

VOL 712 PAGE 892 WARRANTY DEED

10100

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

KNOW ALL MEN BY THESE PRESENTS:

That W. E. BEBEE, of Travis County, Texas, not joined herein by his wife for the reason that no part of the hereinafter described property is used, claimed or actually occupied by him as his homestead,

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 LEO FRANKLIN BURRIS and wife, MARY BELLE BURRIS, 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:

5.56 acres of land out of the Francis Bradley Survey No. 3, The Charles J. Gerlack Survey and the Thomas J. Smith Survey in Williamson County, Texas, and being part of 145.90 acres conveyed to W. E. Bebee by deed recorded in Vol. 615, Pages 461-462, Deed Records of Williamson County, Texas, said 5.56 acres hereby conveyed being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin in the South fence of said 145.90 acre tract, which bears N80°14'W 628.71 ft. and N 79° 56' W 808.37 ft. from the Southeast corner of said 145.90 acre tract;
THENCE along the South fence of said 145.90 acre tract, also the North fence of a County Road, N 79° 56' W 550 ft. to the center of a private road for corner;
THENCE with the center of said private road, N11°28'E 440 ft. for Northwest corner;
THENCE S 80° 00' E 550 ft. to iron pin for Northeast corner;
THENCE S 11° 28' W 440.65 ft. to the PLACE OF BEGINNING, containing 5.56 acres of land.

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 or assigns, forever; and Grantor does hereby bind himself, his heirs, executors and administrators, 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; and

and the sum of EIGHT THOUSAND TWO HUNDRED AND NO/100 (\$8,200.00) DOLLARS, as evidenced by one certain promissory note of even date herewith, executed by the Grantee herein and made payable to the order of Grantor in accordance with the terms as more particularly set out therein and bearing interest at the rate as therein specified.

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 conveyance is made subject, however, to the restrictions, covenants and conditions as set out in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

WITNESS MY HAND this 18th day of May, A. D. 1978.


W. E. BEBEE

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared W. E. BEBEE, 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 19th day of May, A. D. 1978.


NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

DOROTHY S. WATSON
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS
My Commission Expires 5-31-78

EXHIBIT A

RESTRICTIONS

- A. The property hereby conveyed shall be used for residential purposes only and no part of same shall ever be used for any business or commercial purpose or for carrying on a trade or profession. No residence trailers, recreational vehicles, mobile homes, or old houses shall be moved in without the prior written consent of the present owner, and then only for use while Purchaser is building a permanent home and such residence trailers, mobile homes, recreational vehicles, or old houses shall be removed upon completion of the permanent house, with the time not to exceed one year.
- B. Temporary or prefabricated residences may be permitted on tract, provided the prior written approval of the owner is obtained. The owner shall have full jurisdiction over rules and regulations governing temporary residences, and written approval of any such structure will be mandatory.
- C. No building shall be nearer than 50' to the road upon which the property abuts and no nearer than 20' to any of the other property lines.
- D. Permanent residences constructed on the subject property shall have a living area of no less than one thousand two hundred square feet (1,200 square feet) exclusive of garages, carports, and porches. Separate garage buildings, servants quarters, or guest houses must be of all new material and must be of equal construction and design as the main residence. Any variation from this restriction must have prior written approval of the owner.
- E. Any permanent residence constructed on the property shall have at a minimum a three piece bathroom and may have a lavatory, commode, and shower stall with septic tank and drain field of no less than 800 gallons, the kitchen shall have a minimum of one kitchen sink. All plumbing is to be installed in keeping with good plumbing practices. No outside toilets shall be permitted.
- F. In the event of the installation of septic-tank soil-absorption sewage-disposal system, same shall be in accordance with minimum recommendations by the Division of Sanitary Engineering, Texas State Department of Health, and inspected by a duly authorized agent of the Williamson County Health Department. Written certification by inspecting agency that said installation is within said recommendations shall be presented to owner by Purchaser prior to occupancy of premises by Purchaser.
- G. Outside wall area of permanent residences shall have a minimum of fifty per cent (50%) masonry construction, including but not limited to brick, ledge-stone, fieldstone, or native stone.
- H. No hogs will be allowed. It is agreed that Purchaser will keep said tract in a clean and orderly condition at all times. If this is not done and it is determined by owner that said tract is not complimentary to the subdivision, or a complaint is filed against Purchaser by a majority of tract owners owning land within 500 feet of the tract herein conveyed, Owner shall have the right to clean said tract and add such cost to the remaining balance on this contract and to charge ten per cent (10%) per annum interest thereon.
- I. The keeping of animals, livestock or poultry other than those that can be classified as household pets shall be governed by the rule of one head per 2.5 acres.
- Buildings, fences, equipment and housing to be used by such animals must be of equal construction and design of the main residence. Said premises where said animals are located must be kept clean, odorless, sanitary, insect free and otherwise in a good and sightly condition. If the premises whereupon animals are located are not so maintained and a complaint is filed concerning said condition by a majority of the tract owners owning land within 500 feet of the tract in question, the owner shall have the right to cause such work to

tract in question plus 10% interest and said sum may be added to the sales contract.

J. No tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No junk or wrecking yards shall be located on any tract. Material of any kind stored on said property shall be arranged in an orderly manner on the rear one-third of said property, and shall be properly covered.

K. No firearms shall be discharged, except that shotguns may be used for bird shooting, skeet, or trap shooting.

L. These restrictions are to run with the land until January, 2000, and extend automatically for additional periods of 10 years each unless the record owners of a majority of the tracts in Spring Valley through a duly recorded written instrument or instruments amend or cancel the same.

M. All covenants and restrictions shall be binding upon the Purchaser, his successors, heirs or assigns, and said covenants and restrictions are for the benefit of all tract owners.

N. Invalidation of any one of these covenants or restrictions by judgment of any court shall in no wise affect any of the other provisions, which provisions shall remain in full force and effect. Such restrictions may be changed only by a majority vote of the owners of the tracts in said subdivision, with each tract carrying one vote.

O. The sub-division plat of Spring Valley will not be recorded, nor will these restrictions be recorded. Each Purchaser agrees by his acknowledgment to adhere to the above restrictions.

P. The property shall not be divided, resubdivided, or cut into smaller parcels or tracts unless all tracts resulting from such resubdivision contain an area of at least 2½ acres in size with adequate access to roads. Only one single family dwelling shall be erected on any tract containing 2½ acres or more. If any tract is resubdivided into smaller tracts, the creation of adequate utility easements will be a prerequisite.

Q. No property owner may restrict a water flow by more than 4' from the bottom of the water flow by any method such as a dam ect.

R. No pumping, irrigating or hauling of water from any of the water sources other than for drinking, cattle use, or yard use, land area not to exceed ½ acre.

THE STATE OF TEXAS }
County of Williamson }

I, Dick Cervenka, 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 23rd day of May A. D. 19 78 at 10:00 o'clock A. M. and duly recorded this the 23rd day of May A. D. 19 78 at 1:25 o'clock P. M. in the

Deed

Records of said County, in Vol 712 pp 892

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

By Donna Bunte Deputy

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

PLAT MAP RECORDING SHEET

2001034349 1 pg

INSTRUMENT # --

DEDICATOR: Danny Selman

SUBDIVISION NAME: SELMAN SUBDIVISION

PLAT RECORDED IN – CABINET U, SLIDE 234

PROPERTY IS DESCRIBED AS: 5.307 ac. Bradley, F. Svy., Abst. 75

HAND TO: Danny Selman (251-2774)

INSTRUMENT DATE: May 1, 2001

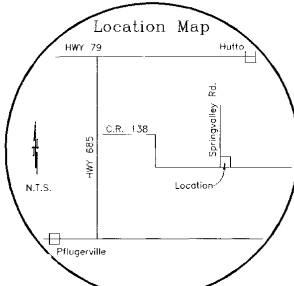
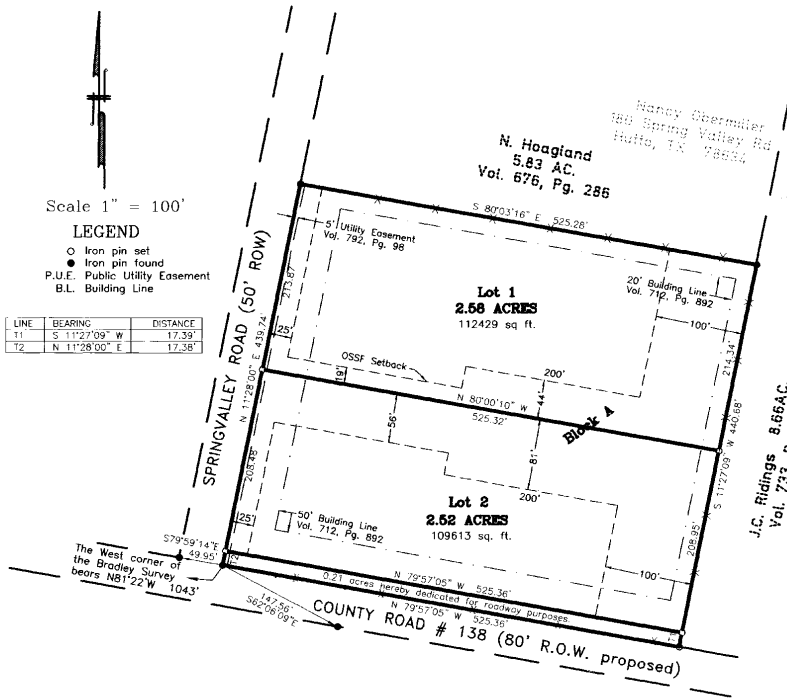
FILE DATE –May 17, 2001

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

05-17-2001 11:06 AM 2001034349
HARGETT \$56.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Selman Subdivision



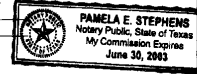
STATE OF TEXAS
 COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, that
 That Danny Selman, owner of 5.307 acres in the Francis Bradley Survey, A-75, in Williamson County, Texas by virtue of a deed recorded as Document No. 2000016247 in the Official Records of Williamson County, Texas, do hereby consent to the subdivision of 5.307 acres of land situated in Williamson County, Texas and do further hereby join, approve, and consent to all dedication and plat notes shown hereon.

Danny Selman
 Danny Selman

WITNESS MY HAND on this the 1st day of MAY A.D., 2001.

Pamela E. Stephens
 Notary Public, State of Texas
 Printed name: PAMELA E. STEPHENS
 My Commission expires: 6-30-03



STATE OF TEXAS
 COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, that
 That, Community Bank being the holder of a lien by way of Document # 2000016247 of the Official Records of Williamson County, Texas do hereby consent to the subdivision of 5.307 acres of land situated in the Francis Bradley Survey, Williamson County, Texas and do further hereby join, approve, and consent to all dedication and plat notes shown hereon.

Kathy Little E.V.P.
 NAME Community Bank
 COMPANY NAME Community Bank

WITNESS MY HAND on this the 2nd day of May A.D., 2001.

Melinda Martin
 Notary Public, State of Texas
 Printed name: Melinda Martin
 My Commission expires: 3-4-02



Road name and address assignments verified this the 2nd day of May 2001 A.D.

Emily Stuka
 Authorized Address Coordinator

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Williamson County, Texas. Said commissioners court assumes no obligation to build or maintain any of the streets, roads, or other thoroughfares shown on this plat or of constructing any of the bridges or culverts in connection therewith. The county will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.

THE STATE OF TEXAS
 THE COUNTY OF WILLIAMSON

I, John C. Doerfler, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the surveys certificate appearing hereon, known as Selman Subdivision, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said court was duly considered, was on this day approved, and said map or plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Date 5-5-01 *John C. Doerfler* 5-16-01
 John C. Doerfler, County Judge,
 Williamson County, Texas

THE STATE OF TEXAS
 THE COUNTY OF WILLIAMSON

I, Nancy E. Rister, Clerk of the County Court, within and for the county and state aforesaid, do hereby certify that the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office on the 16 day of May, 2001 A.D., at 5 o'clock P.M., and was duly recorded on this the 17 day of May, 2001 A.D., at 11:45 o'clock A.M. in the 111th Records of said county in Cabinet 111 Slides 4777/01

By: *Nancy E. Rister* Deputy Clerk
 Nancy E. Rister
 Clerk, County Court
 Williamson County, Texas



No structure or land on this plat shall hereafter be located or altered without first submitting a certificate of compliance development permit (CCDP) application form to the Williamson County Flood Plain Administrator.

It is the responsibility of the developer-owner, not the County, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the endangered species act, state aquifer regulations, and municipal watershed ordinances.

All building slab elevations shall be One (1) foot above any point on the lot within Five (5) feet of the perimeter of the building.

No lot in this subdivision shall be occupied until connection is made to a water system and a wastewater facility approved by Williamson County and the State of Texas Health Department.

Lot 2 will take access from Springvalley Road.

Lots 1 and 2 will require 18"x22" culverts for driveway access to Springvalley Road.

Maintenance of right-of-way easements will be the responsibility of the property owner until a roadway or drainage improvements are actually constructed. There are no right-of-way easements on this plat.

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

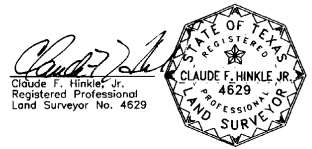
Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plot as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edward's Aquifer Regulations for Williamson County, Williamson County Flood Plain Regulations, and Williamson County On-site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied and should upon verifications of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Paulo Pinto
 Paulo Pinto
 Director of Environmental Services

Date 5/1/01

STATE OF TEXAS
 COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, that
 I, Claude F. Hinkle, Jr., do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of Williamson County, Texas. I hereby certify that the field notes close.



Date 27 April

STATE OF TEXAS
 COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, that
 I, Brod Show, do hereby certify that the information contained on this plat complies with the subdivision ordinances and the stormwater drainage policy adopted by Williamson County, Texas. This tract does not lie within the limits of the 100-year flood plain as identified on Panel No. 4849 C0333 C of the F.E.M.A. Flood Insurance Rate Map. This tract is not located within the Edwards Aquifer Recharge Zone.

Brod Show
 Brod Show
 Registered Professional Engineer
 No. 44268

Date 4/30/2001

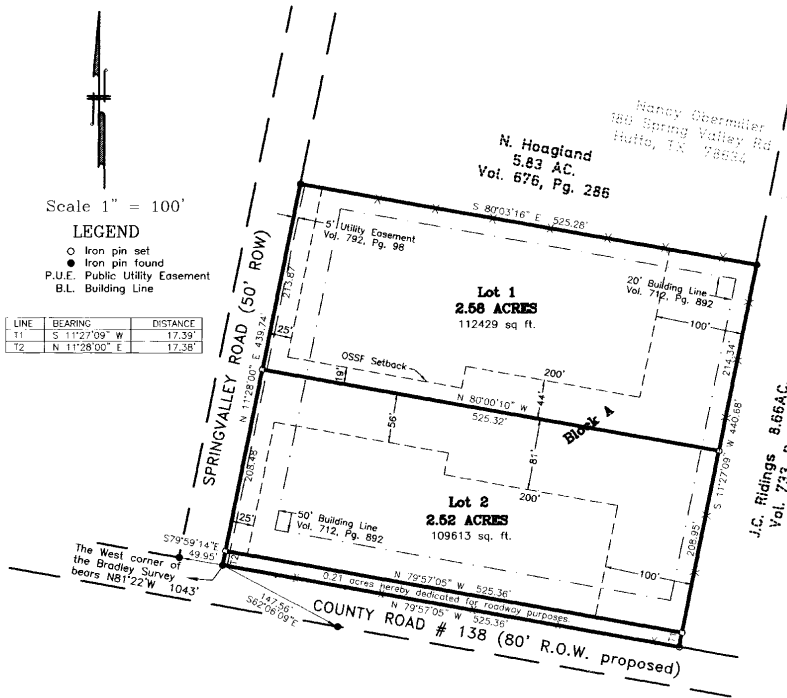
SHEET 1 OF 1

File No.: 1081P1	Designed By: skip
Job No.: 1081-272	Drawn By: skip
Date: March, 2001	Checked By:
Scale: 1" = 100'	Revised: 1/23/01 4/26/01
	4/27/01

AUSTIN SURVEYORS
 2105 Justin Lane #103
 Austin, Texas 78757
 512-454-6605

Carbinet U Slide 234 Doc. # 2001034349

Selman Subdivision



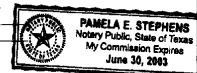
STATE OF TEXAS
 COUNTY OF WILLIAMSON
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Danny Selman
 Danny Selman

WITNESS MY HAND on this the 1st day of MAY A.D., 2001.

Pamela E. Stephens
 Notary Public, State of Texas
 Printed name: PAMELA STEPHENS
 My Commission expires: 6-30-03



STATE OF TEXAS
 COUNTY OF WILLIAMSON
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Kathy Little E.V.P.
 NAME Community Bank
 COMPANY NAME Community Bank

WITNESS MY HAND on this the 2nd day of May A.D., 2001.

Melinda Martin
 Notary Public, State of Texas
 Printed name: Melinda Martin
 My Commission expires: 3-4-02



Road name and address assignments verified this the 2nd day of May 2001 A.D.

Emily Stuka
 Authorized Address Coordinator

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Williamson County, Texas. Said commissioners court assumes no obligation to build or maintain any of the streets, roads, or other thoroughfares shown on this plat or of constructing any of the bridges or culverts in connection therewith. The county will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.

THE STATE OF TEXAS
 THE COUNTY OF WILLIAMSON

I, John C. Doerfler, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the surveys certificate appearing hereon, known as Selman Subdivision, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said court was duly considered, was on this day approved, and said map or plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Date: 5-5-01
 John C. Doerfler, County Judge, Williamson County, Texas

THE STATE OF TEXAS
 THE COUNTY OF WILLIAMSON

I, Nancy E. Rister, Clerk of the County Court, within and for the county and state aforesaid, do hereby certify that the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office on the 16 day of May, 2001 A.D., at 5 o'clock P.M., and was duly recorded on this the 17 day of May, 2001 A.D., at 11:45 o'clock A.M. in the 11th District Records of said county in Cabinet 11 Slides 4777/01

By: *Nancy E. Rister*
 Nancy E. Rister, Deputy Clerk
 Clerk, County Court
 Williamson County, Texas



STATE OF TEXAS
 COUNTY OF WILLIAMSON
 KNOW ALL MEN BY THESE PRESENTS, that

I, Claude F. Hinkle, Jr., do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of Williamson County, Texas. I hereby certify that the field notes close.

Claude F. Hinkle, Jr.
 Claude F. Hinkle, Jr.
 Registered Professional Land Surveyor No. 4629
 Date: 27 April



STATE OF TEXAS
 COUNTY OF WILLIAMSON
 KNOW ALL MEN BY THESE PRESENTS, that

I, Brod Show, do hereby certify that the information contained on this plat complies with the subdivision ordinances and the stormwater drainage policy adopted by Williamson County, Texas. This tract does not lie within the limits of the 100-year flood plain as identified on Panel No. 4849 C0333 C of the F.E.M.A. Flood Insurance Rate Map. This tract is not located within the Edwards Aquifer Recharge Zone.

Brod Show
 Brod Show
 Registered Professional Engineer
 No. 44268



SHEET 1 OF 1

File No.: 1081P1	Designed By: skip
Job No.: 1081-272	Drawn By: skip
Date: March, 2001	Checked By:
Scale: 1" = 100'	Revised: 12/3/01 4/26/01
	4/27/01

AUSTIN SURVEYORS
 2105 Justin Lane #103
 Austin, Texas 78757
 512-454-6605

Carbinet U Slide 234 Doc. # 2001034349