

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

Special Warranty Deed

Date: The 25th day of April, 2019

Grantors: CHARLES WILLIAM HAYDON,
INDEPENDENT CO-EXECUTOR OF THE ESTATE OF WILLIE MAE HAYDON
601 Gatlin Creek Drive
Dripping Springs, Hays County, Texas 78620

ROBERT LYNN HAYDON
INDEPENDENT CO-EXECUTOR OF THE ESTATE OF WILLIE MAE HAYDON
740 W. Briarwood
Brenham, Washington County, Texas 77833

Grantees: Charles William Haydon and Sherry E. Haydon, husband and wife
601 Gatlin Creek Drive
Dripping Springs, Hays County, Texas 78620

Robert L. Haydon and Martha Haydon, husband and wife
740 W. Briarwood
Brenham, Washington County, Texas 77833

Consideration: Transferred pursuant to provisions in the Last Will and Testament of Willie Mae Haydon, Deceased, Cause No. 18-0113-P, Hays County Court at Law, Hays County, Texas

Property (including any improvements):

First Tract: Being a 0.876 of one acre of land, being a portion of a called 2,996 square foot tract as described in a deed to Alva and Willie Mae Haydon recorded in document no. 70025404, volume 3237, page 802 of the official public records of Hays County, Texas and a portion of block No. 1 of the fifth addition of the town of dripping springs as conveyed in a deed to Alva Haydon in volume 198, page 452 of the Hays County Deed records; said 0.876 of one acre begin more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes.

And

Second Tract: Being a 0.979 of one acre of land, 42,639 sq. ft., being all of a called 12,750 square foot tract as described in a deed to Alva Haydon recorded in executed December 9, 1966 and a portion of block No. 10 of the fifth addition of the town of Dripping Springs as conveyed in a deed to Alva Haydon in volume 198, page 452 of the Hays County deed records; said 0.979 acres of land more particularly described by metes and bounds as set out in Exhibit "B", attached hereto and incorporated herein for all intents and purposes.


Reservations from Conveyance and Warranty:

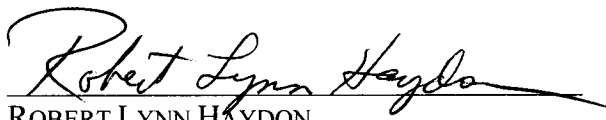
This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, the payment of which Grantee assumes; all restrictions, covenants, easements, rights-of-way and prescriptive rights, whether of record or not; any outstanding royalty and mineral reservations, conditions and recorded instruments, other than liens and conveyances, affecting said property; and any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property.

Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, *when the claim is by, through, or under Grantor, but not otherwise, except* as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

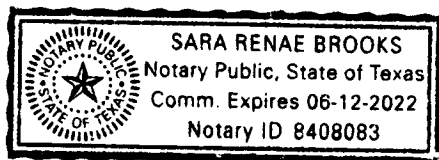

CHARLES WILLIAM HAYDON,
INDEPENDENT CO-EXECUTOR OF
THE ESTATE OF WILLIE MAE HAYDON


ROBERT LYNN HAYDON,
INDEPENDENT CO-EXECUTOR OF
THE ESTATE OF WILLIE MAE HAYDON

State of Texas
County of Hays

On this day personally appeared CHARLES WILLIAM HAYDON, 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 25th day of April, 2019.

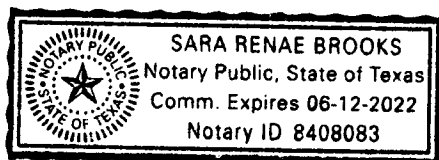


Sara Renae Brooks
Notary Public of and for the State of Texas

State of Texas
County of Hays

On this day personally appeared ROBERT LYNN HAYDON, 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 25th day of April, 2019.



Sara Renae Brooks
Notary Public of and for the State of Texas

After filing return to:
Marilyn G. Miller, Attorney at Law
P.O. Box 917
Dripping Springs, Texas 78620

No title examination concerning the herein described real property was made by the attorney, Marilyn G. Miller, by whom this instrument was prepared. The property description attached, or set forth herein, was furnished by parties hereto, and all responsibility for the accuracy thereof is expressly assumed by the grantor and grantees herein named. Therefore, no representations as to warranties of title are made by the attorney, Marilyn G. Miller.

HAYDON
TRACT 1



PROPERTY DESCRIPTION

BEING A 0.876 OF ONE ACRE OF LAND, BEING A PORTION OF A CALLED 2,996 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA AND WILLIE MAE HAYDON RECORDED IN DOCUMENT NO. 70025404, VOLUME 3237, PAGE 802 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A PORTION OF BLOCK NO. 1 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS; SAID 0.876 OF ONE ACRE BEGIN MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 4203.

BEGINNING at a TxDOT Type 1 monument found (TxDOT Sta. 492+00, 150.00' Rt) located on the southerly right of way line of U.S. Hwy 290 in Dripping Springs, Texas;

THENCE, with said southerly right of way line, N59°19'41"E, 182.45 feet to a ½-inch iron rod set with cap stamped "AST" for the beginning of a non-tangent curve to the left;

THENCE, with the arc of said non-tangent curve to the left 11.38 feet, having a radius of 5730.18 feet, a central angle of 00°06'50" and a chord bearing and distance of S88°14'04"E, 11.38 feet to a ½-inch iron rod set with cap stamped "AST" marking the northeast corner of said 2996 square foot tract, same being the northwest corner of a called 12750 square foot tract described in a deed to Alva Haydon and executed December 9, 1966;

THENCE, leaving said southerly right of way line and with the easterly line of said 2996 square foot tract and the westerly line of said 12750 square foot tract, S00°57'47"E, passing at approximately 45.5 feet the northerly line of Blocks 1 and 10 of said Fifth Addition to the Town of Dripping Springs and continuing for a total distance of 246.80 feet to a ½-inch iron rod set with cap stamped "AST" for the southeast corner of the herein described tract and being the southeast corner of said Block 1 and the southwest corner of said Block 10, same being on the northerly right of way line of Hays Street;

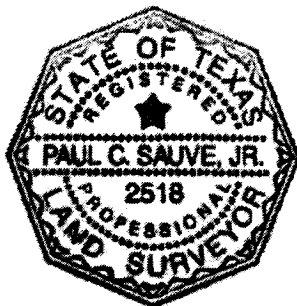
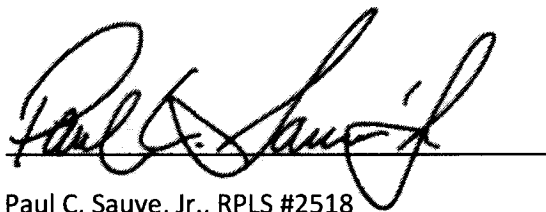
THENCE, with the northerly right of way line of said Hays Street, same being the southerly line of said Block 1, S89°02'13"W, 190.83 feet to a ½-inch iron rod set with cap stamped "AST" on the easterly line of a 1.741 acre tract of land as described in a deed to TAMBJM, LLC as recorded in Document No. 18014079 of said Official Public Records, same being the southwest corner of said Block 1;

THENCE, leaving said northerly right of way line and with the easterly line of said Block 1, same being the westerly line of said 4.741 acre tract, N01°00'16"W, 158.68 feet to a ½-inch iron rod set with cap stamped "AST" on the southerly right of way line of said U.S. Hwy 290;

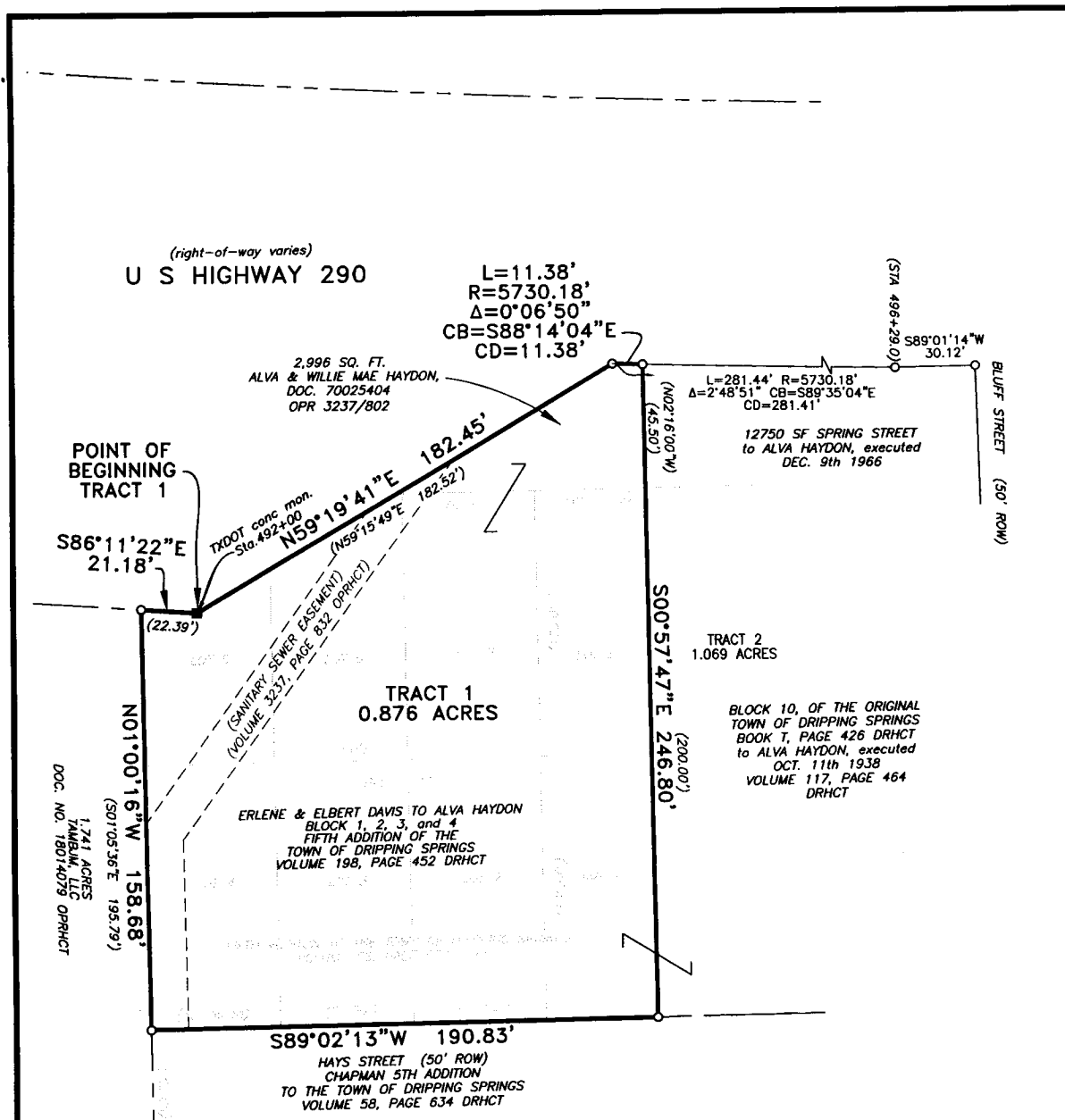
THENCE, with said southerly right of way line, S86°11'22"E, 21.18 feet to the **POINT OF BEGINNING** and containing 0.876 of one acre of land, more or less.

SURVEYOR'S STATEMENT

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.



Paul C. Sauve, Jr., RPLS #2518
Austin Spatial Technologies, LLC
January 18, 2019



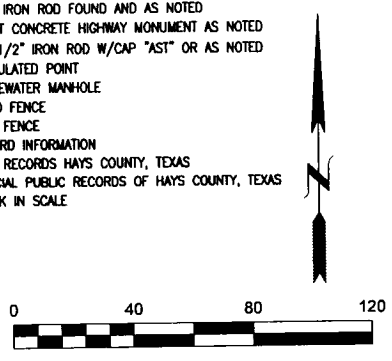
SURVEYORS STATEMENT:

I HEREBY STATE THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN AUGUST 2018 THRU JANUARY 2019. GRID BEARINGS INDICATED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). THIS SURVEY WAS PERFORMED WITHOUT A CURRENT TITLE COMMITMENT. AUSTIN SPATIAL TECHNOLOGIES PERFORMED LIMITED RESEARCH FOR THIS SURVEY.

Paul C. Sauve, Jr.
 PAUL C. SAUVE, JR., RPLS NO. 2518
 JANUARY, 2019
 DATE



- LEGEND**
- 1/2" IRON ROD FOUND AND AS NOTED
 - TXDOT CONCRETE HIGHWAY MONUMENT AS NOTED
 - SET 1/2" IRON ROD W/CAP "AST" OR AS NOTED
 - △ CALCULATED POINT
 - ⊕ WASTEWATER MANHOLE
 - WOOD FENCE
 - x- WIRE FENCE
 - () RECORD INFORMATION
 - P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - ↔ BREAK IN SCALE



HAYDON
TRACT 2



PROPERTY DESCRIPTION

BEING A 0.979 OF ONE ACRE OF LAND, 42,639 SQ. FT., BEING A ALL OF A CALLED 12,750 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA HAYDON RECORDED IN EXECUTED DECEMBER 9, 1966 AND A PORTION OF BLOCK NO. 10 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS; SAID 0.979 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 4203.

COMMENCING at a TxDOT Type 1 monument found (TxDOT Sta. 492+00, 150.00' Rt) located on the southerly right of way line of U.S. Hwy 290 in Dripping Springs, Texas;

THENCE, with said southerly right of way line the following courses and distance:

1. N59°19'41"E, 182.45 feet to a ½-inch iron rod set with cap stamped "AST" for the beginning of a non-tangent curve to the left;
2. with the arc of said non-tangent curve to the left 11.38 feet, having a radius of 5730.18 feet, a central angle of 00°06'50" and a chord bearing and distance of S88°14'04"E, 11.38 feet to a ½-inch iron rod set with cap stamped "AST" marking the northeast corner of said 2996 square foot tract, same being the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with said southerly right of way line the following courses and distances:

1. continuing along the arc of a said curve to the left, 270.06 feet, having a radius of 5730.18 feet, a central angle of 02°42'01" and a chord bearing and distance of S89°38'29"E, 270.03 feet to a ½-inch iron rod set with cap stamped "AST" (TxDOT Sta. 496+29.0, 50' Rt.)
2. N89°01'14"E, 30.12 feet to a ½-inch iron rod set with cap stamped "AST" on the westerly right of way line of Bluff Street (50 feet wide ROW);

THENCE, leaving said southerly right of way and with the westerly right of way line of Bluff Street, S00°58'46"E, 40.58 feet to a ½-inch iron rod set with cap stamped "AST" on the northerly line of said Block 10;

THENCE, leaving said westerly right of way line and with the northerly line of said Block 10, S89°03'37"W, 152.60 feet to a ½-inch iron rod set with cap stamped "AST";

THENCE, leaving said northerly line and crossing said Block 10, the following courses and distances:

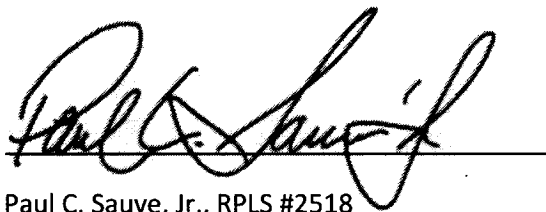
1. S01°22'29"E, 77.69 feet to a ½-inch iron rod set with cap stamped "AST";
2. N88°01'03"E, 1.98 feet to a ½-inch iron rod set with cap stamped "AST";
3. S01°58'57"E, 47.42 feet to a ½-inch iron rod set with cap stamped "AST";
4. S00°57'47"E, 75.00 feet to a ½-inch iron rod set with cap stamped "AST" on the northerly right of way line of Hays Street;

THENCE, with said northerly right of way line, same being the southerly line of said Block 10, S89°02'13"W, 150.87 feet to a ½-inch iron rod set with cap stamped "AST", same being the southeast corner of Block 1 of said Fifth Addition to the Town of Dripping Springs;

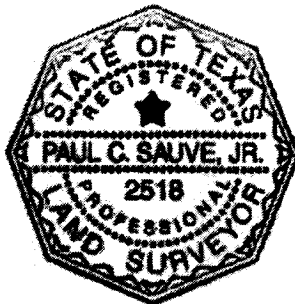
THENCE, leaving said northerly right of way line and with the common line of Blocks 1 and 10, N00°57'47"W, 246.80 feet to the **POINT OF BEGINNING** and containing 0.979 acres of land, more or less.

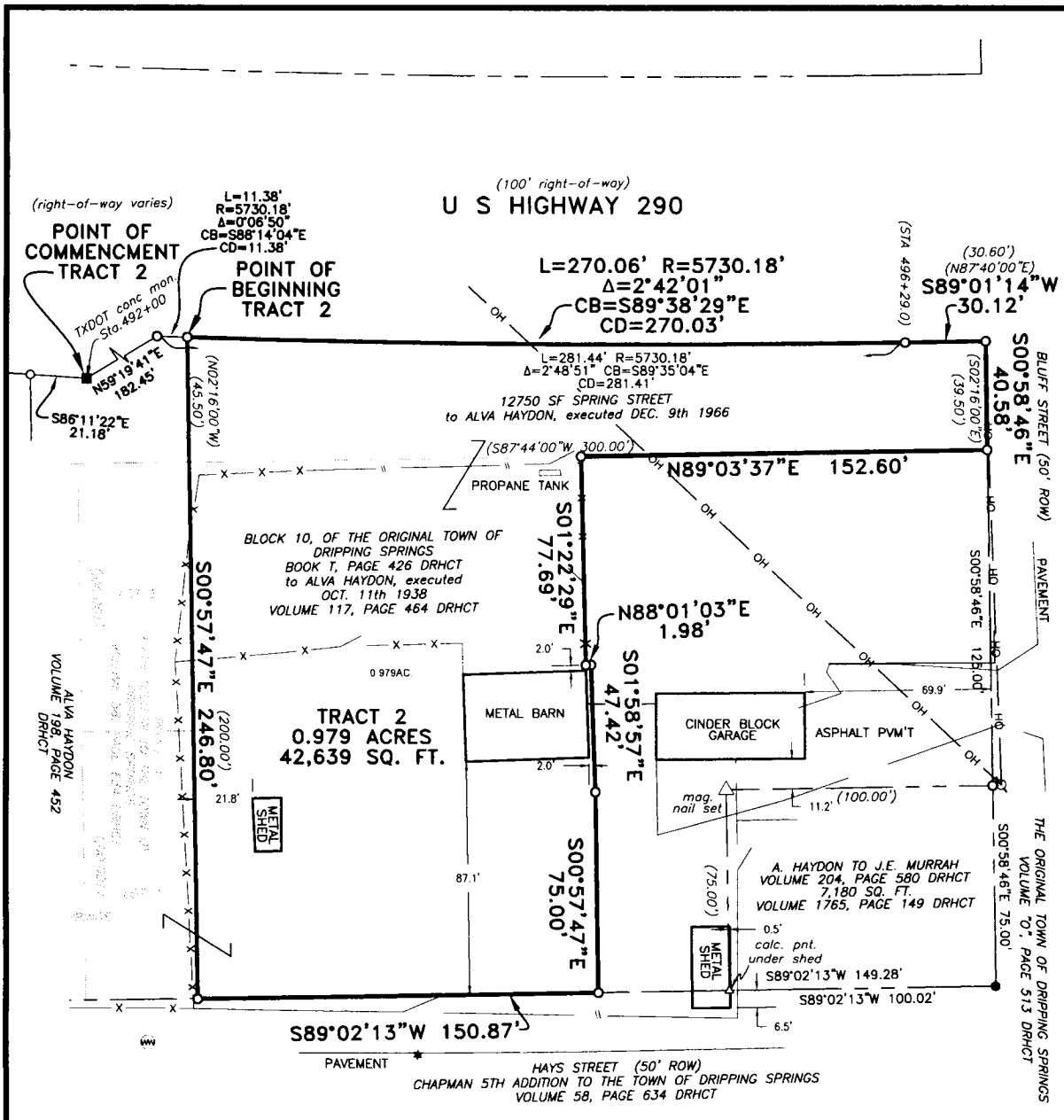
SURVEYOR'S STATEMENT

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.



Paul C. Sauve, Jr., RPLS #2518
Austin Spatial Technologies, LLC
January 29, 2019



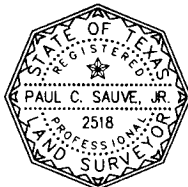


SURVEYORS STATEMENT:

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Paul C. Sauve, Jr.
 PAUL C. SAUVE, JR., RPLS NO. 2518

JANUARY, 2019
 DATE



- LEGEND**
- 1/2" IRON ROD FOUND AND AS NOTED
 - ▲ 60D NAIL FOUND
 - SET 1/2" IRON ROD W/CAP "AST" OR AS NOTED
 - △ CALCULATED POINT
 - ww WASTEWATER MANHOLE
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 - P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - ↔ BREAK IN SCALE



SCALE : 1"=40'
 GRAPHIC SCALE

SHEET



AUSTIN SPATIAL TECHNOLOGIES, LLC
 LAND SURVEYORS - GEOMATIC SPECIALISTS
 3815 South Capital of Texas Hwy., Austin, Texas 78704
 ph. 512-573-6730
 FIRM REGISTRATION NO. 10173100

DATE: JAN 2019
 SCALE: 1"=40'
 CHECKED BY: PCS
 DRAFTED BY: SAR

BOUNDARY WITH IMPROVEMENTS
 REMAINING PORTIONS OF BLOCK 10, OF THE ORIGINAL TOWN OF DRIPPING SPRINGS, AND SPRING STREET CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS