

WARRANTY DEED

Date: August 4th, 1999

Grantors: Lora I. Dennison and Robert G. Dennison

Grantors' Mailing Address (including county):

3120 East Park
Garland, Dallas County, Texas 75040

Grantee: Paul Walker, a Single Man

Grantee's Mailing Address (including county):

406 McDade Road, Elgin, Bastrop County, Texas

Consideration:

The sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to us in hand paid by Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All that certain tract, piece or parcel of land lying and situated in the County of Bastrop, Texas, to-wit:

Being 0.546 acre tract or parcel of land out of and being a part of the JAMES WALLACE SURVEY in Bastrop County, Texas, and a part of that certain 239.27 acre tract described in a deed from Lloyd J. Landry to Lloyd A. Landry dated January 30, 1979, recorded in Volume 271, Page 743, Deed Records of Bastrop County, Texas, said 0.546 acre tract being more particularly described by metes and bounds in Exhibit "A" and being more particularly shown on plat marked Exhibit "B" both attached hereto and made a part hereof.

For the consideration above stated there is also included in this conveyance the free and uninterrupted use, liberty, privilege and easement of passing in and along a certain way across the above described property, along with Lloyd A. Landry, his heirs, tenants and assigns, a roadway easement thirty (30) foot in width a part of the JAMES WALLACE SURVEY in Bastrop County, Texas, and being more particularly described by metes and bounds on Exhibit "A" and being

more particularly shown on the plat marked Exhibit "B" both attached hereto and made a part hereof for all pertinent purposes; together with free ingress, egress and regress to and for the said Grantee, his heirs and assigns, and him and his tenants, by foot, with carts, wagons, carriages, automobiles and other vehicles, horses, mules, or cattle, as by each of them shall be necessary or convenient at all times and reasons forever, in, along, upon and out of said way, in common with Lloyd A. Landry, his heirs and assigns and them and their tenants.

For the same consideration hereinbefore described, the Grantors do hereby grant and convey to Grantee, his heirs and assigns, an undivided one-fourth (1/4) interest in and to the water well and the water to be produced therefrom situated upon the 3.000 acre tract shown on Exhibit "B" which is adjacent to and west of the above described property, together with a water line easement from said water well and across the 3.000 acre tract in a westerly direction to serve the 0.546 acre tract herein described and conveyed to Grantors, together with all rights of ingress and egress necessary and convenient to construct, repair and maintain said water well and water line easement.

Reservations from and Exceptions to Conveyance and Warranty:

This deed is executed and accepted subject to any and all mineral and royalty reservations, easements, restrictions, conditions, covenants, and other instruments of record.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Grantee, Grantee's heirs and assigns forever, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantors bind Grantors and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Lora I. Dennison
LORA I. DENNISON

Robert G. Dennison
ROBERT G. DENNISON

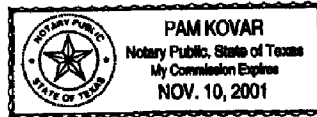
(Acknowledgment)

STATE OF TEXAS)

COUNTY OF BASTROP)

This instrument was acknowledged before me on the 4th day of August, 1999, by LORA I. DENNISON and ROBERT G. DENNISON.

Pam Kovar
Notary Public in and for
The State of T E X A S



AFTER RECORDING RETURN TO:

Paul Walker
406 McDade Road
Elgin, Texas

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FIELD NOTES FOR A 0.546 ACRE TRACT AND A ROADWAY EASEMENT OUT OF A 239.27 ACRE TRACT IN THE JAMES WALLACE SURVEY IN BASTROP COUNTY, TEXAS.

being a 0.546 acre tract or parcel of land and a roadway easement out of and being a part of the JAMES WALLACE SURVEY in Bastrop County, Texas and being a part of that certain 239.27 acre tract described in a deed from Blanche W. Mack, et al, to Loyd J. Landry, dated December 3, 1974, recorded in Vol. 227, Pg. 734, Bastrop County Deed Records. Herein described 0.546 acre tract and roadway easement being more particularly described by metes and bounds as follows:

0.546 ACRE TRACT:

COMMENCING at a point at the intersection of the center of the old Bastrop-McDade Road with the southwest line of the JAMES WALLACE SURVEY, the northeast line of the GEO. W. WALLACE SURVEY, the south corner of the before mentioned 239.27 acre tract.

THENCE with the southwest line of the JAMES WALLACE SURVEY, the northeast line of the GEO. W. WALLACE SURVEY, the southwest line of the said 239.27 acre tract, as fenced, N 43° 15' 00" W, 1491.88 feet; N 45° 05' 00" W, 301.23 feet to an iron rod set; N 43° 49' 36" W, 814.61 feet to an iron rod set for the POINT OF BEGINNING, the most southerly corner of this tract.

THENCE continuing with the southwest line of the JAMES WALLACE SURVEY, the northeast line of the GEO. W. WALLACE SURVEY, the southwest line of the said 239.27 acre tract, as fenced, N 43° 49' 36" W, 339.72 feet to an iron rod set where same intersects the center of a 30 foot roadway easement, for the most westerly corner of this tract.

THENCE with the center of the said 30 foot roadway easement, S 71° 36' 27" E, 300.00 feet to an iron rod set for the east or northeast corner of this tract. THENCE S 18° 11' 18" W, 158.34 feet to the POINT OF BEGINNING, containing 0.546 acres of land.

ROADWAY EASEMENT:

BEGINNING at a point at the intersection of the center of the old Bastrop-McDade Road with the southwest line of the JAMES WALLACE SURVEY, the northeast line of the GEO. W. WALLACE SURVEY, the south corner of the before mentioned 239.27 acre tract.

THENCE with the southwest line of the JAMES WALLACE SURVEY, the northeast line of the GEO. W. WALLACE SURVEY, the southwest line of the 239.27 acre tract, as fenced, N 43° 15' 00" W, 1491.88 feet; N 45° 05' 00" W, 301.23 feet to an iron rod set.

THENCE N 18° 11' 18" E, 569.63 feet to an iron rod set for an angle corner of the herein described easement.

THENCE N 71° 36' 27" W, 1079.24 feet to an iron rod set in the southwest line of the before mentioned JAMES WALLACE SURVEY, the northeast line of the GEO. W. WALLACE SURVEY, the southwest line of the said 239.27 acre tract.

THENCE with the southwest line of the JAMES WALLACE SURVEY, the northeast line of the GEO. W. WALLACE SURVEY, the southwest line of the said 239.27 acre tract, as fenced, N 43° 49' 36" W, 64.37 feet to an iron rod set.

THENCE S 71° 36' 27" E, 1166.88 feet to a point.

THENCE S 18° 11' 18" W, 552.45 feet to an iron rod set; S 44° 00' 00" E, 296.97 feet to a point; S 43° 15' 00" E, 1469.76 feet to a point in the center of the old Bastrop-McDade Road, the southeast line of the 239.27 acre tract.

THENCE with the center of the old Bastrop-McDade Road, the southeast line of the said 239.27 acre tract, S 22° 34' 00" W, 54.85 feet to the POINT OF BEGINNING.

Dale L. Olson
Dale L. Olson
Registered Public Surveyor
Reg. No. 1753



COUNTY CLERK'S MEMO
PORTIONS OF THIS
DOCUMENT NOT
REPRODUCIBLE
WHEN RECORDED

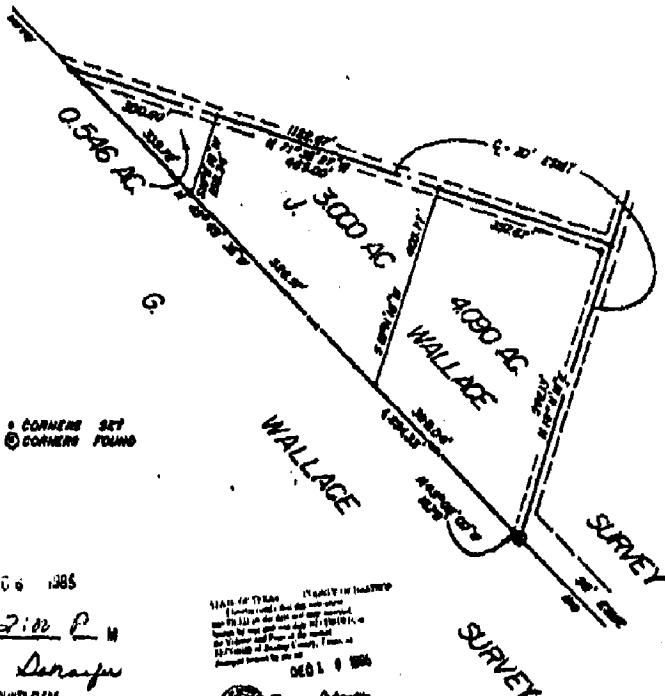
EXHIBIT "A"

DALE L. OLSON
REGISTERED PUBLIC LAND SURVEYOR
BASTROP, TEXAS 76022

711 WATER

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821-828



• CORNERS SET
⊙ CORNERS FOUND

REC'd 1985
FILED
Joyce Sarapu
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS
I, DALE L. OLSON, being duly sworn, depose and say that I am the duly qualified and licensed Public Land Surveyor for the State of Texas, and that I am the author of the above and foregoing plat, and that the same is a true and correct copy of the original as the same appears to me on file in my office.
DALE L. OLSON
COUNTY CLERK
BASTROP COUNTY, TEXAS

EXHIBIT "B"

PLAT OF PROPERTY

Survey of a 3,000 acre tract and a roadway easement out of a 239.27 acre tract in the JAM'S WALLACE SURVEY in Bastrop County, Texas.

This tract of land is recorded in Volume 227 Page 734 of the Bastrop County (Texas) Deed Records.

I do hereby certify that the above is an accurate plot of the property of Lord Lantry and property being located near Bastrop, Texas, made under my supervision on March 29, 1979. I further certify that there are no encroachments unless noted on this property at this time, and that all improvements lie wholly within the lot boundary lines of the property described above.

COUNTY CLERK'S MEMO
PORTIONS OF THIS
DOCUMENT NOT
REPRODUCIBLE
WHEN RECORDED

EXHIBIT "B"

FILED AND RECORDED

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Shirley Wilhelm

1999 AUG 16 09:30 AM 199910238

Shirley Wilhelm

COUNTY CLERK

BASTROP COUNTY, TEXAS

By *ca*

Paul Walker
406 Mc Dade Rd.
Elgin, TX 78621

OR997-0786 08-04-1999