

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### DISTRIBUTION DEED

**GRANTOR:** ADAM L. HAUBOLDT, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF LARRY RAY HAUBOLDT, DECEASED; Cause No. PR37122, In the County Court at Law No. Three (3) and Probate Court of Brazoria County, Texas.  
2300 Park Street, No. 5, Houston, Texas 77019

**GRANTEE:** ADAM L. HAUBOLDT (in his individual capacity)  
2300 Park Street, No. 5, Houston, Texas 77019

**CONSIDERATION:** For the purpose of making a distribution out of the Estate of Larry Ray Hauboldt, Deceased.

**PROPERTY:** See Exhibit "A" attached hereto.

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

This conveyance is made by the Grantor and is accepted by the Grantee subject to general real estate taxes on the Property for the current year, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property, any and all matters on the ground that a true and correct survey would reveal, and the rights and interests of other parties with respect to each of the restrictions, reservations, covenants, easements, conditions, agreements, assessments, maintenance charges, leases, previously conveyed or reserved mineral and royalty interests, and other matters, if any, that are of record in the office of the County Clerk of Lavaca County, Texas, but only to the extent that the same are valid, in effect and relate to the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Grantor is executing this Distribution Deed solely in Grantor's capacity as Independent Administrator of the Estate of Larry Ray Hauboldt, Deceased, and in no other capacity.

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

Texas Royalty Brokers

GRANTOR:

*[Signature]*

ADAM L. HAUBOLDT  
INDEPENDENT ADMINISTRATOR OF THE  
ESTATE OF LARRY RAY HAUBOLDT,  
DECEASED

STATE OF TEXAS

§

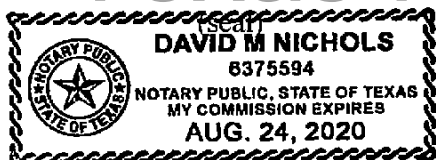
§

COUNTY OF HARRIS

§

This instrument was acknowledged before me on the 2nd day of May, 2017, by ADAM L. HAUBOLDT, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF LARRY RAY HAUBOLDT, DECEASED.

Texas Royalty Brokers



*[Signature]*

Notary Public, State of Texas  
My Commission Expires: 8-24-2020

This deed was prepared by the law firm, Galligan & Manning, Houston, Texas, without a review or examination of the title to or a survey of the Property and no opinions or representations are being made either expressly or impliedly by Galligan & Manning, or an employee of Galligan & Manning.

**After Recording, Return To:**

Galligan & Manning  
802 W. Alabama  
Houston, Texas 77006

Texas Royalty Brokers

## EXHIBIT "A"

Page 1 of 2

### 103.604 ACRES LEGAL DESCRIPTION

DESCRIPTION OF 103.604 ACRES OF LAND SITUATED IN THE JAMES LYONS SURVEY (ABSTRACT NO. 282) IN LAVACA COUNTY, TEXAS AND BEING ALL OF THAT CALLED 104.968 ACRE TRACT; LESS THAT 1.03 ACRE TRACT (VOL. 180, PG. 500) AND THAT 0.15 ACRE TRACT (VOL. 180, PG. 504 TO THE STATE OF TEXAS FOR RIGHT-OF-WAY PURPOSES), SAID 104.968 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM ORVILLE G. LUNDSTROM, (TRUSTEE OF THE MARITAL DEDUCTION TRUST CREATED UNDER THE LAST WILL OF MARION JOHNSON LUNDSTROM DATED JUNE 4, 1992) TO LUNDSTROM VENTURES, LTD., DATED FEBRUARY 17, 2002, RECORDED IN VOLUME 267, PAGE 839 OF THE LAVACA COUNTY OFFICIAL RECORDS. SAID 103.604 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the southwesterly line of said 104.968 acre tract, same being in the northeasterly line of the Robert G. Weiss, et ux 73.818 acre tract (Vol. 114, Pg. 661 of the Lavaca County Official Records) and in the easterly line of F.M. Highway No. 957, same also being the westerly northwest corner of said 103.604 acres;

THENCE, N 02°00'37" E along said easterly line of F.M. Highway No. 957, a distance of 644.14 feet to a 1/2" iron rod set in the northerly line of said 104.968 acre tract, same being in the southerly line of the Linda Jurica 11.262 acre tract (Vol. 407, Pg. 213 of the Lavaca County Deed Records) and the northwest corner of said 103.604 acres;

THENCE, N 79°53'22" E along said northerly line of 104.968 acre tract and along said southerly line of Jurica 11.262 acre tract, a distance of 208.82 feet to a 1/2" iron rod set, N 67°48'02" E, a distance of 206.09 feet to a 1/2" iron rod set and N 50°32'53" E, a distance of 472.66 feet to a fence corner post found for the North corner of said 104.968 acre tract, same being in the southwesterly line of a public road (LCR 957A) and the North corner of said 103.604 acres;

THENCE, S 45°37'06" E along the northeasterly line of said 104.968 acre tract and along said southwesterly line of public road pass the West corner of the Mary Jane Drexler Gallia, et al 60.43 acre tract (Vol. 188, Pg. 329 of the Lavaca County Official Records) and continuing along a line common to said 104.968 acre tract and said Gallia 60.43 acre tract for a total distance of 2224.61 feet to a 1/2" iron rod set for an angle corner of said 104.968 acre tract, same being an angle corner of said Gallia 60.43 acre tract and an angle corner of said 103.604 acres;

THENCE, S 58°19'17" E along a second line common to said 104.968 acre tract and said Gallia 60.43 acre tract, a distance of 591.38 feet to a 3/4" iron pipe found for the East corner of said 104.968 acre tract, same being the South corner of said Gallia 60.43 acre tract and in the northwest line of the Harry J. Cull, et ux 20.24 acre tract (Vol. 151, Pg. 934 of the Lavaca County Official Records), same also being the East corner of said 103.604 acres;

THENCE, along the southeast line of said 104.968 acre tract and along the westerly line of said Cull 20.24 acre tract:

S 38°19'56" W, a distance of 308.37 feet to a 48" Live Oak found for angle corner;  
S 21°53'13" E, a distance of 418.47 feet to a 30" Pecan found for angle corner;  
S 30°14'18" E, a distance of 32.81 feet to a 20" Elm found for angle corner;  
S 39°56'58" E, a distance of 152.74 feet to a 48" Live Oak found for angle corner;  
S 06°20'32" E, a distance of 115.47 feet to a 1/2" iron rod set for angle corner;  
S 03°51'26" E, a distance of 85.10 feet to a 1/2" iron rod set for angle corner;  
S 24°14'44" W, a distance of 186.35 feet to a 1/2" iron rod set for angle corner;  
S 67°33'54" E, a distance of 88.89 feet to a 1/2" iron rod set for angle corner;  
S 07°20'59" E, a distance of 176.23 feet to a 1/2" iron rod set for angle corner;  
S 24°57'59" W, a distance of 148.14 feet to a 1/2" iron rod set for an interior corner of said 104.968 acre tract, same being the southwest corner of said Cull 20.24 acre tract, same also being an interior corner of said 103.604 acres;

## EXHIBIT "A"

Page 2 of 2

Page 2 of 2 103.604 Acre Legal Description

THENCE S 55°00'59" E along the southwesterly line of said Cull 20.24 acre tract, a distance of 595.83 feet to a fence corner post found for the southeast corner of said 104.968 acre tract, same being in the northwesterly line of a public road (LCR 243) and the South corner of said Cull 20.24 acre tract, same also being the southeast corner of said 103.604 acres;

THENCE, S 43°49'20" W along said northwesterly line of public road (LCR 243), a distance of 23.28 feet to a fence corner post found for a corner of said 104.968 acre tract, same being the northeast corner of the Emilie Dora Zatopek 113.5 acre tract (Vol. 342, Pg. 685 of the Lavaca County Official Records) and a corner of said 103.604 acres;

THENCE, N 55°00'59" W along a line common to said 104.968 acre tract and said Zatopek 113.5 acre tract, a distance of 705.57 feet to a fence corner post found for a corner of said 104.968 acre tract, same being a corner of said Zatopek 113.5 acre tract and a corner of said 103.604 acres;

THENCE, S 42°23'40" W along a second line common to said 104.968 acre tract and said Zatopek 113.5 acre tract, a distance of 297.01 feet to a fence corner post found for a corner of said 104.968 acre tract, same being a corner of said Zatopek 113.5 acre tract and a corner of said 103.604 acres;

THENCE, N 39°09'52" W along a third line common to said 104.968 acre tract and said Zatopek 113.5 acre tract, a distance of 1288.06 feet to a 1/2" iron rod set for an interior corner of said 104.968 acre tract, same being the North corner of said Zatopek 113.5 acre tract, same also being an interior corner of said 103.604 acres;

THENCE, S 44°02'11" W along a fourth line common to said 104.968 acre tract and said Zatopek 113.5 acre tract, a distance of 223.22 feet to a fence corner post found for a corner of said 104.968 acre tract, same being the most easterly corner of said Weiss 73.818 acre tract and a corner of said 103.604 acres;

THENCE, N 45°36'00" W - (Bearing Basis) along the line common to said 104.968 acre tract and said Weiss 73.818 acre tract, a distance of 2331.37 feet to the POINT OF BEGINNING containing 103.604 acres of land.

The description of said 103.604 acre tract of land and attached plat represent an on the ground survey made by me and under my direct supervision.

Ron E. Kolacny  
Ron E. Kolacny  
Registered Professional Land Surveyor No. 5318  
State of Texas  
Surveyed February 10, 2004  
J.P.L.S.  
3465 U.S. Highway 90A E  
Hallettsville, Texas 77964  
361-798-5208  
Job No. 04130



STATE OF TEXAS COUNTY OF LAVACA	
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Volume and Page of the Official Records of Lavaca County, Texas.	
MAR 04 2004	
ELIZABETH A. KOUBA LAVACA COUNTY CLERK	
By <u>Barbara Tersch</u>	Dep. <u>307</u>
Vol. <u>307</u>	Page <u>6-9</u>
BARBARA TERSCH	

**FILED AND RECORDED**

**Instrument Number: 222555 B: ORB V: 753 P: 721**

**Filing and Recording Date: 05/09/2017 09:43:50 AM Pages: 5 Recording Fee: \$38.00**

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Lavaca County,



*Elizabeth A. Kouba*

Elizabeth A. Kouba, County Clerk  
Lavaca County, Texas

***DO NOT DESTROY - Warning, this document is part of the  
Official Public Record.***

ashleym

Returned To:  
GALLIGAN & MANNING  
LEGACY LAWYERS  
802 W ALABAMA  
HOUSTON, TX 77006  
Filed By: MICHAEL J GALLIGAN  
Destination: Pre-Addressed