

743/181

WARRANTY DEED

20339

DATE: JULY 26, 2002

GRANTORS: ALBERT CLINTON SEIDENSTICKER and wife,
NORA SEIDENSTICKER, the said Nora
Seidensticker acting herein by and
through her duly appointed Attorney-in-Fact,
Albert C. Seidensticker;

and

DOROTHY ELAINE SEIDENSTICKER MICAN, joined by her
husband, JOHN MICAN

GRANTORS' MAILING ADDRESS:

P. O. Box 402
Sweet Home, TX 77987

GRANTEE: MULLER ASSETS II, LTD., a Texas Limited Partnership,

GRANTEES' MAILING ADDRESS:

c/o Kenneth D. Muller
P. O. Box 1828
Boerne, TX 78006

CONSIDERATION:

\$10.00 and other good and valuable consideration, the receipt
of which is hereby acknowledged.

PROPERTY:

TRACT 1: BEING 349.1 acres of land, more or less, out of
the Juan Andres Zambrano Survey No. 17, Abstract No. 543,
in Kendall County, Texas, said 349.1 acres being more
particularly described in Exhibit "A" which is attached
hereto and made a part hereof; and

TRACT 2: BEING 25.01 acres of land, more or less, out of
the Juan Andres Zambrano Survey No. 17, Abstract No. 543,
in Kendall County, Texas, said 25.01 acres being more
particularly described in Exhibit "B" which is attached
hereto and made a part hereof; and



Grantors also convey to Grantee any and all interest they may have in a certain thirty foot (30') road easement which is out of and a part of a 25 acre tract conveyed by Albert C. Seidensticker and wife, Nora Seidensticker, to Robert Dewey Hall by five (5) deeds, each conveying a 20% interest, the first Deed being recorded in Volume 292, Page 705, Official Records of Kendall County, Texas, said 30' Easement being more particularly described in Exhibit "C" which is attached hereto and made a part hereof; and

By execution of this document, it is the intention of Grantors to convey to Grantee any and all interest they may have in all of the oil, gas and other minerals in and under the land, together with the rights and privileges incident to such ownership, as devised under the Joint Will of Erhard Seidensticker, Deceased, and Emma Seidensticker, Deceased, probated under Case No. 2616 and Case No. 2929, in the Probate Court of Kendall County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Blanket Easement to West Texas Utilities Company recorded in Volume 41, Page 594, Deed Records of Kendall County, Texas.
2. Easement to Lower Colorado River Authority as set forth in Agreed Final Judgment recorded in Volume 284, Page 733, Official Records of Kendall County, Texas, and as shown on Plat of Survey dated July 17, 2002, prepared by Thomas C. Pfeiffer, RPLS.
3. Boundary Line Agreement dated August 17, 1983, by and between R. J. (Buddy) Rose and wife, Dolly Rose, and Albert Clinton Seidensticker and wife, Nora Seidensticker, and F. L. Ledlow and wife, Mary Ledlow, recorded in Volume 213, Page 417, Official Records of Kendall County, Texas.
4. Easement to Hill Country Telephone Cooperative, Inc., recorded in Volume 518, Page 140, Official Records of Kendall County, Texas.
5. Any easement or claim of easement due to the existence of power lines across the 25 acre tract and a guy wire extending into the subject property where it touches Blaschke Road, as shown on Plat of Survey dated July 17, 2002, prepared by Thomas C. Pfeiffer, RPLS.
6. Rights of others, if any, to the use of that old road that enters the property through a gate on the South line of the property, as shown on Plat of Survey dated July 17, 2002, prepared by Thomas C. Pfeiffer, RPLS.
7. Rights of others, if any, to the use of old ranch roads across the subject property, as noted on Plat of Survey dated July 17, 2002, prepared by Thomas C. Pfeiffer, RPLS.

8. An undivided seven-eighths (7/8) interest in and to all of the oil, gas and other minerals in and under the land, together with the rights and privileges incident to such ownership as devised to Arthur Seidensticker et al under the Joint Will of Erhard Seidensticker, Deceased, and Emma Seidensticker, Deceased, probated under Case No. 2616 and Case No. 2929, in the Probate Court of Kendall County, Texas.
9. Rules, regulations, requirements and orders of Kendall County, Texas and/or The State of Texas governing platting, affidavits of location, sanitation and waste disposal, and the drilling, construction and use of water wells.

Furthermore, this conveyance is expressly made by Grantors and accepted by Grantee subject to any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, and shown of record in the office of the County Clerk of Kendall County, Texas.

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, to have and hold it to Grantee, Grantees' 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 Grantees' 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.

GRANTORS:

Albert Clinton Seidensticker

ALBERT CLINTON SEIDENSTICKER

Nora Seidensticker by Albert C. Seidensticker
 NORA SEIDENSTICKER, by her Attorney-in-Fact, Albert C. Seidensticker

Dorothy Elaine Seidensticker Mican
 DOROTHY ELAINE SEIDENSTICKER MICAN

John Mican
 JOHN MICAN

THE STATE OF TEXAS §
COUNTY OF Lavaca §

This instrument was acknowledged before me on the 26 day of July, 2002, by ALBERT CLINTON SEIDENSTICKER, Individually, and acting in his capacity as the duly appointed and authorized Attorney-in-Fact for NORA SEIDENSTICKER, as the act and deed of the said Nora Seidensticker.

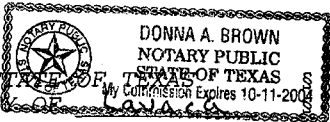
Donna A. Brown
Notary Public, State of Texas



THE STATE OF TEXAS §
COUNTY OF Lavaca §

This instrument was acknowledged before me on the 26 day of July, 2002, by DOROTHY ELAINE SEIDENSTICKER MICAN.

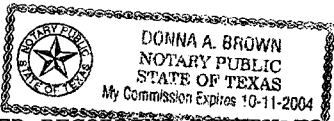
Donna A. Brown
Notary Public, State of Texas



THE STATE OF TEXAS §
COUNTY OF Lavaca §

This instrument was acknowledged before me on the 26 day of July, 2002, by JOHN MICAN.

Donna A. Brown
Notary Public, State of Texas



~~AFTER RECORDING RETURN TO:~~

KENDALL COUNTY ABSTRACT CO.
103 N. SAUNDERS STREET
BOERNE, TEXAS 78006

PREPARED IN THE LAW OFFICE OF:

GORDON L. HOLLON
P. O. BOX 1259
BOERNE, TEXAS 78006

Fieldnotes for 349.1 acres of land, more or less, out of the Juan Andres Zambrano Survey No. 17, Abstract No. 543 in Kendall County, Texas (locations and configurations of any original patents, etc. on or adjoining this tract are approximate, said patents, etc. were not researched or located on the ground. Patent problems and/or conflicts may exist.) and being parts of TRACT A - 471.5 acres and TRACT B - 260.8 acres conveyed to Albert Clinton Seidensticker by deed recorded in Volume 98, Page 416, Kendall County Deed Records and all of TRACT 1 - 0.184 of an acre and TRACT 2 - 0.117 of an acre conveyed to Albert Clinton Seidensticker, et ux by deed recorded in Volume 741, Page 671, Kendall County Official Records, said 349.1 acres of land, more or less, being more particularly described as follows:
All iron pins cited are $\frac{1}{4}$ " diameter except where noted.
Reference is made to a 24" X 36" plat of 349.1 acres of land and 25.01 acres of land with a 2 page fieldnote description of 25.01 acres of land dated July 17, 2002 accompanying this plat.

BEGINNING at a found iron pin by fence corner on the north line of the adjoining 40.806 acre tract of land conveyed to Ronald L. Ezell, et ux described as TRACT II in deed recorded in Volume 500, Page 91 - Kendall County Official Records for the southwest corner of this tract and the southwest corner of the above referenced Seidensticker 471.5 acre tract.

Thence along the westerly line of the above referenced Seidensticker 471.5 acre tract,

North (Bearing Base Used: Reference Volume 98, Page 416 - Kendall County Deed Records), 7868.19 feet to a set iron pin with cap in fence.

Thence with fence,

North $00^{\circ} 10' 42''$ East, 298.29 feet to a found $\frac{5}{8}$ " iron pin for the southwest corner of the adjoining 25.00 acre tract of land conveyed to Robert Dewey Hall recorded in Volume 292, Page 705 - Kendall County Official Records and the northwest corner of this tract.

Thence South $75^{\circ} 19' 31''$ East, 516.73 feet to a found $\frac{5}{8}$ " iron pin, the southeast corner of the above referenced Robert Dewey

Hall 25.00 acre tract and the southwest corner of the adjoining 25.00 acre tract of land conveyed to Dorothy Elaine Seidensticker recorded in Volume 292, Page 708 - Kendall County Official Records,

South 75° 18' 49" East, 519.79 feet to a found 5/8" iron pin, the southeast corner of the above referenced Seidensticker 25.00 acre tract and the southwest corner of the adjoining 25.00 acre tract of land conveyed to Jack Edward Hall, Jr. recorded in Volume 292, Page 711 - Kendall County Official Records, and

South 75° 18' 44" East, at 521.64 feet passing a found 5/8" iron pin, the southeast corner of the above referenced Jack Edward Hall, Jr. 25.00 acre tract and the southwest corner of the adjoining 25.00 acre tract of land conveyed to Jo Lynn Hall Puehse recorded in Volume 292, Page 713 - Kendall County Official Records, a total distance of 1037.67 feet to a found 5/8" iron pin in fence for the southeast corner of said Puehse 25.00 acre tract and the northeast corner of this tract.

Thence along the meanders of an existing fence, generally as follows,
 South 00° 17' 20" West, 781.86 feet to a set iron pin with cap,
 South 00° 10' 12" East, 811.90 feet to a set iron pin with cap,
 South 00° 09' 00" West, 536.68 feet to a set iron pin with cap,
 South 01° 28' 51" West, 317.86 feet to a set iron pin with cap,
 South 00° 24' 10" East, 426.11 feet to a set iron pin with cap,
 South 00° 40' 15" East, 366.21 feet to a set iron pin with cap,
 South 00° 02' 16" East, 515.61 feet to a found iron pin by fence corner for the northwest corner of the adjoining 51.69 acre tract of land conveyed to Andrew L. Burge, et ux recorded in Volume 424, Page 253 - Kendall County Official Records,

South 00° 11' 01" West, 2010.27 feet to a found iron pin,
 South 00° 12' 53" West, 673.32 feet to a found iron pin, and
 South 00° 00' 26" East, 473.51 feet to a found iron pin with cap for the northeast corner of the adjoining 15.763 acre tract of land conveyed to Robert Dewey Hall, et ux recorded in Volume 726, Page 499 - Kendall County Official Records,

Thence along the northerly and westerly lines of the above referenced Hall 15.763 acre tract,

North 58° 56' 28" West, 482.86 feet to a found iron pin with cap,

South 41° 45' 04" West, 333.92 feet to a found nail,
 South 89° 58' 37" West, 152.02 feet to a found iron pin with
 cap, and
 South 10° 12' 32" West, 726.03 feet to a found iron pin by
 fence corner for the northwest corner of the adjoining
 1.808 acre tract of land conveyed to Robert Dewey Hall, et
 ux described as TRACT I in deed recorded in Volume 491,
 Page 717 - Kendall County Official Records.

Thence South 04° 37' 52" West, 197.19 feet to a found iron pin,
 South 63° 40' 48" East, 234.38 feet to a found iron pin,
 South 44° 40' 57" East, 201.59 feet to a found iron pin,
 South 75° 54' 22" East, 223.18 feet to a found 5/8" iron pin,
 South 11° 19' 51" East, 146.76 feet to a found iron pin,
 South 08° 16' 19" West, 206.88 feet to a found 5/8" iron pin, and
 South 89° 51' 01" East, 342.80 feet to a found nail in corner
 post on the westerly line of Blaschke Road for the
 southeast corner of an adjoining 10.08 acre tract of land
 conveyed to Robert Dewey Hall, et ux recorded in Volume
 293, Page 646 - Kendall County Official Records.

Thence along the westerly line of Blaschke Road,
 South 00° 05' 59" East, 60.00 feet to a found iron pin for an
 easterly corner of the adjoining 30.02 acre tract of land
 conveyed to John Liddell, et ux recorded in Volume 498,
 Page 595 - Kendall County Official Records and the most
 southerly southeast corner of this tract.

Thence along the northeasterly and northerly lines of the above
 referenced Liddell 30.02 acre tract,
 North 89° 51' 01" West, 412.23 feet to a found iron pin,
 North 08° 16' 19" East, 265.69 feet to a found iron pin,
 North 11° 19' 51" West, 98.48 feet to a found iron pin,
 North 75° 54' 22" West, 202.04 feet to a found 5/8" iron pin,
 North 44° 40' 57" West, 208.32 feet to a found iron pin,
 North 63° 40' 48" West, 265.05 feet to a found iron pin,
 North 04° 37' 52" East, 231.63 feet to a found iron pin,
 South 88° 43' 36" West, 381.10 feet to a found iron pin, and
 South 88° 50' 06" West, 152.94 feet to a found iron pin by
 fence corner for the northwest corner of said Liddell 30.02
 acre tract and the northeast corner of the above referenced
 adjoining Ezell 40.806 acre tract.

Thence along the northerly line of the above referenced Ezell 40.806
acre tract,

South 88° 52' 34" West, 73.48 feet to a found iron pin, and
North 89° 47' 25" West, 410.56 feet to THE PLACE OF BEGINNING.

I, Thomas C. Pfeiffer, Registered Professional Land Surveyor for the
State of Texas, certify that the foregoing fieldnotes represents a
survey made on the ground under my supervision.
July 17, 2002.



Thomas C. Pfeiffer
Registered Professional Land Surveyor No. 1973.
Boerne, Texas 78006

Fieldnotes for 25.01 acres of land, more or less, out of the Juan Andres Zambrano Survey No. 17, Abstract No. 543 in Kendall County, Texas (locations and configurations of any original patents, etc. on or adjoining this tract are approximate, said patents, etc. were not researched or located on the ground. Patent problems and/or conflicts may exist.) and also being the same tract of land conveyed to Dorothy Elaine Seidensticker recorded in Volume 292, Page 708 - Kendall County Official Records, said 25.01 acres of land, more or less being more particularly described as follows:

All iron pins cited are 1/4" diameter except where noted.

Reference is made to a 24" X 36" plat of 25.01 acres of land and 349.1 acres of land with a 4 page fieldnote description of 349.1 acres of land dated July 17, 2002 accompanying this plat.

Bearing Base Used: North - Record bearing along west line of adjoining 471.5 acre tract recorded in Volume 98, Page 416 - Kendall County Deed Records.

BEGINNING at a found iron pin on the south line of F.M. 1621 for the northwest corner of this tract and the northeast corner of the adjoining 25.00 acre tract of land conveyed to Robert Dewey Hall recorded in Volume 292, Page 705 - Kendall County Official Records.

Thence along the southerly line of F.M. 1621,

South 74° 27' 55" East, 521.86 feet to a found iron pin for the northwest corner of the adjoining 25.00 acre tract of land conveyed to Jack Edward Hall, Jr. recorded in Volume 292, Page 711 - Kendall County

Official Records and the northeast corner of this tract.

Thence South 00° 00' 01" East, 2163.36 feet to a found 5/8" iron pin for the southwest corner of the above referenced Jack Edward Hall, Jr. 25.00 acre tract and the southeast corner of this tract,

North 75° 18' 49" West, 519.79 feet to a found 5/8" iron pin for the southwest corner of the adjoining Robert Dewey Hall 25.00 acre tract and the southeast corner of this tract, and

North 00° 00' 01" East, 2171.34 feet to THE PLACE OF BEGINNING.

I, Thomas C. Pfeiffer, Registered Professional Land Surveyor for the State of Texas, certify that the foregoing fieldnotes represents a survey made on the ground under my supervision.
July 17, 2002.



Thomas C. Pfeiffer
Registered Professional Land Surveyor No. 1973.
Boerne, Texas 78006

The easement described below is out of and a part of a 25 acre tract conveyed by Albert C. Seidensticker and wife, Nora Seidensticker, to Robert Dewey Hall by five deeds, each conveying a 20% interest, the first deed being recorded in Volume 292, Page 705, Kendall County Official Records.

Being a 30.00 feet wide easement lying along the West line of the above described 25.00 acre tract and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron pin found for the N.W. corner of the above described 25.00 acre tract and the N.W. corner of this described easement;
THENCE with the North line of the above described 25.00 acres tract and the South R.O.W. line of Texas Farm to Market Highway No. 1621 S 74°28'03" E 31.13 feet to a point for the N.E. corner of this described easement;
THENCE parallel with and 30.00 feet from the West line of the above described 25.00 acres tract S 0° 03'02" W 2177.62 feet to a point on the South line of the above described 25.00 acres tract for the S.E. corner of this described easement;
THENCE N 75°20'17" W 31.00 feet to a 5/8-inch iron pin at the S.W. corner of the above described 25.00 acres tract for the S.W. corner of this described easement;
THENCE with the West line of the above described 25.00 acres tract N. 0°03'02" E 2178.10 feet to the PLACE OF BEGINNING.

STATE OF TEXAS
COUNTY OF KENDALL

I hereby certify that this instrument was filed in File Number Sequence on the date and at the time stamped hereon and was duly recorded in the Official Records of Kendall County, Texas on:

JUL 31 2002

DARLENE HERRIN, County Clerk
Kendall County, Texas



By: ASm Deputy

Filed for Record in:

Kendall County
Darlene Herrin
County Clerk

On: Jul 30, 2002 at 10:35A

Document Number: 00163698
Total Fees : 29.00

Receipt Number - 45215
By Deputy: Paula Pfeiffer

This Document has been received by this Office for Recording into the Official Public Records. We do hereby swear that we do not discriminate due to Race, Creed, Color, Sex or National Origin.

KCAC

EXHIBIT "C"