

THE STATE OF TEXAS

COUNTY OF TRAVIS ~~NO. 9-122-4437~~ \* 250

250

KNOW ALL MEN BY THESE PRESENTS: That

68-7259

I, ROBERT RAY IHRIG, a single man,

of Travis County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash, and other valuable consideration to me in hand paid by JAY FRANK POWELL and wife, ELEANOR V. POWELL, of Travis County, Texas, the receipt of which is hereby acknowledged and confessed, and for payment of which no lien, expressed or implied, is retained, except as hereinafter set out, have (has) GRANTED, SOLD and CONVEYED, and by these presents do(es) GRANT, SELL and CONVEY unto said

JAY FRANK POWELL and wife, ELEANOR V. POWELL, of Travis County, Texas, all that certain lot, tract or parcel of land lying and being situated in ~~the City of Austin~~, Travis County, Texas, known and described as follows, to wit:

Lot No. Eleven (11), WINDY COVE SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat of record in Book 28, Page 41, Plat Records of Travis County, Texas, LESS that certain part of said Lot 11 described by metes and bounds in deed executed by E. E. Naumann to Monroe Vivian and D. L. Landrum, dated November 2, 1966, same being of record in Vol. 3249, Page 1410, Deed Records of Travis County, Texas, reference to which is here made for all necessary purposes.

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

JAY FRANK POWELL and wife, ELEANOR V. POWELL, their heirs and assigns, forever; and I, the Grantor herein, do(es) hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said

JAY FRANK POWELL and wife, ELEANOR V. POWELL, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, subject to all easements and restrictions of record.

PROVIDED AND EXCEPT, HOWEVER, that the conveyance herein made is subject to and Grantee(s) expressly assume(s) the payment of a certain vendor's lien and deed of trust lien, which are now an encumbrance upon said land, both to secure the payment of one certain promissory note in the original principal sum of \$ 12,850.00 , and presently unpaid balance of \$ 10,685.15 , dated February 29, 1968, , payable to the order of HENRY MENDLANDT, JR., due in monthly installments of \$ 130.00 each, including interest at the rate of 7 % per annum, the next installment being due March 10, 1971, and a like installment being due on the 10th day of each month thereafter, until said note, both principal and interest, has been paid in full, and containing usual provisions for accelerated maturity and attorney's fees in case of default, said note being the identical note described in a warranty deed dated February 29, 1968, , recorded in Vol. 3430, Pages 1416 , et seq.,

2p  
fb

PID 128976

68-7260

Deed Records of Travis County, Texas, and additionally secured by a deed of trust bearing even date therewith, recorded in ~~Vol. 1332~~ ~~Page 1332~~ ~~the~~ ~~et seq.~~, Deed of Trust Records of Travis County, Texas, to which records reference is here made for a more particular description of said note and the liens securing same.

EXECUTED this 8th day of March 1971.

Robert Ray Ihrig  
Robert Ray Ihrig

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared **ROBERT RAY IHRIG**, known to me to be the person(s) whose name(s) 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 8th day of March, 19 71.

NOTARY SEAL

Jayne Brown  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of \_\_\_\_\_, 19 .

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS.

1138 1335

68-7261

FILED

Nov 9 10 13 AM '72

*Lois S. Angeline*

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

NOV 9 1972



*Lois S. Angeline*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

4439 1333

00-1333

MAR-6-67~~25~~ 6226 \* 2.75

MAR-6-67~~25~~ 6225 \* 13.75

1967  
SEP 27  
REC

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

That E. E. NAUMANN, not joined herein by his wife for the reason that no part of the hereinafter described property is used, claimed or actually occupied by him as his homestead, of Travis County, Texas, hereinafter called Grantor, for the consideration paid and secured to be paid as hereinafter provided, HAS GRANTED, SOLD AND CONVEYED, and by these presents DOES GRANT, SELL AND CONVEY, unto D. L. LANDRUM, of Anderson County, Texas, and MONROE VIVION, of Travis County, Texas (the said D. L. Landrum to hold a six-tenth (6/10) interest and the said Monroe Vivian to hold a four-tenth (4/10) interest), hereinafter called Grantees, all that certain lot, tract or parcel of land lying and being situated in Travis County, Texas, and known and described as follows, to-wit:

Lots Twelve (12) to Twenty (20), inclusive, of Windy Cove, a subdivision in Travis County, Texas, according to the map or plat of record in Book 28, Page 41, Plat Records of Travis County, Texas; and

Part of Lot Eleven (11), of Windy Cove, a subdivision in Travis County, Texas, according to the map or plat of record in Book 28, Page 41, Plat Records of Travis County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake in the North line of Rockcliff Road at the Southwest corner of the said Lot 11 for the Southwest corner hereof;

THENCE with the Northwest line of the said Lot 11 N. 34° 17' E. for a distance of 251.23 feet to an iron stake at the Northeast corner of the said Lot 11 for the Northeast corner hereof;

THENCE with the Northeast line of the said Lot 11 S. 48° 05' E. for a distance of 29.76 feet to a point for the Southeast corner hereof;

THENCE S. 34° 17' W. for a distance of 132.19 feet and S. 56° 57' W. for a distance of 24.90 feet and S. 34° 17' W. for a distance of 81.62 feet to an iron stake in the North line of Rockcliff Road for the Southeast corner hereof;

THENCE along the Northeast line of Rockcliff Road on a curve to the left whose Radius is 168.00 feet and whose Subchord bears N. 83° 37' W. for a distance of 22.66 feet to THE PLACE OF BEGINNING.

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 Grantees, in the interests hereinabove set out, their heirs or assigns, forever. And Grantor does hereby bind himself, his 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, subject, however, to all valid restrictions and easements which are of record applicable to the property hereby conveyed.

The consideration paid and secured to be paid for said property is as follows:

TEN AND NO/100 (\$10.00) DOLLARS and other good, valuable and sufficient consideration cash to Grantor in hand paid, 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 TWELVE THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$12,250.00) DOLLARS, as evidenced by one certain promissory note of even date herewith, executed by the Grantees herein and made payable to the order of Grantor in the manner as follows:

Payable in annual installments of ONE THOUSAND TWO HUNDRED TWENTY-FIVE AND NO/100 (1,225.00) DOLLARS, or more, each, plus interest at the specified rate therein, beginning October 1, 1967, and continuing on the 1st day of October of each and every year thereafter until the whole of said note, principal and interest, is fully paid.

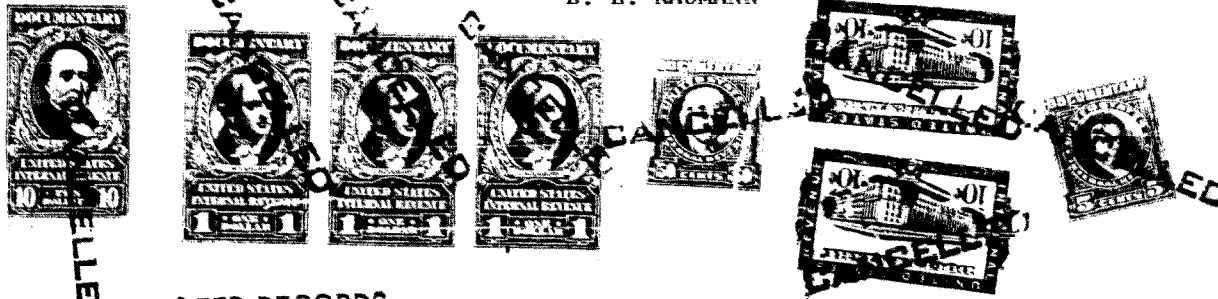
Said note contains the usual provisions for accelerated maturity and attorney's fees in the event of default, and is secured by a first and superior vendor's lien on the property described above and is additionally secured by a Deed of Trust with power of sale, of even date herewith, to E. H. Smartt, Trustee.

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 and described, as evidenced by the above described promissory note, principal and interest, is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS MY HAND this <sup>21</sup> ~~23~~rd day of <sup>November</sup> ~~September~~, A. D. 1966.

*E. E. Naumann*  
E. E. NAUMANN

13 25  
U.S. INT. REV. STAMPS CANCELLED



FILED

THE STATE OF TEXAS :  
:  
COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared E. E. NAUMANN, 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 2nd day of ~~September~~, A. D. 1966.  
~~NOVEMBER~~

NOTARY SEAL

Ms. Janice Nolley, CPS  
NOTARY PUBLIC, 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

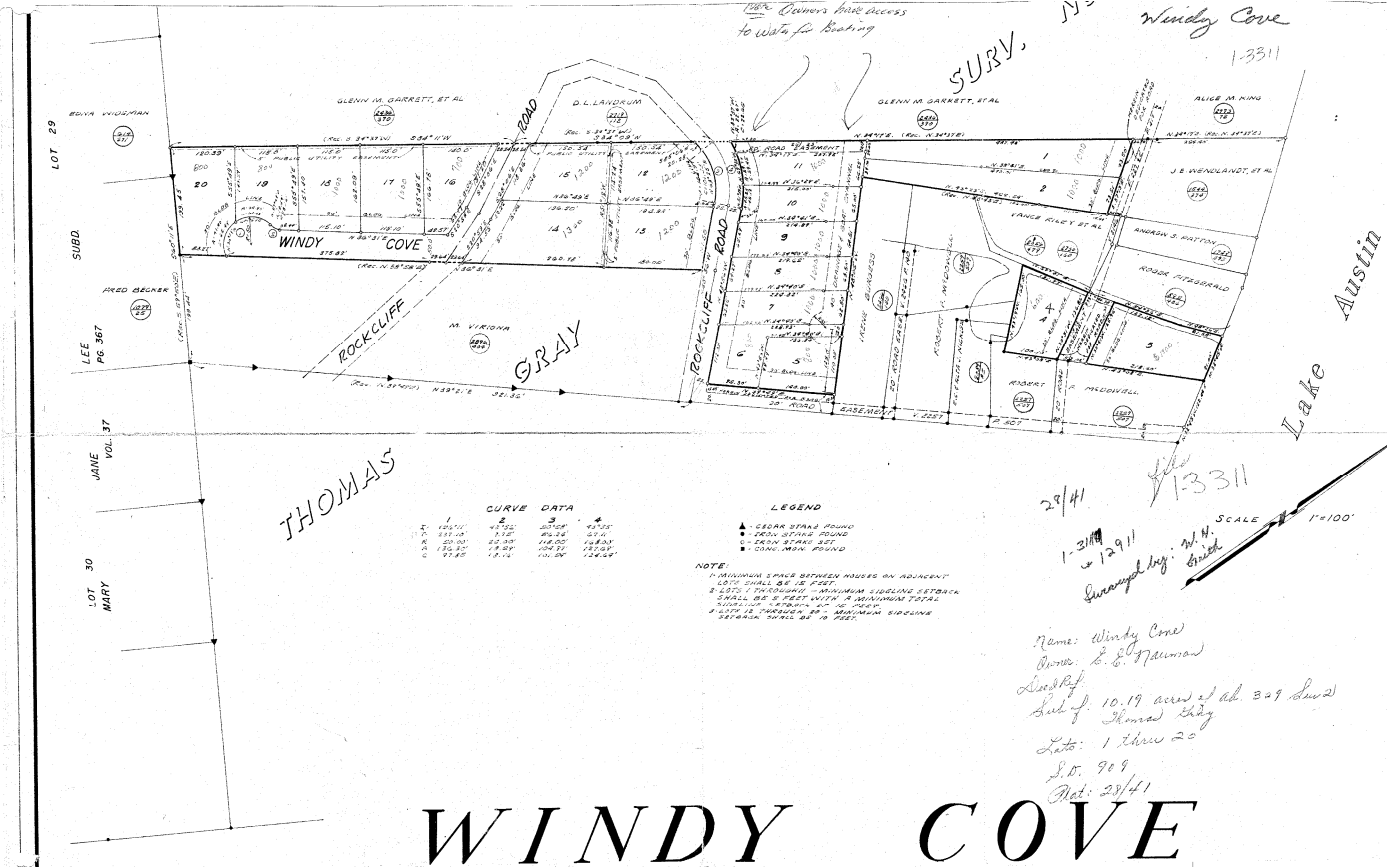
MAR 7 1967



Emilie Limberg  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEED RECORDS 3249 1412  
Travis County, Texas

FILED  
MAR 6 3 30 PM '67  
Emilie Limberg  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS



Owners have access to water for boating

SURV. 1-3311

LOT 29  
SUBD  
EDNA WOODMAN  
LEE PG 367  
JANE VOL 37  
LOT 30  
MARY

THOMAS

CURVE DATA			
1	100.00	2.00	100.00
2	100.00	2.00	100.00
3	100.00	2.00	100.00
4	100.00	2.00	100.00
5	100.00	2.00	100.00
6	100.00	2.00	100.00
7	100.00	2.00	100.00
8	100.00	2.00	100.00
9	100.00	2.00	100.00
10	100.00	2.00	100.00
11	100.00	2.00	100.00
12	100.00	2.00	100.00
13	100.00	2.00	100.00
14	100.00	2.00	100.00
15	100.00	2.00	100.00
16	100.00	2.00	100.00
17	100.00	2.00	100.00
18	100.00	2.00	100.00
19	100.00	2.00	100.00
20	100.00	2.00	100.00

LEGEND  
 ▲ CEDAR STAKE FOUND  
 ● CEDAR STAKE FOUND  
 ○ CEDAR STAKE SET  
 \* CORNER MARK FOUND

NOTE  
 MINIMUM SPACES BETWEEN HOUSES ON ADJACENT LOTS SHALL BE 10 FEET  
 MINIMUM SETBACK - MINIMUM SIDEWALK SETBACK SHALL BE 5 FEET WITH A MINIMUM TOTAL WIDTH OF 10 FEET  
 MINIMUM SETBACK SHALL BE 10 FEET

28/41  
 1-3111  
 1-12911  
 Surveyed by: W.V. Smith  
 SCALE 1"=100'

Name: Windy Cove  
 Owner: L. E. Ogden  
 Subd of: 10.19 acres of ab. 309 Subd  
 Thomas Edg  
 Lots: 1 thru 20  
 L.S. 909  
 Plat: 28/41

# WINDY COVE