

THE STATE OF TEXAS    )  
                               ) KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF TRAVIS        )

That we, Chas. A. Duffy and wife, Edna J. Duffy,

of the County of Travis, State of Texas, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), cash, and other good and valuable consideration to us in hand paid by Austin Lake Estates, Inc.,

receipt of all of which is hereby acknowledged and confessed, and payment of no part of which is secured by a lien, expressed or implied, upon the hereinafter described premises, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CON-

VEY unto the said Austin Lake Estates, Inc., a Texas corporation, with principal offices in the City of Austin, of the County of Travis, State of Texas, all that certain lot, tract or parcel of land lying and being situated in the County of Travis, State of Texas, known and described as follows, to-wit:

862.16 acres of land, more or less, 38.45 acres being all of that tract out of the Tyler Tap Railroad Company Survey #40 patented to J. F. Clark, 77.0 acres a portion of the Thomas Bird Survey #81, about 145.81 acres being a portion of the H. S. Whitehead Survey #43, about 41.0 acres being a portion of the T. J. Robinson Survey #42, 10.1 acres being all of the S. Gorman Survey and about 550.60 acres being a portion of the Robert Harvey Survey all in Travis County, Texas, and being a part of those tracts of land as described in a deed from E. B. Calvin, et ux, to Chas. A. Duffy as recorded in Book 816, Page 161, Travis County Deed Records as prepared for Austin Lake Estates by the Metcalfe Engineering Company, 1710 Eva Street, Austin, Texas.

**BEGINNING** at an iron stake and rock mound at corner of fence, in the west line of the William Woolford Survey #40 for the southeast corner of the T. J. Robinson Survey #41 and the northeast corner of the Robert Harvey Survey in Travis County, Texas, and being also the northeast corner of that portion of the Robert Harvey Survey designated as First Tract in a deed from E. B. Calvin, et ux, to Chas. A. Duffy as recorded in Book 816, Page 161, Travis County Deed Records, from which iron stake and rock mound a 10" Live Oak marked  $\bar{x}$  bears S 52° 15' W 6.81 varas (stump in 1952) and a 10" Live Oak marked  $\bar{x}$  bears S 71° 10' E 9.67 varas;

(1) **THENCE** with the south line of the T. J. Robinson Survey #41, being also the north line of the Robert Harvey Survey, N 59° 20' W at 275.7 varas passing an iron stake and rock mound, in all 463.0 varas to an old rock mound at the southwest corner of the T. J. Robinson Survey #41, and being also the southeast corner of the S. Gorman Survey;

(2) **THENCE** with the west line of the T. J. Robinson Survey #41, the east line of the S. Gorman Survey and the east line of the T. J. Robinson Survey #42 as fenced, N 30° 00' E 606.8 varas to a cross cut on edge of a high rock ledge, on the north side of a deep ravine, and from which cross cut in rock a 7" Live Oak marked  $\bar{x}$  bears N 9° 00' W 8.6 varas and a 10" Live Oak marked  $\bar{x}$  bears N 54° 30' E 14.5 varas;

**THENCE** with the meanders of a rock ledge, courses numbering 3-9, inclusive as follows:

- (3) West 59.8 varas to a large nail in cedar stump in rock mound;
- (4) South 59° 15' W 22.1 varas to a cross cut in rock;
- (5) South 80° 05' W 31.0 varas to a cross cut in rock;
- (6) North 89° 30' W 37.2 varas to a stake and rock mound;
- (7) South 65° 10' W 28.8 varas to a cross cut in rock;
- (8) South 88° 05' W 16.3 varas to a hole in rock;
- (9) North 72° 30' W 19.0 varas to a large nail in the top of a 30"

Cedar stump 8 feet high with an x cut on the northwest face, said stump standing in the head of a ravine, said stump being an original corner of a tract described in a deed from Clara E. Hubach, et al, to Max J. Werkenthin as recorded in Book 610, Pages 88-89, Travis County Deed Records, said Cedar stump being also a corner of an 80 acre tract designated as Tract #4 out of the T. J. Robinson Survey #42 in the aforesaid deed from E. B. Calvin to Chas. A. Duffy as recorded in Book 816, Page 161, Travis County Deed Records;

(10) **THENCE** with the east line of the aforesaid 80 acre tract, it being also the west line of the said Max J. Werkenthin tract as fenced, N 19° 45' E 315.62 varas to an iron stake and rock mound in the south line of a road;

**THENCE** with the south, southeast and east line of said road, courses numbering 11-20, inclusive as follows:

- (11) S 86° 40' W 70.04 varas to an iron stake and rock mound;
- (12) S 69° 58' W 46.55 varas to an iron stake and rock mound;
- (13) S 53° 16' W 70.04 varas to an iron stake and rock mound;
- (14) S 61° 55' W 38.80 varas to an iron stake and rock mound;
- (15) S 70° 34' W 27.29 varas to an iron stake and rock mound;
- (16) S 50° 15' W 27.50 varas to an iron stake and rock mound;
- (17) S 29° 56' W 43.62 varas to an iron stake and rock mound;
- (18) S 54° 55' W 72.86 varas to an iron stake and rock mound;
- (19) S 79° 55' W 62.51 varas to an iron stake and rock mound;
- (20) S 48° 27' W 113.43 varas to an iron stake and rock mound;

- (21) THENCE N 73° 01' W 18.0 varas to an iron stake and rock mound on the west side of said road;
- (22) THENCE N 38° 32' W 193.97 varas to an iron stake and rock mound;
- (23) THENCE N 40° 24' W 143.91 varas to an iron stake and rock mound;
- (24) THENCE N 57° 24' W 93.52 varas to an iron stake and rock mound;
- (25) THENCE N 19° 24' W 190.83 varas to an iron stake and rock mound;
- (26) THENCE N 0° 16' W 64.22 varas to an iron stake and rock mound;
- (27) THENCE N 24° 40' E 68.4 varas to an iron stake and rock mound;
- (28) THENCE N 18° 20' W 162.0 varas to an iron stake and rock mound in the southeast line of Lot #1, Block #23, Austin Lake Estates, Section #2, a subdivision of a portion of a 171.54 acre tract, a portion of the A. Ritcherson (sometime used as Ritcheson) Survey #12, a portion of the H. S. Whitehead Survey #43 as shown on a map or plat as recorded in Plat Book 9, Page 82, Travis County Plat Records;

✓ (29) THENCE with the southeast line of said Lot #1, Block #23, Austin Lake Estates, Section #2, S 61° 01' W 36.09 varas to an iron stake and rock mound for the south corner of Lot #1, Block #23, Austin Lake Estates, Section #2, said iron stake and rock mound being in the west line of the H. S. Whitehead Survey #43, and the east line of the A. Ritcherson Survey #12, said iron stake and rock mound being on the west edge of a ravine in the bed of a deep hollow, said iron stake and rock mound being the northeast corner of a 12.66 acre tract, a portion of the A. Ritcherson Survey #12 as described in a deed from Chas. A. Duffy and wife, to Ralph R. Everhard as recorded in Book 1110, Page 364, Travis County Deed Records, from which iron stake and rock mound a 12" Elm marked x bears N 80° 00' W 4.0 varas and a 12" Elm marked x bears N 42° 30' E 6.3 varas;

(30) THENCE with the west line of the H. S. Whitehead Survey #43 and the east line of the A. Ritcherson Survey #12, and being also the east line of the Ralph R. Everhard 12.66 acre tract, S 29° 59' W at 168.16 varas passing an iron stake at the most southerly corner of the said Ralph R. Everhard 12.66 acre tract, and being the most easterly corner of a 105.66 acre tract, a portion of the A. Ritcherson Survey #12 as described in a deed from Chas. A. Duffy and wife to W. St. John Garwood as recorded in Book 1200, Page 35, Travis County Deed Records, in all 196.02 varas to an iron stake and rock mound at the southeast corner of the A. Ritcherson Survey #12, and being also the most easterly northeast corner of the Thomas Bird Survey #81 and being also the southeast corner of the aforesaid W. St. John Garwood 105.66 acre tract, said iron stake and rock mound being also the northeast corner of that portion of the Thomas Bird Survey #81 described as a 77.0 acre tract, designated as Seventh Tract in a deed from E. B. Calvin, et ux, to Charles A. Duffy as recorded in Book 816, Page 161, Travis County Deed Records, and from which iron stake and rock mound an 8" Live Oak marked x bears N 20° 30' E 20.02 varas and a 10" Live Oak marked x bears N 79° 00' E 20.27 varas;

(31) THENCE with the south line of the A. Ritcherson Survey #12 and the most southerly north line of the Thomas Bird Survey #81 and being also the south line of the W. St. John Garwood 105.66 acre tract, N 60° 10' W 442.6 varas to a stake and rock mound for the northwest corner of the aforesaid 77.0 acre tract, said stake and rock mound being the most southerly east corner of Lot #33 of the Bruton Springs Subdivision of a portion of the Thomas Bird Survey #81, the B. B. Milam Survey and a portion of the Tyler Tap Railroad Company Survey #39 in Travis County, Texas, according to a map or plat as recorded in Plat Book 2, Page 238, Travis County Plat Records;

(32) THENCE with the west line of the aforesaid 77.0 acre tract and the east line of Lots 33-42 inclusive, of Bruton Springs Subdivision, being also the west line of that portion of the Tyler Tap Railroad Company Survey #40 patented to J. F. Clark, S 30° 18' W at 974.0 varas, more or less, passing the northwest corner of that portion of the Tyler Tap Railroad Company Survey #40 patented to J. F. Clark, the northeast corner of the Tyler Tap Railroad Company Survey #39, in all 1475.4 varas to a stake and rock mound, for

the most southerly corner of Lot #42 of the Bruton Springs Subdivision, and being also the southwest corner of the said J. F. Clark tract out of the Tyler Tap Railroad Company Survey #40, in the north line of a County Road known as the Cammons Ford Road;

THENCE with the south line of that portion of the Tyler Tap Railroad Company Survey #40 patented to J. F. Clark, and being also the north line of the said Cammons Ford Road, courses numbering 33--37 inclusive, as follows:

(33) S 40° 00' E 71.0 varas;

(34) S 66° 30' E 102.0 varas;

(35) S 87° 00' E 137.0 varas;

(36) S 61° 00' E 125.0 varas;

(37) S 39° 00' E 35.0 varas to the southwest corner of that portion

of the Tyler Tap Railroad Company Survey #40 patented to J. F. Clark, said corner being also in the west line of the Robert Harvey Survey, and being also the southwest corner of that portion of the said Robert Harvey Survey of 570 acres designated as Tract #1 in a deed from E. B. Calvin, et ux, to Charles A. Duffy as recorded in Book 816, Page 161, Travis County Deed Records;

THENCE with the south line of said 570 acre tract, and being also the north line of the Cammons Ford Road, courses numbering 38--46 inclusive, as follows:

(38) S 26° 30' E 163.0 varas;

(39) S 4° 00' E 47.0 varas;

(40) S 44° 10' E 110.0 varas;

(41) S 23° 30' E 44.0 varas;

(42) S 64° 00' E 81.0 varas;

(43) S 44° 00' E 58.0 varas;

(44) S 77° 30' E 57.0 varas;

(45) S 84° 00' E 119.0 varas;

(46) S 74° 00' E 76.0 varas to a corner of the said 570 acre tract,

in the most southerly east line of the Robert Harvey Survey and the west line of the F. C. Pecht Survey;

(47) THENCE with the most southerly east line of the Robert Harvey Survey and the west line of the F. C. Pecht Survey, N 30° 00' E 172.0 varas to a corner of a fence, for the northwest corner of the said F. C. Pecht Survey, and being also an ell corner of the said Robert Harvey Survey,

(48) THENCE with the average of a fence line, on the north line of the F. C. Pecht Survey and the most easterly south line of the Robert Harvey Survey, S 60° 00' E 950.0 varas to an iron stake and rock mound, at the northeast corner of the F. C. Pecht Survey, at the southeast corner of the Robert Harvey Survey, in the east line of the C. Parker Survey #703 as fenced and used upon the ground in November 1913;

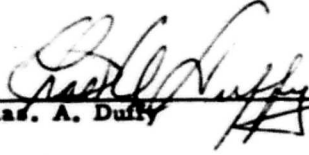
(49) THENCE with the west line of the C. Parker Survey #703 and the east line of the Robert Harvey Survey as found fenced in the year 1913, N 30° 20' E 108.6 varas to a post and rock mound for the northwest corner of the C. Parker Survey #703 and the southwest corner of the Thomas Bird Survey #75;

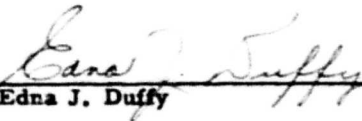
(50) THENCE with the west line of the Thomas Bird Survey #75 and the east line of the Robert Harvey Survey as fenced in the year 1913, N 32° 55' E 856.9 varas to an iron stake and rock mound at the northwest corner of the Thomas Bird Survey #75, and the southwest corner of the William Woolford Survey #40, and from which iron stake and rock mound a 7" Live Oak marked x bears N 77° 20' W 20.9 varas and a 6" Live Oak marked x bears N 35° 30' W 27.9 varas;

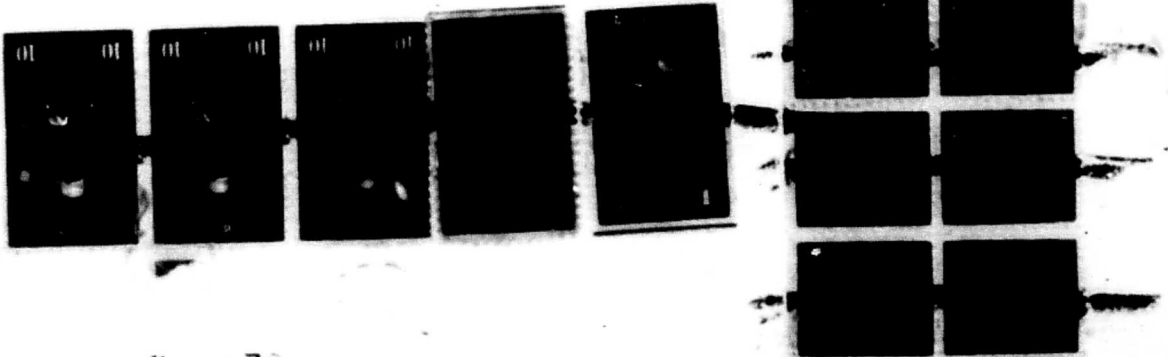
(51) THENCE with an average of an old fence line in the year 1913, on the west line of the William Woolford Survey #40 and the east line of the Robert Harvey Survey, N 30° 15' E 1157.6 varas to the place of the BE-GINNING containing 862.16 acres of land, more or less.

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 Austin Lake Estates, Inc., its  
 successors and assigns forever;  
 and the said Chas. A. Duffy and wife, Edna J. Duffy,  
 do hereby bind themselves, their heirs, executors and administrators,  
 to WARRANT and FOREVER DEFEND all and singular the said  
 premises unto the said Austin Lake Estates, Inc., its successors and  
 assigns, against every person whomsoever, law-  
 fully claiming or to claim the same or any part thereof, subject how-  
 ever, to all restrictions, covenants, conditions and easements of  
 record.

WITNESS OUR HANDS this the 20th day of April, A.D. 1959.

  
 Chas. A. Duffy

  
 Edna J. Duffy





THE STATE OF TEXAS )

COUNTY OF TRAVIS )

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, President of \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said \_\_\_\_\_ a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for Travis County, Texas

THE STATE OF TEXAS )

COUNTY OF TRAVIS )

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) \_\_\_\_\_ subscribed to the foregoing instrument, and acknowledged to me that \_\_\_\_\_ executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for Travis County, Texas

THE STATE OF TEXAS )

COUNTY OF TRAVIS )

BEFORE ME, the undersigned authority, on this day personally appeared Chas. A. Duffy and wife, Edna J. Duffy, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said Edna J. Duffy, wife of Chas. A. Duffy, having been examined by me privily and apart from her husband and having the same fully explained to her by me, she, the said Edna J. 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 the 23 day of April, A. D. 19 59.

*Phil M. [Signature]*  
\_\_\_\_\_  
Notary Public in and for Travis County, Texas

Filed May 13 1959 at 2:00 P.M.  
Recorded May 18 1959 at 9:20 A.M.