

THE STATE OF TEXAS

AN 10-623 8608 * 2.00

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, both 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 herein-after 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.

HAVE GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto ROBERT W. MANTON and wife, MARILYN MANTON of Dallas, 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", 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 of record in Volume 8, 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 and assigns, forever. And the Grantor herein 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; subject, however, to the following restrictions and easements.

1. The premises herein conveyed shall be used only for residence and not for any business or commercial purposes.
2. All improvements such as home or fence 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, construction, and location on the property and Grantees agree to abide by set-back designations made by said Planning Commission both as to minimum and maximum set-backs from front and rear property lines and side lines.
3. No lodge or home to be constructed on this lot shall have a living area of less than twelve hundred (1200) feet. The outside wall area shall have not less than twenty (20%) per cent masonry construction, rock, brick, or ledgerstone. It is recommended that all area also have not less than twenty (20%) per cent glass, but is optional with owner. A fireplace 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.
4. Any residence constructed on this lot shall have a 1½ bath minimum with approved septic tank and drain field.

5. An easement is reserved over the rear five (5) feet of the property line for installation and maintenance of the public utilities; and a guy wire easement is reserved over five (5) feet in width for a distance of thirty (30) feet from the street lines on either side of the common lines of lots nos 28 and 29 and Lots nos 29 and 30.

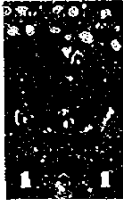
6. No home shall be constructed within ten (10) feet of the rear of the lot, within five (5) feet of one side and within fifteen (15) feet of the other side of the lot, or within forty (40) feet of the front of the lot.

EXECUTED this 8th day of January, A. D., 1962.

JONESTOWN LAND AND CATTLE COMPANY

BY *B. A. Jones*
B. A. Jones

BY *Warren Jones*
WARREN JONES



U.S. INT. REV. SERVICE CHARGEABLE

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared B.A. JONES and WARREN JONES, both of whom are known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of January, A.D., 1962.

Elsie Brockenkush
Notary Public, Travis County, Texas

Filed Jan 19 1962 at 3:00 P.M.
Recorded Jan 11 1962 at 2:40 P.M.

(THE STATE OF TEXAS)
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By *Warren Jones* Deputy.