

ANNIE R. LANGETOFREDERICK J. MOSEL, ET UXWARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF GILLESPIE §

THAT I, ANNIE R. LANGE, of the County of Gillespie and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto FREDERICK J. MOSEL and wife, FRANCES M. MOSEL, the following described real property in Gillespie County, Texas, to-wit:

TRACT I: BEING 80.5 acres of land situated in Gillespie County, Texas, being part of the C.C.S.D. & R.G.N.G.R.R. Co. Survey No. 127, Abstract No. 138, and being part of that 160 acre tract of land described in a conveyance to Kim E. Anderegg by Erwin A. Anderegg, et ux, dated November 14, 1985, found of record in Volume 170, Pages 866-867 of the Deed Records of Gillespie County, Texas. Said 80.5 acre tract of land is described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

TRACT II: BEING 23.4 acres of land situated in Gillespie County, Texas, being part of the C.C.S.D. & R.G.N.G.R.R. Co. Survey No. 127, Abstract No. 138, and being part of that 160 acre tract of land described in a conveyance to Kim E. Anderegg by Erwin A. Anderegg, et ux, dated November 14, 1985, found of record in Volume 170, Pages 866-867 of the Deed Records of Gillespie County, Texas. Said 23.4 acre tract of land is described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

TRACT III: BEING 60.0 acres of land situated in Gillespie County, Texas, being part of the C.C.S.D. & R.G.N.G.R.R. Co. Survey No. 127, Abstract No. 138, and being part of that certain tract of land called 160 acres of land, the West one-half (1/2) of the South one-half (1/2) of 640 acres of Survey No. 127. Said 60.0 acre tract of land is described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

For the above consideration the herein Grantor also transfers, assigns, sells and conveys unto the herein Grantees, their heirs and assigns, the free and uninterrupted use, liberty, privilege and easement of passing in and along a certain way in

Gillespie County, Texas, out of and part of Survey No. 127, C.C.S.D. & R.G.N.G.R.R. Co. Survey No. 677, William Wahrmond, and Survey No. 361, A.B. & M., said roadway being 40 feet in width and being 20 feet either side of the following described line:

BEING a road easement 40 feet in width, lying and being situated in Gillespie County, Texas, out of Survey No. 127, C.C.S.D. & R.G.N.G. Ry. Co.; Survey No. 677, William Wahrmond and Survey No. 361, A.B.&M. Said 40 foot wide road easement being 20 feet either side of the following described line:

BEGINNING at a point in the North line of Survey No. 133, C.C.S.D. & R.G.N.G.Ry. Co., and from said point the N.W. corner of Survey No. 133 bears West 20 feet;

THENCE with the center of said road easement from point to point as follows: N. 00° 12' W. 4516.99 feet; N. 01° 14' W. 2963.01 feet; and N. 11° 32' W. 1860.50 feet to a point in the South line of Salt Branch Road;

together with free ingress, egress, regress to and for the herein grantees, their heirs and assigns, and grantees and grantees' tenants, with wagons, carriages and other vehicles, horses, mules, cattle and other livestock, as by grantees and grantees' heirs and assigns shall be necessary or convenient, at all times and seasons forever, in, along, upon, and out of said way in common with all other parties who have the like right, to have and to hold all and singular the easement rights and privileges aforesaid, unto the herein Grantees, their heirs and assigns, to their proper use and behoof, in common with all others who have the like right.

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

1. Right of Way Easement dated August 7, 1973, executed by Erwin Anderegg to Central Texas Electric Cooperative, Inc., found of record in Volume 107, Pages 440-441, Deed Records of Gillespie County, Texas.
2. Easement dated September 2, 1978, executed by Erwin A. Anderegg to Emil Anderegg, et ux, et al, found of record in Volume 126, Pages 236-237, Deed Records of Gillespie County, Texas.
3. Correction Easement dated March 30, 1979, executed by Erwin A. Anderegg to Vera Crow, found of record in Volume 129, Pages 172-173, Deed Records of Gillespie County, Texas.
4. Telephone Line Right of Way Easement dated April 27, 1954, executed by D. L. Anderegg and Bessie Anderegg to Hill Country Telephone Cooperative,

- Inc., found of record in Volume 149, Pages 881-882, Deed Records of Gillespie County, Texas.
5. Telephone Line Right of Way Easement dated April 27, 1954, executed by D. L. Anderegg and Mrs. D. L. (Bessie) Anderegg to Hill Country Telephone Cooperative, Inc., found of record in Volume 149, Pages 879-880, Deed Records of Gillespie County, Texas.
 6. Telephone Line Right of Way Easement dated March 2, 1974, executed by Erwin Anderegg and Roberta Anderegg to Hill Country Telephone Cooperative, Inc., found of record in Volume 149, Pages 889-890, Deed Records of Gillespie County, Texas.
 7. Easement dated February 18, 1986, executed by Erwin A. Anderegg, et ux, et al to Corey J. Anderegg, et al, found of record in Volume 172, Pages 902-904, Deed Records of Gillespie County, Texas.
 8. Right of Way Easement acknowledged August 4, 1992, executed by Charles J. Lange to Central Texas Electric Cooperative, Inc., found of record in Volume 239, Pages 77-78, Real Property Records of Gillespie County, Texas.
 9. Rules, Regulations and Orders governing the creation of Residential Subdivisions, Sanitation and Waste Disposal, and the drilling, construction and use of water wells as passed by the City of Fredericksburg, Texas, Commissioner's Court of Gillespie County, Texas, and the Texas Water Quality Board.
 10. Correction Easement dated January 28, 1986, executed by Erwin Anderegg to Kim E. Anderegg, found of record in Volume 172, Pages 331-332, Deed Records of Gillespie County, Texas.
 11. Telephone Line Right of Way Easement dated January 30, 1990, executed by Erwin Anderegg to Hill Country Telephone Cooperative, Inc., found of record in Volume 208, Page 522, Real Property Records of Gillespie County, Texas.
 12. Rights of others in and to the 40 foot road easement herein transferred and assigned.

Ad valorem taxes on said property for the current year have been prorated and payment thereof is assumed by Grantees.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators 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, except as to the reservations from and exceptions to conveyance and warranty.

EXECUTED this the 7th day of June, A.D. 1996.

Annie R. Lange
ANNIE R. LANGE

Address of Grantee:

46 Fred Drive
Fredericksburg, Texas 78624

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 7th day of June, 1996, by ANNIE R. LANGE.



Carrie Schumpelt
Notary Public, State of Texas

EXHIBIT "A"

TRACT I:

BEING 80.5 acres of land situated in Gillespie County, Texas, being part of the C.C.S.D. & R.G.N.G.R.R.Co. Survey No. 127, Abstract No. 138, and being part of that 160 acre tract of land described in a conveyance to Kim E. Anderegg by Erwin A. Anderegg, et ux, dated November 14, 1985, found of record in Volume 170, Pages 866-867 of the Deed Records of Gillespie County, Texas. Said 80.5 acre tract of land is described by metes and bounds as follows, to-wit:

BEGINNING at a steel bar found set at a fence corner post for the S. W. corner of the C.C.S.D. & R.G.N.G.R.R.Co. Survey No. 127, for the S. W. corner of that 160 acre tract of land described in said conveyance to Kim E. Anderegg by Erwin A. Anderegg, et ux, found of record in Volume 170, Pages 866-867 of the Deed Records of Gillespie County, Texas, for the S. W. corner of this tract of land;

THENCE with fence along the South line of said Survey No. 127, S. 88° 54' E., crossing a road easement, 2655.4 feet to a corner post found set for the S. E. corner of said 160 acre tract, for the S. E. corner of this tract of land;

THENCE with fence along the East line of said 160 acre tract, N. 01° 11' E. 1320.0 feet to a steel bar set for the N. E. corner of this tract of land;

THENCE N. 88° 53' W., crossing road easement, 2663.6 feet to a steel bar set in fence along the West line of said Survey No. 127, for the N. W. corner of this tract of land;

THENCE with fence along the West line of road, S. 0° 50' W. 1230.2 feet to the place of beginning, and containing 80.5 acres of land, more or less.

TRACT II:

BEING 23.4 acres of land situated in Gillespie County, Texas, being part of the C.C.S.D. & R.G.N.G.R.R.Co. Survey No. 127, Abstract No. 138, and being part of that 160 acre tract of land described in a conveyance to Kim E. Anderegg by Erwin A. Anderegg, et ux, dated November 14, 1985, found of record in Volume 170, Pages 866-867 of the Deed Records of Gillespie County, Texas. Said 23.4 acre tract of land is described by metes and bounds as follows, to-wit:

BEGINNING at a steel bar set in fence 1320.2 feet N. 0° 50' E. from the S. W. corner of said C.C.S.D. & R.G.N.G.R.R.Co. Survey No. 127, for the N. W. corner of an 80.5 acre tract of land surveyed out of that 160 acre tract of land described in said conveyance to Kim E. Anderegg by Erwin A. Anderegg, et ux, found of record in Volume 170, Pages 866-867 of the Deed Records of Gillespie County, Texas, for the S. W. corner of this tract of land;

THENCE S. 88° 53' E. 2663.6 feet to a steel bar set in fence along the East line of said 160 acre tract, for the N. E. corner of said 80.5 acre tract, for the S. E. corner of this tract of land;

THENCE with fence, N. 1° 21' E. 391.1 feet to a stake, for the N. E. corner of this tract of land;

THENCE N. 89° 14' W., crossing road easement, 2667.1 feet in all to a stake in the West line of said 160 acre tract, for the N. W. corner of this tract of land;

THENCE with fence along the West line of said Survey No. 127 and along the West line of road, S. 0° 50' W. 395.1 feet to the place of beginning, and containing 23.4 acres of land, more or less.

EXHIBIT "A"

TRACT III

BEING 60.0 acres of land situated in Gillespie County, Texas, being part of the C.C.S.D. & R.G.N.G.R.R.Co. Survey No. 127, Abstract No. 138, and being part of that certain tract of land called 160 acres of land, the West one-half (1/2) of the South one-half (1/2) of 640 acres of Survey No. 127. Said 60.0 acre tract of land is described by metes and bounds as follows, to-wit:

BEGINNING at a steel bar set at a fence corner post for the N. W. corner of that certain tract of land called 160 acres of land, the West one-half (1/2) of the South one-half (1/2) of 640 acres of Survey No. 127, Abstract No. 138, being a point 2674.1 feet N. 0° 50' E. from the S. W. corner of said C.C.S.D. & R.G.N.G.R.R.Co. Survey No. 127, for the N. W. corner of this tract of land;

THENCE with fence along the North line of said 160 acre tract, S. 89° 14' E., crossing a road easement, 2675.9 feet in all to a corner post, for the N. E. corner of said 160 acre tract, for the N. E. corner of this tract of land;

THENCE with fence along the East line of said 160 acre tract, S. 1° 21' W. 978.8 feet to a stake, for the S. E. corner of this tract of land;

THENCE N. 89° 14' W., crossing road easement, 2667.1 feet in all to a stake in fence, 1695.3 feet N. 0° 50' E. from the S.W. corner of said Survey No. 127, for the S. W. corner of this tract of land;

THENCE with fence along the West line of said Survey No. 127 and along the West line of road, N. 0° 50' E. 978.8 feet to the place of beginning, and containing 60.0 acres of land, more or less.

EXHIBIT "B"

BEING a road easement 40 feet in width, lying and being situated in Gillespie County, Texas, out of Survey No. 127, C.C.S.D.&R.G.N.G. Ry. Co.; Survey No. 677, William Wahrmond and Survey No. 361, A.B.&M. Said 40 foot wide road easement being 20 feet either side of the following described line:

BEGINNING at a point in the North line of Survey No. 133, C.C.S.D. &R.G.N.G. Ry. Co., and from said point the N.W. corner of Survey No. 133 bears West 20 feet;

THENCE with the center of said road easement from point to point as follows:

N. 00° 12' W. 4516.99 feet;

N. 01° 14' W. 2963.01 feet; and

N. 11° 32' W. 1860.50 feet to a point in the South line of Salt Branch Road.

CERTIFICATE OF LEGALITY AND AUTHENTICITY

I, certify that the discrete numbered microfilm images between the Title Page and the Certificate of Legality and Authenticity have been made in strict accordance with Article 1941 (a) V.T.C.S., and that each image is a true, correct, and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which had been filed for record on the date and at the time stamped on each; that no microfilm image or images were substituted for any original discrete microfilm image or images between the Title Page and this Certificate. Official Public Records of Real Property. Volume 307 Page 414-420, filmed on the 10th day of June, A.D. 1996.

DORIS LANGE, Clerk, by Felicia Cornehl Deputy.
Felicia Cornehl
