

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

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):

Being a 0.519 of one acre of land, 22,615 sq. ft., 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 0.519 of one acre of land more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes.

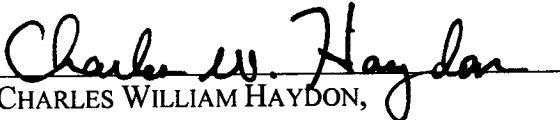
Reservations from Conveyance and Warranty:

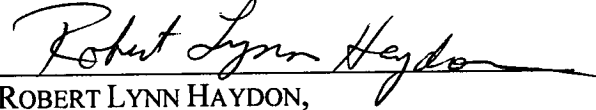
This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, the payment of which Grantee assumes; all restrictions, covenants, easements, rights-of-way and prescriptive rights, whether of record or not; any outstanding 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

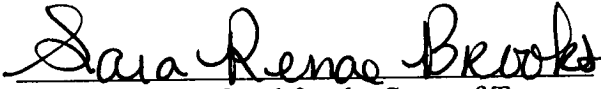

ROBERT LYNN HAYDON,
INDEPENDENT CO-EXECUTOR OF
THE ESTATE OF WILLIE MAE HAYDON

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.

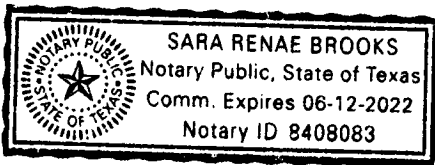



Notary Public of and for the State of Texas

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.

x:\active clients\haydon, est of willie mae 5716\sw deed from estate to charles.docx4/17/2019

HAYDON
TRACT 3

PROPERTY DESCRIPTION

BEING A 0.519 OF ONE ACRE OF LAND, 22,615 SQ. FT. 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 0.519 OF ONE ACRE 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 281.44 feet, having a radius of 5730.18 feet, a central angle of 02°48'51" and a chord bearing and distance of S89°35'04"E, 281.41 feet to a ½-inch iron rod set with cap stamped "AST" marking the end of said curve (TxDOT Sta. 496+29.0, 50' Rt.);
3. 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 for the **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with said westerly right of way line, same being the easterly line of said Block 10, S00°58'46"E, 125.00 feet to a ½-inch iron rod set with cap stamped "AST" at the northeast corner of a called 7180 square foot tract described in a deed to J. E. Murrah and recorded in Volume 204, Page 580 of the Hays County Deed Records, from which a ½-inch iron rod found bears S00°58'46"E, 75.00 feet;

THENCE, crossing said Block 10 the following courses and distances;

1. with the northerly line of said 7180 square foot tract, S89°02'13"W, 100.00 to a mag nail set at the northwest corner of said 1780 square foot tract;
2. with the west line of said 7180 square foot tract, S01°22'29"E, 75.00 feet to a calculate point under an existing shed, 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, N89°02'13"E, 49.26 feet to a ½-inch iron rod set with cap stamped "AST";

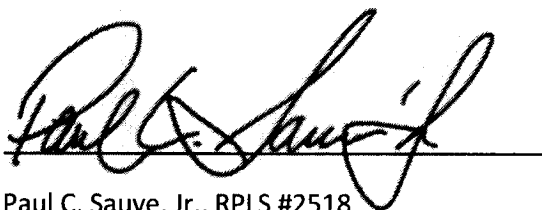
THENCE, leaving said right of way, crossing said Block 10 the following courses and distances;

1. N00°57'47"W, 75.00 feet to a ½-inch iron rod set with cap stamped "AST";
2. N01°58'57"W, 47.42 feet to a ½-inch iron rod set with cap stamped "AST";
3. S88°01'03"W, 1.98 feet to a ½-inch iron rod set with cap stamped "AST";
4. N01°22'29"W, 77.69 feet to a ½-inch iron rod set with cap stamped "AST";

THENCE, with the northerly of said Block 10, N89°03'37"E, 152.60 feet to the **POINT OF BEGINNING** and containing 0.519 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

