

DEED

AUG -3-84 25 7840 * 26.00

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

*26⁰⁰
no
Address*
3-76-9665

THAT the Edward R. Barrow and Jane Ewing Barrow Testamentary Trusts for Edward Barrow Kemper, Randall E. Kemper, William Lee Kemper, III and Amy Elizabeth Kemper (herein called "Grantors") for and in consideration of Ten Dollars (\$10.00) and other good and valuable cash considerations to Grantors in hand paid and caused to be paid in the manner hereinafter stated by Bluebonnet Development Corporation (herein called "Grantee") the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD and CONVEYED and by these presents do hereby GRANT, SELL and CONVEY unto Grantee that certain 99.995 acre tract of land out of the T. J. Chambers Grant in Travis County, Texas, together with all improvements located thereon and all appurtenances thereto, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (herein called "Said Land").

This conveyance is expressly made and accepted subject to all valid and subsisting easements, restrictions, reservations, covenants and conditions relating to Said Land to the extent that the same are valid and enforceable against Said Land, as same are shown by instruments filed for record in the office of the County Clerk of the County in which Said Land is located.

TO HAVE AND TO HOLD Said Land, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the foregoing terms, provisions and the vendor's lien herein retained and herein described, unto Grantee, its successors and assigns, forever; and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular Said Land, subject, however, as aforesaid, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Part of the consideration under this conveyance is evidenced by the execution and delivery by Grantee of one certain promissory note (herein called "Said Note") of even date herewith, in the principal sum of Two Million Nine Hundred Ninety-Nine Thousand Eight Hundred Fifty and No/100 Dollars (\$2,999,850.00), payable to the order of the Grantors as therein provided, reference being made to Said Note for all relevant purposes. To secure the payment of Said Note, Grantors do hereby expressly retain a vendor's lien and superior title upon and against Said Land for the benefit of themselves, their successors and assigns, until Said Note is fully paid according to the face, tenor, effect and reading of Said Note, whereupon this deed shall become absolute. Said Note is further and additionally secured by a Deed of Trust of even date herewith executed by Grantee covering Said Land, to which reference is here made for all relevant purposes.

EXECUTED AND DELIVERED this the 22nd day of May,
1984.

THE EDWARD R. BARROW AND JANE EWING
BARROW TESTAMENTARY TRUSTS

By: TEXAS COMMERCE BANK NATIONAL
ASSOCIATION, CO-TRUSTEE

By: James M. Barr
JAMES M. BARR, Senior Vice
President and Trust Officer

By: Sarah Barrow Kemper
SARAH BARROW KEMPER, Co-Trustee

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 22nd day of May, 1984, by James M. Barr, Senior Vice President and Trust Officer of Texas Commerce Bank National Association, Co-Trustee of the Edward R. Barrow and Jane Ewing Barrow Testamentary Trusts, for said Trusts.

Carol S. Billups
Notary Public in and for
the State of Texas

Carol S. Billups
My Commission Expires: 8/24/84

NOTARY SEAL

THE STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 22nd day of May, 1984, by Sarah Barrow Kemper as Co-Trustee of the Edward R. Barrow and Jane Ewing Barrow Testamentary Trusts, for said Trusts.

Carol S. Billups
Notary Public in and for
the State of Texas

Carol S. Billups
My Commission Expires: 8/24/84

NOTARY SEAL

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FIELD NOTES

FIELD NOTES FOR A 99.995-ACRE TRACT OF LAND OUT OF THE T.J. CHAMBERS EIGHT LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THE FOLLOWING TRACTS OF LAND:

NORTHWEST HILLS LAKEVIEW I:
0.840 acre out of and a part of 1.529 acres of land, known as Northwest Hills Lakeview I (hereinafter referred to as in NWHLV I), a subdivision as recorded in Book 84, Page _____ of the Plat Records of Travis County, Texas;

NORTHWEST HILLS LAKEVIEW II:
46.396 acres out of and a part of 49.838 acres of land, known as Northwest Hills Lakeview II (hereinafter referred to as NWHLV II), a subdivision as recorded in Book 84, Page 26C-76D, 77A of the Plat Records of Travis County, Texas;

NORTHWEST HILLS LAKEVIEW III:
52.759 acres out of and a part of 52.759 acres of land, known as Northwest Hills Lakeview III (hereinafter referred to as NWHLV III), a subdivision as recorded in Book 84, Page 82B & 82C of the Plat Records of Travis County, Texas;

AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the centerline of the existing right-of-way (70 feet in width) of Dry Creek Drive, same being a point in the east line of the above described NWHLV I, which point bears S 14°36'00" W, a distance of 35.00 feet from a concrete monument found at the southwest corner of Lot 1, Block A of Shinoak Valley Section 1, a subdivision as recorded in Book 77, Page 66, of the Plat Records of Travis County, Texas; said concrete monument also being the most southeasterly corner of Lot 4, Block E, of the above described NWHLV II;

THENCE, through the interior of said NWHLV I, the following three (3) courses:

- 1) N 75°24'00" W, a distance of 80.00 feet, to the point of curvature of a curve to the left;
- 2) Along said curve to the left having the following elements: I= 30°00'00", R= 565.00', T=151.39', A= 295.83, and whose chord bears S 89°36'00" W, a distance of 292.47 feet; and
- 3) S 15°56'00" E, a distance of 35.00 feet, to a point on the south right-of-way line of said Dry Creek Drive, same being the northeast corner of Lot 18, Block C, of said NWHLV II;

THENCE, along the boundary of said NWHLV II, the following four (4) courses:

- 1) S 16°08'39" W, a distance of 321.17 feet;
- 2) S 87°45'00" W, a distance of 53.79 feet;
- 3) S 02°15'00" E, a distance of 130.00 feet to a point, same being the southeast corner of Lot 16, Block C of said NWHLV II; and
- 4) S 87°45'00" W, passing at 200.00 feet the southwest corner of said Lot 16, same being a point in the existing south right-of-way line of Cross Valley Run, and continuing on for a total distance of 730.00 feet to a concrete monument found at the southwest corner of said NWHLV II, same being the southeast corner of said NWHLV III;

THENCE, continuing along said south right-of-way line; same being the south line of said NWHLV III, the following seven (7) courses:

- 1) S 87°45'00" W, a distance of 272.00 feet, to the point of curvature of a curve to the left;
- 2) Along said curve to the left having the following elements: I= 09°55'00", R=636.54', T= 55.22', A= 110.17', and whose chord bears S 82°47'30" W, a distance of 110.03 feet;
- 3) S 77°50'00" W, a distance of 247.00 feet, to the point of curvature of a curve to the left;
- 4) Along said curve to the left having the following elements: I= 17°50'00", R= 764.72', T= 119.98', A= 238.02', and whose chord bears S 68°55'00" W, a distance of 237.06 feet;
- 5) S 60°00'00" W, a distance of 325.21 feet, to the point of curvature of a curve to the right;
- 6) Along said curve to the right having the following elements: I= 34°16'15", R= 332.00', T=102.36', A= 198.58", and whose chord bears S 77°08'08" W, a distance of 195.64 feet, to a point of reverse curvature of a curve to the left; and
- 7) Along said curve to the left having the following elements: I= 19°40'41", R=20.00', T= 3.47', A=6.87', and whose chord bears S 84°25'55" W, a distance of 6.84 feet to a point in the east line of Common Area 48 of Cat Mountain Villas Section Two, a subdivision as recorded in Book 76, Page 97 of the Plat Records of Travis County, Texas; same being the most southerly point in the west line of said Northwest Hills Lakeview III;

THENCE, along the east line of said Cat Mountain Villas Section Two, same being the west line of said NWHLV III, the following twelve (12) courses:

- 1) N 33°07'08" W, a distance of 69.66 feet;
- 2) N 00°44'30" W, passing at 14.65 feet, a point in the north right-of-way line of said Cross Valley Run, also being the southwest corner Lot 1, Block K of said NWHLV III, for a total distance of 23.57 feet;
- 3) N 18°42'00" E, a distance of 148.79 feet;
- 4) N 10°22'17" W, a distance of 115.70 feet;
- 5) N 40°17'18" W, a distance of 222.61 feet;
- 6) N 27°02'18" W, a distance of 101.21 feet;
- 7) N 08°28'16" W, a distance of 81.35 feet;
- 8) N 43°14'18" W, a distance of 139.95 feet;
- 9) N 58°02'16" W, a distance of 92.93 feet;
- 10) N 30°35'18" W, a distance of 236.90 feet;
- 11) N 42°46'18" W, a distance of 157.54 feet; and
- 12) N 21°40'18" W, passing at 148.14 feet, the most northeasterly corner of said Common Area Lot 48, also being the most southerly corner of Common Area Lot 10, Block "D", of Cat Mountain Villas Section One, a subdivision as recorded in Book 71, Page 25, of the Plat Records of Travis County, Texas; and continuing for a total distance of 365.09 feet to the northwest corner of the herein described tract of land, same being the northwest corner of Lot 15, Block K of said NWHLV III;

THENCE, along the south line of said Cat Mountain Villas Section One, same being the north line of said NWHLV III, the following two (2) courses:

- 1) N 76°34'00" E, a distance of 150.00 feet to a concrete monument found; and
- 2) N 76°11'16" E, a distance of 1359.67 feet, to a concrete monument found at the southeast corner of Common Area 18, Block C of said Cat Mountain Villas Section One, same being a point in the west line of Lot 14, Block G of said NWHLV II, said point also being the most southerly corner of a 3.445-acre tract of land, described as "Fourth kTract", as conveyed to Bluebonnet Development Corporation in Volume 7601, Page 186, of the Deed Records of Travis County, Texas;

THENCE, along the east line of said 3.445-acre tract, through the interior of Lots 14 and 15 of said Block G, N 35°15'00" E, a distance of 553.42 feet, to a point in the east line of said Lot

RECORDS MEMORANDUM
 ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT
 CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

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15, same being a point in the south line of Lot 13, Block "X" of Northwest Hills Section 12, a subdivision as recorded in Book 75, Page 187 of the Plat Records of Travis County, Texas;

THENCE, along said south line of Northwest Hills Section 12, same being the east line of said NWHLV II, the following thirteen (13) courses:

- 1) S 85°24'00" E, a distance of 40.54 feet;
- 2) S 54°23'17" E, a distance of 142.74 feet;
- 3) S 42°14'58" E, a distance of 216.85 feet;
- 4) S 35°57'42" E, a distance of 109.88 feet;
- 5) S 42°13'41" E, a distance of 272.15 feet;
- 6) N 77°45'00" E, a distance of 148.53 feet;
- 7) N 84°19'00" E, a distance of 60.00 feet, to the point of curvature of a non-tangent curve to the right;
- 8) Along said curve to the right having the following elements: I= 13°14'00", R= 360.00', T= 41.76', A= 83.15', and whose chord bears N 00°56'00" E, a distance of 82.96 feet to a point of non-tangency;
- 9) S 79°18'00" E, a distance of 161.38 feet;
- 10) N 04°40'50" E, a distance of 138.11 feet to a point in the existing south right-of-way line of First View Drive;
- 11) Along said south right-of-way line, S 85°21'45" E, a distance of 74.38 feet, to the point of curvature of a curve to the right;
- 12) Continuing along said south right-of-way line, along said curve to the right having the following elements: I= 11°25'00", R=1000.00', T=99.96', A= 191.70, and whose chord bears S 71°35'15" E, a distance of 189.86 feet; and
- 13) Continuing along said south right-of-way line, S 57°33'12" E, a distance of 157.31 feet, to the most northerly corner of Lot 11, Block "A" of said Shinoak Valley Section 1;

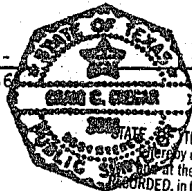
THENCE, along the west line of said Shinoak Valley Section 1, same being the east line of said NWHLV II, the following five (5) courses:

- 1) S 32°15'29" W, a distance of 139.83 feet;
- 2) S 57°43'57" E, a distance of 113.00 feet, to a concrete monument found;
- 3) S 24°51'27" E, a distance of 518.96 feet, to a concrete monument found;
- 4) S 00°51'41" E, a distance of 186.02 feet; and
- 5) S 14°36'00" W, a distance of 154.94 feet, to the POINT OF BEGINNING, and containing 99.995 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Jeryl Hart Engineers, Inc. from office calculations and an actual survey made on the ground and are true and correct to the best of my knowledge.

Craig C. Cregar 4/2/84
Craig C. Cregar, R.C.S. #3936 Date

80-074c .



COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the _____ at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as stamp hereon by me, on _____

FILED

1984 AUG -3 AM 11: 09

Laris Applegate
COUNTY CLERK
TRAVIS COUNTY, TEXAS

EXHIBIT A -



AUG 3 1984

Laris Applegate
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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