

96060359-CS HC 9618287 5 PGS

HCAC
11-13-96(4) 10915
15.00

WARRANTY DEED

1268 591

DATE: October 29, 1996

GRANTOR (whether one or more):

HUBERT P. DAVIS and wife, MARY L. DAVIS, OWEN G. MORRIS, owning, occupying and claiming other property as homestead, DEBORAH MOREE SHAFER and JANINE INEZ MORRIS, TRUSTEES OF THE MOREE T. MORRIS TESTAMENTARY TRUST, and W. WALTER JADERLUND and wife, F. E. JADERLUND, owning, occupying and claiming other property as homestead

GRANTOR'S MAILING ADDRESS (including county):

1032 Military Drive
Canyon Lake Island - North Shore
Canyon Lake, Texas 78133

GRANTEE (whether one or more):

ROBERT BARNARD COUCH and wife,
KATHERINE FRANCES COUCH

GRANTEE'S MAILING ADDRESS (including county):

27 West Shady Lane
Houston, Texas 77063

CONSIDERATION:

TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements):

Being 100 acres, more or less, out of the tract of 300.04 acres of land in the C. & M. RAILROAD CO. SURVEY NO. ONE (1), in Hays County, Texas, said 300.04 acre tract being described by Exhibit "A", attached hereto.

A non-exclusive perpetual easement fifty feet in width which easement is described in that certain instrument filed of record at Volume 272, Page 731, of the Real Property Records of Hays County, Texas, the terms of which are incorporated.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; ad valorem taxes for 1996; all presently recorded restrictions, reservations, covenants, conditions, and mineral severances, that affect the property.

For Grantor and Grantor's successors and assigns, in common with Grantee and Grantee's successors, a reservation of the free, uninterrupted, and perpetual use of a fifty-foot wide access easement across the above described property. The centerline of the fifty-foot wide easement shall run from the northern to the southern boundary lines of the above described 100.00 acres and shall be situated twenty-five feet from the eastern boundary line of said 100.00 acres.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

1268 592

Hubert P. Davis
HUBERT P. DAVIS

Mary L. Davis
MARY L. DAVIS

OWEN G. MORRIS

DEBORAH MOREE SHAFER, TRUSTEE OF THE
MOREE T. MORRIS TESTAMENTARY TRUST

JANINE INEZ MORRIS, TRUSTEE OF THE
MOREE T. MORRIS TESTAMENTARY TRUST

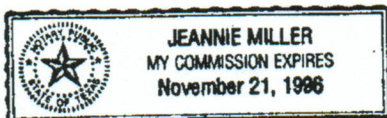
W. WALTER JADERLUND

F. E. JADERLUND

1268 593

STATE OF TEXAS)
COUNTY OF Comal)

This instrument was acknowledged before me on this 29 day
of ~~October~~, 1996, by Hubert P. Davis and Mary L. Davis.
November.



Jeannie Miller
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF)

This instrument was acknowledged before me on this _____ day
of October, 1996, by Owen G. Morris.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF)

This instrument was acknowledged before me on this _____ day
of October, 1996, by Deborah Moree Shafer, Trustee of the Moree T.
Morris Testamentary Trust, on behalf said Trust.

NOTARY PUBLIC, STATE OF TEXAS

STEWART TITLE AUSTIN, INC.
1 ONE PARK NORTH
8200 N. MOPAC, STE. #200
AUSTIN, TEXAS 78759

LANDATA FIELD SERVICES

AUSTIN DIVISION

FIELD NOTE DESCRIPTION

1268 594

FIELD NOTES OF A SURVEY OF 100.00 ACRES OUT OF THE C&M RAILROAD COMPANY SURVEY NO. 1 IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 300.04 ACRE TRACT CONVEYED TO HUBERT P. DAVIS AND MARY L. DAVIS, OWEN G. MORRIS AND MOREE G. MORRIS, AND WALTER JADERLUND AND F.E. JADERLUND, BY DEED RECORDED IN VOL. 272, PG. 731, DEED RECORDS OF SAID COUNTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the Northeast corner of said 300.04 acre tract and in the West line of a 869.3 acre tract conveyed to Gulf Mount Management by deed recorded in Vol. 414, Pg. 127, deed records of said county, same being the northeast corner of a 50 ft. Roadway Easement (to be recorded), and being also the Southeast corner of a 123.5 acre tract conveyed to Dr. Robert Couch by deed recorded in Vol. 399, Pg. 601, Deed Records of said county for the Northeast corner of the herein described tract and the **PLACE OF BEGINNING** hereof;

THENCE with the East line of said 300.04 acre tract, the east line of said 50 ft. Roadway Easement (to be recorded) and the West line of said 869.3 acre tract, S00°03'W, a distance of 1135.99 ft to an 1/2" iron rod set in a barbwire fence for the Southeast corner hereof;

THENCE leaving the East line of said 300.04 acre tract, over and across said 300.04 acre tract, N89°40'W, at approximately 50 ft. pass the west line of said 50 ft. Roadway Easement (to be recorded), in all a total distance of 3799.94 ft to a 1/2" iron rod set in a barbwire fence in the West line of said 300.04 acre tract and the East line of Long View Addition, a subdivision of record in Bk. 2, Pgs 301-303, Plat Records of said county for the Southwest corner hereof;

THENCE with the West line of said 300.04 acre tract and the East line of Lots 1,2 &3, Block B, said Longview Addition, the following four (4) courses and distances:

- 1) N00°12'E; a distance of 297.72 ft to a 1/2" iron rod found for an angle point hereof,
- 2) N08°46'W, a distance of 486.33 ft to a 1/2" iron rod found for an angle point hereof,
- 3) N14°14'W, a distance of 159.39 ft to a 1/2" iron rod found for an angle point hereof,
- 4) N38°06'E, a distance of 53.82 ft to a 1/2" iron rod found for an angle point hereof,

THENCE continuing with the West line of said 300.04 acre tract, same being an East line of said Lot 1 and the South line of Lot 17, Twin Creek Addition, a subdivision recorded in Bk 2, Pg 298, of said Plat Records, N52°45' E, a distance of 104.10 ft. to a 1/2" iron rod found for an angle point hereof;

THENCE with the West line of the said 300.04 acre tract and the South line of said Lot 17, N00°05'E, a distance of 98.41 ft to a 1/2" iron rod found in a fence, same being the Northwest corner of the said 300.04 acre tract and the Southwest corner of said 123.50 acre tract, for the Northwest corner hereof;

THENCE with the North line of said 300.04 acre tract and the South line of said 123.50 acre tract along the fence line, S89°39'E, a distance of 3,797.05 ft to the **PLACE OF BEGINNING**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Margie T Villalpando

11-12-96 10:22 AM 9618287
KLEEN \$15.00
MARGIE T VILLALPANDO, County Clerk
HAYS COUNTY

1268 595