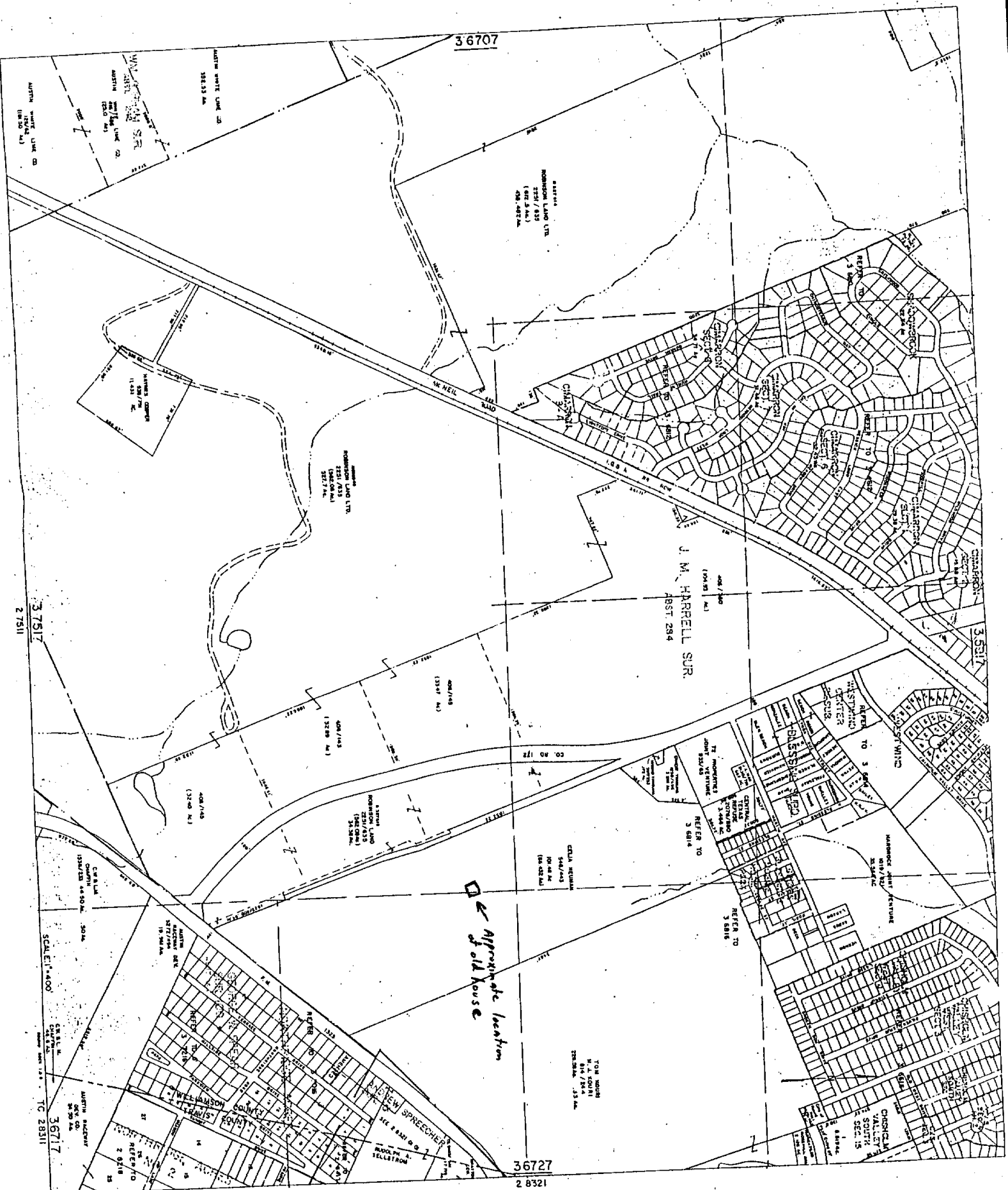


36707



J. M. HARRELL SUR.
ABST. 294

← Approximate location
of old house

36727

2 8321

2 7511

3 7517

SCALE 1"=400'

36717

TO 28311

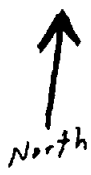
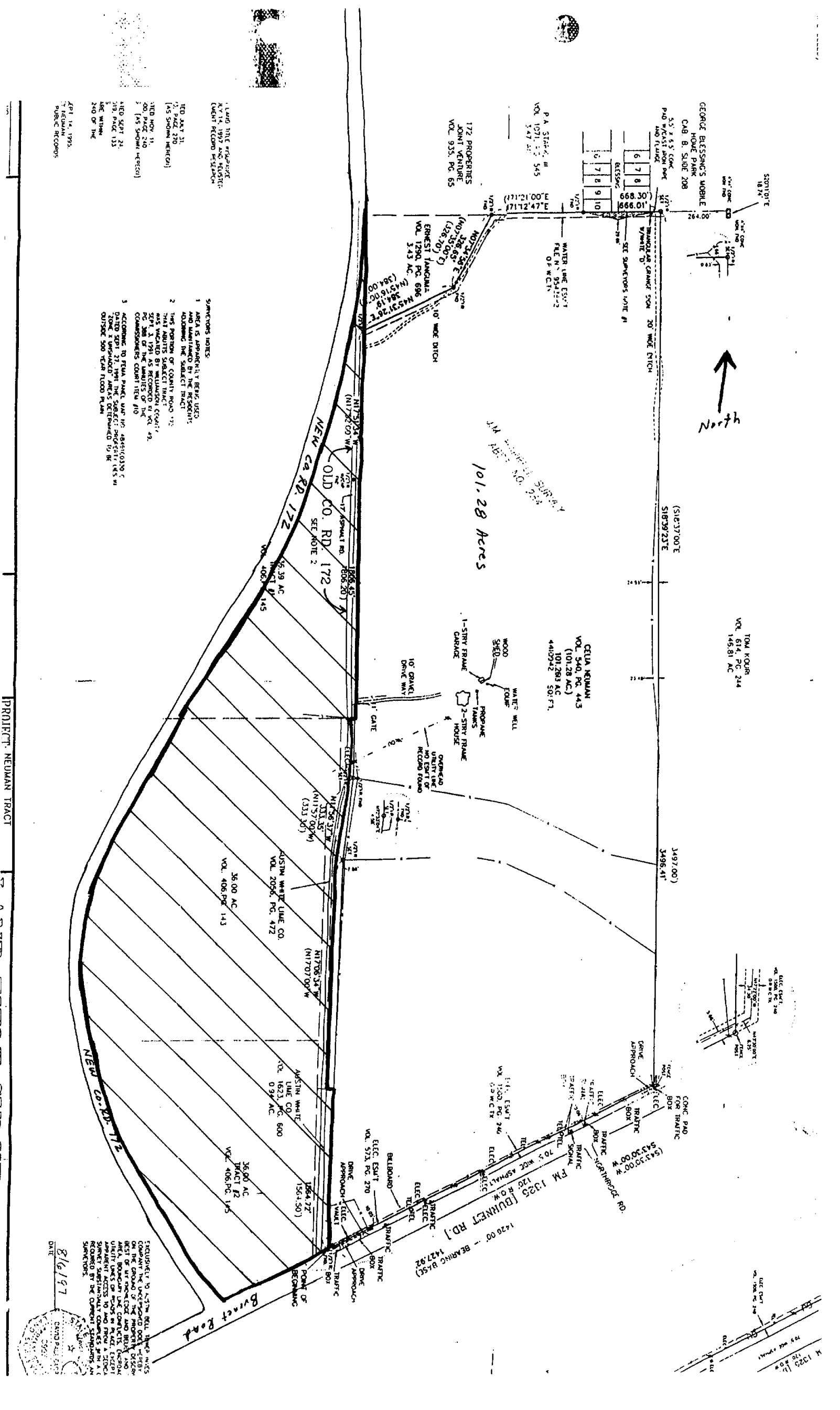
LAND TITLE REQUEST
 APRIL 1997 AND QUOTE
 (DATE) RECORD # 153430
 1. LAND TITLE REQUEST
 APRIL 1997 AND QUOTE
 (DATE) RECORD # 153430
 2. PAGE 270
 (AS SHOWN HEREIN)
 3. (AS SHOWN HEREIN)
 4. (AS SHOWN HEREIN)
 5. (AS SHOWN HEREIN)
 6. (AS SHOWN HEREIN)
 7. (AS SHOWN HEREIN)
 8. (AS SHOWN HEREIN)
 9. (AS SHOWN HEREIN)
 10. (AS SHOWN HEREIN)

- SUMMONS NOTES:**
1. AREA IS APPROPRIATELY BEING USED AND MAINTAINED BY THE RESIDENTS ADJOINING THE SUBJECT TRACT.
 2. THIS PORTION OF COUNTY ROAD 172 THAT ABUTS SUBJECT TRACT WAS VACATED BY WILLAMSON COUNTY, TEXAS, ON THE 11TH DAY OF SEPTEMBER, 1991 AS RECORDED IN VOL. 49, PG. 388 OF THE MINUTES OF THE COMMISSIONERS COURT NEW #10.
 3. ACCORDING TO FEMA PANEL MAP FOR ABANDONMENT OF ZONE 1 UNPAVED AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN.

PROJECT: NEUMAN TRACT

ENCLOSURE TO AUSTIN REAL ESTATE INVESTMENT COMPANY THE UNDERSTOOD DO NOT RESEMBLE ON THE GROUND OF THE PROJECT DESIGN. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN THE ARCHITECT'S OFFICE AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO THE ARCHITECT.

DATE: 8/6/97
 CAMPBELL, GARY



101.28 Acres

TOM KOORN
 VOL. 614, PG. 244
 145.81 AC

CELIA NEUMAN
 VOL. 540, PG. 443
 (101.28 AC)
 4409242 501 FL.

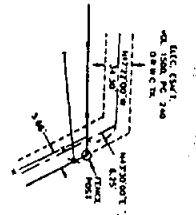
AUSTIN WHITE LIME CO.
 VOL. 2056, PG. 472
 36.00 AC
 VOL. 406, PG. 143

AUSTIN WHITE
 LIME CO.
 VOL. 1631, PG. 600
 0.99 AC

AUSTIN WHITE
 LIME CO.
 VOL. 1564, PG. 150
 36.00 AC
 TRACT #2

FM 1325 (BURRETT RD.)
 120' R.O.W.
 1426'00" BEARING BLSE
 (1427.92)

70.5' WIDE ASPHALT
 54330.00' W
 (54330.00' W)



M 1325 1/2
 109' WIDE ASPHALT
 170' R.O.W.

THE STATE OF TEXAS :
COUNTY OF WILLIAMSON :

3175

KNOW ALL MEN BY THESE PRESENTS:

That R. W. Sellstrom and wife, Mina L. Sellstrom, of Williamson County, Texas, for the consideration hereinafter stated paid and secured to be paid by Celia Neuman, individually and as independent executrix of the estate of Ben Neuman deceased, hereinafter called grantee, in the manner hereinafter stated, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL, AND CONVEY, unto the said grantee the following described real property in Williamson County, Texas; together with all improvements thereon, to wit:

101.28 acres of the J. M. Harrell Survey, Abstract No. 284, Williamson County, Texas, and a tract described in a deed to R. W. Sellstrom of record in Volume 378, Page 545, Deed Records of Williamson County, Texas, and described as follows:

BEGINNING at a fence corner post in the north r.o.w. of Farm to Market Highway No. 1325, at the southeast corner of the R. W. Sellstrom tract;

THENCE S 43° 30' W 1426 feet with the north r.o.w. to set an iron pin in the east line of a county road;

THENCE N 17° 07' W 1564.5 feet with the east line of the county road, N 11° 57' W 333.3 feet with a fence, and N 17° 52' W 1806.2 feet with the fence to the south corner of 3.43 acres of record in Vol. 413, Page 519, sold to S. Tanguma;

THENCE N 45° 16' E 384 feet, with a fence and N 7° 35' E 326.7 feet with a fence to the northeast corner of the S. Tanguma tract and the most northerly northwest corner of this tract;

THENCE N 71° 21' E 668.3 feet with a fence to a fence corner post;

THENCE S 18° 37' E 3497 feet with a fence to the POINT OF BEGINNING.

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 grantee, her heirs, successors, and assigns, forever; and R. W. Sellstrom and wife, Mina L. Sellstrom, do hereby bind themselves, their heirs, executors, and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; except, however, that this conveyance is made subject to all of the reservations, covenants, conditions, restrictions, and easements of record in Williamson County, Texas, which are applicable to the property hereby conveyed, as well as subject to all ad valorem taxes for 1971 and subsequent years.

The consideration for this conveyance is as follows:

A full valuable cash consideration to the grantors in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

and for the payment of which no lien, express or implied, is retained against the property and premises hereby conveyed, and one certain promissory note of even date herewith for the principal sum of \$143,560.00, made, executed, and delivered by the said grantee, payable to the order of R. W. Sellstrom and wife, Mina L. Sellstrom, being payable and bearing interest before and after maturity thereof as therein specified, and containing certain accelerating, maturity, and attorney's fees collection clauses as specified therein, which said note is by reference incorporated herein as fully and completely as if the same were here set forth verbatim.

The vendor's lien, together with the legal and superior title remaining in R. W. Sellstrom and wife, Mina L. Sellstrom, as vendors is retained against the above described property and premises in favor of the holder of the above described promissory note for the security of and until the full and final payment of said note, when and whereupon this deed shall become absolute.

Payment of the above described promissory note is additionally secured by a deed of trust lien on the above described property and premises created in the deed of trust of even date herewith from Coia Neuman, individually and as independent executrix of the estate of Ben Neuman, deceased, to Richard C. Baker, Trustee for R. W. Sellstrom and wife, Mina L. Sellstrom; and in the event

-2-

of default in the payment of said promissory note, or in the event of default in the performance of any of the covenants or conditions contained in the said deed of trust, which on the part of grantor therein are to be kept and performed, then the holder of said promissory note shall have the option to mature the same and to foreclose the vendor's lien herein retained to secure its payment, or the deed of trust lien which also secures the payment of said note, or both of said liens, either under the power of sale contained in said deed of trust, or by court proceedings, as the holder may elect.

EXECUTED this the 1st day of October, 1971.

R. W. Sellstrom
R. W. Sellstrom
Mina L. Sellstrom
Mina L. Sellstrom

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared R. W. Sellstrom and wife, Mina L. Sellstrom, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 14 day of October, 1971.

Notary Public Williamson County, Texas



Filed for Record on the 4 day of Oct
Duly Recorded this the 5 day of Oct

A. D. 1971 at 4:30 o'clock P. M.
A. D. 1971 at 1:45 o'clock P. M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By Andrea Ethredge Deputy

THE STATE OF TEXAS,
COUNTY OF WILLIAMSON,

KNOW ALL MEN BY THESE PRESENTS:
3177

THAT I, PAUL MIERSCH of the County of Williamson and State of Texas, for and in consideration of the natural love and affection which I have and bear for my four daughters, ALDA BUCHHORN, ALWINE BUCHHORN, EDNA ZIESCHANG and HILDA RISKE, I have given, granted and conveyed, and by these presents give, grant and convey to the said ALDA BUCHHORN, ALWINE BUCHHORN, EDNA ZIESCHANG AND HILDA RISKE, all that certain lot, tract or parcel of land, situated, lying and being in the County of Williamson, State of Texas, more particularly described as follows:

All those certain lots or parcels of land described by metes and bounds as follows:

FIRST TRACT: Being a part of the A. Manchaca League and begins at the N.E. corner of said A. Manchaca League the same being the N.E. corner of a 163 acre tract of land conveyed by R.T. Cooper and wife to W. M. Strickland and N.J.L.E. Strickland by deed dated October 27, 1900 and recorded in Vol. 90, Page 209, Deed Records of Williamson County, Texas;

THENCE S. 71 W. with the North line of said League 629 vrs;

THENCE S. 19 E. 449 vrs;

THENCE N. 71 E. 629 vrs. to the East line of said League;

THENCE N. 19 W. 449 vrs to the Place of Beginning, containing 50 acres of land.

SECOND TRACT: Being a part of the J.H. Estep Survey in said County and State and more particularly described as follows:

58,786

769

LAST WILL AND TESTAMENT

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS;
§

15.11.55 7:19

PART ONE -- DISPOSITIVE PROVISIONS

ARTICLE ONE -- TESTATOR'S FAMILY

PART ONE 1.1 TESTATOR: I, Celia Neuman, of Travis County, Texas, declare this to be my Will. I revoke all prior Wills and Codicils.

PART ONE 1.2 TESTATOR'S MARITAL STATUS: I am the widow of Ben Neuman.

PART ONE 1.3 TESTATOR'S CHILDREN: The children that I have when I sign this Will are Samuel Harvey Neuman and Gay Neuman Deutsch.

ARTICLE TWO -- APPOINTMENT OF FIDUCIARIES

PART ONE 2.1 INDEPENDENT EXECUTORS: I appoint my daughter, Gay Neuman Deutsch and my friend, Sander W. Shapiro, as Independent co-Executors. If either fails or ceases to serve for any reason, I appoint the other to serve alone. My Executors shall not be required to give bond. My Executors shall receive reasonable compensation for serving as Executors. My Executors shall administer my estate and shall pay all applicable debts and taxes as provided in Part Two.

PART ONE 2.2 TRUSTEES: I appoint my daughter, Gay Neuman Deutsch and my friend, Sander W. Shapiro, co-Trustees of each trust created in my Will. If either fails or ceases to serve for any reason, I appoint the other to serve alone. My Trustees shall not be required to give bond. My Trustees shall receive reasonable compensation for serving as Trustee.

ARTICLE THREE -- SPECIFIC BEQUESTS

PART ONE 3.1 SPECIFIC BEQUEST OF REAL ESTATE TO SON: I leave to my son, Samuel Harvey Neuman, all of my interest in the following described real property:

FIRST TRACT: The South one-half (1/2) of Lot No. Eight (8), Block No. Forty One (41) in the City of Georgetown, in Williamson County, Texas, together with all improvements thereon.

SECOND TRACT: The East one-fourth (1/4) of Lots Nos. Six (6) and Seven (7) in Block No. Forty-one (41) in the City of Georgetown, in Williamson County, Texas, together with all improvements thereon.

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

C. N.

If I do not own said real property at the time of my death, this bequest shall lapse. If my son does not survive me, then I leave said property to his descendants that survive me, per stirpes; or, if none of his descendants survive me, said real property shall pass as part of my residuary estate as provided in Article Four of Part One hereof.

PART ONE 3.2 SPECIAL BEQUEST OF REAL ESTATE TO DAUGHTER: I leave to my daughter, Gay Neuman Deutsch, all of my interest in the following described real property:

Lots 1, 2, 3, 4, 5 and 6, Dunn Addition, Austin, Travis County, Texas, together with all improvements thereon.

If I do not own said real property at the time of my death, this bequest shall lapse. If my daughter does not survive me, then I leave said property to her descendants that survive me, per stirpes; or, if none of her descendants survive me, said real property shall pass as part of my residuary estate as provided in Article Four of Part One hereof.

PART ONE 3.3 ADDITIONAL SPECIFIC BEQUEST TO SON: I leave the sum of \$100,000 to my son, Samuel Harvey Neuman, if he survives me; or, if my son does not survive me, then I leave that sum to his descendants that survive me, per stirpes; or, if none of his descendants survive me, then this bequest shall lapse and the property shall pass as part of my residuary estate as provided in Article Four of Part One hereof.

PART ONE 3.4 PERSONAL EFFECTS: I direct my Executors to distribute any of my personal effects (including but not limited to jewelry, household goods, furniture, furnishings, works of art, and other tangible personal property commonly associated with home, family, or recreation) concerning which I may have given handwritten instructions in accordance with those instructions. To the extent I do not leave instructions, or the instructions do not dispose of all my personal effects, or if any person designated in my instructions does not accept the personal effects so designated, such personal effects shall pass as a part of my residuary estate as provided in Article Four of Part One hereof.

ARTICLE FOUR -- DISPOSITION OF RESIDUE

PART ONE 4.1 RESIDUARY BEQUEST: I leave my residuary estate to my children, in equal shares. If either of my children predeceases me, then I leave my residuary estate to my surviving descendants, per stirpes. If neither of my children nor any of my descendants survive me, I leave my residuary estate to my heirs.

PART ONE 4.2 CONTINGENT MANAGEMENT: If any beneficiary under my Will is under twenty-one (21) years old or is legally disabled when he or she would receive an outright bequest or non-discretionary distribution from a trust, the property which the beneficiary would otherwise receive shall be distributed to my Trustees, in trust, for the benefit of the beneficiary. My Trustees may distribute any part or all of the net income or principal to the beneficiary for the beneficiary's health, support, maintenance and education. When the beneficiary attains the age of twenty-one (21) years or has the legal disability removed, the remaining trust estate shall be distributed to the beneficiary.

C. J.

PART ONE 4.5 CONTINGENT DISTRIBUTION FOR DECEASED BENEFICIARY: If any beneficiary under my Will dies before final distribution of a bequest or trust is made and there is no provision in my Will for the disposition of that property, it shall be distributed to the personal representative of the beneficiary's estate.

PART ONE 4.6 CONFLICTS OF INTEREST: In the administration of my estate, certain conflicts of interest may develop between the various classes of beneficiaries or between my fiduciaries and the beneficiaries. To resolve any conflict of interest, I ask my fiduciaries first to make a reasonable effort to determine the overall effect of the conflict and then to seek mutual agreement of the respective beneficiaries affected by the conflict. If mutual agreement cannot be reached after reasonable efforts, then my fiduciaries shall resolve the conflict in their discretion, based on the following priorities in the order stated:

(a) Among my descendants, my children shall be favored at the expense of younger generations.

(b) Beneficiaries with a current interest in a trust shall be favored at the expense of beneficiaries who may take when the trust ends.

(c) As between my fiduciaries and the beneficiaries of whatever class, the beneficiaries shall be favored at the expense of my fiduciaries.

(d) Absent contrary directions or guidelines in other parts of my Will, as between my estate and the trusts created by my Will, the resolution which produces the best overall current or immediate tax benefit with the above priorities in mind shall be made.

PART TWO - ADMINISTRATIVE PROVISIONS

ARTICLE ONE -- GENERAL PROVISIONS

PART TWO 1.1 COORDINATION WITH PART ONE: Absent contrary or limiting provisions in Part One of my Will, the provisions of this Part Two shall establish the powers and procedures concerning administration of my estate or any trust. Any matter addressed in Part Two which is the subject of specific provision, direction or instruction in Part One shall not apply and Part One shall control as to such matters.

ARTICLE TWO -- EXECUTORS' POWERS

PART TWO 2.1 INDEPENDENT ADMINISTRATION: No action shall be had in any court in relation to the settlement of my estate other than the probating and recording of my Will and the return of an Inventory, Appraisalment and List of Claims of my estate.

PART TWO 2.2 DISTRIBUTIONS DURING ADMINISTRATION: During the administration of my estate my Executors may retain income earned or distribute income or principal to the beneficiaries of my estate or the beneficiaries of any trust, even if the administration of my estate is not complete and no distributions have been made by my Executors to my Trustee, if any. Those distributions should be made in the same proportions as the bequests in my Will and only when my Executors determine that they will not prejudice the rights of creditors of my estate, other beneficiaries or other interested parties.

C. N.

PART TWO 2.3 DEALINGS WITH TRUSTEES: I authorize my Executors to sell assets of my estate or to lend funds to or to borrow funds from any trust or trusts in existence at the time of my death or which come into existence after my death, including trusts created under my Will, even though my Executors or either of them may be a Trustee or Co-Trustee of that other trust. My Executors are authorized to deal with themselves in their capacity as Trustees of any trust in any sale or loan transaction. However, any sale of assets should be at a purchase price which fairly reflects the market value of the assets sold and any lending or borrowing of funds should be at a reasonable rate of interest.

PART TWO 2.4 ELECTIONS: Unless otherwise directed, my Executors are authorized to exercise any election under the Internal Revenue Laws of the United States or of any State in which this Will is probated or in which property I own may be located, as my Executors determine to be in the best interest of my estate, any trust, and my beneficiaries, even if such election or failure to make such election may increase the amount of my gross estate or change the proportions in which various beneficiaries share in my estate.

For example, my Executors are authorized to claim expenses of administration of my estate as estate or income tax deductions, to select alternate valuation dates or formulas for valuation of my estate, and to elect to extend the payment of any death tax over such period as my Executors determine.

My Executors may select property to fund any trust or bequest without respect to the income tax basis of such property. Unless otherwise directed, distributions shall be made on the basis of fair market value of the property distributed at the date of distribution, without adjustment of value for differences in the respective bases of the property to my estate.

PART TWO 2.5 POWERS: Whether or not my estate is indebted to any person or entity, my Executors shall have all powers over my estate that Trustees are given by my Will and by the Texas Trust Code, in addition to all other powers given to Independent Executors by law. My Executors are authorized to sell any property of my estate on terms my Executors deem proper and to partition any property of my estate among the beneficiaries entitled to the property in a manner my Executors deem fair and equitable. I request that my Executors distribute my personal effects not otherwise disposed of by specific bequests in my Will among the beneficiaries entitled to receive such property taking into consideration any agreement which may be reached by them. If those beneficiaries do not reach an agreement for the distribution of that property my Executors may sell any part or all of that property and add the proceeds to my residuary estate or contribute to charity any part of that property which my Executors determine cannot reasonably be sold.

PART TWO 2.6 DISTRIBUTIONS: My Executors may make distributions in whole or in part, in cash or in kind, and may select specific assets or undivided interests in property as a part of any distribution. My Executors may distribute my estate subject to any indebtedness I or my Executors incur which, in the opinion of my Executors, need not first be paid, or subject to any mortgage, deed of trust or other lien I or my Executors create.

PART TWO 2.7 PROTECTION OF EXECUTORS: My Executors' decision concerning the exercise of any discretion, power or authority

e. n.

granted by my Will shall bind my estate and every beneficiary of my estate. My Executors are not required to make any compensating adjustments between income and principal or among beneficiaries as the result of their action or inaction. I recognize the legal and factual complexity involved in administering an estate. Accordingly, my Executors shall be fully protected and shall not be liable to my estate or to any other persons directly or indirectly interested in my estate for any action or inaction my Executors take in good faith and after exercising reasonable judgment, unless such action is willfully fraudulent or grossly negligent.

PART TWO 2.8 TAXES: As used in my Will, "death taxes" refers to all estate, inheritance, transfer, succession, legacy or other death taxes of any kind, and interest or penalty on such taxes, if any. Unless otherwise directed, my Executors shall pay, or extend and renew, out of my residuary estate without apportionment, all death taxes attributable to property which passes under my Will as my Executors determine to be in the best interest of my estate and my beneficiaries. My Executors may, but are not required to, pay out of my residuary estate any death taxes attributable to property which does not pass under my Will, if my Executors determine that action to be in the best interest of my estate and my beneficiaries, or my Executors may seek contribution or reimbursement of death taxes on the property from any beneficiary on whom liability for such taxes may be imposed by law. My Executors shall have complete discretion as to what assets of my residuary estate shall be used or sold to pay death taxes and shall not be bound by any law requiring the use or sale of any type or category of property in priority to any other.

ARTICLE THREE -- TRUSTEES' POWERS

PART TWO 3.1 GENERAL POWERS: In the administration of any trust created by my Will, my Trustees shall have the following power, authority and discretion:

The laws of the State of Texas shall control the administration of any trust created under my Will. In the administration of any trust created by my Will, my Trustees shall have the rights, powers and privileges and shall be subject to all the duties and liabilities granted and imposed by the Texas Trust Code as it now exists or may hereafter be amended, where the provisions of that Code are not in conflict with the provisions of my Will. Without in any way limiting the generality of the foregoing, my Trustees are expressly given the power to:

- (a) retain any property which is originally a part of the trust estate or any gift or devise to the trust;
- (b) mortgage, sell, partition or otherwise dispose of (for adequate and full consideration in money or money's worth) all or any part of the trust estate;
- (c) borrow monies (even from themselves) and in that connection execute any pledges, mortgages, deeds of trust, or other security instruments as may be, in the opinion of my Trustees, necessary or required, and repay those sums with interest;
- (d) invest in any interest-bearing time deposits; and,

C. J. C.

(e) make loans to any beneficiary (even a spendthrift trust) on such terms and conditions and at such rate of interest as my Trustees may deem appropriate in the circumstances; provided, however, that no such loan may be compelled by a beneficiary.

No bond shall be required of my Trustees. My Trustees shall be entitled to fair and reasonable compensation commensurate with that paid to Trustees performing similar services in the city where my Trustees reside or maintain their principal place of business at the time the services are rendered. Any reference to my Trustees is to any Trustees serving, whether original or successor.

The interest of any beneficiary in the income or principal, or both, of any trust created by the terms of my Will shall be held subject to a spendthrift trust. No interest of any person in a trust arising under my Will shall be subject to anticipation or voluntary or involuntary alienation. No payments received directly by my Trustees as the result of my death (including proceeds from insurance on my life or employee death benefits) shall be liable for any inheritance, estate, succession, or other death taxes or any debts of my estate.

As to any trust distribution made in accordance with the provisions of my Will, my Trustees may, in their discretion, make the distribution to a beneficiary in any one or more of the following ways:

- (i) to a beneficiary directly;
- (ii) to the guardian, committee, conservator, or other similar official of a minor or incapacitated beneficiary;
- (iii) to a custodian of a minor beneficiary under the Texas Uniform Gifts to Minors Act;
- (iv) to a relative of a minor or incapacitated beneficiary to be expended by the relative for the health, support, maintenance and education of the beneficiary; or
- (v) by making expenditures directly for the health, support, maintenance and education of a beneficiary.

3.2 PROTECTION OF EXECUTORS AND TRUSTEES: I recognize the legal and factual complexity involved in administering an estate or trust. Accordingly, any individual (as opposed to corporate) Executor or Trustee serving under my Will shall be fully protected and shall not be liable to my estate or to any trust created under my Will or to any other persons directly or indirectly interested in my estate for any action or inaction of my Executors or Trustees taken in good faith after exercising reasonable judgment, unless such action is willfully fraudulent or grossly negligent.

I recognize that the Trustees may need professional assistance in administering a trust. I request that they employ and regularly consult with attorneys (even of one of my Trustees' law firm), accountants and financial advisers, as needed to aid them in the administration of the trust or trusts of which they are Trustees.

C. J. C.

ARTICLE FOUR -- MISCELLANEOUS PROVISIONS

PART TWO 4.1 SELF DEALING: My estate or any trust may consist in whole or in part of interests in one or more business enterprises or rights under contracts for purchase of interests in business enterprises. To the extent allowed by law my Executors and my Trustees are specifically authorized to deal with themselves in their fiduciary capacities in any transactions involving those business enterprises. This authorization is granted regardless of whether my Executors, my Trustees or any other party to a transaction concerning a contract for purchase of a business enterprise, or any interest therein, is also an officer, director, partner, principal, co-owner, party with an interest in that business enterprise, or entity associated with or controlled by any of the foregoing (herein "associated parties"). Any associated party may purchase and my Executors and my Trustees may sell to any associated parties assets from my estate or from any trust. My Executors and my Trustees may carry out the terms of any agreement entered into during my lifetime which pertains to the disposition of the business interests of my estate or of any trust, even to associated parties. This authorization is expressly intended to override any contrary provision of law which would prohibit the sale of business interests to associated parties or the consummation of agreements entered into during my lifetime providing for the disposition of business interests by my Executors or my Trustees, even to associated parties.

PART TWO 4.2 SPENDTHRIFT PROVISION: The interest of any beneficiary in the income or principal, or both, of any trust created by the terms of this Will, shall be held subject to a spendthrift trust. Such interest may not be voluntarily or involuntarily transferred before payment or delivery of the interest to the beneficiary by the Trustees.

PART TWO 4.3 SEPARATE PROPERTY DECLARATION: The interest of any beneficiary in my estate, any trust, and the income from my estate or any trust shall be the sole and separate property of the beneficiary and shall be used exclusively for the beneficiary's sole and separate use.

PART TWO 4.4 SURVIVORSHIP: Unless specific provisions are contained in a bequest in my Will, if a beneficiary dies within ninety (90) days after me, or under conditions causing doubt as to which of us died first, I direct that for the purpose of distribution of my estate, that I shall be deemed to have survived the beneficiary.

PART TWO 4.5 EXERCISE OF POWERS OF APPOINTMENT: I do not intend to exercise any power of appointment that I have the right to exercise by my Will.

PART TWO 4.6 PERPETUITIES SAVINGS CLAUSE: No trust created under my will shall continue longer than the term of lives in being at my death plus twenty-one (21) years, or for any term in violation of law. If a trust will extend beyond the term permitted by law, then the trust shall terminate at the expiration of the latest time permitted by law and the remaining trust estate shall be distributed to the income beneficiary or beneficiaries then living in such shares and in such manner as my Trustee in his discretion determines to be in the best interest of the beneficiaries.

C. J. J.

PART TWO 4.7 DEFINITIONS:

(a) "Descendants" refers to any lawful descendants in any degree of the ancestor designated; provided that any reference to my descendants includes all of my children and their descendants. However, except as otherwise provided in my Will, adopted children of any other person (and their descendants, whether or not adopted) shall be treated as descendants born of marriage only if adopted at age fourteen (14) or under.

(b) Any reference to my children refers to the children I have at the time this Will is executed. Any reference to a child of mine may refer to any of my children.

(c) Any reference to my fiduciaries refers to my Executors and my Trustees. Any reference to my Executors or my Trustees refers to any successors of either, appointed in accordance with the terms hereof. Any successor fiduciaries shall have all of the duties and powers, discretionary or otherwise, granted to their predecessors.

(d) "Heirs" refers to heirs at law and next of kin. Whenever property passes to a person's "heirs" upon my death, that person's heirs shall be determined as if the person were to have died unmarried ninety (90) days after the date of my death, according to the laws of the State of Texas in effect on the date of the execution of my Will. When property passes to a person's "heirs" upon the termination of a trust, that person's heirs shall be determined as if the person were to have died unmarried on the date of the termination of the trust, according to the laws of the State of Texas in effect on the date of the execution of my Will.

(e) The term "leave" and its derivations includes "give", "devise" and "bequeath".

(f) "Per stirpes" shall be construed to mean a strict per stirpital distribution. The closest degree of relation to the ancestor whose descendants take per stirpes shall determine the number of shares into which the property being distributed is to be divided, whether or not any member of the closest degree of relation is living at the time of the distribution.

(g) "Request" indicates a precatory, rather than a mandatory provision in my Will.

(h) "Residuary estate" refers to the rest, residue and remainder of my estate remaining after payment of all specific bequests, debts, taxes, expenses of administration and other charges to principal of my estate, together with all accumulated, undistributed income received during the administration of my estate.

(i) "Income beneficiary or beneficiaries" refers to any beneficiary to whom income is currently distributable and to any beneficiary to whom my Trustees may, in their discretion, distribute income.

(j) "Business enterprise" and "investment enterprise" refer to any interest I may own at the time of my death in a

C. J. I.

closely held corporation, joint venture, limited or general partnership or proprietorship.

PART TWO 4.8 GENDER AND NUMBER: Unless the context indicates otherwise, words in the singular include the plural and words in the masculine gender shall include the feminine and neuter, and vice versa.

PART TWO 4.9 SEVERABILITY: If any part of my Will or any trust is invalid, illegal, or inoperative for any reason, I intend that the remaining parts, so far as possible and reasonable, shall be effective and fully operative. My Executors or my Trustees may seek and obtain court instructions to carry out my intent.

PART TWO 4.10 WILL NOT CONTRACTUAL: This Will is not the product of any contract or agreement between me and any other person.

PART TWO 4.11 SITUS: The situs of the administration of any trust shall be and is fixed in the State of Texas. Whenever possible, the laws of the State of Texas shall control the administration and validity of any trust.

In witness whereof, I have signed this my Will, typewritten on ten (10) sheets of paper (including the attestation clause, signature of witnesses and self-proving affidavit) this 11th day of December, 1986.

Celia Neuman
Celia Neuman,
Testator

On the 11th day of December, 1986, Celia Neuman, Testator, declared to us, the undersigned, that the foregoing instrument was the Testator's Will. The Testator requested us to act as witnesses to the Will and to the Testator's signature. The Testator signed the Will in our presence, we being present at the same time. And we, now at the Testator's request, in the Testator's presence, and in the presence of each other sign our names as witnesses, each of us declaring that we believe this Testator to be of sound and disposing mind and memory and that each of us is at least fourteen (14) years of age.

Tim Dabe
Witness

Susan Cleary
Witness

Kathy Escobedo
Witness

C. N.

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared Celia Neuman, Kim Nash, Susan Cearley and Kathy Escobedo, known to me to be the Testator and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and, all of said persons being by me duly sworn, the said Celia Neuman, Testator, declared to me and to the said witnesses in my presence that said instrument is the Testator's Will, and that the Testator had willingly made and executed it as the Testator's free act and deed for the purposes therein expressed; and the said witnesses, each on their oath stated to me, in the presence and hearing of the said Testator that the said Testator had declared to them that said instrument is the Testator's Will, and that the Testator executed same as such and wanted each of them to sign it as a witness; and upon their oaths each witness stated further that they did sign the same as witnesses in the presence of the said Testator and at the Testator's request; that the Testator was at that time eighteen years of age or over and was of sound mind; and that each of said witnesses was then at least fourteen years of age.

Celia Neuman
Celia Neuman,
Testator

Kim Nash
Witness

Susan Cearley
Witness

Kathy Escobedo
Witness

Subscribed and acknowledged before me by the said Celia Neuman, Testator, and subscribed and sworn to before me by the said Kim Nash, Susan Cearley and Kathy Escobedo, witnesses, this the 11th day of December, 1986.

Dorothy L. Schneider
Notary Public in and for the
State of Texas
DOROTHY L. SCHNEIDER
Notary Public State of Texas
My Commission Expires 11/20/88
My Commission Expires:

(SEAL)

C. N.

58,786

FIRST CODICIL TO THE
LAST WILL AND TESTAMENT
OF
CELIA NEUMAN

16. M. S. P. 1. 1986

STATE OF TEXAS
COUNTY OF TRAVIS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

I, Celia Neuman, of Travis County, Texas, declare this to be the First Codicil to my Last Will and Testament (my "Will") executed by me on the 11th day of December, 1986, in the presence of Kim Wimberly (formerly Kim Nash), Susan Cearley and Kathy Escobedo.

I.

I hereby revoke and annul in their entirety Paragraphs 2.1 and 2.2 of Article Two of Part One of my Will, and insert in lieu of them the following language:

"PART ONE 2.1. INDEPENDENT EXECUTOR: I appoint my daughter, Gay Neuman Deutsch, as Independent Executor of my estate. If my daughter fails or ceases to serve for any reason then I appoint my grandson, Barry Deutsch who currently resides in Dunwoody, Georgia, as Successor Independent Executor. My Executor shall not be required to give bond. My Executor shall receive reasonable compensation for serving as my Executor. My Executor shall administer my estate and shall pay all applicable debts and taxes as provided in Part Two.

PART ONE 2.2. TRUSTEE: I appoint my daughter, Gay Neuman Deutsch, as Trustee of each trust created in my Will. If my daughter fails or ceases to serve for any reason, I appoint my grandson, Barry Deutsch, as Successor Trustee. My Trustee shall not be required to give bond. My Trustee shall receive reasonable compensation for serving as my Trustee."

This First Codicil is expressly made a part of my Will for all intents and for all purposes, and I set my hand to this my First Codicil to my Will typewritten on three (3) sheets of paper (including the attestation clause and signature of witnesses, and self-proven affidavit) at the bottom of each one of which I have also written my initials. Except as modified by my Codicil my Will is in all things reaffirmed and republished.

This I make and publish as the First Codicil to my Will dated the 11th day of December, 1986, signing and subscribing my name this ~~11th~~ day of December, 1989, in the presence of MICHAEL A. STARZYK, KIM A. WIMBERLY, and CINDY CRUMLEY, who, at my request and in my presence, have witnessed this First Codicil to my Will.

Celia Neuman
Celia Neuman,
Testator

C.N.

On the 28th day of December, 1989, Celia Neuman, Testator, declared to us, the undersigned, that the foregoing instrument was the First Codicil to her Will. The Testator requested us to act as witnesses to the Codicil and to her signature. The Testator signed the Codicil in our presence, we being present at the same time. And we now at the Testator's request, in her presence, and in the presence of each other sign our names as witnesses, each of us declaring that we believe this Testator to be of sound and disposing mind and memory and that each of us is at least fourteen (14) years of age.

Michael A. Starzyk
Witness

Kim A. Wimberly
Witness

Cindy Crowley
Witness

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared Celia Neuman, MICHAEL A. STARZYK, KIM A. WIMBERLY, and CINDY CROWLEY, known to me to be the Testator and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and, all of them being by me duly sworn, Celia Neuman, Testator, declared to me and to the witnesses in my presence that the instrument is her First Codicil to her Last Will and Testament, and that she had willingly made and executed it as her free act and deed for the purposes expressed in it, and the witnesses, each on their oath stated to me, in the presence and hearing of the Testator that the Testator had declared to them that the instrument is the Testator's First Codicil to her Last Will and Testament, and that she executed it as such and wanted each of them to sign it as a witness; and upon their oaths each witness stated further that they did sign it as witnesses in the presence of the Testator and at her request; that the Testator was at that time eighteen years of age or over and was of sound mind; and that each of the witnesses was then at least fourteen years of age.

Celia Neuman
Celia Neuman
Testator

Michael A. Starzyk
Witness

C. O.

Kim A. Wimberly
Witness

Cindy Crumley
Witness

Subscribed and acknowledged before me by the said Celia Neuman, Testator, and subscribed and sworn to before me by the said MICHAELA STARZYK, KIM A. WIMBERLY and CINDY CRUMLEY, witnesses, this the 28th day of December, 1989.



Dorothy L. Schroeder
Notary Public, State of Texas

Typed/printed name of Notary _____
My commission expires: _____

C. N.

NO. 58786

ESTATE OF	§	IN THE PROBATE COURT
CELIA NEUMAN,	§	NUMBER ONE OF
DECEASED	§	TRAVIS COUNTY, TEXAS

ORDER ADMITTING WILL TO PROBATE AND
AUTHORIZING LETTERS TESTAMENTARY

On this day the Court heard the Application For Probate of Will and Issuance of Letters Testamentary filed by Gay Neuman Deutsch ("Applicant") in the Estate of Celia Neuman, Deceased ("Decedent").

The Court heard the evidence and reviewed the Will and the other documents filed in this Cause and finds that the allegations contained in the Application are true; that notice and citation have been given in the manner and for the length of time required by law; that Decedent is dead and that four years have not elapsed since the date of Decedent's death; that this Court has jurisdiction and venue of the Decedent's estate; that Decedent left a Will dated December 11, 1986, and a Codicil executed December 28, 1989, both executed with the formalities and solemnities and under the circumstances required by law to make it a valid will ("Will"); that on that date Decedent had attained the age of 18 years and was of sound mind; that the Will was not revoked by the Decedent; that no objection to or contest of the probate of the Will has been filed; that all of the necessary proof required for the probate of the Will has been filed and made; that the Will is entitled to probate; that in the Will, Decedent named Applicant as Independent Executor, to serve without bond, who is duly qualified and not disqualified by law to act and to receive Letters Testamentary; that a necessity exists for the administration of this Estate; and that no interested person has applied for the appointment of appraisers and none are deemed necessary by the Court.

It is ORDERED that the Will is admitted to probate, and the Clerk of this Court is ORDERED to record the Will, together with the Application in the Minutes of this Court.

It is ORDERED that no bond or other security is required and that upon the taking and filing of Oath required by law, Letters Testamentary shall issue to Gay Neuman Deutsch who is appointed as Independent Executor of the Decedent's Will and Estate, and no other action shall be had in this Court other than the return of an

VOL. 2444 PAGE 0512


Inventory, Appraisalment, and List of Claims as required by law and that the appointment of appraisers is deemed unnecessary.

Signed this 21st day of October, 1991.



Judge Presiding

JENKENS & GILCHRIST, P.C.
A Professional Corporation
2200 One American Center
600 Congress Avenue
Austin, Texas 78701
(512) 499-3800

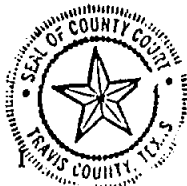
By: 
Sander W. Shapiro
State Bar No. 18112000

ATTORNEYS FOR APPLICANT

THE STATE OF TEXAS I
COUNTY OF TRAVIS I

I, BILL ALESHIRE, Judge of the County Court of Travis County, Texas, the same being a Court of record and having a seal and a Clerk, hereby certify that DANA DeBEAUVOIR whose name is signed to the foregoing certificate, was at the time of signing the same and is now, Clerk of the County Court within and for Travis County, State of Texas, duly elected and qualified as the custodian of the records of said Court; that I am well acquainted with the handwriting of the said Clerk, and know her signature to the said certificate to be genuine and signed by the said Clerk; that the seal affixed thereto is the Seal of said County Court; and that full faith and credit are due and should be given to all the official acts of the said Clerk in Courts of record, and elsewhere, and that the said certificate is in due form of law and by the proper officer.

Given under my hand and seal of office this the 23rd day of November, 19 93.



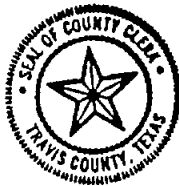
[Handwritten Signature]

Judge of the County Court of Travis County, State of Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS I

I, DANA DeBEAUVOIR, Clerk of the County Court in and for Travis County, Texas, the same being a Court of record hereby certify that BILL ALESHIRE whose name is signed to the foregoing certificate, was at the time of so signing the same, and is now, Judge of the County Court of Travis County, Texas, duly elected and qualified; that I am well acquainted with the handwriting of the said Judge, and know his signature to the said certificate to be genuine and signed by the said Judge.

Given under my hand and seal of office, this the 23rd day of November, 19 93.



[Handwritten Signature]


Clerk of the County Court of Travis County, State of Texas

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DeBEAUVOIR, County Clerk of Travis County, Texas,
do hereby certify that the foregoing pages contain a true and
correct copy of the following pages, to-wit:

- Last Will and Testament of Celia Neuman Vol. 1054 Pg. 1841
- First Codicil to the Last Will and Testament of Celia Neuman Vol. 1054 Pg. 1851
- Order Admitting Will as Presented and Authorizing Letters Testamentary Vol. 1054 Pg. 1858

Dana DeBeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS



in Cause No. 58,786, ESTATE OF CELIA NEUMAN, DECEASED

_____ as the same appear
on file in my office and of record in the Probate Minutes of the
Probate Court No. 1 of Travis County, Texas.

WITNESS my hand and seal of office on this the 23rd day
of November, A. D. 19 93.

Dana DeBeauvoir

DANA DeBEAUVOIR
County Clerk
Travis County, Texas

By *M. Bustos*
Deputy M. Bustos



FILED FOR RECORD
WILLIAMSON COUNTY, TEXAS

VOL. 2444 PAGE 0515

1994 JAN -5 PM 3:42

Clare Poyelle

STATE OF TEXAS COUNTY OF WILLIAMSON
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 Williamson
County, Texas, as stamped hereon by me, on

JAN 5 1994



Clare Poyelle
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

769



AFTER RECORDING, RETURN TO:

Elizabeth M. Schurig
Jenkins & Gilchrist, P.C.
600 Congress, Suite 2200
Austin, Texas 78701



EXECUTOR'S DEED

8623

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, Ben Neuman, a resident of Travis County, Texas, died testate on the 16th day of January 1970; and

WHEREAS, the Last Will and Testament of Ben Neuman ("Ben Neuman's Will"), executed June 2, 1966, was duly admitted to probate and record by order of the County Court of Travis County on February 2, 1970 in Cause No. 32,139; and

WHEREAS, Ben Neuman's Will appointed his wife, Celia Neuman, to serve as Independent Executrix of his Will and Estate and Celia Neuman duly qualified and served as Independent Executrix of the Estate of Ben Neuman; and

WHEREAS, pursuant to the terms of Ben Neuman's Will, all of the interest of the Estate of Ben Neuman was devised to his wife, Celia Neuman, for the term of her life, with the remainder in fee to his children, Samuel Harvey Neuman and Gay Faith Deutsch, share and share alike; and

WHEREAS, Celia Neuman, individually and as Independent Executrix of the Estate of Ben Neuman, Deceased, purchased certain real property situated in Williamson County, Texas, being more particularly described on Exhibit A attached hereto and made a part hereof (hereafter the "Property"); and

WHEREAS, Celia Neuman, a resident of Travis County, Texas, died testate on the 4th day of October 1991; and

WHEREAS, the Last Will and Testament of Celia Neuman, executed December 11, 1986 ("Celia Neuman's Will"), was duly admitted to probate and record by order of the Travis County Probate Court Number One on October 21, 1991 in Cause No. 58,786.

WHEREAS, at the date of her death the said Celia Neuman owned an interest in the Property; and

WHEREAS, pursuant to the terms of Celia Neuman's Will, all the interest of the Estate of Celia Neuman in the Property was devised one-half unto Gay Neuman Deutsch of Travis County, Texas and one-half unto Samuel Harvey Neuman of Brazos County, Texas; and

WHEREAS, Gay Neuman Deutsch has duly qualified and is presently serving as Independent Executor of the Estate of Celia Neuman and in that capacity now desires to convey

EXECUTOR'S DEED

PAGE 1

AEE01879 9043603

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

all the interest of the Estate of Celia Neuman in the Property to the persons entitled thereto pursuant to the terms of Celia Neuman's Will.

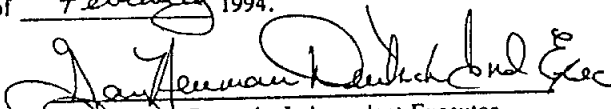
NOW, THEREFORE, in consideration of the premises and in satisfaction of her duty as Independent Executor of the Estate of Celia Neuman, Gay Neuman Deutsch, as Independent Executor of the Estate of Celia Neuman, Deceased (the "Grantor") has GRANTED and CONVEYED, and by these presents does GRANT and CONVEY an undivided one-fourth interest in the Property unto Samuel Harvey Neuman and an undivided one-fourth interest in the Property unto Gay Neuman Deutsch (the "Grantees") and their heirs, successors and assigns, together with all right, title and interest of the Estate of Celia Neuman in and to the Property and all adjacent easements, streets, roads and rights-of-way.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantees, their heirs and assigns forever; and Grantor does hereby bind Grantor, her 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 lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.


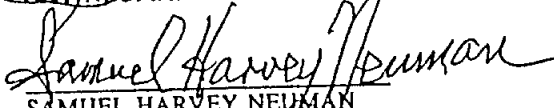
This conveyance is made and accepted subject to any and all easements, restrictions, reservations, covenants and conditions and other matters of record in the Real Property Records of Williamson County, Texas or which are visible or apparent on the above property which affect the above property or the use thereof.

The payment of ad valorem taxes is assumed by the Grantees.

EXECUTED this 2 day of February 1994.


Gay Neuman Deutsch, Independent Executor
of the Estate of Celia Neuman

ACCEPTED BY GRANTEEES:


GAY NEUMAN DEUTSCH

SAMUEL HARVEY NEUMAN

GRANTEES' ADDRESSES:

Gay Neuman Deutsch
4300 Balcones Drive
Austin, Texas 78731

Samuel Harvey Neuman
1004 Fox Circle
College Station, Texas 77841

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 2nd day of February 1994 by GAY NEUMAN DEUTSCH, Independent Executor of the Estate of Celia Neuman, Deceased.

Elizabeth M. Schurig
Notary Public, State of Texas



EXHIBIT A

101.28 acres of the J. M. Harrell Survey, Abstract No. 284, Williamson County, Texas, and a tract described in a deed to R. W. Sellstrom of record in Volume 378, Page 545, Deed Records of Williamson County, Texas, and described as follows:

BEGINNING at a fence corner post in the north r.o.w. of Farm to Market Highway No. 1325, at the southeast corner of the R. W. Sellstrom tract;

THENCE S 43° 30' W 1426 feet with the north r.o.w. to set an iron pin in the east line of a county road;

THENCE N 17° 07' W 1564.5 feet with the east line of the county road; N 11° 57' W 333.3 feet with a fence, and N 17° 52' W 1806.2 feet with the fence to the south corner of 3.43 acres of record in Volume 413, Page 519, sold to S. Tanguma;

THENCE N 45° 16' E 384 feet, with a fence and N 7° 35' E 326.7 feet with a fence to the northeast corner of the S. Tanguma tract and the most northerly northwest corner of this tract;

THENCE N 71° 21' E 668.3 feet with a fence to a fence corner post;

THENCE S 18° 37' E 3497 feet with a fence to the POINT OF BEGINNING.

AFTER RECORDING, RETURN TO:

Elizabeth M. Schurig
Jenkins & Gilchrist, P.C.
600 Congress, Suite 2200
Austin, Texas 78701

FILED FOR RECORD
WILLIAMSON COUNTY TEXAS

1994 FEB 18 PM 4:19

Alaine Proffice
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON
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 Williamson
County, Texas, as stamped hereon by me, on

FEB 18 1994



Alaine Proffice
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

EXECUTOR'S DEED

PAGE 4

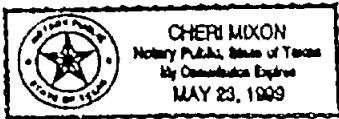
AEEU1879 90436/03

Grantee's Address:

4300 Balcones Drive
Austin, Texas 78731

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 25th day of November, 1995, by Gay Faith Deutsch.



Cheri Mixon
Notary Public in and for
the State of Texas
My commission expires: May 23, 1999

Doc# 9554397
Pages: 2
Date: 12-05-1995
Time: 11:19:39 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 11.00

① Jenkins & Hildrist
2200 One Am. Center
600 Congress Ave
Austin, Texas 78701

AFTER RECORDING, PLEASE RETURN TO

H. David Hughes
Brown McCarroll & Oaks Hartline
1400 Franklin Plaza
111 Congress
Austin, Texas 78701

CORRECTION DEED 19867

THE STATE OF TEXAS

KNOW ALL BY THESE PRESENTS:

COUNTIES OF TRAVIS AND WILLIAMSON

That Austin White Lime Company ("Grantor"), a Texas limited partnership, for a full valuable cash consideration to Grantor in hand paid by the grantees named below (collectively, "Grantee"), the receipt of which is hereby acknowledged, and for the payment of which no lien, express or implied, is retained, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee the following described real property, together with all improvements thereon, to wit:

Three tracts of land situated in Travis and Williamson Counties, Texas, consisting of (i) Tract 1 - 631.95 acres, more or less, (ii) Tract 2(A) - 523.74 acres, more or less, (iii) Tract 2(B) - 34.14 acres, more or less, and (iv) Tract 3 - 278.34 acres, more or less, as more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes ("Property").

in the following undivided percentage interests:

<u>Grantee</u>	<u>Percentage</u>
Robinson Associates	1.00%
Charlotte Dies Robinson	12.62%
Charlotte Dies Robinson, Alfred Henry Robinson, III and Flora Robinson Cosper, Co-Independent Executors of the Estate of A. H. Robinson, Jr., Deceased	12.62%
George E. Robinson	12.62%
John O. Robinson and James E. Robinson, Co-Independent Executors of the Estate of Virginia E. Robinson, Deceased	12.62%
Flora Robinson King	16.84%
Alfred Henry Robinson, III	3.84%
Carla Robinson Allen	4.00%
Texas Commerce Bank - Austin, N.A., Trustee of the Thomas Scott Robinson Trust	4.00%
Florence Robinson Cosper	4.00%
Patricia Robinson Tyler	4.00%
John Oscar Robinson	3.84%
James Eckhardt Robinson	4.00%
Sue Cocke Robinson, Independent Executrix of the Estate of George E. Robinson, Jr., Deceased	4.00%

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors, heirs, executors, administrators and assigns, as applicable, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's successors, heirs, executors, administrators and assigns, as applicable, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

However, this conveyance is made subject to the liens securing payment of ad valorem taxes for the current and all subsequent years, as well as to all easements of record in Travis and Williamson

Counties, Texas, or visible or apparent on the ground, and all reservations, covenants, conditions, restrictions and outstanding mineral or royalty interests which are in effect and apply to the Property (collectively, "Permitted Exceptions"). Grantee by acceptance of delivery of this deed assumes and agrees to perform all of Grantor's obligations under the Permitted Exceptions and to pay the ad valorem taxes for the current and all subsequent years.

This deed is also being executed by a majority in interest of the limited partners of Grantor to evidence their consent of this conveyance.


This deed is executed for the purposes of correcting the legal description of the Property in a Special Warranty Deed dated December 30, 1992, and recorded in (i) Volume 11843, Page 0945, of the Real Property Records of Travis County, Texas, and (ii) Volume 2251, Page 635, of the Official Records of Williamson County, Texas.

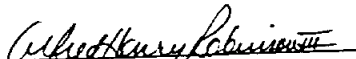
Grantee's address: P.O. Box 9556
Austin, Texas 78766

Executed effective as of the 30th day of December, 1992.

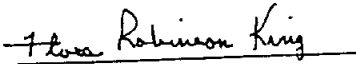
AUSTIN WHITE LIME COMPANY,
a Texas limited partnership


By: ROBINSON ASSOCIATES, a Texas
general partnership, general partner

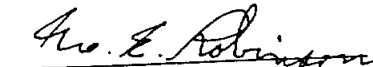

George E. Robinson

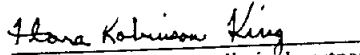

Alfred Henry Robinson, III


John Oscar Robinson


Flora Robinson King


Charlotte Dies Robinson, limited
partner


George E. Robinson, limited partner


Flora Robinson King, limited partner

THE STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on the 10th day of March, 1994, by George E. Robinson, as general partner of Robinson Associates, a Texas general partnership and the general partner of Austin White Lime Company, a Texas limited partnership, and as a limited partner of said limited partnership, on behalf of said limited partnership.



Melissa K. Miller
Notary Public in and for
The State of Texas

THE STATE OF TEXAS
COUNTY OF Tarrant

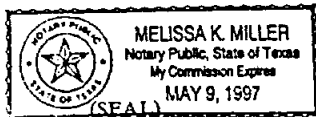
This instrument was acknowledged before me on the 8th day of March, 1994, by Alfred Henry Robinson, III, as general partner of Robinson Associates, a Texas general partnership and the general partner of Austin White Lime Company, a Texas limited partnership, on behalf of said limited partnership.



Melissa K. Miller
Notary Public in and for
The State of Texas

THE STATE OF TEXAS
COUNTY OF Tarrant

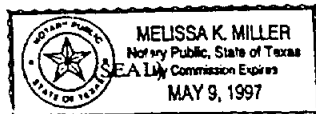
This instrument was acknowledged before me on the 10th day of March, 1994, by John Oscar Robinson, as general partner of Robinson Associates, a Texas general partnership and the general partner of Austin White Lime Company, a Texas limited partnership, on behalf of said limited partnership.



Melissa K. Miller
Notary Public in and for
The State of Texas

THE STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on the 4th day of April, 1994, by Flora Robinson King, as general partner of Robinson Associates, a Texas general partnership and the general partner of Austin White Lime Company, a Texas limited partnership, and as a limited partner of said limited partnership, on behalf of said limited partnership.



Melissa K. Miller
Notary Public in and for
The State of Texas

THE STATE OF TEXAS
COUNTY OF Jarvis

This instrument was acknowledged before me on the 16th day of March, 1994, by Charlotte Dies Robinson, as limited partner of Robinson Associates, a Texas general partnership and the general partner of Austin White Lime Company, a Texas limited partnership, on behalf of said limited partnership.

(SEAL)

Mississippi Miller
Notary Public in and for
The State of Texas

H:\PS\HUGHESD\190878.1
450.31253

TRACT 1 - 631.95 ACRES

DESCRIPTION

PREPARED FROM PUBLIC RECORDS AND OFFICE CALCULATIONS, OF A 631.95 ACRE TRACT OF LAND SITUATED IN THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 425, MALCOM M. HORNSBY SURVEY, ABSTRACT NO. 281, AND THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 470.31 ACRE TRACT OF LAND DESCRIBED AS "SOUTH TRACT" IN AN INSTRUMENT RECORDED IN VOLUME 413, PAGE 626 OF THE DEED RECORDS OF SAID COUNTY, A PORTION OF A 324.32 ACRE TRACT OF LAND DESCRIBED AS "FIRST TRACT OR NORTH TRACT" IN AN INSTRUMENT RECORDED IN VOLUME 394, PAGE 155 OF SAID DEED RECORDS, AND A PORTION OF A 304.53 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED IN VOLUME 555, PAGE 194 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the westerly line of said Jacob M. Harrell Survey, same being the easterly line of the William Gorham Survey, Abstract No. 242, same being in the northwesterly right-of-way line of McNeil Road being also the southern most corner of said 324.32 acre tract of land for the south corner and POINT OF BEGINNING hereof;

THENCE, with the westerly line of said Jacob M. Harrell Survey, same being the easterly line of said William Gorham Survey, same being a line of said 324.32 acre tract of land, N17°28'00"W, at 962.78 feet pass a corner of said 324.32 acre tract as described in said Volume 394, Page 155, and continue on said course for a total distance of 2,585.91 feet to the northeast corner of said William Gorham Survey, same being the southeast corner of said Malcom M. Hornsby Survey for an interior corner hereof;

THENCE, with the northerly line of said William Gorham Survey, same being the southerly line of said Malcom hornsby Survey, S71°41'00"W, at 1,025.00 feet pass a corner of said 324.32 acre tract of land, and continue on said course for a total distance of 1,738.74 feet to a southwesterly corner of said 324.32 acre tract of land for a southwesterly corner hereof;

THENCE, departing the northerly line of said William Gorham Survey, same being the southerly line of said Malcom M. Hornsby Survey, with a westerly line on said 324.32 acre tract of land, the following courses:

1. N19°06'00"W, for a distance of 2,261.11 feet to an angle point;
2. N21°37'00"W , for a distance of 341.38 feet to an angle point;
3. N12°40'00"W, for a distance of 228.33 feet to the most westerly corner of said 324.32 acre tract of land, same being the southwest corner of said 470.31 acre tract of land for an angle point hereof;

THENCE, with a westerly line of said 470.31 acre tract of land, N19°00'00"W, for a distance of 1,227.00 feet to a point in the southerly line of a 193.96 acre tract of land described in a Special Warranty Deed to HRI Development Company recorded in Volume 1660, Page 105 of the Official Records of said County, at a northwest corner of said 470.31 acre tract of land for the most westerly corner hereof;

THENCE, with the southerly line of said 193.96 acre tract of land, same being a line of said 470.31 acre tract of land, N72°00'00"E, for a distance of 1,011.35 feet to the southeast corner of said 193.96 acre tract of land for an interior corner hereof;

Tract 1
Page 2

THENCE, with the easterly line of said 193.96 acre tract of land, same being a westerly line of said 470.31 acre tract of land, N19°10'00"W, for a distance of 817.74 feet to the southwest corner of a 410.00 acre tract of land described in a Special Warranty Deed recorded in Volume 1996, Page 57 of said Official Records for the most northerly northwest corner hereof;

THENCE, with the southerly line of said 410.00 acre tract of land, N67°08'10"E, for a distance of 4,747.22 feet to the northwest corner of Lot 18, Block "D", Round Rock West Section 6-B, a subdivision recorded in Cabinet "D", Slide 53 of the Plat Records of said County, same being an angle point in the southerly line of said 410.00 acre tract of land, same being an easterly corner of said 304.53 acre tract of land for the northeast corner hereof;

THENCE, with the easterly line of said 304.53 acre tract of land, the following courses:

1. S18°30'00"E for a distance of 1,055.00 feet to an angle point;
2. S65°30'00"W for a distance of 258.00 feet to an angle point;
3. S16°00'00"W for a distance of 81.00 feet to an angle point;
4. N75°30'00"W for a distance of 320.00 feet to an angle point;
5. N68°30'00"W for a distance of 186.00 feet to an angle point;
6. S49°00'00"W for a distance of 262.00 feet to the northern most point of an agreed boundary as described in a Boundary and Fencing Line Agreement executed by Austin White Lime Co. Ltd., and E.J. Bomer, Jr. and recorded in Volume 669, Page 320 of said Deed Records;

THENCE, with said agreed boundary line, the following courses:

1. S19°19'00"E for a distance of 4.00 feet to an angle point;
2. S17°42'30"E for a distance of 3,896.86 feet to an angle point;
3. N73°45'00"E for a distance of 137.06 feet to an angle point;
4. S17°06'00"E for a distance of 197.54 feet to a point in the northwesterly right-of-way line of McNeil Road for the southeast corner hereof;

THENCE, with said right-of-way line, S30°10'00"W for a distance of 4,176.94 feet to the POINT OF BEGINNING and containing 631.05 acres of land, more or less.

NOTE: The above description was prepared by Baker Aicklen & Associates, Inc. from Public Records and office calculations and DOES NOT represent a survey made on the ground.

SKETCH TO ACCOMPANY DESCRIPTION
OF 631.95 ACRES (TRACT 1)

VOL. 2512 PAGE 0473

NO SCALE

JOHN McQUEEN
SURVEY
ABSTRACT 425

ROBINSON LAND LMT.
V.1996 P.57
410.00 ACRES

HIR DELV. CORP.
V.1660 P.105
193.96 AC.

N67°08'10"E 4,747.22'

ROUND ROCK WEST
SECTION 6-B
CAB. D SL. 53

470.31 AC.
413 / 626

N72°00'00"E
1,011.35'

N19°10'00"W
817.74'

S18°30'00"E
1,055.00'

G. TAYLOR
V.588 P.840
5.00 AC.

N19°00'00"W
1,227.00'

G. TAYLOR
V.670 P.267
5.00 AC.

N12°40'00"W
228.33'

N21°37'00"W
341.38'

M.E. PUTNEY
V.1953 P.705
0.73 AC.

J. M. HARRELL SURVEY
ABSTRACT 284

SHADOWBROOK
CAB. D
SL. 279

CIMARRON 7
CAB. D
SL. 162

SUBJECT TRACT 555/194
631.95 AC.

BOUNDARY LINE
AGREEMENT
669/320

S17°42'30"E
3,896.86'

CIMARRON 8
CAB. D
SL. 164

MALCOLM M. HORNSBY
SURVEY
ABSTRACT 281

324.32 AC.
394 / 155

CIMARRON 8-A
CAB. E
SL. 342

S71°41'00"W
1,738.74'

1,025.00'

N73°45'00"E
137.06'

WM. GORHAM SURVEY
ABSTRACT 242

2,585.91'

N17°28'00"W
962.78'

POINT OF
BEGINNING

EXHIBIT A
Page 3 of 11

PREPARED BY: BAKER-AICKLEN, INC.
JOB No.: 331-002-10
DATE: 2-9-93
BY: DM



**Baker-Aicklen
& Associates, Inc.**
CONSULTING ENGINEERS

- ① S65°30'00"W 258.00'
- ② S16°00'00"W 81.00'
- ③ S49°00'00"W 262.00'
- ④ N68°30'00"W 186.00'
- ⑤ N75°30'00"W 320.00'
- ⑥ S19°19'00"E 4.00'

Mc NEIL ROAD
S 30°10'00"W 4,176.94'
I.B.G.N. RR

TRACT 2(A) - 523.74 ACRES

DESCRIPTION

PREPARED FROM PUBLIC RECORDS AND OFFICE CALCULATIONS, OF A 523.74 ACRE TRACT OF LAND SITUATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 363.44 ACRE TRACT OF LAND DESCRIBED AS "SECOND TRACT OR SOUTH TRACT" IN AN INSTRUMENT RECORDED IN VOLUME 394, PAGE 155 OF THE DEED RECORDS OF SAID COUNTY, BEING A PORTION OF A 110.82 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED IN VOLUME 406, PAGE 360 OF SAID DEED RECORDS, BEING A PORTION OF A 36.39 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE", AND A PORTION OF A 36 ACRE TRACT OF LAND DESCRIBED AS "SECOND TRACT", DESCRIBED IN AN INSTRUMENT TO ALFRED H. ROBINSON AND GEORGE E. ROBINSON RECORDED IN VOLUME 406, PAGE 145 OF SAID DEED RECORDS, BEING A PORTION OF A 36 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO ALFRED H. ROBINSON AND GEORGE E. ROBINSON RECORDED IN VOLUME 406, PAGE 143 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the southeasterly right-of-way line of the Union Pacific Railroad Company right-of-way at the west corner of said 363.44 acre tract of land for the west corner and POINT OF BEGINNING hereof;

THENCE, with said southeasterly railroad right-of-way line, same being the northwesterly boundary line of said 363.44 acre tract of land, N30°10'00"E for a distance of 1,341.06 feet to the most westerly southwest corner of an 11.431 acre tract of land described in an instrument to Haynes Cosper, recorded in Volume 936, Page 791 of said Deed Records, for a corner hereof;

THENCE, departing said railroad right-of-way line, through the interior of said 363.44 acre tract of land, with the perimeter, in part, of said 11.431 acre tract of land, the following courses:

1. S54°36'20"E for a distance of 712.01 feet to a corner;
2. S31°49'00"W for a distance of 296.55 feet to a corner;
3. S45°06'40"E for a distance of 591.80 feet to a corner;
4. N43°22'20"E for a distance of 800.07 feet to a corner;
5. N58°05'00"W for a distance of 736.76 feet to a corner;
6. S31°49'00"W for a distance of 324.72 feet to a corner;
7. N54°36'20"W for a distance of 712.85 feet to a point in said railroad right-of-way line, same being the northwesterly line of said 363.44 acre tract of land, at the most westerly northwest corner of said 11.431 acre tract of land for a corner hereof;

THENCE, with said railroad right-of-way line, the following courses:

1. N30°10'00"E for a distance of 2,980.57 feet to an angle point;
2. N30°11'00"E, at 870.83 feet pass the north corner of said 363.44 acre tract of land, same being a westerly corner of said 110.82 acre tract of land, and continue on said course for a total distance of 1,431.94 feet to a corner of said 110.82 acre;

Tract 2(A)
Page 2

THENCE, departing said railroad right-of-way line, with a northwesterly line of said 110.82 acre tract of land the following courses:

1. N71°11'00"E for a distance of 158.33 feet to a corner of said 110.82 acre tract of land;
2. N18°49'00"W for a distance of 144.44 feet to a point in said railroad right-of-way line, same being a corner of said 110.82 acre tract of land for a corner hereof;

THENCE, with said railroad right-of-way line, same being a northwesterly line of said 110.82 acre tract of land, the following courses:

1. N30°11'00"E for a distance of 625.00 feet to a point of curvature in said railroad right-of-way line;
2. With the arc of a curve to the right, having a radius of 6,183.54 feet, a central angle of 12°00'32", an arc length of 1,296.03 feet, and a chord which bears N40°52'37"E for a distance of 1,293.66 feet to the intersection point of said southeasterly railroad right-of-way line and the southerly and westerly right-of-way line of Williamson County Road No. 172, said County Road right-of-way line being described in a Dedication Deed to Williamson County, Texas recorded in Volume 1130, Page 547 of the Official Records of said County, and a Warranty Deed to Williamson County, Texas recorded in Volume 1130, Page 551 of said Official Records for the most northerly corner hereof;

THENCE, departing said railroad right-of-way line, with the southerly and westerly right-of-way line of said County Road, the following courses:

1. S77°36'00"E for a distance of 51.21 feet to an angle point;
2. S18°24'00"E for a distance of 825.06 feet to an angle point;
3. S18°41'00"E for a distance of 996.06 feet to a point of curvature in said County Road right-of-way line;
4. with the arc of a curve to the right having a radius of 2,040.19 feet, an interior angle of 21°34'00", an arc length of 767.95 feet, and a chord which bears S7°54'00"E for a distance of 763.42 feet to a point of tangency in said County Road right-of-way line;
5. S02°53'00"W for a distance of 568.02 feet to a point of curvature in said County Road right-of-way line;
6. with the arc of a curve to the left, having a radius of 3,720.44 feet, an interior angle of 13°42'31", an arc length of 890.15 feet, and a chord which bears S03°58'30"E for a distance of 888.03 feet to a point of tangency in said County Road right-of-way line;
7. S10°49'30"E for a distance of 694.41 feet to a point of curvature in said County Road right-of-way line;

Tract 2(A)
Page 3

8. with the arc of a curve to the left, having a radius of 2,060.00 feet, an interior angle of $35^{\circ}14'29''$, an arc length of 1,267.05 feet, and a chord which bears $S28^{\circ}27'13''E$ for a distance of 1,247.18 feet to a point of tangency in said County Road right-of-way line;
9. $S46^{\circ}04'00''E$ for a distance of 348.10 feet to an angle point;
10. $S01^{\circ}04'00''E$ for a distance of 141.42 feet to a point in the northwesterly right of way line of F.M. Highway No. 1325 (R.O.W. width of 120'), same being the southeasterly line of said 36 acre tract of land described as Second Tract for a southeasterly corner hereof, from which the southeast corner of said 36 acre tract bears $N43^{\circ}56'00''E$, a distance of 370.30 feet;

THENCE, with the northwesterly right-of-way line of said F.M. Highway No. 1325, same being the southeasterly line of said 36 acre tract of land, $S43^{\circ}56'00''W$ for a distance of 284.83 feet to a southerly corner of said 36 acre tract of land for an angle point hereof;

THENCE, departing the northwesterly right-of-way line of said F.M. No. 1325, with the southerly line of said 36 acre tract of land, in part, and with the southerly line of said 363.44 acre tract of land, the following courses:

1. $S70^{\circ}47'00''W$ at 905.09 feet pass the southwest corner of said 36 acre tract of land, and continue on said course for a total distance of 2,242.03 feet to an angle point;
2. $N20^{\circ}06'00''W$ for a distance of 30.83 feet to an angle point;
3. $S70^{\circ}35'00''W$ for a distance of 1,561.39 feet to an angle point;
4. $S70^{\circ}04'00''W$ for a distance of 735.83 feet to an angle point;
5. $S70^{\circ}23'00''W$ for a distance of 981.39 feet to the southwest corner of said 363.44 acre tract of land for the southwest corner hereof;

THENCE, with the westerly line of said 363.44 acre tract of land, $N19^{\circ}32'00''W$ for a distance of 1,501.91 feet to the POINT OF BEGINNING and containing 523.74 acres of land, more or less.

NOTE: The above description was prepared by Baker Aicklen & Associates, Inc. from Public Records and office calculations and DOES NOT represent a survey made on the ground.

TRACT 2(B) - 34.14 ACRES

DESCRIPTION

PREPARED FROM PUBLIC RECORDS AND OFFICE CALCULATIONS OF A 34.14 ACRE TRACT OF LAND SITUATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 110.82 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED IN VOLUME 406, PAGE 360 OF THE DEED RECORDS OF SAID COUNTY, BEING A PORTION OF A 36.39 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" AND A 36 ACRE TRACT OF LAND DESCRIBED AS "SECOND TRACT" IN AN INSTRUMENT TO ALFRED H. ROBINSON AND GEORGE E. ROBINSON RECORDED IN VOLUME 406, PAGE 145 OF SAID DEED RECORDS, BEING A PORTION OF A 36 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO ALFRED H. ROBINSON AND GEORGE E. ROBINSON RECORDED IN VOLUME 406, PAGE 143 OF SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the intersection point of the easterly right-of-way line of Williamson County Road No. 172, said right-of-way line being described in a Dedication Deed to Williamson County, Texas recorded in Volume 1130, Page 547 of the Official Records of said County, and in a Warranty Deed to Williamson County, Texas recorded in Volume 1130, Page 551 of said Official Records, and the easterly line of said 110.82 acre tract of land for the north corner and POINT OF BEGINNING hereof;

THENCE, with the easterly line, in part, of said 110.82 acre tract of land, the easterly line of said 36.39 acre Tract One, the easterly line of said 36 acre tract of land, and the easterly line of said 36 acre Second Tract, the following courses:

1. S18°49'00"E for a distance of 761.74 feet to the southeast corner of said 110.82 acre tract of land, same being the northeasterly corner of said 36.39 acre Tract One for an angle point hereof;
2. S18°44'00"F. at 1,052.22 feet pass the southeasterly corner of said 36.39 acre Second Tract, same being the northeasterly corner of said 36 acre tract of land, and continue on for a total distance of 1,163.89 feet to an interior corner of said 36 acre tract of land for an angle point hereof;
3. S71°11'00"W for a distance of 52.78 feet to an interior corner of said 36 acre tract of land for an angle point hereof;
4. S18°19'00"E, at 974.58 feet pass the southeast corner of 36 acre tract of land, same being the northeasterly corner of said 36 acre Second Tract, and continue on said course for a total distance of 1,847.14 feet to a point in the northwesterly right-of-way line of F.M. Highway No. 1325 at the easterly corner of said 36 acre Second Tract for the southeast corner hereof;

THENCE, with the northwesterly right-of-way line of said F.M. Highway No. 1325, S43°56'00"W for a distance of 50.30 feet to the intersection point of the northwesterly right-of-way line of said F.M. Highway No. 1325, and the easterly right-of-way line of said County Road No. 172 for a southerly corner hereof;

THENCE, with the easterly right-of-way line of said County Road No. 172, the following courses:

1. S88°56'00"W for a distance of 141.42 feet to an angle point;

Tract 2(B)
Page 2

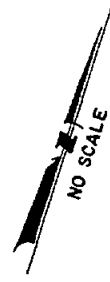
2. N46°04'00"W for a distance of 348.10 feet to a point of curvature in said County Road right-of-way line for a point of curvature hereof;
3. With the arc of a curve to the right having a radius of 1,940.00 feet, an interior angle of 35°14'29", an arc length of 1,193.25 feet, and a chord which bears N28°27'14"W for a distance of 1,174.53 feet to a point of tangency in said County Road right-of-way line for a point of tangency hereof;
4. N10°49'30"W for a distance of 694.41 feet to a point of curvature in said County Road right-of-way line for a point of curvature hereof;
5. With the arc of a curve to the right having a radius of 3,600.44 feet, an interior angle of 13°42'31", an arc length of 861.44 feet, and a chord which bears N3°58'30"W for a distance of 859.39 feet to a point of tangency in said County Road right-of-way line for a point of curvature hereof;
6. N02°53'00"E for a distance of 568.02 to a point of curvature in said County Road right-of-way line for a point of curvature hereof;
7. With the arc of a curve to the left having a radius of 2,160.19 feet, an interior angle of 6°41'00", an arc length of 252.00 feet, and a chord which bears N00°27'40"W for a distance of 251.86 feet to the POINT OF BEGINNING and containing 34.14 acres of land, more or less.

NOTE: The above description was prepared by Baker Aicklen & Associates, Inc. from Public Records and office calculations and DOES NOT represent a survey made on the ground.

SKETCH TO ACCOMPANY DESCRIPTION
OF 523.74 ACRES (TRACT 2(A))
AND 34.14 ACRES (TRACT 2(B))

CURVE NO.	DELTA	RADIUS	ARC	CHORD	CHORD BRG.
C-1	12°00'32"	6,183.54	1,298.03	1,296.66	N40°52'37"E
C-2	21°34'00"	2,040.19	767.95	763.42	S07°54'00"E
C-3	13°42'31"	3,720.44	890.15	888.03	S03°58'30"E
C-4	35°14'29"	2,060.00	1,267.05	1,247.18	S28°27'13"E
C-5	35°14'29"	1,940.00	1,193.25	1,174.53	S28°27'14"W
C-6	13°42'31"	3,600.44	861.44	859.39	N03°58'30"W
C-7	06°41'00"	2,160.19	252.00	251.86	N00°27'40"W

- | | |
|-----------------------------|------------------------------|
| L-1 = S31°49'00"W - 296.55' | L-8 = S43°56'00"W - 50.30' |
| L-2 = S31°49'00"W - 324.72' | L-9 = S88°56'00"W - 141.42' |
| L-3 = N71°11'00"E - 158.33' | L-10 = N46°04'00"W - 348.10' |
| L-4 = N18°49'00"W - 144.44' | L-11 = N02°53'00"E - 568.02' |
| L-5 = S77°36'00"E - 51.21' | L-12 = N20°06'00"W - 30.83' |
| L-6 = S01°04'00"E - 141.42' | L-13 = S46°04'00"E - 348.10' |
| L-7 = S43°56'00"W - 284.83' | L-14 = S71°11'00"W - 52.78' |



LEGEND

○ ANGLE POINT IN BOUNDARY

P.O.B. POIN OF BEGINNING

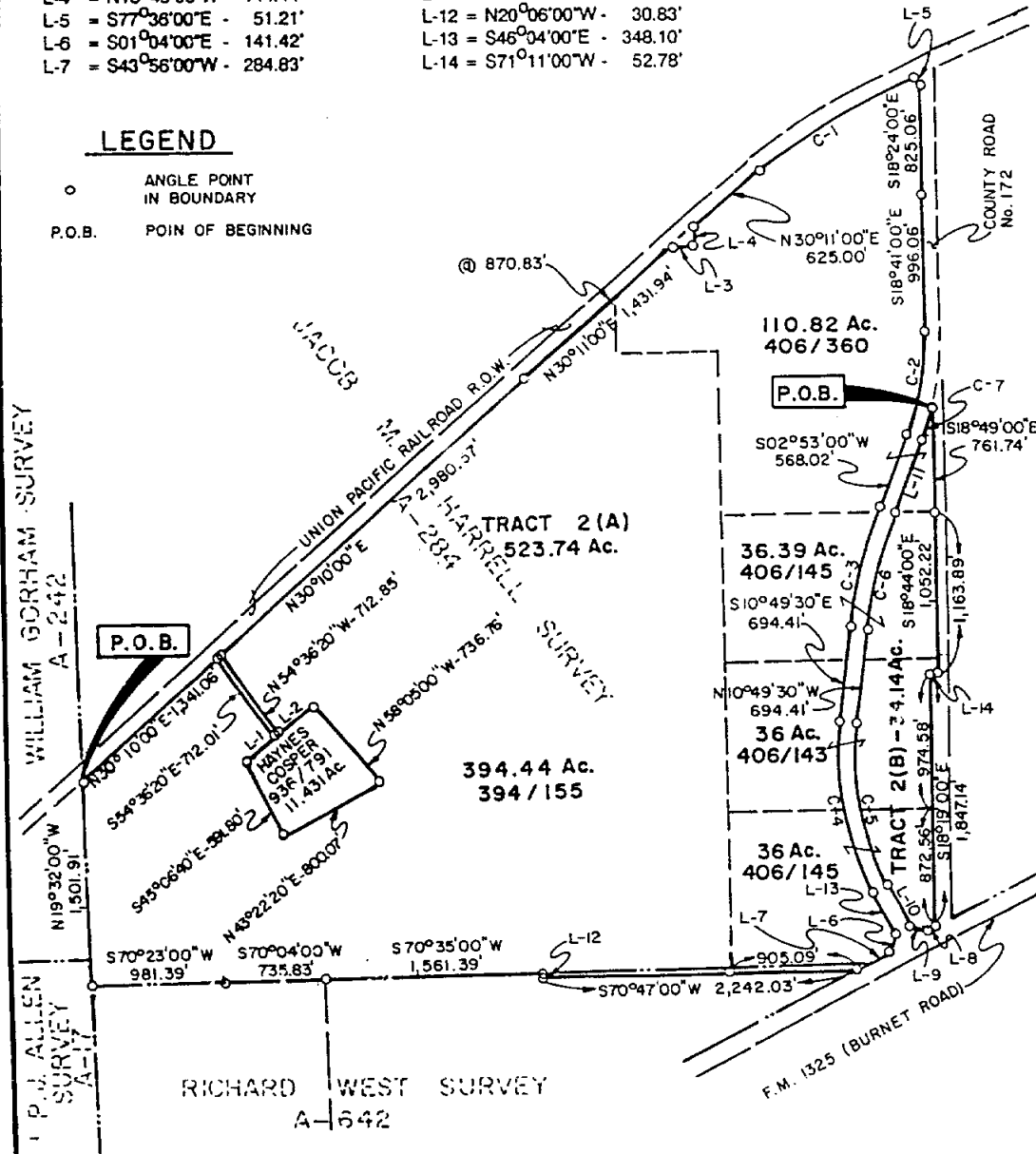


EXHIBIT A
Page 9 of 11

Prepared From
Records By
Baker-Aicklen & Associates, Inc.

BY: DM
DATE: 6-15-93
JOB No.: 331-002-10

**Baker-Aicklen
& Associates, Inc.**
CONSULTING ENGINEERS

TRACT 3 - 278.34 ACRES

DESCRIPTION

PREPARED FROM PUBLIC RECORDS AND OFFICE CALCULATIONS OF A 278.34 ACRE TRACT OF LAND SITUATED IN THE LOUIS KINCHELOE SURVEY NO. 21, ABSTRACT NO. 455, THE WILLIAM HORNSBY SURVEY NO. 22, ABSTRACT NO. 344, THE PETER CONRAD SURVEY NO. 112, ABSTRACT NO. 199, AND THE MEMUCAN HUNT SURVEY NO. 107, ABSTRACT NO. 394 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 338 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO AUSTIN WHITE LIME COMPANY RECORDED IN VOLUME 7042, PAGE 1281 OF THE DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the intersection point of the northerly right-of-way line of F.M. Highway No. 734 (Parmer Lane) and the easterly right-of-way line of the Union Pacific Railroad Company railroad right-of-way for the southwest corner and POINT OF BEGINNING hereof;

THENCE, with the westerly line of said 338 acre tract of land, same being said easterly railroad right-of-way line, the following courses:

1. N09°53'00"E for a distance of 274.43 feet to an angle point;
2. N09°54'00"E for a distance of 1,711.30 feet to an angle point;
3. N11°14'00"E for a distance of 199.20 feet to an angle point;
4. N13°29'00"E for a distance of 199.40 feet to an angle point;
5. N16°49'00"E for a distance of 198.60 feet to an angle point;
6. N19°28'00"E for a distance of 236.20 feet to an angle point;
7. N20°37'11"E for a distance of 862.38 feet to a point for the northwest corner hereof;

THENCE, departing the westerly line of said 338 acre tract of land, same being said easterly railroad right-of-way line, through the interior of said 338 acre tract of land, S59°00'00"E for a distance of 3,912.34 feet to a northeasterly corner of said 338 acre tract of land for the northeast corner hereof;

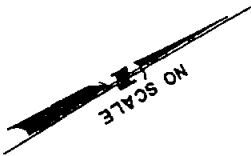
THENCE, with the easterly line of said 338 acre tract of land, S31°00'00"W for a distance of 3,540.00 feet to a point of curvature in the northerly right-of-way line of F.M. Highway No. 734 (Parmer Lane) at a southeasterly corner of said 338 acre tract of land for the southeast corner hereof;

THENCE, with the northerly right-of-way line of said F.M. Highway No. 734, the following courses:

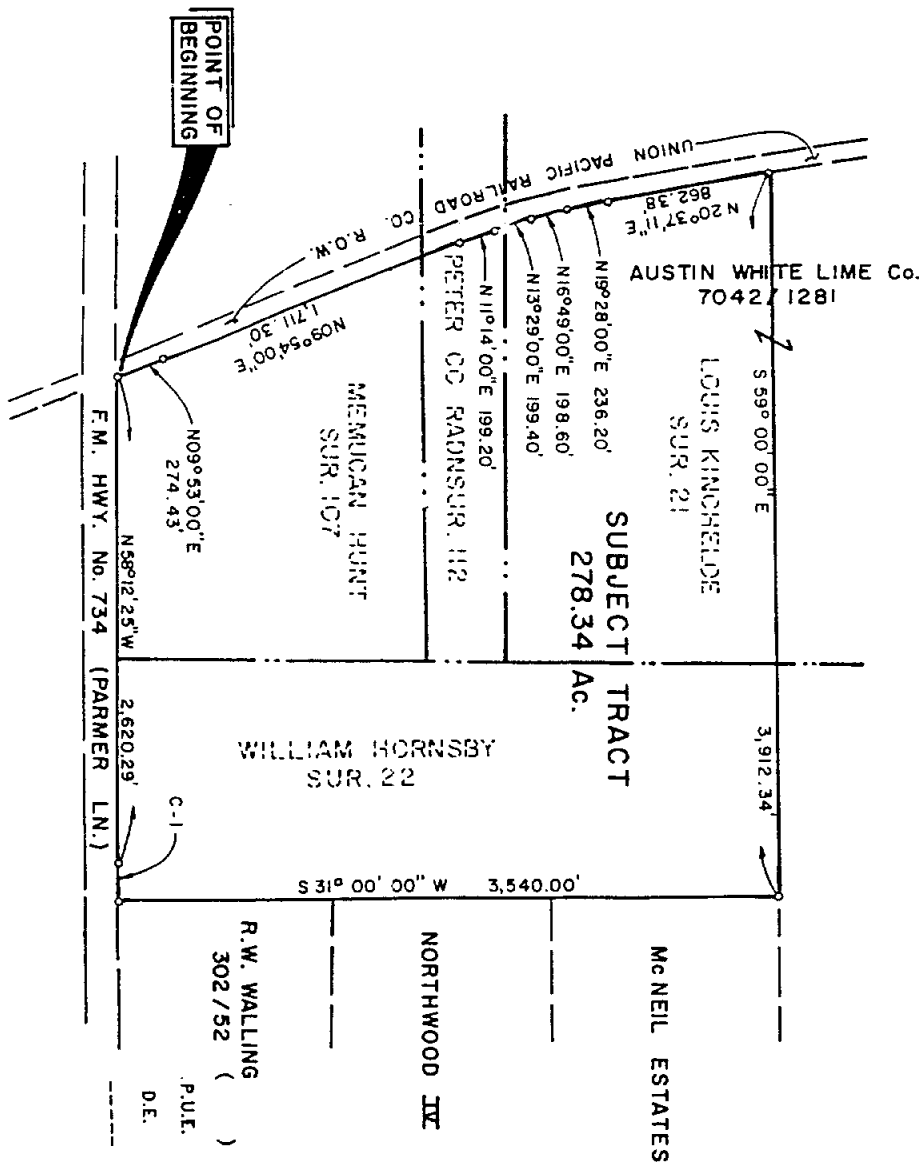
1. with the arc of a curve to the left having a radius of 15,003.01 feet, an interior angle of 0°45'32", an arc length of 198.72 feet, and chord which bears N58°37'15"W for a distance of 198.72 feet to a point of tangency;
2. N58°12'25"W for a distance of 2,620.29 feet to the POINT OF BEGINNING and containing 278.34 acres of land, more or less.

NOTE: The above description was prepared by Baker Aicklen & Associates, Inc. from Public Records and office calculations and DOES NOT represent a survey made on the ground.

A = 00°45'32"
 R = 15,003.01'
 A = 198.72'
 C = 198.72'
 CB = N58°37'15"W



SKETCH TO ACCOMPANY DESCRIPTION
 OF 278.34 ACRES (TRACT 3)



Prepared From
 Records By
 Baker-Allick & Associates, Inc.

DATE: 6-15-93
 JOB No.: 331-002-10
 File:
 BY: DM

Baker-Allick & Associates, Inc.
 Consulting Engineers

LEGEND

- = RECORD INFORMATION
- = PUBLIC UTILITY EASEMENT
- = DRAINAGE EASEMENT
- = EXISTING EASEMENT

EXHIBIT "A"

Company, its successors and assigns, until said line shall be a road.

And (we) do hereby bind myself (ourselves), our heirs and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto the said Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this 31st day of July 1936.

MRS C A ANDERSON

282/369

THE STATE OF TEXAS,
COUNTY OF WILLIAMSON.

BEFORE ME, C V Lansberry, a Notary Public in and for Williamson County, Texas, on this day personally appeared Mrs. C A Anderson, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of July A D 1936.

(L S)

C V LANSBERRY Notary Public
Williamson County, Texas.

Filed for record October 16, 1936, at 8 o'clock A.M.
Recorded November 9, 1936, at 3:15 o'clock P.M.

D L NOBLE, Clerk, County Court,
Williamson County, Texas.

E. J. Noble Deputy.

o ----- o

MRS. P A QUICK, a WIDOW TO RIGHT OF EAY EASEMENT TEXAS POWER AND LIGHT CO.

THE STATE OF TEXAS,
COUNTY OF WILLIAMSON.

KNOW ALL MEN BY THESE PRESENTS:

That I, Mrs. P A Quick, a widow, and of Williamson County, Texas, for and in consideration of the advantages which will accrue to me (us) by the construction of the electric transmission and/or distribution line hereinafter described, have granted, sold and conveyed and by these presents do grant, sell and convey unto Texas Power & Light Company, an easement and right of way for an electric transmission and/or distribution line, consisting of variable numbers of wires, and all necessary or desirable appurtenances (including poles made of wood, metal or other materials, telephone and telegraph wires, props and guys), at or near the location and along the general course now located and staked out by the said Company, over, across and upon the following described lands located in Williamson County, Texas, to-wit:

BEING a description of the Texas Power and Light Company's Round Rock Rural Distribution Extension to serve Merriltown and McNeil, (Project no. 533,) as now surveyed and located across the land of Mrs. P A Quick in the J M Harrell Survey, Williamson County, Texas.

BEGINNING at a point in the southwest right of way line of a county road, at Survey Station 54 plus 64. Said point being located 2 feet, more or less, northwest of the intersection of said right of way line with the northwest right of way line of another road. THENCE in a southwesterly direction, along and parallel with the northwest right of way line of another road for a distance of 701 feet, more or less, to a

point in the center line of a property line, running east and west Survey Station
61 plus 65 dividing line and of Mrs. P A Quick and Mrs. W G Weber. said point being located
2 feet, more or less, west of the intersection of said property line with the northwest
right of way line of a road.

BEGINNING again at a T P & L Co distribution pole located at Survey Station
54 plus 35 equals 0 plus 00. THENCE in a northwesterly direction, along and parallel with
the southwest right of way line of a county road for a distance of 1938 feet, more or
less, to a T P & L Co angle pole at Survey Station, 19 plus 38. THENCE in a northeasterly
direction for a distance of 62 feet, more or less, to a point in the southwesterly right
of way line of a county road at Survey Station 0 plus 62. BEGINNING again at a T P & L Co
angle pole at Survey Station 19 plus 38. THENCE in a southwesterly direction for a distance
of 100 feet, more or less, to a T P & L Co. service pole at Survey Station 1 plus 00.
Said service pole being located 50 feet, more or less, southeast of a residence occupied
by Mrs. P A Quick.

Not more than 1 service pole, 3 poles, 0 stubs, and 2 guys, shall be erected
along the course of said line;

TOGETHER with the right of ingress and egress over my (our) adjacent lands
to or from said right of way for the purpose of constructing, reconstructing, inspecting,
patrolling, hanging new wires on, maintaining and removing said line and appurtenances;
the right to re-locate the line in the same relative position to the adjacent road if and
as widened in the future; the right to remove from said land all trees and parts thereof,
or other obstructions, which endanger or may interfere with the efficiency of said line or
its appurtenances.

TO HAVE AND TO HOLD the above described easement and rights unto the said
Company, its successors and assigns, until said line shall be abandoned.

AND I (we) do hereby bind myself (ourselves), my (our) heirs and legal represen-
tatives, to warrant and forever defend all and singular the above described easement and
rights unto the said Company, its successors and assigns, against every person whomsoever
lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this 31st day of July 1936.

MRS. P A QUICK

THE STATE OF TEXAS,)
COUNTY OF WILLIAMSON.)

BEFORE ME, C V Lansberry a Notary Public in and for Williamson County, Texas,
on this day personally appeared Mrs. P A Quick, a widow, known to me to be the person whose
name is are subscribed to the foregoing instrument, and acknowledged to me that she
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31st day of July A D 1936.

(L S)

C V LANSBERRY Notary Public
Williamson County, Texas

Filed for record October 16, 1936, at 8 o'clock A.M.
Recorded November 9, 1936, at 3:50 o'clock P.M.

D L NOBLE, Clerk, County Court
Williamson County, Texas

BY E. Elizabeth [Signature] Deputy.