

Proposed demolition of 901 Bouldin – Comments against demolition



Aerial image of the block on which 901 Dawson is located. 901 Dawson is unique in this neighborhood – it is the only tudor style home with these specific design elements (one other similar but not identical). This house is situated in a unique configuration of 4 stone houses, each one anchoring a corner of the block bounded by Dawson, Ebony, Bouldin and Ramona as seen in the photos in this document. No other block in this neighborhood has this presentation of stone houses. Of the 10 houses on this block, 9 are original, characteristic of this working class neighborhood founded south of downtown for those who could not afford to live north of the river.

Submitted by Ellen Richards, 906 Bouldin Avenue

Proposed demolition of 901 Bouldin – Comments against demolition



906 Bouldin Avenue today pictured from Bouldin Avenue and from Ramona Street showing addition that preserves the integrity of the original house. Remodel added 900 square feet.

Submitted by Ellen Richards, 906 Bouldin Avenue

Proposed demolition of 901 Bouldin – Comments against demolition



905 Dawson Road today pictured from the corner of Ramona Street/Dawson Road and from Dawson Road showing addition on the left (behind stone privacy wall) that preserves the integrity of the original house

Submitted by Ellen Richards, 906 Bouldin Avenue

Proposed demolition of 901 Bouldin – Comments against demolition



901 Dawson Road today pictured from Dawson Road and from Ebony Street. The property could accommodate an addition as dirt floor garage pictured here is not a viable structure.

Submitted by Ellen Richards, 906 Bouldin Avenue

Proposed demolition of 901 Bouldin – Comments against demolition



900 Bouldin Avenue today pictured from Bouldin Avenue. A roof was added over the front porch some decades prior but otherwise the house maintains its original floorplan and exterior appearance.

Proposed demolition of 901 Bouldin – Comments against demolition



View from 906 Bouldin Avenue – shows the change to the neighborhood. Original stone house across the street was refurbished and adjacent houses were demolished and replaced with multi-story large scale homes. New garage facing Bouldin is of scale with existing Bouldin neighborhood homes.

Proposed demolition of 901 Bouldin – Comments against demolition

Submitted by Ellen Richards, 906 Bouldin Avenue

Proposed demolition of 901 Bouldin – Comments against demolition

Submitted by Ellen Richards, 906 Bouldin Avenue

Witness our hands this the 5th day of October, A.D. 1937.

Buford Robertson

Jessie Robertson

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # BEFORE ME, the undersigned authority, on this day personally appeared Buford Robertson, 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. And also before me, on this day personally appeared Jessie Robertson, wife of the said Buford Robertson, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privately and apart from her husband, and having the same fully explained to her, she, the said Jessie Robertson, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 6th day of Oct., A.D. 1937.

F. L. Greenwood

(Notary Seal)

Notary Public, in and for Travis Co., Texas.

Filed for record 11 April 1939 at 3:10 P.M. Recorded 12 April 1939 at 9:50 A.M.

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THE STATE OF TEXAS #

COUNTY OF TRAVIS. # KNOW ALL MEN BY THESE PRESENTS:

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That I, Wm. Yelderman, of the County of Travis and State of Texas, for and in consideration of the sum of Ten (\$10.00) Dollars cash to me in hand paid and for the further consideration that N. A. Dawson assume the payment of and make payment thereon of that certain indebtedness due and payable to Henry Wendlandt and secured by a deed of trust of date October 10th, 1936, upon the hereinafter described premises and the further consideration that the said N. A. Dawson assume the payment and pay off and discharge all that certain indebtedness due and owing by me, the said Wm. Yelderman, to Cash Lumber Company of the City of Austin, Travis County, Texas, for material furnished in the erection of a building to be erected on said premises, to-wit: the sum of Two hundred fifty-one and 29/100 (\$251.29) Dollars, and the further consideration that the said N. A. Dawson assume the payment of all taxes due and to become due upon the hereinafter described premises.

Have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said N. A. Dawson of Travis County, Texas, all that certain tract or parcel of land situated in the City of Austin, Travis County, Texas, and described as follows, to-wit:

Lots Nos. Fourteen (14), Fifteen (15) and Sixteen (16), Block No. Four (4) of Section Three (3) of Arboles Estates as shown by plat of record in Plat Book 3, page 241 of the plat records of Travis County, Texas.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto and anywise belonging unto the said N. A. Dawson, his heirs and assigns forever. And I do hereby bind myself, my heirs, my executors and administrators to warrant and forever defend all and singular the said premises unto the said N. A. Dawson, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under me, but not otherwise.

And the vendor's lien is especially retained herein to secure the payment of that

indebtedness assumed by the said N. A. Dawson to Henry Weidmann and to the Cash Lumber Company and upon the payment of such indebtedness, this deed shall become absolute.

Witness my hand at Austin, Texas, this the 13th day of September, A.D. 1937.

Wm. Yelderman

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # BEFORE ME, the undersigned authority, on this day personally appeared Wm. Yelderman, 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 the 13th day of September, A.D. 1937.

Jeanne Ward

(Notary Seal)

Notary Public in and for Travis County, Texas.

Filed for record 12 April 1939 at 10:00 A.M. Recorded 12 April 1939 at 11:05 A.M.

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THE STATE OF TEXAS #

COUNTY OF TRAVIS. # WHEREAS, heretofore, to-wit, on the 17th day of August, 1936, Vaughn A. D. Linder and his wife, Mrs. Von Linder did make, execute and deliver to the undersigned William Yelderman their certain promissory note bearing date on such day and year in the sum of Five Hundred (\$500.00) Dollars with interest thereon from such date until maturity at the rate of eight per cent (8%) per annum and being payable in monthly installments of Five (\$5.00) Dollars or more. The first installment to become due and payable on the 17th day of September, 1936, and a like amount on the 17th day of each month thereafter until the full and final payment of said note. Said note providing that the payments made shall be applied first to the interest, then accrued and the balance to the reduction of principal of said note, and

Whereas, said note was given in partial payment of and for all of that certain tract or parcel of land lying and being situated in the City of Austin, Travis County, Texas, to-wit:

Lot No. Fifteen (15), in Block Number Five (5) of South Heights Addition to the City of Austin, Travis County, Texas, a subdivision out of the Isaac Decker League, according to the map or plat of said subdivision recorded in Volume One (1), page 112 of the Plat Records of Travis County, Texas, together with all improvements thereon situated,

said note being the second lien on said premises and being subordinate and inferior to a lien of Sixteen Hundred (\$1600.00) Dollars on said premises, said first lien being evidenced by the promissory note of the said Vaughn A. D. Linder and Mrs. Von Linder on the same date as the note hereinabove described, and

Whereas, the undersigned, William Yelderman is now the legal owner and holder of said note in the sum of Five Hundred (\$500.00) Dollars and is entitled to receive all payments thereon.

Now, therefore, KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned William Yelderman for and in consideration of the payment to me by N. A. Dawson of Austin, Travis County, Texas, of full face value of said note and all interest thereon, receipt whereof is hereby acknowledged and confessed have transferred, assigned, and set-over and by these presents do transfer, assign and set-over unto the said N. A. Dawson the said note above described together with all liens, rights and equities existing in me by virtue of being the owner, holder and payee mentioned in said note, fully granting to the

~~Cresel tract; THENCE South with the west line of said J. H. Cresel tract; THENCE South with the west line of said J. H. Cresel tract 90 varas to a post in fence for corner; THENCE West 233 varas to a post for corner; THENCE North 516 varas to the place of beginning, and being the same land described in the deed from C. O. Lester and wife to John Howard, recorded in Volume 243, pages 67 and 68, Deed Records of Travis County, Texas.~~

This deed is made subject to taxes for the year 1938, payment of which is assumed by the grantee herein, and also subject to rights of way for highway and railroad purposes, easements, and oil and gas leases if any.

Possession is to be given concurrently with the passing of this deed, or as soon thereafter as present occupant can be dispossessed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said ARNOLD G. DAVIS, an unmarried man, his heirs and assigns forever; and grantor binds itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said ARNOLD G. DAVIS, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, Reserve Loan Life Insurance Company has caused these presents to be signed by its proper officers, this the 17th day of January, 1938.

Witnesses at Request of Grantor:

Louise Timmerman

RESERVE LOAN LIFE INSURANCE COMPANY

BY: Frank H. Davis
First Vice-Pres.

Attest: Harry G. Woodbury,
Secretary.

(Corp. Seal)

(\$3.00 U. S. Int. Rev. stamp can.) (Corp. Seal)

THE STATE OF INDIANA.)

County of MARION.) BEFORE ME, the undersigned authority, a Notary Public in and for MARION County, Indiana, on this day personally appeared Frank H. Davis, First Vice-President of Reserve Loan Life Insurance Company, 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, in the capacity stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 17th day of January A. D. 1938.

(Notary Seal)

My commission expires June 16, 1938.

Filed for record Feb. 7, 1938 at 1 P. M.

Notary Public, Marion County, Indiana.

Recorded Feb. 7, 1938 at 2:15 P. M.

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THE STATE OF TEXAS |

COUNTY OF TRAVIS | KNOW ALL MEN BY THESE PRESENTS:- That I, W. A. Dawson, of Travis County, Texas, for and in consideration of the sum of Ten (\$10.00) Dollars cash to me in hand paid, and other good and valuable consideration, receipt whereof is hereby acknowledged and confessed, all paid by Jennie Davis Dawson of Travis County, Texas, out of her own separate estate and funds and no lien, either express or implied is retained against the hereinafter described premises.

HAVE GRANTED, SOLD AND CONVEYED, AND BY THESE PRESENTS DO GRANT, SELL AND CONVEY, unto the said Jennie Davis Dawson of the County of Travis and State of Texas for her own separate estate, use and benefit, all that certain tract or parcel of land situated in the

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County of Travis and State of Texas, and being described as follows; to-wit:

All of Lots Nos. Fourteen (14), Fifteen (15) and Sixteen (16) in Block Four (4) of Section Three (3) of Arboles Estates, an addition to the City of Austin, Travis County, Texas, according to the map or plat thereof of record on the Plat Records of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Jennie Davis Dawson, her heirs or assigns forever. And I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Jennie Davis Dawson, her heirs, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

WITNESS MY HAND this 24th day of November, 1937.

N. A. Dawson

THE STATE OF TEXAS :

COUNTY OF TRAVIS : BEFORE ME, the undersigned authority, on this day personally appeared N. A. Dawson, 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 the 24th day of November, A. D. 1937.

Jeanne Ward

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for record Feb. 7, 1938 at 11:40 A. M.

Recorded Feb. 7, 1938 at 2:55 P. M.

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.)

KNOW ALL MEN BY THESE PRESENTS:

That we, John C. Wende and wife, Augusta L. Wende of Travis County, in the State of Texas, for and in consideration of the sum of Thirteen Hundred Fifty and No/100 (\$1350.00) Dollars, to us paid and secured to be paid by the grantee hereinafter named, as follows, to-wit:

The sum of Three Hundred and No/100 (\$300.00) Dollars to us cash in hand paid by the said grantee hereinafter named, the receipt of which is hereby acknowledged and confessed; and the sum of One Thousand Fifty and No/100 (\$1050.00) Dollars evidenced by one certain promissory note, bearing even date herewith, executed by J. J. Burt, and described as follows, to-wit: Payable to the order of John C. Wende in monthly installments as follows, to-wit: The first of such installments being in the sum of Twenty and No/100 (\$20.00) Dollars, or more, to be due and payable on the 4th day of March A. D. 1938 and a like installment in the sum of Twenty and No/100 (\$20.00) dollars, or more, to be due and payable on the 4th day of each and every month thereafter until said note and all interest thereon are fully paid and satisfied. Said note bearing interest at the rate of seven (7%) per cent per annum, to be included in the installments hereinafove provided for. And upon the payment of each of the said installments the same shall be applied first to the payment of interest accrued, and the balance to the principal of this note. And the said note also providing for ten per cent additional on the amount of principal and interest then due as attorney's fees, if said note is placed in the hands of an attorney for collection, or in case suit is brought on the same and failure to pay said note or any installment on the same, or the interest thereon, when due, shall at the option of the holder mature the above described note.

SAVE AND EXCEPT, however, the one-sixteenth (1/16th) mineral rights in said property which was reserved in the Westernfield Development Company by Deed of record in Book 509 Pages 112-114 of the Travis County Deed Records.

TO HAVE AND TO HOLD the said premises, together with all and singular, the rights, hereditaments and appurtenances thereto belonging unto the said Wade Sandberg and wife I. Rosalie Sandberg, their heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to Warrant and Forever Defend the title to the said property unto the said Wade Sandberg and wife I. Rosalie Sandberg, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

This conveyance is made, however, subject to the restrictions, covenants and conditions as contained in the Deed from Westernfield Development Company to Mrs. Tom Ward, dated July 25, 1934, recorded in Vol. 509, Pages 112-114 of the Travis County Deed Records; and subject also to an Easement in said property owned by the City of Austin.

Witness our hands this the 13 day of September, A. D. 1938.

Wilbur C. Treadwell

\$1.00 U.S. Int. Rev. Stamps Can.

J. Thomas Ward

THE STATE OF TEXAS #

COUNTY OF TRAVIS #

BEFORE ME, the undersigned authority, on this day personally appeared Wilbur C. Treadwell and J. Thomas Ward, known to me to be the persons whose names are subscribed to the foregoing instrument, and they each 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 13 day of September, A. D. 1938.

H. P. Becker

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for record October 5, 1938 at 9:30 A. M. Recorded October 5, 1938 at 4:10 P.M.

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THE STATE OF TEXAS #

COUNTY OF TRAVIS #

KNOW ALL MEN BY THESE PRESENTS:-

That I, Jennie Davis Dawson, joined herein pro forma by my husband, N. A. Dawson, both of Travis County, Texas, for and in consideration of the sum of five Hundred (\$500.00) Dollars cash to me in hand paid by Jane D. Parker of Dallas County, Texas, the receipt of which sum is by me acknowledged and confessed, and the further consideration that the said Jane D. Parker accepts this conveyance subject to the balance of that certain indebtedness evidenced by the promissory note made, executed and delivered by Wm. Yelderman on the 10th day of October, 1936, in the principal amount of Eighteen Hundred (\$1800.00) Dollars, payable to the order of Henry Wendlandt at Austin, Travis County, Texas, and bearing interest at the rate of eight (8) per cent per annum, and which indebtedness is secured by a deed of trust lien upon the hereinafter described premises, which deed of trust is now of record in Book 542, pages 482 to 485 of the Deed of Trust Records of Travis County, Texas, to which reference is here made for further description of said indebtedness; and which said indebtedness was assumed by N. A. Dawson in a certain deed of conveyance from Wm. Yelderman to the said N. A. Dawson, which is now of record on the Deed Records of Travis County, Texas;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Jane D. Parker of Dallas County, Texas, all that certain lot, tract or parcel of land lying and being situated in the City of Austin, Travis County, Texas, and

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being described as follows, towit:-

Lots Fourteen (14) Fifteen (15) and Sixteen (16) in Block No. Four (4) of Section Three (3) of Arboles Estates, a subdivision of the City of Austin, Travis County, Texas, according to the map or plat of such addition on file in Plat Book No. 3, of the Plat Records of Travis County, Texas, to which reference is here made for all descriptive purposes.

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 Jane D. Parker, her heirs or assigns, forever. And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said Jane D. Parker, her heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except subject, however, to the lien indebtedness hereinabove mentioned, and taxes that may be due or may accrue upon the above described premises.

And grantee herein, by accepting this deed, accepts the same subject to the further conditions and covenants contained in the conveyance from N. A. Dawson to Wm. Yelderman, which is of record on the Deed Records of Travis County, Texas, in reference to building restrictions and covenants running with the land, all of which are made a part hereof, as if here fully recited, and which restrictions are also mentioned in other conveyances since the date of conveyance to Wm. Yelderman.

Witness my hand, joined herein by my husband, N. A. Dawson, on this the 9th day of September, A. D. 1938.

Jennie Davis Dawson

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N. N. Dawson

THE STATE OF TEXAS #

COUNTY OF TRAVIS #

BEFORE ME, the undersigned authority, on this day personally appeared N. A. Dawson and Jennie Davis Dawson, his wife.

known to me to be the persons whose names are subscribed to the foregoing instrument, and the said N. A. Dawson acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Jennie Davis Dawson, wife of the said N. A. Dawson, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Jennie Davis Dawson, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 9th day of September, A. D. 1938.

Mary M. Herndon

(Notary Seal)

Notary Public in and for Travis County, Texas.

Filed for record October 5, 1938 at 8:00 A. M. Recorded October 5, 1938 at 4:30 P. M.

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STATE OF TEXAS #

COUNTY OF TRAVIS #

AND NOW ALL MEN BY THESE PRESENTS: -

WHEREAS, on the 22nd day of July, 1929, F. L. DuBose and wife, May C. DuBose, executed a note in the principal amount of Twelve Hundred Fifty and no/100 (\$1250.00) Dollars, payable to C. E. Hill, secured by a Mechanic's Lien contract of even date therewith, recorded in Volume 437, Page 232 of the Mechanic's Lien Records of Travis County, Texas, covering Lots Five (5) and Six (6) in Block eight (8) in the subdivision or outlots Forty one (41) Forty two (42) and Fifty three (53) in Division "C" in the City of Austin, Travis County, Texas, and

WHEREAS, on the 1st day of November, 1929 said C. B. Hill, by a Transfer and Assignment

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PARTITION DEED

THE STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS)

THAT WHEREAS, we, Joe J. Dawson, of Travis County, Texas, Ruth D. Tinnin, a widow, of Travis County, Texas, and Mary M. Herndon, wife of R. W. Herndon, of Travis County, Texas, have and hold in common the lands hereinafter described, known as the Jane Dawson Parker Estate, located in Travis County, Texas, the said Jane Dawson Parker Estate being No. 23449 on the Docket of the Probate Court of Travis County, Texas, to which reference is here made for all purposes; and

WHEREAS, we, the above named are desirous of making partition of the same, and have determined as between ourselves that a partition can be made fairly and equitably;

Now, Therefore, in consideration of the premises and to effect such partition, it is hereby Covenanted, Granted, Concluded and Agreed by and between said parties, and each of them Covenants, Grants, Concludes and Agrees, for himself, (or herself as the case may be), themselves, his (or hers as the case may be) and their heirs and assigns, that a partition of said lands shall be made as follows, viz:

1st. That said Joe J. Dawson shall henceforth Have, Hold, Possess and Enjoy, in severalty, by himself and to him and his heirs and assigns, for his part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all those certain parcels, lots or tracts of land situated and described as follows:

- No. 1. FIELD NOTE DESCRIPTION OF 58.394 ACRES OF LAND OUT OF THE THEODORE BISSEL LEAGUE IN TRAVIS COUNTY, TEXAS, BEING A PART OF "FIRST TRACT" OF 110 ACRES AND A PART OF "SECOND TRACT" OF 108 ACRES AS DESCRIBED

DEED RECORDS

Travis County, Texas

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IN DEED FROM N. A. DAWSON AND WIFE JENNIE D. DAWSON TO MRS. JANE D. PARKER, A WIDOW, IN DEED RECORDED IN VOLUME 464, PAGE 243, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING BOUNDED ON THE EAST BY THE WEST LINE OF FARM TO MARKET HIGHWAY #2304, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe set at a corner post in the North bound of Davis Lane for the Southwest corner of "Second Tract" as described above, also being the Southeast corner of that certain 37.9 acre tract conveyed by Ruth Dawson Tinnin, a feme sole, to son, Dawson Tinnin, by deed recorded in Volume 1489, Page 46, of the Deed Records of Travis County, Texas;

THENCE along a fence line for the East line of said Dawson Tinnin 37.9 acre tract N 29 deg. 14' E. a distance of 749.37' to an iron pipe set for the Northwest corner of a 39.42 acre tract and the beginning point of the tract herein described, said beginning point being also the Southwest corner of the tract herein described;

THENCE along a fence line for the East line of said Dawson Tinnin 37.9 acre tract and the West line of the tract herein described N 29 deg. 14' E a distance of 1101.06' to an iron pipe set for the Southwest corner of a 44.686 acre tract and the Northwest corner of the tract herein described;

THENCE with the South line of the above 44.686 acre tract and the North line of the tract herein described S 60 deg. 46' E a distance of 2301.64' to an iron pipe set in the West Right of Way line of Farm to Market Highway #2304, said iron pipe being the Southeast corner of a 44.686 acre tract and the Northeast corner of the tract herein described;

THENCE with the West Right of Way fence of Farm to Market Highway #2304 the following courses:

S 29 deg. 23' W, at 229', cross a creek, continuing S 29 deg. 23' W a total distance of 359.10' to an angle post in the Right of Way fence;
S 20 deg. 36' W a distance of 100.92' to an angle post in Right of Way fence;
S 29 deg. 14' W a distance of 642.19' to an iron pipe set for the Northeast corner of a 39.42 acre tract and the Southeast corner of the tract herein described;

THENCE with the North line of the above 39.42 acre tract and the South line of the tract herein described N 60 deg. 46' W a distance of 2315.81' to the place of beginning, containing 58.394 acres of land according to the survey of Guy E. Cook, Registered Public Surveyor of Travis County, Texas, made in April, 1963.

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No. 2. The south forty (40) feet of Lot Nos. Three (3) and Four (4) in Block Two (2) in South Heights, an addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 530 at page 114 of the Plat Records of Travis County, Texas; and

No. 3. The north eighty-eight (88) feet of Lot Nos. Three (3) and Four (4) in Block Two (2) in South Heights, an addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 530 at page 114 of the Plat Records of Travis County, Texas, to which reference is here made for a more particular description.

And we, Mary M. Herndon and Ruth D. Tinnin, the other parties hereto, do Grant, Release and Confirm unto the said Joe J. Dawson the premises above described; to Have and to Hold in severalty the above described premises, with all and singular the hereditaments and appurtenances thereunto belonging, unto the said Joe J. Dawson, his heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Joe J. Dawson, his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

2nd. That said Ruth D. Tinnin shall henceforth Have, Hold, Possess and Enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all those certain parcels, lots or tracts of land situated and described as follows:

No. 1. FIELD NOTE DESCRIPTION OF 44.686 ACRES OF LAND OUT OF THE THEODORE BISSEL LEAGUE IN TRAVIS COUNTY, TEXAS BEING A PART OF "FIRST TRACT" OF 110 ACRES AND A PART OF "SECOND TRACT" OF 108 ACRES AS DESCRIBED IN DEED FROM N. A. DAWSON AND WIFE JENNIE D. DAWSON TO MRS. JANE D. PARKER, A WIDOW, IN DEED RECORDED IN VOLUME 464, PAGE 243, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING BOUNDED ON THE EAST BY THE WEST LINE OF FARM TO MARKET HIGHWAY #2304, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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BEGINNING at an iron pipe set at a corner post in the North bound of Davis Lane for the Southwest corner of "Second Tract" as described above, also being the Southwest corner of that certain 37.9 acre tract conveyed by Ruth Dawson Tinnin, a feme sole, to son, Dawson Tinnin, by deed recorded in Volume 1489, Page 46, of Deed Records of Travis County, Texas;

THENCE along a fence line for the East line of said Dawson Tinnin 37.9 acre tract N 29 deg. 14' E a distance of 1850.43' to an iron pipe set for the Northwest corner of a 58.394 acre tract and the beginning point of the tract herein described, said beginning point also being the Southwest corner of the tract herein described;

THENCE along a fence line for the East line of said Dawson Tinnin 37.9 acre tract and the West line of the tract herein described, the following courses:

N 29 Deg. 14' E at 16' cross a creek, continuing N 29 deg. 14' a total distance of 213.72' to an iron pipe set at a corner post for an angle point in the fence;
N 29 deg. 08' W a distance of 616.10' to an iron pipe set at a corner post for the Northeast corner of said Dawson Tinnin 37.9 acre tract and the Northwest corner of the tract herein described;

THENCE with the meanders of a fence line for the South line of the Howard B. Granberry, Jr. tract as described in Volume 450, Page 147, of the Deed Records of Travis County, Texas, and the North line of the tract herein described, the following courses:

S 61 Deg. 23' E a distance of 194.95' to an 8" elm tree for an angle point in the fence;
S 56 deg. 35' E a distance of 160.09' to a cedar post for an angle point;
S 61 deg. 43' E a distance of 465.66' to a cedar post for an angle point;
S 65 deg. 18' E a distance of 64.67' to the North side of a 12" hackberry tree for an angle point;
S 62 deg. 06' E a distance of 287.90' to a cedar post for an angle point.
S 64 deg. 18' E a distance of 318.95' to the North side of an 18' cedar tree for an angle point;
S 61 deg. 28' E a distance of 248.20' to the North side of a 10" live oak tree for an angle point;
S 62 deg. 14' E a distance of 577.14' to

DEED RECORDS
Travis County, Texas

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an iron pipe set at a corner post in the West bound of Farm to Market Highway #2304 for the Southeast corner of the Howard B. Granberry, Jr. tract and the Northeast corner of the tract herein described;

THENCE with the West Right of Way fence line of Farm to Market Highway #2304 and the East line of the tract herein described, the following courses:

S 35 deg. 33' W a distance of 133.96' to an angle post in the fence line;
S 28 deg. 55' W a distance of 402.91' to an angle post in the fence line;
S 29 deg. 23' W a distance of 340.98' to an iron pipe set for the Northeast corner of a 58.394 acre tract and the Southeast corner of the tract herein described;

THENCE with the North line of said 58.394 acre tract and the South line of the tract herein described, N 60 deg. 46' E a distance of 2301.64' to the place of beginning, containing 44.68 acres of land according to the survey of Guy E. Cook, Registered Public Surveyor of Travis County, Texas, made in April, 1963.

- No. 2. Lot Nos. Nineteen (19), Twenty (20) and Twenty-one (21) in Block Four (4) in Arboles Estates, an addition in the City of Austin, Travis County, Texas according to the map or plat of record in Volume 3 at page 155 of the Plat Records of Travis County, Texas, to which reference is here made for a more particular description.

And we, Mary M. Herndon and Joe J. Dawson, the other parties hereto, do Grant, Release and Confirm unto the said Ruth D. Tinnin the premises above described; to Have and to Hold in severalty the above described premises, with all and singular the hereditaments and appurtenances thereunto belonging, unto the said Ruth D. Tinnin, her heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Ruth D. Tinnin, her heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

3rd, That Mary M. Herndon, wife of R. W. Herndon, shall henceforth Have, Hold, Possess and Enjoy, in severalty,

DEED RECORDS
Travis County, Texas

VOL 2600 PAGE 61

by herself, as a part of her separate estate, and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all those certain parcels, lots or tracts of land situated and described by metes and bounds as follows:

- No. 1. FIELD NOTE DESCRIPTION OF 39.42 ACRES OF LAND OUT OF THE THEODORE BISSEL LEAGUE IN TRAVIS COUNTY, TEXAS, BEING A PART OF "FIRST TRACT" OF 110 ACRES AND A PART OF "SECOND TRACT" OF 108 ACRES AS DESCRIBED IN DEED FROM N. A. DAWSON AND WIFE JENNIE D. DAWSON TO MRS. JANE D. PARKER, A WIDOW, BY DEED RECORDED IN VOLUME 464, PAGE 243, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING BOUNDED ON THE EAST BY THE WEST LINE OF FARM TO MARKET HIGHWAY #2304 AND BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF DAVIS LANE AS FENCED: SAID TRACT OF 39.42 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe set at a corner post in the North bound of Davis Lane for the Southwest corner of "Second Tract" as described above also being the Southeast corner of that certain 37.9 acre tract conveyed by Ruth Dawson Tinnin, a feme sole, to son, Dawson Tinnin, by deed recorded in Volume 1489, Page 46, of the Deed Records of Travis County, Texas, said iron pipe also being the Southwest corner of the tract herein described:

THENCE along a fence line for the East line of said Dawson Tinnin 37.9 acre tract and the West line of the tract herein described, N 29 deg. 14' E a distance of 749.37' to an iron pipe set in said fence line for the Northwest corner of the tract herein described;

THENCE S 60 deg. 46' E a distance of 2315.81' to an iron pipe set in the West Right of Way fence line of Farm to Market Highway #2304 for the Northeast corner of the tract herein described;

THENCE with said Right of Way fence S 29 deg. 14' W a distance of 690.95' to an angle post in the West Right of Way fence of Farm to Market Highway #2304 and the North Right of Way fence of Davis Lane;

THENCE with the North Right of Way line of Davis Lane as fenced the following courses:

S 79 deg. 01' W a distance of 77.99' to an angle post in said fence;
 N 60 deg. 40' W a distance of 646.65' to a 4" live oak tree for an angle point in fence;
 N 61 deg. 53' W a distance of 332.30' to a 5" cedar tree for an angle point in fence;
 N 60 deg. 09' W a distance of 144.17' to a cedar post for an angle point in fence;
 N 59 deg. 17' W a distance of 293.19' to a 4" cedar tree for an angle point in fence;
 N 60 deg. 25' W a distance of 493.73' to a 5" live oak tree for an angle point in fence;
 N 60 deg. 40' W a distance of 308.40' to 4" cedar tree for an angle point in fence;
 N 62 deg. 01' W a distance of 210.42' to a cedar post for an angle point in fence;
 N 59 deg. 37' W a distance of 67.02' to the place of beginning, containing 39.42 acres of land, according to the survey of Guy E. Cook, Registered Public Surveyor of Travis County, Texas, made in April 1963.

- No. 2. Lots Nos. Fourteen (14), Fifteen (15) and Sixteen (16) in Block Four (4) in Arboles Estates, an addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3 at page 155 of the Plat Records of Travis County, Texas, to which reference is here made for a more particular description.

And we, Joe J. Dawson and Ruth D. Tinnin, the other parties hereto, do Grant, Release and Confirm unto the said Mary M. Herndon/ as a part of her separate estate the premises above described; to Have and to Hold in severalty the above described premises, with all and singular the hereditaments and appurtenances thereunto belonging, unto the said Mary M. Herndon, her heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Mary M. Herndon, her heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, we have hereunto set our hands
this the 15th day of May, 1963.

Joe J. Dawson
Joe J. Dawson

Ruth D. Tinnin
Ruth D. Tinnin

Mary M. Herndon
Mary M. Herndon

R. W. Herndon
R. W. Herndon

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Joe J. Dawson and Ruth D. Tinnin, a feme sole, 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 15th day of May, A.D. 1963.



Frank McKell
Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared R. W. Herndon and Mary M. Herndon, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said R. W. Herndon acknowledged to me that he executed the same for the purposes and consideration

DEED RECORDS
Travis County, Texas

VOL 2600 PAGE 64

therein expressed. And the said Mary M. Herndon, wife of R. W. Herndon, having been examined by me privily and apart from her husband and the same fully explained to her by me, she, the said Mary M. Herndon, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of May, A.D. 1963.

Frank J. Hill
Notary Public in and for Travis
County, Texas



FILED
Emilie Limburg
COUNTY CLERK
TRAVIS COUNTY, TEXAS
MAY 16 8 59 AM 1963

STATE OF TEXAS
COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on



MAY 20 1963
Emilie Limburg
COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEED RECORDS
Travis County, Texas

VOL 2600 PAGE 65

WARRANTY DEED

3-60-1401

STATE OF TEXAS MAR-68 2957 * 5.00
COUNTY OF TRAVIS {

KNOW ALL MEN BY THESE PRESENTS:

That I, Mary M. Herndon, a widow ("grantor" herein), of the County of Travis and State of Texas, being of sound mind and good health, for and in consideration of love and affection by me received from Elizabeth T. Moore, Mary Jane Ramsey, and Dawson Tinnin, the receipt of which is hereby acknowledged, have GIVEN, GRANTED, and CONVEYED as a gift, and by these presents do GIVE, GRANT and CONVEY as a gift unto Elizabeth T. Moore (whose mailing address is 8509 Manchaca Rd., Austin, Texas 78745), Mary Jane Ramsey (whose mailing address is 7811 Manchaca Rd., Austin, Texas 78745), and Dawson Tinnin (whose mailing address is 2814 Davis Lane, Austin, Texas 78745), ("grantees" herein), of the County of Travis and State of Texas, each a one-third (1/3) undivided interest, subject to the reservation herein made, in all of the following described real property in Travis County, Texas, to-wit:

Lots 14, 15, 16, Block 4, Arboles Estates Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, Page 241, Travis County Plat Records, locally known as 901 Dawson Road, Austin, Texas.

TO HAVE AND TO HOLD said undivided interest in and to 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 I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, in the proportions

Page 1 of 2

DEED
Travis County, Texas

8486 603

3-60-1402

mentioned, against every person whomssoever lawfully claiming or to claim the same or any part thereof.

Reserving to said grantor the exclusive possession and the use and enjoyment in the grantor's own right, of the rents, issues, and profits of said real property during the term of the grantor's natural life.

This conveyance is made expressly subject to all easements and valid restrictions of record in the Office of the County Clerk of Travis County, Texas.

EXECUTED this 7th day of March, 1984.

Mary M. Herndon
Mary M. Herndon

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on March 7, 1984, by Mary M. Herndon.



Allan R. Black
Notary Public, State of Texas
Allan R. Black
My Commission Expires: June 30, 1984

NOTARY SEAL

RETURN TO:

Allan R. Black,
Attorney at Law
3100 S. Lamar, No. 201
Austin, Tx 78704

Page 2 of 2

STATE OF TEXAS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me, and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamp hereon by me, on

MAR 7 1984



Davis H. Anderson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

MAR 7 1 52 PM '84

Davis H. Anderson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

8486 604

WARRANTY DEED

3-71-9318

STATE OF TEXAS

MAY 18 1984 4923 * 5.00

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Elizabeth T. Moore, of the County of Travis and State of Texas, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Mary Jane Ramsey ("Grantee" herein), whose mailing address is 7811 Manchaca Road, Austin, Texas 78745, of the County of Travis and State of Texas, a one-third (1/3) undivided interest in and to the following described real property in Travis County, Texas, to-wit:

Lots 14, 15, 16, Block 4, Arboles Estates Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, Page 241, Travis County Plat Records, locally known as 901 Dawson Road, Austin, Texas.

TO HAVE AND TO HOLD said undivided interest in and to the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, her heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, in the proportion mentioned, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made expressly subject to all easements and valid restrictions of record in the Office of the County Clerk of Travis County, Texas.

This conveyance is further made expressly subject to a reservation contained in Warranty Deed from Mary M. Herndon to Elizabeth T. Moore, Mary Jane Ramsey, and Dawson Tinnin, dated March 7, 1984, and recorded in Volume 8486, page 603, of the Deed Records of Travis County, Texas.

EXECUTED this 16th day of May, 1984.

Elizabeth T. Moore
Elizabeth T. Moore

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on May 16, 1984, by Elizabeth T. Moore.



NOTARY SEAL
Allan R. Black
Notary Public, State of Texas
Allan R. Black
My Commission
Expires: June 30, 1988

FILED

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped herein by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamp herein by me, on
MAY 18 AM 8:55
COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEED

Travis County, Texas



Doris H. Hargrave
COUNTY CLERK
TRAVIS COUNTY, TEXAS
8603 980

STATE OF TEXAS

()

SPECIAL
WARRANTY DEED

COUNTY OF TRAVIS

6890

* 5.00

3-74-4879

KNOW ALL MEN BY THESE PRESENTS:

That DAWSON TINNIN, not joined herein by my spouse as the property herein conveyed is my sole and separate property and constitutes no part of my homestead pursuant to the laws of the State of Texas.....

hereafter referred to as Grantors (whether one or more) for and in consideration of the payment by MARY JANE RAMSEY.....

hereafter referred to as Grantees (whether one or more) of a certain cash consideration, the receipt of which is hereby acknowledged by the Grantors, and for the additional consideration, if any, specified in the attached Exhibit "B" which is incorporated herein by reference, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL AND CONVEY unto Grantees, subject to any reservations hereinafter made, ~~absolute~~ my undivided one-third (1/3) interest in the real property described in the attached Exhibit "A" which is incorporated herein by reference.

TO HAVE AND TO HOLD the herein described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, Grantee's heirs, successors and assigns forever; and Grantors do hereby bind Grantors, Grantor's heirs, executors and administrators or successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under me but not otherwise.

☐ If checked the note or notes executed or assumed by Grantees and described in the attached Exhibit "B" are secured by a vendor's lien herein retained. Superior Title in and to the property, premises and improvements described in Exhibit "A" is hereby retained until the promissory note or notes executed or assumed herein by Grantees have been fully paid according to the face, tenor, effect and reading thereof when this Deed shall become absolute.

☐ If checked, the Vendor's Lien retained herein to secure payment of the note payable to Payee, together with Superior Title in and to said property are hereby TRANSFERRED, ASSIGNED, SOLD AND CONVEYED to the above named Payee for value received.

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, all restrictions, covenants, conditions and easements of record affecting said property, and any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property.

EXECUTED this 8th day of June, 1984.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

Dawson Tinnin
DAWSON TINNIN

8611 627

STATE OF TEXAS ()
COUNTY OF TRAVIS ()

BEFORE ME, the undersigned authority, on this day personally appeared DAWSON TINNIN
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 on this 8th day of June
1984

Robert W. Robertson
Notary Public in and for Travis County, Texas
(Printed or stamped name of notary)
9-27-87

STATE OF TEXAS ()
COUNTY OF ()

BEFORE ME, the undersigned authority, on this day personally appeared
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 on this day of
19

Notary Public in and for County, Texas
(Printed or stamped name of notary)

STATE OF TEXAS ()
COUNTY OF ()

BEFORE ME, the undersigned authority, on this day personally appeared
of a corporation, 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, in the capacity therein stated and as the act
and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of
19

Notary Public in and for County, Texas
(Printed or stamped name of notary)

EXHIBIT "A"

An undivided one-third (1/3) interest in:

Lots 14, 15, 16, Block 4 ARBOLES ESTATES,
Section 3, an addition or subdivision in
Austin, Travis County, Texas, the map or
plat of which is recorded in Volume 3,
Page 241, Travis County Plat Records,
locally known as 901 Dawson Road, Austin,
Texas.

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamp hereon by me, on

JUN 13 1984



Louis Appleby
COUNTY CLERK
TRAVIS COUNTY, TEXAS

JUN 17 7 55 AM '84
Robert W. Robertson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

8644 628

DOC. NO.
00118581

WARRANTY DEED FILM CODE

00004437323

DATE: Dec 28, 1988

3:03 PM 6380

5.00 INDX
2 2 12/29/88
1185.81-DOC#
17.61-CHK#

Grantor: Mary Jane Ramsey

Grantor's Mailing Address (including county):

7811 Manchaca Rd., Austin, Travis County, Texas 78745

Grantee: James S. Ramsey

Grantee's Mailing Address (including county):

7811 Manchaca Rd., Austin, Travis County, Texas 78745

Considerations:

Love and affection

Property (including any improvements):

1/2 undivided interest in Lots No. 14, 15, and 16, Block 4, Arboles Estates, Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, page 241, Travis County Plat Records, locally known as 901 Dawson Road, Austin, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

NONE

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, warranty.mr

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10845 0914

executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

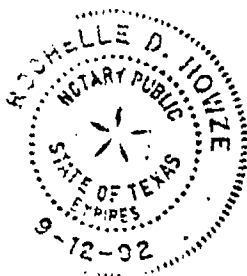
Mary Jane Ramsey
Grantor

12-28-88
Date

(acknowledgement)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me by
Mary Jane Ramsey (Grantor) on the 28th day of December,
1988.



Michelle D. Houze
Notary Public, State of Texas
Notary's name (printed):
Rochelle D. Houze
Notary's commission expires: 9-12-92

NOTARY SEAL

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me; and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

FILED

DEC 29 1988

88 DEC 29 PM 2:59



Kara Robinson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

CLERK OF COURTS
COUNTY CLERK
TRAVIS COUNTY, TEXAS

warranty.jfr

Return to:

Bonnie Austin

900 Congress Ave #250

Austin, TX 78701

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10845 0915

500
FILM CODE

DOC. NO.

WARRANTY DEED

00004437326

00118578

DATE: 12-28-88

3:03 PM 6380

5.00 INDX
2 2 12/29/88
1185.78-DOC#
17.61-CHK#

Grantor: James S. Ramsey

Grantor's Mailing Address (including county):

7811 Manchaca Rd., Austin, Travis County, Texas 78745

Grantee: James Thomas Ramsey

Grantee's Mailing Address (including county):

7909 Manchaca Rd., Austin, Travis County, Texas 78745

Considerations:

Love and affection

Property (including any improvements):

14.7% undivided interest (community interest) in Lots No. 14, 15, and 16, Block 4, Arboles Estates, Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, page 241, Travis County Plat Records, locally known as 901 Dawson Road, Austin, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor reserves for himself and his assigns, the full possession, benefit, and use of Property, as well as of the rents, issues, and profits therefrom for and during his natural life.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, warranty.jr

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10845 0820

grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

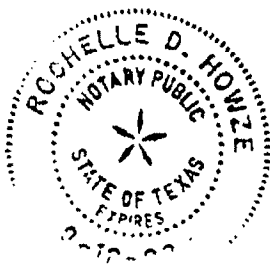
James S. Ramsey
Grantor

12-28-88
Date

(acknowledgement)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me by
James S. Ramsey (Grantor) on the 28th day of
December, 1988.



Rochelle D. Howze
Notary Public, State of Texas
Notary's name (printed):
Rochelle D. Howze
Notary's commission expires: 9-12-92

NOTARY SEAL

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stated herein by me, and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

DEC 29 1988

FILED

88 DEC 29 PM 2:59



Carol A. Bowers
COUNTY CLERK
TRAVIS COUNTY, TEXAS

warranty.jr

Return to:

Bonnie Austin
900 Congress Ave #250
Austin, TX 78701

CLERK OF COURTS
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10845 0921

DOC. NO.
00118579

WARRANTY DEED

FILM CODE

00004437327

DATE: Dec-28, 1988

3:03 PM 6380

5.00 INDX
2 2 12/29/88
1185.79-DQC#
17.61-CHK#

Grantor: Mary Jane Ramsey

Grantor's Mailing Address (including county):

7811 Manchaca Rd., Austin, Travis County, Texas 78745

Grantee: James Thomas Ramsey

Grantee's Mailing Address (including county):

7909 Manchaca Rd., Austin, Travis County, Texas 78745

Considerations:

Love and affection

Property (including any improvements):

14.7% undivided interest in Lots No. 14, 15, and 16, Block 4, Arboles Estates, Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, page 241, Travis County Plat Records, locally known as 901 Dawson Road, Austin, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor reserves for herself and her assigns, the full possession, benefit, and use of Property, as well as of the rents, issues, and profits therefrom for and during her natural life.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, warranty.mr

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10845 0922

grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

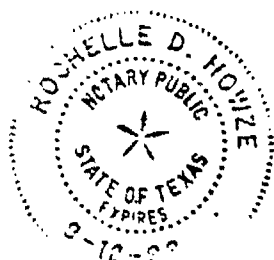
Mary Jane Ramsey
Grantor

12-28-88
Date

(acknowledgement)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me by
Mary Jane Ramsey (Grantor) on the 28th day of
December, 1988.



Rochelle D. Houze

Notary Public, State of Texas

Notary's name (printed):

Rochelle D. Houze
Notary's commission expires: 9-12-92

NOTARY SEAL

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that the instrument was FILED on
the date and at the time stated herein by me; and
was duly RECORDED in the Volume and Page of this
recorded RECORD of Travis County, Texas, on

FILED

88 DEC 29 PM 2:59

DAVID L. BROWN
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10845 0923

DEC 29 1988



David L. Brown
COUNTY CLERK
TRAVIS COUNTY, TEXAS

warranty.mr

Return to:

Bonnie Austin

900 Congress Ave #250

Austin, TX 78701

117A

FILM CODE
00005441410

GIFT WARRANTY DEED

Date: June 3, 1996

Grantor: James S. Ramsey

Grantor's Mailing Address (including county):

7811 Manchaca Rd.
Austin, Travis County, Texas 78745

Grantee: JAMES THOMAS RAMSEY

Grantee's Mailing Address (including county):

7709 Manchaca Rd.
Austin, Travis County, Texas 78745

Consideration:

Love and affection

Property (including any improvements):

1. That certain tract or parcel of land situated in Travis County, Texas, known locally as 901 Dawson, Austin, Texas, more particularly described as:

A 35.3% undivided interest in Lots No. 14, 15, and 16, Block 4, Arboles Estates, Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, page 241, Travis County Plat Records,

the property being the same property to which Grantor conveyed a 14.7% undivided interest to Grantee by Warranty Deed dated December 28, 1988, of record in volume 10845, page 920 (Doc. No. 00118578), Real Property Records, Travis County, Texas; and

2. the full possession, benefit, and use of the Property, as well as of the rents, issues, and profits therefrom, which Grantor had reserved for himself and his assigns for and during his natural life, in the above-described instrument dated December 28, 1988.

Reservations from and Exceptions to Conveyance and Warranty: None.

Grantor, for the consideration, GRANTS, GIVES AND CONVEYS as a gift to Grantee said undivided interest in and to the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE

Gift Warranty Deed

1 of 2

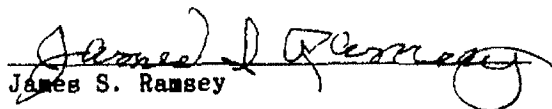
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12700 0903

AND TO HOLD to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular said undivided interest in and to the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

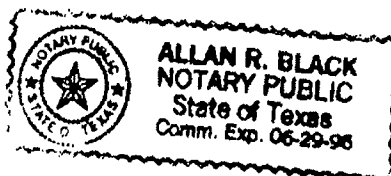
Ad valorem taxes for 1996 to be paid by Grantee.


James S. Ramsey

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on June 3, 1996, by James S. Ramsey.




Notary Public, State of Texas

RETURN TO:
JAMES THOMAS RAMSEY
7709 Manchaca Rd.
Austin, Texas 78745

FILED

96 JUN -4 PM 4:02

DANA DE LOVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me; and
was duly RECORDED in the Volume and Page of the
named RECORDS of Travis County, Texas, on

JUN 4 1996




COUNTY CLERK
TRAVIS COUNTY, TEXAS

Gift Warranty Deed

2 of 2

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12700 0904

RECEIPT#: B00040314 TRANS#: B5749 DEPT: REGULAR RECORD \$11.00
CASHIER: KATIE FILE DATE: 6/4/96 TRANS DATE: 6/4/96
PAID BY: CHECK# 102

11VA

FILM CODE

00005441411

GIFT WARRANTY DEED

Date: June 3, 1996

Grantor: Mary Jane Ramsey

Grantor's Mailing Address (including county):

7811 Manchaca Rd.
Austin, Travis County, Texas 78745

Grantee: JAMES THOMAS RAMSEY

Grantee's Mailing Address (including county):

7709 Manchaca Rd.
Austin, Travis County, Texas 78745

Consideration:

Love and affection

Property (including any improvements):

1. That certain tract or parcel of land situated in Travis County, Texas, known locally as 901 Dawson, Austin, Texas, more particularly described as:

A 35.3% undivided interest in Lots No. 14, 15, and 16, Block 4, Arboles Estates, Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, page 241, Travis County Plat Records,

the property being the same property to which Grantor conveyed a 14.7% undivided interest to Grantee by Warranty Deed dated December 28, 1988, of record in volume 10845, page 922 (Doc. No. 00118579), Real Property Records, Travis County, Texas; and

2. the full possession, benefit, and use of the Property, as well as of the rents, issues, and profits therefrom, which Grantor had reserved for herself and her assigns for and during her natural life, in the above-described instrument dated December 28, 1988.

Reservations from and Exceptions to Conveyance and Warranty: None.

Grantor, for the consideration, GRANTS, GIVES AND CONVEYS as a gift to Grantee said undivided interest in and to the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE

Gift Warranty Deed

1 of 2

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12700 0905

AND TO HOLD to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular said undivided interest in and to the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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


Ad valorem taxes for 1996 to be paid by Grantee.

Mary Jane Ramsey
Mary Jane Ramsey

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on June 3, 1996, by Mary Jane Ramsey.

 **ALLAN R. BLACK**
NOTARY PUBLIC
State of Texas Notary Public, State of Texas
Comm. Exp 06-29-96

RETURN TO:
JAMES THOMAS RAMSEY
7709 Manchaca Rd.
Austin, Texas 78745

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

1996
JUN 4 1996

 Dana L. Brown
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

96 JUN -4 PM 4:03

DANA L. BROWN
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Gift Warranty Deed

2 of 2

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12700 0906

RECEIPT#: 000040314 TRANS#: 85750 DEPT: REGULAR RECORD \$11.00
CASHIER: KHTUE FILE DATE: 6/4/96 TRANS DATE: 6/4/96
PAID BY: CHECK# 102

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: December 29, 2014

GRANTOR: James Thomas Ramsey and wife, Larita Ramsey

GRANTOR'S MAILING ADDRESS: PO BOX 1742 Dripping Spg, Tx 78622

GRANTEE: Justin Hubbert and spouse, Lauren Hubbert, owning, occupying and claiming other property as homestead

GRANTEE'S MAILING ADDRESS: 3600 Nueces St. #1013
Austin, TX 78701

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$446,250.00, and is executed by Grantee, payable to the order of Prosperity Bank. The note is secured by a vendor's lien retained in favor of Prosperity Bank in this deed and by a deed of trust of even date from Grantee to David Zalman, Trustee.

PROPERTY (including any improvements):

Lots 14, 15 and 16, Block 4, ARBOLES ESTATES, SECTION NO. 3, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 241, of the Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2015 and subsequent years.


Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

Prosperity Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Prosperity Bank and are transferred to that party.


James Thomas Ramsey


Larita Ramsey

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on the 29 day of Dec., 2014, by James Thomas Ramsey and wife, Larita Ramsey.

[Signature]
Notary Public, State of _____

Prepared by:
Hancock & McGill, L.L.P.
Attorneys at Law
File No. 14011219
After Recording Return To:

(02)
AUSTIN TITLE COMPANY
THE SUMMIT AT LA FRONTERA
810 HESTERS CROSSING, #155
ROUND ROCK, TX 78681-7841



Dd1219-sw



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

January 02 2015 02:01 PM

FEE: \$ 38.00 **2015000199**

Case Number(s): HDP-2015-0369 PR-2015-048433

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: May 18, 2015 Historic Landmark Commission

Ellen Richards

906 Bouldin Avenue, Austin, TX 78704

Comments:

I object to the proposed demolition of a home located at 901 Dawson Road, Austin, TX 78704, in the Bouldin Creek Neighborhood.

Bouldin Creek is historically a working class neighborhood characterized by one story homes of approximately 1000 square feet. Established beginning in the 1920s and 1930s, Bouldin was one of the first “suburbs” established south of the river after easier access was made possible with the construction of the concrete Congress Avenue bridge in 1910. In the early 1900’s a significant portion of Bouldin was home to an entire community of freed slaves, formerly owned by farmer James Bouldin. Other people moved to South Austin because it was more affordable than property north of the river.

As a 25+ year resident of this neighborhood, I have witnessed significant change in Bouldin. I have seen the aging and passing of many of long time residents as well as families who have been in this community for multiple generations being bought out by the highest bidder. But until recently, the overall character of the neighborhood has been maintained. In the last couple of years, the intense interest in living near downtown combined with significant new wealth, has brought drastic changes to this neighborhood. In my immediate vicinity numerous houses have been demolished and replaced by enormous homes that dwarf the characteristic homes of Bouldin. Many of these new homes lack significant architectural design features as developers have sought to maximize the coverage on each lot without regard to design.

The home at 901 Dawson is located on a unique block – of the ten homes on this block, 9 are original. Each corner of the block is anchored by a stone house, one of which is 901 Dawson, and is likely the only block remaining in the neighborhood with four homes of this type. These four homes are characteristic of the Bouldin neighborhood, all being constructed of Austin stone. Each of the four homes is located on 3 lots, creating a sense of grandeur in this once working class neighborhood. Set back from the street, each home at one time had a low rock wall marking the property boundaries. These homes are the essence of the neighborhood fabric. Without them, Bouldin becomes just another unidentifiable cluster of houses without anything to knit them together into a neighborhood. This particular block is located at the crest of the hill in Bouldin. As you travel south on Dawson, all but one of the original homes are gone until you reach 901, which stands out in its placement and design. The deep pitch of the gabled roof is fabulous to behold.

I recently renovated my stone house at 906 Bouldin and preserved the character and appearance by adding onto the back of the home along Ramona Street. From the front, you cannot tell that 900 square

feet was added to the home. It is an excellent example of what can happen when an individual invests in not only a personal home, but the preservation of the unique character of the neighborhood.