

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON) **3272** KNOW ALL MEN BY THESE PRESENTS:

That I, JOHN C. WINKLER, Trustee, of Travis County, Texas, being the owner of those certain tracts of land described as First and Second Tracts in that certain Deed from Spitzer Corporation to John C. Winkler, Trustee, dated April 30, 1973 recorded in Volume 160, Page 410, Deed Records of Williamson County, Texas; do hereby impress all of said property with the following restrictions, covenants and conditions which shall run with the land:

1. Each tract shall be maintained in a neat manner, and at no time shall there be any inoperable car, truck, vehicle or trailer parked on the premises; nor shall there be any junk yard or cumulation of rubbish piles.
2. No noxious or offensive trade, including the raising of hogs or turkeys, shall be carried on upon the tract nor shall anything be done thereon which may be or become an annoyance or a nuisance to the adjoining property owners.
3. No old building or structure of any kind shall be moved onto this tract of land unless it is to be rebuilt so as to be of good quality construction and of a permanent nature.
4. Any home built on this tract must contain a minimum of 750 square feet of liveable floor space.
5. If a mobile home is installed, it shall be treated as a regular home and kept in good repair complete with underpinnings or skirts of a standard commercial quality.
6. No outside toilets shall be installed or maintained and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and Local Departments of Health.
7. No dam shall be built to impede the flow of any existent creek unless said dam is to be built no more than three feet high at the center of the creek and which permits the creek to continue its normal flow.
Any lake, tank or water reservoir that Purchaser desires to build must meet with the approval of Seller.
9. A ten foot (10') utility easement is reserved on all boundaries of said tract of land for servicing this tract and all adjoining tracts.
10. A 50 foot (50') right of way has been provided for each tract in the area, and each owner shall be liable for his pro rata expense in the upkeep of such right of way after June 1,

EXECUTED this the 7 day of September, 1973.

John C. Winkler, Trustee
JOHN C. WINKLER, Trustee

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared JOHN C. WINKLER, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed; and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of September, 1973.

[Signature]
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

Filed for Record on the 10 day of

Duly Recorded this the 10 day of

Sept
Sept

A. D. 1973, at 8:00 o'clock A. M.

A. D. 1973, at 4:45 o'clock P. M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By

[Signature]

Deputy

GRANGER INDEPENDENT SCHOOL DISTRICT,
OF GRANGER, TEXAS

CLIFTON P. MAREK,
ET UX

3274

TO DEED WITH V/L

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

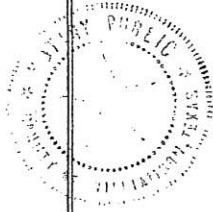
*
* KNOW ALL MEN BY THESE PRESENTS:
*

That the GRANGER INDEPENDENT SCHOOL DISTRICT of Granger, Texas, acting herein by its Board of Directors, Dan L. Gaida, President, James Cavanaugh, III, Vice-President, J. D. Shirocky, Secretary, Frankie Hajda, Director, Henry Rozacky, Jr., Director, Bennie Bartosh, Director, and Gilbert Strmiska, Director, respectfully of Granger, Texas, duly authorized by resolution of the Board of Trustees of said GRANGER INDEPENDENT SCHOOL DISTRICT, for and in consideration of the sum of TWENTY-THREE THOUSAND FIVE AND 50/100 (\$23,005.50) DOLLARS, to it paid, and secured to be paid by CLIFTON P. MAREK and wife, JANIS MAREK, as follows:

The sum of FOUR THOUSAND FIVE AND 50/100 (\$4,005.50) DOLLARS, to it cash in hand paid by said CLIFTON P. MAREK and wife, JANIS MAREK, the receipt of which is hereby acknowledged and confessed, and the further consideration of their execution

576
741

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of October, 1973.



Cynda O. Renad
Notary Public in and for
Williamson County, Texas

Filed for Record on the 23 day of
Duly Recorded this the 23 day of

Oct
Oct

A. D. 1973 at 8:00 o'clock A M.
A. D. 1973 at 11:25 o'clock A M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By Barbara Shuffield Deputy

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

KNOW ALL MEN BY THESE PRESENTS:

4595

WHEREAS, by instrument dated September 7, 1973, recorded in Volume 574, Page 540, Deed Records of Williamson County, Texas, the undersigned, JOHN C. WINKLER, Trustee, caused to be filed for record, certain restrictions, covenants and conditions on the two tracts of land conveyed to John C. Winkler, Trustee by Spitzer Corporation by deed dated April 30, 1973, recorded in Volume 567, Page 347, Deed Records of Williamson County, Texas; and

WHEREAS, the Volume and Page of the recorded deed from Spitzer Corporation to John C. Winkler, Trustee was incorrect and this instrument is given for the purpose of setting out the correct recording data on said deed and in all other respects, the said restrictions, covenants and conditions set out in the original instrument are herein and in all things confirmed.

WITNESS MY HAND this the 19th day of October, 1973.

John C. Winkler Trustee
JOHN C. WINKLER, TRUSTEE

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared JOHN C. WINKLER, TRUSTEE, 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 11th day of October, 1973.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

Filed for Record on the 23 day of
Duly Recorded this the 23 day of

Oct
Oct

A. D. 1973 at 8:00 o'clock A. M.
A. D. 1973 at 11:30 o'clock A. M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By Barbara Shuffield

Deputy

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON:

4596

That JOHN C. WINKLER, TRUSTEE, of Travis County, Texas, hereinafter called Grantor, whether one or more person, firm or corporation, for the consideration paid and secured to be paid as hereinafter provided, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto DOMINGO R. VERA and wife, CRUZ MARTINEZ VERA, of Travis County, Texas, hereinafter called Grantee, whether one or more, all that certain lot, tract or parcel of land lying and being situated in Williamson County, Texas, and known and described as follows, to-wit:

9.893 acres of land, a portion of the James Northcross Survey in Williamson County, Texas, and being a portion of that 209.38 acre tract of land designated as 1st tract as conveyed in a Deed from Spitzer Corporation to John C. Winkler, Trustee, as recorded in Volume 567, Page 347, Williamson County Deed Records, as surveyed for John C. Winkler by Forrest B. Scott, Registered Public Surveyor, Austin, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

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 Grantee, their heirs and assigns forever; and Grantor does hereby bind himself, his successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee, their heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to all valid restrictions and easements which are of record applicable to the property hereby conveyed.

The consideration paid and secured to be paid for said property is as follows:

TEN AND NO/100 (\$10.00) DOLLARS and other good, valuable and sufficient consideration cash to Grantor in hand paid, the receipt of which is hereby acknowledged and confessed, and for the payment of which no right or lien, express or implied, is retained; the further consideration of the sum of FOURTEEN THOUSAND AND NO/100 (\$14,000.00) DOLLARS as evidenced by one certain promissory note of even date herewith, executed by the Grantee herein and made payable to the order of the Grantor at a rate of interest and upon terms as more particularly set out in said Note.

Said note contains the usual provisions for accelerated maturity and attorney's fees in the event of default and is secured by a first and superior vendor's lien on the property described above and is additionally secured by a Deed of Trust with power of sale, of even date herewith, to CLAIR FALLON, Trustee.

But it is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements until the indebtedness above mentioned and described, as evidenced by the above described promissory note, principal and interest, is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute. This lien constitutes an inferior lien on the property, being inferior to the above described vendor's and deed of trust liens, the payment of which are not assumed by the Grantee herein.

There is reserved to the Grantor herein, his heirs and assigns, and not conveyed, 75% (Seventy-five percent) of all minerals.

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

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1679

WHEREAS, JOHN C. WINKLER, TRUSTEE, by instrument dated the 7th day of September, 1973, recorded in Volume 574, Page 540, Deed Records of Williamson County, Texas, caused to be recorded certain restrictions on a tract of land out of the James Northcross Survey in Williamson County, Texas, and in Paragraph "J" of said restrictions it is provided that each owner shall be liable for his pro rata expense in the upkeep of the right-of-way serving said tracts, after June 1, 1974; and

WHEREAS, a portion of said property is being conveyed to the Veterans Land Board, and by reason of the fact that it is a state agency and cannot assume such responsibility:

NOW, THEREFORE, said Paragraph "J" of the abovementioned restrictions is amended to exclude the Veterans Land Board from any liability or expense in connection with the upkeep of the right-of-way abutting any property in the Northcross Survey conveyed to the Veterans Land Board.

WITNESS MY HAND this the 19th day of August, A. D. 1976.

John C. Winkler, Trustee
JOHN C. WINKLER, TRUSTEE

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared JOHN C. WINKLER, TRUSTEE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of August, A. D. 1976.

[Signature]
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS }
County of Williamson }

I, Dick Cervenko, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 2nd day of Sept, A. D. 1976 at 10:00 o'clock A.M. and duly recorded this the 2nd day of Sept, A. D. 1976 at 1:20 o'clock P.M. in the

Deed _____ Records of said County, in Vol. 645 pp. 545

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

[Signature]
By _____ Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas