

10109/6F/11-20-79

DEC 27-1979 5260 \* 13.00

THE STATE OF TEXAS  
COUNTY OF TRAVIS

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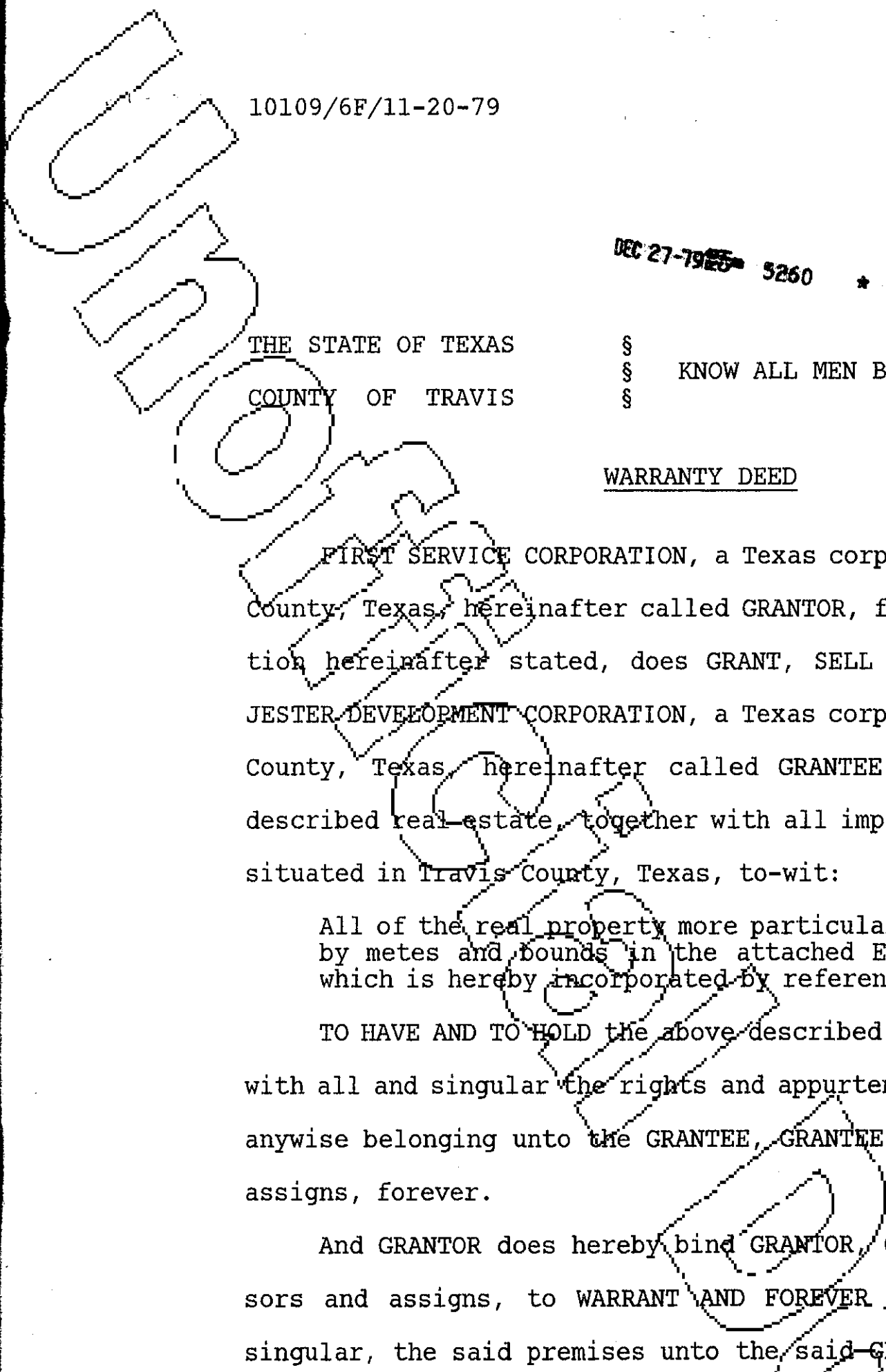
WARRANTY DEED

FIRST SERVICE CORPORATION, a Texas corporation of  
County, Texas, hereinafter called GRANTOR, for the cons  
tion hereinafter stated, does GRANT, SELL and CONVEY  
JESTER DEVELOPMENT CORPORATION, a Texas corporation of  
County, Texas, hereinafter called GRANTEE, the foll  
described real estate, together with all improvements t  
situated in Travis County, Texas, to-wit:

All of the real property more particularly describ  
by metes and bounds in the attached Exhibit "A"  
which is hereby incorporated by reference; and

TO HAVE AND TO HOLD the above described premises,  
with all and singular the rights and appurtenances ther  
anywise belonging unto the GRANTEE, GRANTEE'S success  
assigns, forever.

And GRANTOR does hereby bind GRANTOR, GRANTOR'S s  
sors and assigns, to WARRANT AND FOREVER DEFEND, al  
singular, the said premises unto the said GRANTEE, GRA



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property and for which GRANTEE has executed a prom  
interest bearing note in the total amount of \$2,500,  
which includes the amount advanced for the purchase  
property as well as the amount to be advanced for the  
opment thereof, payable to said Association. The m  
further secured by a deed of trust of even date here  
Spencer H. Blain, Jr., Trustee.

The vendor's lien and superior title are speci  
retained by GRANTOR against the property described  
until said note and all interest thereon are fully pa  
to the extent the same secure the payment of the no  
cribed in (2) above, they are hereby assigned and tran  
to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF AUSTIN

Dated as of the 20th day of November, 1979.

**(CORPORATE SEAL)**

ATTEST:

FIRST SERVICE CORPORATE

*Cynthia Gregory*  
Assistant Secretary  
Cynthia Gregory

By

*Alfred Staehely*  
Alfred Staehely - Loan

Mayfield Miscellaneous  
Lakewood Tract 1  
24.708+ (.01) acres

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A FIELD NOTE DESCRIPTION OF 24.708+ (.01) ACRE TRACT OF LAND BEING A PORTION OF M. D. WILLIAMS SURVEY NO. 49, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 75.7 ACRE TRACT OF LAND CONVEYED BY THE BULL CREEK TRACT TO FIRST SERVICE CORPORATION BY DEED DATED JUNE 30, 1972 AS RECORDED IN VOLUME 4373, PAGE 382 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 45.76 ACRE TRACT OF LAND CONVEYED BY MALCOLM L. MILBURN ET AL., TO FIRST SERVICE CORPORATION BY DEED DATED JUNE 30, 1972 AS RECORDED IN VOLUME 386 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe for the west corner of the said 45.76 acre tract, said iron pipe being in a southeast line of a 754.03 acre tract of land conveyed by Mabel B. Morris et al., to Thomas E. Berry, Trustee, by deed dated June 30, 1972 and recorded in Volume 6658, Page 2071 of the Deed records of Travis County, Texas, moreover, said iron pipe also being in the northwest line of the M. D. Williams Survey and in a southeast line of the A. E. Patton Survey, moreover said iron pipe being the north corner of a 17.02 acre tract of land conveyed by Henry H. Lowell, Sr. et al., to Richard L. Matz, Trustee, by deed dated May 13, 1969 as recorded in Volume 3656, page 1540 of the Deed Records of Travis County, Texas;

THENCE, leaving said 17.02 acre tract with the common line of the said 45.76 acre tract and the 754.03 acre tract, said line also being the northwest line of the M. D. Williams Survey No. 49 and a southeast line of the A. E. Patton Survey No. 541, N 30° 09' 30" E, a distance of 879.10 feet to an iron pipe for the north corner of said 45.76 acre tract and the west corner of the 75.7 acre tract;

THENCE, leaving said 45.76 acre tract with the common line of said 75.7 acre tract and the 754.03 acre tract, N 30° 00' 30" E, a distance of 1312.25 feet;

THENCE, leaving said common line of the 75.7 acre and the 754.03 acre tracts, following twenty-one (21) courses:

1. S 01° 56' W, a distance of 239.64 feet;
2. a distance of 152.16 feet with the arc of a curve having the following elements: Delta = 30° 55', Radius = 152.16 feet, and a chord which bears S 21° 52' 30" E, a distance of 152.16 feet;

Mayfield Miscellaneous  
Lakewood Tract 1  
24.708+(.01) acres

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12. a distance of 102.98 feet with the arc of a curve to the following elements: Delta =  $27^{\circ} 04'$ , Radius = 211 feet, and a chord which bears  $S 84^{\circ} 35' W$ , a distance of 102.03 feet;
13. a distance of 134.49 feet with the arc of a curve to the following elements: Delta =  $27^{\circ} 19' 30''$ , Radius = 211 feet, and a chord which bears  $S 84^{\circ} 43' W$ , a distance of 134.49 feet;
14.  $S 09^{\circ} 47' W$ , a distance of 514.00 feet;
15.  $S 26^{\circ} 22' W$ , a distance of 305.77 feet;
16.  $S 67^{\circ} 06' W$ , a distance of 82.00 feet;
17.  $N 59^{\circ} 45' W$ , a distance of 360.00 feet;
18.  $S 71^{\circ} 33' W$ , a distance of 189.00 feet;
19.  $S 30^{\circ} 19' W$ , a distance of 266.00 feet;
20.  $S 26^{\circ} 22' E$ , a distance of 174.67 feet;
21.  $S 29^{\circ} 27' W$ , a distance of 266.06 feet to a point in the line of the said 47.76 acre tract and the northerly line of the said 17.02 acre tract;

THENCE, with the common line of the said 45.76 acre and the 17.02 acre tract,  $N 60^{\circ} 33' W$ , a distance of 416.67 feet to the POINT OF BEGINNING of the said 24.708+(.01) acres of land.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I  
I  
I  
KNOW ALL MEN BY THESE PRESENTS

That I, Darrel Sutton, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the 12th day of August, 1988, in my direction and supervision.

Mayfield Miscellaneous  
Lakewood Tract 2  
7.908±(.004) Acres

A FIELD NOTE DESCRIPTION OF A 7.908±(.004) ACRE TRACT OF LA WILLIAMS SURVEY NO. 49, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 41.616 ACRE TRACT CONVEYED BY JAMES K. PRESNAL, TRUSTEE TO THE M. D. WILLIAMS SURVEY CORPORATION BY DEED DATED MARCH 16, 1973 AND RECORDED IN VOLUME 623 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron pipe for the northwest corner of the said 41.616 acre tract, said iron pipe being also a corner of a 754.03 acre tract of land conveyed by Mable B. Morriss, et al, to Thomas E. Patton by deed dated July 23, 1979, and recorded in Volume 6658, Page 623 of the Deed Records of Travis County, moreover, said POINT OF BEGINNING also being the north corner of said Williams Survey, an east line of the A. E. Patton Survey No. 541, and in the southwest line of the J. Cole Survey No. 600;

THENCE leaving the Cole Survey with the common line of the said 41.616 and the 754.03 acre tract, said line being the northwest line of the M. D. Williams Survey No. 49 and a southeast line of the A. E. Patton Survey No. 541, S 30° 00' 30" W, a distance of 257.00 feet to a POINT OF BEGINNING, of the herein described tract;

THENCE leaving said common line of the said 41.616 and 754.03 acre tracts the following four (4) courses:

1. S 60° 07' E, a distance of 329.00 feet,
2. S 00° 28' E, a distance of 305.00 feet,
3. S 38° 54' W, a distance of 289.00 feet, and
4. S 72° 16' W, a distance of 652.76 feet to a point on the northwest line of the above 41.616 acre tract and the said southeast line of the 754.03 acre tract;

THENCE with the common line of the 41.616 acre tract and the 754.03 acre tract, N 30° 00' 30" E, a distance of 1030.79 feet to a POINT OF BEGINNING, containing 7.908 ±(.004) acres of land.

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UNSUBS  
SUSPENDED

EX-101

GA# 1905090 RB

Charge: Small, Gray, 4W orkenthin  
2600 Anstet, Matt Bl Daven  
Anstet, Det 18701

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