

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 02/02/2016

Time: The sale will begin at **01:00 PM** or not later than three hours after that time

Place: The Foyer of the Austin County Courthouse or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 693 Meadow Bend Road, Bellville, TX 77418

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 05/24/2007 and recorded 06/04/2007 in Document 073075 real property records of Austin county Texas, with Mark Heidemann and Stella Heidemann, husband and wife grantor(s) and Fieldstone Mortgage Company., as lender, Mortgage Electronic Registration Systems, Inc., as beneficiary .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by Mark Heidemann and Stella Heidemann, husband and wife securing the payment of the indebtedness in the original principal amount of \$ **176,000.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of August 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE2 Mortgage Pass-Through Certificates, Series 2007-HE2 is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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7. **Property to be sold:** The property to be sold is described as follows:

TRACT 129, SECTION III, OF PINEY CREEK, CONSISTING OF 5.339 ACRES OF LAND, MORE OR LESS, IN AUSTIN COUNTY, TEXAS, MORE CLEARLY DESCRIBED IN THE MAP AND PLAT RECORDED IN VOLUME 1, PAGE 27, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 561-682-8000**

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Megan Randle-Bender

Megan Randle-Bender, Deborah Jurasek, Amy Jurasek, Patricia Poston, Nick Poston, Oscar Cabellero, Donna Cabellero, Chance Oliver and Bret Allen or Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

FILED
16 JAN 11 PM 2:11
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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1. **Date, Time, and Place of Sale.**

Date: February 02, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 31, 2007 and recorded in Document CLERK'S FILE NO. 073084 real property records of AUSTIN County, Texas, with KEVIN ADAMSON AND KIMBERLY ADAMSON, grantor(s) and HOME FEDERAL SAVINGS AND LOAN, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN ADAMSON AND KIMBERLY ADAMSON, securing the payment of the indebtednesses in the original principal amount of \$147,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Megan L. Bender

DEBBY JURASEK, MEGAN L. BENDER OR AMY JURASEK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

My name is Megan L. Bender, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1/11/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Certificate of Posting

[Signature]
Declarants Name: Megan L. Bender
Date: 1/11/16

FILED

16 JAN 11 PM 2: 12

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2016-003@



NOS0000005707120

EXHIBIT "A"

LOT 1, HARDMAN ACRES, AN ADDITION IN AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 12, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

BEING PART OF THE SAME PROPERTY DESCRIBED IN DEED DATED MARCH 20, 2006, EXECUTED BY RODNEY B. HARDMAN AND WIFE, MARY BETH HARDMAN TO ANTONIO TSOUNAKAS SKA TONY TSOUNAKAS AND WAYNE SIKES DBA T & S LAND DEVELOPMENT, RECORDED UNDER CLERK'S FILE NO. 061660, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.



NOS0000005707120

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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1. **Date, Time, and Place of Sale.**

Date: February 02, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale. Cash.**

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 27, 2014 and recorded in Document CLERK'S FILE NO. 140847 real property records of AUSTIN County, Texas, with CARL A FLOYD AND CATHERINE L. FLOYD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARL A FLOYD AND CATHERINE L. FLOYD, securing the payment of the indebtednesses in the original principal amount of \$275,793.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FLAGSTAR BANK, F.S.B. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098

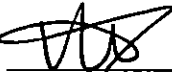


DEBBY JURASEK, MEGAN L. BENDER OR AMY JURASEK
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

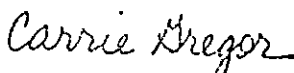
Certificate of Posting

My name is Megan L. Bender, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1/11/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.


Declarant's Name: Megan L. Bender
Date: 1/11/16

FILED

16 JAN 11 PM 2: 12



COUNTY CLERK
AUSTIN COUNTY, TEXAS



NOS0000005656624

EXHIBIT "A"

2.285 ACRE TRACT OF LAND LOCATED IN THE MARTIN M. KENNEY SURVEY (HTCRR CO. SURVEY, SECTION 156), ABSTRACT 352, AUSTIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 2.285 ACRES LOCATED IN THE MARTIN M. KENNEY SURVEY (H. & T. C. R.R. CO. SURVEY, SECTION 156), A-352, AUSTIN COUNTY, TEXAS, SUBJECT TRACT BEING COMPOSED OF ALL OF THE CALLED 1.00 ACRE TRACT DESCRIBED IN DEED TO GEORGE & LYDIA GASTON RECORDED IN VOLUME 759, PAGE 132 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS AND ALL OF THE CALLED 1.285 ACRE TRACT DESCRIBED IN DEED TO GEORGE & LYDIA GASTON RECORDED IN FILE# 021377 O.R.A.C.T. SAID TRACT CONSISTING OF A TOTAL OF 2.285 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY OF PESCHEL LANE (PUBLIC ROAD) FOR THE EAST CORNER OF THE RESIDUE TRACT BELONGING TO WILL NADE & HAZEL DALE PESCHEL RECORDED IN VOLUME 301, PAGE 232 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS FOR THE SOUTH CORNER OF THE 1.00 ACRE TRACT MENTIONED ABOVE AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 46D 30' 58" W, WITH THE COMMON LINE WITH THE PESCHEL TRACT A DISTANCE OF 176.49 FT. TO A 1/2" IRON ROD FOUND IN THE COMMON LINE WITH THE CALLED 0.977 ACRE TRACT DESCRIBED IN DEED TO LONNIE RAY PESCHEL, ET UX RECORDED IN VOLUME 466, PAGE 621 D.R.A.C.T. FOR THE NORTH CORNER OF THE WILL PESCHEL TRACT AND AN ANGLE POINT IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE N 42D 10' 05" E, WITH THE COMMON LINE WITH THE 0.977 ACRE ADJOINING TRACT AND GENERALLY WITH AN EXISTING FENCE, A DISTANCE OF 29.58 FT. TO A POINT AT A CHAINLINK FENCE CORNER POST FOUND SET IN CONCRETE FOR THE EAST CORNER OF THE 0.977 ACRE ADJOINING TRACT AND AN ANGLE POINT IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE N 46D 23' 26" W, CONTINUING WITH THE COMMON LINE WITH THE 0.977 ACRE ADJOINING TRACT AND GENERALLY WITH AN EXISTING FENCE, A DISTANCE OF 142.02 FT. TO A 1/2" IRON ROD FOUND AT A FENCE CORNER POST FOR THE NORTH CORNER OF THE 0.977 ACRE ADJOINING TRACT AND BEING IN THE COMMON LINE WITH THE RESIDUE OF THE CALLED 2.00 ACRE TRACT DESCRIBED IN DEED TO CLARA STASTNY RECORDED IN VOLUME 738, PAGE 136 O.R.A.C.T. FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 42D 20' 37" E, WITH THE COMMON LINE WITH THE RESIDUE OF THE 2.00 ACRE ADJOINING TRACT AND PASSING AT 115.78 FT. A 3/4" IRON PIPE FOUND AT A FENCE CORNER POST FOR THE EAST CORNER OF THE RESIDUE OF THE CALLED 2.00 ACRE ADJOINING TRACT, THE SAME BEING THE SOUTH CORNER OF THE CALLED 32.80 ACRE TRACT DESCRIBED IN DEED TO THE BEAMON CHILDREN'S PARTNERSHIP RECORDED IN FILE# 126263 O.R.A.C.T. FOR THE NORTH CORNER OF THE 1.00 ACRE PARENT TRACT AND THE WEST CORNER OF THE 1.285 ACRE PARENT TRACT AND CONTINUING WITH THE COMMON LINE WITH THE 32.80 ACRE ADJOINING TRACT AND GENERALLY WITH AN EXISTING FENCE, A TOTAL DISTANCE OF 290.01 FT. TO A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF THE 1.214 ACRE TRACT DESCRIBED IN DEED TO TONY C. & CLEMENTINE MOORE RECORDED IN FILE # 0147416 O.R.A.C.T. FOR THE NORTH CORNER OF THE 1.285 ACRE TRACT PARENT TRACT AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 47D 46' 07" E, WITH THE COMMON LINE WITH THE 1.214 ACRE ADJOINING TRACT AND WITH A LINE WHICH IS NOT FENCED, A DISTANCE OF 322.94 FT. TO A 1/2" IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY OF PESCHEL LANE, FOR THE SOUTH CORNER OF THE 1.214 ACRE ADJOINING TRACT, THE EAST CORNER OF THE 1.285 ACRE PARENT TRACT AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 43D 06' 59" W, WITH THE NORTHWEST RIGHT-OF-WAY OF PESCHEL LANE AND PASSING AT 173.32 FT. A 3/4" IRON PIPE FOUND FOR THE SOUTH CORNER OF THE 1.285 ACRE PARENT TRACT, THE SAME BEING THE EAST CORNER OF THE 1.285 ACRE PARENT TRACT, THE SAME BEING THE EAST CORNER OF THE 1.00 ACRE PARENT TRACT AND CONTINUING, A TOTAL DISTANCE OF 326.90 FT. TO THE PLACE OF BEGINNING AND CONTAINING 2.285 ACRES. MORE OR LESS.



NOS0000005656624

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF AUSTIN

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WHEREAS, on the 3rd day of March, 2014, STARBEAR, LTD. and PARVIZ HAKIMZADEH ("Borrowers") did execute and deliver to Moody National Bank ("Moody National"), a national banking association, that one certain promissory note in the original principal amount of ONE MILLION NINETY-THREE THOUSAND AND NO/100 DOLLARS (\$1,093,000.00), as thereafter renewed, extended and/or modified; said Note being secured by a Deed of Trust, Security Agreement and Financing Statement executed by Borrower STARBEAR, LTD. and recorded under Instrument No. 140925 in the Official Public Records of Austin County, Texas, as thereafter renewed, extended and/or modified by that certain renewal and extension agreement dated effective September 3, 2014, recorded under Instrument No. 144322 in the Official Public Records of Austin County, Texas, and that certain second renewal, extension and modification agreement dated effective March 3, 2015, recorded under Instrument No. 151675 in the Official Public Records of Austin County, Texas, (such instruments being referred to as the "Note", "Deed of Trust", and collectively "Renewals", respectively), and creating a lien on certain real property situated in Austin County, Texas as described herein; and

WHEREAS, defaults have occurred and Moody National, the legal owner and holder of the Note, Renewals and Deed of Trust, has demanded cure of defaults, and, such cure not having been made, Moody National has accelerated said indebtedness and demanded payment in full on the above described Note and Renewals together with all expenses permitted under the terms of the Deed of Trust and the whole of said indebtedness has become due and payable in full; and

WHEREAS, Borrowers as obligors, despite Moody National's demand, have failed to pay and continue to fail to pay the Note; and

WHEREAS, Moody National, the owner and holder of the Note therein described, has duly appointed Mark K. Wilson as Substitute Trustee, and requested Mark K. Wilson as Substitute Trustee under the Deed of Trust to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the indebtedness secured thereby, but notice is hereby given that Moody National may appoint another person as substitute trustee to conduct the sale herein described as provided in the Deed of Trust:

NOW THEREFORE, NOTICE IS HEREBY GIVEN that after due publication of this Notice as required by the Deed of Trust, that on Tuesday, the 2nd day of February, 2016, at 10:00 a.m., or within three (3) hours thereafter, I, Mark K. Wilson, Substitute Trustee, will sell at the area designated by the Commissioners Court of Austin County ("Commissioners") as the designated area for the conduct of foreclosure sales of this nature in Austin County, Texas (or at such other location as may be designated by the Commissioners after the sending of this Notice and before the sale), to-wit: the foyer/lobby of the Austin County Courthouse located at One East Main, Bellville, Austin County, Texas 77418, to the highest bidder for cash (subject to the provisions of the Deed of Trust permitting the beneficiary under the Deed of Trust to have its bid credited to the indebtedness owed to such beneficiary by Borrowers under the Note and Deed of

2016-001@

Trust up to the amount of unpaid indebtedness secured by the Deed of Trust at the time of the sale), the following described real property lying and being situated in the County of Austin, State of Texas, together with all improvements thereon and all fixtures and personal property covered by the Deed of Trust, and which includes, without limitation, the following described real property, together with improvements thereon, situated in Austin County, Texas, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

The Deed of Trust permits Moody National as the beneficiary thereunder to postpone, withdraw, or reschedule the sale for another day. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Mark K. Wilson, Substitute Trustee, may be contacted at 2302 Postoffice St., Galveston, Texas 77550 or telephone number (409) 765-5561.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to Mark K. Wilson, Substitute Trustee, at 2302 Postoffice St., Galveston, Texas 77550 immediately.

THE SALE OF THE PROPERTY SHALL BE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR MOODY NATIONAL, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER MOODY NATIONAL NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER AT THIS FORECLOSURE SALE.

EXECUTED on this the 5th day of January, 2016.

Mark K. Wilson

Mark K. Wilson , Substitute Trustee
Address: 2302 Postoffice St.
Galveston, Texas 77550

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on this 5th day of January, 2016, by Mark K. Wilson, Substitute Trustee under the Deed of Trust.

Venessa K. Little

NOTARY PUBLIC in and for the State of Texas

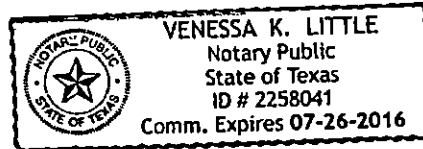


EXHIBIT "A"

A 0.9779 acre (42,595.00 sq. ft.) tract of land out of John Nichols League Abstract #73, in Bellville, Austin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod marking the Southeasterly corner of Melvin McGill and Martha E. McGill property being the same property conveyed by Fred Smith, Jr., et ux, to Humble Oil and Refining Company by two deeds dated April 20, 1929, and recorded in Volume 81, Page 328 of the Deed Records of Austin County, Texas, as corrected by instrument dated August 19, 1959 and recorded in Volume 245, Pages 447-448 of the Deed Records of Austin County, Texas for the Northeasterly corner of the herein described tract, said point being on the Westerly R.O.W. line of G. C. & S. F. Railroad (100' R.O.W.):

THENCE South $08^{\circ} 00' 57''$ East, along the Westerly R.O.W. line of said R.R. Row, a distance of 428.39 feet to a 5/8" iron rod for a corner;

THENCE South $08^{\circ} 04' 35''$ East, continuing along the Westerly right-of-way line of said R.R. right-of-way, a distance of 896.43 feet to a 5/8 inch iron rod for the most Southerly corner of the herein described tract, on the Easterly right-of-way line of South Front Street Highway 36 (60.0' R.O.W.)

THENCE North $11^{\circ} 08' 11''$ West, along the Easterly R.O.W. line of said South Front Street, a distance of 898.76 feet to a 5/8" iron rod for a corner;

THENCE North $08^{\circ} 21' 11''$ West, continuing along the Easterly R.O.W. line of said South Front Street (Hwy 36), a distance of 428.45 feet to a fence post on the Southwesterly corner of said McGill property, for the Northwesterly corner of the herein described tract;

THENCE North $83^{\circ} 10' 23''$ East, along the South line of said McGill property, a distance of 50.51 feet to the Point of Beginning & containing 0.9779 (42,595.00 sq. ft.) tract of land.

FILED

16 JAN -6 AM 8: 06

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2016-001 @