

GENERAL WARRANTY DEED

STATE OF TEXAS, \*  
 \* KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF BASTROP. \*

That, W. G. K. ENTERPRISES, INC., a Texas corporation, acting by and through WILBURN KIRSCH, President, hereinafter referred to as GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to me in hand paid by WILBURN KIRSCH and wife, CAROL KIRSCH, of Bastrop County, Texas, hereinafter referred to as GRANTEES, the receipt of all of which is hereby acknowledged and confessed, no part of which consideration is secured by a lien either expressed or implied, have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said GRANTEES the following described real property, to-wit:

Being a 1.192 acre tract or parcel of land out of and being a part of the Nancy Blakey Survey A-98, in Bastrop County, Texas, and being a part of that certain tract said to contain 2.001 acres in a deed from Quinton F. Geltmeier and wife, Jesse Mae Geltmeier to W.G.K. Enterprises, Inc., dated June 27, 1986, recorded in Volume 425, Page 350, Official Records of Bastrop County, Texas; said 1.192 acre tract or parcel being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

This conveyance is expressly made and accepted subject to the following:

1. Utility easement dated May 24, 1950, executed by Annie P. Erhard, et.vir., to L.C.R.A. recorded in Volume 103, Page 591, Deed Records of Bastrop County, Texas.
2. Utility easement dated September 18, 1961, executed by Annie P. Erhard, et.vir., to L.C.R.A. recorded in Volume 155, Page 232, Deed Records of Bastrop County, Texas.
3. Any and all other mineral and royalty reservations and leases, covenants, conditions, restrictions, easements, plats and all other conditions of record, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Bastrop County, Texas, to the extent and only to the extent the same are valid and subsisting, and subject to any apparent easement not recorded of record and applicable to such property.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEES, their heirs and assigns forever; and GRANTOR does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said GRANTEES, their heirs and assigns, against every person whomsoever claiming or to claim the same, or any part thereof.

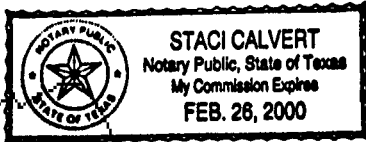
EXECUTED this 12 day of March, 1997.

W. G. K. ENTERPRISES, INC. a  
 Texas corporation:

By: Wilburn Kirsch  
 WILBURN KIRSCH, President

STATE OF TEXAS, \*  
\*  
COUNTY OF BASTROP. \*

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this the 12<sup>th</sup>  
day of March, 1997, by W. G. K. ENTERPRISES, INC.,  
by WILBURN KIRSCH, its President.



Staci Calvert  
NOTARY PUBLIC STATE OF TEXAS

*Stu Rt. Box 1AA  
Bastrop, Tex. 78602*

UNRECORDED INSTRUMENT

DALE L. OLSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
711 WATER STREET  
BASTROP, TEXAS 78602  
(512) 321-5476 Fax (512) 303-5476

FIELD NOTES FOR A 1.192 ACRE TRACT IN THE NANCY BLAKEY SURVEY IN BASTROP COUNTY, TEXAS.

Being a 1.192 acre tract or parcel of land out of and being a part of the Nancy Blakey Survey, A-98, in Bastrop County, Texas, and being a part of that certain tract said to contain 2.001 acres in a deed from Quinton F. Geltmeier and wife, Jesse Mae Geltmeier to W. G. K. Enterprises, Inc. dated June 27, 1986, recorded in Vol. 425, Page 350, Bastrop County Deed Records. Herein described tract or parcel being more particularly described by metes and bounds as follows:

COMMENCING for reference at a concrete monument found at the intersection of the north line of State Highway No. 71 with the west cut-back line of Farm to Market Road No. 969, the southeast corner of the said 2.001 acre tract.

THENCE with the east line of the said 2.001 acre tract and west cut-back line of Farm to Market Road No. 969, N 16 deg. 36 min. 58 sec. E, 204.78 feet to a 5/8 inch iron rod set in a fence line for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE crossing said 2.001 acre tract with said fence line, S 84 deg. 14 min. 52 sec. W, 224.08 feet to a 1/2 inch iron rod found at a fence corner in the west line of same for the southwest corner of this tract.

THENCE with the west line of the said 2.001 acre tract, N 01 deg. 55 min. 52 sec. W, 241.58 feet to the northwest corner of same, a 1/2 inch iron rod found in a fence line in the south line of the John B. Duff Trustee, 469.652 acre tract described in a deed recorded in Vol. 662, Page 527, Bastrop County Deed Records, for the northwest corner of this tract.

THENCE with the south line of the Duff Tract and north line of the said 2.001 acre tract, N 89 deg. 33 min. 00 sec. E, 200.56 feet to a 1/2 inch iron rod found at a fence corner where same corner in the curving west line of Farm to Market Road No. 969, for the northeast corner of this tract.

THENCE with the east line of the said 2.001 acre tract and west line of Farm to Market Road No. 969 along a curve to the left whose radius is 2904.79 feet; whose central angle is 03 deg. 18 min. 13 sec.; whose long chord bears S 16 deg. 50 min. 41 sec. E, 167.46 feet; 167.48 feet along the arc to a 1/2 inch iron rod found at end of said curve.

THENCE continuing with the west cut-back line of Farm to Market Road No. 969 and east line of the said 2.001 acre tract, S 16 deg. 36 min. 58 sec. W, 62.91 feet to the POINT OF BEGINNING, containing 1.192 acres of land.

*Dale L. Olson*  
Dale L. Olson  
Registered Professional  
Land Surveyor  
Reg. No. 1753

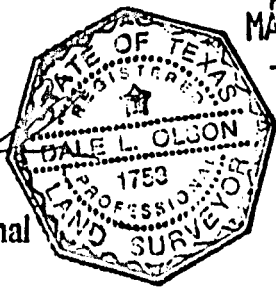


EXHIBIT "A"

FILED  
MAR 12 1997  
10:40 a.m.

*Shirley Wilhelm*  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

ORDER

STATE OF TEXAS COUNTY OF BASTROP  
I hereby certify that this instrument was FILED on the date and time stamped hereon and was duly RECORDED in the Volume and Page of the named RECORDS of Bastrop County, Texas, as Stamped hereon by me on



MAR 19 1997  
*Shirley Wilhelm*  
COUNTY CLERK  
BASTROP COUNTY, TEXAS