

STATE OF TEXAS |
COUNTY OF TRAVIS | 44407
IN THE NAME OF THE STATE OF TEXAS

TO ALL TO WHOM THESE PRESENTS SHALL COME, KNOW YE:

WHEREAS, the VETERANS LAND BOARD OF THE STATE OF TEXAS adopted a resolution on May 28, 1957, authorizing the Chairman of said BOARD, or in his absence or illness the Acting Chairman of said BOARD, to execute and deliver deeds segregating or severing portions of land being purchased under the Texas Veterans Land Act; and

WHEREAS, said GRANTEE hereinafter named, the purchaser under a Veterans Land Board Contract of Sale and Purchase, has requested said BOARD to execute and deliver such a deed to him; NOW, THEREFORE,

FOR AND IN CONSIDERATION of the sum of
TEN DOLLARS AND NO/100. (\$10.00).

DOLLARS, cash in hand paid to said BOARD by said GRANTEE, the receipt of which is hereby acknowledged and confessed, said BOARD has GRANTED and CONVEYED, and by these presents does hereby GRANT and CONVEY, unto

RANDALL G. SIMMONDS, Rt. 1, Box 212 H., Georgetown, Tx 78626

GRANTEE, all that certain lot, tract, or parcel of land more particularly described as follows, to-wit:

(A large diagonal line is drawn across the page, indicating that the land description has been omitted or is otherwise defined elsewhere.)

BEING 5.0 acres of the Duncan St. Clair Survey, Abstract No. 550, in Williamson County, Texas, part of a 22.21 acre tract which is described in a General Warranty Deed from Michael A. Hardy to the Texas Veterans Land Board as recorded in Vol. 928, Pg. 517, Deed Records of Williamson County, Texas. Surveyed on the ground in September of 1985, by W.F. Forest, Registered Public Surveyor No. 101.

BEGINNING at an iron pin found at the Southeast corner of the said 22.21 acre tract, in the West line of a 20.47 acre tract. An iron pin found at the Southwest corner of the 20.47 acres bears S 19°34' E 254.88 feet. Another stake found at 258.88 feet.

THENCE S 71°00' W 499.70 feet to an iron pin found.

THENCE N 19°34' W 435.88 feet to set an iron pin.

THENCE N 71°00' E 499.70 feet to set an iron pin in the West line of the 20.47 acre tract. An iron pin found bears N 19°34' W 81.46 feet. This point being the Southern termination of the east line of a 30 foot wide access easement which is reserved along the East line of the 22.21 acre tract.

THENCE S 19°34' E 435.88 feet to the POINT OF BEGINNING.

And for the same consideration there is further CONVEYED to the Grantee herein, his heirs and assigns, the free and uninterrupted use, liberty, privilege and easement of passing in, on and along, in common with Grantor herein, its successors and assigns, an easement for ingress and egress described by metes and bounds as follows, to-wit:

EASEMENT DESCRIPTION

BEING a description of the East line of a 30 foot wide easement which provides access from County Road 224 to the Northeast corner of the above described 5.0 acre tract.

BEGINNING at an iron pin found in the South line of County Road 224, at the Northeast corner of the 22.21 acre tract which is described in a General Warranty Deed from Michael A. Hardy to the Texas Veterans Land Board as recorded in Vol. 928, Pg. 517, Deed Records of Williamson County, Texas.

THENCE S 19°34' E at 1418.54 feet pass an iron pin found, continuing in all 1500.0 feet with the East line of the 22.21 acre tract, to an iron pin set for the Northeast corner of the above described 5.0 acre tract.

THE WARRANTY DEED TO THE GRANTOR HEREIN CONTAINS THE FOLLOWING, TO WHICH THIS CONVEYANCE IS SUBJECT:

SAVE AND EXCEPT, and there is hereby reserved unto Grantors, their heirs and assigns, an undivided five-eighths (5/8) interest in the oil, gas and other minerals in and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

This conveyance is made subject to the following easement and royalty reservation:

1. Visible and apparent easements on or across the property herein described.
2. One-half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 811, Page 112, Deed Records, Williamson County, Texas.

HEREBY relinquishing unto said GRANTEE, his heirs and assigns, forever, all of said BOARD'S right, title, and interest in and to the land above described;

BUT IT IS AGREED AND UNDERSTOOD that in the event that a patented survey of which the above-described tract of land is a part contains excess acreage, or that unsurveyed school land is contained within the boundaries of the above-described tract of land, said BOARD by the execution of this deed does not purport to grant or convey any right, title, or interest in and to such excess acreage or unsurveyed school land.

WITNESS MY HAND AND SEAL OF THE VETERANS LAND BOARD OF THE STATE OF TEXAS, this the 9th day of October, 1985.

Garry Mauro
Garry Mauro, Chairman
VETERANS LAND BOARD
OF THE STATE OF TEXAS

Approved: Contents rea
As To: Legal rea
Execution *mg*

FILED FOR RECORD
WILLIAMSON COUNTY, TX.
1985 NOV 21 AM 9:47
James S. Boylston
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON
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 Williamson
County, Texas, as stamped hereon by me, on

NOV 22 1985
James S. Boylston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS