

95-0013
SWT
1500

1140 285

GIFT DEED

DOC# 377174

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF HAYS

THAT JOHN MARCUS BAIRD ("Grantor"), John M. Baird, with full intention of conveying the property hereinafter described as a gift, with no reversionary interests whatsoever in favor of Grantor, has GIVEN, GRANTED, and CONVEYED, and by these presents does GIVE, GRANT and CONVEY to THE DRIPPING SPRINGS COMMUNITY LIBRARY, a Texas non-profit corporation, ("Grantee"), the real property ("Property") containing approximately 3.2091 acres in Hays County, Texas and being for fully described on attached Exhibit "A".

This conveyance is made subject to any and all restrictions, reservations, conditions, covenants, easements and exceptions, if any, validly existing against the Property and recorded in the Records of Hays County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging to the Property, subject to the provisions stated above, to Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

EXECUTED this 30 day of March, 1995.

John M. Baird
John Marcus Baird

Grantee's Address:

P.O. Box 279
Dripping Springs, TX 78620
Norma J. Baird, Pro Forma

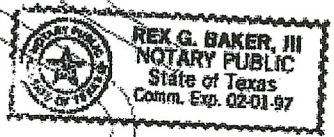
STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on this the 30 day of March, 1995 by John Marcus Baird and Norma J. Baird, Pro Forma.

Rebecca Sha
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____



AFTER RECORDING RETURN TO:
Southwestern Title Co.
P.O. Box 1110
Dripping Springs, TX 78620

giftdeed.doc

FILED FOR RECORD
DOC# 377174 \$15
04-06-1995 01:46:13
RONNIE DANIELLEY
HAYS COUNTY

OFFICIAL PUBLIC RECORDS
Hays County, Texas

EXHIBIT "A"

1140 286

TRACT I

Being a portion of that tract of approximately 152.47 acres of land in the P. A. Smith League, Hays County, Texas, and conveyed to Mrs. Edna Earl Baird by W. R. Baird by deed dated February 19, 1937, recorded in Volume 154, page 59, Hays County Deed Records.

BEGINNING at the most southern southeast corner of the Edna Earl Baird 152.47 acres for the southeast corner of the tract herein described;

THENCE, in a westerly direction with the most southern boundary line of the said Edna Earl Baird 152.47 acre tract, 140 feet to a point for the southwest corner of the tract herein described;

THENCE, in a northwesterly direction parallel to the eastern boundary line of the Edna Earl Baird 152.47 acre tract and the west boundary line of that tract of land conveyed by Clara Wilson et al, to Alva C. Haydon, recorded in Volume 249, page 307, Hays county Deed Records, 700 feet to a point for the northwest corner of the tract herein described;

THENCE, in an easterly direction parallel to the south boundary of the tract herein described, 140 feet to a point in the west boundary line of the Alva C. Haydon tract for the northeast corner of the tract herein described;

THENCE, in a southeasterly direction with the west boundary line of the Alva C. Haydon tract, 700 feet to the **PLACE OF BEGINNING**, containing 2.25 acres of land, more or less

TRACT II

Description of a dividing line between the approximate East and West halves of that certain 152.47 acre tract of land out of the P. A. SMITH LEAGUE situated in Hays County, Texas, being that tract of land described in that Deed dated February 19, 1937, from W. R. Baird to Edna Earl Baird, recorded in Volume 154, Pages 59-60, Deed Records of Hays County, Texas.

BEGINNING at the most northerly Northwest corner of the Baird tract;

THENCE, with the common line between the said Baird Tract and that tract of land conveyed by Deed dated June 1, 1966, from J. V. Gregg, et ux, to C. Barton Draper, et ux, recorded in Volume 212, Pages 310-314, of the Deed Records of Hays County, Texas, South to a point being the Southeast corner of said Draper Tract;

THENCE, East approximately 200 feet to a point from which the centerline of a road bears East 15 feet;

THENCE, in a Southerly direction parallel with the centerline of said road, and following the meanders of said road to a point from which the North line of a 2.25 acre tract of land conveyed to John Marcus Baird by Deed recorded in Volume 264, Page 55-56, of the Deed Records of Hays County, Texas, bears South 300 feet;

THENCE, from said point in a Southerly direction to the Northwest corner of the said John Marcus Baird 2.25 acre tract;

THENCE, with the West line of the John Marcus Baird 2.25 acre tract approximately 700 feet to the South line of the above described 152.47 acre Baird tract, said point being in the North line of that 3.01 acre tract of land conveyed to J. D. Ragland by Deed recorded in Volume 169, Page 171, of the Deed Records of Hays County, Texas, for POINT OF TERMINATION

SAVE AND EXCEPT THE FOLLOWING, FROM TRACT II:

BEING A PART OF THAT CERTAIN 1.04 ACRE TRACT WHICH WAS CONVEYED TO JOHN BAIRD IN A DEED RECORDED IN VOLUME 310, AT PAGE 718, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 0.0309 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND IN A POST FOR THE NORTHEAST CORNER OF THE FORESAID 1.04 ACRE TRACT FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, S 35 41'20"W, A DISTANCE OF 46.84 FT., WITH THE EAST LINE OF THE FORESAID 1.04 ACRE TRACT, TO A STEEL PIN SET ON THE CURVE NORTH RIGHT-OF-WAY LINE OF A PROPOSED 60 FT. RIGHT-OF-WAY FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE ARC OF A CURVE TO THE LEFT, WHICH HAS A RADIUS OF 309.60 FT., A TANGENT OF 30.05 FT., AN ARC LENGTH OF 59.90 FT., AND A CHORD WHICH BEARS N 53 49'41"W, A DISTANCE OF 59.81 FT., TO A STEEL PIN SET IN THE NORTH LINE OF THE FORESAID 1.04 ACRE TRACT, AS FENCED, FOR THE MOST WESTERLY CORNER OF THIS TRACT;

THENCE, N 87 55'27"E, A DISTANCE OF 75.66 FT., WITH THE NORTH LINE OF THE FORESAID 1.04 ACRE TRACT, AS FENCED, TO THE PLACE OF BEGINNING AND CONTAINING 0.0309 ACRE OF LAND

STATE OF TEXAS
COUNTY OF HAYS
I hereby certify that this instrument was FILED on
the date and at the hour stamped herein by me and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Hays County, Texas, as stamped herein by me.

APR 6 1995



David Dandley
COUNTY CLERK
HAYS COUNTY, TEXAS

Unofficial Copy