

THE STATE OF TEXAS |

COUNTY OF TRAVIS |

KNOW ALL MEN BY THESE PRESENTS:

That JONESTOWN LAND AND CATTLE COMPANY, a partnership composed of E. A. Jones and Warren Jones, of Travis County, Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, cash to it in hand paid by the Grantees hereinafter named, the receipt of which is hereby acknowledged and confessed, and for the payment of which no right or lien, express or implied, is retained; and the further consideration of the sum of ONE THOUSAND ONE HUNDRED EIGHTY-SIX AND NO/100 (\$1,186.00) DOLLARS, secured to be paid in accordance with one certain promissory purchase money note of even date herewith, executed by the Grantees herein, payable to the order of said JONESTOWN LAND AND CATTLE COMPANY, at its office in Austin, Texas, in monthly installments of TWENTY-FIVE AND NO/100 (\$25.00) DOLLARS, each, including interest at the rate of six per cent (6%) per annum, one to be paid on or before the 10th day of each month hereafter commencing on or before May 10, 1959, and continuing until the principal and interest are fully paid. Said note contains the usual provisions for accelerated maturity and attorney's fees in the event of default and is additionally secured by Deed of Trust with power of sale, of even date herewith, to E. H. SMARTT, Trustee;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ROBERT W. MANTON and wife, MARILYN MANTON, of Travis County, Texas, all that certain lot, tract or parcel of land lying and being situated in Travis County, Texas, and known and described as follows to-wit:

Lot No. Fifty-seven (57), in Block "D", of LAKEWOOD VILLAGE, a subdivision of a part of the T. J. Chambers 8 League Grant and James Jett Survey in Travis County, Texas, according to the map or plat of said subdivision as recorded in Volume 9, Page 24, of the Plat Records of Travis County, Texas;

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the Grantees above named, their heirs or assigns, forever. And JONESTOWN LAND AND CATTLE COMPANY 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,

W. 2025 RE380

against every person whosoever lawfully claiming or to claim the same or any part thereof, subject, however, to all of the following restrictions, covenants and conditions:

1. An easement of five (5) feet is reserved along the rear property line for the purpose of installing and servicing public utilities.
2. The premises herein conveyed shall be used for residence purposes only and not for any business or commercial purposes.
3. All improvements such as home or fence or out buildings to be constructed shall be approved by a Lakewood Village Building and Planning Commission composed of E. A. Jones and Warren Jones, or their agent or representative, as to design, size and construction. Any plans which have been submitted and not approved or disapproved within thirty (30) days shall be considered as approved.

The requirement that the plans of a home must be approved by a Lakewood Village Building and Planning Commission shall not apply in the event that the plans of the home are drawn up by a registered architect.

4. No home shall be constructed within 10 feet of the rear of the lot, within 5 feet of one side and 15 feet of the other side of the lot, or within 40 feet of the front of the lot.

5. The Grantees herein shall not be assessed for offsite improvements of curbing and paving or water lines now installed, or telephone and power lines to be installed.

6. No home to be constructed on this lot shall have a living area of less than fifteen hundred (1500) square feet. The outside wall area shall have not less than twenty per cent (20%) masonry construction, rock, brick, or ledgerstone. It is recommended that wall area also have not less than twenty per cent (20%) glass, but is option as to wishes of owner. A fire place is recommended but is optional with owner. Not less than four hundred (400) square feet outside patio or terrace, concrete, flagstone or brick is recommended.

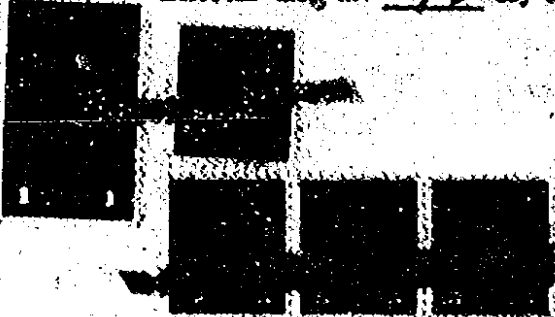
7. Any residence constructed on this lot shall have one and one-half (1½) bath minimum, with approved septic tank and drain field.

But it is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements until the indebtedness above mentioned and described, as evidenced by the hereinbefore described note,

principal and interest, is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

The Grantor herein agrees to pay all taxes on the above described property for the years up to and including the year 1958, and the Grantees herein agree to assume the payment of the taxes for the year 1959, the same having been prorated as of the date of this deed.

EXECUTED this 7th day of April, A. D. 1959.



JONESTOWN LAND AND CATTLE COMPANY

By E. A. Jones
E. A. Jones, Partner

Warren Jones
Warren Jones, Partner

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

\$1.65 U.S. INT. REV. STAMPS CANCELLED

BEFORE ME, the undersigned authority, on this day personally appeared E. A. JONES, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of April, A. D. 1959.

Elsie Brockmush
Notary Public in and for Travis County,
Texas

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

BEFORE ME, the undersigned authority, on this day personally appeared WARREN JONES, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of April, A. D. 1959.

Elsie Brockmush
Notary Public in and for Travis County,
Texas

Filed Apr. 16 1959 at 1:50 P.M.
Recorded Apr. 20 1959 at 11:52 A.M.