

10-4838

THE STATE OF TEXAS ()
COUNTY OF TRAVIS ()

KNOW ALL MEN BY THESE PRESENTS:

RC 15-1125-4377 • 1.

That we, Carl G. Price and wife, Marilyn J. Price, of Travis County, Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to us cash in hand paid by Delvin J. Haas, the receipt of which is hereby acknowledged and confessed and for which no lien either expressed or implied, is intended to be retained herein:

HAVE GRANTED, SOLD AND CONVEYED, and by these presents DO GRANT, SELL AND CONVEY unto the said Delvin J. Haas of Travis County, Texas, all of the following described property located in Travis County, Texas, and further described as follows, to-wit:

Tract Thirteen (13) of the NORTHRIDGE ACRES SUB-DIVISION # 2 on the G.W. Spear survey and A. Sprecher survey, in Travis County, Texas, according to Plat of said Sub-division of Record in Volume 14, Page 84, Travis County, Texas, Plat Records. This Title is subject to all easements and restrictions on record and also reserved one-half (1/2) interest in and to all oil, gas and minerals in place.

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 Delvin J. Haas, 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 Delvin J. Haas, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS OUR HANDS, this, the 14th day of October, 1972.

Carl G. Price
Carl G. Price
Marilyn J. Price
Marilyn J. Price

THE STATE OF TEXAS ()
COUNTY OF WILLIAMSON ()

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Carl G. Price and wife, Marilyn J., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of October, 1972.

NOTAR

[Signature]
Notary Public in and for Williamson County, Texas

1500 1742

FILED
DEC 15 11 25 AM 1972
L. L. Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

L. L. Thompson
1510. Wayford Dr
Austin, TX 78758

STATE OF TEXAS
COUNTY OF TRAVIS
I, *L. L. Thompson*,
County Clerk,
do hereby certify that the
within and foregoing is a true and
correct copy of the original
filed for record in the
County Clerk's Office,
Travis County, Texas,
this 15th day of December, 1972.

DEC 15 1972



L. L. Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS,

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

SEP 26 1972 * 250

That John D. Heffelfinger, not joined by my wife as the herein conveyed real estate is neither now nor has it ever been our homestead, and Audrey Mae Heffelfinger, individually and as Independent Executrix of the Estate of Harlan Bell Heffelfinger, deceased,

of the County of McLennan State of Texas, for and in consideration of

the sum of Ten Dollars (\$10.00) and other good and valuable consideration DOLLARS,

to us in hand paid by Carl G. Price and Marilyn J. Price, husband and wife,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Carl G. Price and Marilyn J. Price, husband and wife, of the County of Travis, State of Texas, all that certain Real Estate situated in the County of Travis and State of Texas, to-wit: Tract Thirteen (13) of the NORTHRIDGE ACRES SUB-DIVISION # 2 on the G. W. Spear survey and A. Sprecher survey, in Travis County, Texas, according to Plat of said Sub-division of Record in Volume 14, Page 84, Travis County, Texas, Plat Records. This Title is subject to all easements and restrictions on record and also reserved one-half ($\frac{1}{2}$) interest in and to all oil, gas and minerals in place.

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 Carl G. Price and Marilyn J. Price, husband and wife, their

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 Carl G. Price and Marilyn J. Price, husband and wife, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness our hands at Waco, Texas

this 22nd day of August, A. D. 19 72.

Witnesses at Request of Grantor:

John D. Heffelfinger
John D. Heffelfinger
Audrey Mae Heffelfinger
Audrey Mae Heffelfinger,
individually and as Independent
Executrix of the Estate of Harlan
Bell Heffelfinger, deceased.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF McLennan

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared John D. Heffelfinger and Audrey Mae Heffelfinger, individually and as Independent Executrix of the Estate of Harlan Bell Heffelfinger, deceased,

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 22nd day of August, A.D. 1972.

(L.S.)

Ouida Sullivan - Ouida Sullivan
Notary Public, McLennan County, Texas
My Commission Expires June 1, 1973.

THE STATE OF TEXAS,

COUNTY OF

in and for said County, Texas, on this day personally appeared

BEFORE ME, the undersigned authority,

and
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

, wife of the said having been
examined by me privily and apart from her husband, and having the same fully explained to her, she, the said

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 day of , A.D. 19

(L.S.)

Notary Public, County, Texas
My Commission Expires June 1, 19

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF

in and for said County, Texas, on this day personally appeared

BEFORE ME, the undersigned authority,

wife of
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

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 day of , A.D. 19

(L.S.)

Notary Public, County, Texas
My Commission Expires June 1, 19

CLERK'S CERTIFICATE

THE STATE OF TEXAS,

COUNTY OF

I, , County

Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the day of , A. D. 19 , with its Certificate of Authentication, was filed for record in my office on the day of , A. D. 19 , at o'clock M., and duly recorded this day of A. D. 19 , at o'clock M., in the

Records of said County, in Volume , on pages.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, at office in

, the day and year last above written.

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

Clerk County, Texas.
Deputy.

FILED

SEP 26 2 09 PM '72

A. D. County Records, Travis County, Texas
County Clerk, Deputy.

Recording Fee \$

This instrument should be filed immediately with the County Clerk for record.

MARTIN Stationery Co., Dallas

Carl G. Price
7917 Sales 78758

INDEXED
No. WARRANTY DEED
With Single, Joint, and Wife's Separate Acknowledgments



FROM

TO

SEP 26 1972

County Clerk
TRAVIS COUNTY, TEXAS

FILED FOR RECORD

day of M.
o'clock

4416 2186

THE STATE OF TEXAS *

56225 8471 *

COUNTY OF McLENNAN *

WHEREAS, John D. Heffelfinger and Earlan B. Heffelfinger, the undersigned, have heretofore filed for record in Volume 14, page 84, of the Plat Records of Travis County, Texas, a map, plat and dedication of a subdivision known as Northridge Acres No. 2, that the Commissioners' Court of Travis County, Texas requires prior to the filing of any map or plat same contain the following provision: "That each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Department."

That to comply with said requirement this instrument is duly filed in the Deed Records of Travis County, Texas and shall be considered as a part of the requirements in connection with said subdivision, and that each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Department.

WITNES OUR HANDS, this 28 day of February, A. D. 1962.

John D. Heffelfinger
John D. Heffelfinger

Earlan B. Heffelfinger
Earlan B. Heffelfinger

THE STATE OF TEXAS *

COUNTY OF McLENNAN *

BEFORE ME, the undersigned authority, on this day personally appeared JOHN D. HEFFELFINGER and EARLAN B. HEFFELFINGER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of February, A. D. 1962.

Spice I. Zukerbach
Notary Public in and for
McLennan County, Texas

Filed Mar 5 1962 at 3:20 PM
Recorded Mar 7 1962 at 12:13 PM

900

BOUNDARY AGREEMENT

JUL -38425th 2578 * 9.00 3-75-4528
THE STATE OF TEXAS X
COUNTY OF TRAVIS X KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Dr. Billy E. Harrison is the owner of the real property located in Travis County, Texas which is described in Exhibit "A", attached hereto and made a part hereof, and

WHEREAS, Richard Stone is the owner of the real property located in Travis County, Texas and described in Exhibit "B", attached hereto and made a part hereof, and

WHEREAS, the two above mentioned tracts or parcels of real property are adjacent and share a common boundary, and

WHEREAS, a fence is located near the common boundary of the said tracts or parcels of land, which fence is not located accurately on the boundary between the two tracts or parcels and is not located wholly on either tract or parcel, and

WHEREAS, said fence is located in such a manner as to encroach on and run across the boundary of the property described in Exhibit "A" so as to reduce or diminish the apparent size thereof, and so as to increase or enlarge the apparent size of the tract or parcel described in Exhibit "B", and

WHEREAS, both of the undersigned parties acknowledge the truth of the foregoing facts but neither wishes to incur the expense of re-locating the fence, and

WHEREAS, both of the undersigned parties wish to reduce their agreement to writing,

NOW THEREFORE, Dr. B. E. Harrison, not joined by his wife herein as the property described hereinabove is no part of his residence or business homestead, for and in consideration of the sum of \$10.00 and other valuable consideration from Richard Stone, the receipt and sufficiency of which is hereby acknowledged; and Richard Stone, not joined by his wife herein as the property hereinabove described is not a part of his residence or business homestead, for and in consideration of the forbearance of Dr. B. E. Harrison in not filing a lawsuit

or to otherwise taking legal action to remove said fence from his property and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby COVENANT, STIPULATE AND AGREE as follows, to-wit:

The foregoing described fence is not accurately situated on the boundary between the two tracts or parcels of property above mentioned and the said Richard Stone hereby RELEASES and QUITCLAIMS to the said Dr. B. E. Harrison any claim, right, title or interest which he has or may have to any portion of the property described in Exhibit "A" whether by reason of adverse possession or otherwise.

WITNESS OUR HAND THIS 24th DAY OF May, 1984.

Dr. Billy E. Harrison
Dr. Billy E. Harrison

Richard L. Stone
Richard Stone

THE STATE OF TEXAS X
 X
COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared Dr. Billy E. Harrison, 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. 24th DAY OF May, 1984.

Chris Jackson
Notary Public, State of Texas
CHRIS JACKSON
(Printed or typed name)
My Commission Expires: 5-27-84

THE STATE OF TEXAS X
 X
COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared Richard Stone, 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. 24th DAY OF May, 1984.

Lori Hamilton
Notary Public, State of Texas
Lori Hamilton
(Printed or typed name)
My Commission Expires: 6-12-84

FIELD NOTES OF A SURVEY OF 21,361.8 SQUARE FEET OF LAND,
CALLED LOT C, AND 21,344.4 SQUARE FEET OF LAND, CALLED
LOT D, BEING A PART OF THE G. M. DIER SURVEY SITUATED
IN TRAVIS COUNTY, TEXAS, AND BEING A PART OF A 3.0032
ACRE TRACT CALLED TRACT NO. 13 OF NORTHBRIDGE ACRES NO. 2
AS CONVEYED TO DELVIN J. HAAS BY DEED RECORDED IN VOLUME
4500 PAGE 1744-45 OF THE DEED RECORDS OF TRAVIS COUNTY,
TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

LOT C

Commencing at an iron pin found at the intersection of Summit Drive
and Prairie Lane for the northeast corner of a 3.0032 acre tract
called Tract No. 13 of Northbridge Acres No. 2 as conveyed to Delvin
J. Haas by deed recorded in Volume 4500 Page 1742-43 of the Deed
Records of Travis County, Texas, thence along the south margin of
Summit Drive South 30 degrees 23 minutes 00 seconds West for 229.76
feet to an iron pin set for the northeast corner of this 21,361.8
square foot lot called Lot C and being the northwest corner of Lot D,
said point being the Point of Beginning;

Thence South 59 degrees 38 minutes 00 seconds East for 264.86 feet
to an iron pin set on the north line of Tract No. 12 for the southeast
corner of this lot and being the southwest corner of Lot B;

Thence along the north line of Tract No. 12 South 30 degrees 21
minutes 00 seconds West for 74.92 feet to an iron pin set for the south-
west corner of this lot and being the southeast corner of Lot B;

Thence North 59 degrees 38 minutes 00 seconds East for 264.91 feet
to an iron pin set on the south margin of Summit Drive for the north-
west corner of this lot and being the northeast corner of Lot B;

Thence along the south margin of said Summit Drive North 30 degrees
23 minutes 00 seconds East for 74.92 feet to the POINT OF BEGINNING.

Surveyed on the ground February 7, 1934.

LOT D

Commencing at an iron pin found at the intersection of Summit Drive
and Prairie Lane for the northeast corner of a 3.0032 acre tract
called Tract No. 13 of Northbridge Acres No. 2 as conveyed to Delvin
J. Haas by deed recorded in Volume 4500 Page 1742-43 of the Deed
Records of Travis County, Texas, thence along the south margin of
Summit Drive South 30 degrees 21 minutes 00 seconds West for 154.83
feet to an iron pin set for the northeast corner of this 21,344.4
square foot lot, called Lot D and being the northeast corner of Lot
E, said point being the Point of Beginning;

EXHIBIT "A"

RECORDERS MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT
CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

8673 471

FIELD NOTES
FOR
GRACE TITLE COMPANY

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND BEING 1.01 ACRE TRACT OF LAND OUT OF LOT 13 OF NORTHBRIDGE ACRES NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN PLAT BOOK 14, PAGE 84 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS SAID 1.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron pin set at the intersection of Summit Drive and Prairie Lane of said subdivision for the Northeast corner of Lot 13 and the Northeast corner hereof

THENCE, along the west margin of Prairie Lane, S 59° 38' E for a distance of 284.73 feet to an iron pin found for the Southeast corner of Tract 13 and the Northeast corner of Tract 12 for the Southeast corner hereof

THENCE, along the North line of Tract 12, S 30° 21' W for a distance of 154.86 feet to an iron pin set for the Southwest corner hereof

THENCE N 59° 38' W for a distance of 284.82 feet to an iron pin set on the south margin of Summit Drive for the Northwest corner hereof

THENCE, along the south margin of said Summit Drive, N 30° 23' E for a distance of 154.83 feet to the PLACE OF BEGINNING and containing 1.01 acres of land more or less.

AS SURVEYED BY:
RALPH HARRIS AND ASSOCIATES

James M. Grant
JAMES M. GRANT
REG. PUB. SUR. #1919
1406 Herker
Austin, TX 78704

February 7, 1979



EXHIBIT " B "

RECORDERS MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT
CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamp hereon by me, on

JUL 3 1984



Doris Anapolous
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

1984 JUL -3 AM 11:43

Doris Anapolous
COUNTY CLERK
TRAVIS COUNTY, TEXAS

8678 - 472