STATE OF TEXAS, )

COUNTY OF TRAVIS. ) KNOW ALL MEN BY THESE PRESENTS:

That we, Clara E. Hubsch, the same person as C. E. Hubsch, a feme sole, of Burnett County, Texas, and Mamie C. Hubsch, also known as M. C. Hubsch, a feme sole, of Trav's County, Texas, for and in consideration of the sum of Two Thousand One Hundred Sixty (\$2160.00) Bollars, to us cash in hand paid by Max J. Werkenthin of Travis County, Texas, the receipt of which is hereby acknowledged and confessed.

Have Granted, Sold and Conveyed, and by these presents lo Frant, Sell and Convey, unto the said Max J. Werkenthin, all that certain tract or parcel of land situated in Travis County, Texas, and more particularly described as follows:

Paing 146.57 acres more or less out of the tract of 246.57 acres, being all of Survey No. 41, patented to the heirs of Thos. J. Robinson Abstract 569, part of Survey No. 4°, patented to the series of Thos. J. Robinson, Abstract No. 670 and also part of Survey No. 40, patented to Matthew Cartwright, assignee of Wm. Wofford (the land hereby conveyed being wholly out of the said two Robinson Surveys), and being described by metes and bounds as follows:

Beginning at a point on the Colorado River, at mouth of branch, being most northerly northeast corner of the tract hereby conveyed, and also N & corner of tract sold by W. B. Anthony and C. B. Moreland by C. D. Walsh by deed recorded in Book 239, page 476, Travis County Deed Records;

Thence, up said branch along the line of tract sold to W. B. Anthony and C. B. Moreland by C. D. Walsh to a corner in the center of branch:

Thence, N. 60 deg. W. 420 varas to a corner in the center of Allen branch;
Thence up meanders of Allen Branch as follows: S. 23-3/4 deg. 31 3/4 varas; S.
15% deg. W. 60 varas; S. 10 deg. W. 109 3/4 varas, S 17% deg. E. 58 varas, S. 19 3/4 deg.
W. 80 varas, S 8% deg. W. 54% varas; S. 26 3/4 deg. W. 41 3/4 varas; S. 12 5/4 deg. W.
25 varas, to a live oak stump at head of branch:

Thence with a line of fence S 191 deg. W. 976 varas to a cedar stump on the back of a deep ravine;

Thence in an Easterly direction along the upper ledge of rock bordering said deep ravine to the East line of Survey No. 42;

Thence with the dividing line between Surveys 41 and 42 5 30 deg. W. 616-3/4 veras to the S. W. corner of Survey No. 41;

Thence with the south line of survey No. 41, S. 60 deg. E. 233.68 waras to corner, being S. W. corner of 100 acres out of Survey 41 sold to Gertrude F. Klein by Ernest Certli, et al;

Thence N. 30 deg. E. 2045.2 varas to N. W. corn er of said Klein 100 acres on Colorado River;

Thence in a westerly direction up Colorado River with a boundary of Survey 41 to place of beginning, and being the property conveyed to C. E. Hubach, et al, by Martha E. Oertli, et vir by deed dated March 4, 1937, recorded Book 580, pages 106-108 of the Deer Records of Travis County, Texas.

TO HAVE AD TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Max J. Werkenthin, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to MARRANT AND FOREVER DEFEND all and singular the said premises unto the said Max J. Werkenthin, his heirs and assigns against every person whomsever lawfully claiming, or to claim the same, or any par thereof.

Witness our hands at Austin, Texas, this the 9th day of February, A. D. 1939.

Clara E. Hubsch.

Miss Mamie C. Hubach.

THE STATE OF TEXAS. )

COUNTY OF EURNET?. ; BEFORE ME, the undersigned authority, on this day personally appeared Clara E. Hubach, the same person as C. E. Hubach, a fems sole, proved to me on the oath of Mrs. J. O. Cole to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 10th day of February, A. D. 1939.

J. H. Chamberlain,

(Notary Seal).

Notary Public in and for Burnett County, Texas,

THE STATE OF TEXAS. )

COUNTY OF TRAVIS. ) BEFORE ME, the undersigned authority, on this day personally appeared Mamie C. Hubach, also known as M. C. Hubach, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 10th day of February, A. D. 1939.

Fountain C. Orman,

(Not ary Seal).

Notary Public, Travis County, Texas.

(\$2.50 U. S. Int. Rev. Stamps Cancelled).

Filed for Record February 11, 1939 at 12:30 P.M. Recorded February 14, 1939 at 12:00 M.

STATE OF TEXAS, )

COUNTY OF TRAVIS. ) KNOW ALL MEN BY THREE PRESENTS:

That West enfield Development Company, a corporation existing and transacting business under the laws of the State of Texas, and domiciled in Travis County, Texas, acting herein by and through its President, Margaret Graham Crusemann, thereunto duly authorized, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable cash considerations to it in hand paid by F. Lanier Cox and wire, Helen Davis Cox, receipt of all of which consideration is herebyacknowledged and confessed and pays int of no part of which is secured by a lien, express or implied, upon the hereinafter described premises, has granted, sold and conveyed, and by these presents does grant, sell and convey, unto the said F. Lanier Cox and wife, Helen Davis Cox, of Travis County, Texas, those certain lots, tracts or parcels of land, lying and being situated in the City of Austin, Travis County, Texas, known and described as Lots Seventeen (17) and Alghteen (18), of Tarry-Town No. Four (4), a subdivision of a part of the Daniel J. Gilbert Survey, according to the plat of said subdivision, recorded in Vol. 4 Page 38, of the Plat Records of Travis County, Texas.

TO HAVE AND TO HOLD, the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging or appertaining, unto the said F. Lanier Cox and wife, Helen Davis Cox, their heirs and assigns, forever. And said Westenfield Development Company does hereby bind itself, its successors and assigns to Warrant and forever defend all and singular, the said premises, unto the said F. Lanier Cox and wife, Helen Davis Cox, their heirs and assigns against every person whomso ever las-fully claiming or to claim the same or any part thereof, except as to any and all taxes assessed against the said premises subsequent to the year 1938.

It is provided, however, that the conveyance hereby made is subject forever to the