



463-898

Lat #11

WARRANTY DEED

12402

105574

**DATE:** September 22, 1995

**GRANTORS:** CHARLES HENRY AGOLD and wife, MARGARET AGOLD,  
whose mailing address is:  
P. O. Box 54  
Boerne, Kendall County, Texas 78006;

JOYCE AGOLD MACON and husband, DAVID THOMAS MACON,  
whose mailing address is:  
P. O. Box 394  
La Luz, New Mexico 88337;

HAROLD L. AGOLD and wife, VIRGINIA AGOLD,  
whose mailing address is:  
10280 White Flint Park Road  
Moody, McLennan County, Texas 76557;

NED G. AGOLD and wife, DORIS AGOLD,  
whose mailing address is:  
306 Heath Drive  
Ruidoso, New Mexico 88345;

LARRY L. AGOLD and wife, ~~PATSY AGOLD~~, PATRICIA AGOLD  
whose mailing address is:  
540 Overhill Drive  
Kerrville, Kerr County, Texas 78028; and

VERNON G. AGOLD and wife, CAROLYN AGOLD,  
whose mailing address is:  
606 Douglas  
Kerrville, Kerr County, Texas 78028

**GRANTEE:** GERHARD STRAUCH and SYLVIA STRAUCH

**GRANTEE'S MAILING ADDRESS:**

119 S. Winston  
San Antonio, Bexar County, Texas 78213

**CONSIDERATION:**

For and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

463 899

**PROPERTY:**

BEING 3.411 acres of land, more or less, out of the A. Prue Survey No. 189, Abstract No. 373, in Kendall County, Texas, said 3.411 acres being more particularly described in Exhibit "A" which is attached hereto and made a part hereof.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

1. Blanket Easement to Lower Colorado River Authority recorded in Volume 91, Page 593, Deed Records of Kendall County, Texas.
2. Terms and conditions of variance granted by Kendall County Commissioners' Court on April 25, 1995, recorded in Volume 27, Page 119, Commissioners' Court Minutes of Kendall County, Texas.
3. Terms and conditions of Boundary Line Agreement recorded in Volume 461, Pages 843-887, Official Records of Kendall County, Texas.
4. Easement as set forth in Boundary Line Agreement recorded in Volume 461, Pages 843-887, Official Records of Kendall County, Texas.
5. Any visible or apparent roadways and/or easements over or across the subject property the existence of which does not appear of record.
6. Rules, regulations and orders governing residential subdivisions, sanitation and waste disposal, and the drilling, construction and use of water wells as passed by the Commissioners' Court of Kendall County, Texas, and the Texas Water Quality Board.

Furthermore, this conveyance is expressly made by Grantor and accepted by Grantee subject to any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Kendall County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold unto Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors,

administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

GRANTORS:

Charles Henry Agold  
CHARLES HENRY AGOLD

Margaret Agold  
MARGARET AGOLD

Harold L. Agold  
HAROLD L. AGOLD

Virginia Agold  
VIRGINIA AGOLD

Larry L. Agold  
LARRY L. AGOLD

Patricia A. Agold  
~~PATSY AGOLD~~ PATRICIA AGOLD

GRANTORS:

Joyce Agold Macon  
JOYCE AGOLD MACON

David Thomas Macon  
DAVID THOMAS MACON

Ned G. Agold  
NED G. AGOLD

Doris Agold  
DORIS AGOLD

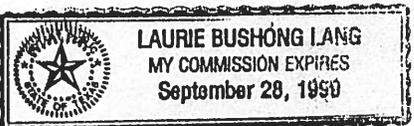
Vernon G. Agold  
VERNON G. AGOLD

Carolyn Agold  
CAROLYN AGOLD

THE STATE OF TEXAS §  
COUNTY OF KENDALL §

This instrument was acknowledged before me on the 22nd day of September, 1995, by CHARLES HENRY AGOLD.

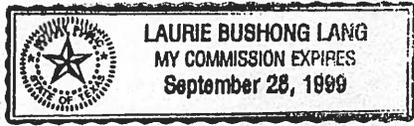
Laurie Bushong Lang  
Notary Public, State of Texas



463 901

THE STATE OF TEXAS §  
COUNTY OF KENDALL §

This instrument was acknowledged before me on the 22nd day of September, 1995, by MARGARET AGOLD.



Laurie Bushong Lang  
Notary Public, State of Texas

THE STATE OF TEXAS §  
COUNTY OF ✓ §

This instrument was acknowledged before me on the 6th day of September, 1995, by HAROLD L. AGOLD.



Georgie Kotrla  
Notary Public, State of Texas

THE STATE OF TEXAS §  
COUNTY OF ✓ Bee §

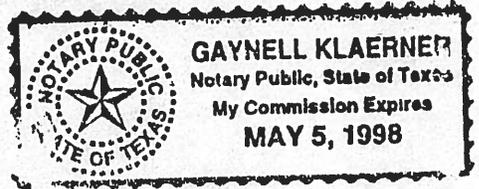
This instrument was acknowledged before me on the 12th day of September, 1995, by VIRGINIA AGOLD.



Georgie Kotrla  
Notary Public, State of Texas

THE STATE OF TEXAS §  
COUNTY OF KERR §

This instrument was acknowledged before me on the 9th day of September ~~October~~, 1995, by LARRY L. AGOLD.



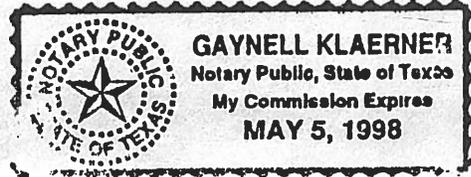
Gaynell Klaerner  
Notary Public, State of Texas

463 902

THE STATE OF TEXAS §  
COUNTY OF KERR §

This instrument was acknowledged before me on the 9th day of ~~September~~ October, 1995, by ~~PATSY AGOLD~~, PATRICIA AGOLD.

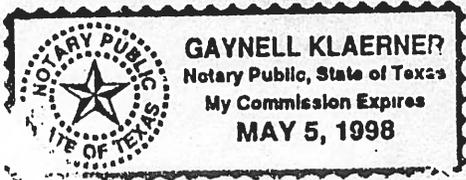
Gaynell Klaerner  
Notary Public, State of Texas



THE STATE OF TEXAS §  
COUNTY OF KERR §

This instrument was acknowledged before me on the 9th day of ~~September~~ October, 1995, by VERNON G. AGOLD.

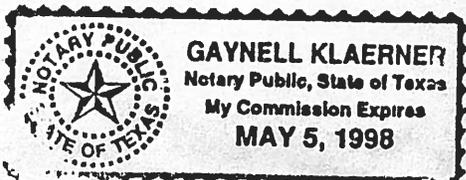
Gaynell Klaerner  
Notary Public, State of Texas



THE STATE OF TEXAS §  
COUNTY OF KERR §

This instrument was acknowledged before me on the 9th day of ~~September~~ October, 1995, by CAROLYN AGOLD.

Gaynell Klaerner  
Notary Public, State of Texas



THE STATE OF NEW MEXICO §  
COUNTY OF OTERO §

This instrument was acknowledged before me on the 29th day of September, 1995, by JOYCE AGOLD MACON.

Stanley T. Czapia  
Notary Public, State of New Mexico  
Printed/Typed Name of Notary:

Notary Commission Expires: 7/30/96

STANLEY T. CZAPIA

463 903

THE STATE OF NEW MEXICO §  
COUNTY OF OSAGE §

This instrument was acknowledged before me on the 29<sup>th</sup> day  
of September, 1995, by DAVID THOMAS MACON.

Notary Commission Expires:  
7/30/96

Stanley T. Czaplak  
Notary Public, State of New Mexico  
Printed/Typed Name of Notary:  
STANLEY T. CZAPLAK

THE STATE OF NEW MEXICO §  
COUNTY OF Lincoln §

This instrument was acknowledged before me on the 5<sup>th</sup> day  
of September October 1995, by NED G. AGOLD.

Notary Commission Expires:  
4-11-98

Lindsay Peña  
Notary Public, State of New Mexico  
Printed/Typed Name of Notary:  
Lindsay Peña

THE STATE OF NEW MEXICO §  
COUNTY OF Lincoln §

This instrument was acknowledged before me on the 5<sup>th</sup> day  
of September October 1995, by DORIS AGOLD.

Notary Commission Expires:  
4-11-98

Lindsay Peña  
Notary Public, State of New Mexico  
Printed/Typed Name of Notary:  
Lindsay Peña

AFTER RECORDING RETURN TO :

KENDALL COUNTY ABSTRACT CO.  
103 NORTH SAUNDERS STREET  
BOERNE, TEXAS 78006

PREPARED IN THE LAW OFFICES OF:

GORDON L. HOLLON  
101 N. SAUNDERS STREET  
BOERNE, TEXAS 78006

463 904

Field notes of a 3.411 acre, more or less, tract of land out of the A. Prue Survey No. 189, Abstract No. 373, Kendall County, Texas located about five miles S 14° W of the county seat in Boerne, Texas, being the same tract as described as Tract Eleven in a Partition Deed recorded in Volume 403, Page 1, Kendall County Official Records and being more fully described as follows:

Beginning at an iron pin set in a fence for the northeast corner of this tract, said pin being S 34° 55' 29" E 2,126.67 feet from an existing iron pin which is the southwest corner of a tract as described in deed recorded in Volume 425, Page 499, Kendall County Official Records;

Thence, with fence S 00° 23' 43" W 725.69 feet to a point on the approximate centerline of the Balcones Creek;

Thence, with said approximate centerline of Creek as follows:

S 61° 42' 14" W	38.52 feet
N 63° 24' 52" W	47.44 feet
N 46° 23' 41" W	44.87 feet
N 07° 13' 46" W	73.66 feet
N 32° 03' 31" W	212.40 feet
N 02° 13' 06" W	353.73 feet and
N 30° 37' 11" W	70.76 feet to the northwest corner of

this tract;

Thence, N 85° 08' 00" E (an iron pin set at 64.41 feet) a total distance of 286.61 feet to the place of beginning and containing 3.411 acres of land,

Survey by James E. Schwarz, R.P.L.S.  
January 30 and 31, 1995  
Job No. 95-14

EXHIBIT "A"

**SPECIAL WARRANTY DEED**

Date: **JUL 24 2000**

Grantor: GERHARD STRAUCH and SYLVIA STRAUCH

Grantor's Mailing Address (including County):

24165 I.H. 10 West Suite 217-401  
San Antonio, Texas 78257 (BEXAR COUNTY)

Grantee: GERHARD M. STRAUCH and SYLVIA M. STRAUCH, Trustees, or their successors in trust,  
under the STRAUCH LIVING TRUST dated July 24, 2000,  
and any amendments thereto.

Grantee's Mailing Address (including County):

24165 I.H. 10 West Suite 217-401  
San Antonio, Texas 78257 (BEXAR COUNTY)

Consideration: TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration.

Property (including any improvements):

Property located in Kendall County, Texas, Tract I being a 10.733 acre, more or less more fully described in Exhibit "A" attached hereto for all purposes; Tract II being a sixty foot wide strip of land for ingress-egress purposes more fully described in Exhibit "B" attached hereto for all purposes, and, Tract III being a 50 foot wide strip of land for ingress-egress easement purposes, more fully described in Exhibit "A" attached hereto for all purposes.

Reservations from and exceptions to conveyance and warranty:

Any and all of record, if any.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under us, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

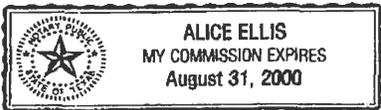
  
\_\_\_\_\_  
GERHARD STRAUCH

  
\_\_\_\_\_  
SYLVIA STRAUCH

**Acknowledgment**

State of Texas           §  
                                  §  
County of Bexar       §

This instrument was acknowledged before me on   JUL 24 2000  , by GERHARD STRAUCH and SYLVIA STRAUCH.



  
\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
GERHARD M. STRAUCH and SYLVIA M. STRAUCH  
24165 I.H. 10 West Suite 217-401  
San Antonio, Texas 78257

TRACT I:

Field notes of a 10.733 acre, more or less, tract of land out of the A. Prue Survey No. 189, Abstract No. 373, Kendall County, Texas located about five miles S 14° W of the county seat in Boerne, Texas being the same tract described as Tract Nine in a Partition Deed recorded in Volume 403, Page 1, Kendall County Official Records and being more fully described as follows:

Beginning at an iron pin set for the northwest corner of this tract, said pin being S 83° 57' 45" E 968.39 feet from an existing iron pin which is the southwest corner of a tract as described in deed recorded in Volume 425, Page 499, Kendall County Official Records;

Thence, S 83° 44' 52" E 110.76 feet to an iron pin set and N 57° 15' 08" E 141.78 feet to an iron pin set for the northeast corner of this tract;

Thence, S 00° 07' 21" E 236.00 feet to an iron pin set and S 22° 47' 27" W, a iron pin set at 1303.00 feet, a total distance of 1360.08 feet to a point on the approximate centerline of the Balcones Creek;

Thence, with said approximate centerline of Creek N 57° 04' 36" W 377.29 feet to the southwest corner of this tract;

Thence, N 26° 42' 00" E, an iron pin set at 47.72 feet, a total distance of 1,365.83 feet to the place of beginning and containing 10.733 acres of land, more or less.

Survey by James E. Schwarz, R.P.L.S.  
January 30 & 31 and February 11, 1995  
Job No. 95-14

EXHIBIT "A"

TRACT II:

Field notes of a sixty (60') foot wide strip of land for ingress-egress purposes, said strip of land being out of the E. Reed Survey No. 409 and the A. Prue Survey No. 189, Kendall County, Texas, being the same strip of land described in deed recorded in Volume 403, Page 1, Kendall County Official Records and being more fully described as follows:

Beginning at an iron pin in the south line of Dodge Road for the northwest corner of this tract, said pin being the northwest corner of a 13.624 acre tract described in deed recorded in Volume 425, Page 499, Kendall County Official Records;

Thence, with said line of Road N 89° 42' 31" E 60.00 feet to the northeast corner of this strip of land.

Thence, S 00° 40' 00" E 1379.59 feet to a point in the north line of a pipe line easement and the south line of the aforementioned 13.624 acre tract;

Thence, with this line of easement N 84° 04' 34" W 60.40 feet to an iron pin for corner;

Thence, N 00° 40' 00" W 1373.05 feet with the west line of said 13.624 acre tract to the place of beginning.

Survey by James E. Schwarz, R.P.L.S.  
October 19, 1993 and February 22, 1995  
Job No. 95-14

EXHIBIT "B"

TRACT III:

Field notes of a fifty (50') foot wide strip of land for ingress-egress easement purposes, said strip of land located in the A. Prue Survey No. 189, Abstract No. 373, Kendall County, Texas, this strip of land lying within the northern portions of Tract 7, Tract 8 and Tract 9 as described in a Partition Deed recorded in Volume 403, Page 1, Kendall County Official Records and being more fully described as follows:

Beginning at the southwest corner of Tract 2 as described in the above referenced Partition Deed, said point also being the southwest corner of a sixty (60') foot wide strip of land for ingress-egress easement purposes also described in said Partition Deed;

Thence, with the south line of said sixty (60') foot wide easement S 84° 04' 34" E 60.40 feet;

Thence, S 00° 40' 00" E 30.20 feet to a point on a south line of a pipeline easement as described in Volume 99, Page 858 of the Deed Records of Kendall County, Texas;

Thence, with said line of pipeline easement S 84° 04' 34" E 569.15 feet, S 83° 44' 52" E 456.60 feet and N 57° 15' 08" E 133.04 feet to a point in the western line of Tract 10 as described in the above referenced Partition Deed;

Thence, with said line of Tract 10 S 00° 01' 00" W 59.46 feet;

Thence, with the southern line of this fifty (50') foot wide strip of land S 57° 15' 08" W 118.57 feet, N 83° 44' 52" W 474.16 feet and N 84° 04' 34" W 707.53 feet to a point in the west line of the aforementioned Tract 7;

Thence, with said west line of Tract 7 N 14° 34' 00" E 50.57 feet to a point in the aforementioned south line of pipeline easement;

Thence, with said south line of pipeline easement S 84° 04' 34" E 70.53 feet;

Thence, N 00° 40' 00" W 30.20 feet to the place of beginning.

Survey by James E. Schwarz, R.P.L.S.  
March 22, 1994 and recertified February 11, 1995  
Job No. 95-14

Doc # 00272351  
Vol 1349 Pg 645

Filed & Recorded in:

KENDALL COUNTY  
DARLENE HERRIN  
COUNTY CLERK

01/30/2013 11:32AM

Document Number: 00272351  
Total Fees : \$27.00 *pd*

Receipt Number - 34098  
By Deputy: Rachel Schacht

This Document has been received by this Office  
for Recording into the Official Public Records.  
We do hereby swear that we do not discriminate  
due to Race, Creed, Color, Sex or National  
Origin.

STATE OF TEXAS, COUNTY OF KENDALL  
I hereby certify that this instrument was filed  
in File Number Sequence on the date and  
at the time stamped hereon and was duly  
recorded in the OFFICIAL RECORDS Records of  
Kendall County, Texas on

01/30/2013  
DARLENE HERRIN, COUNTY CLERK  
Kendall County, Texas

By: RES Deputy