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

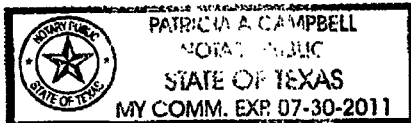
Signed this 20th day of May, 2010.

Juanita Champion Meier
JUANITA CHAMPION MEIER

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This document was acknowledged before me on this the 20th day of May, 2010, by JUANITA CHAMPION MEIER.

Patricia A. Campbell
Notary Public, State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2010 May 25 03:10 PM 2010074164

FERGUSONLL \$40.00

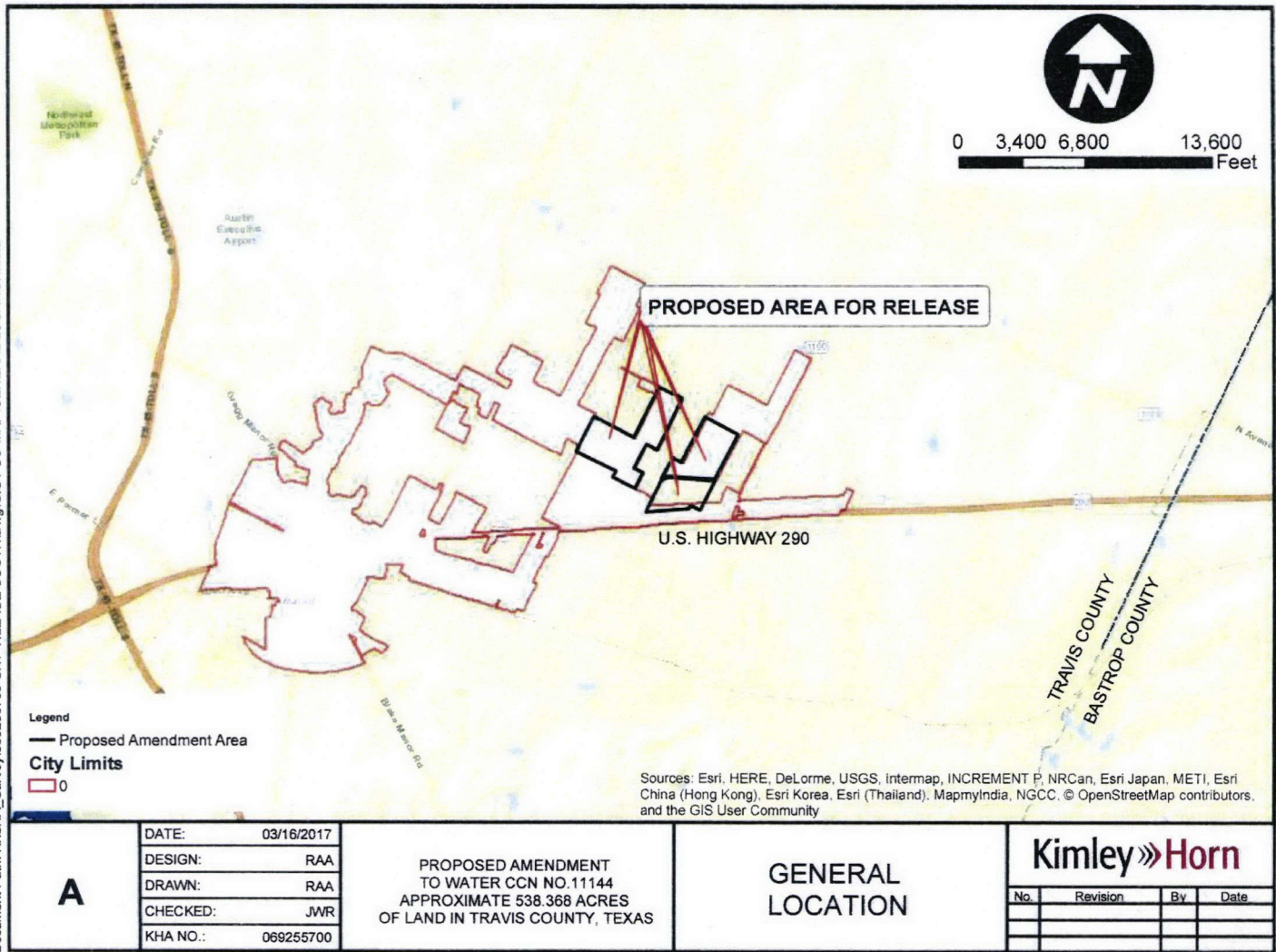
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

AFTER RECORDING RETURN TO:

Wm. Terry Bray
Graves, Dougherty, Hearon & Moody, P.C.
401 Congress Avenue, Suite 2200
Austin, Texas 78701

1119332v1 4/14/2010

LOCATION MAP



COVER LETTER TO MANVILLE

MCGINNIS LOCHRIDGE

Philip S. Haag
phaag@mcginnislaw.com
(512) 495-6008 o
(512) 505-6308 f

August 16, 2017

Tony Graf
General Manager
Manville Water Supply Corporation
P.O. Box 248
Coupland, Texas 78615

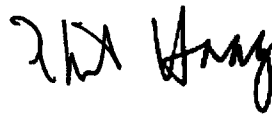
Re: Petition to the Public Utility Commission of Texas for Release of approximately 538.368 acres of real property located near Manor, Travis County, Texas from Manville Water Supply Corporation's Certificate of Convenience and Necessity for Water Service under Texas Water Code Section 13.254(a-5) and 16 Texas Administrative Code Section 24.113(l)

Dear Mr. Graf:

Enclosed please find a copy of a petition for release of contiguous real property from Manville Water Supply Corporation's Certificate of Convenience and Necessity for Water Service filed today with the Public Utility Commission of Texas pursuant to TEX. WATER CODE § 13.254(a-5) and 16 TEX. ADMIN. CODE § 24.113(l).

Please call with any questions.

Sincerely,



Philip S. Haag

PSH/bdk
Enclosure