8509180 69

VOL 1319 PAGE 706

WARRANTY DEED

7998

THE STATE OF TEXAS)
)
COUNTY OF WILLIAMSON)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, LINRAY DEVELOPMENT CO., a Texas Corporation, acting by and through its President, hereunto duly authorized, of Travis County, Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN AND NO/100 ---($10.00)----Dollars, cash in hand to Grantor paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto KIRK A LAWRENCE, of Travis County, Texas, all of the following described real property in Williamson County, Texas, to-wit:

All of Tract 17, NORTH SAN GABRIEL RANCHES, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet B, Slides 137-138, Plat Records, Williamson County, Texas;

And, the West half of Tract 16, NORTH SAN GABRIEL RANCHES, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet B, Slides 137-138, Plat Records, Williamson County, Texas, more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof.

This conveyance is made and accepted subject to the land use covenants and restrictions as recorded in Volume 601, Page 493, Deed Records; and, to the following matters, as recorded in Williamson County, Texas, to the extent the same are in effect at this time:

Easement from Susie C. Joseph, et al to Pedernales Electric Co-Op., Inc., recorded in Volume 516, Page 373, Deed Records;

Blanket easement from Gene Bilberry to Pedernales Electric Co-Op., Inc., recorded in Volume 526, Page 52, Deed Records;

A 10' public utility easement along all lot lines and along all road easements as set out in the plat and dedication recorded in Cabinet B, Slides 137-138, Plat Records;

A flowage easement, dated December 12, 1974, to the United States of America, recorded in Volume 601, Page 493, Deed Records;

Any portion of the subject property which lies within the boundaries of a road or roadway, and the rights of others to use the road easement across the front lot line;

Any right, title, interest or claim had or asserted by the State of Texas or the general public in or to any portion of the subject property which may lie within the bed or cut banks of a stream navigable in fact or in law, or a perennial stream;

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, his heirs and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOR EVER DEFEND, all and singular, the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED on November 12th, 1985.

LINRAY DEVELOPMENT CO.

NO SEAL

By: Raymond Mitchell
RAYMOND E. MITCHELL, President

OFFICIAL RECORDS
WILLIAMSON COUNTY TEXAS

Mailing address of Grantee:

Kirk A. Lawrence
10602 MacMora Road
Austin, Texas 78758

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

This instrument was acknowledged before me on the 12th day of November, 1985, by RAYMOND E. MITCHELL, as the President of Linray Development Co., a Texas Corporation, on behalf of said corporation.

Fabian S. Gomez, III
Notary Public, State of Texas
My Commission Expires: 1/20/88

AFTER RECORDING RETURN TO:

GEORGETOWN TITLE COMPANY
P. O. Box 689
Georgetown, Texas 78626

PREPARED IN THE LAW OFFICE OF

FABIAN S. GOMEZ, III
Attorney at Law
13740 Research Boulevard
Suite V-3
Austin, Texas 78750

THE RIPPY SURVEYING COMPANY
P.O. BOX 15182
AUSTIN, TEXAS 78761
836-9118

CLINTON P. RIPPY
CLINTON L. RIPPY
REGISTERED PUBLIC SURVEYORS

March 14, 1983

the west ½ of Lot 16

Field Notes, compiled from records, of 0.97 of an acre of land out of the Samuel Smith Survey, Abstract No. 586, situated in Williamson County, Texas, said 0.97 acre tract being more particularly described as being the west ½ of Lot 16 North San Gabriel Ranches, a subdivision of record in Cabinet "B", Slides 137-138 of the Plat Records of Williamson County, Texas, said 0.97 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a point in the centerline of a 50 foot wide road easement, at the northwest corner of said Lot 16, for the northwest corner of the tract herein described;

THENCE with the centerline of said easement, same being the north line of said Lot 16, S 89°-58' E 64.75 feet to a point for the northeast corner of the tract herein described;

THENCE leaving said centerline S 18°-28' W, passing the south line of said easement, continue for a total distance of 658.03 feet to a point in the south line of said Lot 16 for the southeast corner of the tract herein described; said point also being in the centerline of the North San Gabriel River;

THENCE with the south line of said Lot 16, same being the centerline of said river, N 84°-31' W 69.27 feet to a point at the southwest corner of said Lot 16 for the southwest corner of the tract herein described;

THENCE leaving said river and with the west line of said Lot 16, N 19°-00' E 653.1 feet to the place of BEGINNING containing 0.97 of an acre of land.

I hereby certify that the foregoing notes were compiled from records and do not purport to be the results of a survey made on the ground, they are true and correct to the best of my ability, this the 14th day of March, 1983.

Clinton P. Rippy

CLINTON P. RIPPY
REGISTERED PUBLIC SURVEYOR
NUMBER 1453

STATE OF TEXAS
CLINTON P. RIPPY
1453
REGISTERED PUBLIC SURVEYOR

EXHIBIT "A"
Warranty Deed
Linray to Kirk A. Lawrence

STATE OF TEXAS COUNTY OF WILLIAMSON
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 Williamson County, Texas, as stamped hereon by me, on

MAR 4 1986

James S. Boyleston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

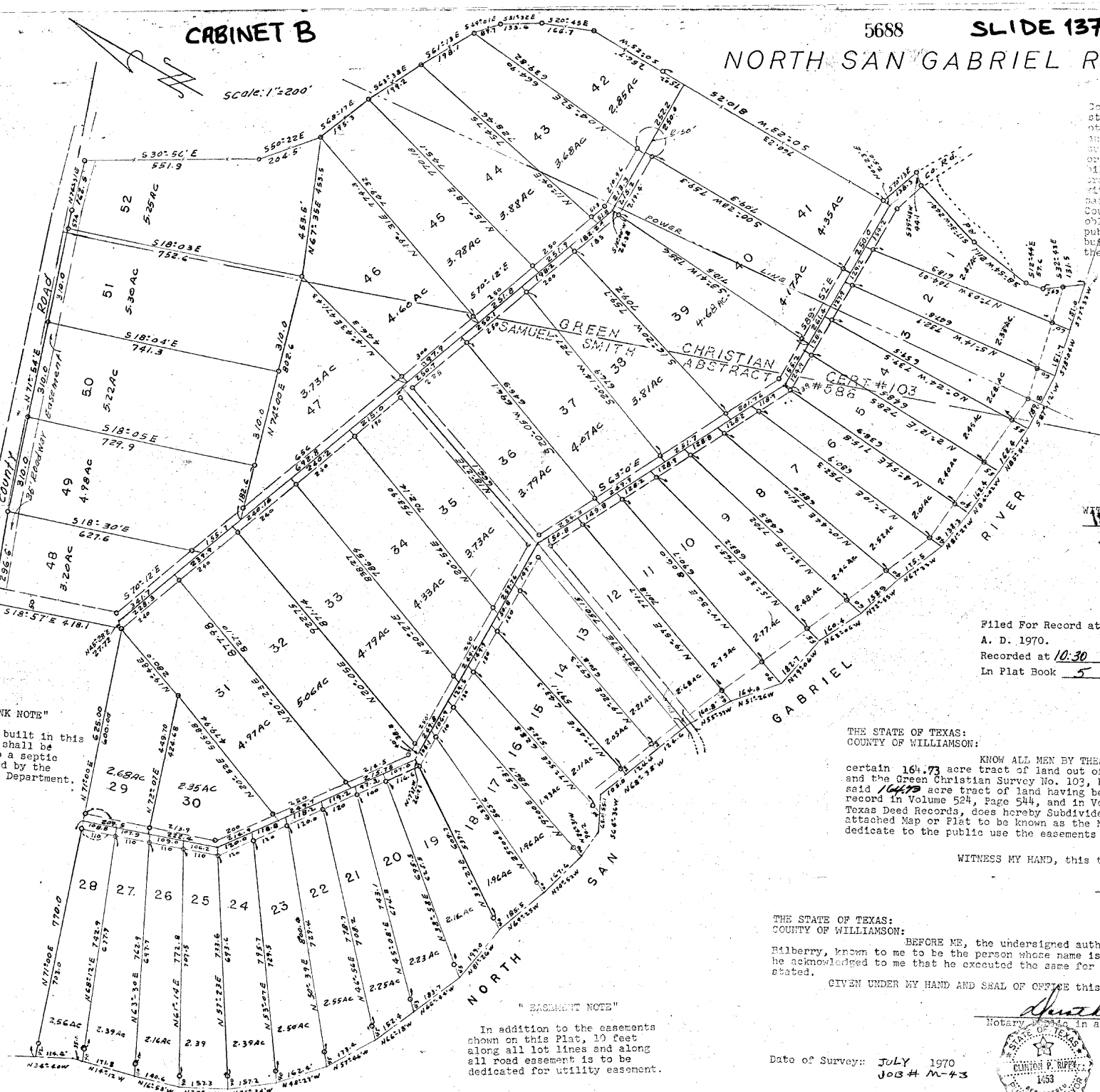
FILED FOR RECORD
WILLIAMSON COUNTY, TX.
1986 MAR -3 PM 1:36

James S. Boyleston
COUNTY CLERK

CABINET B

5688 SLIDE 137

NORTH SAN GABRIEL RANCHES



In approving this plat by the Commissioners Court of Williamsion County, Texas it is understood that the building of all street, roads, or other public thoroughfares shown on this plat, or any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares or in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with the plans and specifications prescribed by said Commissioners Court, and said Commissioner's Court of Williamson County, Texas assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat, or to build any bridges or culverts in connection therewith.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, Sam V. Stone, County Judge of Williamson County, Texas, do hereby certify that this map or plat , with field-notes attached, and the Certificate appearing hereon, North San Gabriel Ranches, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, was on this day approved, and said Plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas,

WITNESS MY HAND AND SEAL OF SAID COURT, this the 13th day of July A. D. 1970

Sam V. Stone, County Judge, Williamson County, Texas

Filed For Record at 4:30 P. M. on the 13th day of July A. D. 1970.

Recorded at 10:30 A.M. on the 15th day of July A.D1970

In Plat Book 5, Page 63 & 64.

"SEPTIC TANK NOTE"

All houses built in this subdivision shall be connected to a septic tank approved by the State Health Department.

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS, That Gene Bilberry, owner of that certain 164.73 acre tract of land out of and part of the Samuel Smith Survey No. 506, and the Green Christian Survey No. 103, both situated in Williamson County, Texas, said 164.73 acre tract of land having been deeded to him by two seperate deeds, of record in Volume 524, Page 544, and in Volume 526, Page 340 of the Williamson County, Texas Deed Records, does hereby Subdivide said 164.73 acre tract in accordance with attached Map or Plat to be known as the NORTH SAN GABRIEL RANCHES, and he does hereby dedicate to the public use the easements shown thereon.

WITNESS MY HAND, this the 13th Day of July A. D. 1970.

Gene Bilberry

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, the undersigned authority, on this day personally appeared Gene Bilberry, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of July A. D. 1970

Notary Public in and for Williamson County, Texas

" EASEMENT NOTE"

In addition to the easements shown on this Plat, 10 feet along all lot lines and along all road easement is to be dedicated for utility easement.

Date of Survey: JULY 1970
JOB # M-43

STATE OF TEXAS
CLINTON P. RIPPY
1453
REGISTERED PUBLIC SURVEYOR

Clinton P. Rippy
Registered Public Surveyor, No. 1453

64

CABINET B SLIDE 138

5688

FILED FOR RECORD
4:30 P.M.

Clinton P. Rippy
Registered Public Surveyor
1500 Wooten Drive
Austin, Texas

July 10, 1970

FIELD NOTES describing 164.73 acres of land out of and part of the Samuel Smith Survey number 586, and the Green Christian Survey number 103 both situated in Williamson County, Texas, said 164.73 acre tract of land being more particularly described as being that certain two tract of land conveyed to Gene Bilberry by deeds of record in Volume 524, Page 544, and Volume 526, Page 340 of the Williamson County, Texas Deed Records. Said 16473 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a fence corner for most northerly Northeast corner of said 16473 acre tract, said point being in the South line of a Public Road.

THENCE with the fence along the East side of this survey the following ten (10) courses.

1. S 30°-56' E 551.9 feet;
2. S 50°-22' E 204.5 feet;
3. S 68°-17' E 195.3 feet;
4. S 63°-38' E 199.2 feet;
5. S 61°-13' E 198.1 feet;
6. S 49°-01' E 89.7 feet;
7. S 31°-32' E 133.6 feet;
8. S 20°-45' E 166.7 feet;
9. S 0°-25' W 256.7 feet;
10. S 0°-23' W 810.25 feet to a steel pin set at the Northwest corner of a 0.65 acre tract of land conveyed from Charley Cole to Gene Bilberry by deed of record in Volume 526, Page 340 of the Williamson County, Texas Deed Records.

THENCE with the North line of said 0.65 acre tract S70°-13' E 138.3 feet to a steel pin set for the Northeast corner of said 0.65 acre tract.

THENCE with the East line of said 0.65 acre tract the following three (3) courses;

1. S 39°-48' W 44.1 feet;
2. S 17°-36' W 244.1 feet;
3. S 8°-45' W 211.1 feet to a steel pin set for the most Southerly corner of said 0.65 acre tract, said point being in the East line of the above said 164.73 acre tract.

THENCE with the fence along the East line of said 164.73 acre tract the following 2 courses;

1. S 12°-44' E 59.6 feet;
2. S 32°-42' E 131.5 feet to a point at the approximate center of the North San Gabriel River for the Southeast corner of this survey.

THENCE upstream with the approximate center of said North San Gabriel River the following twenty-six (26) courses;

1. S 77°-33' W 151.0 feet;
2. S 78°-04' W 151.7 feet;
3. S 87°-12' W 189.8 feet;
4. N 85°-50' W 162.4 feet;
5. N 84°-02' W 162.4 feet;
6. N 81°-27' W 138.3 feet;
7. N 67°-33' W 175.5 feet;
8. N 72°-55' W 158.9 feet;
9. N 63°-06' W 160.4 feet;
10. N 79°-06' W 182.7 feet;
11. N 51°-26' W 164.0 feet;
12. N 55°-39' W 160.8 feet;
13. N 68°-38' W 354.0 feet;
14. S 64°-36' W 120.1 feet;
15. N 84°-31' W 90.2 feet;
16. N 74°-52' W 167.6 feet;
17. N 69°-25' W 185.5 feet;
18. N 81°-26' W 199.0 feet;

19. N 66°-44' W 183.7 feet;
20. N 66°-18' W 152.4 feet;
21. N 57°-46' W 173.4 feet;
22. N 48°-27' W 162.4 feet;
23. N 36°-34' W 157.2 feet;
24. N 27°-35' W 157.3 feet;
25. N 16°-53' W 140.6 feet;
26. N 14°-12' W 206.8 feet;
27. N 34°-40' W 114.4 feet to a point for the Southwest corner of this survey.

THENCE with the West line of this survey N 71°-00' E 1395.0 feet to an interior corner of this survey.

THENCE N 18°-57' W 418.1 feet to an iron stake found in the East line of the above said Public Road for a Southwest corner of this survey.

THENCE with the East line of said Public Road the following three (3) courses;

1. N 69°-36' E 296.6 feet;
2. N 71°-54' E 987.4 feet;
3. N 74°-31' E 162.5 feet to a fence corner which is the point of beginning, containing 164.73 acres of land more or less.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, they are true and correct to the best of my ability, this the 10th. day of July 1970.

Clinton P. Rippy

Clinton P. Rippy
Registered Public Surveyor
No. 1453

STATE OF TEXAS
CLINTON P. RIPPY
1453
REGISTERED PUBLIC SURVEYOR

Filed for Record on the 13th day of July A.D., 1970 at 4:30 P.M.
Recorded on the 15th day of July A.D., 1970 at 10:30 A.M.

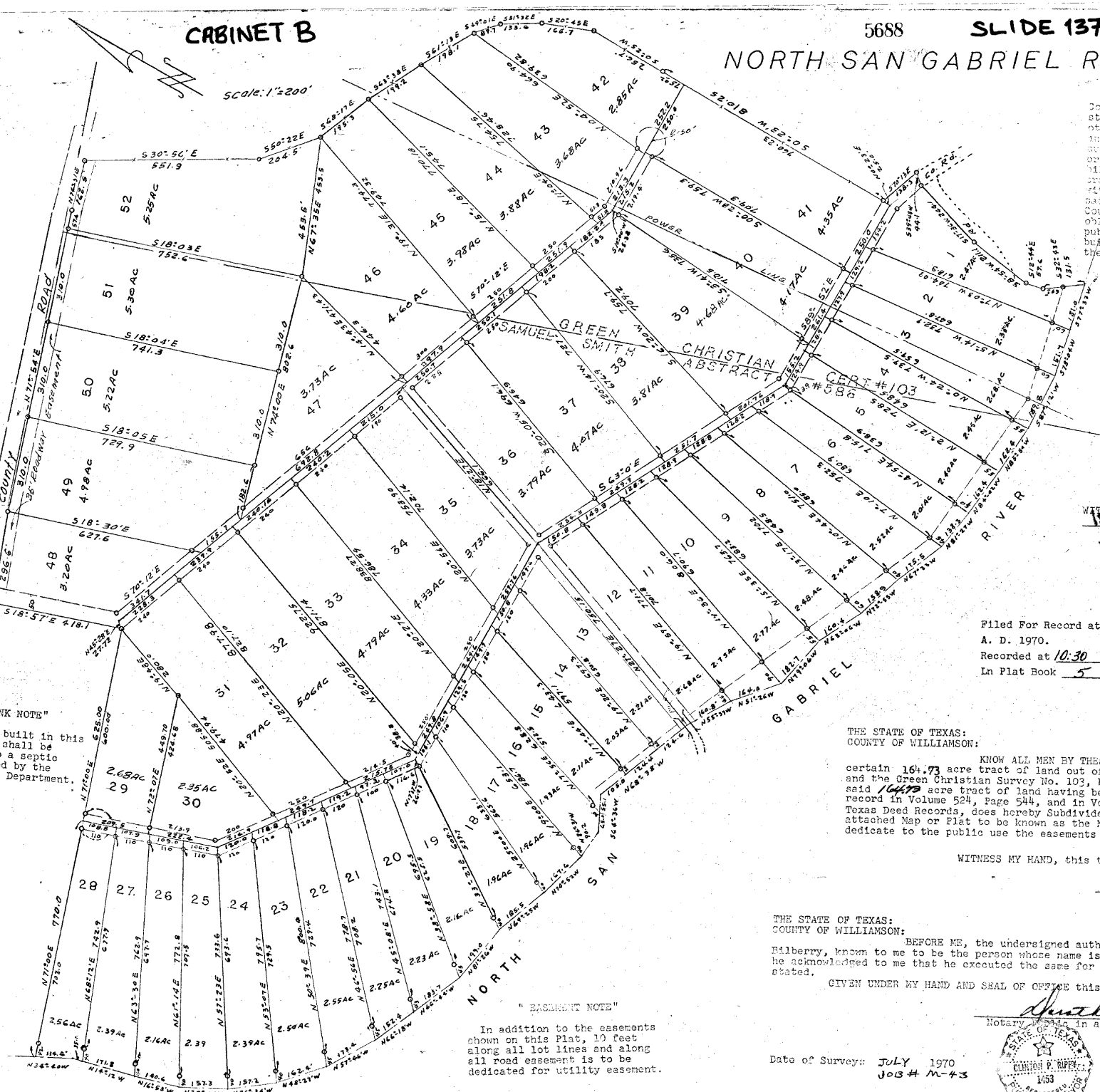
DICK CERVENKA, County Clerk
Williamson County, Texas
By Elaine Bizzell **Deputy.**

0 - - - - 0

CABINET B

5688 SLIDE 137

NORTH SAN GABRIEL RANCHES



In approving this plat by the Commissioners Court of Williamsion County, Texas it is understood that the building of all street, roads, or other public thoroughfares shown on this plat, or any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares or in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with the plans and specifications prescribed by said Commissioners Court, and said Commissioner's Court of Williamson County, Texas assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat, or to build any bridges or culverts in connection therewith.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, Sam V. Stone, County Judge of Williamson County, Texas, do hereby certify that this map or plat , with field-notes attached, and the Certificate appearing hereon, North San Gabriel Ranches, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, was on this day approved, and said Plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas,

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In Plat Book 5, Page 63 & 64.

"SEPTIC TANK NOTE"

All houses built in this subdivision shall be connected to a septic tank approved by the State Health Department.

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS, That Gene Bilberry, owner of that certain 164.73 acre tract of land out of and part of the Samuel Smith Survey No. 506, and the Green Christian Survey No. 103, both situated in Williamson County, Texas, said 164.73 acre tract of land having been deeded to him by two seperate deeds, of record in Volume 524, Page 544, and in Volume 526, Page 340 of the Williamson County, Texas Deed Records, does hereby Subdivide said 164.73 acre tract in accordance with attached Map or Plat to be known as the NORTH SAN GABRIEL RANCHES, and he does hereby dedicate to the public use the easements shown thereon.

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THE STATE OF TEXAS:
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BEFORE ME, the undersigned authority, on this day personally appeared Gene Bilberry, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of July A. D. 1970

Notary Public in and for Williamson County, Texas

" EASEMENT NOTE"

In addition to the easements shown on this Plat, 10 feet along all lot lines and along all road easement is to be dedicated for utility easement.

Date of Survey: JULY 1970
JOB # M-43

STATE OF TEXAS
CLINTON P. RIPPY
1453
REGISTERED PUBLIC SURVEYOR

Clinton P. Rippy
Registered Public Surveyor, No. 1453

64

CABINET B SLIDE 138

5688

FILED FOR RECORD
4:30 P.M.

Clinton P. Rippy
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1500 Wooten Drive
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July 10, 1970

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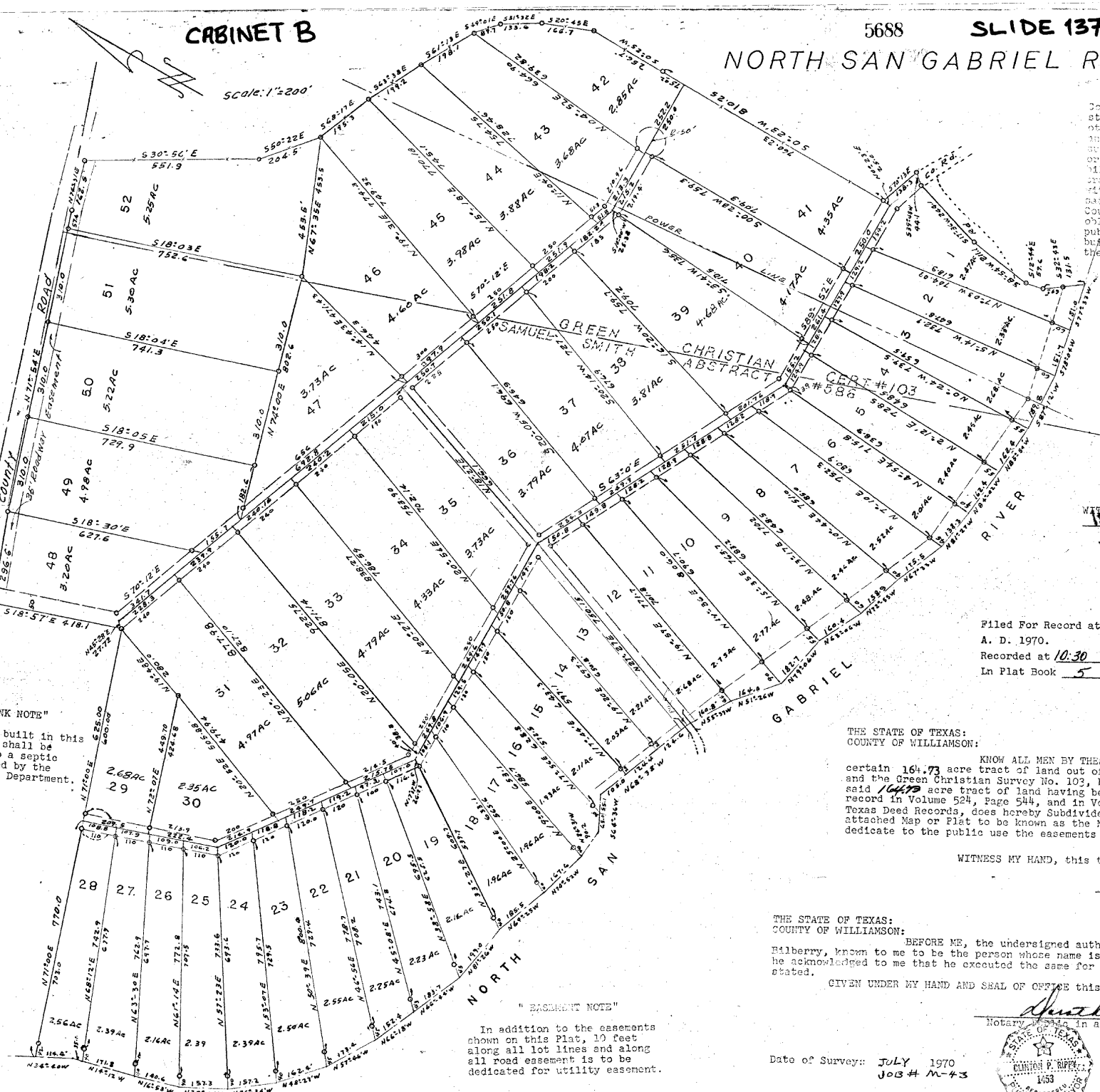
DICK CERVENKA, County Clerk
Williamson County, Texas
By Elaine Bizzell **Deputy.**

0 - - - - 0

CABINET B

5688 SLIDE 137

NORTH SAN GABRIEL RANCHES



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Notary Public in and for Williamson County, Texas

" EASEMENT NOTE"

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Date of Survey: JULY 1970
JOB # M-43

STATE OF TEXAS
CLINTON P. RIPPY
1453
REGISTERED PUBLIC SURVEYOR

Clinton P. Rippy
Registered Public Surveyor, No. 1453

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CABINET B SLIDE 138

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BEGINNING at a fence corner for most northerly Northeast corner of said 16473 acre tract, said point being in the South line of a Public Road.

THENCE with the fence along the East side of this survey the following ten (10) courses.

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2. S 50°-22' E 204.5 feet;
3. S 68°-17' E 195.3 feet;
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THENCE with the East line of said 0.65 acre tract the following three (3) courses;

1. S 39°-48' W 44.1 feet;
2. S 17°-36' W 244.1 feet;
3. S 8°-45' W 211.1 feet to a steel pin set for the most Southerly corner of said 0.65 acre tract, said point being in the East line of the above said 164.73 acre tract.

THENCE with the fence along the East line of said 164.73 acre tract the following 2 courses;

1. S 12°-44' E 59.6 feet;
2. S 32°-42' E 131.5 feet to a point at the approximate center of the North San Gabriel River for the Southeast corner of this survey.

THENCE upstream with the approximate center of said North San Gabriel River the following twenty-six (26) courses;

1. S 77°-33' W 151.0 feet;
2. S 78°-04' W 151.7 feet;
3. S 87°-12' W 189.8 feet;
4. N 85°-50' W 162.4 feet;
5. N 84°-02' W 162.4 feet;
6. N 81°-27' W 138.3 feet;
7. N 67°-33' W 175.5 feet;
8. N 72°-55' W 158.9 feet;
9. N 63°-06' W 160.4 feet;
10. N 79°-06' W 182.7 feet;
11. N 51°-26' W 164.0 feet;
12. N 55°-39' W 160.8 feet;
13. N 68°-38' W 354.0 feet;
14. S 64°-36' W 120.1 feet;
15. N 84°-31' W 90.2 feet;
16. N 74°-52' W 167.6 feet;
17. N 69°-25' W 185.5 feet;
18. N 81°-26' W 199.0 feet;

19. N 66°-44' W 183.7 feet;
20. N 66°-18' W 152.4 feet;
21. N 57°-46' W 173.4 feet;
22. N 48°-27' W 162.4 feet;
23. N 36°-34' W 157.2 feet;
24. N 27°-35' W 157.3 feet;
25. N 16°-53' W 140.6 feet;
26. N 14°-12' W 206.8 feet;
27. N 34°-40' W 114.4 feet to a point for the Southwest corner of this survey.

THENCE with the West line of this survey N 71°-00' E 1395.0 feet to an interior corner of this survey.

THENCE N 18°-57' W 418.1 feet to an iron stake found in the East line of the above said Public Road for a Southwest corner of this survey.

THENCE with the East line of said Public Road the following three (3) courses;

1. N 69°-36' E 296.6 feet;
2. N 71°-54' E 987.4 feet;
3. N 74°-31' E 162.5 feet to a fence corner which is the point of beginning, containing 164.73 acres of land more or less.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, they are true and correct to the best of my ability, this the 10th. day of July 1970.

Clinton P. Rippy

Clinton P. Rippy
Registered Public Surveyor
No. 1453

STATE OF TEXAS
CLINTON P. RIPPY
1453
REGISTERED PUBLIC SURVEYOR

Filed for Record on the 13th day of July A.D., 1970 at 4:30 P.M.
Recorded on the 15th day of July A.D., 1970 at 10:30 A.M.

DICK CERVENKA, County Clerk
Williamson County, Texas
By Elaine Bizzell **Deputy.**

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