

FEDERNALES FINANCE CORPORATION TO

VJ. W. COONROD, ET UX

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THE STATE OF TEXAS  
COUNTY OF GILLESPIE

WARRANTY DEED WITH VENDOR'S LIEN

KNOW ALL MEN BY THESE PRESENTS, THAT

PEDERNALES FINANCE CORPORATION, a Corporation with office in Fredericksburg, Gillespie County, Texas, acting herein by and through its duly elected officers, for and in consideration of the sum of TEN AND NO/100 DOLLARS CASH and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of their one certain Promissory Note of even date herewith in the principal sum of \$22,500.00, payable to the order of Grantor in annual installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by a Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to PAT DOOLEY, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto J. W. COONROD and his wife, ANGELA COONROD, of Gillespie County, Texas, all of the following described real property in Gillespie County, Texas, to-wit:

24.83 acres of land situated in Gillespie County, Texas, being part of Survey No. 37, originally granted to Jose Antonio Menchaca and patented to John Twohig, Assignee, by Patent No. 355, Vol. 3, dated January 9, 1846, and described by metes and bounds as follows, to-wit:

BEGINNING at a steel bar set in fence line being a point in the South line of the Meusebach Community Road, and being a point 625.0 feet E. of the SW corner of that 64.63 acre tract of land that was conveyed to Pedernales Finance Corp. by Clara Heimann, et al, by deed dated July 19, 1972, recorded in Vol. 103, pages 375-377 of the Deed Records of Gillespie County, Texas, for the S S W corner of this tract; THENCE North 1057.1 feet to a steel bar set for a reentrant corner of this tract of land;  
THENCE N 89° 02' W. 629.8 feet to a steel bar set in the East right-of-way line of U S Highway No. 87 for the W SW corner of this tract;  
THENCE with the East right-of-wayline of said highway, N. 0° 15' W. 650.0 feet to a steel bar set for the NW corner of this tract of land;  
THENCE S 89° 02' E. 1031.2 feet to a steel bar set for the NE corner of this tract of land;  
THENCE S 0° 18' W. 1700.5 feet to a steel bar set in fence line, being a point in the South line of the Meusebach Community Road for the SE corner of this tract of land;  
THENCE with fence along the South line of the Meusebach Community Road, West 389.6 feet to the place of beginning. (Surveyed by Victor L. Nixon, Registered Public Surveyor, Reg. No. 655, on June 28, 1972, Ctf. dated September 22, 1972).

The property herein described and conveyed is SUBJECT to the following applicable restrictions, covenants and reservations, which shall be binding on the parties hereto and all persons claiming under them, to-wit:

This tract shall be used for residential purposes only.

No building or structure shall be occupied or used until the exterior thereof is completely finished. All residences to be a minimum of 1200 square feet of living area.

No noxious or offensive activity shall be permitted on any tract, nor shall anything be done thereon which shall be an annoyance or nuisance to the neighborhood.

No swine shall be kept on the property nor shall there be any concentrated feeding of livestock or poultry for commercial purposes, for dairy operations, nor shall commercial livestock holding pens be maintained thereon.

No automobile wrecking yards shall be operated thereon nor shall a liquor store, tavern or other house for public entertainment be erected thereon.

No buildings shall be moved onto any tract without first obtaining permission in writing from the seller (developer) or from any person or agent that he may authorize to act for him.

There shall be no mobile homes placed on any tract.

The seller reserves unto himself a 5 foot easement for utilities purposes along each boundary of the property.

NO dwelling shall be occupied until it is connected to a septic tank or other disposal system approved by the county and/or State Health Department. No outside toilet will be permitted.

These restrictions shall continue in force until January 1, 2000, and thereafter until a majority of the owners of tracts comprising the property which were conveyed subject to these restrictions vote to remove the same, each tract owner to have one vote regardless of the size of his holdings; and if grantees, their heirs or assigns, violate or attempt to violate any of the restrictions or protective covenants herein set forth, any owner of property subject to such restrictions and/or protective covenants may prosecute such proceedings in law or in equity against the violator thereof to restrain him from doing so and/or for his damages.

This conveyance is made SUBJECT TO the rights of the public in and to what is commonly known as the Meusebach Community Road, which crosses the southern portion of the property hereby conveyed.

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, their heirs and assigns forever; and Pedernales Finance Corporation does hereby bind itself, its assigns and successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against