

5.00

DOC. NO.
00020346

FILM CODE
00004337797

WARRANTY DEED

8:57 AM 2722

5.00 IMDX
1 1 03/07/88
203.46-DOC#
31.20-CHK#

Date: Feb 29 _____, 1988

Grantor: STENGER & STENGER, a Texas general partnership composed of A. D. Stenger and Ellagene Stenger

Grantor's Mailing Address (including county):

P.O. Box 3353
Austin, Travis County, Texas 78764

Grantee: RIDGEWOOD VILLAGE WATER SYSEM, a Texas general partnership composed of A.D. Stenger, Ellagene Stenger, and Marlene Ciccarelli

Grantee's Mailing Address (including county):

P.O. Box 3353
Austin, Travis County, Texas 78764

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

Property (including any improvements):

Lots TWO (2) and TWO A (2A), RIDGEWOOD VILLAGE Section Four (4), a subdivision in Travis County, Texas, according to the map or plat of record in Book 20, Page 2, Plat Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Any and all conditions, covenants, restrictions, reservations, and easements applicable to the above described property, of record in the Office of the Travis County Clerk.

Grantor, for the consideration 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 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, except as to the reservations from and exceptions to conveyance and warranty.

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

EXECUTED this 29 day of Feb, 1988

STENGER & STENGER, a Texas general partnership

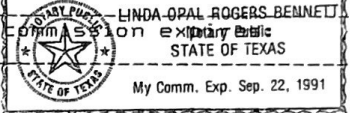
By: [Signature]
A. D. STENGER, general partner
Ellagene Stenger
ELLAGENE STENGER, general partner

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on the 29th day of February, 1988, by A. D. Stenger.

Linda O. R. Bennett
Notary Public, State of Texas
Notary's name (printed):

Notary's Commission expires: _____


ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on the third day of March, 1988, by Ellagene Stenger.


Jerry Stone
Notary Public, State of Texas
Notary's name (printed):
JERRY STONE
Notary's commission expires:
4-16-89

NOTARY SEAL

AFTER RECORDING RETURN TO:
A. D. Stenger
2202 A Trailside Drive
Austin, Texas 78704

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED, in the volume and Page of the named RECORDS of Travis County, Texas, on

MAR 7 1988


[Signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
388 MAR -7 AM 9:00
DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10606 0200



TRV 2001037033
4 pgs

14
Original
Jan Rod

WARRANTY DEED

Date: March 10, 2001

Grantor: Ridgewood Village Water System, a Texas general partnership composed of A. D. Stenger and Marlene Ciccarelli.

Grantor's Mailing Address (including county):

1807 Treadwell
Austin, Travis County, Texas 78704

Grantee: Marlene Ciccarelli

Grantee's Mailing Address (including county):

1807 Treadwell
Austin, Travis County, Texas 78704

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

Property:

Lots TWO (2) and TWO A (2A), RIDGEWOOD VILLAGE Section Four (4), a subdivision in Travis County, Texas, according to the map or plat of record in Book 20, Page 2, Plat Records of Travis County, Texas.

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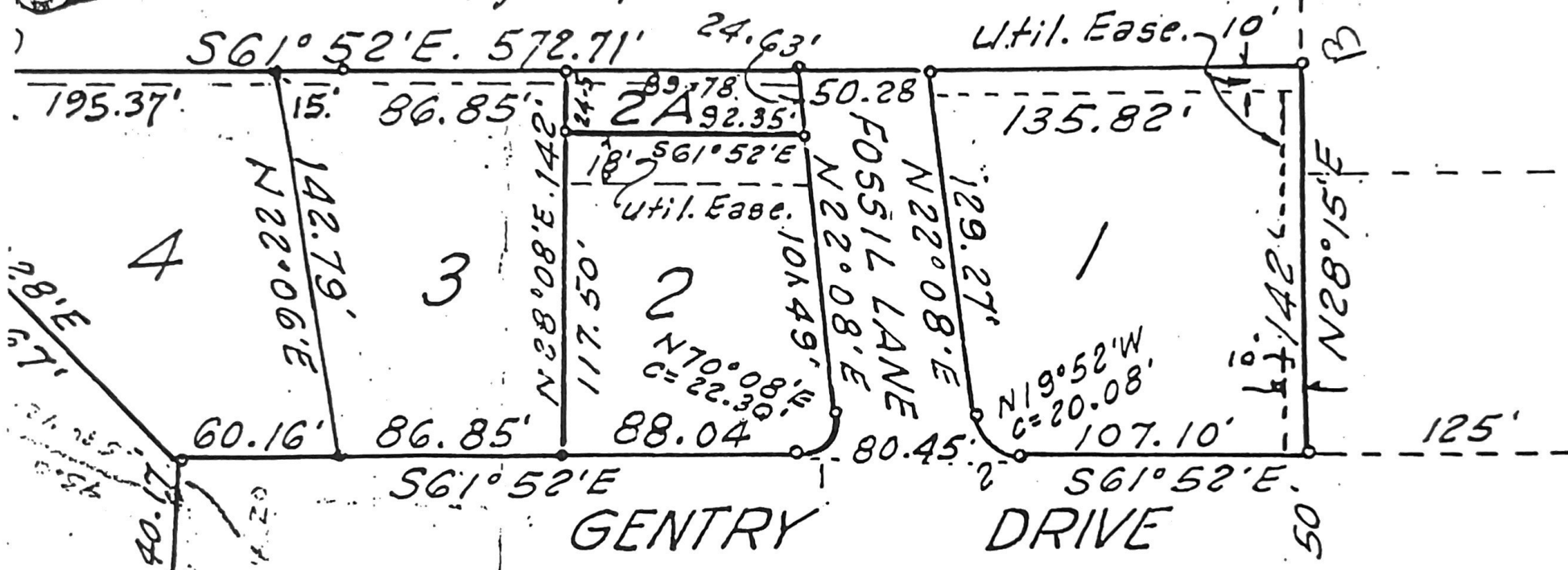
BY: Claude F. Bush, Jr.
 CLAUDE F. BUSH, JR
 Public Surveyor #202

202
 REGISTERED
 SURVEYOR

E. S. TOWNS, Tr.
 Vol. 1711 Pg. 89 & 125

RECORDED
 6-3-64
 Bk 20. Pg. 2

5' 7" --- Iron pipe
 " " --- " " Se
 Util. Easen



ROAD 60
 $30^{\circ}14'E$
 $50'$
 $38'$
 $5'E$

Geo. B. Hatley
 Vol. 814 Pg. 125

Handwritten calculations:
 $90.00 - 28.52 = 61.48$
 $61.48 - 20.00 = 41.48$

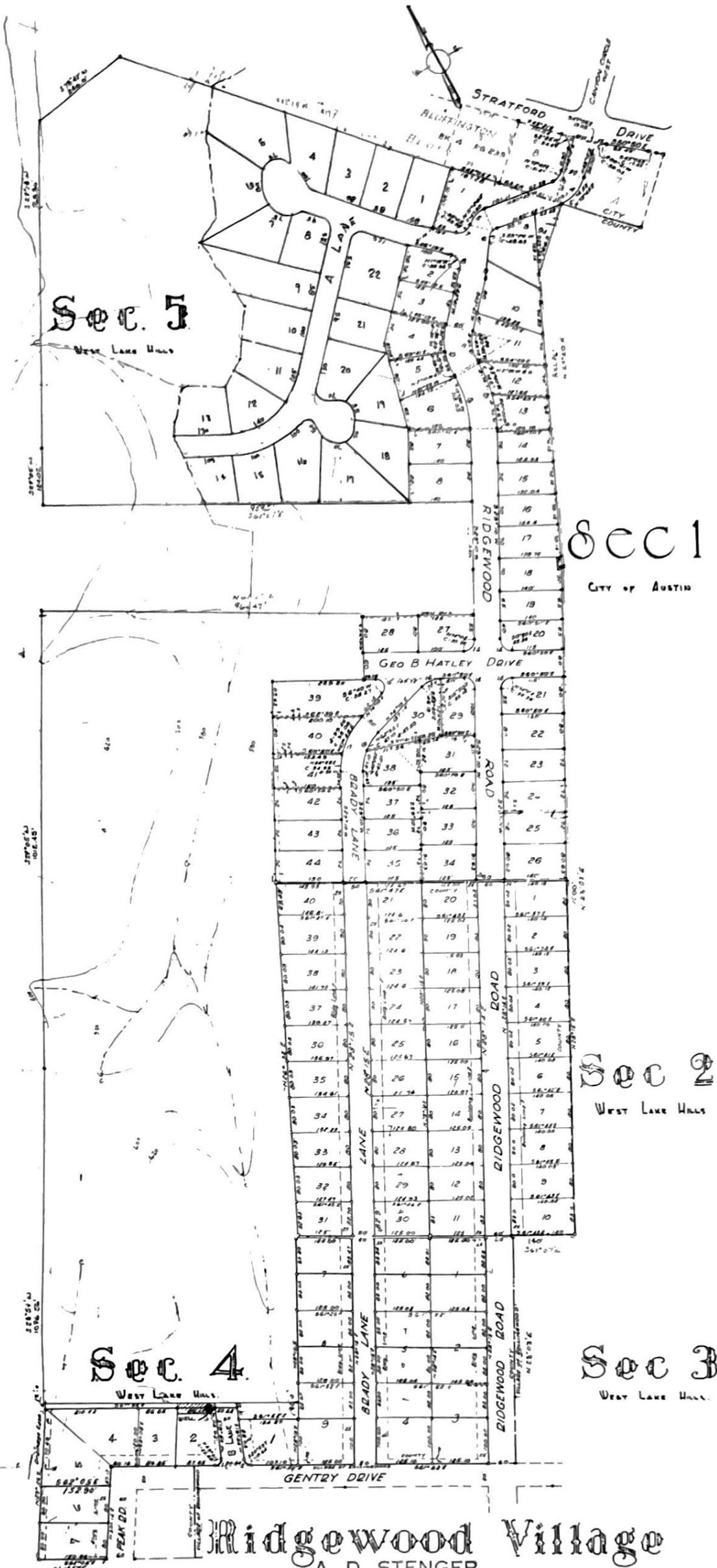
Return
AD Strong
#9
d Sugar Creek
Austin 787 44
Tel

RECORDERS MEMORANDUM-At the time of
recording this instrument was found to be inadequate
for the best photographic reproduction, because of
illegibility, carbon or photocopy, discolored paper, etc.
All blockouts, additions and changes were present at
the time the instrument was filed and recorded.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

03-12-2001 10:55 AM 2001037033
BARTONLO \$15.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



Sec. 5

West Lake Hills

Sec 1

CITY OF AUSTIN

Sec. 4

West Lake Hills

Sec 2

West Lake Hills

Sec 3

West Lake Hills

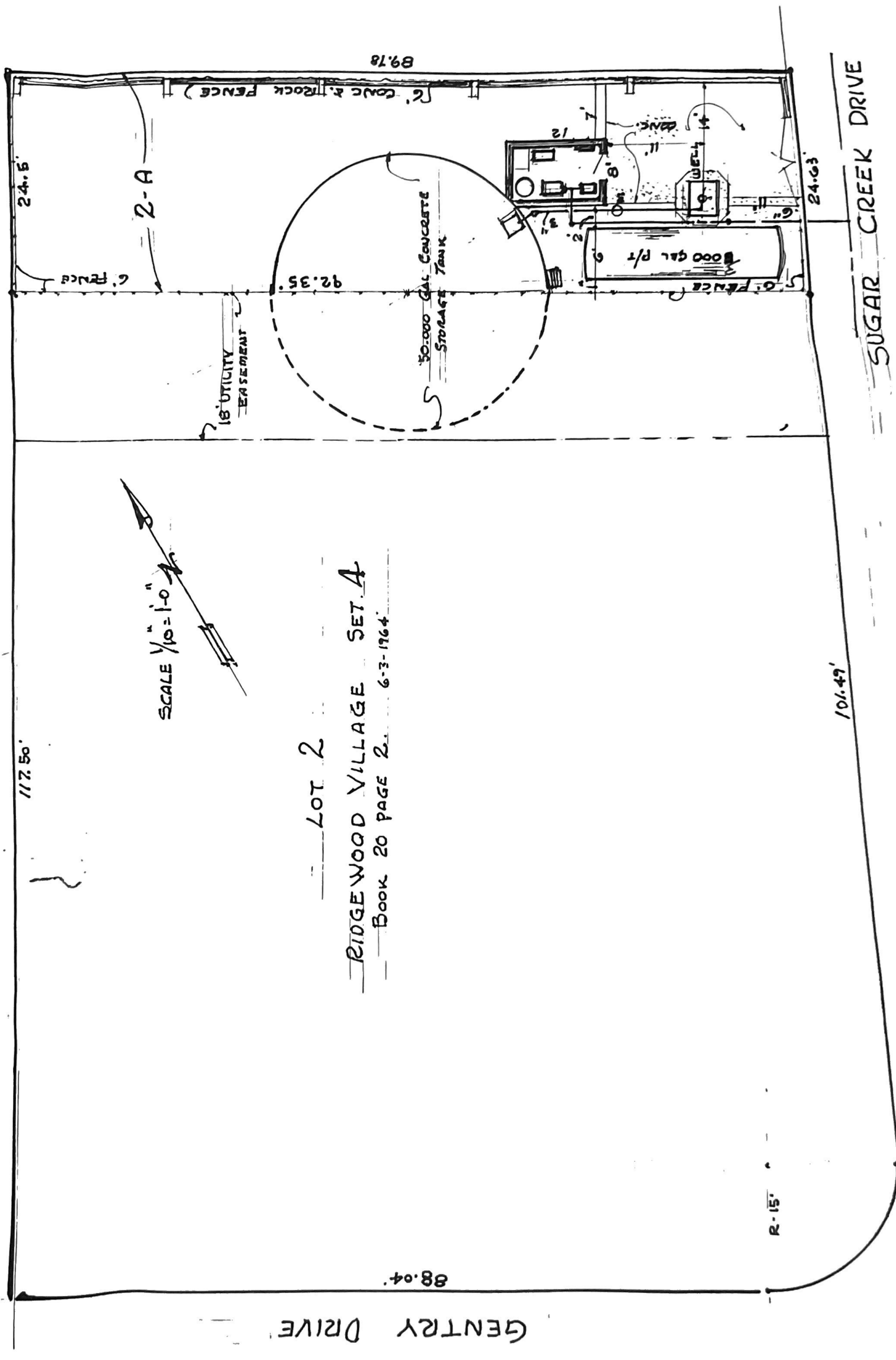
Ridgewood Village

A. D. STENGER

DEVELOPER - ARCHITECT - BUILDER

HI 2-2287 - 1103 ROBERT E. LEE RD.

AUSTIN, TEXAS



117.50'

SCALE 1/10" = 1'-0"

LOT 2

RIDGEWOOD VILLAGE SET A

Book 20 PAGE 2. 6-3-1964

88.04'

GENTRY DRIVE

R-15'

101.47'

SUGAR CREEK DRIVE

24.15'

2-A

89.78

24.63



GEOTECHNICAL INVESTIGATION

Foundation Recommendations

#2 SUGAR CREEK DR

Proposed Stenger Residence

West Lake Hills, Texas

3-11-94

Report For:

A.D. Stenger
P.O. Box 3353
Austin, Texas 78764

Engineer's Job # 64047.001

May 1996

**MLA Labs, Inc.
Geotechnical, Environmental and
Materials Engineering**



[Signature]
Johnny F. Flores, P.E.
Vice President



[Signature]
Kirby T. Meyer, P.E., R.P.L.S.
President

SUBSURFACE CONDITIONS AND LOCAL GEOLOGY

2 Spout CR.

The site is underlain by the Del Rio (1,2) clay which is well known in the Austin area because of its highly expansive nature and detrimental movements of structures located on its outcrop.

The Del Rio is the middle unit of the Washita group and is underlain conformably by the Georgetown limestone and overlain unconformably by the Buda limestone. Full sections of the Del Rio formation in Travis County range from 40 feet to 90 feet in thickness with the average being 70 feet. Most of the Del Rio is made up to thinly laminated blue gray clay. Thin layers of calcareous sandstone and thin fossiliferous beds known as lumachelle, make up the remainder of the section. When exposed to the weathering process, the clay quickly turns to dull yellow as the pyrite in the clay is oxidized. Discolorations of this type is often found to depths below the ground surface in the order of 35 feet or more. The fossil beds weather into separate *Exogyra arietina* shells which are often stained red brown by the oxidation of pyrite. Numerous seams of crystalline selenite, up to 2 inches in thickness, are dispersed throughout the section. It has been suggested that this gypsum is formed from the calcium of the shells and the sulphur of the pyrite, left behind as ground water evaporates. This formation was confirmed by the borings.

Ground water was not noted in the borings during the field investigations. However, it is possible that ground water may be encountered at other locations than at the noted borings and the actual depth of the ground water may vary with the amount of preceding rainfall.