

**NOTICE**

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To select the proper form, fill in blank spaces, strike out form provisions or insert  
special terms constitutes the practice of law. No "standard form" can meet all  
requirements.

**WARRANTY DEED**

855

THE STATE OF TEXAS  
COUNTY OF TRAVIS

} KNOW ALL MEN BY THESE PRESENTS:

That JANAK BROS., INC., a Texas corporation acting by and thru duly authorized officers,  
of the County of WILLIAMSON and State of TEXAS for and in  
consideration of the sum of Ten & No/100=====DOLLARS  
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of  
which is hereby acknowledged, and the further consideration of execution and delivery of a  
vendor's lien note payable at the request of grantor to FIRST NATIONAL BANK OF TEMPLE,  
Temple, Texas, who has advanced and paid to grantor the face amount of \$36,000.00 of  
said note, payable according to its terms, and in the event of default is additionally  
secured by Deed of Trust with power of sale, of even date, to Dale W. Yates, Trustee.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
FRANK A . W . JANAK  
of the County of TRAVIS and State of TEXAS, all of  
the following described real property in Travis County, Texas, to-wit:

Tract #10 as is fully described in attached EXHIBIT "A", with one half of  
all minerals retained by grantor, and with this restriction: No trailer,  
tent, shack, garage, barn or other outbuilding erected in the tract shall  
at any time be used as a residence temporarily or permanently.

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 s , their heirs and assigns  
forever; and / the undersigned does hereby bind itself, its successors and assigns to  
~~do hereby bind~~ ~~heirs, executors and administrators to~~  
WARRANT AND FOREVER 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  
ATTEST:  
Mae Janak  
Secretary-Treasurer

this 28th. day of July, A. D. 1972.

JANAK BROS., INC.  
By: Calvin T. Janak, President

## (Corporate acknowledgment)

THE STATE OF TEXAS  
 COUNTY OF ~~TRAVIS~~ }  
*Williamson*

Before me, the undersigned authority, on this day personally appeared Calvin T. Janak,  
 President of Janak Bros., Inc.  
 a corporation, 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, in the capacity therein stated and as the act and deed of  
 said corporation.

Given under my hand and seal of office on this the

29<sup>th</sup>

day of

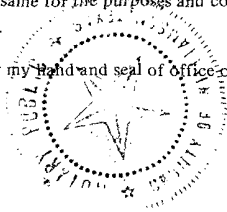
July

A. D. 1972

Notary Public in and for

~~Travis~~

County, Texas.



*Thomas B. Alderson*  
*Williamson*

FIELD NOTES  
 FOR  
 FRANK JANAK

TRACT 10

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE ISAAC LINDSEY SURVEY NO. 67, AND THE WILLIAM C. HAYS SURVEY, IN TRAVIS COUNTY, TEXAS, AND WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 453.5 ACRE TRACT OF LAND AS CONVEYED TO THE JANAK BROTHERS INC. BY DEED RECORDED IN VOLUME 3108, PAGE 982, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT OF LAND IS ALL OUT OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake at the Southwest corner of the herein and described tract of land being at the Northwest corner of a 50 foot road and being in the West line of 453.05 acre tract of land and from which corner the Southwest corner of the said 453.5 acre tract of land bears S 10° 20' W for a distance of 50 feet S 10° 28' W for a distance of 2,291.87 feet and S 10° 27' W for a distance 1,398.92 feet;

THENCE with the West line of the said 453.5 acre tract of land N 10° 20' E for a distance of 2,947.04 feet pass an iron stake set on the South bank of Brushy Creek and continue for a total distance of 2,989.75 feet to a point in the approximate center line of the said Brushy Creek for the Northwest corner hereof;

THENCE with the center line of the said Brushy Creek the following courses:

N 62° 58' E for a distance of 159.10 feet;

N 48° 43' E for a distance of 116.53 feet;

N 26° 53' E for a distance of 97.39 feet;

N 40° 50' E for a distance of 131.50 feet;

N 59° 11' E for a distance of 211.83 feet;

S 75° 09' E for a distance of 150.01 feet;

S 66° 13' E for a distance of 129.06 feet;

S 52° 19' E for a distance of 170.50 feet to the Southeast corner hereof;

FIELD NOTES  
FOR  
FRANK JANAK

TRACT 10-PAGE 2

THENCE S 40° 24' W for a distance of 42.44 feet pass an iron stake set on the South bank of the said Brushy Creek and continue for a total distance of 360.98 feet to an iron stake set for an angle point hereof;

THENCE S 10° 07' W for a distance of 3,078.34 feet to an iron stake set in the North line of the 50 foot road for the Southeast corner hereof;

THENCE N 80° 42' W for a distance of 710.00 feet to the PLACE OF BEGINNING and containing 54.77 acres of land more or less.

AS SURVEYED BY:  
*[Signature]*  
HARVEY SMITH  
REGISTERED PUBLIC SURVEYOR NO. 702  
JUL 18 1972

EXHIBIT "A"

Page 2 of 2

Filed for Record on the 2 day of Aug A. D. 1972, at 8:00 o'clock A. M.

Duly Recorded this the 2 day of Aug A. D. 1972, at 3:35 o'clock P. M.

DICK CERVENKA, County Clerk  
Williamson County, Texas

By *[Signature]* Deputy

TO RELEASE D/T  
(Partial)

First National Bank of Temple Janak Bros., Inc., et al  
856

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

WHEREAS, by Deed of Trust dated February 18, 1969, of record in Volume 138, Page 233, Deed of Trust Records of Williamson County, Texas, and of record in Volume 3596, Page 1320, Deed of Trust Records of Travis County, Texas, Janak Bros., Inc., a Texas Corporation, Frank Janak and wife, Ruby Janak, Clarence Janak and wife, Adele Janak, and Calvin Janak and wife, Lillie M. Janak, individually, conveyed to William R. Courtney, as Trustee, among other property, the following described tract of land, to-wit:

All of that certain tract or parcel of land out of the Isaac Lindsey Survey No. 67, and the William C. Hays Survey, in Travis County, Texas, and Williamson County, Texas, and being a portion of that certain 453.5 acre tract of land as conveyed to the Janak Brothers, Inc. by Deed recorded in Volume 3108, Page 982, of the Deed Records of Travis County, Texas, the herein described tract of land is all out of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake at the Southwest corner of the herein described tract of land being at the Northwest corner of a 50 foot road and being in the West line of 453.5 acre tract of land and from which corner the Southwest corner of the said 453.5 acre tract of land bears S 10° 20' W for a distance of 50 feet S 10° 28' W for a distance of 2,291.87 feet and S 10° 27' W for a distance 1,398.92 feet;