

hereby conveyed to revert to and be revested in these grantors upon the death of the said Reba B. Morris.

TO HAVE AND TO HOLD the said non-participating royalty term interest unto the said Reba B. Morris for and during her natural life only.

EXECUTED this October 20, 1972.

s/ Will A. Morris, Jr.
t/ Will A. Morris, Jr.

s/ Rachel S. Morris
t/ Rachel S. Morris

THE STATE OF TEXAS)

COUNTY OF BEXAR)

BEFORE ME, the undersigned authority, on this day personally appeared WILL A. MORRIS, JR., and RACHEL S. MORRIS, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this October 20, 1972.

(Notary Seal)

s/ Ethel H. Burke
Notary Public in and for
Bexar County, Texas.

t/ Ethel H. Burke

Filed for Record Dec. 22nd A D 1972 at 11:15 o'clock A.M.

Recorded Dec. 28th A D 1972 at 3:30 o'clock P.M.

Lucille Bendale CLERK
COUNTY COURT REAL COUNTY, TEXAS.

No. 15,828

Walter Stahmann, et al WARRANTY DEED to Ralph F. McCrary, et ux

THE STATE OF TEXAS)

COUNTY OF REAL)

KNOW ALL MEN BY THESE PRESENTS:

That we, WALTER STAHMANN and wife, ESTELLE STAHMANN, and ODINE C. STAHMANN and wife, ROSE MARIE STAHMANN, for and in consideration of the sum of TEN DOLLARS (\$10) and other valuable consideration to us in hand paid by RALPH F. McCRARY and wife, THELMA B. McCRARY, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said RALPH F. McCRARY and THELMA B. McCrary, with the restrictions and upon the covenants below stated, all that certain parcel and tract of land described as follows:

FIRST TRACT: 6.234 acres of land, being a portion of a certain 164.861 acre tract, out of Survey No. 1529, Abst. 459, Edward Hughes, Original Grantee, conveyed to Walter Stahmann et al by deed from Zoe Austin Hampton et al dated May 16, 1967, and recorded in Vol. 29, at page 296 of the Deed Records of Real County, Texas, and being situated near the eastern limits of the City of Leakey in Real County, Texas. Said 6.234 acre tract being further described by metes and bounds as follows:

BEGINNING at a western interior corner of said 164.861 acre tract, the NE corner of a certain parcel conveyed to Bert E. Merritt by deed from W. C. McKenzie dated October 7, 1946 and recorded in Vol. 19 at page 158 of said Deed Records, an iron pin by fence corner post for corner; THENCE N 08° 32' E 455.80 ft. to an iron pin, in the centerline of an East-West road easement 50.00 ft. in width; THENCE with South boundary line of a certain 3.758 acre tract and a 3.895 acre tract previously surveyed and centerline of said road easement, N 88° 01' W 654.58 ft. to an iron pin set at the point of intersection with the West R.O.W. line of another road easement 50.00 ft. in width; THENCE with westerly boundary line of said easement, S 30 deg 53' W 376.80 ft. and S 15 deg 49' W 241.40 ft. to an iron pin for SE corner;

THENCE N 79° 21' W 464.93 ft. to the place of BEGINNING.

The foregoing field notes were prepared by John H. Foerner, Registered Public Surveyor No. 507, and are based upon a survey made on the ground on the 4th day of June, 1969.

SECOND TRACT: EASEMENT TRACT: A non-exclusive roadway easement over and across the following described tract of land to provide egress and ingress to said 6.234 acres of land, said easement tract being described by metes and bounds as follows:

A road easement being 50.00 ft. in width and being out of a certain 164.861 acre tract, out of Survey No. 1529, Abst. 459, Edward Hughes, Original Grantee, conveyed to Walter Stahmann, et al, by deed from Zoe Austin Hampton et al, dated May 16, 1967 and recorded in Vol. 29, page 296 of the Deed Records of Real County, Texas, and being situated near the eastern limits of the City of Leakey in Real County, Texas. Said road easement being further described by metes and bounds as follows:

BEGINNING at an exterior westerly corner of said 164.861 acre tract, the SE extremity of Third Street of said City, an iron pin by fence corner post for corner; THENCE with West boundary line of said 164.861 acre tract, N 09° 33' E 400.00 ft. to an iron pin; THENCE S 80° 45' E 406.00 ft. to an iron pin; THENCE N 15° 49' W 945.10 ft. to an iron pin, N 30° 53' E 337.80 ft. to an iron pin and N 09° 34' E 561.40 ft. to an iron pin in the North boundary line of said 164.861 acre tract; THENCE with North boundary line of said 164.861 acre tract, N 83° 27' E 792.59 ft. to the NE corner of same; THENCE with East boundary line of said 164.861 acre tract, S 06° 42' E 50.00 ft. to an iron pin for corner; THENCE S 83° 19' W 752.91 ft. to an iron pin, the NW corner of Lot No. 7 of a proposed plat; THENCE S 09° 34' W 519.00 ft. to an iron pin; S 30° 53' W 350.70 ft. to an iron pin; S 15° 49' W 986.90 ft. to an iron pin; N 80° 16' W 408.00 ft. to an iron pin; S 09° 33' W 350.00 ft. to an iron pin and N 78° 01' W 50.00 ft. 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 RALPH F. McCRARY and THELMA B. McCRARY, their heirs and assigns forever and we do hereby bind ourselves, our executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said RALPH F. McCRARY and THELMA B. McCRARY, their heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, HOWEVER, this conveyance is subject to the covenants hereby made by Grantees, and the following reservations and restrictions;

1. Because of the danger and annoyance to swimmers and to permit full enjoyment of fishing privileges, the use of motor propelled boats or motor propelled canoes on the river adjoining said property is prohibited.
2. The property herein conveyed shall be used solely for residential purposes and shall never be used for business purposes. Motel or tourists' courts shall be deemed to be a business use.
3. The tract herein conveyed shall never be subdivided without the written consent of Grantors and any attempt at subdivision shall be invalid and of no effect without the joinder of Grantors in the conveyance attempting such subdivision.
4. The use or discharge of pistols, rifles, shotguns or other firearms on said property is expressly prohibited.
5. No more than one (1) single family dwelling shall be erected upon said property. No mobile home shall be installed on said property; that is, a mobile home shall not qualify as a single family dwelling, but a travel trailer may be temporarily parked on said property.
6. The covenants and restrictions above set out are for the benefit of all owners of

any tract described in the Deed dated May 16, 1967, from Zoe Austin Hampton et al to Walter Stahmann, et al, recorded in Volume 29, page 296, Deed Records of Real County, Texas; the covenants and restrictions herein contained are to run with the land and shall be binding on Grantees, their heirs and assigns and all persons claiming under them.

7. The invalidity, abandonment or waiver of any one of these covenants and restrictions shall in no wise effect or impair the other covenants and restrictions which shall remain in full force and effect.

WITNESS OUR HANDS as of this 11th day of June, 1969.

s/ Walter Stahmann
t/ Walter Stahmann

s/ Estelle Stahmann
t/ Estelle Stahmann

s/ Odine C. Stahmann
t/ Odine C. Stahmann

s/ Rose Marie Stahmann
t/ Rose Marie Stahmann

THE STATE OF TEXAS)
COUNTY OF REAL)

BEFORE ME, the undersigned authority, on this day personally appeared WALTER STAHMANN and ESTELLE STAHMANN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of June, 1969.

(County Court Seal)

s/ Lucille Bendele
t/ Clerk, County Court
Real County, Texas

THE STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, the undersigned authority, on this day personally appeared ODINE C. STAHMANN and ROSE MARIE STAHMANN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of June, 1969.

(Notary Seal)

s/ R. W. Stahmann
Notary Public, Bexar County, Texas

Filed for Record December 22nd, A.D. 1972 at 2:30 o'clock P.M.

Recorded December 27th, A.D. 1972 at 1:45 o'clock P.M.

Lucille Bendele, CLERK
COUNTY COURT, REAL COUNTY, TEXAS

No. 15,829
Walter Stahmann, et al WARRANTY DEED to Ralph F. McCrary, et ux

THE STATE OF TEXAS)
COUNTY OF REAL)

KNOW ALL MEN BY THESE PRESENTS:

That we, WALTER STAHMANN and wife, ESTELLE STAHMANN, and ODINE C. STAHMANN and wife, ROSE MARIE STAHMANN, of the County of Real, State of Texas, for and in consideration of the sum of TEN DOLLARS (\$10) and other valuable consideration to us in hand paid by RALPH F. McCRARY and wife, THELMA B. McCRARY, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by these Presents do Grant, Sell and Convey, unto the said RALPH F. McCRARY and wife, THELMA B. McCRARY of the County of Nueces, State of Texas, all that certain tract or parcel of land lying and being situated in Real County, Texas,