

C. R. FARRIS
 01645
 THE STATE OF TEXAS)
 :
 COUNTY OF WILLIAMSON)

WARRANTY DEED

E. H. STERN

KNOW ALL MEN BY THESE PRESENTS:

That I, C. R. Farris, of the County of Williamson, State of Texas, for and in consideration of the sum of Six Hundred Fifty and No/100 (\$650.00) Dollars, to me this day cash in hand paid by E. H. Stern, the receipt of which is hereby acknowledged,

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do Grant, Sell and Convey, unto the said E. H. Stern of the County of Williamson, State of Texas, the following described tract or parcel of land, lying and being situated in Williamson County, Texas, a part of the W. J. Cowen Survey, to-wit: Beginning at the Southwest corner of the tract of 130.1 acres of land out of said W. J. Cowen Survey, which was conveyed by John Wernli by deed dated November 30th, 1897, and recorded in Volume 83, page 383, Deed Records of Williamson County, Texas; Thence North 19 West with the West line of said 130.1 acres 75 varas to a stake for corner; Thence North 71 East, 75 varas to a stake for Northeast corner hereof; Thence South 19 West, 75 varas to a stake in the South line of said 130.1 acres for the Southeast corner hereof; Thence South 71 West with said South line of said 130.1 acres, 75 varas to the place of beginning, containing one (1) acre of land, and being the same property described in deed executed by the Williamson County School Board to C. R. Farris, dated July 18th, 1949, to which deed reference is hereto made for all purposes.

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 E. H. Stern, his 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 E. H. Stern, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

I do further state that the above lands form no part of any lands ever owned, used, occupied, or claimed by me as a homestead.

WITNESS MY HAND this, the 20th day of July, A. D. 1949.

\$1.10 Revenue Stamps Cancelled.

C. R. FARRIS

THE STATE OF TEXAS)

COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned authority, on this day personally appeared C. R. Farris, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given Under My Hand and Seal of Office this, the 25th day of July, A. D. 1949.

(LS) ETHEL MORELLE Notary Public in and for Williamson County, Texas

Filed for record Aug 15 1949 at 3:00 o'clock P. M.

Recorded Aug 16 1949 at 2:25 o'clock P. M.

DICK CERVENKA, County Clerk
Williamson County, Texas

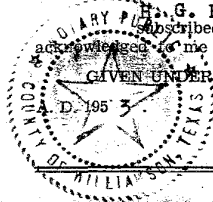
By Gertrude Bohac Deputy.

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SINGLE ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared E. G. Rose known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of November,

Notary Public in and for Williamson County, Texas

Filed for Record on the 27 day of Nov A. D. 1953, at 8 o'clock A. M.
Duly Recorded this the 27 day of Nov A. D. 1953, at 9:10 o'clock A. M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By Gertrude Bohan Deputy

E. H. STERN

TO WARRANTY DEED 7839

JOHN MORENO

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

That I, E. H. Stern, of the County of Williamson, State of Texas, for and in consideration of the sum of TWELVE HUNDRED FIFTY AND NO/100 (\$1,250.00) DOLLARS, to me this day paid and secured to be paid by John Moreno as follows: The sum of FOUR HUNDRED FIFTY AND NO/100 (\$450.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and the sum of EIGHT HUNDRED AND NO/100 (\$800.00) DOLLARS being represented by four (4) promissory notes of even date herewith, each in the principal sum of TWO HUNDRED AND NO/100 (\$200.00) DOLLARS, due and payable to the order of E. H. Stern at Taylor, Texas, on or before November 1st, 1954, 1955, 1956, and 1957, each in its respective order and number, bearing interest from date until paid at the rate of 8% per annum, the interest due and payable annually on November 1st, commencing November 1st, 1954, and containing the usual and customary maturity and attorney's fees clauses;

And further providing that the maker of said notes and owner of the hereinafter-described property, shall keep the same fully insured against loss by fire, storm and other casualty, with the loss payable clause payable to the owner and holder of said notes, and the failure to insure the same, and keep the same insured, until the above notes be fully paid, shall, at the election of the holder of said notes, fully mature the same;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said John Moreno of the County of

Williamson, State of Texas, the following-described real estate, to-wit:

Being that certain tract or parcel of land, lying and being situated in Williamson County, Texas, a part of the W. J. Cowen Survey, to-wit:

BEGINNING at the Southwest corner of the tract of 130.1 acres of land out of said W. J. Cowen Survey, which was conveyed by John Wernli by deed dated November 30th, 1897, and recorded in Volume 83, page 383, Deed Records of Williamson County, Texas;

THENCE North 19 West with the West line of said 130.1 acres 75 vrs. to a stake for corner;

THENCE North 71 East, 75 vrs. to a stake for Northeast corner hereof;

THENCE South 19 West, 75 vrs. to a stake in the South line of said 130.1 acres for the Southeast corner hereof;

THENCE South 71 West with said South line of said 130.1 acres, 75 vrs. to the place of beginning, containing one (1) acre of land, and being the same property described in deed from C. R. Farris to E. H. Stern, dated July 20th, 1949, of record in Volume 356, page 426, Deed Records of Williamson County, Texas, SAVE AND EXCEPT the following described tract or parcel of land heretofore conveyed to Sam V. Stone, County Judge of Williamson County, Texas, by E. H. Stern, et ux, by deed dated April 27th, 1951, to-wit:

Being the South ten (10) feet of land off of a one (1) acre tract of land, a part of the W. J. Cowen Survey in Williamson County, Texas, and being the tract of land described in a deed from C. R. Farris to E. H. Stern, dated July 20th, 1949, of record in Volume 356, page 426, Deed Records of Williamson County, Texas; the North line of the ten (10) feet of land conveyed off of the South end of the above-described tract of land shall run parallel to and with the North line of the present public road running along the South end of said tract of land and containing .0478 of an acre, and being described as Third Tract in the deed from E. H. Stern, et ux, to Sam V. Stone, County Judge of Williamson County, Texas.

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 John Moreno, his 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 John Moreno, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above-described property, premises and improvements until the above-described notes and all interest thereon be fully paid according to their face and tenor, effect and reading, when this deed shall become absolute.

I do further state that the above land forms no part of any lands ever owned, used, occupied, or claimed by me as a homestead.

WITNESS MY HAND this, the 14th day of October, A.D. 1953.


E. H. Stern



THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared E. H. Stern, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 14th day of October, A.D. 1953.



Dr. E. H. Stern
Notary Public in and for
Williamson County, Texas

Filed for Record on the 27 day of Nov A. D. 1953, at 8 o'clock A.M.

Duly Recorded this the 27 day of Nov A. D. 1953, at 9:15 o'clock A.M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By *Gertrude Bohac* Deputy

7840

THE STATE OF TEXAS,
COUNTY OF WILLIAMSON.

WHEREAS, under date of May 12th, 1947, by deed duly recorded in Volume 342, Page 354, Deed Records of Williamson County, Texas, Miller Rhoades and wife, Rose Belle Rhoades, conveyed to W. A. Schrade Lot Number Six (6) in Block Number Two (2) of the Fisher, Speegle and Kennedy Addition to the City of Taylor, Williamson County, Texas, and reserved in said deed a vendor's lien to secure the payment of one certain vendor's lien note for the principal sum of Six Thousand and No/100 (\$6,000.00) Dollars executed by W. A. Schrade, bearing interest at the rate of four per cent per annum, and payable to the order of Miller Rhoades in monthly installments of Fifty and No/100 (\$50.00) Dollars each; and

WHEREAS, by instrument dated May 12th, 1947 and recorded in Volume 88, Page 92, Deed of Trust Records of Williamson County,

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JOHN A. SEFCIK, ET UX

TO DEED

W. C. STERN

THE STATE OF TEXAS

COUNTY OF WILLIAMSON.)

00092
KNOW ALL MEN BY THESE PRESENTS:

That we, John A. Sefcik and wife, Lottie Sefcik, of the County of Williamson, State of Texas, for and in consideration of the sum of Three Thousand and No/100 (\$3,000.00) Dollars, to us paid and secured to be paid by W. C. Stern as follows: The sum of One Thousand and

No/100 (\$1,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and the sum of Two Thousand and No/100 (\$2,000.00) Dollars being represented by four (4) Promissory notes of even date herewith, each in the principal sum of Five Hundred and No/100 (\$500.00) Dollars, due and payable to the order of John A. Sefcik at Taylor, Texas, on or before January 1st, 1947, 1948, 1949 and 1950, each in their respective order and number, bearing interest from date until paid at the rate of 4% per annum, the interest due and payable annually on January 1st, and containing the usual and customary maturity and attorney's fees clauses,

Have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said W. C. Stern of the County of Williamson, State of Texas, all that certain tract or parcel of land, lying and being situated in the County of Williamson, State of Texas, a part of the W. J. Cowan Survey, and being described by metes and bounds as follows, to-wit:

Beginning at the S W corner of a tract of 75 acres of land which was conveyed to Hargis Brothers by J. G. Saul and wife by deed recorded in Volume 62, page 327, Deed Records of Williamson County, Texas, for the S W corner hereof; this being also the N W corner of the Wiggins tract, an iron pipe at a large cedar post; thence North 10 East at 721.5 vrs pass the N W corner of said 75 acre tract and the S W corner of a three-acre tract, lying along the North side of said 75 acres, at 765.7 vrs the N W corner of said three-acre tract, for the N W corner hereof; thence South 80 East along the North line of said three-acre tract, 587.15 vrs to

the N E corner of said three-acre tract for the N E corner hereof; thence South 10 West with the East line of said three-acre tract and the East line of said 75 acre tract, 765.7 vrs to an iron pipe, the S E corner of said 75 acres and the S E corner hereof; thence North 80 West with the South line of said 75 acres, 587.15 vrs to the place of beginning and containing 79.5 acres of land, and being the tract of land designated as "First Tract" in the deed from J. W. Tompkins, et al, to Nannie Tompkins, a feme sole, dated February 14th, 1933, and recorded in Volume 265, page 260, Deed Records of Williamson County, Texas, to which said deed and records reference is here made for all pertinent purposes.

I hereby also grant, sell and convey unto the said W. C. Stern all of my right, title and interest in and to two (2) certain easements for road purposes; said easements being over and across certain tracts of land in Williamson County, Texas, and said easements being described as follows, to-wit:

FIRST EASEMENT: Beginning at the upper or most Northerly S W corner of a certain tract of 271 acres which is located just East of the hereinabove described 79.5 acres; thence South 80 East with the South line of said 271 acre tract, 587.15 vrs to a point, same being an inner corner of said 271 acre tract, being also the J H Wiggins N E corner; thence South 10 West with the West line of said 271 acre tract, 746 vrs to the N W corner of a tract of 486.2 acres allotted to D. Hargis; thence South 80 East with the North line of said 486.2 acres, 7.2 vrs to a point for corner; thence North 10 East and parallel with the West line hereof, 753.2 vrs for corner; thence North 80 West and parallel with the South line of said 271 acre tract, 594.35 vrs to a point in the West line of said 271 acre tract for corner; thence South 10 West with the West line of said 271 acre tract, 7.2 vrs to the place of beginning.

SECOND EASEMENT: Beginning at the North corner of a tract of 116 $\frac{1}{2}$ acres on the Jessie Bailey Survey, an iron rod on the East line of the W. J. Cowan Survey; thence South 20 West with the East line of said 116 $\frac{1}{2}$ acre tract, 505 feet to the beginning point of this easement, a stake in the present road as it now exists through the farm; thence following said road about as follows: North 88 30' West 415 feet to a turn in the road; thence North 18 1/4 West 100 feet, another turn in road; thence North 67 $\frac{1}{2}$ West 400 feet; thence South 33 1/4 West 55 feet; thence South 9 East at 570 feet pass West from a well at 1900 feet, the North line of the easement hereinabove described, same being the S W corner of this easement; thence South 80 East

with the North line of other easement, 7.2 vrs to a point for the lower S E corner hereof; thence North 9 West and parallel with the West line of this easement, and distant 7.2 vrs therefrom about 1835 feet; thence in a Southeasterly and Easterly direction, running parallel with the North line hereof and 20 feet from said North line with its meandering to the place of beginning; this easement is to be 20 feet wide all the way and follows the road as it now runs over said land.

The tract of land and the two easements above described being described in deed from Nannie Tomkins, a feme sole, to John A. Sefcik dated February 14th, 1945, of record in Volume 326, page 542, Deed Records of Williamson County, Texas, to which deed and the record thereof reference is hereto made for a more particular description of said land and said easements.

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 W. C. Stern, his heirs and assigns forever;

And we do hereby bind ourselves, our heirs, executors, and administrators, to warrant and forever defend, all and singular the said premises unto the said W. C. Stern, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements until the above described notes and all interest thereon are fully paid according to their face and tenor, effect and reading, when this deed shall become absolute.

The Grantors are to pay all taxes due on said lands up to and including 1945.

The possession of said property is to be delivered to the Grantee immediately.

Witness our hands, this the 5th day of January, A D 1946.

\$3.30 U. S. Revenue Stamps canceled.

JOHN A. SEFCIK
LOTTIE SEFCIK

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON.)

Before me, the undersigned authority, on this day personally appeared John A. Sefcik and Lottie Sefcik, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Lottie Sefcik, wife of the said John A. Sefcik, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Lottie Sefcik, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 5th day of January, A D 1946.

(IS)

W. C. WOFFORD Notary Public in and for Williamson County, Texas.

Filed for record January 14, 1946 at 1:30 o'clock P M.
Recorded January 16, 1946 at 4:10 o'clock P M.

C. C. Beaver, County Clerk, Williamson County, Texas

By C. C. Beaver Deputy.

MRS MARJORIE HUGHES

00363

TO GUY AND ANCHORAGE
CONSENT

TEXAS POWER & LIGHT CO.

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON.)

KNOW ALL MEN BY THESE PRESENTS:

That I (we), Mrs Marjorie Hughes a feme sole, of Williamson County, Texas, for and in consideration of the advantages which will accrue to me (us) by the construction of an electric transmission and/or distribution line, known as Project No. _ adjacent to the property hereinafter described, hereby grant permission to the Texas Power and Light Company a private corporation of Texas, to locate, establish and maintain, on lands owned by me (us) and described as follows:

All that certain lot, plot, tract, or parcel of land lying and being situated in _ County, Texas, out of the C E P I & M Co. Survey & W J Cowan Survey;

Such anchorages and guys as are necessary to safeguard the construction and operation of an electric transmission and/or distribution line, where it passes adjacent to my (our) above described land, said guys and/or anchorages being attached as a permanent part of a pole of said Texas Power and Light Company at its Survey Station 50 plus 84 equals 0 plus 00, said anchorages and/or guys to be located ; thence in a westerly direction for a distance of 28 feet, more or less, to Texas Power & Light Company guy anchor. 1 guy only.

The easement hereby granted shall be a covenant running with said land.

Signed Mrs Marjorie Hughes

THE STATE OF TEXAS }
WILLIAMSON COUNTY.)

Before me, O. J. Frerichs, a Notary Public in and for Williamson County, Texas, on this day personally appeared Mrs Marjorie Hughes a feme sole, known to me to be the person

whose names_ is signed to the foregoing conveyance, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 9th day of Jan. A D 1941.

(IS)

O. J. FRERICHS Notary Public, Williamson County, Texas.

Filed for record February 13, 1942 at 4 o'clock P M.

Recorded March 14, 1942 at 10:10 o'clock A M.

C. O. Beaver, County Clerk in and for Williamson County, Tex.

By Kathryn Shaw Deputy.

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C. G. WUTHRICH
02545
THE STATE OF TEXAS.)

RELEASE DEED OF TRUST

F. H. STERN, ET UX.

COUNTY OF WILLIAMSON) WHEREAS, by Deed of Trust Dated April 7th, 1948, of record in Volume 89, page 493, Deed of Trust Records of Williamson County, Texas, E. H. Stern and wife, Gladys Stern, conveyed to S. G. Gernert, as Trustee, their certain Deed of Trust covering 159.38 acres of land, a part of the W. J. Cowan Survey in Williamson County, Texas, which lands are fully set out and described in the above-mentioned Deed of Trust to which reference is hereto made for a more complete description;

For the purpose of securing the prompt payment of ten (10) promissory notes of even date therewith, due and payable to the order of C. G. Wuthrich at Taylor, Texas, Notes Numbers One (1) Two (2), Three (3), Four (4), Five (5), and Six (6), each in the principal sum of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS, and Notes Numbers Seven (7), Eight (8), Nine (9), and Ten (10) each in the principal sum of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS, bearing interest from date until paid at the rate of 4% per annum, and being secured by the Vendor's Lien and Deed of Trust Lien as set out therein, and

WHEREAS, all of the above-mentioned notes, together with all interest due thereon, have now been fully paid to the undersigned, C. G. Wuthrich.

NOW, THEREFORE, I, C. G. Wuthrich, of Williamson County, Texas, in consideration of the premises and the full and final payment of said notes, do hereby RELEASE, DISCHARGE AND ACQUIT unto the said F. H. Stern and wife, Gladys Stern, their heirs and assigns, all of my right, title and interest in and to said property which I have or may be entitled to by virtue of said notes and said Liens, and I do hereby declare the same fully released and discharged from any and all liens created thereby.

WITNESS MY HAND this, the 12th day of September, A. D. 1950.

C. G. WUTHRICH

THE STATE OF TEXAS.)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, on this day personally appeared C. G. Wuthrich, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this, the 16th day of September, A. D. 1950.

(I.S.)

W. C. WOFFORD Notary Public in and for Williamson County, Texas.

Filed for record Sept. 18, 1950, at 2:00 o'clock P.M.

Recorded Sept. 22, 1950, at 4:30 o'clock P.M.

DICK CERVENKA, Clerk, County Court,
Williamson County, Texas.

By Gertrude Bohner Deputy.

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between Charles A. Forbes et ux and Guy M. Ewing, dated February 13, 1961, of record in volume 20, page 505 of the Mechanic's Lien Records of Williamson County, Texas; said Mechanic's Lien and Note having been transferred by the said Guy M. Ewing to W. P. Hoffman, Trustee, by instrument dated April 18, 1961, of record in Volume 444, page 305, Deed Records of Williamson County, Texas;

AND, WHEREAS, Said note with accrued interest thereon, has been fully paid to

W. P. Hoffman, Trustee, the legal and equitable holder and owner of such note

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, W. P. Hoffman, Trustee,

of Williamson County, State of Texas, in consideration of the premises,

and of the full and final payment of said note, the receipt of which is hereby acknowledged, have this

day, and do by these presents RELEASE, DISCHARGE AND QUITCLAIM unto the said

Charles A. Forbes and wife, Mary C. Forbes, their

heirs or assigns, all the right, title, interest and estate in and to the property above described, which I

have or may be entitled to by virtue of said Deed of Trust and Note

and do hereby declare the same fully released and discharged from any and all liens created by virtue

of said Deed of Trust and Note, above mentioned.

WITNESS my hand this 5th day of September, A. D. 19 67.

W. P. Hoffman
W. P. Hoffman, Trustee

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF WILLIAMSON.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. P. HOFFMAN, TRUSTEE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of September, A. D. 19 67.

(L. S.)

Notary Public in and for Williamson County, Texas

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS, }

Filed for Record on the 6 day of Nov A. D. 1967, at 9:00 o'clock A. M.

Duly Recorded this the 6 day of Nov A. D. 1967, at 2:40 o'clock P. M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By *Kertrude Baker* Deputy

OIL AND GAS LEASE 3171

AGREEMENT, Made and entered into 12th day of October, 1967 by and between W. C. STERN and wife, LENONA STERN

of Williamson County, Texas hereinafter called lessor (whether one or more) and Boso Oil of Taylor, Texas hereinafter called lessee.

WITNESSETH, That the said lessor, for and in consideration of FOUR HUNDRED FORTY AND 50/100 (\$440.50) DOLLARS cash in hand paid, receipt of which is hereby acknowledged, and of the covenants and agreements contained on the part of lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto said lessee, for the sole and only purpose of mining and operating for oil and gas, and laying pipe lines, and building tanks, power stations and structures thereon to produce, save and take care

of said products, all that certain tract of land situated in the County of Williamson State of Texas, described as follows, to-wit:

FIRST TRACT: Being all that certain tract or parcel of land lying and being situated in Williamson County, Texas, and being a part of and out of the W. J. Cowan Survey and described as follows, to-wit:

BEGINNING at the Southwest corner of a tract of 363-2/10 acres of land that was conveyed by J. G. Sinclair et al to Lawrence Folk by Deed dated October 4, 1893, and recorded in Volume 66, Page 265, Deed Records of Williamson County, Texas;

THENCE North 10 East with the West line of said tract 1715 varas to the Northwest corner of the same for the Northwest corner hereof;

THENCE South 80 East 392-55/100 varas to the Northwest corner of a tract of 125 acres of land conveyed by said Folk to J. W. Gattis and now owned by

S. R. and A. G. Swenson for the Northeast corner hereof;

THENCE South 10 West with the West line of said 125 acre tract 1715 varas to the Southwest corner of said 125 acre tract for the Southeast corner hereof;

THENCE North 80 West with the South line of said 363-2/10 acre tract 392-55/100 varas to the PLACE OF BEGINNING, and containing 111 acres of land.

SECOND TRACT: Being all that certain tract or parcel of land, lying and being situated in the County of Williamson and State of Texas, a part of the W. J. Cowan Survey, and being described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of a tract of 75 acres of land which was conveyed to Margis Brothers by J. G. Saul and wife by deed recorded in Volume 62, Page 327, of the Deed Records of Williamson County, Texas, for the Southwest corner hereof, this being also the Northwest corner of the Wiggins tract, an iron pipe at a large cedar post;

THENCE North 10 East at 721.5 varas pass the Northwest corner of said 75 acre tract and the Southwest corner of a three acre tract lying along the North side of said 75 acres, at 765.7 varas the Northwest corner of said three acre tract, for the Northwest corner hereof;

THENCE South 80 East along the North line of said three acre tract, 587.15 varas to the Northeast corner of said three acre tract for the Northeast corner hereof;

THENCE South 10 West with the East line of said three acres and the East line of said 75 acre tract 765.7 varas to an iron pipe, the Southeast corner of said 75 acres and the Southeast corner hereof;

THENCE North 80 West with the South line of said 75 acres 587.15 varas to the PLACE OF BEGINNING and containing 79.5 acres of land.

THIRD TRACT: Being all that certain tract or parcel of land, lying and being situated in Williamson County, Texas, a part of the W. J. Cowan Survey, and described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of a tract of 363-2/10 acres of land which was conveyed to Lawrence Falk by J. G. Sinclair, et al by deed dated October 4, 1893, and recorded in Volume 66, on page 265, of the Deed Records of said Williamson County, Texas;

THENCE South 10 degrees West with the fence 1715 varas to a fence corner post in the Southeast corner of said 363-2/10 acre tract for the Southeast corner hereof;

THENCE North 80 degrees West with fence 411-44/100 varas to corner, same being the Southeast corner of the tract now owned by A. G. & S. R. Swenson;

THENCE North 10 degrees East with the East line of said Swenson tract, 1715 varas to the Northeast corner of said Swenson tract for the Northwest corner hereof;

THENCE South 80 degrees East 411-44/100 varas with the North line of said 363-2/10 acre tract to the PLACE OF BEGINNING, containing one hundred twenty-five (125) acre of land.

FOURTH TRACT: Being 125 acres out of the J. W. Cowan Survey in Williamson County, Texas, and more particularly described as follows:

BEGINNING at a point 411.44/100 varas North 80 West from the Southeast corner of a 363.2/10 acre tract of land conveyed to Lawrence Falk by J. G. and Edward Sinclair and wife, on the 4th day of October, 1893, said beginning point being the Southwest corner of a tract of land of 125 acres conveyed by Lawrence Falk to Marshall Tennill by deed dated 4th day of October, 1893;

THENCE North 80 West with the fence 411.44/100 varas;

THENCE North 10 East 1715 varas;

THENCE South 80 East with fence 411.44/100 varas to the Northwest corner of the tract conveyed to Marshall Tennill;

THENCE South 10 West 1715 varas to the PLACE OF BEGINNING and containing 125 acres of land.

and containing 440 1/2 acres, more or less.

It is agreed that this lease shall remain in force for a term of five (5) years from date, and as long thereafter as oil or gas, or either of them, is produced from said land by the lessee.

In consideration of the premises the said lessee covenants and agrees:

1st. To deliver to the credit of lessor, free of cost, in the pipe line to which lessee may connect his well, the equal one-eighth part of all oil produced and saved from the leased premises.

2nd. To pay to lessor, as royalty for gas from each well where gas only is found, while the same is being sold or used off of the premises, one-eighth of the market price at the wells of the amount so sold or used, the lessor to have gas free of charge from any gas well on the leased premises for all stoves and inside lights in the principal dwelling house on said land by making lessor's own connections with the well at lessor's own risk and expense.

3rd. To pay to lessor as royalty for gas produced from any oil well and used by lessee for the manufacture of gasoline, one-eighth of the market value of such gas. If such gas is sold by lessee, then lessee agrees to pay lessor, as royalty, one-eighth of the market price at the wells of the amount sold.

If no well be commenced on said land on or before the 15th day of October, 1968, this lease shall terminate as to both parties, unless the lessee on or before that date shall pay or tender to the lessor or to the lessor's credit in the City National

Bank at Taylor, Texas

or its successors, which shall continue as the depository regardless of changes in the ownership of said land, the sum of FOUR HUNDRED FORTY AND 50/100 (\$440.50) DOLLARS, which shall operate as a rental and cover the privileges of deferring the commencement

ment of a well for twelve (12) months from said date. In like manner and upon like payments or tenders the commencement of a well may be further deferred for like periods of the same number of months successively. And it is understood and agreed that the consideration first recited herein, the down payment, covers not only the privilege granted to the date when said rental is payable as aforesaid, but also the lessee's option of extending that period as aforesaid and any and all other rights conferred.

Should the first well drilled on the above described land be a dry hole, then, and in that event, if a second well is not commenced on said land within twelve months from the expiration of that last rental period which rental has been paid, this lease shall terminate as to both parties, unless the lessee on or before the expiration of said twelve months shall resume the payment of rentals in the same amount and in the same manner as hereinbefore provided. And it is agreed that upon the resumption of the payment of rentals, as above provided, that the last preceding paragraph hereof, governing the payment of rentals and the effect thereof, shall continue in force just as though there had been no interruption in the rental payments.

If, at the expiration of five (5) years from the date of this lease, oil or gas is not being produced on the leased premises, but lessee is then engaged in drilling for oil or gas, then this lease shall continue in force so long as drilling operations are being continuously prosecuted on the leased premises, and drilling operations shall be considered to be continuously prosecuted if not more than sixty (60) days shall elapse between the completion or abandonment of one well and the beginning of operations for drilling of a subsequent well. If oil or gas shall be

discovered and produced in paying quantities from any such well or wells drilled or being drilled at or after the lapse of years, this lease shall continue in force so long as oil or gas shall be produced from the leased premises.

It is specially agreed that in the event oil or gas is produced from said premises and said production shall for any reason cease or terminate, lessee shall have the right at any time within ninety (90) days from the cessation of such production to resume drilling operations in the effort to make said leased premises again produce oil or gas, in which event this lease shall remain in force so long as such operations are continuously prosecuted, as defined in the preceding paragraph, and if they result in production of oil or gas, so long thereafter as oil or gas is produced in paying quantities from the premises.

If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties and rentals herein provided for shall be paid the said lessor only in proportion which lessor's interest bears to the whole and undivided fee.

Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for all operations thereon, except from water wells of lessor. When requested by lessor, lessee shall bury its pipe line below plow depth. No well shall be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of the lessor. Lessee shall pay for damages caused by all operations to growing crops on said land. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignment of rentals or royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer, or assignment or a true copy thereof; and it is hereby agreed in the event this lease shall be assigned as to a part or parts of the above described lands, and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents from him or them, such default shall not operate to defeat or affect this lease in so far as it covers a part or parts of said lands upon which the said lessee or any assignee thereof shall make due payment of said rental.

Lessee shall have the exclusive right to build, operate and maintain pits, reservoirs, pickup stations and plants for the purpose of picking up and conserving the waste oil that flows down the creeks, ravines and across the land embraced in this lease, whether said oil is produced from lands covered by this lease or other lands and lessor shall be entitled to receive the royalty hereinbefore reserved on all such oil so saved.

In case of cancellation or termination of this lease for any cause, lessee shall have the right to retain under the terms hereof twenty (20) acres of land around each oil or gas well producing, being worked on, or drilling hereunder (as long as such operations are continued in good faith) such tract to be designated by lessee in as near a square form as practicable.

In the event lessor considers that lessee has not complied with all its obligations hereunder, both expressed and implied, before production has been secured or after production has been secured, lessor shall notify lessee in writing, setting out specifically in what respects lessee has breached this contract. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by lessor. The service of said notice shall be precedent to the bringing of any action by lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on lessee. Neither the service of said notice nor the doing of any acts by lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that lessee has failed to perform all its obligation hereunder.

Title to minerals vested in grantee under this grant shall not end or revert to grantor until there is a complete, absolute and intentional abandonment by grantee of each and all of the purposes, expressed or implied, of this grant and every part and parcel of the premises described in this grant.

Lessor hereby warrants and agrees to defend the title to the lands herein described, and agrees that the lessee shall have the right at any time to redeem for lessor, by payment, any mortgage, taxes or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of the holder thereof, and lessor hereby agrees that any such payment made by the lessee for the lessor shall be deducted from any amounts of money which may become due the lessor under the terms of this lease.

In Testimony Whereof, We Sign, this the 12th day of October, 1967

W. C. Stern

Lenona Stern

Permanent address of Lessee:

Taylor City Texas State Williamson County.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

W. C. STERN

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this the 12th day of October, A. D. 1967

(L. S.)

Notary Public in and for Williamson County, Texas.

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

LENONA STERN

wife of W. C. STERN

known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having same fully explained to her, she acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND and seal of office this the 12th day of October, A. D. 1967

(L. S.)

Notary Public in and for Williamson County, Texas.

Filed for Record on the 6 day of Nov A. D. 1967, at 9:20 o'clock A.M.

Duly Recorded this the 6 day of Nov A. D. 1967, at 2:45 o'clock P.M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By Gertrude Bohas Deputy

OIL AND GAS LEASE

3172

AGREEMENT, Made and entered into 16th day of October, 1967 by and between Gladys Stern, a widow, and Alice Marie Braun and husband, Leroy Braun of Williamson County, Texas hereinafter called lessor (whether one or more) and Boso Oil of Taylor, Texas hereinafter called lessee.

WITNESSETH, That the said lessor, for and in consideration of TWO HUNDRED EIGHTY-FOUR AND 38/100 (\$284.38) LARS cash in hand paid, receipt of which is hereby acknowledged, and of the covenants and agreements contained on the part of lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto said lessee, for the sole and only purpose of mining and operating for oil and gas, and laying pipe lines, and building tanks, power stations and structures thereon to produce, save and take care

of said products, all that certain tract of land situated in the County of Williamson State of Texas, described as follows, to-wit:

It is specially agreed that in the event oil or gas is produced from said premises and said production shall for any reason cease or terminate, lessee shall have the right at any time within ninety (90) days from the cessation of such production to resume drilling operations in the effort to make said leased premises again produce oil or gas, in which event this lease shall remain in force so long as such operations are continuously prosecuted, as defined in the preceding paragraph, and if they result in production of oil or gas, so long thereafter as oil or gas is produced in paying quantities from the premises.

If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties and rentals herein provided for shall be paid the said lessor only in proportion which lessor's interest bears to the whole and undivided fee.

Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for all operations thereon, except from water wells of lessor. When requested by lessor, lessee shall bury its pipe line below plow depth. No well shall be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of the lessor. Lessee shall pay for damages caused by all operations to growing crops on said land. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignment of rentals or royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer, or assignment or a true copy thereof; and it is hereby agreed in the event this lease shall be assigned as to a part or parts of the above described lands, and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents from him or them, such default shall not operate to defeat or affect this lease in so far as it covers a part or parts of said lands upon which the said lessee or any assignee thereof shall make due payment of said rental.

Lessee shall have the exclusive right to build, operate and maintain pits, reservoirs, pickup stations and plants for the purpose of picking up and conserving the waste oil that flows down the creeks, ravines and across the land embraced in this lease, whether said oil is produced from lands covered by this lease or other lands and lessor shall be entitled to receive the royalty hereinbefore reserved on all such oil so saved.

In case of cancellation or termination of this lease for any cause, lessee shall have the right to retain under the terms hereof twenty (20) acres of land around each oil or gas well producing, being worked on, or drilling hereunder (as long as such operations are continued in good faith) such tract to be designated by lessee in so near a square form as practicable.

In the event lessor considers that lessee has not complied with all its obligations hereunder, both expressed and implied, before production has been secured or after production has been secured, lessor shall notify lessee in writing, setting out specifically in what respects lessee has breached this contract. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by lessor. The service of said notice shall be precedent to the bringing of any action by lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on lessee. Neither the service of said notice nor the doing of any acts by lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that lessee has failed to perform all its obligation hereunder.

Title to minerals vested in grantee under this grant shall not end or revert to grantor until there is a complete, absolute and intentional abandonment by grantee of each and all of the purposes, expressed or implied, of this grant and every part and parcel of the premises described in this grant.

Lessor hereby warrants and agrees to defend the title to the lands herein described, and agrees that the lessee shall have the right at any time to redeem for lessor, by payment, any mortgage, taxes or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of the holder thereof, and lessor hereby agrees that any such payment made by the lessee for the lessor shall be deducted from any amounts of money which may become due the lessor under the terms of this lease.

In Testimony Whereof, We Sign, this the 12th day of October, 1967

W. C. Stern

Lenora Stern

Permanent address of Lessee:

Taylor

City

Texas

State

Street or R.F.D. Williamson

County.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

W. C. STERN

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this the 14th day of October, A. D. 1967

(L. S.)

Notary Public in and for Williamson County, Texas.

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

LENORA STERN

W. C. STERN

known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having same fully explained to her, she acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND and seal of office this the 14th day of October, A. D. 1967

(L. S.)

Notary Public in and for Williamson County, Texas.

Filed for Record on the 6 day of Nov A. D. 1967, at 9:20 o'clock A. M.

Duly Recorded this the 6 day of Nov A. D. 1967, at 2:45 o'clock P. M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By Bertrude Bobas Deputy

OIL AND GAS LEASE

3172

AGREEMENT, Made and entered into 16th day of October, 1967 by and between Gladys Stern,
a widow, and Alice Marie Braun and husband, Leroy Braun
of Williamson County, Texas hereinafter called lessor (whether one or more)
and Boso Oil of Taylor, Texas hereinafter called lessee.

WITNESSETH, That the said lessor, for and in consideration of TWO HUNDRED EIGHTY-FOUR AND 38/100 (\$284.38) DOLLARS cash in hand paid, receipt of which is hereby acknowledged, and of the covenants and agreements contained on the part of lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto said lessee, for the sole and only purpose of mining and operating for oil and gas, and laying pipe lines, and building tanks, power stations and structures thereon to produce, save and take care

of said products, all that certain tract of land situated in the County of Williamson State of Texas, described as follows, to-wit:

FIRST TRACT: Being One Hundred Fifty-Nine and 38/100 (159.38) acres of land, exclusive of roads, situated about three miles south of the City of Taylor, out of and a part of the W. J. Cowan 1920 acre Survey; said 159.38 acres of land being the West part (sometimes referred to as the West one-half) of that certain tract of 320 acres of land which was conveyed by Josephine Rankin and husband to James Wiggins, et al, by deed dated June 24, 1899, and recorded in Volume 48, Page 482, Deed Records of Williamson County, Texas, to which express reference is here made; said 159.38 acres of land hereby conveyed, on the basis of field notes prepared on March 16, 1948, by Sidney Perrin, Licensed State Land Surveyor, being described my metes and bounds as follows, to-wit:

BEGINNING at a large post at the Northwest corner of said 320 acre tract which point is also the Southwest corner of a 320 acre tract conveyed by Sinclair, et al to Faulk, by deed recorded in Volume 66, Page 265, Deed Records of Williamson County, Texas;

THENCE South 80 degrees East 587.12 varas to a large creosoted corner post at W. C. Sterns' Southeast corner;

THENCE South 10 degrees West 1539 varas to a point 8 feet South of the center of the gravel road which bounds this tract on the South;

THENCE North 80 degrees West 587.12 varas to a point in the center of said road at the Southwest corner of said 320 acre Wiggins tract;

THENCE North 10 degrees East 1539 varas to the PLACE OF BEGINNING and containing 159.38 acres, exclusive of roads, as aforesaid.

SECOND TRACT: Being a part of the W. J. Cowan Original Survey and more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of a tract of 320 acres, heretofore conveyed by Jno R. Ward to Josephine A. Rankin;

THENCE North 10 East with said Josephine A. Rankin's West line, 3340-1/2 feet to a stake for corner;

THENCE North 80 West 1629-85/100 feet to a stake for Northwest corner of this tract;

THENCE South 10 East 3340-1/2 feet to a stake for corner;

THENCE South 80 East 1629-85/100 feet to the PLACE OF BEGINNING, and containing one hundred twenty-five (125) acres of land.

and containing 284.38 acres, more or less.

It is agreed that this lease shall remain in force for a term of five (5) years from date, and as long thereafter as oil or gas, or either of them, is produced from said land by the lessee.

In consideration of the premises the said lessee covenants and agrees:

1st. To deliver to the credit of lessor, free of cost, in the pipe line to which lessee may connect his well, the equal one-eighth part of all oil produced and saved from the leased premises.

2nd. To pay to lessor, as royalty for gas from each well where gas only is found, while the same is being sold or used off of the premises, one-eighth of the market price at the wells of the amount so sold or used, the lessor to have gas free of charge from any gas well on the leased premises for all stoves and inside lights in the principal dwelling house on said land by making lessor's own connections with the well at lessor's own risk and expense.

3rd. To pay to lessor as royalty for gas produced from any oil well and used by lessee for the manufacture of gasoline, one-eighth of the market value of such gas. If such gas is sold by lessee, then lessee agrees to pay lessor, as royalty, one-eighth of the market price at the wells of the amount sold.

If no well be commenced on said land on or before the 16th day of October, 1968 this lease shall terminate as to both parties, unless the lessee on or before that date shall pay or tender to the lessor or to the lessor's credit in the City National

Bank at Taylor, Texas

or its successors, which shall continue as the depository regardless of changes in the ownership of said land, the sum of TWO HUNDRED EIGHTY-FOUR AND 38/100 (\$284.38) DOLLARS, which shall operate as a rental and cover the privileges of deferring the commencement

of a well for twelve months from said date. In like manner and upon like payments or tenders the commencement of a well may be further deferred for like periods of the same number of months successively. And it is understood and agreed that the consideration first recited herein, the down payment, covers not only the privilege granted to the date when said rental is payable as aforesaid, but also the lessee's option of extending that period as aforesaid and any and all other rights conferred.

Should the described land become a dry hole, then, and in that event, if a second well is not commenced on said land within twelve months from the expiration of that last rental period which rental has been paid, this lease shall terminate as to both parties, unless the lessee on or before the expiration of said twelve months shall resume the payment of rentals in the same amount and in the same manner as hereinbefore provided. And it is agreed that upon the resumption of the payment of rentals, as above provided, that the last preceding paragraph hereof, governing the payment of rentals and the effect thereof, shall continue in force just as though there had been no interruption in the rental payments.

If, at the expiration of five (5) years from the date of this lease, oil or gas is not being produced on the leased premises, but lessee is then engaged in drilling for oil or gas, then this lease shall continue in force so long as drilling operations are being continuously prosecuted on the leased premises, and drilling operations shall be considered to be continuously prosecuted if not more than sixty (60) days shall elapse between the completion or abandonment of one well and the beginning of operations for drilling of a subsequent well. If oil or gas shall be

discovered and produced in paying quantities from any such well or wells drilled or being drilled at or after the lapse of _____ years, this lease shall continue in force so long as oil or gas shall be produced from the leased premises.

It is specially agreed that in the event oil or gas is produced from said premises and said production shall for any reason cease or terminate, lessee shall have the right at any time within ninety (90) days from the cessation of such production to resume drilling operations in the effort to make said leased premises again produce oil or gas, in which event this lease shall remain in force so long as such operations are continuously prosecuted, as defined in the preceding paragraph, and if they result in production of oil or gas, so long thereafter as oil or gas is produced in paying quantities from the premises.

If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties and rentals herein provided for shall be paid the said lessor only in proportion which lessor's interest bears to the whole and undivided fee.

Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for all operations thereon, except from water wells of lessor. When requested by lessor, lessee shall bury its pipe line below plow depth. No well shall be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of the lessor. Lessee shall pay for damages caused by all operations in growing crops on said land. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignment of rentals or royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer, or assignment or a true copy thereof; and it is hereby agreed in the event this lease shall be assigned as to a part or parts of the above described lands, and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents from him or them, such default shall not operate to defeat or affect this lease in so far as it covers a part or parts of said lands upon which the said lessee or any assignee thereof shall make due payment of said rental.

Lessee shall have the exclusive right to build, operate and maintain pits, reservoirs, pickup stations and plants for the purpose of picking up and conserving the waste oil that flows down the creeks, ravines and across the land embraced in this lease, whether said oil is produced from lands covered by this lease or other lands and lessor shall be entitled to receive the royalty herebefore reserved on all such oil so saved.

In the event lessor considers that lessee has not complied with all its obligations hereunder, both expressed and implied, before production has been secured or after production has been secured, lessor shall notify lessee in writing, setting out specifically in what respects lessee has breached this contract. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by lessor. The service of said notice shall be precedent to the bringing of any action by lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on lessee. Neither the service of said notice nor the doing of any acts by lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that lessee has failed to perform all its obligation hereunder.

Title to minerals vested in grantee under this grant shall not end or revert to grantor until there is a complete, absolute and intentional abandonment by grantee of each and all of the purposes expressed in the grant, of this grant and every part and parcel of the premises described in this grant. Lessor hereby warrants and agrees to defend the title to the lands herein described, and agrees that the lessee shall have the right at any time to redeem for lessor, by payment, any mortgage, taxes or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of the holder thereof, and lessor hereby agrees that any such payment made by the lessee for the lessor shall be deducted from any amounts of money which may become due the lessor under the terms of this lease.

In Testimony Whereof, We Sign, this the 16th day of October, 1967

Gladys Stern Gladys Stern
 Alice Marie Braun Alice Marie Braun
 Leroy Braun Leroy Braun

Permanent address of Lessee: _____
 _____ Street or R.F.D.
Taylor City Texas State Williamson County.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GLADYS STERN, a widow known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this the 16th day of October, A. D. 1967

Beatrice C. Hall

Notary Public in and for Williamson County, Texas.

THE STATE OF TEXAS
 COUNTY OF WILLIAMSON
 BEFORE ME

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LEROEY BRAUN and ALICE MARIE BRAUN

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said wife having been examined by me privily and apart from her husband, and having the same fully explained to her, she acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND and seal of office this the 16th day of October, A. D. 1967

Beatrice C. Hall

Notary Public in and for Williamson County, Texas.

Filed for Record on the 6 day of Nov A. D. 1967, at 9:20 o'clock A M.

Duly Recorded this the 6 day of Nov A. D. 1967, at 2:50 o'clock P M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By Gertrude Bahas Deputy

OIL AND GAS LEASE

173

AGREEMENT, Made and entered into 9th day of October, 1967 by and between Henry C. Meyer and wife, Christina Meyer of Williamson County, Texas hereinafter called lessor (whether one or more) and Boso Oil hereinafter called lessee.

WITNESSETH, That the said lessor, for and in consideration of SEVENTY-TWO AND NO/100 (\$72.00) DOLLARS cash in hand paid, receipt of which is hereby acknowledged, and of the covenants and agreements contained on the part of lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto said lessee, for the sole and only purpose of mining and operating for oil and gas, and laying pipe lines, and building tanks, power stations and structures thereon to produce, save and take care

of said products, all that certain tract of land situated in the County of Williamson State of Texas, described as follows, to-wit:

BEING all that certain tract or parcel of land lying and being situated in Williamson County, Texas, being parts of the W. J. Cowan Survey, and being described as follows:

BEGINNING at the Northeast corner of a tract of 150 acres of land, which was conveyed by J. W. Henson and wife by deed dated August 13, 1883, said beginning corner being North 80 West 586 varas from the Northeast corner of the said W. J. Cowan Survey of 1920 acres;

THENCE South 10 West 691 varas to a stake for corner, same being the Northeast corner of a tract of 3 three acres conveyed by J. C. Saul to C. W. Hutto by deed dated July 11, 1889;

It is specially agreed that in the event oil or gas is produced from said premises and said production shall for any reason cease or terminate, lessee shall have the right at any time within ninety (90) days from the cessation of such production to resume drilling operations in the effort to make said leased premises again produce oil or gas, in which event this lease shall remain in force so long as such operations are continuously prosecuted, as defined in the preceding paragraph, and if they result in production of oil or gas, so long thereafter as oil or gas is produced in paying quantities from the premises.

If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties and rentals herein provided for shall be paid the said lessor only in proportion which lessor's interest bears to the whole and undivided fee.

Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for all operations thereon, except from water wells of lessor. When requested by lessor, lessee shall bury its pipe line below plow depth. No well shall be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of the lessor. Lessee shall pay for damages caused by all operations to growing crops on said land. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignment of rentals or royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer, or assignment or a true copy thereof; and it is hereby agreed in the event this lease shall be assigned as to a part or parts of the above described lands, and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents from him or them, such default shall not operate to defeat or affect this lease in so far as it covers a part or parts of said lands upon which the said lessee or any assignee thereof shall make due payment of said rental.

Lessee shall have the exclusive right to build, operate and maintain pits, reservoirs, pickup stations and plants for the purpose of picking up and conserving the waste oil that flows down the creeks, ravines and across the land embraced in this lease, whether said oil is produced from lands covered by this lease or other lands and lessor shall be entitled to receive the royalty hereinbefore reserved on all such oil so saved.

In case of cancellation or termination of this lease for any cause, lessee shall have the right to retain under the terms hereof twenty (20) acres of land around each oil or gas well producing, being worked on, or drilling hereunder (as long as such operations are continued in good faith) such tract to be designated by lessee in so near a square form as practicable.

In the event lessor considers that lessee has not complied with all its obligations hereunder, both expressed and implied, before production has been secured or after production has been secured, lessor shall notify lessee in writing, setting out specifically in what respects lessee has breached this contract. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by lessor. The service of said notice shall be precedent to the bringing of any action by lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on lessee. Neither the service of said notice nor the doing of any acts by lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that lessee has failed to perform all its obligation hereunder.

Title to minerals vested in grantee under this grant shall not end or revert to grantor until there is a complete, absolute and intentional abandonment by grantee of each and all of the purposes, expressed or implied, of this grant and every part and parcel of the premises described in this grant.

Lessor hereby warrants and agrees to defend the title to the lands herein described, and agrees that the lessee shall have the right at any time to redeem for lessor, by payment, any mortgage, taxes or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of the holder thereof, and lessor hereby agrees that any such payment made by the lessee for the lessor shall be deducted from any amounts of money which may become due the lessor under the terms of this lease.

In Testimony Whereof, We Sign, this the 12th day of October, 1967

W. C. Stern

Lenora Stern

Permanent address of Lessee:

Taylor

City

Texas

State

Street or R.F.D. Williamson

County.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

W. C. STERN

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this the 14th day of October, A. D. 1967

(L. S.)

Notary Public in and for Williamson County, Texas.

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

LENORA STERN

W. C. STERN

known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having same fully explained to her, she acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND and seal of office this the 14th day of October, A. D. 1967

(L. S.)

Notary Public in and for Williamson County, Texas.

Filed for Record on the 6 day of Nov A. D. 1967, at 9:20 o'clock A. M.

Duly Recorded this the 6 day of Nov A. D. 1967, at 2:45 o'clock P. M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By Bertrude Bobas Deputy

OIL AND GAS LEASE

3172

AGREEMENT, Made and entered into 16th day of October, 1967 by and between Gladys Stern,
a widow, and Alice Marie Braun and husband, Leroy Braun
of Williamson County, Texas hereinafter called lessor (whether one or more)
and Boso Oil of Taylor, Texas hereinafter called lessee.

WITNESSETH, That the said lessor, for and in consideration of TWO HUNDRED EIGHTY-FOUR AND 38/100 (\$284.38) DOLLARS cash in hand paid, receipt of which is hereby acknowledged, and of the covenants and agreements contained on the part of lessee to be paid, kept and performed, has granted, demised, leased and let by these presents does grant, demise, lease and let unto said lessee, for the sole and only purpose of mining and operating for oil and gas, and laying pipe lines, and building tanks, power stations and structures thereon to produce, save and take care

of said products, all that certain tract of land situated in the County of Williamson State of Texas, described as follows, to-wit:

FIRST TRACT: Being One Hundred Fifty-Nine and 38/100 (159.38) acres of land, exclusive of roads, situated about three miles south of the City of Taylor, out of and a part of the W. J. Cowan 1920 acre Survey; said 159.38 acres of land being the West part (sometimes referred to as the West one-half) of that certain tract of 320 acres of land which was conveyed by Josephine Rankin and husband to James Wiggins, et al, by deed dated June 24, 1899, and recorded in Volume 48, Page 482, Deed Records of Williamson County, Texas, to which express reference is here made; said 159.38 acres of land hereby conveyed, on the basis of field notes prepared on March 16, 1948, by Sidney Perrin, Licensed State Land Surveyor, being described my metes and bounds as follows, to-wit:

BEGINNING at a large post at the Northwest corner of said 320 acre tract which point is also the Southwest corner of a 320 acre tract conveyed by Sinclair, et al to Faulk, by deed recorded in Volume 66, Page 265, Deed Records of Williamson County, Texas;

THENCE South 80 degrees East 587.12 varas to a large creosoted corner post at W. C. Sterns' Southeast corner;

THENCE South 10 degrees West 1539 varas to a point 8 feet South of the center of the gravel road which bounds this tract on the South;

THENCE North 80 degrees West 587.12 varas to a point in the center of said road at the Southwest corner of said 320 acre Wiggins tract;

THENCE North 10 degrees East 1539 varas to the PLACE OF BEGINNING and containing 159.38 acres, exclusive of roads, as aforesaid.

SECOND TRACT: Being a part of the W. J. Cowan Original Survey and more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of a tract of 320 acres, heretofore conveyed by Jno R. Ward to Josephine A. Rankin;

THENCE North 10 East with said Josephine A. Rankin's West line, 3340-1/2 feet to a stake for corner;

THENCE North 80 West 1629-85/100 feet to a stake for Northwest corner of this tract;

THENCE South 10 East 3340-1/2 feet to a stake for corner;

THENCE South 80 East 1629-85/100 feet to the PLACE OF BEGINNING, and containing one hundred twenty-five (125) acres of land.

and containing 284.38 acres, more or less.

It is agreed that this lease shall remain in force for a term of five (5) years from date, and as long thereafter as oil or gas, or either of them, is produced from said land by the lessee.

In consideration of the premises the said lessee covenants and agrees:

1st. To deliver to the credit of lessor, free of cost, in the pipe line to which lessee may connect his well, the equal one-eighth part of all oil produced and saved from the leased premises.

2nd. To pay to lessor, as royalty for gas from each well where gas only is found, while the same is being sold or used off of the premises, one-eighth of the market price at the wells of the amount so sold or used, the lessor to have gas free of charge from any gas well on the leased premises for all stoves and inside lights in the principal dwelling house on said land by making lessor's own connections with the well at lessor's own risk and expense.

3rd. To pay to lessor as royalty for gas produced from any oil well and used by lessee for the manufacture of gasoline, one-eighth of the market value of such gas. If such gas is sold by lessee, then lessee agrees to pay lessor, as royalty, one-eighth of the market price at the wells of the amount sold.

If no well be commenced on said land on or before the 16th day of October, 1968 this lease shall terminate as to both parties, unless the lessee on or before that date shall pay or tender to the lessor or to the lessor's credit in the City National

Bank at Taylor, Texas

or its successors, which shall continue as the depository regardless of changes in the ownership of said land, the sum of TWO HUNDRED EIGHTY-FOUR AND 38/100 (\$284.38) DOLLARS, which shall operate as a rental and cover the privileges of deferring the commencement

of a well for twelve months from said date. In like manner and upon like payments or tenders the commencement of a well may be further deferred for like periods of the same number of months successively. And it is understood and agreed that the consideration first recited herein, the down payment, covers not only the privilege granted to the date when said rental is payable as aforesaid, but also the lessee's option of extending that period as aforesaid and any and all other rights conferred.

Should the well described in the above be a dry hole, then, and in that event, if a second well is not commenced on said land within twelve months from the expiration of that last rental period which rental has been paid, this lease shall terminate as to both parties, unless the lessee on or before the expiration of said twelve months shall resume the payment of rentals in the same amount and in the same manner as hereinbefore provided. And it is agreed that upon the resumption of the payment of rentals, as above provided, that the last preceding paragraph hereof, governing the payment of rentals and the effect thereof, shall continue in force just as though there had been no interruption in the rental payments.

If, at the expiration of five (5) years from the date of this lease, oil or gas is not being produced on the leased premises, but lessee is then engaged in drilling for oil or gas, then this lease shall continue in force so long as drilling operations are being continuously prosecuted on the leased premises, and drilling operations shall be considered to be continuously prosecuted if not more than sixty (60) days shall elapse between the completion or abandonment of one well and the beginning of operations for drilling of a subsequent well. If oil or gas shall be

discovered and produced in paying quantities from any such well or wells drilled or being drilled at or after the lapse of _____ years, this lease shall continue in force so long as oil or gas shall be produced from the leased premises.

It is specially agreed that in the event oil or gas is produced from said premises and said production shall for any reason cease or terminate, lessee shall have the right at any time within ninety (90) days from the cessation of such production to resume drilling operations in the effort to make said leased premises again produce oil or gas, in which event this lease shall remain in force so long as such operations are continuously prosecuted, as defined in the preceding paragraph, and if they result in production of oil or gas, so long thereafter as oil or gas is produced in paying quantities from the premises.

If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties and rentals herein provided for shall be paid the said lessor only in proportion which lessor's interest bears to the whole and undivided fee.

Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for all operations thereon, except from water wells of lessor. When requested by lessor, lessee shall bury its pipe line below plow depth. No well shall be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of the lessor. Lessee shall pay for damages caused by all operations in growing crops on said land. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignment of rentals or royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer, or assignment or a true copy thereof; and it is hereby agreed in the event this lease shall be assigned as to a part or parts of the above described lands, and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents from him or them, such default shall not operate to defeat or affect this lease in so far as it covers a part or parts of said lands upon which the said lessee or any assignee thereof shall make due payment of said rental.

Lessee shall have the exclusive right to build, operate and maintain pits, reservoirs, pickup stations and plants for the purpose of picking up and conserving the waste oil that flows down the creeks, ravines and across the land embraced in this lease, whether said oil is produced from lands covered by this lease or other lands and lessor shall be entitled to receive the royalty herebefore reserved on all such oil so saved.

In the event lessor considers that lessee has not complied with all its obligations hereunder, both expressed and implied, before production has been secured or after production has been secured, lessor shall notify lessee in writing, setting out specifically in what respects lessee has breached this contract. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by lessor. The service of said notice shall be precedent to the bringing of any action by lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on lessee. Neither the service of said notice nor the doing of any acts by lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that lessee has failed to perform all its obligation hereunder.

Title to minerals vested in grantee under this grant shall not end or revert to grantor until there is a complete, absolute and intentional abandonment by grantee of each and all of the purposes expressed in the grant, of this grant and every part and parcel of the premises described in this grant. Lessor hereby warrants and agrees to defend the title to the lands herein described, and agrees that the lessee shall have the right at any time to redeem for lessor, by payment, any mortgage, taxes or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of the holder thereof, and lessor hereby agrees that any such payment made by the lessee for the lessor shall be deducted from any amounts of money which may become due the lessor under the terms of this lease.

In Testimony Whereof, We Sign, this the 16th day of October, 1967

Gladys Stern Gladys Stern
 Alice Marie Braun Alice Marie Braun
 Leroy Braun Leroy Braun

Permanent address of Lessee: _____
 _____ Street or R.F.D.
Taylor City Texas State Williamson County.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GLADYS STERN, a widow known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this the 16th day of October, A. D. 1967

(L. S.)

Beatrice C. Hall

Notary Public in and for Williamson County, Texas.

THE STATE OF TEXAS
 COUNTY OF WILLIAMSON
 BEFORE ME, a

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LEROY BRAUN and ALICE MARIE BRAUN

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said wife having been examined by me privily and apart from her husband, and having the same fully explained to her, she acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND and seal of office this the 16th day of October, A. D. 1967

(L. S.)

Beatrice C. Hall

Notary Public in and for Williamson County, Texas.

Filed for Record on the 6 day of Nov A. D. 1967, at 9:20 o'clock A M.
 Duly Recorded this the 6 day of Nov A. D. 1967, at 2:50 o'clock P M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By Gertrude Bahas Deputy

OIL AND GAS LEASE

173

AGREEMENT, Made and entered into 9th day of October, 1967 by and between Henry C. Meyer and wife, Christina Meyer of Williamson County, Texas hereinafter called lessor (whether one or more) and Boso Oil hereinafter called lessee.

WITNESSETH, That the said lessor, for and in consideration of SEVENTY-TWO AND NO/100 (\$72.00) DOLLARS cash in hand paid, receipt of which is hereby acknowledged, and of the covenants and agreements contained on the part of lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto said lessee, for the sole and only purpose of mining and operating for oil and gas, and laying pipe lines, and building tanks, power stations and structures thereon to produce, save and take care

of said products, all that certain tract of land situated in the County of Williamson State of Texas, described as follows, to-wit:

BEING all that certain tract or parcel of land lying and being situated in Williamson County, Texas, being parts of the W. J. Cowan Survey, and being described as follows:

BEGINNING at the Northeast corner of a tract of 150 acres of land, which was conveyed by J. W. Henson and wife by deed dated August 13, 1883, said beginning corner being North 80 West 586 varas from the Northeast corner of the said W. J. Cowan Survey of 1920 acres;

THENCE South 10 West 691 varas to a stake for corner, same being the Northeast corner of a tract of 3 three acres conveyed by J. C. Saul to C. W. Hutto by deed dated July 11, 1889;

THE STATE OF TEXAS }

County of Williamson

KNOW ALL MEN BY THESE PRESENTS:

5386

That W. C. Stern

of Williamson County, Texas, hereinafter called "Grantor", whether one or more, in consideration of the advantages which will accrue to Grantor from the construction of the electric power line hereinafter described, hereby grants to TEXAS POWER & LIGHT COMPANY, of Dallas, Texas, an easement and right of way for an electric power line consisting of a variable number of wires and one or more electric circuits, and all necessary or desirable appurtenances, and for a communication line and appurtenances, upon, over and across Grantor's land in the W. J. Cowan Survey, Abstract No. 148, Williamson County, Texas.

The center line of said power line shall be located across said land as follows:

Beginning at a point in the west boundary of Grantor's property and the east right-of-way of a present County road, said point being 2,310 feet south of Grantor's northwest property corner. Proj. 363, Sh. 3, S/S 11+25.

Thence N. 84 deg. E. and along the centerline of a present Texas Power & Light Co. distribution line, a distance of 2,670 feet to a present Texas Power & Light Company distribution deadend pole, S/S 11+25.

Beginning again at aforementioned Texas Power & Light Company distribution deadend pole, S/S 11+25.

Thence N. a distance of 560 feet to a Texas Power & Light Company distribution pole, S/S 5+60, and its attached guy. Said guy to extend 30 feet in the same direction.

Beginning again at aforementioned Texas Power & Light Company distribution deadend pole, S/S 11+25.

Thence S. a distance of 30 feet to a Texas Power & Light Company down guy.

The above described property constitutes no part of my homestead W.C. Stern

This description is based on a preliminary survey, and it is understood that said Company may relocate said line in the same general direction before or at any time after construction, and may relocate any of its structures along the course of said line.

Said Company shall have the right to erect 2 poles, 0 stubs, and 2 guy anchorages along the course of said line, together with the right of ingress and egress for the purpose of constructing, improving, inspecting, maintaining, operating and removing said line and appurtenances; the right to relocate said line in the same relative position to any adjacent road if and when said road is widened in the future; the right to install additional electric circuits along said line; and the right at all times to cut away and keep clear of said line and appurtenances all trees and other obstructions which, in the sole judgment of said Company, may endanger or interfere with the proper maintenance and operation of said line.

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.

EXECUTED this 1st day of April, A. D. 19 68.

~~Witnessed by~~

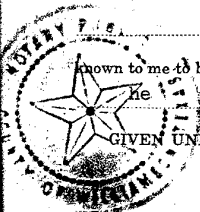
CERTIFICATE OF ACKNOWLEDGMENT FOR INDIVIDUALS

THE STATE OF TEXAS }

County of WilliamsonBEFORE ME, the undersigned authority, on this day personally appeared W. C. Stern

known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of April, A. D. 19 68



R. M. Strang
Notary Public Williamson County, Texas

Filed for Record on the 14 day of May A. D. 1968, at 9:25 o'clock A. M.
Duly Recorded this the 14 day of May A. D. 1968, at 2:05 o'clock P. M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By Charles Biggell Deputy

Form 53-4-64

W.A. 4096, Proj. 494

THE STATE OF TEXAS

County of Williamson

KNOW ALL MEN BY THESE PRESENTS:

That Phillip Warner and wife, Alienn Warner

of Williamson County, Texas, hereinafter called "Grantor", whether one or more, in consideration of the advantages which will accrue to Grantor from the construction of the electric power line hereinafter described, hereby grants to TEXAS POWER & LIGHT COMPANY, of Dallas, Texas, an easement and right of way for an electric power line consisting of a variable number of wires and one or more electric circuits, and all necessary or desirable appurtenances, and for a communication line and appurtenances, upon, over and across Grantor's land in the P. A. Holder

Survey, Abstract No. 267, Williamson County, Texas.

The center line of said power line shall be located across said land as follows:

Beginning at a present Texas Power & Light Company Sta 4+50, Dwg. TC15003, Sh. 3-A, located on Grantor's property at a point being 584 feet west of Grantor's southeast property corner and 1 foot north boundary of U.S. Hwy. #79.

Thence N. 15 deg. 30 min. W. 150 feet to a Texas Power & Light Co. deadend pole, Sta 1+50, and its attached guy, said guy to extend 18 feet in the same general direction.

Beginning again at a point in Grantor's property, common to the south boundary of U.S. Hwy. #79, said point being 150 feet east of Grantor's northwest property corner.

Thence S. 16 deg. 30 min. W., 300 feet to a deadend pole, Sta 4+50, and its attached guy, said guy to extend 30 feet in the same general direction.

~~The above described property constitutes no part of the homestead of the above described property.~~//////////

This description is based on a preliminary survey, and it is understood that said Company may relocate said line in the same general direction before or at any time after construction, and may relocate any of its structures along the course of said line.

Said Company shall have the right to erect 3 poles, 0 stubs, and 2 guy anchorages along the course of said line, together with the right of ingress and egress for the purpose of constructing, improving, inspecting, maintaining, operating and removing said line and appurtenances; the right to relocate said line in the same relative position to any adjacent road if and when said road is widened in the future; the right to install additional electric circuits along said line; and the right at all times to cut away and keep clear of said line and appurtenances all trees and other obstructions which, in the sole judgment of said Company, may endanger or interfere with the proper maintenance and operation of said line.

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.

EXECUTED this 8th day of April, A. D. 1968.

Witnessed by:

Phillip Warner
Alienn Warner

Tract No. 3-7
EASEMENT AND RIGHT OF WAY
1031J.L.C.
emp.
VOL 589
PAGE 89

THE STATE OF TEXAS

County of Williamson

KNOW ALL MEN BY THESE PRESENTS:

That W.C. STERN + LENA LEMONA STERN (WIFE)of WILLIAMSON County, Texas, hereinafter called "Grantor," whether one or more, for and in considerationof SEVEN DOLLARS + OTHER GOOD + VALUABLE CONSIDERATIONS Dollars (\$ 7.00) to Grantor in hand paid by Texas Power & Light Company of Dallas, Texas, has granted, sold and conveyed and by these presents does grant, sell and convey unto said Company an easement and right of way for one or more electric power lines and communication lines, each consisting of a variable number of wires, and all necessary and desirable appurtenances and attachments, including poles, H-

J.G.

frames, ~~and towers, guy wires and guy anchors~~, over, across and upon all that certain land in Williamson County, Texas, more particularly described as follows: All those certain tracts of land in the W. J. Cowan Survey, Abstract No. 146, Williamson County, Texas, tract No. 1 containing 0.091 acres of land being part of a 125.0 acre tract of land described in deed dated February 21, 1941, from Lidia J. Stern, et al to W. C. Stern as now of record in Volume 306, Page 70; Tract No. 2 containing 3.209 acres of land being part of a 79.5 acre tract of land described in deed dated January 5, 1946, from John A. Sefcik, et ux, to W. C. Stern as now of record in Volume 331, Page 291, Deed Records of Williamson County, Texas, said tracts being described by metes and bounds as Tract Nos. 1 & 2 as follows:TRACT NO. 1

BEGINNING at a point in the Northeast corner of the above referred to 125.0 acre tract of land;

THENCE with the East boundary line of said 125.0 acre tract, same being the West boundary line of property owned by Henry C. Meyer, South 09°07' West 120.35 feet to corner;

THENCE North 19°46' West 135.85 feet to corner located in the Northeast boundary line of said 125.0 acre tract of land, same being the Southwest boundary line of property owned by Roy W. Schroeder, et ux;

THENCE with said common boundary line South 82°06' East 65.63 feet to the place of beginning and containing 0.091 acres of land.

TRACT NO. 2

BEGINNING at a point in the Northeast boundary line of the above referred to 79.5 acre tract of land, same being the Southwest boundary line of property owned by Henry C. Meyer, said point being located North 80°26' West 627.65 feet from the Northeast corner of said 79.5 acre tract;

THENCE South 19°46' East 1282.48 feet to corner located in the East boundary line of said 79.5 acre tract, same being the West boundary line of property owned by Joseph B. Srnensky (V.L.B.);

THENCE with said common boundary line South 10°00' West 201.42 feet to corner;

THENCE North 19°46' West 1513.52 feet to corner located in the Northeast boundary line of said 79.5 acre tract, same being the Southwest boundary line of property owned by Henry C. Meyer;

THENCE with said common boundary line South 80°26' East 114.41 feet to the place of beginning, being a strip of land 100.00 feet in width located as above described and containing 3.209 acres of land.

COVERING IN ALL A TOTAL AREA OF 3.300 ACRES OF LAND.

Together with the right of ingress and egress over and along the above described right of way, and over Grantor's adjacent lands to or from said right of way, for the purpose of constructing, operating, improving, reconstructing, repairing, relocating, inspecting, patrolling, maintaining and removing such electric power and communication lines as the Company may from time to time find necessary, convenient or desirable to erect thereon, the right to trim and cut down trees and shrubbery to the extent, in the sole judgment of the Company, necessary to prevent possible interference with the operation of any of said lines or to remove possible hazards thereto, and the right to remove or prevent the construction on said land of any or all buildings, structures and obstructions. If any such buildings, structures or obstructions are constructed or permitted by Grantor to exist on said land without prior written consent of Company, then the Company shall have the right to remove same from such land and Grantor agrees to pay to Company the reasonable cost of such removal, and this agreement, together with the other provisions of this grant, shall constitute a covenant running with the land for the benefit of the Company, its successors and assigns. The rights hereby granted are severable and may be assigned either in whole or in part.

Grantor reserves the right to use said land for general agricultural and grazing purposes, provided such use shall not include the growing of trees thereon or any other use that might, in the sole judgment of Company, interfere with the exercise by the Company of the rights hereby granted. Grantor further reserves the right to lay out, dedicate, construct, maintain and use across said land such roads, streets, alleys, railroad tracks, underground telephone cables and conduits and gas, water and sewer pipe lines as will not interfere with Company's use of said land for the purposes aforesaid, provided that all such facilities shall be located at angles of not less than 45 degrees to any of Company's lines, and shall be so constructed as to provide with respect to Company's wires and other facilities the minimum clearances provided by law and recognized as standard in the electrical industry. Grantor also reserves the right to erect fences not more than 8 feet high across and upon said land, provided all such fences shall have gates, openings or removable sections at least 10 feet wide which will permit Company reasonable access to all parts of said land.

In addition to the consideration above recited for the easement and right of way hereby granted, the Company will pay to the owner of the land, and if leased, to his tenant, as they may be respectively entitled, for actual damage as done to timber, fences and growing crops by reason of the construction, maintenance or removal of said lines; provided, however, that no such payment will be made for trimming or removal of trees hereafter permitted to grow on said land, nor for removal of buildings, structures or obstructions erected upon said land after any of said lines are constructed.

TO HAVE AND TO HOLD the above described easement and rights unto the said Company, its successors and assigns, until all of said lines shall be abandoned, and in that event said easement and right of way shall cease and all rights herein granted shall terminate and revert to Grantor, his heirs, successors or assigns; and Grantor hereby binds himself, his heirs and legal representatives, to warrant and forever defend the above described easement and rights unto Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 3rd day of May, A. D. 1977

Cornel Riley

DB 6677

x H.C. Stern

x Glenora Stern

CERTIFICATE OF ACKNOWLEDGMENT FOR INDIVIDUALS

THE STATE OF TEXAS

County of WilliamsonBEFORE ME, the undersigned authority, on this day personally appeared W. C. STERN &LEONORA STERN (WIFE)

known to me to be the person(s) whose name(s) is (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 3rd day of May, A. D. 1974Notary Public Carolyn D. Belcher Williamson County, TexasTHE STATE OF TEXAS
County of Williamson

I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify

that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office
on the 30 day of May, A. D. 1974, at 8:00 o'clock A.M., and duly recorded this
the 30 day of May, A. D. 1974, at 9:35 o'clock A.M., in theRecords of said County, in Vol. 589 pp. 89WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas,
the date last above written.By Kathy Davis DeputyDICK CERVENKA, CLERK,
County Court, Williamson County, Texas.

UNITED STATES DEPARTMENT OF AGRICULTURE
Farmers Home Administration

7570

RIGHT OF WAY EASEMENT (General Type Easement)

Stern

KNOW ALL MEN BY THESE PRESENTS, that W. C. Stern and wife, Lenona hereinafter called Grantors, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by Manville Water Supply Corporation hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove a pipeline over and across .110 acres of land, more particularly described in instrument recorded in Vol. 336, Page 111, Deed Records, Williamson County, Texas, together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises. This Agreement, together with other provisions of this grant, shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

IN WITNESS WHEREOF the said Grantors have executed this instrument this 23 day of Oct, 1971.

W.C. Stern
Lenona Stern

ACKNOWLEDGEMENT

STATE OF TEXAS ☒
COUNTY OF Williamson ☒

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. C. Stern and wife, Lenona Stern

known to me to be the person(s) whose name(s) ~~is~~ (are) subscribed to the foregoing instrument, and acknowledged to me that ~~he~~ (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23 day of Oct, 1971.

Clara Belle Smith
Notary Public in and for
Williamson County, Texas

(SEAL)

Filed for Record on the 30 day of Jan
Duly Recorded this the 31 day of Jan

A. D. 1974, at 9:40 o'clock A. M.A. D. 1974, at 11:17 o'clock A. M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By

Barbara Sheffield

Deputy