

DEED

THE STATE OF TEXAS X
COUNTY OF WILLIAMSON X

8167

KNOW ALL MEN BY THESE PRESENTS:

That I, ROBERT O. HUMBLE, TRUSTEE, a single man, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to me in hand paid by O. E. AINSWORTH, TRUSTEE, the receipt of which is hereby acknowledged, plus the further consideration of the assumption and promise to pay by the said Grantee of the outstanding balance on that one certain promissory note in the original principal amount of \$141,000.00, dated September 30, 1977, executed by Robert O. Humble, et ux, and due and payable to the order of City National Bank of Austin, said note being secured by vendor's lien retained in Deed of even date with said note, recorded in Volume 685, Page 651, Deed Records of Williamson County, Texas, and additionally secured by Deed of Trust of even date therewith to John C. Oliver, III, Trustee, recorded in Volume 225, Page 64, Deed of Trust Records of Williamson County, Texas; and Grantee hereby assumes and promises to keep and perform all of the covenants and obligations of the Grantors in said Deed of Trust;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto O. E. AINSWORTH, TRUSTEE the following described real property in Williamson County, Texas, to-wit:

Being 167.902 acres of land in Williamson County, Texas, being fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

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 Grantee, his 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 Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This conveyance is subject, however, to easements of record and as they appear on the ground, and to the deed restrictions in Exhibit "B" attached hereto.

EXECUTED this the 8th day of September, 1978.

Robert O. Humble, Trustee
Robert O. Humble, Trustee

THE STATE OF TEXAS X
COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT O. HUMBLE, TRUSTEE, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of September, 1978.



Gloria M. Caughney
Notary Public in and for Travis County,
Texas

GLORIA McCAUGHNEY

My Commission Expires 1/12/80

FIELD NOTES FOR ROBERT HUMBLE
ODIE AINSWORTH

BEING 5.007 acres of the James Northcross Survey, Abstract No. 478, in Williamson County, Texas, part of 239.79 acres conveyed to Robert O. Humble, et. ux., in Vol. 685, Page 651, Deed Records of Williamson County, Texas. Surveyed on the ground in May of 1978, and checked in August of 1978, under the direction of W.F. Forest, Registered Public Surveyor No. 101.

BEGINNING at an iron pin found in the West line of the James Northcross Survey, the East line of the I.G. & N. Railroad Co. Survey, Abstract No. 338, the Northwest corner of the 224.91 acre tract described in the above referenced conveyance.

THENCE with a fence, N 70°29' E 245.14 feet to a 60 penny nail in a post, and N 69°31' E 39.58 feet to an iron pin at the Northwest corner of a 10.000 acre tract.

THENCE S 17°52'20" E 760.58 feet with the West line of the 10.000 acre tract to an iron pin in the center of a 50 foot wide road and utility easement.

THENCE with the center of the easement, S 73°43' W 247.78 feet, an iron pipe found, and S 82°29'45" W 49.10 feet to an iron pin on or near the West line of the James Northcross Survey.

THENCE N 16°59' W 736.12 feet with the East line of a 14.721 acre tract surveyed this date, to the POINT OF BEGINNING.

STATE OF TEXAS

I KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, W.F. FOREST, do hereby certify that the above described tract was surveyed on the ground under my supervision and that the above description is true and correct to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 29th day of August, 1978, A.D.



W.F. Forest
W.F. FOREST
REGISTERED PUBLIC SURVEYOR NO. 101

FIELD NOTES FOR ROBERT HUMBLE
ODIE AINSWORTH

BEING 14.721 acres of the I.G. & N. Railroad Co. Survey, Abstract No. 338, in Williamson County, Texas, part of 239.79 acres conveyed to Robert O. Humble, et. ux., in Vol. 685, Page 651, Deed Records of Williamson County, Texas. Surveyed on the ground in August of 1978, under the direction of W.F. Forest, Registered Public Surveyor No. 101.

BEGINNING at an iron pin at the South fence corner of the tract called 14.88 acres in the above referenced conveyance, in the East R.O.W. line of U.S. 183.

THENCE N 00°08'25" E 108.19 feet to an iron pin and N 00°33'25" W 2668.09 feet with the fenced East R.O.W. line to an iron pin at the Northwest corner of the said 14.88 acre tract.

THENCE N 59°39'50" E 32.31 feet with a fence to an iron pin on or near the East line of the I.G. & N. Railroad Co. Survey, and the West line of the James Northcross Survey, Abstract No. 478.

THENCE S 20°14'05" E 525.43 feet to an iron pin found at the Northwest corner of the 224.91 acre tract described in the above referenced conveyance, the Northwest corner of a 5.007 acre tract.

THENCE S 16°59' E at 736.12 feet pass an iron pin in the center of a 50 foot wide road easement at the Southwest corner of the 5.007 acre tract, continuing in all 871.12 feet to a fence corner post on or near the common line between the I.G. & N. Railroad Co. Survey and the James Northcross Survey, the Southeast corner as fenced of the said 14.88 acre tract.

THENCE with the Southeast line, as fenced, of the 14.88 acre tract as follows:

S 67°01'35" W 20.79 feet to a fence corner post,
S 21°15'40" W 149.31 feet to a nail found in a 20 inch Liveoak,
S 17°07'35" W 237.53 feet to a nail found in a 30 inch Liveoak,
S 12°49'25" W 203.51 feet to a nail found in a 6 inch Liveoak,
S 14°35'53" W 388.14 feet to a nail found in a 9 inch Liveoak,
and S 16°22'15" W 539.92 feet with the Southeast margin of the Old Florence to Liberty Hill Road, now abandoned, to the POINT OF BEGINNING.

STATE OF TEXAS

I KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, W.F. FOREST, do hereby certify that the above described tract was surveyed on the ground under my supervision and that the above description is true and correct to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 29th day of August, 1978, A.D.



W.F. Forest
W.F. FOREST
REGISTERED PUBLIC SURVEYOR NO. 101

FIELD NOTES FOR ROBERT HUMBLE
ODIE AINSWORTH

BEING 65.597 acres of the James Northcross Survey, Abstract No. 478, in Williamson County, Texas, part of 239.79 acres conveyed to Robert O. Humble, et. ux., in Vol. 685, Page 651, Deed Records of Williamson County, Texas. Surveyed on the ground in August of 1978, under the direction of W.F. Forest, Registered Public Surveyor No. 101.

BEGINNING at an iron pin in the center of a 50 foot wide utility and road easement, at the Southwest corner of a 5.007 acre tract, on or near the West line of the James Northcross Survey, and in the West line of the 224.91 acre tract described in the above referenced conveyance, the Northwest corner of the 224.91 acres stands N 16°59' W 736.12 feet.

THENCE with the center of the easement, N 82°29'45" E 49.10 feet, an iron pipe found, and N 73°43' E at 247.78 feet pass an iron pin at the Southeast corner of the 5.007 acre tract, continuing in all 652.78 feet to an iron pipe found in the South line of a 10.000 acre tract.

THENCE S 22°56' E 601.0 feet with the center of a 50 foot wide utility and road easement and with the West line of a 10.002 acre tract conveyed to Richard Moore in Vol. 716, Page 545, D/R, to an iron pin.

THENCE N 67°57'30" E 711.56 feet with the South line of the 10.002 acre tract to an iron pin in the fenced East line of the 239.79 acres.

THENCE with the fence as follows:

- S 19°39'30" E 173.29 feet to an iron pin beside a fence corner,
- S 25°47'20" E 48.47 feet to an iron pin,
- S 18°01'55" E 253.52 feet to an iron pin,
- S 18°57'50" E 483.94 feet to an iron pin,
- S 20°06'50" E 348.71 feet to a steel post,
- and S 18°12'35" E 475.83 feet to an iron pipe found at the

Northeast corner of a 10.15 acre tract conveyed by the Texas Veterans Land Board to Cletus Ogle in Vol. 714, Page 222, D/R.

THENCE S 78°38'30" W 696.48 feet with the North line of the 10.15 acre tract to an iron pipe found in the center of a 50 foot wide easement.

THENCE S 71°23'05" W 725.51 feet with the North line of a 10.01 acre tract conveyed to Daniel Lantz, et. al., of record in Vol. 701, Page 484, Deed Records, and to the fenced West line of the 224.91 acre tract, on or near the West line of the James Northcross Survey.

THENCE with the fenced West line of the 224.91 acre tract as follows:

- N 20°04'10" W 228.35 feet to an iron pin found,
- N 20°07' W 400.25 feet to an iron pin found,
- N 20°33'05" W 40.82 feet to a nail found in a 36 inch Liveoak,
- N 20°08' W 444.04 feet to an iron pin found 1 foot West of the fence,
- N 20°10'55" W 418.11 feet to an iron pin found, and
- N 20°15'10" W 622.27 feet to a fence corner post at the Southeast corner of the 14.88 acre tract described in Vol. 685, Page 651, D/R.

THENCE N 16°59' W 135.0 feet with the East line of the 14.88 acre tract and the West line of the 224.91 acre tract, to the POINT OF BEGINNING.

STATE OF TEXAS

I KNOW ALL MEN BY THESE PRESENTS:

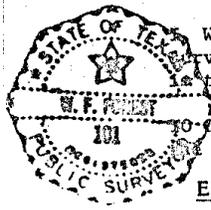
COUNTY OF WILLIAMSON

W.F. FOREST, do hereby certify that the above described tract was surveyed on the ground under my supervision and that the above description is true and correct to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this 29th day of August, 1978,

EXHIBIT "A" - Page 3

W.F. Forest
W.F. FOREST
REGISTERED PUBLIC SURVEYOR NO. 101



FIELD NOTES FOR ROBERT HUMBLE
ODIE AINSWORTH

BEING 82.577 acres of the James Northcross Survey, Abstract No. 478, in Williamson County, Texas, part of 239.79 acres described in two tracts and conveyed to Robert O. Humble, et. ux., in Vol. 685, Page 651, Deed Records of Williamson County, Texas. Surveyed on the ground under the direction of W.F. Forest, Registered Public Surveyor No. 101, in August of 1978.

BEGINNING at an iron pin beside a fence corner at the Southwest corner of the 224.91 acre tract described in the above referenced conveyance, on or near the West line of the James Northcross Survey, and the East line of the Wayman Wells Survey, Abstract No. 648.

THENCE with the West line of the 224.91 acre tract as fenced as follows:
 N 20°05'55" W 153.68 feet to a nail found in a 10 inch Hackberry,
 N 19°45'10" W 552.55 feet to an iron pin,
 N 19°55'55" W 582.50 feet to an iron pin found at a fence corner,
 N 20°09'45" W 685.59 feet to an iron pin found in the East line of the J.H. Williams Survey, Abstract No. 669,
 N 19°52' W 555.60 feet to an iron pin found 2 feet West of the fence,
 N 19°52'05" W 544.99 feet to an iron pin found, and
 N 19°52'45" W 152.14 feet to an iron pin set at the Southwest corner of a 10.01 acre tract conveyed to Daniel Lantz, et. al., in Vol. 701, Page 484, D/R.

THENCE N 71°23'10" E 712.15 feet with the South line of the 10.01 acre tract to the center of a 50 foot wide utility and road easement.

THENCE S 18°37'20" E 60.57 feet with the center of the easement and the West line of a 10.15 acre tract conveyed by the Texas Veterans Land Board to Cletus Ogle in Vol. 714, Page 222, D/R, to an iron pipe found.

THENCE N 68°08' E 204.75 feet to an iron pin and N 78°10'10" E 500.77 feet, with the South line of the 10.15 acre tract to an iron pipe found at a fence corner in the East line of the 224.91 acre tract.

THENCE S 19°39'45" E 447.40 feet with a fence to a bolt found at the Northeast corner of a 10.24 acre tract conveyed by the Texas Veterans Land Board to Charles Ratliff in Vol. 725, Page 720, D/R.

THENCE S 69°47'55" W 699.83 feet with the North line of the 10.24 acre tract to an iron pipe found in the center of a 50 foot wide easement.

THENCE with the center of the easement, S 20°21'15" E 640.0 feet to an iron pin found at the Southwest corner of the 10.24 acre tract, and S 19°57'45" E 639.59 feet to an iron pin found at the Southwest corner of a 10.17 acre tract conveyed by the Texas Veterans Land Board to Jack Cross in Vol. 719, Page 883, D/R.

THENCE N 70°13'40" E 689.19 feet with the South line of the 10.17 acre tract to an iron pipe found in the fenced East line of the 224.91 acre tract.

THENCE with the fenced East line of the 224.91 acres, S 19°29'25" E 167.94 feet, an iron pin, S 20°57'50" E 472.21 feet, an iron pipe, and S 21°41'25" E 726.50 feet to an iron pipe found at the Southeast fence corner of the 224.91 acre tract.

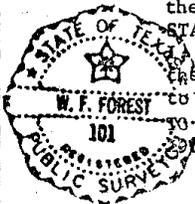
THENCE S 67°41'25" W 132.94 feet, an iron pipe found, S 71°18' W 583.81 feet, an iron pipe found, and S 70°27'40" W 715.40 feet with a fence, to the POINT OF BEGINNING.

STATE OF TEXAS COUNTY OF WILLIAMSON I KNOW ALL MEN BY THESE PRESENTS:
 W.F. FOREST, do hereby certify that the above described tract was surveyed on the ground under my supervision and that the above description is true and correct to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 19th day of August, 1978, A.D.

W.F. Forest
 W.F. FOREST
 REGISTERED PUBLIC SURVEYOR NO. 101

EXHIBIT "A" - Page 4



RESTRICTIONS

1. No commercial operations, such as feed lots, hogs, turkeys, or junk-yard business or operations shall be maintained on any of the tracts, and the premises shall not be stocked with livestock in such a number to require heavy supplemental feeding thereby creating a nuisance. No fowls or animals shall be kept on the premises in such numbers or manner to create a nuisance.
2. Residences upon this land shall be of a permanent construction and shall never be a trailer, mobile home, portable building or a home moved from another location, except for a one-year period while owner is building a permanent residence.
3. Vehicles which are not in running order shall not be kept on a tract over sixty days, unless such vehicle is kept in a closed garage.
4. An annual assessment of Fifty Dollars (\$50.00) per tract per year shall run against each tract adjacent to the existing roadway for its maintenance. Such assessment shall be and is hereby secured by a lien on each tract respectively which is adjacent to such roadway and shall be payable to Grantor or his assigns on the first day of January of each year commencing January 1, 1978. Grantor may appoint at his discretion a Property Owners Committee consisting of three members for purpose of enforcing the restrictions and maintaining the roadways. In the event of the death or resignation of any member of said committee the remaining member or members shall have authority to act until the member or members have been replaced. In the event of death or resignation of any members, the remaining member or members shall designate a successor(s). Should any tracts out of this parcel be sold to The Veterans Land Board of the State of Texas, this covenant shall not apply to The Veterans Land Board during the period of time it holds fee simple title. However, the annual assessment shall be the personal obligation of the Veteran-Purchaser while the Board holds fee simple title.
5. These restrictions may, from time to time be amended by a majority of the Property Owners Committee. Such alterations, amendments or deletions of any of the restrictions herein will be effective and binding and will be filed in the Deed Records of Williamson County, Texas. Enforcement of any of the restrictions may be by suit by or on behalf of the Property Owners' Committee or by or on behalf of any owner of any tract or by Robert Humble, Trustee, against any person, firm or corporation violating or about to violate any of these restrictions. In the event enforcement actions are instituted and the enforcing party prevails, then court costs and reasonable attorneys fees shall be assessed by the court against the violator.
6. The roadway to the property being conveyed shall remain open and unobstructed and installation of gates, cattle guards and the like is prohibited.

EXHIBIT "B"

THE STATE OF TEXAS

County of Williamson

I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify

that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office

on the 15th day of Sept. A. D. 1978 at 2:30 o'clock P. M., and duly recorded this

the 18th day of Sept. A. D. 1978 at 10:20 o'clock A. M., in the

Deed

Records of said County, in Vol. 729 pp. 166

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, (the date last above written)

By *Kathy Davis* Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas