THE STATE OF TEXAS
COUNTY OF TRAVIS: Whereas I, Paul H Pfeifer, of the County of Travis, in the State of Texas, being the owner of 15.61 acres a part of the Chas Gillette 36 acre tract and 4 acres also a part of said Gillette tract, and also of lots in Let 5-C of Swisher Subdivision all out of the Isaac Decker league in the City of Austin, Travis County, Texas, did on the 3rd day of March, A.D. 1928, subdivide a part of the above tracts into four blocks numbered from 1 to 4 inclusive, and,

Whereas, an error was made in the platting of Block 4 and I am desirous of making a correction of said Block 4 and am further desirous of subdividing the entire three tracts above described,

Now, therefore, know all men by these presents that I the said Paul H Pfeifer have re-subdivided the said Block No 4 according to the plat hereto attached, and have further subdivided the tracts described in paragraph one above according to the said plat here to attached, and the Streets shown on said plat are hereby dedicated to public use,

Witness my hand this the 10th day of April, A D 1928

Paul H Pfeifer

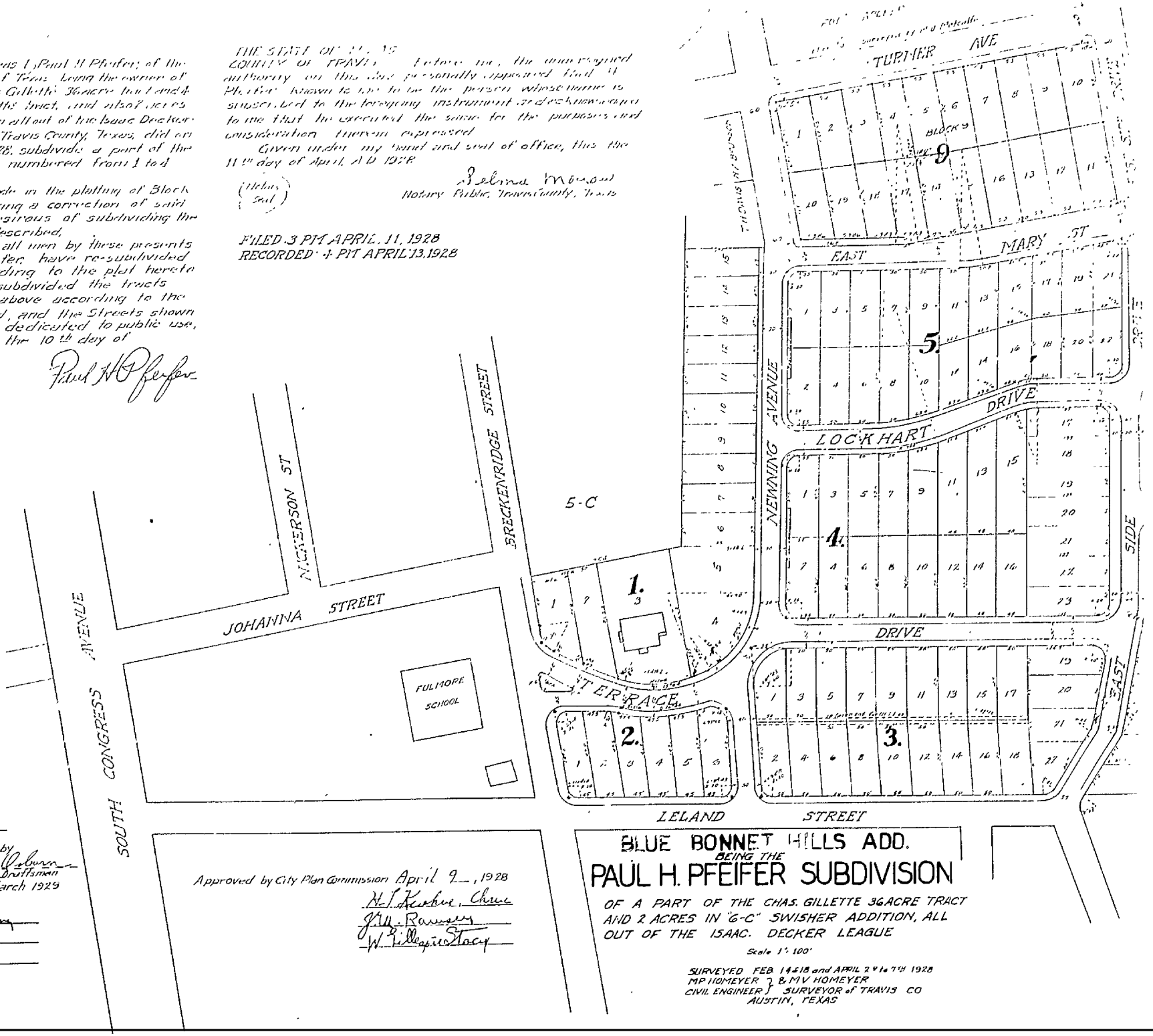
THE STATE OF TEXAS
COUNTY OF TRAVIS: Before me, the undersigned authority on this day personally appeared Paul H Pfeifer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed

Given under my hand and seal of office, this the 11th day of April, A D 1928

(Helen Seal)

Helena Meyer
Notary Public, Travis County, Texas

FILED 3 PM APRIL 11, 1928
RECORDED 4 PM APRIL 13, 1928



Moore, Baggett & Lockhart, Re-subdivision of block "12-K" in Fairview Park addition, originally lots 1 to 24 inclusive, now to be known as lots 1 to 20 in Block No 9 in "Blue Bonnet Hills" addition, to the city of Austin Travis County, Texas

Surveyed & subdivided 3- -29
— MARTIN LOMEYER —
Surveyor

Approved March 28, 1929 Mapped by W M Coburn Draftsman

Chas E Westcott
City Engineer, Austin, Texas

Approved by city plan commission, March 1929

H T Kreuhe Chrm
J W Ransey
W Gillespie Stacy Sec

Scale 1" = 100'

Approved by City Plan Commission April 9, 1928

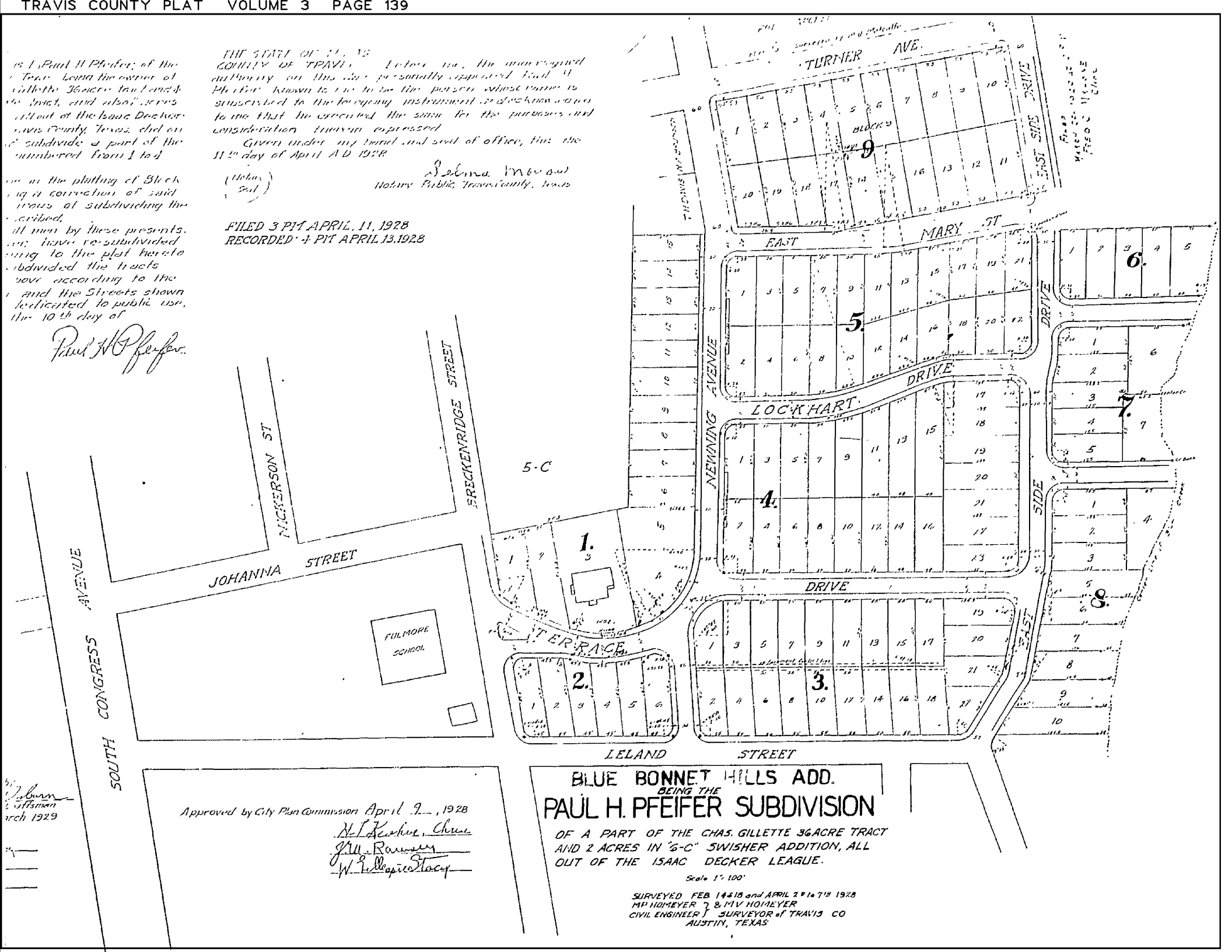
H T Kreuhe, Chrm
J W Ransey
W Gillespie Stacy

BLUE BONNET HILLS ADD.
BEING THE
PAUL H. PFEIFER SUBDIVISION

OF A PART OF THE CHAS. GILLETTE 36 ACRE TRACT AND 2 ACRES IN "6-C" SWISHER ADDITION, ALL OUT OF THE ISAAC. DECKER LEAGUE

Scale 1" = 100'

SURVEYED FEB 14 & 18 and APRIL 2 to 7 1928
MP HOMEYER } B. MV HOMEYER
CIVIL ENGINEER } SURVEYOR of TRAVIS CO
AUSTIN, TEXAS



I, Paul H Pfeifer; of the ... Texas being the owner of ... of the 36 acre tract and ... tract, and also ... acres ... out of the Isaac Decker ... Travis County, Texas, did on ... subdivide a part of the ... numbered from 1 to 4 ...

... on the plotting of Block ... ing a correction of said ... rvey of subdividing the ... scribed,

... all men by these presents, ... have re-subdivided ... ing to the plat hereto ... subdivided the tracts ... over according to the ... and the Streets shown ... dedicated to public use, ... the 10 th day of

Paul H Pfeifer

THE STATE OF ... COUNTY OF TRAVIS ... before me, the undersigned authority on this day personally appeared Paul H Pfeifer 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 the 11th day of April A.D. 1928

(Notary Seal)

Selma Meyer
Notary Public, Travis County, Texas

FILED 3 PM APRIL 11, 1928
RECORDED 4 PM APRIL 13, 1928

Approved by City Plan Commission April 9, 1928

W. I. Kinsolving, Chmn.
J. M. Ramsey
W. Tillotson Stacy

BLUE BONNET HILLS ADD.
BEING THE
PAUL H. PFEIFER SUBDIVISION

OF A PART OF THE CHAS. GILLETTE 36 ACRE TRACT AND 2 ACRES IN "5-C" SWISHER ADDITION, ALL OUT OF THE ISAAC DECKER LEAGUE.

Scale 1" = 100'

SURVEYED FEB 14 & 18 and APRIL 2 & 7 & 7th 1928
M.P. HOMEYER } & M.V. HOMEYER
CIVIL ENGINEER } SURVEYOR of TRAVIS CO
AUSTIN, TEXAS

... Johnson
... Draftsman
... March 1929

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

THE STATE OF TEXAS
COUNTY OF TRAVIS: Whereas I, Paul H. Pfeifer, of the County of Travis, in the State of Texas, being the owner of 15.82 acres a part of the Chas. Gillette 36 acre tract and 4 acres, also a part of said Gillette tract, and also 2 acres in Lot 6-C, of Swisher Subdivision, all out of the Isaac Decker League in the City of Austin, Travis County, Texas, did on the 3 rd. day of March, A.D. 1928, subdivide a part of the above tracts into four blocks numbered from 1 to 4 inclusive; and,

Whereas, an error was made in the platting of Block 4 and I am desirous of making a correction of said Block 4 and am further desirous of subdividing the entire three tracts above described;

Now, therefore, know all men by these presents: that I, the said Paul H. Pfeifer, have re-subdivided the said Block No. 4 according to the plat hereto attached, and have further subdivided the tracts described in paragraph one above according to the said plat here to attached, and the Streets shown on said plat are hereby dedicated to public use,

Witness my hand this the 10 th day of April, A.D. 1928

Paul H. Pfeifer

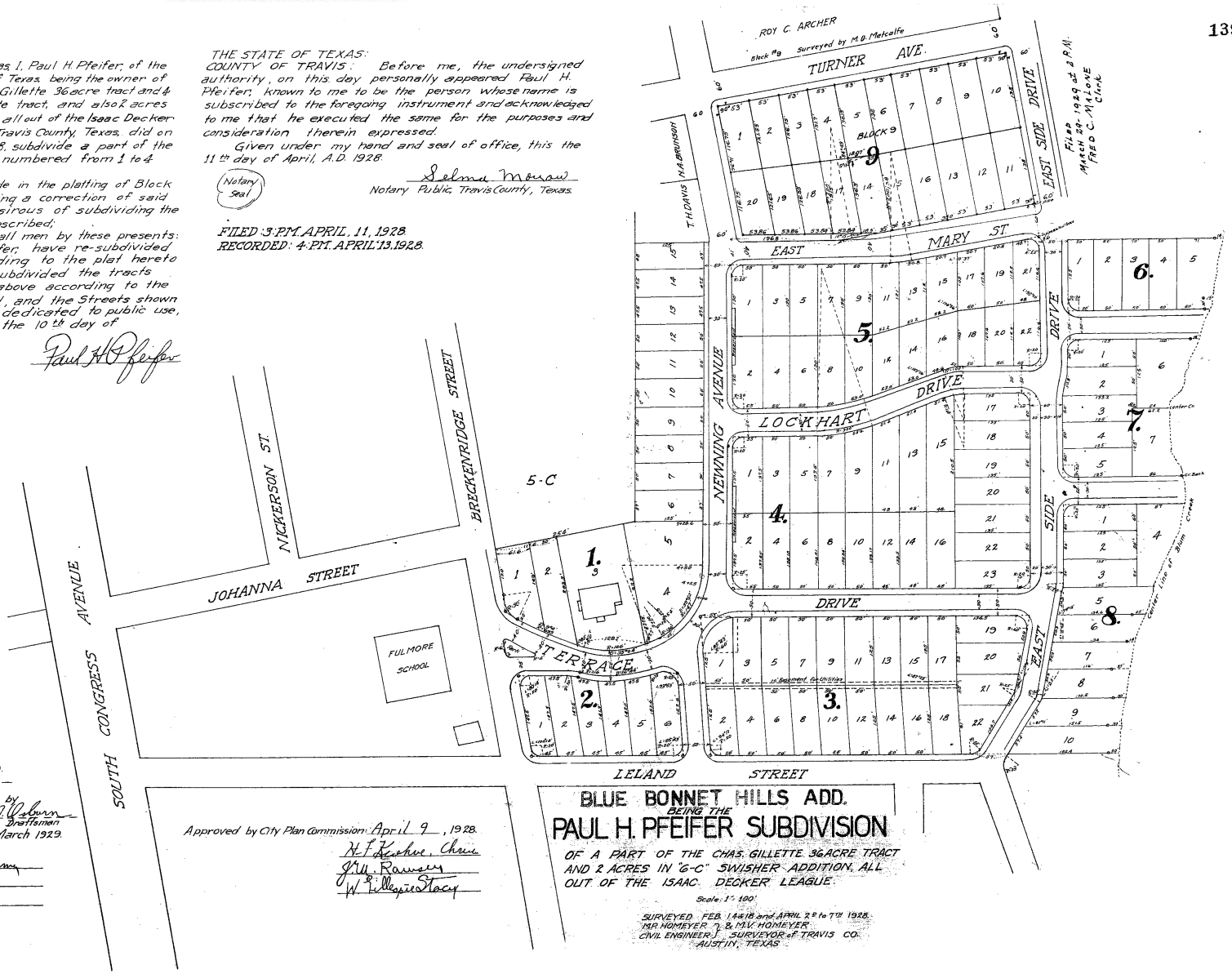
THE STATE OF TEXAS:
COUNTY OF TRAVIS: Before me, the undersigned authority, on this day personally appeared Paul H. Pfeifer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowleged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 11 th day of April, A.D. 1928.

(Notary Seal)

Selma Monsaw
Notary Public, Travis County, Texas.

FILED: 3: P.M. APRIL. 11, 1928.
RECORDED: 4: P.M. APRIL 13, 1928.



Moore, Baggett & Lockhart, Re-subdivision of block "12-K" in Fairview Park addition, originally lots 1 to 24 inclusive; now to be known as lots 1 to 20 in Block No. 9 in "Blue Bonnet Hills" addition, to the city of Austin, Travis County, Texas.

Surveyed & subdivided 3- -29.
MARION O. METCALFE
Surveyor

Approved March 28, 1929 Mapped by W. M. Osburn
Draftsman
Orin E. Metcalfe
City Engineer, Austin, Texas

Approved by city plan commission, March 1929.
H. T. Kuehne Chairman
J. M. Ramsey
W. Gillespie Stacy Sec.

Scale: 1" = 100'

Approved by City Plan Commission: April 9, 1928.
H. T. Kuehne, Chm.
J. M. Ramsey
W. Gillespie Stacy

BLUE BONNET HILLS ADD.
BEING THE
PAUL H. PFEIFER SUBDIVISION

OF A PART OF THE CHAS. GILLETTE 36 ACRE TRACT AND 2 ACRES IN "6-C" SWISHER ADDITION, ALL OUT OF THE ISAAC DECKER LEAGUE.

Scale: 1" = 100'

SURVEYED FEB. 14 & 18 and APRIL 2 & 7 th 1928.
MAR HOMEYER & B. MAC HOMEYER
CIVIL ENGINEER & SURVEYOR of TRAVIS CO.
AUSTIN, TEXAS

(Notary Seal) Selma Morrow

Notary Public, Travis County, Texas.

Filed for record 12 Apr. 1928 at 11:30 A.M. Recorded 12 Apr. 1928 at 4:30 P.M.

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # KNOW ALL MEN BY THESE PRESENTS: That we, Paul H. Pfeifer and wife, Mildred Giles Pfeifer, of the County of Travis, in the State of Texas, for and in consideration of the sum of Forty two Hundred and 00/100 ($4200.00) Dollars, to us paid and secured to be paid by Albert R. Moore, as follows::-

The sum of Seventeen Hundred and 00/100 ($1700.00) Dollars cash to us in hand paid, the receipt of which is hereby acknowledged and confessed, and the sum of Twenty Five Hundred and 00/100 ($2500.00) Dollars evidenced by one certain promissory note of even date herewith, for the principal sum of Twenty five Hundred and 00/100 ($2500.00) Dollars, executed by the said Albert R. Moore and payable to the order of Paul H. Pfeifer at Austin, Travis County, Texas, three (3) years after date, bearing interest at the rate of eight (8) per cent per annum, interest payable annually on the 10th day of April of each and every year until said note with all interest thereon is fully paid. And the said note providing that any defaulting interest to bear interest at the rate of eight per cent per annum, and further providing for ten per cent additional on the amount of principal and interest then due as attorney's fees, if placed in the hands of an attorney for collection, or in case suit is brought on the same, and failure to pay any installment of interest on the said note as the same becomes due and payable, or the failure to pay the taxes on the hereinafter described property as the same become due and payable, shall, at the option of the holder, mature the said note together with all accrued interest. And it is expressly provided in said note and in this deed that the Grantee herein, his heirs or assigns, may at any time pay upon the principal sum of said note, payments in the amount of $ 140.00, and for each of said payments amounting to the sum of $ 140.00, the said Paul H. Pfeifer his heirs or assigns, will execute partial releases, releasing such lot or lots from among the lots which are hereinafter described and conveyed, which the said Grantee, his heirs or assigns, may designate, free from the lien retained in this deed to secure the payment of said note.

Have GRANTED, SOLD and CONVEYED, and by these presents do Grant, Sell and Convey unto the said Albert R. Moore, of the County of Travis, in the State of Texas, all those certain lots, tracts or parcels of land, lying and being situated in the City of Austin, Travis County, Texas, and described as follows, to-wit::

Lots Nos. Thirteen (13), Fourteen (14), and Fifteen (15) in Block No. One (1); Lots Nos. One (1), Three (3), Four (4), Five (5), Six (6), Seven (7), Nine (9), Eleven (11), and Thirteen (13), in Block No. Five (5); and also, Lots Nos. Fifteen (15), Seventeen (17), Nineteen (19) and Twenty One (21) in Block No. Five (5); and Lots Nos. One (1),Two (2), Three (3), Four (4) and Five (5), in Block No. Six (6) all being in the Paul H. Pfeifer Subdivision in the City of Austin, Travis County, Texas, according to the map or plat of the said Paul H. Pfeifer Subdivision of a part of the Chas. Gillette Thirty six (36) acre tract, and a part of and being 2 acres out of Block 60, of the Swisher Addition, out of the Isaac Decker League in the said City of Austin, Travis County, Texas, recorded in Vol. No. 3, page No.139, of the Travis County Plat Records, to which said plat and the record thereof reference is here made for a more particular description.

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 Albert R. Moore, 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 Albert R. Moore, his 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 above described note, and all interest thereon, are fully paid according to their face and tenor, effect and reading, when this deed shall become absolute,

As further consideration herein the said Albert R. Moore, agrees and binds himself to pay all taxes of every kind and character, on the property hereinbefore described and conveyed, as the same severally become due and payable during the existence of the above mentioned note, with the express agreement, however, that the Grantors are to pay all taxes up to and including the year 1927, and that the taxes for the year 1928 are to be divided between the grantors and grantee herein on a pro rata basis as of the date of this Deed.

It is provided, however, and so understood that the conveyance hereby made is subject to the restrictions, covenants and conditions as follows, towit:-

1. No part of the premises hereby conveyed shall ever be conveyed or in any way transferred, demised, leased or let to any person or persons, other than those of the Caucasian Race or held in any way by or for any one other than the members of said Caucasian Race, provided, however, that this clause shall not prevent the employment of others as domestic servants and providing for the customary accommodations for them.

2. No residence shall be built on the property herein conveyed that is commonly known as a Box House.

3. No fences are to be placed within Twenty five (25) feet of the front property line.

4. Garages built on any of the Lots herein conveyed which are not made a part of the residences must be placed in the rear of said residences and if the garage is made a part of the residences the same shall not be placed closer than Three (3) feet to the property line of said Lot.

5. The front building line of the land hereby conveyed shall be back twenty five (25) feet from the property line and no residence or any part thereof, nor out buildings of any kind shall ever be erected or placed upon the space between said building line and said property line, except the front porch and steps of the residence may extend over said Twenty five (25) foot line.

6. All garages build on corner lots in the rear of the residences shall be placed within three (3) feet of the inside line of said Lot.

7. No corner lots shall be subdivided and no residences shall be built to face other than the front property line as platted, except by written consent of all surrounding property owners, of this Subdivision.

8. Any one or all of these restrictions may be altered or eleminated by an agreement in writing, signed by a majority of the owners in said Subdivision , each Lot of said Subdivision to be entitled to have one representative vote, such agreement to be recorded in the Deed Records of Travis County, Texas.

The Grantee in this conveyance accepts same subject to all the foregoing restrictions and conditions, which it is agreed shall be deemed covenants running with the land; and the Grantee for himself , his heirs and assigns, covenants to and with the Grantors,

their heirs and legal representatives that he will and that his heirs and assigns shall forever faithfully observe all and each of the foregoing restrictions and conditions whether or not they are repeated in subsequent conveyances of the above described property. If the Grantee or any persons claiming under him shall at any time violate or shall omit to perform or observe any of the foregoing restrictions or conditions then it shall be lawful for any person owning land in this Subdivision to institute and prosecute appropriate proceedings at law or in equity against the Grantee or any person or persons claiming under him for the wrong done or attempted, or the Grantors herein, their heirs and legal representatives, if they deem it proper without being, however, compelled to do so may institute and prosecute such proceedings.

Witness our hands, at Austin, Texas, this the 10th day of April, A.D. 1928.

Paul H. Pfeifer,

Mildred Giles Pfeifer.

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # BEFORE ME, the undersigned authority, on this day personally appeared Paul H. Pfeifer, 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.

And also, before me, on this day personally appeared Mildred Giles Pfeifer, wife of the said Paul H. Pfeifer, 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 Mildred Giles Pfeifer, 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 the 11th day of April, A.D. 1928.

(Notary Seal) Selma Morrow

Notary Public, Travis County, Texas.

Filed for record 12 Apr. 1928 at 11:30 A.M. Recorded 13 Apr. 1928 at 8:55 A.M.

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # KNOW ALL MEN BY THESE PRESENTS: That we, Paul H. Pfeifer and wife, Mildred Giles Pfeifer, of the County of Travis, in the State of Texas, for and in consideration of the sum of Twelve Thousand, Seven Hundred and Ninety and 00/100 ($12,790.00) Dollars, to us paid and secured to be paid by T. H. Lockhart, as follows: The sum of Thirty Four Hundred and 00/100 ($3400.00) cash to us in hand paid, the receipt of which is hereby acknowledged and confessed, and the sum of Three Thousand One Hundred and Fifteen ($3,115.00) Dollars, evidenced by one certain promissory note of even date herewith for the principal sum of Three Thousand One Hundred and Fifteen ($3115.00) Dollars, executed by the said T. H. Lockhart, and payable to the order of Paul H. Pfeifer, at Austin, Travis County, Texas, on the 10th day of July, A.D. 1928, bearing interest at the rate of eight (8%) per cent per annum, interest payable upon the maturity of said note. And the said note providing that any defaulting interest to bear interest at the rate of eight per cent per annum, and further providing for ten per cent additional on the amount of principal and interest then due as attorney's fees, if placed in the hands of an attorney for collection, or in case suit is brought on the same. And it is expressly provided in said note and in this deed that the said T. H. Lockhart, grantee herein his heirs or assigns, may at any time pay upon the principal sum of said note, payments in the amount of $ 50.00 together with the interest upon said amount to the date of payment, and for each of said payments amounting to the sum of $ 50.00 with accrued interest, the said Paul H. Pfeifer, his heirs or assigns, will execute

their heirs and legal representatives that he will and that his heirs and assigns shall forever faithfully observe all and each of the foregoing restrictions and conditions whether or not they are repeated in subsequent conveyances of the above described property. If the Grantee or any persons claiming under him shall at any time violate or shall omit to perform or observe any of the foregoing restrictions or conditions then it shall be lawful for any person owning land in this Subdivision to institute and prosecute appropriate proceedings at law or in equity against the Grantee or any person or persons claiming under him for the wrong done or attempted, or the Grantors herein, their heirs and legal representatives, if they deem it proper without being, however, compelled to do so may institute and prosecute such proceedings.

Witness our hands, at Austin, Texas, this the 10th day of April, A.D. 1928.

Paul H. Pfeifer,

Mildred Giles Pfeifer.

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # BEFORE ME, the undersigned authority, on this day personally appeared Paul H. Pfeifer, 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.

And also, before me, on this day personally appeared Mildred Giles Pfeifer, wife of the said Paul H. Pfeifer, 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 Mildred Giles Pfeifer, 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 the 11th day of April, A.D. 1928.

(Notary Seal) Selma Morrow

Notary Public, Travis County, Texas.

Filed for record 12 Apr. 1928 at 11:30 A.M. Recorded 13 Apr. 1928 at 8:55 A.M.

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # KNOW ALL MEN BY THESE PRESENTS: That we, Paul H. Pfeifer and wife, Mildred Giles Pfeifer, of the County of Travis, in the State of Texas, for and in consideration of the sum of Twelve Thousand, Seven Hundred and Ninety and 00/100 ($12,790.00) Dollars, to us paid and secured to be paid by T. H. Lockhart, as follows: The sum of Thirty Four Hundred and 00/100 ($3400.00) cash to us in hand paid, the receipt of which is hereby acknowledged and confessed, and the sum of Three Thousand One Hundred and Fifteen ($3,115.00) Dollars, evidenced by one certain promissory note of even date herewith for the principal sum of Three Thousand One Hundred and Fifteen ($3115.00) Dollars, executed by the said T. H. Lockhart, and payable to the order of Paul H. Pfeifer, at Austin, Travis County, Texas, on the 10th day of July, A.D. 1928, bearing interest at the rate of eight (8%) per cent per annum, interest payable upon the maturity of said note. And the said note providing that any defaulting interest to bear interest at the rate of eight per cent per annum, and further providing for ten per cent additional on the amount of principal and interest then due as attorney's fees, if placed in the hands of an attorney for collection, or in case suit is brought on the same. And it is expressly provided in said note and in this deed that the said T. H. Lockhart, grantee herein his heirs or assigns, may at any time pay upon the principal sum of said note, payments in the amount of $ 50.00 together with the interest upon said amount to the date of payment, and for each of said payments amounting to the sum of $ 50.00 with accrued interest, the said Paul H. Pfeifer, his heirs or assigns, will execute

partial releases, releasing such lots or lots from among the lots which are hereinafter described and conveyed, which the said Grantee, his heirs or assigns, may designate, free from the lien retained in this deed to secure the payment of said note; and the further consideration of the assumption by the said T. H. Lockhart, of the proportionate part of the debt and lien against the hereinafter described and conveyed property as evidenced by those two (2) certain promissory vendor's lien notes, being Note No. 1 and Note No 2, executed by Paul H. Pfeifer, and payable to the order of North Millican, bearing date the 17th day of January, A.D. 1928, Note No. 1 being for the sum of One Thousand, One Hundred and Ninety ($1190.00), Dollars, payable in monthly installments of Fifty ($50.00) Dollars or more, a month, including interest, beginning February 17, 1928; and Note No. Two (2) being for the sum of Six Thousand Seven Hundred and Fifty Dollars ($6,750.00) due in installments as follows:-

$500.00 one year after date; $ 250.00 due one and one half years after date; $ 500.00 due two years after date; $ 500.00 due two and one half years after date; $ 1000.00 due three years after date; $ 1500.00 due four years after date; and $ 2500.00 due five years after date; interest payable annually, both of said notes bearing interest at the rate of 8% per annum, and containing the usual provisions for accelerated maturity and attorney's fees in case of default, and Note No. 2 containing the privilege of paying an additional $ 500.00 or any multiple thereof, upon the principal of said note on any interest paying date, and to secure the full payment of said notes and interest the vendor's lien was expressly retained in that certain deed from North Millican to the said Paul H. Pfeifer, dated January 17, 1928, and recorded in Vol. 414, page 363, Travis County Deed Records, to which said deed and the record thereof reference is here made for a full description of said notes and lien and all pertinent purposes. And it is expressly stipulated in the above mentioned deed that any of the lots hereinafter described and conveyed are to be released from the above described vendors lien upon the payment upon the principal of Note No. 2 above described of $100.00 for each of said lots to be released, together with interest upon said amount to the date of payment. And the sum of Five Thousand, One Hundred and Sixty nine and 40/100 ($5,169.40) Dollars is the amount of the note, that the said T. H. Lockhart herein assumes and binds himself to pay for and on account of the hereinafter conveyed lots. The said T. H. Lockhart agrees to pay the said sum of Five Thousand, One Hundred and Sixty nine and 40/100 ($5,169.40) Dollars, with all accrued interest thereon, on or before the 10th day of July, A.D. 1928, at which time the said Lots will be released from the lien securing the payment of the two above described notes.

Have GRANTED, SOLD and CONVEYED, and by these presents do Grant, Sell and Convey unto the said T. H. Lockhart, of the County of Travis, in the State of Texas, all those certain lots, tracts or parcels of land, lying and being situated in the City of Austin, Travis County, Texas, and known and described as follows, towit:-

Lots Nos. Five (5) and Six (6) in Block No. 2;

Lots Nos. Three (3), Five (5), Seven (7), Nine (9), Eleven (11), Thirteen (13), Fifteen (15), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty one (21) and Twenty two (22), in Block No. Three (3);

Lots Nos. One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty One (21), Twenty two (22), and Twenty three (23), in Block No. Four (4);

Lots Nos. Two (2), Eight (8), Ten (10), Twelve (12), Fourteen (14), Sixteen (16), Eighteen (18), Twenty (20), and Twenty two (22), in Block No. Five (5);

Lots Nos. One (1), Two (2), Three (3), Four (4), Five, (5), Six (6) and Seven (7), in Block No. Seven (7);

and Lots Nos. One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10) in Block No. Eight (8), all being in the Paul H. Pfeifer Subdivision in the City of Austin, Travis County, Texas, according to the map or plat of the said Paul H. Pfeifer, Subdivision of a part of the Chas. Gillette Thirty six (36) acre tract and 2 acres out of Lot 6-C, of the Swisher Addition out of the Isaac Decker League in the said City of Austin, Travis County, Texas, recorded in Vol. 3, page 139, of the Travis County Plat Records, to which said plat and the record thereof reference is here made for a more particular description.

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 T. H. Lockhart, 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 T. H. Lockhart, his 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 above described notes and all interest thereon, are fully paid according to their face and tenor, effect and reading, when this deed shall become absolute.

Taxes for the year 1928 are to be pro-rated by and between the Grantors and grantee herein as of the date of this deed.

It is provided, however, and so understood that the conveyance hereby made is subject to the restrictions, covenants and conditions as follows, towit::

1. No part of the premises hereby conveyed shall ever be conveyed or in any way transferred demised, leased or let to any person or persons, other than those of the Caucasian Race or held in any way by or for any one other than the members of the said Caucasian Race, provided, however, that this clause shall not prevent the employment of others as domestic servants and providing for the customary accommodations for them.

2. No residence shall be built on the property herein conveyed that is commonly known as a Box House.

3. No fences are to be placed within Twenty Five (25) feet of the front property line;

4. Garages built on any of the Lots herein conveyed which are not made a part of the residences must be placed in the rear of said residences and if the garage is made a part of the residences the same shall not be placed closer than Three (3) feet to the property line of said Lot.

5. The front building line of the land hereby conveyed shall be back Twenty five (25) feet from the property line and no residence or any part thereof, nor outbuildings of any kind shall ever be erected or placed upon the space between said building line and said property line, except the front porch and steps of the residence may extend over said Twenty Five (25) foot line.

6. All garages built on corner lots in the rear of the residences shall be placed within Three (3) feet of the inside line of said Lot.

7. No corner lots shall be subdivided and no residence shall be built to face other than the front property line as platted, except by written consent of all surrounding property owners, of this Subdivision.

8. The strip of land five feet wide by 50 feet long shown as reservation on the plat aforesaid adjoining Lots 1 and 2, in Block 4, and the strip of the same dimensions adjoining lots 1 and 2 in Block 5, shall not be used or sold as a part of said Lots, but is to be used for planting of shrubbery, flowers, etc., and no drive or driveway shall cross said Reservations.

9. Any residences built or erected in Block 2 of said Addition shall front Northerly so as to face Block No. 1 of the said Subdivision.

10. Any one or all of these restrictions may be altered or eliminated by an agreement, in writing, signed by a majority of the owners in said Subdivision, each Lot of said Subdivision to be entitled to have one representative vote, such agreement to be recorded in the Deed Records of Travis County, Texas.

The Grantee in this Conveyance accepts same subject to all the foregoing restrictions and conditions, which it is agreed shall be deemed covenants running with the land; and the Grantee for himself, his heirs and assigns, covenants to and with the Grantors, their heirs and legal representatives, that he will and that his heirs and assigns, shall forever faithfully observe all and each of the foregoing restrictions and conditions whether or not they are repeated in subsequent conveyances of the above described property. If the Grantee or any persons claiming under him shall at any time violate or shall omit to perform or observe any of the foregoing restrictions or conditions then it shall be lawful for any person owning land in this Subdivision to institute and prosecute appropriate proceedings at law or in equity against the Grantee or any person or persons claiming under him for the wrong done or attempted, or the Grantors herein, their heirs and legal representatives, if they deem it proper, without being, however, compelled to do so may institute and prosecute such proceedings.

Witness our hands, at Austin, Texas, this the Tenth day of April, A.D. 1928.

Paul H. Pfeifer

Mildred Giles Pfeifer.

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # BEFORE ME, the undersigned authority, on this day personally appeared Paul H. Pfeifer, 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.

And also, before me, on this day personally appeared Mildred Giles Pfeifer, wife of the said Paul H. Pfeifer, 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 Mildred Giles Pfeifer 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 the 11th day of April, A.D. 1928.

(Notary Seal) Selma Morrow

Notary Public, Travis County, Texas.

Filed for record 12 Apr. 1928 at 11:30 A.M. Recorded 13 Apr. 1928 at 9:45 A.M.

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # KNOW ALL MEN BY THESE PRESENTS: That I, W. S. Drake, of the City of Austin, County of Travis, and State of Texas,