

THE STATE OF TEXAS, )

COUNTY OF TRAVIS. ) BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. E. Snowden and Nettie Snowden, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Nettie Snowden, wife of the said J. E. Snowden having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Nettie Snowden, acknowledged such instrument to be her act and deed, and she 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 16th day of April, A.D. 1938.

Henry Houston Jones

Notary Public in and for  
Travis County, Texas.

(Notary Seal)

Filed for record 16 July 1938 at 10:10 A.M. Recorded 21 July 1938 at 2:00 P.M.

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THE STATE OF TEXAS )

COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS:

That we, W. D. Brooks and wife, Annie H. Brooks, of the County of Travis and State of Texas, in consideration of the sum of Twelve Thousand Five Hundred Fifty and 00/100 Dollars (\$12550.00) paid and secured to be paid by E. B. Calvin as follows:-

Three Thousand and 00/100 <sup>dollars</sup> (\$3000.00) cash to us in hand paid, the receipt of which is hereby acknowledged and confessed, the sum of Thirty Eight Hundred Seventy Two and 22/100 Dollars (\$3872.22) by the assumption on the part of the said E. B. Calvin and he hereby assumes to pay the unpaid balance of \$3872.22 due on that one (1) certain promissory note for the sum of \$4500.00 payable to the order of the Federal Land Bank of Houston as described in Deed of Trust executed by J. D. Dillingham and wife, Lillie R. Dillingham to M. H. Gossett, Trustee for the Federal Land Bank, dated May 6, 1924 and recorded in Book 357, page 315 of the Deed of Trust Records of Travis County, Texas, to which reference here is made for further description of said note, together with interest on said unpaid balance from July 1, 1938; and the remaining sum of Five Thousand Six Hundred Seventy-Seven and 78/100 Dollars (\$5,677.78) as evidenced by six (6) certain promissory notes of even date herewith, executed by the said E. B. Calvin, Note No. 1 for the sum of Six Hundred Seventy-seven and 78/100 (\$677.78) and Notes Nos. 2 to 6 inclusive for the sum of \$1000.00 each, payable to the order of W. D. Brooks at Austin, Texas, on or before 1, 2, 3, 4, 5 and 6 years after date respectively, bear interest at the rate of 6% per annum, payable annually, provides for 10% attorney's fees if placed in the hands of an attorney for collection by suit or otherwise for non-payment of principal or interest when due and also retain the vendor's lien on the hereinafter described property and for a more particular description of said notes reference here is made to same and they are made a part hereof for all necessary purposes;

have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said E. B. Calvin of the County of Travis and State of Texas, all those certain tracts or parcels of land situated in the County of Travis and State of Texas and more particularly described as follows:-

1st. Tract: 570 acres, more or less, out of the Robert Harvey Survey of 660 acres, patented to the heirs of Robert Harvey, December 17, 1872, by Patent No. 221, Vol. 14 described by metes and bounds as follows: Beginning at the S.E. corner of the Henry S.

Whitehead Survey No. 43, Thence N. 60 W. with the Whitehead line 672 vrs. to the S.W. corner of said Whitehead Survey, and the original N. E. corner of the Harvey Survey. Thence S. 30 W. 1454 vrs. to corner in line of fence on the E. side of Cammons Ford Road. Thence with said line of fence parallel with said road, the meanders of said road being as follows: S. 26 1/2 E. 163 vrs. S. 4 E. 47, S. 44 E. 110, S. 23 1/2 E. 44, S. 64 E. 81, S. 44 E. 58, S. 77 1/2 E. 57, S. 84 E. 119, S. 74 E. 76 vrs. to the point where same intersects the line of the F. C. Pecht Survey. Thence with the line of said Pecht Survey N. 30 E. 172 vrs. to its N. cor. Stone Mound. Thence S. 60 E. with the E. line of Pecht Survey 950 vrs. to its E. corner. Thence N. 30 E. 2200 vrs. to the S. E. corner of Survey No. 41, T. J. Robinson. Thence N. 60 W. passing the common corner of No. 41 and the Garmon 10.1 acre Survey 950 vrs. to the corner on the line of the Henry S. Whitehead Survey No. 43, Thence with the Whitehead line S. 30 W. 716 vrs. to the place of beginning.

2nd. Tract: All of the Alexander Ritcherson Pre-emption Survey fronting on the W. Bank of the Colorado River, about 10 miles N. W. from Austin, Texas, containing 160 acres patented to Alexander Ritcherson (name spelled Richardson in Patent) by Patent No. 601. Vol. 12, dated Oct. 31, 1881, which is said original patent is here referred to for description by metes and bounds.

3rd. Tract: All of the Henry S. Whitehead Survey of 320 acres, Survey No. 43, situated on the W. Bank of the Colorado River adjoining the A. Richerson Survey hereinbefore described, patented to Wm. H. Fowler, assignee by Pat. No. 228, Vol. 9 dated April 15, 1854, described as follows: Beginning at a stake, the N. W. corner of Survey No. 42, from which an elm brs. S. 19 W. 10 vrs. and another brs. S. 27 W. 15 vrs. Thence with the meanders of the Colorado River N. 57 W. 100 vrs. N. 71 W. 300 vrs. S. 82 W. 95 vrs. S. 61 W. 43 vrs. to a stake on the W. bank of the Colorado River, from which an ash brs. S. 51 W. 10 vrs. and another brs. S. 48 1/2 E. 5 vrs. Thence S. 30 W. 2474 1/2 vrs. to stake for corner from which a Live Oak brs. N. 72 1/2 E. 37 vrs. and another brs. S. 89 E. 87 vrs. Thence S. 60 E. 672 vrs. stake for corner. Thence N. 30 E. 2747 1/2 vrs. to place of beginning.

4th. Tract: 80 acres, more or less, out of the upper T. J. Robinson Survey No. 42, adjoining the Henry S. Whitehead Survey No. 43, above described, being the same land conveyed to Hugh Allen by Stephen Garmon and wife, Martha C. Garmon by deed dated Jan. 28, 1905, recorded in Book 202, pages 235-238, Deed Records of Travis County, Texas, reference to which is hereby made for more particular description.

5th. Tract: 10 1/10 acres patented to S. Garmon by the State of Texas by Pat. No. 229 Vol. 27, dated Sept. 28, 1903 and recorded in Book 191, page 449, Deed Records of Travis County, Texas, to which said patent and record thereof, reference is here made for a more particular description.

6th. Tract: 38-45/100 acres of land, the N. E. part of Survey 40 Tyler Tap Railway Co. Survey, Cert. 472, patented by the State of Texas to J. F. Clark, June 10, 1914, said patent recorded in Deed Records of Travis County, Texas, Book 267, page 168, described by metes and bounds as follows: Beginning at a Rock Mound, the S. E. corner of the Thos. Bird Survey on the W. line of the Robert Harvey Survey. Thence S. 30 W. with the Harvey Line 462 vrs. to a stake for corner on the N. side of Cammons Ford Road. Thence with the said Road N. 39 W. 35 vrs. N. 69 W. 125 vrs. N. 87 W. 137 vrs. N. 66-30 W. 102 vrs. N. 40 W. 71 vrs. to the corner on the Common line of surveys Nos. 39 and 40, Tyler Tap Railway Co. Thence with said line N. 30 E. at 501 vrs. corner on S. line of the Thos. Bird Survey, Thence with said line S. 60 E. 447 vrs. to the place of beginning.

7th. Tract: 77 acres out of the Thos. Bird Survey of 207 acres patented Sept. 17, 1908, Patent No. 623, Vol. 16, recorded in Deed Records of Travis County, Texas, in Book 231,

page 471, said 77 acres herein conveyed being described by metes and bounds as follows: Beginning at the S.E. corner of the Alexander Richerson Survey on the line of the H. S. Whitehead Survey; Thence S. 30 W. 992 vrs. to the original S.E. corner of the Thos. Bird Survey, being also corner of the 38-45/100 acres patented to J. F. Clark and hereinbefore described. Thence N. 60 W. 447 vrs. to another corner of said 38-45/100 acres. Thence with the line of J. F. Clark's Bruton Springs Sub-division N. 30 E. 992 vrs to corner on the line of Alexander Richerson Survey. Thence S. 60 E. 447 vrs. to the place of beginning.

And being all of the land now under fence, together with all portions of the above mentioned tracts that may be outside of such fence; together with all improvements situated thereon; and being the same tracts of land conveyed by J. D. Dillingham and wife, Lillie R. Dillingham, to W. D. Brooks by deed recorded in Book 409, page 53 of the Deed Records of Travis County, Texas, to which deed and its record reference here is made and it is made a part hereof for all necessary purposes.

The vendee herein however assumes payment of all taxes for the year 1938.

To have and to hold the above described premises together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said E. B. Calvin his heirs and 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 E. B. Calvin, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated, that the vendor's lien is retained against the above described property, premises and improvements, until the above described notes, and all interest thereon are fully paid, according to their face and tenor, effect and reading, when this deed shall become absolute.

Witness our hands at Austin, Texas, this 15th day of July, A.D. 1938.

W. D. Brooks

(\$9.00 U.S. Int. Rev. Stamps Can.)

Annie H. Brooks

(\$5.50 State Note Stamps Can.)

THE STATE OF TEXAS )

COUNTY OF TRAVIS ) BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared W. D. Brooks 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 also personally appeared Annie H. Brooks, wife of W. D. Brooks, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Annie H. Brooks, 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 15th day of July, A.D. 1938.

Edward Wendlandt

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for record 16 July 1938 at 9:15 A.M. Recorded 21 July 1938 at 2:35 P.M.

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THE STATE OF TEXAS, )

COUNTY OF TRAVIS. ) KNOW ALL MEN BY THESE PRESENTS: That Ed. Foster Jr. Eulalie Foster, Venena Foster, Almeda Caswell, Charles Foster Wm. Foster, Mrs. Lizzie Schultz, Mrs.