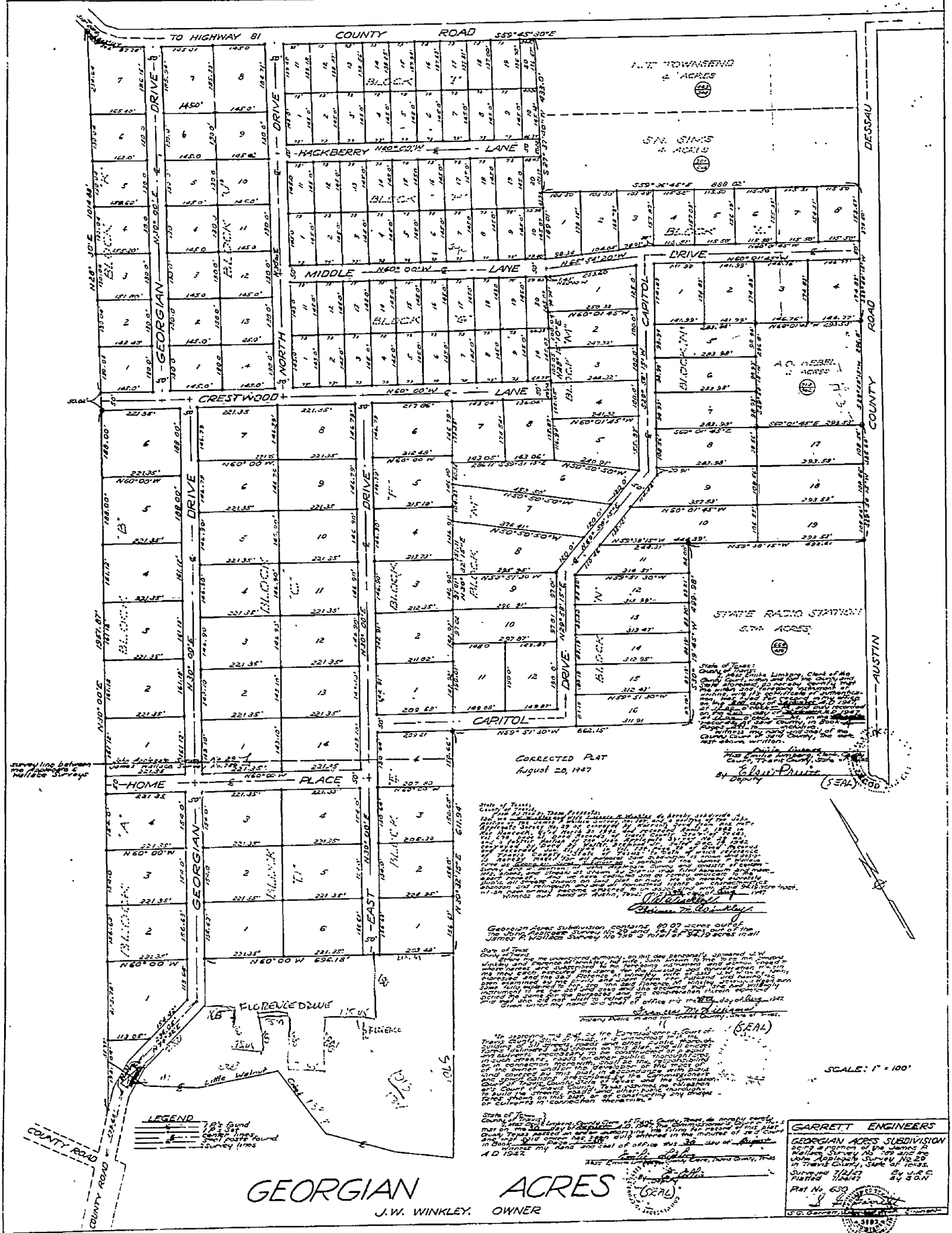
TO HIGHWAY 81
COUNTY ROAD
S59°45'30"E
A.T. TOWNSEND
6 ACRES
S.N. SIMS
6 ACRES
HACKBERRY LANE
MIDDLE LANE
CRESTWOOD LANE
HOME PLACE
GEORGIAN DRIVE
NORTH DRIVE
EAST DRIVE
CAPITOL DRIVE
DESSAU ROAD
AUSTIN COUNTY ROAD
A.D. WEBB 6 ACRES
STATE RADIO STATION
5.74 ACRES
CORRECTED PLAT
August 28, 1947
FLORENCE DRIVE
Little Walnut Creek
COUNTY ROAD
LEGEND
GEORGIAN ACRES
J.W. WINKLEY, OWNER
SCALE: 1" = 100'
GARRETT ENGINEERS
GEORGIAN ACRES SUBDIVISION
Plat No. 630

THE STATE OF TEXAS |

COUNTY OF TRAVIS | KNOW ALL MEN BY THESE PRESENTS:

That we, Joe W. Winkley and wife, Florence M. Winkley, of Travis County, Texas, for and in consideration of the sum of Ten ($10.00) Dollars and other valuable and sufficient consideration cash to us in hand paid by the grantees hereinafter named, 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 the further consideration of the sum of Eight Hundred Thirty Five and No/100 ($835.00) Dollars secured to be paid in accordance with one certain promissory purchase money note of even date herewith executed by the Grantees herein, payable at our request to the order of Austin Savings and Loan Association, at Austin, Texas, who has this day advanced to us the face value of said note, which note bears interest as therein specified, and is payable on or before one hundred twenty (120) days after its date; said note provides for the usual accelerated maturity and attorney's fees in the event of default;

Have Granted, Sold and Conveyed, and by these presents do grant, sell and convey unto Alphonse Schertler and wife, Mary Schertler, of Travis County, Texas, all that certain lot, tract or parcel of land, lying and being situated in Travis County, Texas, known and described as follows, to-wit:

Lot No. Eight (8), in Block "F", of Georgian Acres, a subdivision of parts of the John Applegate and the J.P. Wallace Surveys, in Travis County, Texas, according to the map or plat of said subdivision of record in Vol. 4, page 341, Travis County Plat Records.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the Grantees above named, their heirs or assigns, forever, subject to the following covenants, restrictions and conditions; an easement of five (5) feet is retained across the back line of said Lot 8 for public utilities; no trade or profession of any character shall be carried on upon said lot nor shall anything be done thereon which may be or become an annoyance or nuisance; no part of the premises or property conveyed herein shall ever be used by, rented, leased, sold, demised, conveyed to, or otherwise become the property of or come into the possession of, any persons other than white persons of Caucasian blood, however this covenant shall not prevent the occupancy of servants' quarters by domestic servants of a different race; no one-story residence shall be constructed which contains less than 700 square feet exclusive of garage; no two-family dwelling shall be constructed which contains less than 1400 square feet exclusive of garage; no two-story dwelling shall be erected which contains less than 1400 square feet except garage apartments; no box house or prefabricated house shall be erected on said property; no building shall be located on any building plot nearer than 5 feet from any property and the total combined set back from both side lines shall in no event be less than twenty (20) feet; no building in said area shall be located nearer than thirty-five feet to the front property line. 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 Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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, as evidenced by the hereinbefore described note, principal and interest, is fully paid according to its face and tenor, effect and reading when this deed shall become absolute. And we, the Grantors herein, for value received as aforesaid, have transferred and assigned, and by these presents do hereby transfer and assign, without recourse on us in any event, unto Austin Savings and Loan Association the vendor's lien herein retained, together with all rights, equities and superior title thereto securing the payment of said note as aforesaid.

Witness our hands, this 27th day of March, A.D. 1948.

Joe W. Winkley

Florence M. Winkley

$1.10 U.S. Int. Rev. Stamps Can.

THE STATE OF TEXAS |

COUNTY OF TRAVIS | BEFORE ME, the undersigned authority, on this day personally appeared Joe W. Winkley and wife, Florence M. Winkley, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Joe W. Winkley acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Florence M. Winkley, wife of the said Joe W. Winkley, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Florence M. Winkley, acknowledged such instrument to be her act and deed, and 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 27 day of March, A.D. 1948.

(Notary Seal)

Frances McWilliams

Notary Public in and for Travis County, Texas.

Filed for Record May 14, 1948 at 8:00 A.M.----Recorded May 14, 1948 at 9:45 A.M.

THE STATE OF TEXAS |
COUNTY OF TRAVIS | KNOW ALL MEN BY THESE PRESENTS:

That I, W.M. Graham, of Travis County, State of Texas, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to me in hand paid by the City of Austin, a municipal corporation situated in Travis County, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien is retained, have this day granted, sold and conveyed, and by these presents do hereby grant, sell and convey unto the said City of Austin the following described property, to wit:

Five (5) tracts or parcels of land, same being portions of Lots 1, 2, 3, 4, and 5, Allandale Section One, a subdivision of a portion of the George W. Spear League, within the City of Austin, Travis County, Texas, according to a map or plat of said Allandale Section One, of record in Book 4, page 313, of the Plat Records of Travis County, Texas, the said five (5) tracts or parcels of land being more particularly described by metes and bounds as follows:

Tract One:

Beginning at an iron stake in the common line between Lots 1 and 2 Allandale Section One, said point of beginning being in a segment of a curve whose radius is 2119.83 feet, same being the proposed west line of Burnet Road, and from which point of beginning the northwest corner of Lot 1 bears N. 87° 22' W. 142.43 feet;

Thence with the common line between Lots 1 and 2 S. 87° 22' E. 7.57 feet to an iron stake in a segment of a curve whose radius is 2624.17 feet, same being the present west line of Burnet Road, said iron stake being at the Northeast corner of Lot 1;

Thence following said curving line to the left an arc distance of 70.99 feet, the sub-chord of which arc bears S. 1° 53' W. 70.98 feet to an iron stake at the point of curvature of a curve whose intersection angle is 104° 35' whose radius is 25.26 feet, and whose tangent distance is 32.67 feet;

Thence following said curving line to the right an arc distance of 22.35 feet, the subechord of which arc bears S. 26° 03' W. 21.63 feet, to an iron stake in a segment of a curve whose radius is 2119.83 feet, same being the proposed west line of Burnet Road;

Thence following said curving line to the right an arc distance of 90.50 feet, the sub-chord of which arc bears N. 2° 40' E. 90.49 feet to the place of beginning, containing 740 square feet of land.

Tract Two:

Beginning at an iron stake in the common line between Lots 1 and 2, Allandale Section One, said point of beginning also being in a segment of a curve whose radius is 2119.83 feet, same being the proposed west line of Burnet Road and from which point of beginning the southwest corner of Lot 2 bears N. 87° 22' W. 142.43 feet;

Thence following said curving line to the right an arc distance of 71.21 feet, the sub-chord of which arc bears N. 4° 52' E. 71.20 feet to an iron stake in the common line between Lots 2 and 3, and from which point the northwest corner of Lot 2 bears N. 85° 47' W. 144.26 feet;

Thence with the commony line between Lots 2 and 3, S. 85° 47' E. 5.74 feet to an iron stake in a segment of a curve whose radius is 2624.17 feet, same being the present