

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That we, Char. A. Duffy and wife, Edna Duffy, of Travis County, Texas, for and in consideration of the sum of Ten Thousand Three Hundred Sixty Seven and 90/100 Dollars (\$10,367.90) cash to us in hand paid by W. St. John Garwood of Harris County, Texas, the receipt of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said W. St. John Garwood of Harris County, Texas, subject to the reservation hereinafter mentioned, all of that certain tract or parcel of land situated in Travis County, Texas, and more particularly described as follows, to-wit:

105.66 acres of land, being a portion of the A. Ritcherson (sometime used Ritcheson) survey #12 in Travis County, Texas.

Beginning at an iron stake on top of a ridge near a post at end of fence and the east line of Lot #60 of Bruton Springs, a subdivision of a portion of the Thomas Bird Survey in Travis County, Texas, according to a map or plat as recorded in Plat Book 2, Page 238, Travis County Plat Records, said iron stake being also in the west line of the A. Ritcherson Survey #12 as fenced and used upon the ground, said stake being also the most westerly corner of a 3.63 tract, a portion of the A. Ritcherson (sometime used as Ritcheson) Survey #12 as described in a deed from Charles A. Duffy to S. J. Powell as recorded in Book 926, Page 383, Travis County Deed Records, and from which iron stake the most southerly corner of Lot #60 and the most easterly corner of Lot #1, Bruton Springs, bears S 30° 20' W 734.5 feet;

(1) THENCE with the south line of the said S. J. Powell 3.63 acre tract, S 78° 25' E 633.5 feet to an iron stake and rock mound for the most easterly corner of the said 3.63 acre tract, at the intersection of the center line of the Lower Colorado River Authority Transmission Line, said iron stake and rock mound being also the southwest corner of a 12.06 acre tract of land, a portion of the A. Ritcherson Survey #12, and a portion of Lot #60, Bruton Springs, as described in a deed from Charles A. Duffy to Ellen C. Garwood as recorded in Book 1075, Page 72, Travis County Deed Records, and from which iron stake and rock mound an 18" Live Oak marked  $\bar{x}$  bears S 20° 30' W 155.6 feet and a 10" Live Oak marked  $\bar{x}$  bears S 0° 35' W 87.6 feet;

(2) THENCE with the southeast line of the said Ellen C. Garwood 12.06 acre tract, N 58° 35' E 517.0 feet to an iron stake and rock mound for the most easterly corner of the said 12.06 acre tract;

(3) THENCE S 19° 52' E 625.9 feet to an iron stake in rock mound, and from which iron stake in rock mound a 10" Live Oak marked X bears S 9° 45' E 36.7 feet and a 6" Live Oak marked X bears S 45° 00' E 28.0 feet;

(4) THENCE S 29° 59' W 3411.0 feet to an iron stake and rock mound in the south line of the A. Ritcherson Survey #12 and the most easterly north line of the Thomas Bird Survey;

(5) THENCE with the most southerly north line of the Thomas Bird Survey and the south line of the A. Ritcherson Survey, N 60° 10' W 1319.4 feet to a rock mound at corner of fence, for the southwest corner of the A. Ritcherson Survey #12 and an "L" corner of the Thomas Bird Survey as fenced and used upon the ground, said rock mound at corner of fence being also a corner of Lot #33, Bruton Springs;

THENCE with the east line of Lots 33, 32, 31, 3, 2, 1 and 60, Bruton Springs and the west line of the A. Ritcherson Survey #12, as fenced and used upon the ground, courses numbering 6 to 13, inclusive as follows:

(6) N 20° 37' E 78.8 feet to a 6" Hackberry;

(7) N 26° 42' E 95.9 feet to a post;

(8) N 27° 52' E. 104.9 feet to a post;

(9) N 31° 08' E 187.1 feet to a stake for the northeast corner of Lot #33 and the southeast corner of Lot #32, Bruton Springs as fenced and used upon the ground;

(10) N 30° 19' E at 342.0 feet crossing the center line of the Lower Colorado River Authority Transmission Line, in all 477.3 feet to an iron stake at the northeast corner of Lot #32 and the southeast corner of Lot #31 as fenced and used upon the ground;

(11) N 29° 58' E 455.5 feet to an iron stake and rock mound at an angle point in the east line of Lot #31;

(12) N 29° 56' E 537.9 feet to a stake and rock mound for the most easterly corner of Lot #31 and a corner of Lot #3, Bruton Springs;

(13) N 30° 20' E at 496.4 feet passing an iron stake at the most southerly corner of Lot #60 and the most easterly corner of Lot #1, Bruton Springs, in all 1230.9 feet to the place of the beginning containing 105.66 acres of land.

Subject to easements for road purposes and ingress and egress granted by grantors herein to Ellen C. Garwood by deed recorded in Vol. 1075, Page 72, and to S. J. Powell by deed recorded in Vol. 926, Page 383 of the Travis County Deed Records, to which deeds reference is here made for a more particular description of the easements granted.

Grantors herein further grant and convey to grantee herein, his heirs and assigns, an easement for road

purposes, to a strip of land 30 feet wide for the purpose of giving ingress and egress to the above conveyed land; said 30 foot strip of land runs over the land belonging to grantors herein, and being a well defined road connecting with the Commons Ford Road, from the point where said well defined road enters the property of grantors; thence with the meanders of the road as well defined upon the ground to point where the L.C.R.A. Highline crosses such road; thence with said highline right of way on the West side thereof in a northerly direction to the point where such L.C.R.A. Transmission Line intersects the property herein conveyed at a point near to the Southeast corner of the property here conveyed.

TO HAVE AND TO HOLD the above described premises and easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said W. St. John Garwood, his heirs or assigns, forever.

And we do hereby bind ourselves, our heirs, executors, and administrators to WARRANT and FOREVER DEFEND, all and singular the said premises unto the said W. St. John Garwood, his heirs and assigns against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Witness our hands this 29th day of August, 1951.

\$11.55 U.S.Int.Rev.Stamps Can.

Chas. A. Duffy  
Edna Duffy

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Chas. A. Duffy and Edna Duffy, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Chas. A. Duffy acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Edna Duffy, wife of the said Chas. A. Duffy, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Edna Duffy, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this 29th day of August, 1951.

E. L. Bauknight  
Notary Public in and for Travis  
County, Texas

E. L. BAUKNIGHT

Filed for Record Sept. 11, 1951 at 12:20 P.M.  
Recorded Sept. 12, 1951 at 9:30 A.M.