

THE STATE OF TEXAS :  
 COUNTY OF TRAVIS :       KNOW ALL MEN BY THESE PRESENTS,

That the Austin Corporation, a body corporate, duly incorporated and doing business under the laws of the State of Texas, acting by and through David B. Barrow, its Vice President, of the County of Travis, State of Texas, hereunto duly authorized by a resolution of the Board of Directors of such corporation, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable cash consideration in hand paid by Dorothy G. Hart and husband, M. E. Hart of Travis County, Texas, hereinafter referred to as Grantees, the receipt of which is hereby acknowledged and confessed, and for the payment of which no lien either express or implied is retained on the hereinafter described property, HAVE GRANTED, SOLD AND CONVEYED, and by these presents do hereby GRANT, SELL AND CONVEY, unto said Grantees, the following described tract or parcel of land, lying and being situated in the County of Travis, State of Texas, and more particularly described as follows:

523.0 acres of land, being a portion of that tract designated as First Tract, of 1460.42 acres of land in Travis County, Texas, in a sheriff's deed dated June 2, 1936, from J. G. Burney by Lee O. Allen, Sheriff to Sophie Wendlandt as recorded in Book 544, Pages 294-296, Travis County Deed Records, being described by metes and bounds as follows:

BEGINNING at a stake and a rock mound, for the original northeast corner of the James Jett Survey #1 in Travis County, Texas, said stake and rock mound being identified by the original bearing trees, a 20" Live Oak marked x bears N 13 deg. 40 min. E 35.0 varas, said stake and rock mound being also the southeast corner of the Thomas Toby Survey #287, said stake and rock mound being also the north corner of a 35.0 acre tract, a portion of the T. J. Chambers 8 League Grant as described in a deed from J. G. Burney to Mrs. Nancy Jones as recorded in Book 172, Page 473, Travis County Deed Records, said stake in old rock mound being also a corner of a 1460.42 acre tract designated as First Tract in a Sheriff's deed J. G. Burney by Lee O. Allen, Sheriff, to Sophie Wendlandt as recorded in Book 544, Pages 294-296, Travis County Deed Records;

(1) THENCE with the west line of the T. J. Chambers 8 League Grant and the west line of a 1460.42 acre tract designated as First Tract of the Mrs. Sophie Wendlandt Estate and being also the east line of the Thomas Toby Survey #287 N 46 deg. 32 min. E 217.95 varas to a stake and rock mound, and from which stake and rock mound a Live Oak snag marked x bears N 23 deg. 00 min. W 11.6 varas and a Live Oak 8" in diameter marked x bears S.33 deg. 15 min. E 13.1 varas;

(2) THENCE with the west line of the said Mrs. Sophie

1848 525

Wendlandt 1460.42 acre tract N 31 deg. 15 min. E at about 380.2 varas passing the northeast corner of the Monroe Walden 52.64 acre tract, in all 1408.6 varas to an iron stake and rock mound at the original northwest corner of the said Mrs. Sophie Wendlandt 1460.42 acre tract, and from which stake and rock mound a 4" Cedar marked  $\bar{x}$  bears N 71 deg. 00 min. E 1.5 varas and a 4" Shin Oak marked  $\bar{x}$  bears S 13 deg. 30 min. E 14.0 varas;

(3) THENCE with the north line of the Mrs. Sophie Wendlandt 1460.42 acre tract, and being also the westerly extension of the south line of the James M. Mitchell Survey #17 as fenced and used upon the ground, S 58 deg. 17 min. E at about 725.0 varas, more or less, crossing the east line of the James Coleman Survey #25 and the west line of the James M. Mitchell Survey #17, in all 1544.95 varas to an iron stake set in the north line of the said Mrs. Sophie Wendlandt 1460.42 acre tract, and from which a tack in a cut off post in a rock mound for the most northerly northeast corner of the Mrs. Sophie Wendlandt 1460.42 acre tract, said corner being also the northwest corner of a 41.0 acre tract, a portion of the Thomas J. Chambers 8 League Grant as described in a deed from Josiah Fisk to James Wall as recorded in Book "G", Page 158, Travis County Deed Records bears S 58 deg. 17 min. W 185.05 varas;

(4) THENCE S 31 deg. 00 min. W 484.52 varas to an iron stake and rock mound at the northwest corner of the Walter L. Davis 100 acre tract, and being also described in a deed from Walter L. Davis to Dorothy G. Hart as recorded in Book 660, Page 137, Travis County Deed Records, and from which iron stake and rock mound a 9" Cedar stump bears S 42 deg. 00 min. E 2.5 varas and a Live Oak 5" in diameter marked  $\bar{x}$  bears N 85 deg. 30 min. E 2.6 varas;

THENCE with the west line of the Walter L. Davis 100 acre tract, being also the east line of the 1460.42 acre tract as fenced and used upon the ground, courses numbering 5-7 inclusive, as follows:

(5) S 31 deg. 00 min. W 329.31 varas to an iron stake and rock mound;

(6) S 31 deg. 32 min. W 703.34 varas to an iron stake and rock mound set in the west line of the said Walter L. Davis 100 acre tract, and being also in the east line of the 1460.42 acre tract as fenced and used upon the ground;

(7) THENCE N 58 deg. 28 min. W at about 224.86 varas crossing a ravine, in all 244.82 varas to an iron stake and rock mound;

THENCE following the south and southwest edge of a ravine, courses numbering 8-42 inclusive, as follows:

- (8) N 20 deg. 56 min. W 67.33 varas to an iron stake;  
 (9) N 15 deg. 23 min. W 63.91 varas to an iron stake;  
 (10) N 20 deg. 22 min. W 41.57 varas to an iron stake;  
 (11) N 26 deg. 06 min. W 40.45 varas to an iron stake;  
 (12) N 28 deg. 41 min. W 52.64 varas to an iron stake;  
 (13) N 42 deg. 58 min. W 49.86 varas to an iron stake;  
 (14) N 50 deg. 05 min. W 51.78 varas to an iron stake;  
 (15) S 82 deg. 13 min. W 69.32 varas to an iron stake;  
 (16) N 53 deg. 18 min. W 55.58 varas to an iron stake;  
 (17) S 63 deg. 29 min. W 90.98 varas to an iron stake;  
 (18) S 47 deg. 57 min. W 109.33 varas to an iron stake;  
 (19) S 29 deg. 31 min. W 57.51 varas to an iron stake;  
 (20) S 81 deg. 37 min. W 93.39 varas to an iron stake;  
 (21) S 59 deg. 29 min. W 40.25 varas to an iron stake;  
 (22) S 7 deg. 54 min. W 71.32 varas to an iron stake;  
 (23) S 36 deg. 25 min. W 45.38 varas to an iron stake;  
 (24) S 57 deg. 13 min. W 47.73 varas to an iron stake;  
 (25) S 10 deg. 21 min. W 48.73 varas to an iron stake;  
 (26) S 51 deg. 50 min. W 34.75 varas to an iron stake;  
 (27) S 49 deg. 44 min. W 71.21 varas to an iron stake;  
 (28) S 34 deg. 22 min. W 53.21 varas to an iron stake;  
 (29) S 27 deg. 43 min. W 39.45 varas to an iron stake;  
 (30) S 55 deg. 40 min. W 44.65 varas to an iron stake;  
 (31) S 24 deg. 33 min. W 60.53 varas to an iron stake;  
 (32) N 84 deg. 57 min. W 22.13 varas to an iron stake;  
 (33) N 88 deg. 11 min. W 58.42 varas to an iron stake;  
 (34) N 84 deg. 44 min. W 60.6 varas to an iron stake;  
 (35) S 48 deg. 58 min. W 38.77 varas to an iron stake;  
 (36) S 30 deg. 04 min. W 43.5 varas to an iron stake;  
 (37) S 53 deg. 09 min. W 35.77 varas to an iron stake;  
 (38) S 66 deg. 25 min. W 42.87 varas to an iron stake;  
 (39) S 44 deg. 58 min. W 60.41 varas to an iron stake;  
 (40) S 32 deg. 25 min. W 40.2 varas to an iron stake;  
 (41) S 32 deg. 10 min. W 50.39 varas to an iron stake;  
 (42) S 33 deg. 00 min. W 34.84 varas to an iron stake in

the curving northeast line of the Bull Creek Road or R. M. Highway #2222;

(43) THENCE with the curving northeast line of said R. M. Highway #2222, an arc distance of 8.0 varas, said curve having a radius of 741.18 varas and a chord of which runs N 55 deg. 06 min. W 8.0 varas to a point of tangency;

(44) THENCE with the northeast line of said Highway, N. 55 deg. 25 min. W 36.0 varas to a point of curve;

(45) THENCE with the curving northwest line of said Highway an arc distance of 74.57 varas, said curve having a radius of 171.27 varas and a chord of which runs N 45 deg. 31 min. W 73.98 varas to an iron stake and rock mound, in the west line of the said Mrs. Sophie Wendlandt 1460.42 acre tract, and being also the east line of a 99 acre tract, a portion of the T. J. Chambers 8 League Grant in Travis County, Texas, as described in a deed from John Hancock, et al, to E. Williams as recorded in Book "T", Page 338, Travis County Deed Records;

(46) THENCE with the west line of the said Mrs. Sophie Wendlandt 1460.42 acre tract, and being also an east line of the E. Williams 99 acre tract, N 1 deg. 32 min. E 398.38 varas to an iron stake and rock mound at the northeast corner of said E. Williams 99 acre tract, and being also the southeast corner of a 35.0 acre tract, a portion of the T. J. Chambers 8 League Grant in Travis County, Texas, as described in a deed from J. G. Burney to Nancy Jones as recorded in Book 172, Page 478, Travis County Deed Records, and from which iron stake in rock mound a 20" Live Oak marked - bears S 53 deg. 46 min. W 36.3 varas;

(47) THENCE with the east line of said Nancy Jones tract as recorded in Book 172, Page 478, Travis County Deed Records, N 10 deg. 00 min. E 667.13 varas to the place of beginning, containing 523.0 acres of land, more or less;

TO HAVE AND TO HOLD the said premises, together with all and singular the rights and appurtenances thereto in anywise belonging or appertaining, unto the said Grantees, their heirs or assigns, forever. And the said Austin Corporation does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; except as to any and all taxes assessed against said premises subsequent to the year 1957, the taxes for the current year to be prorated as of the date of sale.

This conveyance is made by the grantor herein and accepted by the grantees upon the following covenant and restrictions, to wit:

(1) Grantees, their heirs, executors, administrators and assigns shall never operate or permit the operation of a rock quarry, asphalt plant or any other heavy industry on the land and premises herein conveyed.

(2) Grantor, its successors, or assigns may enforce the observance of the above mentioned covenant by injunction, action for damages, or both.

IN TESTIMONY WHEREOF, AUSTIN CORPORATION has caused these presents to be signed by David B. Barrow, its vice president, and its corporate seal to be hereunto affixed, this the 23rd day of August, A. D. 1957.

AUSTIN CORPORATION

By David B. Barrow  
David B. Barrow, Vice President

ATTEST:

Kay Gurley  
Secretary

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned, a Notary Public in and for Travis County, Texas, on this day personally appeared David B. Barrow, Vice President of Austin Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the Austin Corporation, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23rd day of August, A. D. 1957.

Thomas J. [Signature]  
Notary Public in and for Travis County,