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CITY PUBLIC SERVICE
FUELS DIVISION

OCT - 5 1989

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10/5/89



In Re: Martin Kastner, Jr. and Charles W. Kastner to
City Public Service Board - San Antonio
75.429 Acres
Joseph Black Survey, A-86
Bastrop County, Texas

All that certain tract or parcel of land situated in Bastrop County, Texas, being a part of the Joseph Black Survey, Abstract No. 86 and being the Residue of a so called 123 3/4 Acre Tract of Land conveyed from Lillian Francis Kastner Monson, et vir to Martin Kastner, Jr. and Charles W. Kastner by Deed dated March 1, 1967 and Recorded in Volume 179, Page 368 of the Deed Records of Bastrop County, Texas and being all of a 0.48 Acre Tract of Land conveyed from Charles W. Kastner to Martin Kastner, Jr. by Deed dated February 15, 1971 and Recorded in Volume 200, Page 405 of said Deed Records and being more particularly described as follows, to wit:

BEGINNING at a 3/4" iron pin found at a fence corner post in the occupied Northwest line of said 123 3/4 Acre Tract at its intersection with the curving North R.O.W. of U.S. Highway No. 290 for the West corner of this tract;

THENCE with the occupied Northwest fence line of said 123 3/4 Acre Tract as follows:

N43°37'54"E - 528.75' to a 10" blackjack for an exterior ell corner of this tract;

N44°23'53"E - 450.04' to a 12" blackjack for an exterior ell corner of this tract;

N44°48'30"E - 1277.88' to a 3/4" iron pin found at a fence post marking the occupied East corner of said 123 3/4 Acre Tract and for the East corner of this tract;

THENCE S44°34'43"E with the occupied Northeast fence line of said 123 3/4 Acre Tract, passing a point at 700.72' marking the North corner of said 0.48 Acre Tract, also passing a point at 843.90' marking the East corner of said 0.48 Acre Tract, continuing a total distance of 1419.28' to an iron pin found in the curving South R.O.W. of Southern Pacific Railroad, also being the North line of old State Highway No. 20 (easement) for an exterior ell corner of this tract;

THENCE with the curving South R.O.W. of said Southern Pacific Railroad to the left, also being the North line of said old State Highway No. 20 (easement), which has a central angle of 2°43'45", a radius of 2004.74', chord which bears S26°30'51"E - 95.50', and a length of 95.50' to an iron pin set in a fence line prolongation for an exterior ell corner of this tract;

THENCE S44°45'35"W, at 60.07' passing a ½" iron pin found at a fence corner post in the South line of said old State Highway No. 20 (easement) marking the occupied North corner of a 0.927 Acre Tract of Land conveyed to Mike G. Thomas, et ux by Deed dated August 30, 1988 and Recorded in Volume 516, Page 28 of said Deed Records, continuing a total distance of 316.56' with a fence line to a ½" iron pin found marking the occupied West corner of said 0.927 Acre Tract and for an interior ell corner of this tract;

THENCE S47°23'38"E - 556.44' with a fence line to a ½" iron pin found at a fence corner post in the occupied Southeast fence line of said 123 3/4 Acre Tract marking the occupied South corner of a 1.079 Acre Tract conveyed to Jonathan Montgomery, et ux by Deed dated June 12, 1981 and Recorded in Volume 299, Page 492 of said Deed Records and for the East corner of this tract;

THENCE S44°23'48"W - 585.02' with the occupied Southeast fence line of said 123 3/4 Acre Tract to a concrete R.O.W. monument found in the North R.O.W. of U.S. Highway No. 290 for the South corner of this tract;

THENCE with the North R.O.W. of U.S. Highway No. 290 as follows:

N88°41'34"W - 315.94' to a concrete R.O.W. monument found for the P.C. of a curve to the right and for an exterior ell corner of this tract;

With the curve to the right which has a central angle of 9°58'54", a radius of 3759.83', a chord which bears N83°32'43"W - 654.17' and a length of 655.00' to a concrete R.O.W. monument found for the P.T. of said curve and for an exterior ell corner of this tract;

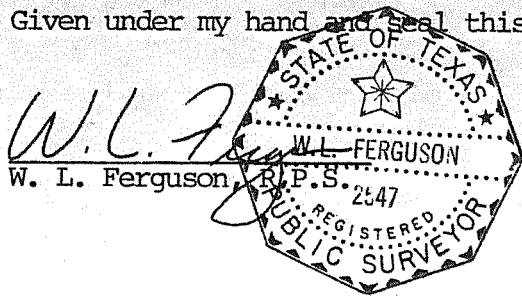
N77°12'43"W - 176.19' to a concrete R.O.W. monument found for an exterior ell corner of this tract;

N75°52'10"W - 611.85' to a concrete R.O.W. monument found for the P.C. of a curve to the right and for an exterior ell corner of this tract;

With the curve to the right which has a central angle of 10°46'24", a radius of 3760.14', a chord which bears N70°28'58"W - 705.98' and a length of 707.02' to the PLACE OF BEGINNING and containing 75.429 Acres of Land.

I, W. L. Ferguson, Registered Public Surveyor No. 2547 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and the field notes hereon are true and correct to the best of knowledge.

Given under my hand and seal this 18th day of September, 1989.



THENCE S47°23'38"E - 556.44' with a fence line to a ½" iron pin found at a fence corner post in the occupied Southeast fence line of said 123 3/4 Acre Tract marking the occupied South corner of a 1.079 Acre Tract conveyed to Jonathan Montgomery, et ux by Deed dated June 12, 1981 and Recorded in Volume 299, Page 492 of said Deed Records and for the East corner of this tract;

THENCE S44°23'48"W - 585.02' with the occupied Southeast fence line of said 123 3/4 Acre Tract to a concrete R.O.W. monument found in the North R.O.W. of U.S. Highway No. 290 for the South corner of this tract;

THENCE with the North R.O.W. of U.S. Highway No. 290 as follows:

N88°41'34"W - 315.94' to a concrete R.O.W. monument found for the P.C. of a curve to the right and for an exterior ell corner of this tract;

With the curve to the right which has a central angle of 9°58'54", a radius of 3759.83', a chord which bears N83°32'43"W - 654.17' and a length of 655.00' to a concrete R.O.W. monument found for the P.T. of said curve and for an exterior ell corner of this tract;

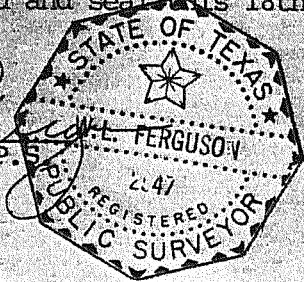
N77°12'43"W - 176.19' to a concrete R.O.W. monument found for an exterior ell corner of this tract;

N75°52'10"W - 611.85' to a concrete R.O.W. monument found for the P.C. of a curve to the right and for an exterior ell corner of this tract;

With the curve to the right which has a central angle of 10°46'24", a radius of 3760.14', a chord which bears N70°28'58"W - 705.98' and a length of 707.02' to the PLACE OF BEGINNING and containing 75.429 Acres of land.

I, W. L. Ferguson, Registered Public Surveyor No. 2547 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and the field notes hereon are true and correct to the best of knowledge.

Given under my hand and seal this 18th day of September, 1989.

W. L. Ferguson
W. L. Ferguson, R.P.S.


JOE 9/26/89

OLD STATE HWY

20 IS .2396 AC

ON THIS TRACT

CF 75,429 AC.

B.L.

