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THE STATE OF TEXAS,)
COUNTY OF HAYS.)

KNOW ALL MEN BY THESE PRESENTS:

91660

That I, R. BURNELL BENNETT, not joined by his spouse because the hereinafter conveyed property forms no part of his homestead and which property constitutes property subject to his sole management, control and disposition, of the County of Harris, State of Texas, for and in consideration of the sum of Ten (\$10.00) DOLLARS and other valuable consideration, to the undersigned cash in hand paid by the grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of their one certain promissory note of even date herewith, in the principal sum of Forty-Six Thousand Three Hundred Eighteen and 03/100 Dollars (\$46,318.03), payable to the order of Grantor in monthly installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a deed of trust, of even date herewith to Richard Hoerster, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the following named Grantees in the proportions setforth after their names: Hubert P. Davis and Mary L. Davis, one-half; Owen G. Morris and Moree G. Morris, one-fourth; and W. Walter Jaderlund and F. E. Jaderlund, one-fourth; all the following described real property in Hays County, Texas, to-wit:

All that certain plot, tract or parcel of land situated in Hays County, Texas, and described as follows, to-wit:

300.04 acres of land out of and part of the South C. & M. Railroad Company Survey No. 1, situated in Hays County, Texas, said 300.04 acre tract being a portion of a 3,169.5 acre tract of land conveyed by W. F. Dutton and wife to R. M. Cotten by deed recorded in Volume 111 at Page 147 of the Hays County Deed Records, being more particularly described as being out of and part of that certain 1,100 acre tract of land conveyed by C. A. Barnett of Burnet County to R. Burnell Bennett of record in Volume 204 at Page 341 of the Hays County Texas Deed Records, said 300.04 acre tract being more fully described by mates and bounds as follows:

BEGINNING at an iron pipe found at a fence corner in the South line of the above mentioned 3,169.5 acre Cotten ranch, said iron pipe and fence corner being the Southwest corner of the above said 1,100 acre tract and being the Southwest corner of the tract herein described;

THENCE with the fence along the West line of said 1,100 acre tract, same being the West line of the tract herein described, the following

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4. North 608.0 feet to a steel pin set at a fence corner;
5. North 08 deg. 52 min. West 486.0 feet to a steel pin set at a fence corner;
6. North 14 deg. 12 min. West 157.8 feet to a steel pin set at the base of a 12" Live oak tree;
7. North 38 deg. 24 min. East 55.5 feet to a steel pin set at the base of a 12" Sycamore tree on the west bank of a creek;
8. North 51 deg. 50 min. East 103.5 feet to a steel pin set at a fence corner;
9. North 98.6 feet to a steel pin set in the fence for the Northwest corner of the tract herein described;

THENCE leaving the fence South 89 deg. 36 min. East, 3,802.5 feet to a steel pin set in the fence for the Northeast corner of this tract, said point being in the east line of the above described 1,100 acre tract, same line being the West line of the Douglas McGregor tract and being in the West line of the Wm. R. Redding Survey No. 7, from which point the Northwest corner of said Wm. R. Redding Survey bears North 583.0 feet;

THENCE with the fence along the east line of the above described 1,100 acre tract, same line being the West line of the McGregor tract, and being also the West line of the Wm. R. Redding Survey No. 7 as fenced and used upon the ground, South 3,393.5 feet to a steel pin set at a fence corner for the Southeast corner of the above described 1,100 acre tract and the Southeast corner of this tract;

THENCE with the fence along the South line of the above said 1,100 acre tract, same line being the South line of this tract, the following six (6) courses;

1. South 89 deg. 29 min. West 447.8 feet to a steel pin set for a bend in the fence;
2. South 89 deg. 21 min. West 298.9 feet to a steel pin set for a bend in the fence;
3. North 89 deg. 47 min. West 438.1 feet to a steel pin set for a bend in the fence;
4. South 89 deg. 43 min. West 1,277.3 feet to a steel pin set for a bend in the fence;
5. South 89 deg. 39 min. West 453.1 feet to a steel pin set for a bend in the fence;
6. South 89 deg. 41 min. West 890.0 feet to the place of beginning, containing 300.04 acres of land, more or less,

together with a non-exclusive perpetual easement fifty (50) feet in width on, over and across the following described property, to-wit:

Being outof and part of the two C.Y.M. Railroad Company Surveys No. 1, Abstract No. 587 and 588 situated in Hays County, Texas, being more particularly described as being out of and part of that certain 1,100 acre tract of land conveyed by C. A. Barnett of Burnet County to R. Burnell Bennett of record in Volume 204 at Page 341 of the said Hays County Deed Records, said 50 foot wide easement being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner in the South line of a County Road, said corner being the most northerly Northwest corner of the Douglas McGregor tract from which point the most Easterly Southeast corner of the above described 1,100 acre tract bears South 89 deg. 28 min. East 596.7 feet and South 88 deg. 56 min. East 427.7 feet;

THENCE with the fence along the West line of said McGregor tract, same line being a east line of said 1,100 acre tract, South 00 deg. 14 min. West 491.7 feet to an angle point;

THENCE South 01 deg. 01 min. West 1,353.9 feet to a fence corner post, same being the Northwest corner of the Wm. R. Redding Survey No. 7, and being a re-entrant corner of the above said McGregor Tract and being a Southeast corner of said 1,100 acre tract;

THENCE with the fence along the South line of said 1,100 acre tract,

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THENCE North 89 deg. 55 min. West 4,561.2 feet to a fence corner post for a re-entrant corner of said 1,100 acre tract and being the Northwest corner of said McGregor tract, and being also the Northwest corner of said Wm. R. Redding Survey No. 7;

THENCE with the fence, being the common line between the said McGregor tract and the above said 1,100 acre tract South 583.0 feet to a steel pin at the Northeast corner of a 300.04 acre tract;

THENCE leaving said fence and with the North line of said 300.04 acre tract, same line being the most southerly line of the above said 50 foot wide easement, North 89 deg. 36 min. West 50.0 feet to a point;

THENCE Fifty (50) feet from and parallel to the above described fence the following five (5) courses:

1. North 633.1 feet to a corner;
2. South 89 deg. 55 min. East 4,611.2 feet to an angle point;
3. North 89 deg. 45 min. East 617.1 feet to corner;
4. North 01 deg. 01 min. East 1,304.8 feet to an angle point;
5. North 00 deg. 14 min. East 491.7 feet to a point in the South line of the above said County Road;

THENCE with the South line of said County Road, South 89 deg. 28 min. East 50.0 feet to the PLACE OF BEGINNING, containing 9.0 acres of land more or less.

SAVE AND EXCEPT: There is excepted herefrom and reserved to Grantor, his heirs and assigns, and expressly not covered hereby, an undivided one-half (1/2) interest in all oil, gas and associated by-products thereof, all sulphur, coal, uranium, and other fissionable materials, and all other minerals or mineral substances both metallic and non-metallic, in, to and under or that maybe produced from said land. As concerns the mineral interest hereby reserved and retained by Grantor, the Grantor, his heirs and assigns, shall be entitled to (either under the existing lease or leases to be executed in the future) one-half of the landowner's royalty and one-half of the bonuses and rentals.

This conveyance is made subject to the outstanding vendor's lien originally held by C. A. Barnett of Burnet County, Texas, which is to be paid by Grantor, and Grantor agrees to apply 75% of all principal payments on the aforesaid note to Grantor to the reduction of the existing lien originally held by C. A. Barnett of Burnet County, Texas, and to give Grantee twice annually, evidence of all payments made by or for Grantor on principal and interest on the aforesaid C. A. Barnett note.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

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and reading thereof, when this Deed shall become absolute.

EXECUTED this the 15 day of September, A. D. 1974.

R. Burnell Bennett
R. BURNELL BENNETT

THE STATE OF TEXAS,)
COUNTY OF Gillespie)
~~HARRIS~~

BEFORE ME, the undersigned authority, on

this day personally appeared R. BURNELL BENNETT, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of October

A. D. 1974

[Signature]
Notary Public, Harris County, Texas

Gillespie
(Richard Hoerster)

THE STATE OF TEXAS }
COUNTY OF HAYS }

I, LYDELL B. CLAYTON, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its Certificate of Authentication, was filed for record in my office on the 30th day of December A. D., 1974 at 11:20 o'clock A. M., and duly recorded on the 31st day of December A. D., 1974 at 9:00 o'clock A. M., in the dead Records of said County in Book Number 272 Pages 731-734 inclusive.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF HAYS COUNTY, TEXAS, the date last above written.

Lydell B. Clayton By [Signature] Deputy
LYDELL B. CLAYTON, Clerk of the County Court within and for the County