

46.39 Acres

NORTH GEORGETOWN

SH 130; CR 152, 1 MILE EAST OF IH 35

**AVAILABLE FOR IDENTIFIED COMMERCIAL INDUSTRIAL USERS
SUBJECT TO OWNERSHIP REVIEW & PRICE DETERMINATION**

Larry D. Kokel
TexAg Real Estate Services, Inc.
404 West 9th Street, Suite 201
Georgetown, Texas 78626
(512) 930-5258 Office
(512) 924-5717 Cell
(512) 943-4539 Fax
info@texag.com
www.texag.com

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Fax: 512-930-5348
www.texag.com



BROKER:
Larry D. Kokel – Cell 512-924-5717
info@texag.com

PROPERTY FOR SALE:
46.39 ACRES WILLIAMSON COUNTY, TEXAS
1001 CR 152
GEORGETOWN, TEXAS

ACCESS-LOCATION:

±945 feet along County Road 152 and ± 572 feet along SH 130 Access Road in Georgetown, Texas.

LOCATION:

Located 1 mile southeast of IH 35 on north side of IH 35 near intersection of IH 35 & SH 130.

OWNER:

Illig LTD & Mickan Merkord & Kokel LTD

TAXES:

Currently under Agriculture Use 1-D-1 taxation (R039070).

Ag Assessed Value \$1,577

Annual Taxes ± \$1,577 year

Market Value 2021 \$1,549,386

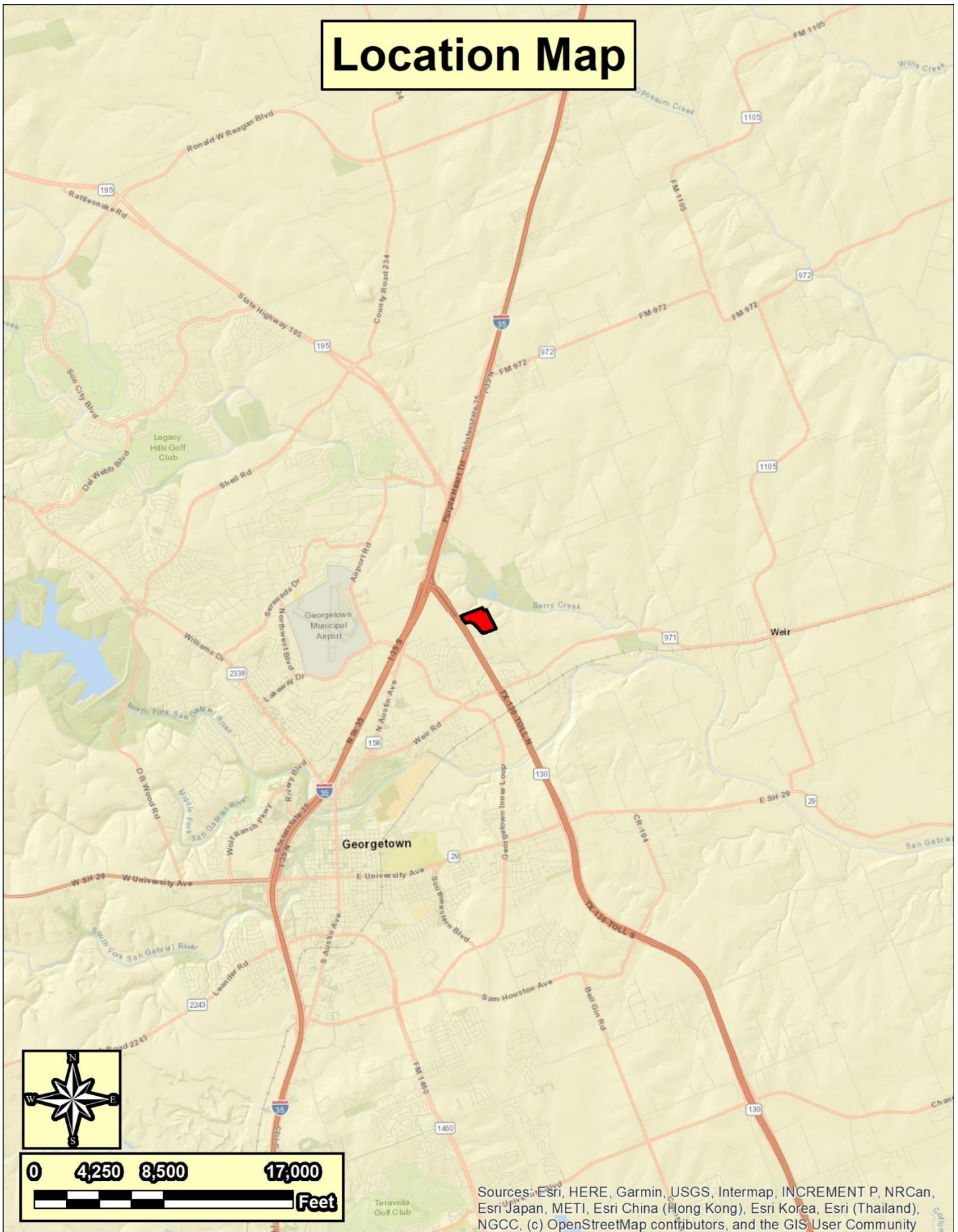
Future rollback taxes responsibility of Buyer. Estimated roll-back if conducted in 2022 is ± \$94,334.22 (subject to Buyer verification with taxing entities).

Larry Kokel is Texas Real Estate Broker and 50% owner of the 46.39 acres of land.

Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

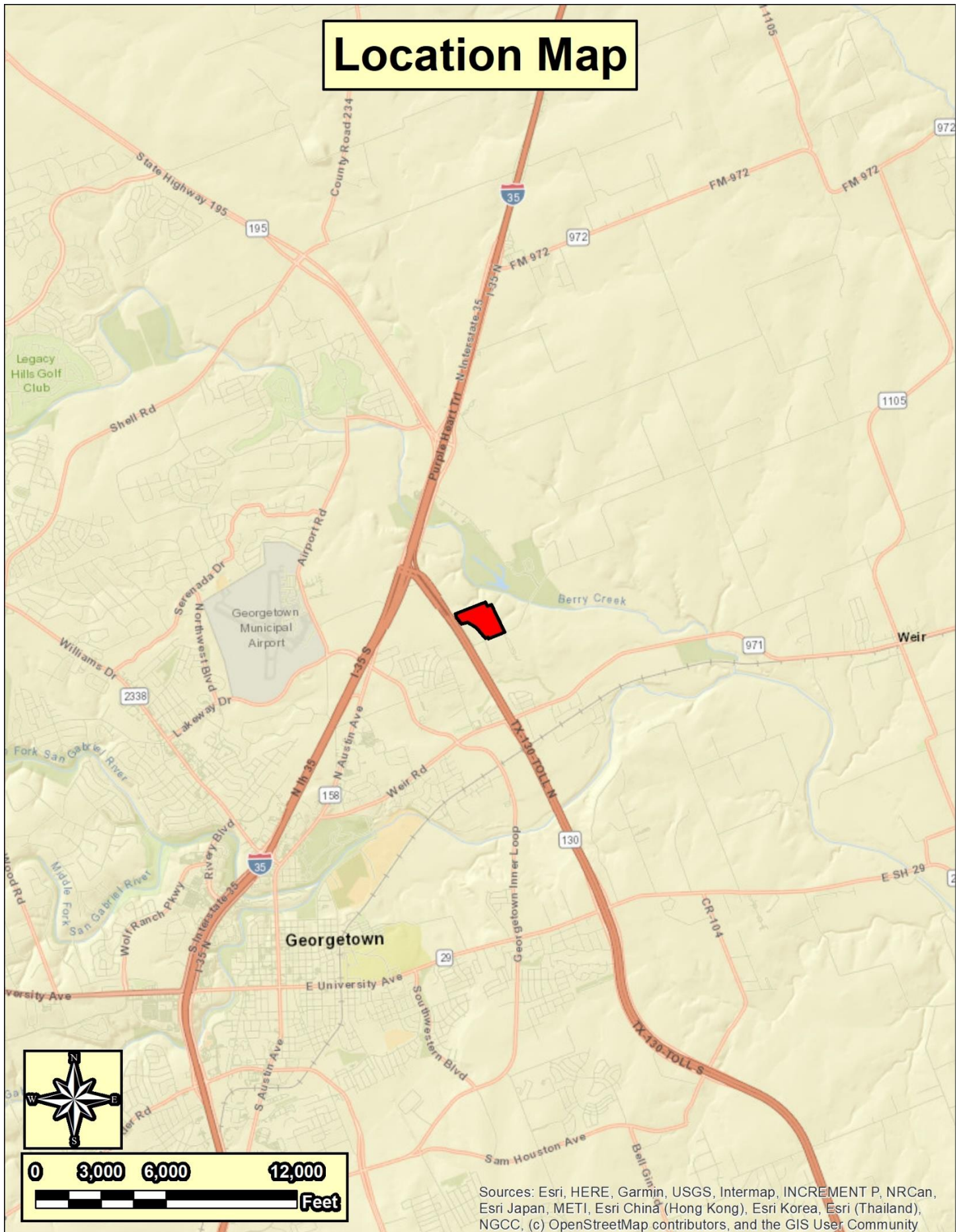
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that the information "About Brokerage Services" form is provided herein. TexAg Real Estate Services, Inc. represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.

Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Location Map



SURVEY PLATFORM

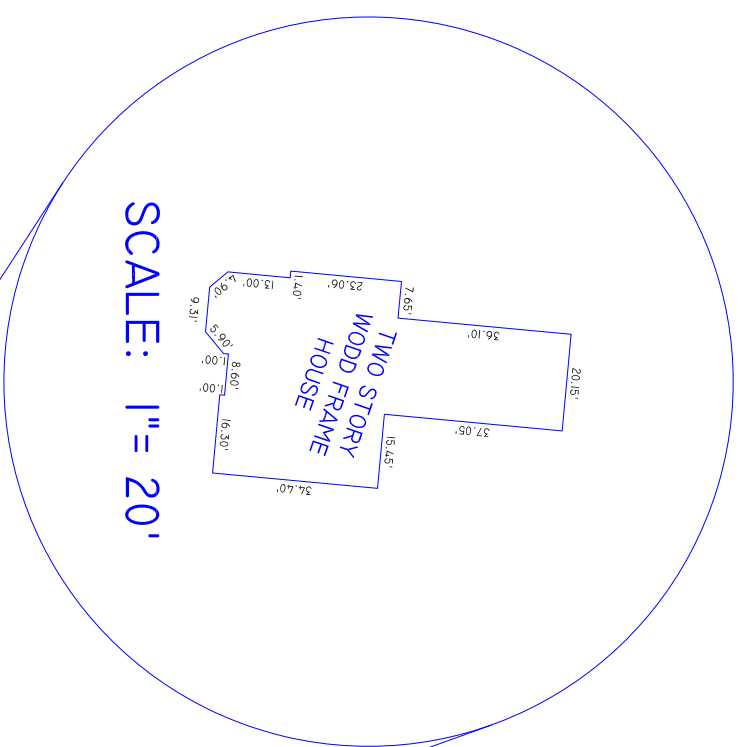
FOR

LARRY D. KOKEL & DALE ILLIG
46.39 AC.

*RICHARD W. KLEEN, INDIVIDUALLY
AND AS CO-INDEPENDENT EXECUTOR OF THE
ESTATE OF ARTHUR L. KLEEN, DECEASED. ET AL
CAUSE NO. 00-0401-CP3 PROBATE RECORDS*

IN WILLIAMSON COUNTY, TEXAS

SCALE: 1"= 200'



B. E. WITTERA ESTATE

N 70°28'4.7" E 147.5' 4.9"

250.00'

S 77° W 147.8' 3.5"

100.25'

300.00'

418/433

THIRD TRACT

REMAINDER OF 100.00 AC.

ARTHUR L. & VERA KLEEN

(ACCE
PERMIT
REGUL
& LOC

46.39 AC

REMAINDER OF
FIRST TRACT 66.5 AC.
ARTHUR L. & VERA KLEEN

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF IMPROVEMENTS. THIS PROPERTY ABUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

SURVEY DATE JULY 31, 2006.

LAND UNLIMITED
10.00 AC
2002047089

RONNIE LEWIS
10.00 AC
9644396

*RICHARD W. KLEEN, INDIVIDUALLY
AND AS CO-INDEPENDENT EXECUTOR OF THE
ESTATE OF ARTHUR L. KLEEN, DECEASED, ET AL.
CAUSE NO. 00-0401-CP3 PROBATE RECORDS*

*SITUATED IN THE
JOHN BERRY SURVEY A-51
IN WILLAMSON COUNTY, TEXAS*

SC

46.39 AC.

418/L33

**REMAINDER OF
FIRST TRACT 66.5 AC.
ARTHUR L. & VERA KLEEN**

418/L33

**THIRD TRACT
UNDER OF 100.00 AC.
R. L. & VERA KLEEN**

472/L33

**52.872 AC.
(102.5 AC.)
E. WITTERA ESTATE**

**1.0 AC.
1228/L38
CITY OF GEORGETOWN**

**STATE OF TEXAS
PART 2 OF 0.873 AC.
0.164 AC.
DOC. 2004039890
(ACCESS TO REMAINDER**

**15' x 20' GUY
EASEMENT TO
P.E.C.I.**

**20' x 20' GUY
EASEMENT
TO P.E.C.I.**

**20' EASEMENT
TO JEFFERSON GROUP
1291/21L (SEWER LINE
EASEMENT)**

**20' R.O.W.
AND EASEMENT STRIP
ADJACENT EAST BOUNDARY
TO CITY OF GEORGETOWN
1228/L38**

COUNTY ROAD 152

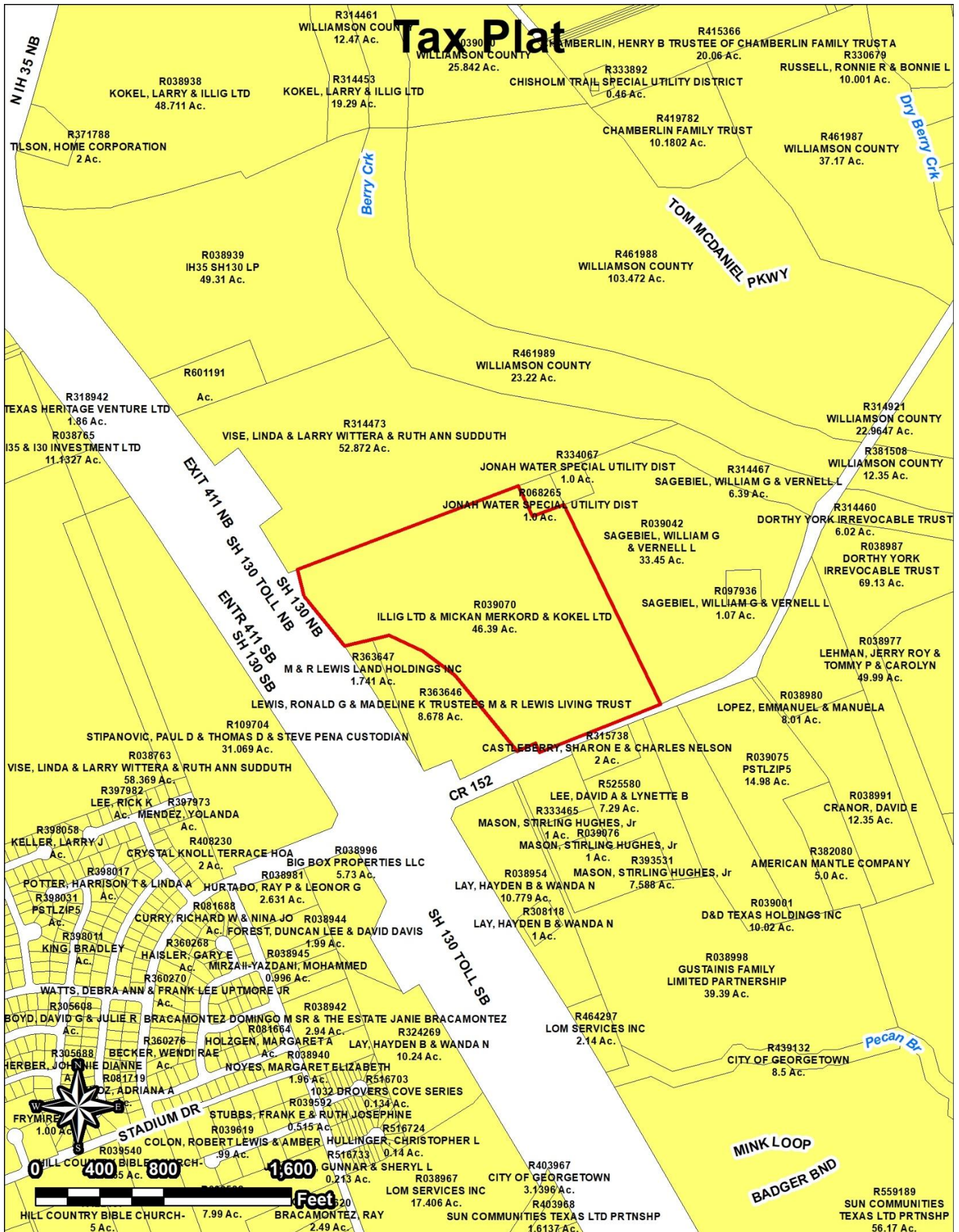
LINE 11 L

LINE 11 L

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.56	N65°35'47"E
L2	0.02	N65°35'47"E
L3	0.48	N65°35'47"E

SDSK/KLEEN.DWG
KLEENCVS FINAL
2/23/2007 KFH

Tax Plat



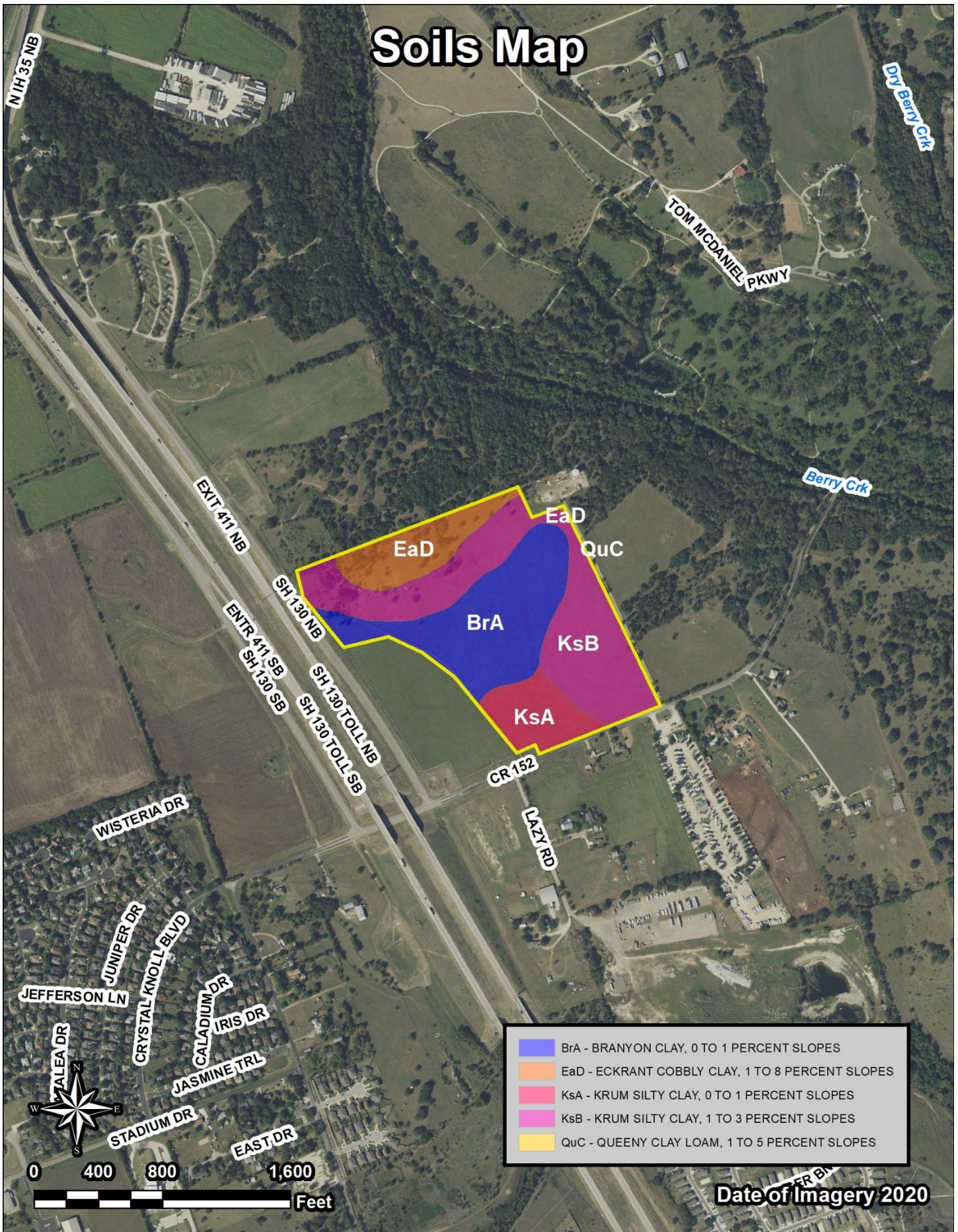
Aerial Map



Contour/Flood Map



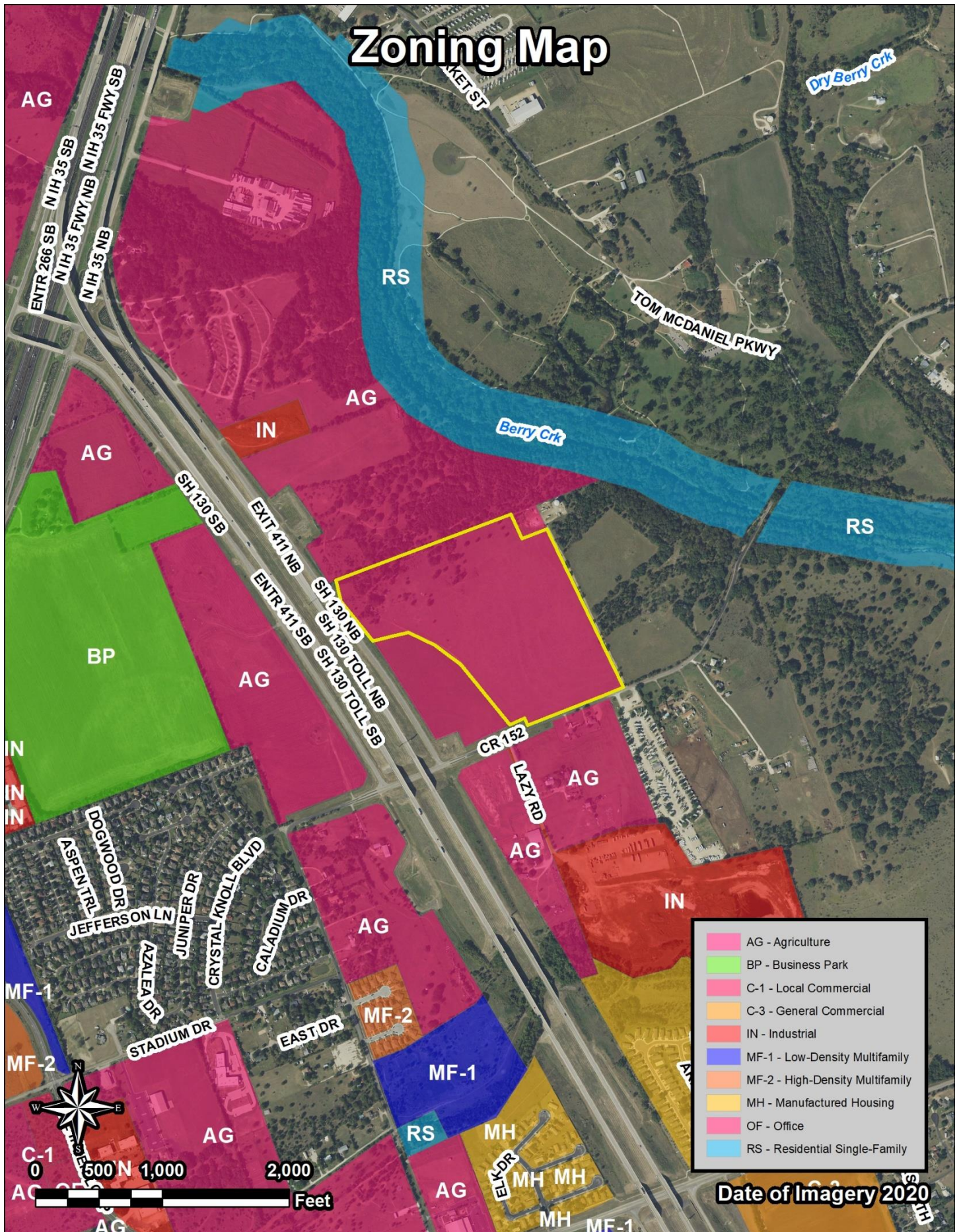
Soils Map



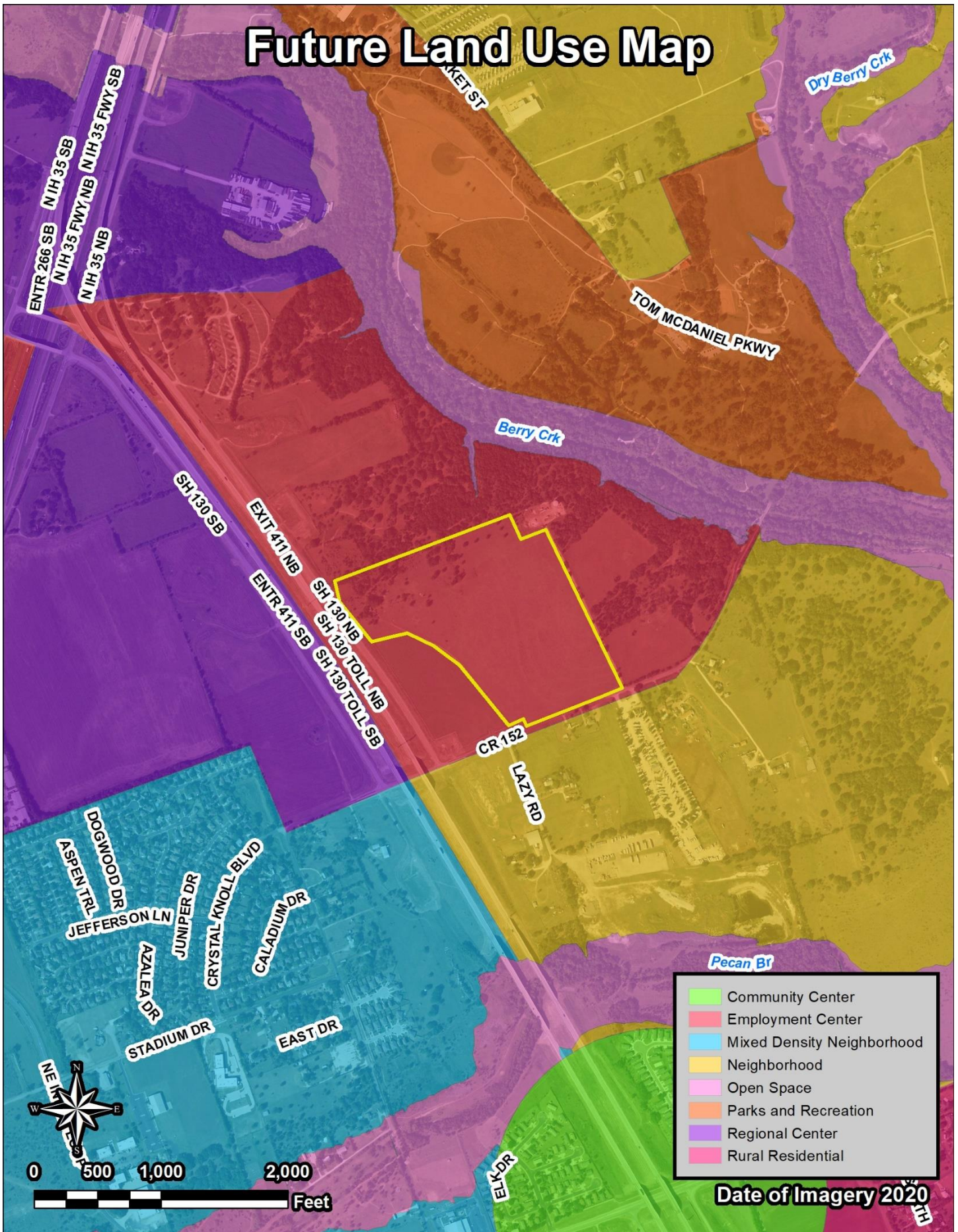
- BrA - BRANYON CLAY, 0 TO 1 PERCENT SLOPES
- EaD - ECKRANT COBBLY CLAY, 1 TO 8 PERCENT SLOPES
- KsA - KRUM SILTY CLAY, 0 TO 1 PERCENT SLOPES
- KsB - KRUM SILTY CLAY, 1 TO 3 PERCENT SLOPES
- QuC - QUEENY CLAY LOAM, 1 TO 5 PERCENT SLOPES

Date of Imagery 2020

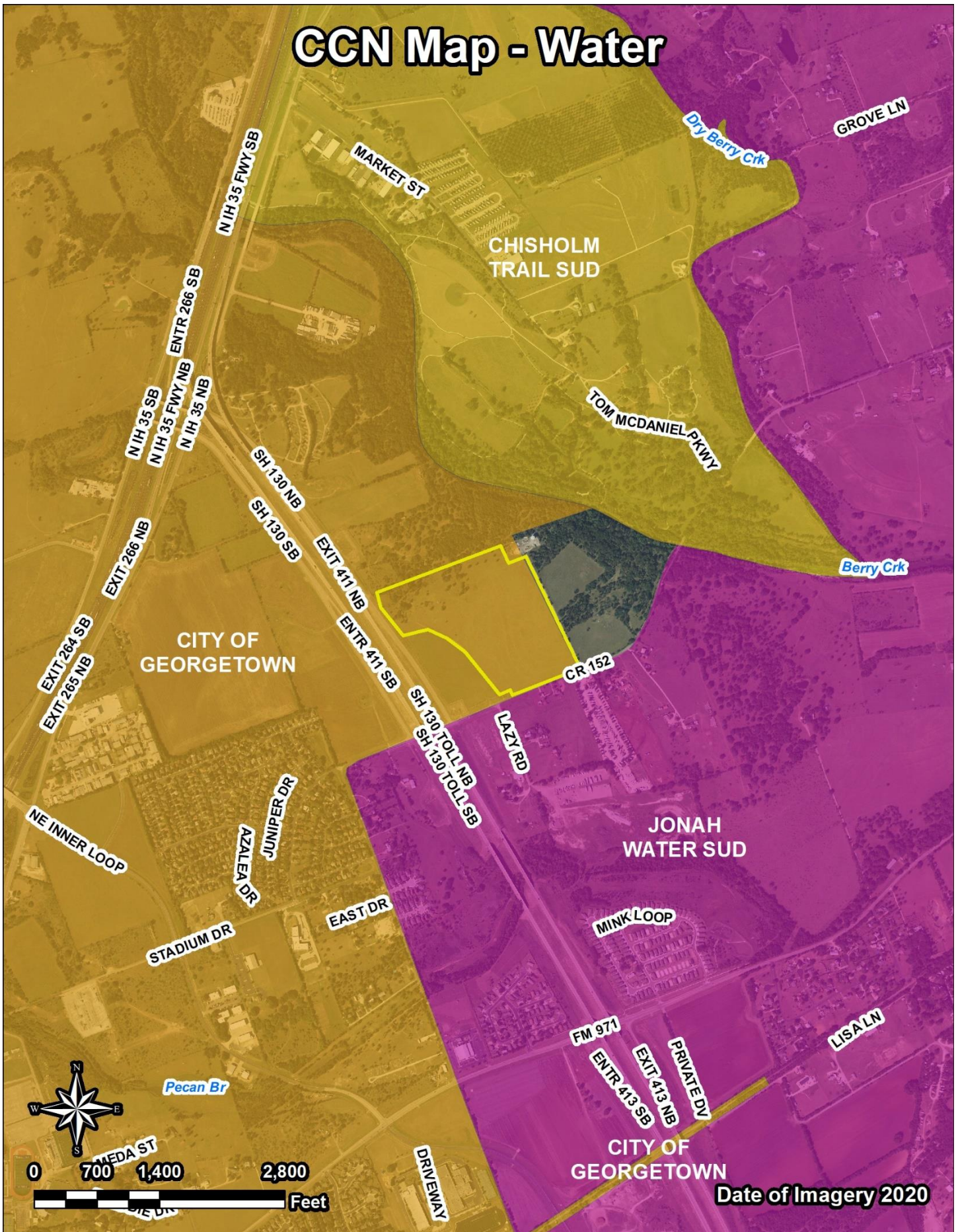
Zoning Map



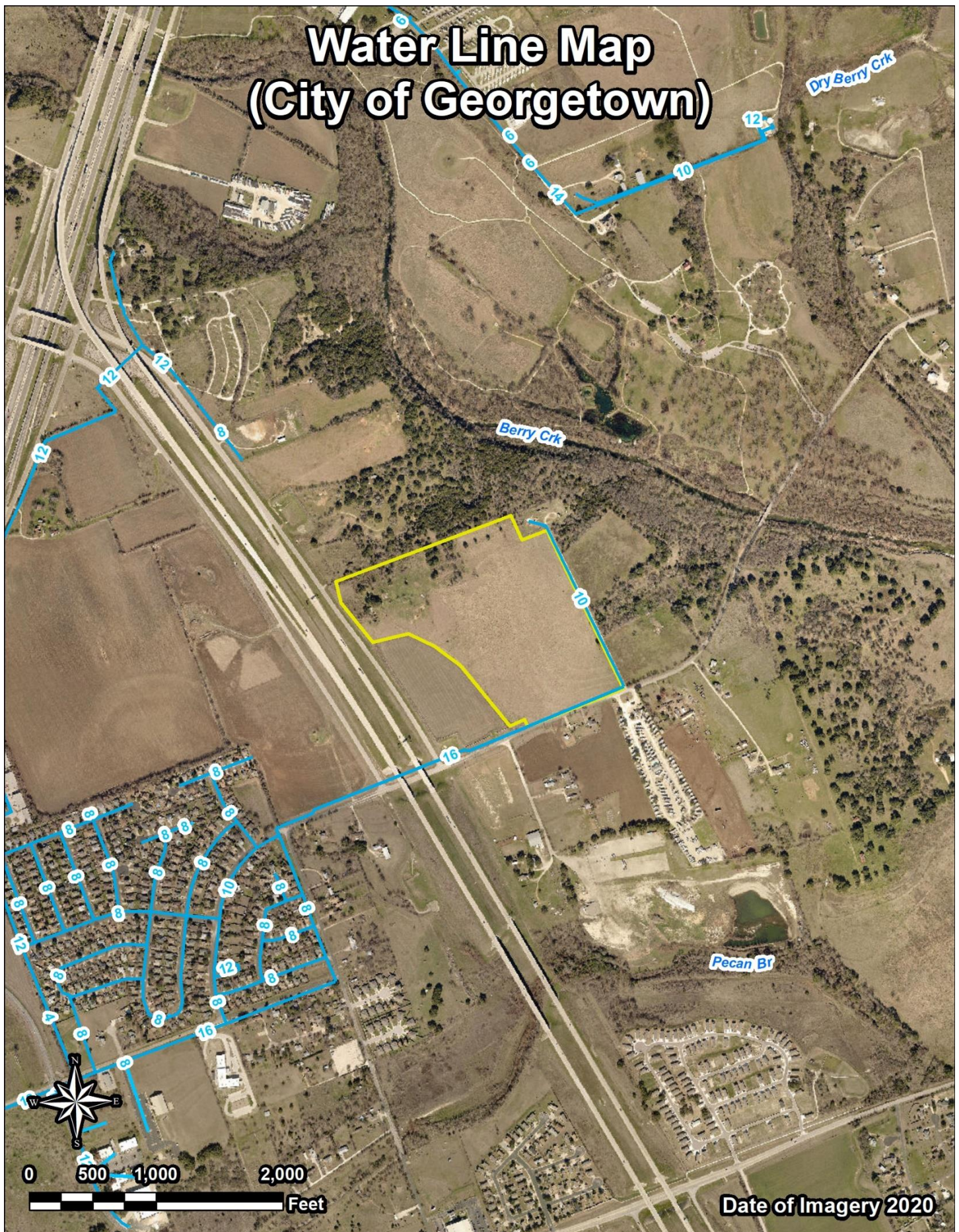
Future Land Use Map



CCN Map - Water

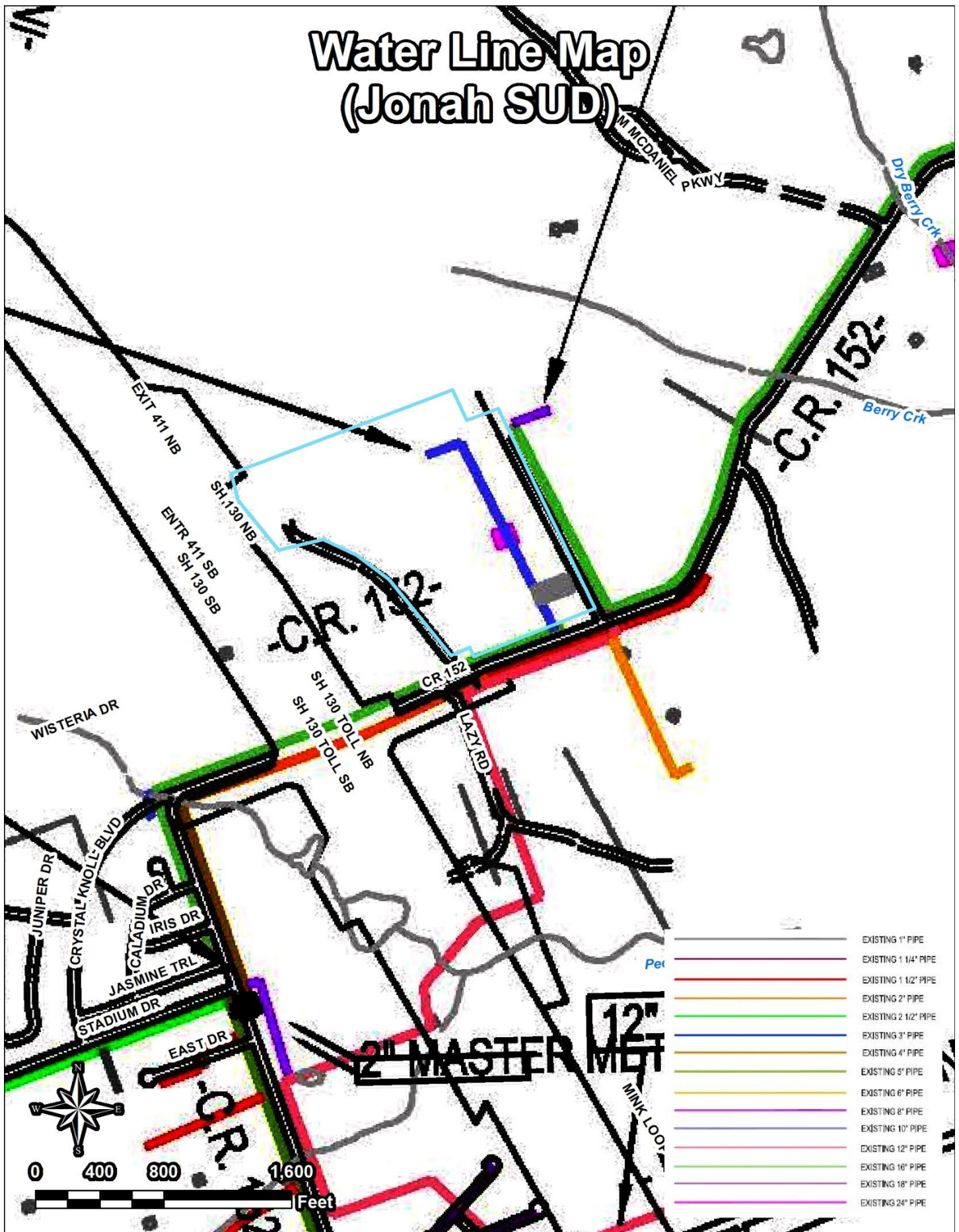


Water Line Map (City of Georgetown)



Date of Imagery 2020

Water Line Map (Jonah SUD)



Wastewater Line Map (City of Georgetown)





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TEXAG REAL ESTATE SERVICES, INC.

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

LARRY D. KOKEL

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

368153

License No.

0216754

License No.

License No.

License No.

info@texag.com

Email

info@texag.com

Email

Email

Email

(512)930-5258

Phone

(512)930-5258

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



Enter Map Title...

Web Print: 07/08/2021



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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Property Owner Property Address Tax Year 2021 Market Value
 R039070 ILLIG LTD & MICKAN MERKORD & KOKEL LTD 1001 CR 152, GEORGETOWN, TX 78626 2021 \$1,549,386

2021 GENERAL INFORMATION

Property Status Active
 Property Type LTRC-Land Transitional Commercial
 Legal Description AW0051 AW0051 - Berry, J. Sur., ACRES 46.39
 Neighborhood G305M50H - E Gtown ISD Abstracts - Tracts Over 20 Acres
 Account R-20-0051-000H-0054
 Map Number 2-0236

2021 OWNER INFORMATION

Owner Name ILLIG LTD & MICKAN MERKORD & KOKEL LTD
 Owner ID O0473772
 Exemptions Agriculture Use
 Percent Ownership 100%
 Mailing Address 404 W 9TH ST #STE 201 GEORGETOWN, TX 78626
 Agent -

2021 VALUE INFORMATION

Improvement Homesite Value \$0
 Improvement Non-Homesite Value \$0
 Total Improvement Market Value \$0
 Land Homesite Value \$0
 Land Non-Homesite Value \$0
 Land Agricultural Market Value \$1,549,386
 Total Land Market Value \$1,549,386
 Total Market Value \$1,549,386
 Agricultural Use \$1,577
 Timber Use \$0
 Total Appraised Value \$0
 Homestead Cap Loss -\$0
 Total Assessed Value \$1,577

2021 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$1,577	0	0
CGT- City of Georgetown		\$0	\$1,577	0.418	0
GWI- Williamson CO		\$0	\$1,577	0.418719	0
RFM- Wmsn CO FM/RD		\$0	\$1,577	0.04	0
SGT- Georgetown ISD		\$0	\$1,577	1.3071	0
TOTALS			2.183819		

Improvement square footage on this page is NOT representative of leasable area utilized for income valuation of commercial properties. For that data please contact our office.

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Native Pasture I	D1 - Qualified AG Use	No	\$1,549,386	\$1,577	\$0	46.390000 acres
TOTALS						2,020,748 Sq. ft / 46.390000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$0	\$0	\$0	\$1,471,916	\$3,665	\$3,665	\$0	\$3,665
2019	\$0	\$0	\$0	\$927,800	\$3,526	\$3,526	\$0	\$3,526
2018	\$0	\$0	\$0	\$927,800	\$3,201	\$3,201	\$0	\$3,201
2017	\$0	\$0	\$0	\$927,800	\$3,201	\$3,201	\$0	\$3,201
2016	\$0	\$0	\$0	\$927,800	\$3,062	\$3,062	\$0	\$3,062

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
3/14/2013	DALE ILLIG 1998 TRUST & MICKAN MERKORD & KOKEL LTD	ILLIG LTD & MICKAN MERKORD & KOKEL LTD	2013032595	
8/4/2006	KLEEN, CLARENCE, etal	DALE ILLIG 1998 TRUST & MICKAN MERKORD & KOKEL LTD	2006074690	
10/12/2000	KLEEN, A L	KLEEN, CLARENCE, etal	-	CAUSE #/00-0401-CP3
	KLEEN, A L	KLEEN, A L	-	481/433

If you want information about coverage or need assistance to resolve complaints, please call our toll free number: 1-800-729-1902. If you make a claim under your policy, you must furnish written notice in accordance with Section 3 of the Conditions and Stipulations.

Visit our World-Wide Web site at: <http://www.stewart.com>

OWNER'S POLICY OF TITLE INSURANCE ISSUED BY



SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Any statutory or constitutional mechanic's, contractor's, or materialman's lien for labor or material having its inception on or before Date of Policy;
4. Lack of a right of access to and from the land.
5. Lack of good and indefeasible title.

The Company also will pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of the date of Policy shown in Schedule A.

Chairman of the Board

title guaranty company

President

Countersigned:

Authorized Countersignature

GEORGETOWN TITLE CO., INC.
Company

GEORGETOWN, TEXAS
City, State



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking that has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

(a) created, suffered, assumed or agreed to by the insured claimant;

(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

(c) resulting in no loss or damage to the insured claimant;

(d) attaching or created subsequent to Date of Policy;

(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

4. The refusal of any person to purchase, lease or lend money on the estate or interest covered hereby in the land described in Schedule A because of unmarketability of the title.

5. Any claim, which arises out of the transaction vesting in the person named in paragraph 3 of Schedule A the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or other state of federal creditors' rights laws, that is based on either (i) the transaction creating the estate or interest insured by this Policy being deemed a fraudulent conveyance or fraudulent transfer or a voidable distribution or voidable dividend, (ii) the subordination or recharacterization of the estate or interest insured by this Policy as a result of the application of the doctrine of equitable subordination, or (iii) the transaction creating the estate or interest insured by this Policy being deemed a preferential transfer except where the preferential transfer results from the failure of the Company or its issuing agent to timely file for record the instrument of transfer to the insured after delivery or the failure of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

SCHEDULE A

GF NO. 06060764 L
Owner Policy No.: O-5841- 282673

Date of Policy: August 08, 2006

Amount of Insurance:

1. Name of Insured: DALE ILLIG 1998 TRUST, AS TO 50% INTEREST; AND MICKAN, MERKORD & KOKEL, LTD., AS TO 50% INTEREST
2. The estate or interest in the land that is covered by this policy is:
FEE SIMPLE
3. Title to the estate or interest in the land is insured as vested in:
DALE ILLIG 1998 TRUST, AS TO 50% INTEREST; AND MICKAN, MERKORD & KOKEL, LTD., AS TO 50% INTEREST
4. The land referred to in this policy is described as follows:
46.39 acres of land, more or less, out of the JOHN BERRY SURVEY, Abstract No. 51 in Williamson County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

NOTE: The Company does not represent that the above acreage or square footage calculations are correct.

STEWART TITLE
GUARANTY COMPANY

GF 06060764 L

**OWNER POLICY
SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Policy No.: O-5841-282673

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) that arise by reason of the terms and conditions of the leases and easements, if any, shown in Schedule A, and the following matters:

1. ~~The following restrictive covenants or records itemized below (the Company must either insert specific recording data or delete this exception):~~ *Caso*
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of an insured.
4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year 2006, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
6. The following matters and all terms of the documents creating or offering evidence of the matters (The Company must insert matters or delete this exception.):

Vendor's Lien retained in deed dated August 4, 2006, executed by RICHARD W. KLEEN, INDIVIDUALLY AND AS CO-INDEPENDENT EXECUTOR OF THE ESTATE OF ARTHUR L. KLEEN, DECEASED; ANITA J. KLEEN, WIFE OF RICHARD W. KLEEN; MARGARET L. DYER, INDIVIDUALLY AND AS CO-INDEPENDENT EXECUTOR OF THE ESTATE OF ARTHUR L. KLEEN, DECEASED; FLOYD DYER, HUSBAND OF MARGARET L. DYER; CLARENCE T. KLEEN; ARLETTA M. KLEEN, WIFE OF CLARENCE T. KLEEN; ROBERT E. KLEEN; LINDA J. KLEEN, WIFE OF ROBERT E. KLEEN; AND CHARLES R. KLEEN, AND MARILYN R. KLEEN, WIFE OF CHARLES R. KLEEN, to DALE ILLIG 1998 TRUST, AS TO 50% INTEREST; AND MICKAN, MERKORD & KOKEL, LTD., a Texas limited partnership, AS TO 50% INTEREST; recorded under Document No. 2006067477, corrected and re-recorded under Document No. 2006074690, Official Public Records, Williamson County, Texas, securing payment of one note of even date therewith in the principal amount of \$218,056.63, payable to ILLIG, LTD., and being additionally secured by Deed

Continued on next page

Countersigned: GEORGETOWN TITLE COMPANY, INC.

By *[Signature]* *K*
Authorized Countersignature

Continuation of Schedule
B

of Trust of even date therewith to Jack Buchanan, Trustee, filed for record August 8, 2006, recorded under Document No. 2006067478, Official Public Records, Williamson County, Texas, and subject to all of the terms, provisions and conditions contained in said Deed of Trust, including, but not limited to, any additional existing or future indebtedness also secured by said Deed of Trust.

7. Any portion of the herein described property which lies within the boundaries of a road or roadway.
8. Easement dated March 4, 2005, by Richard W. Kleen and Margaret L. Dyer, individually and as Co-Independent Executor of the Estate of Arthur L. Kleen, Deceased, Clarence T. Kleen, Robert E. Kleen and Charles R. Kleen to Pedernales Electric Cooperative, Inc., recorded under Document No. 2006010410, Official Public Records, Williamson County, Texas, and as shown on survey dated July 31, 2006, by Wm. F. Forest, Jr., Registered Professional Land Surveyor No. 1847.
9. Easement dated September 21, 2005, by Richard W. Kleen and Margaret L. Dyer, individually and as Co-Independent Executor of the Estate of Arthur L. Kleen, Deceased, Clarence T. Kleen, Robert E. Kleen and Charles R. Kleen to Pedernales Electric Cooperative, Inc., recorded under Document No. 2006010411, Official Public Records, Williamson County, Texas, and as shown on survey dated July 31, 2006, by Wm. F. Forest, Jr., Registered Professional Land Surveyor No. 1847.
10. A 20' wide right-of-way and easement strip along the east boundary for ingress and egress to County Road 152 as set out in Exhibit "A" in deed dated August 12, 1985, from Arthur L. Kleen and wife, Vera Kleen to The City of Georgetown recorded in Volume 1228, Page 738, Official Records, Williamson County, Texas, and as shown on survey dated July 31, 2006, by Wm. F. Forest, Jr., Registered Professional Land Surveyor No. 1847.
11. No liability is assumed by reason of overhead power lines, water valves and well as shown on survey dated July 31, 2006, by Wm. F. Forest, Jr., Registered Professional Land Surveyor No. 1847.
12. 15' x 20' guy easement to Pedernales Electric Cooperative, Inc. as shown on survey dated July 31, 2006, by Wm. F. Forest, Jr., Registered Professional Land Surveyor No. 1847.
13. Rights of parties in possession.
14. Any visible and apparent easement, either public or private,

Page _____

Continued on next page

GF 06060764 L

Attached to and made a part of Stewart Title Guaranty Company Policy No. 0-5841-282673

Continuation of Schedule
B

the existence of which is not disclosed by the public records
as defined herein, including, but not limited to, roads or
utilities in use on the land.

Page _____

FOREST SURVEYING AND MAPPING CO.

1002 Ash St.

Georgetown, Tx. 78626

EXHIBIT "A"

DESCRIPTION FOR RICHARD W. KLEEN ET. AL.

BEING 46.39 acres of the John Berry Survey, A-51, in Williamson County, Texas. This property is part of the First and Third Tracts which are described in a deed to Arthur L. and Vera Kleen of record in Vol. 418, Pg. 433, Deed Records of Williamson County, Texas (DRWCT). This tract was surveyed on the ground in July of 2006, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone.

BEGINNING at an iron pin which was found in the North line of the said Third Tract (formerly called 100 acres), at the lower Southeast corner of the 77.405 acre property which was conveyed to Jefferson Group as described in Vol. 1296, Pg. 903, Official Records (ORWCT). This corner exists at the Northwest corner of the said Kleen property, as it remains.

THENCE with the South boundary of the B.E. Wittera Estate (see Vol. 472, Pg. 133, DRWCT), along or near the general line of an existing fence, N 70 deg. 28 min. 47 sec. E 1475.49 feet to an iron pin found at the Northwest corner of a 1 acre parcel which was conveyed to the City of Georgetown as described in Vol. 1228, Pg. 738 (ORWCT).

THENCE with the boundary of the said 1 acre City of Georgetown tract finding iron pins as follows; S 24 deg. 33 min. 31 sec. E 208.89 feet; and N 70 deg. 11 min. 35 sec. E 210.19 feet to an iron pin found at the Southwest corner of the 1 acre tract which is described in a deed to Jonah Water Supply of record in Vol. 2353, Pg. 951, ORWCT.

THENCE with the West line of the 42.07 acre property which is described in the deed to William G. Sagebiel, et. ux., of record in Vol. 500, Pg. 615 (DRWCT), with a line that departs from the existing fence, S 24 deg. 26 min. 13 sec. E at 123.43 feet pass an iron pin which stands (L1) S 65 deg. 33 min. 47 sec. W 1.56 feet, at 522.36 feet pass an iron pin which stands (L3) S 65 deg. 33 min. 47 sec. W 0.48 feet, and at 1120.44 feet pass an iron pin which stands (L2) S 65 deg. 33 min. 47 sec. W 0.02 feet, continuing in all 1385.97 feet to an iron pin set under a cedar post found and reset.

THENCE with the North line of County Road 152, S 69 deg. 16 min. 51 sec. W 816.42 feet to an iron pin which was found at the Southeast corner of the 0.164 acre Part 2 which is described in a deed to the State of Texas of record in Doc. 2004039890 (ORWCT).

THENCE with the boundary of the said 0.164 acre parcel which was conveyed to the State of Texas for construction of the proposed State Highway 130, finding iron pins as follows; N 21 deg. 38 min. 23 sec. W 62.92 feet; and S 66 deg. 34 min. 14 sec. W 128.23 feet.

THENCE with the East line of the 10.00 acre property which is described in a deed to Ronnie Lewis of record in Doc. 9644396 (ORWCT), finding iron pins at bends in the fence as follows; N 37 deg. 36 min. 01 sec. W 615.11 feet; N 51 deg. 26 min. 54 sec. W 252.52 feet; N 63 deg. 28 min. 33 sec. W 231.11 feet; S 77 deg. 29 min. 54 sec. W 108.94 feet; continuing with the North line of the 10.00 acre tract which was conveyed to Land Unlimited as described in a deed of record in Doc. 2002047089 (ORWCT), S 77 deg. 19 min. 04 sec. W 178.48 feet to an iron pin found..

THENCE with the East line of Part 1 (0.709 acre part of Parcel 22), which is described in the deed to the State of Texas for construction of State Highway 130, of record in Doc. 2004039890 (ORWCT), N 37 deg. 59 min. 03 sec. W 399.14 feet to an iron pin set.

THENCE with the lower East boundary of the 77.405 acre property which was conveyed to Jefferson Group as described in a deed of record in Vol. 1296, Pg. 903 (ORWCT), N 12 deg. 48 min. 02 sec. W 173.45 feet to the POINT OF BEGINNING.



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