

350

26-6225

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
MAR 18-70 7437 \* 3.50  
KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kermit E. Brown, of the County of Tulsa, State of Oklahoma, hereinafter referred to as GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to me cash in hand paid by Lakeland Park Property Owners Association, Inc., of the County of Travis, State of Texas, hereinafter referred to as GRANTEE, receipt of which is hereby acknowledged, and for which no lien, expressed or implied, is retained or shall exist, have SOLD, GRANTED, AND CONVEYED, and by these presents do SELL, GRANT, AND CONVEY unto the above named GRANTEE, the following described property, to-wit:

BEING all of the property and premises fully described in EXHIBIT "A" and EXHIBIT "B" attached hereto, and fully incorporated herein,  
SUBJECT TO: (1) Lease-Sales Agreement of date May 2, 1968 by and between Elwyn C. Fowler, W.R. Bud Fowler, and H.B. Kimbro, and GRANTOR Kermit E. Brown further hereby expressly disclaims any and all liability, obligation, or warranty, express or implied, as to or arising out of the said Lease-Sales Agreement and/or the operation, condition, location, or any debt connected with or of, the waterworks described in the said attached EXHIBIT "B", (2) Taxes for the year 1969 and thereafter, (3) Easements, covenants, restrictions, and conditions of record in the office of the County Clerk of Travis County, Texas, affecting the subject property and premises, and (4) Easements granted to, or for the use and/or benefit of, owners of property in Lakeland Park Subdivision as said Subdivision is shown by map or plat thereof recorded in Volume 7, Page 119 of the Plat Records of Travis County, Texas, and easements granted to, or for the use and/or benefit of, owners of property in that certain 31.2 acre tract described in deed dated May 31, 1955 from O.M. Rutledge to Lakeland Corporation, recorded in Volume 1591, Page 176 et seq of the Deed Records of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the above named GRANTEE, its successors and assigns forever. And said above named GRANTOR does hereby bind himself, his heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the above named GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

DATED this, the 10 day of March, 1970.

Kermit E. Brown  
Kermit E. Brown

THE STATE OF OKLAHOMA,  
COUNTY OF TULSA.

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kermit E. Brown, 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 condition therein expressed.

GIVEN under my hand and seal of office, this, the 10th day of March,

1970.

NOTARY SEAL

My commission expires October 1, 1971.

Raye Chalmer  
Notary Public in and for  
Tulsa County, Oklahoma

A part of that portion of 31.2 acres of land out of the John Jackson Survey in Travis County, Texas, which 31.2 acre tract was conveyed by O.M. Rutledge to Lakeland Corporation of Travis County, Texas, by deed dated May 31st, 1955, which deed is recorded in Volume 1591, Page 176 of the Deed Records of Travis County, Texas, the part of said 31.2 acres being that portion of same extending from Margie Road, as reflected by the Plat of Lakeland Park Subdivision, which Plat is recorded in Vol. 7, Page 119 of the Plat Records of Travis County, Texas, to Lake Austin, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point known to be the most southern point of Lakeland Park Addition in Travis County, Texas, according to the map or plat of said Lakeland Park of record in Vol. 7, Page 119 of the Plat Records of Travis County, Texas;

THENCE N 55 deg. 15' W 162.36 feet along the South R.O.W. line of Margie Road to an iron pin found;

THENCE along Margie Road curving to the left with a curve whose central angle is 18 deg. 51' and whose chord bears N 64 deg. 41' W for 62.60 feet to an iron pin for the point of reverse curvature;

THENCE with a curve to the right along the South line of Margie Road whose central angle is 4 deg. 06' and whose chord bears N 67 deg. 03' W for 105.70 feet to an iron pin;

THENCE N 60 deg. W 0.94 feet to an iron pin for the beginning point of this tract;

THENCE S 22 deg. 17' W 85.00 feet to an iron pin for the point of curvature of a curve to the left whose central angle is 18 deg. 24' and whose chord bears S 13 deg. 35' W for 74.18 feet to an iron pin for the point of tangent of a curve;

THENCE S 4 deg. 23' W 69.98 feet to an iron pin for the point of curvature of a curve to the right whose central angle is 49 deg. 11' and whose chord bears S 28 deg. 58' W for 102.63 feet to an iron pin for the point of reverse curvature;

THENCE along a curve to the left whose central angle is 21 deg. 16' 30" and whose chord bears S 42 deg. 56' W for 91.94 feet to an iron pin for the point of tangent of a curve;

THENCE S 32 deg. 18' W 248.09 feet to an iron pin for survey line;

THENCE continuing S 32 deg. 18' W 7 feet, more or less, to water's edge;

THENCE along water's edge of a constant level lake 90 feet to a point;

THENCE N 32 deg. 18' E 7 feet, more or less, to an iron pin;

THENCE continuing N 32 deg. 18' E 143.0 feet to an iron pin;

THENCE S 54 deg. 44' E 60 feet to an iron pin;

THENCE N 32 deg. 18' E 103.43 feet to an iron pin for the point of curvature of a curve to the right whose central angle is 21 deg. 16' 30" and whose chord bears N 42 deg. 56' E 103.01 feet to an iron pin for the point of reverse curvature of a curve to the left whose central angle is 49 deg. 11' and whose chord bears N 28 deg. 58' E for 77.66 feet to an iron pin for point of tangent;

THENCE N 4 deg. 23' E 69.98 feet to an iron pin for the point of curvature of a curve to the right whose central angle is 18 deg. 24' and whose chord bears N 13 deg. 35' E for 83.77 feet to an iron pin for the point of tangent;

THENCE N 22 deg. 47' E 88.80 feet to an iron pin;

THENCE S 60 deg. E 30.24 feet to an iron pin, being the beginning point of this survey, as surveyed by H.W. Curington, registered professional engineer, July 12, 1957.

The above described tract being the same tract described as Exhibit "A" in deed dated May 15, 1969 from Elwyn C. Fowler to Kermit E. Brown, recorded Volume 3691, Page 609 et seq. of the Deed Records of Travis County, Texas, to which said deed and the said record thereof, reference is here now made for all pertinent purposes, and the same property described in deed dated October 9, 1959 from Lakeland Corp. to W.R. Fowler, recorded Vol. 2103, P. 419 et seq. of the Travis County Deed Records, and as FIRST TRACT therein, to which said deed and the said record thereof, reference is here made for all pertinent purposes.

EXHIBIT "B"

26-6227

There is also hereby conveyed the water system, all pipes, pumps, and any and all other fixtures and appurtenances to the same belonging, used in connection with the said water system which is for the use of the persons owning property in Lakeland Park Subdivision, according to the map or plat thereof, of record in Volume 7, Page 119 of the Plat Records of Travis County, Texas, and the owners of the balance of said 31.2 acre tract described in the deed from O. M. Rutledge to Lakeland Corporation of Travis County, of record in Volume 1591, Page 176 et seq of the Deed Records of Travis County, Texas, which was not subdivided into said Lakeland Park Addition.

FILED  
MAR 18 1 56 PM '70  
Emilie Limberg  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS  
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 Travis County, Texas, as Stamped hereon by me, on

MAR 18 1970



Emilie Limberg  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

Dana DeBeauvoir  
County Clerk  
1000 Guadalupe Street Suite 222  
Austin TX 78701

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Receipt

Location: 1

Employee: 280

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Transaction Information

Transaction Type: Recording - Copies  
ID: AM  
Year: 2017  
Amount Due: \$33.00  
Convenience Fee: \$3.00  
Total Amount Due: \$36.00

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Payment Information

Payment Method: Credit Card  
Card Type: VISA  
Card Holder Name: SUZANNE MCCALLA  
Reference #: 10178517  
Transaction #: pd6awm48  
Authorization #: 284448  
Processed Date: 01/18/2017  
Processed Time: 12:46:30 PM

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Transaction Details

Phone #: 7046829619

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Home

Thank you for your payment!

Your credit card statement will reflect this transaction with the name  
GOVERNMENT PAYMENTS.

If you should have any questions regarding your credit card transaction you can  
call us at 956-682-3466 during our business hours of 8:00 AM to 5:00 PM Central  
Standard Time on Monday through Friday.

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TRAVIS COUNTY CLERK  
P.O. BOX 149325  
AUSTIN, TX 78714-9325  
(512) 854-9188

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ISSUED TO: SUZANNE MCCALLA  
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RECEIPT # 7001  
DATE 01/18/2017 12:46:39 PM  
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SERVICE	PAGES	FEE
COPIES, PLAIN COPIES	3	3.00
SEARCH, SEARCH	1	30.00
Total Amount Due		33.00

CREDIT 10178517 33.00  
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Total Amount Paid 33.00

THANK YOU, HAVE A NICE DAY  
INDEXES AVAILABLE  
[WWW.TRAVISCOUNTYCLERK.ORG](http://WWW.TRAVISCOUNTYCLERK.ORG)  
DANA DEBEAUVOR  
COUNTY CLERK  
Deputy: MORALES A