

GIFT DEED

THE STATE OF TEXAS,)
COUNTY OF BLANCO,)

KNOW ALL MEN BY THESE PRESENTS:

That we, Henry G. Bendele and wife, Bonnie J. Bendele, of the County of Blanco, State of Texas, for and in consideration of the natural love and affection, which we have and bear for our son, Charles A. Bendele, have given, granted and conveyed, and by these presents do give, grant and convey to the said Charles A. Bendele, of the County of Blanco, State of Texas, as his separate property and estate, all that certain tract or parcel of land, lying and being in the County of Blanco, described as follows, to-wit:

Being 57.37 acres of land in Blanco County, Texas, being a part of and out of Survey No. 63, originally granted to Geo. Ratliff, and described by metes and bounds as follows: BEGINNING at a fence corner post for the N.E. corner of Survey No. 63, Geo. Ratliff; THENCE with fence south 74.8 vrs. to stake; THENCE S. 87 deg. 36' W. 235.5 vrs. to stake; THENCE S. 4 deg. 23' W. 541.3 vrs. to a fence corner post for the S.E. corner of this tract; THENCE with fence along S. line of a field S. 85 deg. 48' W. 443.1 vrs. to a fence corner post in E. line of Farm Highway No. 1320 for S.W. corner of this tract; THENCE with E. line of said Highway N. 0 deg. 30' W. 562 vrs; N. 2 deg. 22' W. 97.7 vrs. to fence corner post for N.W. corner hereof, a pt. in N. line of Survey No. 63; THENCE with fence E. 779 vrs. to place of beginning, and being same premises conveyed to Henry G. Bendele by D. R. Odiorne and wife by deed dated March 22, 1952. There is retained however for Grantors herein, their heirs and assigns, out of the property above conveyed, full and free right and liberty at all times hereafter, in common with all other persons who may hereafter have the like right, to have and use that certain passageway or lane now in use across the premises, and located along the entire north side of the herein conveyed property, having a width of forty (40) feet, and to use such passageway or lane at all times and for all purposes connected with the use and occupation of the grantor's other lands and houses adjoining the same.

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, as his separate property and estate, his heirs and assigns forever.

EXECUTED this the 31st day of January, A. D. 1974.

Henry G. Bendele
Henry G. Bendele
Bonnie J. Bendele
Bonnie J. Bendele

THE STATE OF TEXAS,

COUNTY OF *Gillespie*

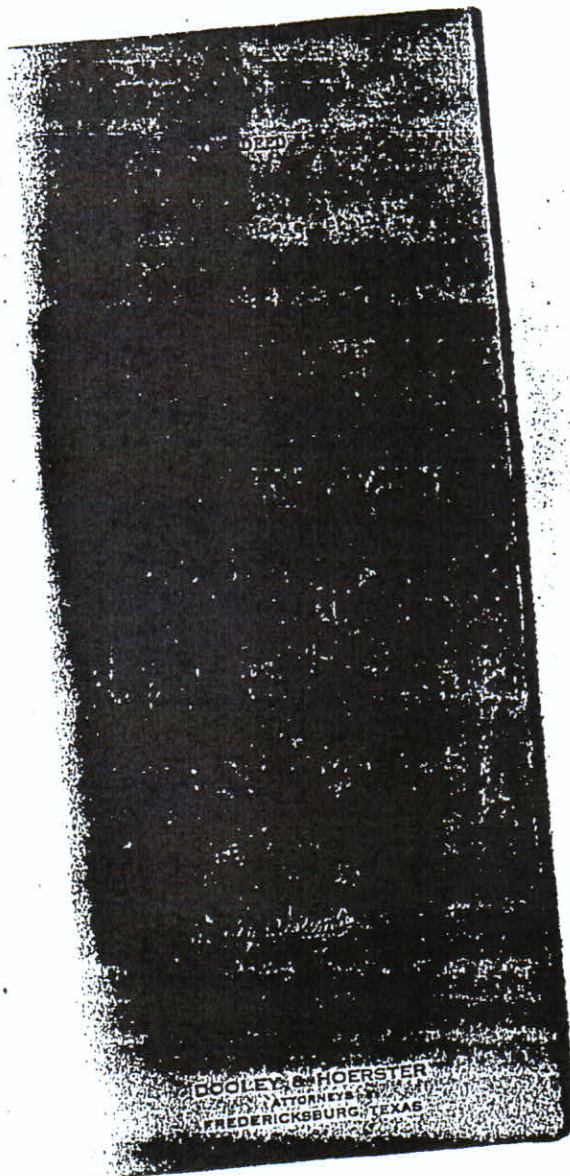
Before me, the undersigned authority, on this day personally appeared Henry G. Bendele and wife, Bonnie J. Bendele, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 31st day of

January, A. D. 1974.



Pat Dooley
Notary Public in and for *Gillespie*
County, Texas.



FILED FOR RECORD FEBRUARY 4, 1974 at 8:43 A.M.
JEFFY B. FURBER, CLERK, BLANCO COUNTY, TEXAS
RECORDED FEBRUARY 4, 1974 at 8:52 A.M.

DR
94

818

STATE OF TEXAS
COUNTY OF TRAVIS

IN THE NAME OF THE STATE OF TEXAS

TO ALL TO WHOM THESE PRESENTS SHALL COME, KNOW YE:

WHEREAS, the VETERANS' LAND BOARD OF THE STATE OF TEXAS has, in accordance with the provisions of the Texas Veterans' Land Act, purchased a certain tract of land hereinafter described and has resold said land under Contract of Sale and Purchase to the GRANTEE hereinafter named; and

WHEREAS, said GRANTEE has complied with the requirements of said BOARD and with the provisions of said Act, and has paid the entire indebtedness due under said Contract of Sale and Purchase; and

WHEREAS, upon payment of the entire indebtedness due under said Contract of Sale and Purchase, said BOARD shall execute a deed to the original veteran purchaser or to the last assignee whose assignment has been approved by said BOARD; and

WHEREAS, the Chairman of said BOARD, or in his absence or illness the Acting Chairman of said BOARD, is fully empowered and authorized to execute and deliver such deed; NOW, THEREFORE,

FOR AND IN CONSIDERATION of the sum of
TEN THOUSAND AND NO/100 (\$10,000.00)

DOLLARS, cash in hand paid to said BOARD by said GRANTEE, the receipt of which is hereby acknowledged and confessed, said BOARD has GRANTED and CONVEYED, and by these presents does hereby GRANT and CONVEY, unto

HENRY G. BENDELE,

GRANTEE, all that certain lot, tract, or parcel of land more particularly described as follows, to-wit:

BL-570-1
Pay in Full

-1-

-3-

DR
94

820

HEREBY relinquishing unto said GRANTEE, his heirs and assigns, forever, all of said BOARD'S right, title, and interest in and to said land;

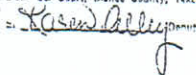
BUT IT IS AGREED AND UNDERSTOOD that in the event that a patented survey of which the above-described tract of land is a part contains excess acreage, or that unsurveyed school land is contained within the boundaries of the above-described tract of land, said BOARD by the execution of this deed does not purport to grant or convey any right, title, or interest in and to such excess acreage or unsurveyed school land.

WITNESS MY HAND AND SEAL OF THE VETERANS' LAND BOARD OF THE STATE OF TEXAS, this the 21st day of September, 1977.


Bob Armstrong, Chairman
VETERANS' LAND BOARD
OF THE STATE OF TEXAS

FILED FOR RECORD

4:00 P

SEP 23 1977
JEFFY B. FURBER
CLERK, BLANCO COUNTY, TEXAS


Approved _____ Contents ima
As To Legal ch
Execution ch

FILED FOR RECORD SEPTEMBER 29th, 1977 at 4:00 P.M.
JEFFY B. FURBER, CLERK, BLANCO COUNTY, TEXAS
RECORDED SEPTEMBER 29th, 1977 at 4:10 P.M.

BL-171-1
Pay in Full

-3-

-3-

Vol. 135 Pg. 582

HENRY G. BENDELE, ETUX

TO

MARY JOYCE SANDERSGIFT DEED

THE STATE OF TEXAS, }
COUNTY OF BLANCO. }

KNOW ALL MEN BY THESE PRESENTS;

That HENRY G. BENDELE and wife, BONNIE J. BENDELE, of the County of Blance and State of Texas, for and in consideration of the love and affection we have and bear unto and toward MARY JOYCE SANDERS, have GIVEN, GRANTED AND CONVEYED, and by these presents do GIVE, GRANT AND CONVEY unto the said , MARY JOYCE SANDERS, whose address is Route 7, Box 248A, Victoria, Texas 77901, as Her Sole and Separate Property and Estate, all of the following described real property situated in Blanco County, Texas, described as follows, to-wit:

BEING all of Tract 2, containing 51.69 acres and Tract 6, containing 40.31 acres as said tracts are described and delineated on Exhibit "A" hereto attached and made a part hereof.

Easement A

There is included in this conveyance the full and free unrestricted right and liberty at all times hereafter, in common with all other persons who may now and hereafter have the like right, the right to have and use that portion of the 20 feet wide easement "A" attached hereto as hereinafter set forth and made a part hereof for all pertinent purposes, said access easement having a width of 20 feet, and the grantee herein, his or her heirs and assigns shall have the right to use that portion of said easement as herein set forth at all times and for all purposes connected with the use and occupancy of the land conveyed by this deed.

In regards to Tract 2, the aforesaid easement "A" shall apply only from the NE corner of said Tract 2 to the west end of said easement.

In regards to Tract 6, the aforesaid easement "A" shall apply to its entire length.

Easement B

There is included in this conveyance the full and free unrestricted right and liberty at all times hereafter, in common with all other persons who may now and hereafter have the like right to have and use that certain passageway or lane now in use across and located along the entire north side of the 57.37 acres of land in Blanco County, Texas, being a part of and out of Survey No. 63, originally granted to Geo. Ratliff, that was conveyed to Charles A. Bendele by correction Gift Deed dated November 5, 1990, from Henry

G.Bendele and wife, Bonnie J. Bendele, found of record in Volume 135, page 421-422 of the Deed Records Blanco County, Texas. Said access easement having a width of 20 feet, and the grantee his or her heirs and assigns shall have the right to use such passageway or lane at all times and for all purposes connected with the use and occupancy of the land conveyed by this deed.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD said property unto the said MARY JOYCE SANDERS, as her Sole and Separate Property and Estate, her heirs and assigns forever.

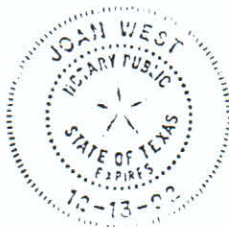
WITNESS our signatures on this the 31st. day of December, 1990.

Henry G. Bendele
HENRY G. BENDELE

Bonnie J. Bendele
BONNIE J. BENDELE

THE STATE OF TEXAS,)
COUNTY OF BLANCO)

The above instrument was acknowledged before me on the 31st. day of December, 1990 by HENRY G. BENDELE and wife, BONNIE J. BENDELE.



Joan West
Notary Public in and for the
State of Texas

JOAN WEST
Printed Name of Notary

My commission expires: 12/13/92

A DESCRIPTION OF A 51.69 ACRE TRACT OF LAND OUT OF THE T. M. SMITH SURVEY NO. 109, ABSTRACT NO. 1035, SITUATED IN BLANCO COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 243.8 ACRE TRACT OF LAND CONVEYED FROM THE VETERAN'S LAND BOARD TO HENRY G. BENDELE BY AN INSTRUMENT RECORDED IN VOLUME 94, PAGE 818 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY; SAID 51.69 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a rock mound found at the southeast corner of said Survey No. 109, being the southeast corner of the said 243.8 acre tract and hereof;

THENCE along the south line of said Survey No. 109, N 89° 31' 34" W, a distance of 1269.96 feet to a Cedar fence post at the southeast corner of a 60.15 acre "Tract 1" this day surveyed and the southwest corner hereof;

THENCE departing from the said south line of Survey No. 109 and passing over and across the said 243.8 acre tract along the following eight (8) courses:

1. N 26° 39' 44" E, a distance of 329.68 feet to a 1/2 inch iron rod set,
2. N 05° 27' 34" E, a distance of 82.40 feet to a 1/2 inch iron rod set,
3. N 84° 47' 53" W, a distance of 176.60 feet to a 1/2 inch iron rod set,
4. N 01° 31' 45" E, a distance of 434.10 feet to a 1/2 inch iron rod set,
5. N 04° 41' 13" W, a distance of 193.98 feet to a 1/2 inch iron rod set,
6. N 06° 53' 54" W, a distance of 554.54 feet to a 1/2 inch iron rod set for the northwest corner hereof,
7. N 70° 32' 48" E, a distance of 733.69 feet to a 1/2 inch iron rod set, and
8. S 89° 10' 51" E, a distance of 669.14 feet to a 1/2 inch iron rod set on the east line of said Survey No. 109 and east line of the said 243.8 acre tract, being the southeast corner of a 52.21 acre "Tract 3" and southeasterly corner of a 20 foot wide Roadway Easement this day surveyed, for the northeast corner hereof;

THENCE along the said east line of Survey No. 109, S 00° 00' 00" E (SOUTH), a distance of 1815.76 feet to the POINT OF BEGINNING, containing 51.69 acres of land, more or less.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from an on the ground survey made under my direction.

SULTEMEIER SURVEYING
P. O. Box 544
Johnson City, TX 78636
(512) 868-7308

Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional
Land Surveyor
No. 4542 - State of Texas



TRACT 5 - 40.31 ACRES
BLANCO COUNTY, TEXAS

FN 366
DECEMBER 18, 1990

A DESCRIPTION OF A 40.31 ACRE TRACT OF LAND OUT OF THE C. N. BUNDICK SURVEY NO. 82, ABSTRACT NO. 980, SITUATED IN BLANCO COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 243.8 ACRE TRACT OF LAND CONVEYED FROM THE VETERAN'S LAND BOARD TO HENRY G. BENDELE BY AN INSTRUMENT RECORDED IN VOLUME 94, PAGE 818 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY; SAID 40.31 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a fence corner post found at the easterly south-east corner of the said 243.8 acre tract, being the south-east corner hereof;

THENCE along an upper east line of the said 243.8 acre tract. N 01° 51' 30" W, a distance of 1690.34 feet to 1/2 inch iron rod found on the south bank of the Pedernales River at the northeast corner of said 243.8 acre tract, being the northeast corner hereof;

THENCE along the said south bank of the Pedernales River the following five (5) courses:

1. N 83° 48' 29" W, a distance of 464.32 feet to a point,
2. N 82° 58' 17" W, a distance of 280.85 feet to a point,
3. N 87° 41' 28" W, a distance of 281.98 feet to a point,
4. N 87° 27' 31" W, a distance of 399.30 feet to a point, and
5. N 73° 06' 44" W, a distance of 335.07 feet to a point for the northeast corner of a 41.76 acre "Tract 5" this day surveyed and northwest corner hereof;

THENCE departing from said south bank and passing over and across the said 243.8 acre tract along the following two (2) courses:

1. S 16° 53' 17" W, a distance of 279.33 feet to a 1/2 inch iron rod set, and
2. S 48° 50' 49" E, a distance of 2482.48 feet to a 1/2 inch iron rod set on the south line of said Survey No. 82, being the southeast corner said "Tract 5" and the southwest corner hereof;

THENCE along the said south line of said Survey No. 82, N 85° 39' 43" E, a distance of 8.43 feet to the POINT OF BEGINNING, containing 40.31 acres of land, more or less.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from an on the ground survey made under my direction.

SULTEMEIER SURVEYING
P. O. Box 544
Johnson City, TX 78636
(512) 868-7308



Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional
Land Surveyor
No. 4542 - State of Texas

20 FOOT WIDE ROADWAY EASEMENT "A"
BLANCO COUNTY, TEXAS

FN 367
DECEMBER 18, 1990

A DESCRIPTION OF A 20 FOOT WIDE STRIP OF LAND WHICH PASSES THROUGH THE T. M. SMITH SURVEY NO. 109, ABSTRACT NO. 1035 AND THE C. N. BUNDICK SURVEY NO. 82, ABSTRACT NO. 980, BOTH SITUATED IN BLANCO COUNTY, TEXAS; BEING ACROSS THAT CERTAIN 243.8 ACRE TRACT OF LAND CONVEYED FROM THE VETERAN'S LAND BOARD TO HENRY G. BENDELE BY AN INSTRUMENT RECORDED IN VOLUME 94, PAGE 818 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY; SAID 20 FOOT WIDE STRIP BEING AN ROADWAY EASEMENT EXTENDING FROM THE WEST LINE OF A 52.21 ACRE "TRACT 3" THIS DAY SURVEYED TO THE WEST LINE OF A 40.31 ACRE "TRACT 6" THIS DAY SURVEYED; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set on the west line of said Survey No. 109 and west line of the said 243.8 acre tract at the northwest corner of a 60.15 acre "Tract 1" this day surveyed, being the southwest corner of said "Tract 3";

THENCE departing from the said west line of Survey No. 109 and passing over and across the said 243.8 acre tract along the following five (5) courses of the southerly line hereof (the northerly line hereof being 20 feet at a right angle from and parallel with said southerly line):

1. S 88° 55' 06" E, a distance of 838.66 feet to a 1/2 inch iron rod set,
2. S 78° 04' 32" E, a distance of 493.20 feet to a 1/2 inch iron rod set,
3. S 08° 09' 33" E, a distance of 215.05 feet to a 1/2 inch iron rod set, being the northeasterly corner of said "Tract 1" and the northwest corner of a 51.69 acre "Tract 2" this day surveyed,
4. S 70° 32' 48" E, a distance of 733.69 feet to a 1/2 inch iron rod set, and
5. S 89° 10' 51" E, a distance of 669.14 feet to a 1/2 inch iron rod set on the east line of said Survey No. 109, being the northeast corner of said "Tract 2" and the southeast corner of said "Tract 3";

THENCE along the said east line of Survey No. 109, being the east line hereof, N 00° 00' 00" E (NORTH), a distance 259.54 feet to a 12 inch diameter Live Oak tree at an angle point, the west line hereof being 20 feet at a right angle from and parallel with said east line;

THENCE departing from the said east line of Survey No. 109 and passing over and across the said 243.8 acre tract along the following seven (7) courses of the southeasterly line hereof (the northwesterly line hereof being 20 feet at a right angle from and parallel with said southeasterly line):

1. N 02° 50' 39" W, a distance of 110.40 feet to a 12 inch diameter Live Oak tree,
2. N 15° 51' 55" W, a distance of 173.43 feet to an 8 inch diameter Cedar fence post set in concrete,
3. N 16° 39' 02" E, a distance of 85.34 feet to a 1/2 inch iron rod set,
4. N 09° 47' 43" W, a distance of 126.32 feet to a 1/2 inch iron rod set,
5. N 02° 09' 49" W, a distance of 36.78 feet to a 1/2 inch iron rod set,

6. N 10° 03' 03" E, a distance of 45.11 feet to a 1/2 inch iron rod set, and
7. N 40° 02' 19" E, a distance of 67.53 feet to a stone mound at the northeast corner of said Survey No. 109, being on the south line of said Survey No. 82, also being the northeast corner of said "Tract 4" for an angle point on the south line hereof;

THENCE along the said south line of Survey No. 82, being the south line hereof, N 85° 51' 41" E, a distance of 1119.44 feet to a 1/2 inch iron rod set for the southeast corner of a 41.76 acre "Tract 5" this day surveyed and the southwest corner of said "Tract 6", being the southeast corner and POINT OF TERMINATION of the herein described 20 foot wide Roadway Easement; the north line hereof being 20 feet at a right angle from and parallel with said south line.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from an on the ground survey made under my direction.

SULTEMEIER SURVEYING
P. O. Box 544
Johnson City, TX 78636
(512) 868-7308


Dale Allen Sultemeier
Registered Professional
Land Surveyor
No. 4542 - State of Texas



Page 2 of 2

FILED FOR RECORD JANUARY 4, 1991 at 10:45 A.M.
DOROTHY UECKER, CLERK, BLANCO COUNTY TEXAS
RECORDED JANUARY 7, 1991 at 2:13 P.M.

HENRY G. BENDELE, ETUX

TO

H.G.B. ✓ B.J.B.BONNIE SUE EDMUNDGIFT DEED

THE STATE OF TEXAS, }
 COUNTY OF BLANCO. }

KNOW ALL MEN BY THESE PRESENTS;

That HENRY G. BENDELE and wife, BONNIE J. BENDELE, of the County of Blance and State of Texas, for and in consideration of the love and affection we have and bear unto and toward BONNIE SUE EDMUND, have GIVEN, GRANTED AND CONVEYED, and by these presents do GIVE, GRANT AND CONVEY unto the said, BONNIE SUE EDMUND, whose address is 603 Regency, Longview, Texas 75604, as Her Sole and Separate Property and Estate, all of the following described real property situated in Blanco County, Texas, described as follows, to-wit:

BEING all of Tract 3, containing 52.21 acres and Tract 5, 41.76 acres as said tracts are described and delineated on Exhibit "A" hereto attached and made a part hereof.

Easement A

There is included in this conveyance the full and free unrestricted right and liberty at all times hereafter, in common with all other persons who may now and hereafter have the like right, the right to have and use that portion of the 20 feet wide easement "A" attached hereto as hereinafter set forth and made a part hereof for all pertinent purposes, said access easement having a width of 20 feet, and the grantee herein, his or her heirs and assigns shall have the right to use that portion of said easement as herein set forth at all times and for all purposes connected with the use and occupancy of the land conveyed by this deed.

In regards to Tract 3, the aforesaid easement "A" shall apply only from the most southerly SE corner of said Tract 3 to the west end of said easement.

In regards to Tract 5, the aforesaid easement "A" shall apply only from the most southerly SE corner of said Tract 5 to the west end of said easement.

Easement B

There is included in this conveyance the full and free unrestricted right and liberty at all times hereafter, in common with all other persons who may now and hereafter have the like right to have and use that certain passageway or lane now in use across and located along the entire north side of the 57.37 acres of land in Blanco County, Texas, being a part of and

out of Survey No. 63, originally granted to Geo. Ratliff, that was conveyed to Charles A. Bendele by correction Gift Deed dated November 5, 1990, from Henry G. Bendele and wife, Bonnie J. Bendele, found of record in Volume 135, page 421-422 of the Deed Records Blanco County, Texas. Said access easement having a width of 20 feet, and the grantee his or her heirs and assigns shall have the right to use such passageway or lane at all times and for all purposes connected with the use and occupancy of the land conveyed by this deed.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD said property unto the said BONNIE SUE EDMUND, as her Sole and Separate Property and Estate, her heirs and assigns forever.

WITNESS our signatures on this the 31st. day of December, 1990.

Henry G. Bendele
HENRY G. BENDELE

Bonnie J. Bendele
BONNIE J. BENDELE

THE STATE OF TEXAS,)
COUNTY OF BLANCO.)

The above instrument was acknowledged before me on the 31st. day of December, 1990 by HENRY G. BENDELE and wife, BONNIE J. BENDELE.



Joan West
Notary Public in and for the
State of Texas

JOAN West
Printed Name of Notary

My commission expires: 12-13-92

TRACT 3 - 52.21 ACRES
BLANCO COUNTY, TEXAS

FN 363
DECEMBER 17, 1990

A DESCRIPTION OF A 52.21 ACRE TRACT OF LAND OUT OF THE T. M. SMITH SURVEY NO. 109, ABSTRACT NO. 1035, SITUATED IN BLANCO COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 243.8 ACRE TRACT OF LAND CONVEYED FROM THE VETERAN'S LAND BOARD TO HENRY G. BENDELE BY AN INSTRUMENT RECORDED IN VOLUME 94, PAGE 818 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY; SAID 52.21 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a stone mounne found at the northwest corner of said Survey No. 109, being the westerly northwest corner of the said 243.8 acre tract and the northwest corner hereof;

THENCE along the north line of said Survey No. 109, S 87° 18' 48" E, a distance of 2027.39 feet to a 1/2 inch iron rod set for the northwest corner of a 6.24 acre "Tract 4" this day surveyed and the northeast corner hereof;

THENCE departing from the said north line of Survey No. 109 and passing over and across the said 243.8 acre tract along the following three (3) courses:

1. S 33° 55' 25" E, a distance of 293.47 feet to a 1/2 inch iron rod set,
2. S 47° 30' 26" E, a distance of 314.32 feet to a 1/2 inch iron rod set, and
3. S 48° 22' 40" E, a distance of 412.14 feet to a 1/2 inch iron rod set on the east line of said Survey No. 109, being on the east line of a 20 foot wide Roadway Easement this day surveyed at the south corner of said "Tract 4", for the easterly northeast corner hereof;

THENCE along the said east line of Survey No. 109, S 00° 00' 00" E (SOUTH), a distance of 179.18 feet to a 1/2 inch iron rod set for the northeast corner of a 51.69 acre "Tract 2" this day surveyed and the southeast corner hereof;

THENCE departing from the said east line of Survey No. 109 and passing over and across the said 243.8 acre tract along the following five (5) courses:

1. N 89° 10' 51" W, a distance of 669.14 feet to a 1/2 inch iron rod set,
2. S 70° 32' 48" W, a distance of 733.69 feet to a 1/2 inch iron rod set,
3. N 08° 09' 33" W, a distance of 215.05 feet to a 1/2 inch iron rod set,
4. N 78° 04' 32" W, a distance of 493.20 feet to a 1/2 inch iron rod set, and
5. N 88° 55' 06" W, a distance of 838.66 feet to a 1/2 inch iron rod set on the west line of said Survey No. 109, being the northwest corner of a 60.15 acre "Tract 1" and southwest corner of a 20 foot wide Roadway Easement this day surveyed, for the southwest corner hereof;

THENCE along the said west line of Survey No. 109, N 01° 01' 49" W, a distance of 908.10 feet with fence to the POINT OF BEGINNING, containing 52.21 acres of land, more or less.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from an on the ground survey made under my direction.

SULTEMEIER SURVEYING
P. O. Box 544
Johnson City, TX 78638

EXHIBIT "A"
Page 1



Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional
Land Surveyor

A DESCRIPTION OF A 41.76 ACRE TRACT OF LAND OUT OF THE C. N. BUNDICK SURVEY NO. 82, ABSTRACT NO. 980, SITUATED IN BLANCO COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 243.8 ACRE TRACT OF LAND CONVEYED FROM THE VETERAN'S LAND BOARD TO HENRY G. BENDELE BY AN INSTRUMENT RECORDED IN VOLUME 94, PAGE 818 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY; SAID 41.76 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a stone mound on the south line of said Survey No. 82 at the northeast corner of the T. M. Smith Survey No. 109, Abstract No. 1035, being an inside southeasterly corner of the said 243.8 acre tract and the northeast corner of a 6.24 acre "Tract 4" this day surveyed, for a point on the south line hereof;

THENCE along the south line of said Survey No. 82, N 85° 51' 41" E, a distance of 1119.44 feet to a 1/2 inch iron rod set for the southwest corner of a 40.31 acre "Tract 6" this day surveyed and the southeast corner hereof;

THENCE departing from the said south line of Survey No. 82 and passing over and across the said 243.8 acre tract along the following two (2) courses:

1. N 48° 50' 49" W, a distance of 2482.48 feet to a 1/2 inch iron rod set, and
2. N 16° 53' 17" E, a distance of 279.33 feet to an unmarked point on the south bank of the Pedernales River, being the northwest corner of said "Tract 6" and the northeast corner hereof;

THENCE along said south bank, N 73° 06' 44" W, a distance of 337.00 feet to a 60d nail found at the point of intersection with the centerline of Rocky Creek, being the northwest corner of the said 243.8 acre tract and hereof;

THENCE along the said centerline of Rocky Creek the following seven (7) courses:

1. S 16° 11' 46" W, a distance of 355.17 feet to a point,
2. S 09° 25' 49" E, a distance of 332.70 feet to a point,
3. S 18° 23' 24" E, a distance of 711.02 feet to a point,
4. S 26° 20' 11" E, a distance of 379.28 feet to a point,
5. S 71° 20' 43" E, a distance of 91.06 feet to a point,
6. S 32° 04' 30" E, a distance of 111.62 feet to a point, and
7. S 41° 06' 01" E, a distance of 343.91 feet to a point on the south line of said Survey No. 82, being on the north line of said "Tract 4" for the southwest corner hereof;

THENCE along the said south line of Survey No. 82, S 87° 18' 48" E, a distance of 274.65 feet to the POINT OF BEGINNING, containing 41.76 acres of land, more or less.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from an on the ground survey made under my direction.

SULTEMEIER SURVEYING
P. O. Box 544
Johnson City, TX 78826
(512) 868-7308



Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional
Land Surveyor
No. 4542 - State of Texas

EXHIBIT "A"
Page 2

20 FOOT WIDE ROADWAY EASEMENT "A"
BLANCO COUNTY, TEXAS

FN 367
DECEMBER 18, 1990

A DESCRIPTION OF A 20 FOOT WIDE STRIP OF LAND WHICH PASSES THROUGH THE T. M. SMITH SURVEY NO. 109, ABSTRACT NO. 1035 AND THE C. N. BUNDICK SURVEY NO. 82, ABSTRACT NO. 980, BOTH SITUATED IN BLANCO COUNTY, TEXAS; BEING ACROSS THAT CERTAIN 243.8 ACRE TRACT OF LAND CONVEYED FROM THE VETERAN'S LAND BOARD TO HENRY G. BENDELE BY AN INSTRUMENT RECORDED IN VOLUME 94, PAGE 818 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY; SAID 20 FOOT WIDE STRIP BEING AN ROADWAY EASEMENT EXTENDING FROM THE WEST LINE OF A 52.21 ACRE "TRACT 3" THIS DAY SURVEYED TO THE WEST LINE OF A 40.31 ACRE "TRACT 6" THIS DAY SURVEYED; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set on the west line of said Survey No. 109 and west line of the said 243.8 acre tract at the northwest corner of a 60.15 acre "Tract 1" this day surveyed, being the southwest corner of said "Tract 3";

THENCE departing from the said west line of Survey No. 109 and passing over and across the said 243.8 acre tract along the following five (5) courses of the southerly line hereof (the northerly line hereof being 20 feet at a right angle from and parallel with said southerly line):

1. S 88° 55' 06" E, a distance of 838.66 feet to a 1/2 inch iron rod set,
2. S 78° 04' 32" E, a distance of 493.20 feet to a 1/2 inch iron rod set,
3. S 08° 09' 33" E, a distance of 215.05 feet to a 1/2 inch iron rod set, being the northeasterly corner of said "Tract 1" and the northwest corner of a 51.69 acre "Tract 2" this day surveyed,
4. S 70° 32' 48" E, a distance of 733.69 feet to a 1/2 inch iron rod set, and
5. S 89° 10' 51" E, a distance of 669.14 feet to a 1/2 inch iron rod set on the east line of said Survey No. 109, being the northeast corner of said "Tract 2" and the southeast corner of said "Tract 3";

THENCE along the said east line of Survey No. 109, being the east line hereof, N 00° 00' 00" E (NORTH), a distance 259.54 feet to a 12 inch diameter Live Oak tree at an angle point, the west line hereof being 20 feet at a right angle from and parallel with said east line;

THENCE departing from the said east line of Survey No. 109 and passing over and across the said 243.8 acre tract along the following seven (7) courses of the southeasterly line hereof (the northwesterly line hereof being 20 feet at a right angle from and parallel with said southeasterly line):

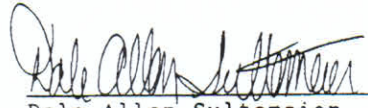
1. N 02° 50' 39" W, a distance of 110.40 feet to a 12 inch diameter Live Oak tree,
2. N 15° 51' 55" W, a distance of 173.43 feet to an 8 inch diameter Cedar fence post set in concrete,
3. N 16° 39' 02" E, a distance of 85.34 feet to a 1/2 inch iron rod set,
4. N 09° 47' 43" W, a distance of 126.32 feet to a 1/2 inch iron rod set,
5. N 02° 09' 49" W, a distance of 36.78 feet to a 1/2 inch iron rod set,

6. N 10° 03' 03" E, a distance of 45.11 feet to a 1/2 inch iron rod set, and
7. N 40° 02' 19" E, a distance of 67.53 feet to a stone mound at the northeast corner of said Survey No. 109, being on the south line of said Survey No. 82, also being the northeast corner of said "Tract 4" for an angle point on the south line hereof;

THENCE along the said south line of Survey No. 82, being the south line hereof, N 85° 51' 41" E, a distance of 1119.44 feet to a 1/2 inch iron rod set for the southeast corner of a 41.76 acre "Tract 5" this day surveyed and the southwest corner of said "Tract 6", being the southeast corner and POINT OF TERMINATION of the herein described 20 foot wide Roadway Easement; the north line hereof being 20 feet at a right angle from and parallel with said south line.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from an on the ground survey made under my direction.

SULTEMEIER SURVEYING
P. O. Box 544
Johnson City, TX 78636
(512) 868-7308


Dale Allen Sultemeier
Registered Professional
Land Surveyor
No. 4542 - State of Texas



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FILED FOR RECORD JANUARY 2, 1991 at 3:10 P.M.
DOROTHY UECKER, CLERK, BLANCO COUNTY TEXAS
RECORDED JANUARY 3, 1991 at 4:19 P.M.

HENRY G. BENDELE, ET UX

TO

CHARLES A. BENDELE

CORRECTION GIFT DEED

THE STATE OF TEXAS, }
COUNTY OF BLANCO }

KNOW ALL MEN BY THESE PRESENTS:

That HENRY G. BENDELE and wife, BONNIE J. BENDELE, of the County of ~~Kendall~~ ^{BLANCO} and State of Texas, for and in consideration of the love and affection we have and bear unto and toward CHARLES A. BENDELE, have GIVEN, GRANTED AND CONVEYED, and by these presents do GIVE, GRANT AND CONVEY unto the said CHARLES A. BENDELE, whose address is P.O. Box 187, Hye, Texas 78635, as his Separate Property and Estate, all of the following described real property situated in Blanco County, Texas, described as follows, to-wit:

BEING 57.37 acres of land in Blanco County, Texas, being a part of and out of Survey No. 63, originally granted to Geo. Ratliff, and described by metes and bounds as follows:

BEGINNING at a fence corner post for the N. E. corner of Survey No. 63, Geo. Ratliff;

THENCE with fence south 74.8 vrs. to stake;

THENCE S. 87 deg. 36' W. 285.5 vrs. to stake;

THENCE S. 4 deg. 23' W. 541.3 vrs. to a fence corner post for the S. E. Corner of this tract;

THENCE with fence along S. line of a field S. 85 deg. 48' W. 443.1 vrs. to a fence corner post in E. line of Farm Highway No. 1320 for S. W. corner of this tract;

THENCE with E. line of said Highway N. 0 deg. 30' W. 562 vrs;

N. 2 deg. 22' W. 97.7 vrs. to fence corner post for N.W. corner hereof, a pt. in N. line of Survey No. 63;

THENCE with fence E. 779 vrs to the place of beginning, and being the same premises conveyed to Henry G. Bendele by D. R. Odiorne and wife by deed dated March 22, 1952.

There is retained however for Grantors herein, their heirs and assigns, out of the property above conveyed, full and free right and liberty at all times hereafter, in common with all other persons who may hereafter have the like right, to have and use that certain passageway or lane now in use across the premises, and located along the entire north side of the herein conveyed property, having a width of twenty (20) feet, and to use such passageway or lane at all times and for all purposes connected with the use and occupation of the grantor's other lands and houses adjoining the same.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO

HAVE AND TO HOLD said property unto the said CHARLES A. BENDELE, as his Separate Property and Estate, his heirs and assigns forever.

This Deed is made in place of and as a Deed of Correction of a Gift Deed executed by Grantors herein to Grantee, dated January 31, 1974, and recorded in Volume 86, pages 283-285, Deed Records of Blanco County, Texas, wherein by error the width of the passageway or lane was listed in error as forty (40) feet, when it should have been listed as twenty (20) feet in width.

WITNESS our signatures on this the 5th day of Nov, 1990.

APPROVED:

Charles A. Bendele
CHARLES A. BENDELE

Henry G. Bendele
HENRY G. BENDELE

Bonnie J. Bendele
BONNIE J. BENDELE

THE STATE OF TEXAS,)
COUNTY OF Blanco)

The above instrument was acknowledged before me on the 5th day of Nov, 1990 by HENRY G. BENDELE and wife, BONNIE J. BENDELE.



Joy Brussel
Notary Public in and for the
State of Texas

Joy Brussel
Printed Name of Notary

My commission expires: 6-30-92

P/RE225/BENDELE.CGT

FILED FOR RECORD DECEMBER 12, 1990 at 3:20 P.M.
DOROTHY UECKER, CLERK, BLANCO COUNTY TEXAS
RECORDED DECEMBER 13, 1990 at 10:00 A.M.