



PROMINENT TITLE

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July 18, 2018

RE: OPEN TRANSACTION INVOLVING MICHAEL SCHROEDER

To Whom it may concern,

Attached as Exhibit A is a list of transactions currently in good standing with Prominent Title involving Michael Schroeder. I have included their file numbers, buyer/seller names, the Caldwell County Appraisal District Property ID, acreage, Contract Effective Date and projected closing date.

Please let me know if I can be of further assistance at this time.

Sincerely,

Jackie Mooney
Commercial Escrow Officer

EXHIBIT A

File Number	Acreage	CADS (Property ID)	Seller	Buyer	Effective Date	Projected Close Date
169738JM	160.2	27881	Curby Ohnheiser	Michael Schroeder, Trustee of The Texas Transportation Alliance LTD.	5/17/2016	12/18/2019
169739JM	237.06	28124	Onheiser Properties LP	Michael Schroeder, Trustee of The Texas Transportation Alliance LTD.	5/17/2016	12/18/2019
169740JM	194.05	28221	Van Lee LLC	Michael Schroeder, Trustee of The Texas Transportation Alliance LTD.	5/17/2016	12/18/2019
169859JM	70	28008	Curby D. Ohnheiser	Michael Schroeder, Trustee of The Texas Transportation Alliance LTD.	7/11/2016	12/18/2019
1711017JM	59.33	27977	Curby Don Ohnheiser	Michael Schroeder, Trustee of The Texas Transportation Alliance LTD.	8/23/2017	12/18/2019
1711018JM	213.701	27809	Curby D. Ohnheiser	Michael Schroeder, Trustee of The Texas Transportation Alliance LTD.	8/23/2017	12/18/2019

Additional Exhibits are attached including the File Numbers (referenced above) with their corresponding legal descriptions

169738 JM

4. Legal description of land:

160.20 acres of land, more or less, out of the WILLIAM PETTUS TWO LEAGUE GRANT NO. 21, in Caldwell County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

169738Jm

FIELD NOTES DESCRIBING 180.2 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM PETTUS TWO LEAGUE GRANT NO. 21, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CALLED 220 ACRES AS DESCRIBED AND RECORDED IN VOLUME 203, PAGE 408, CALDWELL COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete highway monument found at the intersection of the North right-of-way line of State Highway No. 80 and the West line of the afore mentioned 220 acre tract, said point also being located at engineers station 84+12.1 on TxDOT Map of State Highway No. 80, dated January 1930, and said point being the POINT OF BEGINNING for this description;

THENCE, with the West line of the 220 acre tract, the following five (5) courses numbered 1) through 5);

- 1) N 18°22'51"E, a distance of 573.16 feet to a 1/2" iron pin found;
- 2) N 18°19'50"E, a distance of 229.00 feet to a 1/2" iron pin found;
- 3) N 18°40'08"E, a distance of 1380.21 feet to a 1-3/4" x 2" x 24" steel stake found;
- 4) N 18°28'43"E, a distance of 1898.58 feet to a 1/2" iron pin found under a power line;
- 5) N 18°25'04"E, a distance of 1820.91 feet to a PK nail found in concrete at the base of a steel fence post on the South right-of-way line of the M.K.T. Railroad, for the Northwest corner of the here described tract, being the Northeast corner of that 242.885 acre tract of land as described and recorded in Volume 187, Page 887, Caldwell County Official Records;

THENCE, S 87°12'44"E, with the South line of the Railroad right-of-way, a distance of 1288.41 feet to a 3/4" steel pipe set with a red plastic cap, for the Northeast corner of the herein described tract, said point being the Northwest corner of that 194.05 acre tract as described and recorded in Volume 510, Page 624, Caldwell County Deed Records;

THENCE, S 18°28'47"W, with the West line of the 194.05 acre tract, a distance of 5885.83 feet to a 1/2" iron pin set on the North right-of-way line of State Highway No. 80, for the Southeast corner of the herein described tract, PASSING at approximately 4062 feet, a 6 foot high wood post lying about 3 feet West of this property line and PASSING at 5845.60 feet a 1/2" iron pin set on the varying North right-of-way line of State Highway No. 80;

THENCE with the North right-of-way line of State Highway No. 80, the following five (5) courses numbered six 6) through 10);

- 6) N 77°38'00"W, a distance of 234.72 feet to a 1/2" iron pin set;
- 7) N 12°24'00"E, a distance of 10.00 feet to a 1/2" iron pin set;
- 8) N 77°38'00"W, a distance of 398.67 feet to a 1/2" iron pin set;
- 9) S 12°24'00"W, a distance of 5.00 feet to a 1/2" iron pin set;
- 10) N 77°38'00"W, a distance of 581.51 feet to the POINT OF BEGINNING, containing 180.2 acres of land, more or less.

EXHIBIT
PAGE 1

OF 1

169739Jm

4. Legal description of land:

Being an aggregate of 237.06 acres of land, more or less, described as two separate tracts; and being out of and a part of the WILLIAM PETTUS TWO LEAGUE SURVEY, ABSTRACT NO. 21, Caldwell County, Texas; being out and being described in a deed dated June 11, 1969 from John Alan McIntyre, et al to Bob Scott, et al, recorded in Volume 332, page 223, Deed Records of Caldwell County, Texas; said tracts being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

169739 JM

FIRST TRACT:

BEING all that certain tract or parcel of land containing 218 acres, more or less, situated about one-half mile Southwest of the Town of Reedville, Texas, out of the lower (or Southeast) One-Half of the upper (or Northwest) League of the William Pettus Two-League Survey, Abstract No. 21, in Caldwell County, Texas. The said Two-League Survey having been granted to Wm. Pettus on M. 16, 1831, and a certified copy of such grant now being recorded in Volume 166 at Page 602 of the Caldwell County Deed Records;

The tract hereby conveyed also is the most Easterly One-Third of the tract containing 666 acres, more or less, known as the William Thompson tract and is the same tract conveyed to Mary Withers Wilcox by Mrs. Frances Thompson Withers by deed dated January 1, 1921, recorded in Volume 73 at Page 669 of the said deed records and by correction deed dated January 20, 1921, recorded in Volume 73 at Page 631 of the said deed records; and in which deeds the tract conveyed is recited to contain 224.63 acres, more or less. However, upon a re-survey made of this tract by J. D. Chapman, County Surveyor of Caldwell County, Texas, on April 12, 1939, it was found to contain only 218 acres and to be described by metes and bounds as follows:

BEGINNING at a stake on the North bank of the San Marcos River for the Southeast corner of said 666-acre tract, also the Southeast corner of the original Lot No. 2 and the Southwest corner of Lot No. 3, as shown in the subdivision plat in Volume H, Page 275 in Deed Records of Caldwell County, Texas, a Willow tree marked X bears South $36-1/2^\circ$ East 5 varas, and a sycamore stump bears 10 varas;

THENCE North $36-1/2^\circ$ East with the dividing line between Lots 2 and 3, at 400 varas cross the South line of the old Lockhart and San Marcos Road at 457 varas cross the South line of the new Highway No. 80 at 2440 varas to a rock, the Southeast corner of the J. D. Cartwright 120-acre tract, on the Southeast line of the above Lot No. 2 and the Northwest line of Lot No. 3;

THENCE North 40° West 718 varas set a stake on the Southwest line of said 120-acre tract, on the N. K. & T. Right of Way for the Northwest corner of this tract;

THENCE South $27-1/4^\circ$ East 2292 varas cross the North line of Highway No. 80 at 2436 varas cross the South line of the old Lockhart and San Marcos Road at 2780 varas set a stake on the North bank of the San Marcos River for the Southwest corner of this tract and ash tree bears North 27° East 20 varas;

THENCE down said river with its meanders 310 varas to the place of beginning;

EXHIBIT "A"
PAGE 1 OF 3

169740 JM

4. Legal description of land:

Being an aggregate of 194.05 acres of land, more or less, and being described as two separate tracts out of and a part of the WILLIAM PETTUS TWO LEAGUE SURVEY, ABSTRACT NO. 21, Caldwell County, Texas; and being a part of a called Second Share of 220 acres, less 28 acres, which is described in Partition Deed between J.D. Cartwright, et al, said deed recorded in Volume 2023, Page 406, Deed Records of Caldwell County, Texas; said tracts being more particularly by metes and bounds in Exhibit "A", attached hereto and made a part hereof.

169740m

JOV

BEING an aggregate of 194.05 acres of land, described below as 2 separate tracts, in Caldwell County, Texas, out of and a part of the William Pettus 2 Leagues, Abstract No. 21, and being out of and a part of a called Second Share of 220 acres, less 20 acres, which is described in a Partition Deed between J. D. Cartwright, et al, said deed being of record in Volume 203, at Page 406, Deed Records of Caldwell County,

FIRST TRACT:

BEING the 22.25 acres of said Second Share which lies South of Highway 80,

BEGINNING at a 1/2d rebar found in the South line of Highway 80, in the East line of the called Third Share which is described in said deed, and in the West line of said Second Share, for the most Northerly corner of this tract;

THENCE South 76° 45' 15" East 798.96 feet, with the South line of Highway 80, to a 5/8d rebar set in the Northwest line of the called First Share which is described in said deed and the Southeast line of said Second Share for the most Northerly corner of a called 6.00 acre tract which is described in a deed to John A. Finch, and wife Joycelyn McCoy Finch, said deed being of record in Volume 331, at Page 115, said Deed Records, and for the most Easterly corner of this tract;

THENCE South 27° 29' 50" West, with the common line of said First and of said Second Share and with the Northwest line of said 6.00 acre tract, at 1332.74 feet a 5/8d rebar set for reference, and at a total distance of 1302.74 feet a point in the apparent North gradient boundary of the San Marcos River for the most Westerly corner of said First Share and of said 6.00 acre tract and for the most Southerly corner of said Second Share and of this tract;

THENCE with the apparent North gradient boundary of the San Marcos River, as follows:

North 83° 48' 14" West 175.46 feet

North 43° 30' 10" West 71.27 feet, and,

South 87° 36' 49" West 415.62 feet to a point for the most Southerly corner of said Third Share and for the most Westerly corner of said Second Share and of this tract;

THENCE North 20° 13' 01" East, with the common line of said Third Share and of said Second Share, at 50.00 feet a 5/8d rebar set for reference and at a total distance of 1445.32 feet the POINT OF BEGINNING.

SECOND TRACT:

BEING the 171.00 acres of said Second Share which lies North of Highway 80,

BEGINNING at a 1/2d rebar found in the North line of Highway 80, in the West line of said Second Share and in the East line of called the Third Share which is described in said deed, for the most Westerly corner of this tract;

THENCE North 19° 30' 0" East 5886.04 feet, with the common line of said Third Share and of said Second Share, to a 1/2d rebar found in the South line of the Missouri, Kansas, and Texas Railroad Company right-of-way for the most Northerly corner of this tract;

THENCE South 86° 12' 43" East 1757.23 feet, with the South line of said right-of-way, to a steel fence post found for the most Northerly corner of a called First Share which is described in said deed and for the most Easterly corner of said Second Share and of this tract;

THENCE South 27° 29' 50" West 6342.44 feet, with the common line of said First Share and of said Second Share, to a 3/8d rebar found in the North line of Highway 80 for the most Southerly corner of this tract;

THENCE North 76° 13' 35" West 813.24 feet, with the North line of Highway 80, to the POINT OF BEGINNING. As surveyed by David P. Moore, Registered Public Surveyor No. 2040 on March 28, 1986.

EXHIBIT "A"

EXHIBIT APg. 1 of 1

169859 Jm

4. Legal description of land:

70.00 acres of land, more or less, out of the WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, in Caldwell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

169859Jm

all that certain real property out of and being a part of the Wm. Pettus Two League Grant, situated in Caldwell County, Texas, including a part of that 192 acres of land described in and conveyed by that deed from James H. Gary to Albert Kyle, dated September 14, 1903, and recorded in Volume 31 at page 60 of the Deed Records of Caldwell County, Texas, and 17.1 acres of land out of that 65 acre tract of land described in and conveyed by that deed from Willie Kowald, et al., to Albert Kyle, dated July 11, 1907, and recorded in Volume 40, at page 137 of the Deed Records of Caldwell County, Texas, and also a portion of that 115 acres of land described in and conveyed by that deed from J. H. Gary to Albert Kyle, dated November 2, 1904, and recorded in Volume 31 at page 261 of the Deed Records of Caldwell County, Texas, and the property may be more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe and fence corner, north 40 degrees west, 200 feet from the northwest line of the Reelville and Martindale Road, which place of beginning is the most northern corner of that .96 acre tract of land enclosed by a fence and now used for public school purposes, and being the identical .96 acre tract of land described in and conveyed by that deed from A. W. Knox to James Reed, J. B. Killian, D. E. Goddard and J. B. Jennings, recorded in Volume 4 at page 152 of the Deed Records of Caldwell County, Texas;

THENCE north 40 degrees west, 1284.7 feet along the original southwest line of Mary D. Reed property to an iron pipe for corner, the same being the most southern corner of the said 65 acre tract of land;

THENCE north 20 degrees east 1361.8 feet along the southeast line of said 65 acre tract of land to an iron pipe for corner in the south line of the M. K. & T. Railway Company property;

THENCE north 86 degrees 11' west 2430.1 feet along the said railway property line to an iron pipe for corner in the northwest line of the said 65 acre tract of land;

EXHIBIT "A" FOR PAGE 1

THENCE South 50 degrees west at 335.2 feet the most northern corner of said 115 acre tract of land conveyed to Albert Kyle by J. H. Garry by deed dated November 2, 1904, and also the most western corner of said 65 acre tract and continuing South 50 degrees west for an additional 947.3 feet for a total distance of 1282.5 feet from said Railway property line to an iron pipe for corner;

THENCE South 40 degrees east 2473.2 feet across said 115 acre tract of land and the said 192 acre tract of land conveyed by James H. Garry to Albert Kyle by deed dated September 24, 1903, to an iron pipe for corner in said line of the Hartindale and Readyville Road;

THENCE north 50 degrees east 737.3 feet along said road line to an iron pipe at the most southern corner of said .96 acre school tract;

THENCE north 40 degrees west and with fence to a corner post for the most western corner of said school property;

THENCE north 50 degrees east and with fence 210 feet to the place of beginning and containing 70 acres of land according to a survey made upon the ground on November 11, 1947, by W. A. Breeze, State Licensed Land Surveyor.

The property here conveyed is the same property described in and conveyed by deed dated September 23, 1947 from Virginia Cartwright, a widow to Martha Kyle Griffin and Morris C. Griffin, now of record in Volume 225 at page 55 of the Deed Records of Caldwell County, Texas.

1711017JM

EXHIBIT "A"

Being 59.33 acres of land, more or less, out of the WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, in Caldwell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

1711017JM

Description of 59.33 acres, more or less, of land in the William Pettus Two League Survey, Caldwell County, Texas, being a part of the William Thompson One Half League and being a part of that tract identified as Second Tract of 60.97 acres of land conveyed by Elizabeth C. Ellis to Margaret E. Cage, et al, by deed recorded in Volume 254, Page 343 of the Deed Records of Caldwell County, Texas, and being all of Lot Five (5) and a portion of Lot Four (4), Block C of the Town of Reedville, as recorded in Volume 17, Page 71 of the Deed Records of Caldwell County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod for the east corner of the Cage 60.97 acre tract and for the south corner of Lot 3 and east corner of Lot 4, Block C of the Town of Reedville, same being on the west line of FM 1984 (San Marcos Road) as evidenced by concrete monuments found to reflect the right of way described in Volume 249, Page 587 of the Deed Records of Caldwell County, Texas;

THENCE with the west line of FM Highway 1984 South 50° 41' West 100.00 feet to a point for the east corner and PLACE OF BEGINNING of this tract;

THENCE continuing with the west line of FM Highway 1984 South 50° 41' West 1897.62 feet to an iron rod at the base of a corner post of a chain link fence around the Colonel A. G. Birkner home for the south corner of this tract and the Cage tract, pass at 320.60 feet an iron rod for the south corner of Lot 5, Block C;

THENCE with said chain link fence and a projection of said fence North 40° 17' West 1480.97 feet to an iron rod at the base of an old post for the west corner of this tract and the Cage tract, pass at 199.3 feet the north corner of the chain link fence;

THENCE North 51° 02' East 1377.68 feet to an iron rod for the northwest corner of this tract and the Cage tract, said rod being 7.5 feet south of the centerline of a spur tract to the M. K. & T. Railroad;

THENCE with a line 7.5 feet from and parallel to said centerline of the spur, South 86° 56' East 241.19 feet to an iron pipe in concrete for the northeast corner of this tract and the Cage tract and the northwest corner of the B. R. Gullede 4.37 acre tract;

THENCE with the common line of the Cage tract and the Gullede tract the following two courses:

1. South 03° 04' West 64.56 feet to an iron pipe in concrete for an interior corner of this tract;

2. South 71° 32' East 727.39 feet to a point for an angle in the northeast line of this tract;

THENCE crossing the Cage tract South 41° 19' East 646.77 feet to the PLACE OF BEGINNING, pass at 448.44 feet the northwest line of Lot 4. There are contained within these metes and bounds 59.33 acres as prepared during May 1981 from public records and surveys made on the ground during September 1973 by James E. Byrn and Associates of San Marcos, Texas.

EXHIBIT "A"
PAGE 1 OF 1

59.33 Acres Pettus William

Caldwell County

1711018 JM

EXHIBIT "A"

Being a total of 213.701 acres of land, more or less, out of the WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, in Caldwell County, Texas, comprised of two tracts of land:

Tract 1: Being all of that certain 216.403 acre tract of land conveyed by Harper Family Trust of 1992 to Curby D. Ohnheiser by deed dated January 21, 1998, recorded in Volume 178, Page 184, of the Official Public Records of Caldwell County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof; SAVE & EXCEPT 2.952 acres of land conveyed to Bluebonnet Electric Cooperative, Inc. by deed dated February 13, 2006, recorded in Volume 447, Page 141, of the Official Public Records of Caldwell county, Texas, and being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

Tract 2) Being 1/4 (0.25) acre of land, more or less, conveyed by Bluebonnet Electric Cooperative, Inc. to Curby D. Ohnheiser by deed dated February 13, 2006, recorded in Volume 447, Page 138, of the Official Public Records of Caldwell County, Texas, and being more particularly described in Exhibit "C" attached hereto and made a part hereof.

NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

EXHIBIT "A"

17110185m

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the William Pettus Survey A-21 and being also all of four tracts of land designated as First Tract called 48.22 acres and Second Tract called 48.22 acres and Third Tract called 110.443 acres of Tract One and Tract Two called 12.38 acres and conveyed to Harper Family Trust of 1992 by deed recorded in Volume 89, Page 407 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 60d nail set in a 10" fence corner post found used for basis of bearing in the SE line of F.M. #1984 and in the North corner of the above mentioned Second Tract and in the West corner of a tract of land called 50 acres and conveyed to W.J. Maroth by deed recorded in Volume 273, Page 509 of the Deed Records of Caldwell County, Texas for the most Northerly North corner this tract.

THENCE S 40° 00' 00" E with the NE line of the said Second Tract and the SW line of the above mentioned 50 acre tract 2944.59 feet to a 1/2" iron pin found used for basis of bearing marking the South corner of the said 50 acre tract and in the East corner of the said Second Tract and in the NW line of the above mentioned Tract Two for an ell corner this tract.

THENCE N 30° 25' 09" E with the SE line of the said 50 acre tract and the NW line of the said Tract Two 486.56 feet to a 1/2" iron pin set in the occupied North corner of the said Tract Two and the occupied SW line of a tract of land designated as Tract 1 called 104.59 acres and conveyed to Rob Wilson et al by deed recorded in Volume 73, Page 426 of the said Official Records for the most Easterly North corner this tract.

THENCE with the occupied SW line of the above mentioned 104.59 acre tract and the occupied NE lines of the said Tract Two and the above mentioned Third Tract for the following two (2) courses:

(1) S 12° 52' 15" E 655.20 feet to a 8" fence post found for an angle point.

(2) S 15° 10' 08" E 819.56 feet to a 8" fence corner post found in the North corner of a 1.377 acre tract of land described in Volume 89, Page 407 of the said Official Records for the East corner this tract.

THENCE S 50° 23' 18" W with the NW line of the said 1.377 acre tract 1998.10 feet to a 1/2" iron pin set in the SW line of the said Third Tract and the West corner of the said 1.377 acre tract and in the NE line of a tract of land called 75 acres and conveyed to M.E. Kasch et al and described in Volume 114, Page 253 of the said Deed Records for the South corner this tract and from which point a 1/2" iron pin found marking the South corner of the above mentioned 75 acre tract bears S 48° 09' 06" W 768.71 feet (direct tie).

THENCE N 40° 12' 39" W with the SW line of the said Third Tract and the NE line of the said 75 acre tract 4259.67 feet to a 1/2" iron pin set in the SE line of F.M. #1984 and in the North corner of the said 75 acre tract and the West corner of the said Third Tract for the West corner this tract.

THENCE N 49° 57' 02" E with the SE line of F.M. #1984 1341.33 feet to a 1/2" iron pin set in the West corner of a tract of land called 1/4 acres and conveyed to Bluebonnet Electric Co-op by deed recorded in Volume 320, Page 328 of the said Deed Records for a reentrant corner this tract.

THENCE S 40° 02' 58" E entering the above mentioned First Tract and with the SW line of the above mentioned 1/4 acre tract 100.00 feet to a 1/2" iron pin set in the South corner of the said 1/4 acre tract for an ell corner this tract.

THENCE N 49° 57' 02" E with the SE line of the said 1/4 acre tract 108.90 feet to a 1/2" iron pin set in the East corner of the said 1/4 acre tract for an ell corner this tract.

THENCE N 40° 02' 58" W with the NE line of the said 1/4 acre tract 100.00 feet to a 1/2" iron pin set in the SE line of F.M. #1984 for an ell corner this tract.

THENCE N 49° 57' 02" E with the SE line of F.M. #1984 719.90 feet to the PLACE OF BEGINNING containing 216.403 acres of land more or less.

213.451 Acres

Pettus, William

Caldwell County