

WARRANTY DEED

VOL 267 885

THE STATE OF TEXAS I
COUNTY OF HAYS I

KNOW ALL MEN BY THESE PRESENTS

88571

That I, E. E. NAUMANN TR., of Travis County, Texas not joined herein by my wife for the reason that the hereinafter described property forms no part of our homestead, for and in consideration of the sum of NINE THOUSAND EIGHT HUNDRED FIFTY and no/100 (\$9,850.00) DOLLARS----- CASH to me in hand paid by the VETERANS' LAND BOARD OF THE STATE OF TEXAS, the receipt of which consideration is hereby acknowledged and confessed, no part of which is secured by a lien either expressed or implied, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey subject to the hereinafter described restrictions, unto the said VETERANS' LAND BOARD OF THE STATE OF TEXAS the following described property, to-wit:

RECEIVED

MAY 3 1974

General Land Office

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FIELD NOTES

FIELD NOTES OF 10.10 ACRES OF LAND OUT OF THE GEO. W. LINDSEY SURVEY # 138 IN HAYS COUNTY, TEXAS, BEING TRACT D-16 OF DOUGLAS ESTATES, PRESENTLY A RECORDED SUBDIVISION OF THE TRACT OF LAND RECORDED IN VOLUME 245 PAGE 762 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

BEGINNING at an iron pin in the Southeasterly line of a 50' road at the most Westerly corner of the tract herein described, said iron pin bears S 60°-06' W 1785.40' from the Northeast corner of the tract recorded in Volume 245 Page 762 of the Deed Records of Hays County, Texas;

THENCE; along the Southeasterly line of said 50' road with a curve to the left whose radius is 354.36'; central angle 19°-13'; tangent 60.00'; arc 118.85' and whose chord bears N 51°-20' E, 118.29' to an iron pin;

THENCE; N 41°-44' E, 353.24' along the Southeasterly line of said 50' road to an iron pin at the most Northerly corner of the tract herein described;

THENCE; S 65°-59' E, 465.73' to an iron pin at the Northeast corner of the tract herein described;

THENCE; S 01°-29' W, 433.93' to an iron pin at the Southeast corner of the tract herein described;

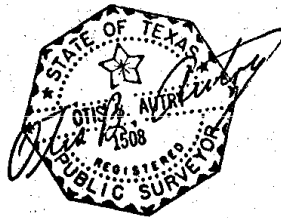
THENCE; S 67°-09' W, 647.90' to an iron pin at the most Southerly corner of the tract herein described;

THENCE; N 15°-05' W, 556.59' to the place of beginning, containing 10.10 acres of land as surveyed Jan. & Feb., 1972 by Otis B. Autry, Registered Public Surveyor.

Survey checked upon the ground
February, 1974.

Revised April, 1974

DOUGLAS ESTATES recorded March, 1974, in Book 1
Pages 282-287 of the Plat Records of Hays
County, Texas.



however, such property is conveyed subject to the following restrictions which shall attach to the property conveyed and be covenants running with the land:

- (1) Commercial raising of poultry is prohibited, and pigs and hogs shall not be housed or kept.
- (2) Outdoor toilets are prohibited, and individual sewage disposal systems must meet minimum standards required by State Law and The Hays County Health Unit or department.
- (3) The tracts in this subdivision are set aside for single family dwelling units, and commercial usage shall not be permitted. Wrecking yards, junk yards or salvage yards are prohibited and automotive vehicles not in running condition shall not be permitted to remain for periods of more than thirty (30) days. The developers have reserved a small amount of space near Bell Springs Road entrance to the Harmon Hills and Douglas Estates property for possible light retail store commercial use.
- (4) In the interest of tranquility, game preservation, safety, and the enjoyment of the natural beauty of the land, hunting, either with firearms or bows and arrows, is prohibited.
- (5) Mobil homes, intended to be permanent attachments to the land, shall be permitted, but campers and trailers shall not be used for residential purposes for periods in excess of ninety (90) days.
- (6) The above restrictions and covenants shall run with the land and remain in full force and effect until January 1, 1990; thereafter, the restrictions shall remain in full force and effect for subsequent ten (10) year periods, unless a majority of the property owners in the subdivision elect to change or alter the same.
- (7) Any tract owner, or the developers, may file suit to abate any nuisance or use contrary to the restrictions set forth herein and such suits may be combined with claims for damages. Violations of these restrictions shall not work a forfeiture of the property, but will subject the violator to damages and other legal remedies whether mentioned herein or not.

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This conveyance is made SUBJECT to the following insofar as they are valid:

1. Right-of-Way easement dated July 25, 1972, from North Hays No. Two, Ltd., to Lower Colorado River Authority, recorded in Volume 254, page 174, of the Hays County Deed Records.

2. Right-of-Way easement dated July 28, 1972, from North Hays No. Two, Ltd., to Lower Colorado River Authority, recorded in Volume 254, page 178, of the Hays County Deed Records.

3. Five (5') foot utility easement off the rear and side-lines of said lot as shown on the plat of Douglas Estates, recorded in Volume 1, page 282, of the Hays County Plat Records.

4. Powerline easement in favor of Pedernales Electric Cooperative, Inc., described in instrument recorded in Volume 250, page 254, of the Hays County Deed Records.

5. Oil & Gas Lease given by J. M. Douglas and wife, to H. H. Dent, Jr., dated February 14, 1967, recorded in Volume 217, pages 109-111, of the Hays County Deed Records, said Oil & Gas Lease transferred to Shell Oil Company by instrument dated October 11, 1967, recorded in Volume 220, page 468, of the Hays County Deed Records.

6. One-half of the usual 1/8th non-participating royalty reserved for 30 years from September 10, 1971, and as long thereafter as paying production, as described in Deed recorded in Volume 245, page 762, of the Hays County Deed Records.

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 VETERANS' LAND BOARD OF THE STATE OF TEXAS, its successors 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, Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 20th day of May A. D. 1974.

E. E. Naumann Trustee
E. E. Naumann, Trustee

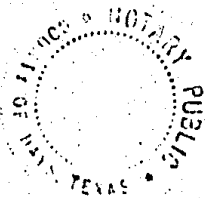
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THE STATE OF TEXAS
COUNTY OF ~~TRAVIS~~ ^{HAYS}

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BEFORE Me, the undersigned authority, on this day personally appeared E. E. NAUMANN, 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 20th day of May A. D. 1974.



Virginia C. O'Brien
Notary Public in and for
~~HAYS~~ ^{HAYS} County, Texas

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 6th day of June A.D., 19 74 at 9:30 o'clock A M., and duly recorded on the 7th day of June A.D., 19 74 at 10:40 o'clock A M., in the Deed Records of said County in Book Number 267 Pages 885-889 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