

R-98  
DEED  
B

STATE OF TEXAS )

COUNTY OF BLANCO ) KNOW ALL MEN BY THESE PRESENTS:

#6,825

That The Blanco National Bank, a body corporate, duly incorporated and doing business under the laws of the United States of America, with its office and place of business in the town of Blanco, Blanco County, Texas, in consideration of the sum of Six Thousand Eight Hundred Twenty Five and no/100 (\$6,825.00) Dollars, to it paid by The City of Austin, a municipal corporation, in Travis County, Texas, has Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said The City of Austin, a municipal corporation, in Travis County, State of Texas, all that certain real estate lying and being situated in Travis County, Texas, part of and out of the J.P. Wallace Survey No. 57 and the J. Burleson Survey No. 10 in said county and particularly described as follows in two tracts, to-wit:

Tract No. 1

16.49 acres of land, about 7.69 acres being out of the J.P. Wallace Survey No. 57, about 8.8 acres being out of the J. Burleson Survey No. 10 in Travis County, Texas, and being all of that portion of a 30 acre tract of land conveyed by W.T. Caswell to John H. Biggs, Jr. by deed recorded in Travis County Deed Records in Book 278, Page 466, which is north of a county road dedicated to Travis County, out of said 30 acre tract of land by John H. Biggs, Jr. as recorded in Book 286, Page 42, of the Deed Records of Travis County, Texas, as surveyed by Marlton O. Metcalfe, County Surveyor of Travis County, Texas.

Beginning at an iron stake at the northeast corner of a 30 acre tract of land out of the Jas. P. Wallace Survey No. 57, and the Jas. Burleson Survey No. 10 in Travis County, Texas, as conveyed by W.T. Caswell to John H. Biggs, according to a deed dated December 15, 1915, recorded in Travis County Deed Records, Book 278, Page 466;

Thence with the north line of said 30 acre tract, N 60° 06' W 515.45 feet to an iron stake on or near the east line of the Jas. P. Wallace Survey No. 57, and the west line of the Jas. Burleson Survey No. 10, for a corner of said 30 acre tract;



Thence S  $29^{\circ} 40'$  W 221.3 feet to a corner of said 30 acre tract in the west line of the Jas. Burleson Survey No. 10 and the east line of Jas. P. Wallace Survey No. 57, as fenced;

Thence with an old fence, N.  $60^{\circ} 28'$  W 800 feet to an iron stake, set in concrete, for the northeast corner of Lot No. 15 of "Ridgetop Gardens" according to a map or plat as recorded in Plat Book No. 3, Page 50, Travis County Deed Records, said iron stake being also the most westerly north-west corner of said 30 acre tract;

Thence with the west line of the said 30 acre tract and the east line of Lot No. 15, "Ridgetop Gardens", S  $30^{\circ} 00'$  W 413.25 feet to an iron stake for the southeast corner of Lot No. 15, and the west line of said 30 acre tract, said iron stake being the northwest corner of a strip of land dedicated for road purposes to Travis County by John H. Biggs, Jr. by a deed recorded in Book 286, Page 42, Travis County Deed Records;

Thence with the north line of said road-strip, S  $60^{\circ} 00'$  E 800.3 feet to an iron stake on or near the west line of the Jas. Burleson Survey No. 10, and the east line of the James P. Wallace Survey No. 57;

Thence with the north line of said road-strip, S  $41^{\circ} 39'$  E 570.25 feet to an iron stake in the east line of the J.H. Biggs 30 acre tract for the northeast corner of said road-strip and from which iron stake the southeast corner of said 30 acre tract bears S  $28^{\circ} 07'$  W 288.4 feet;

Thence with the east line of said 30 acre tract, N  $28^{\circ} 07'$  E 822.3 feet to the place of beginning, containing 16.49 acres of land;

Tract No. 2

11.96 acres of land, about 7.83 acres being out of the J.P. Wallace Survey No. 57, about 4.13 acres being out of the J. Burleson Survey No. 10 in Travis County, Texas, and being all of that portion of a 30 acre tract of land conveyed by W.T. Caswell to John H. Biggs, Jr. by deed recorded in Travis County Deed Records in Book 278, Page 466, which is south of a county road dedicated to Travis County out of said 30 acre tract of land by John H. Biggs, Jr. as recorded in Book 286, Page 42, of the Deed Records of Travis County, Texas, as surveyed by Marlton O. Metcalfe, County Surveyor of Travis County, Texas;



Beginning at a set stone at the south corner of the Jas. P. Wallace Survey No. 57, in Travis County, Texas, said set stone being the beginning corner of a 30 acre tract, according to a deed dated December 15, 1915, from W.T. Caswell to John H. Biggs as recorded in Travis County Deed Records, Book 278, Page 466;

Thence with the south line of said 30 acre tract, S  $60^{\circ} 42'$  E 548.68 feet to an iron stake for the southeast corner of said 30 acre tract of land;

Thence with the east line of said 30 acre tract, N  $28^{\circ} 07'$  E 238.4 feet to the southeast corner of a strip of land dedicated for road purposes to Travis County by John H. Biggs, Jr. by a deed recorded in Book 286, Page 42, Travis County Deed Records;

Thence with the south line of said road-strip, N.  $41^{\circ} 42'$  W 571.85 feet to an iron stake on or near the west line of the Jas. Burleson Survey No. 10, and the east line of the James P. Wallace Survey No. 57;

Thence with the south line of said road-strip, N  $60^{\circ} 00'$  W 800.3 feet to an iron stake at the northeast corner of Lot No. 35, "Ridgetop Gardens" according to a map or plat as recorded in Plat Book No. 3, Page 50, Travis County Deed Records, said corner being also in the west line of the John H. Biggs 30 acre tract;

Thence with the west line of the John H. Biggs 30 acre tract and the east line of Lot No. 35, "Ridgetop Gardens" S  $30^{\circ} 00'$  W 424.6 feet to an iron stake for the southwest corner of said 30 acre tract, and the southeast corner of Lot No. 35, "Ridgetop Gardens";

Thence with the south line of said 30 acre tract, S  $60^{\circ} 00'$  E 802.74 feet to the place of beginning, containing 11.96 acres of land;

And being the same premises heretofore conveyed to said bank by deed executed by Lolite Crossley, both individually and as independent executrix of the estate of Otis Green Crossley, deceased, shown of record in the Deed Records of Travis County, Texas, in Vol. 393, Page 261,



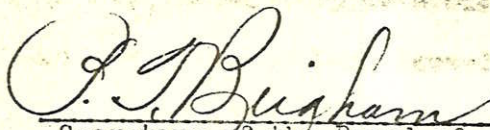
to which deed reference is here made for other and further description of said premises, X

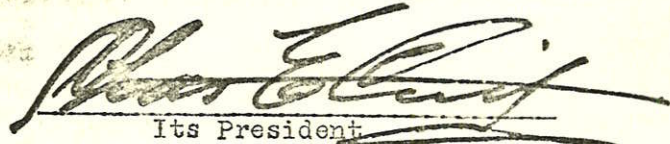
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said The City of Austin, its successors and assigns, forever. And the said The Blanco National Bank does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said The City of Austin, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof The Blanco National Bank has caused these presents to be signed by Chas. E. Crist, its president, and attested by P.T. Brigham, its secretary, thereunto authorized by resolution of the Board of Directors of said bank, a certified copy of which resolution is hereunto attached and made a part hereof, and its common seal hereunto affixed on this the 29th day of May, A.D. 1939.

Attest:

THE BLANCO NATIONAL BANK

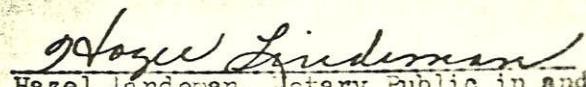
  
Secretary of the Board of  
Directors of The Blanco  
National Bank

  
Its President

STATE OF TEXAS )

COUNTY OF BLANCO ) BEFORE ME, Hazel Lindeman, a Notary Public in and for Blanco County, Texas, on this day personally appeared Chas. E. Crist, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of the Blanco National Bank, a corporation, and as the president thereof, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the 29th day of May, A.D. 1939.

  
Hazel Lindeman, Notary Public in and  
for Blanco County, Texas





May 29, 1939

A call meeting of the Board of Directors of The Blanco National Bank was held on the above date at the banking house with the following members present:

Chas. E. Crist, President

P. T. Brigham

Joe Buckner

G. W. Wall

The following resolution was regularly introduced and unanimously adopted:

RESOLVED, that the 28.45 acres of land situated in Travis County, Texas, the property of The Blanco National Bank, described in two tracts, as follows:

for the northeast corner of Lot No. 15, and the west line of said 30 acre tract No. 1, and being the northwest corner of a strip of land dedicated for 16.49 acres of land, about 7.69 acres being out of the J. P. Wallace Survey No. 57, about 8.8 acres being out of the J. Burleson Survey No. 10 in Travis County, Texas, and being all of that portion of a 30 acre tract of land conveyed by W. T. Caswell to John H. Biggs, Jr. by deed recorded in Travis County Deed Records in Book 278, Page 466, which is north of a county road dedicated to Travis County, out of said 30 acre tract of land by John H. Biggs, Jr. as recorded in Book 286, Page 42, of the Deed Records of Travis County, Texas, as surveyed by Marlton O. Metcalfe, County Surveyor of Travis County, Texas.

Beginning at an iron stake at the northeast corner of a 30 acre tract of land out of the Jas. P. Wallace Survey No. 57, and the Jas. Burleson Survey No. 10 in Travis County, Texas, as conveyed by W. T. Caswell to John H. Biggs, according to a deed dated December 15, 1915, recorded in Travis County Deed Records, Book 278, Page 466; then survey No. 10 in Travis County. Thence with the north line of said 30 acre tract, N 60° 06' W 515.45 feet to an iron stake on or near the east line of the Jas. P. Wallace Survey No. 57, and the west line of the Jas. Burleson Survey No. 10, for a corner of said 30 acre tract; of said 30 acre tract of land by John H. Biggs, Jr. as recorded in Book 286, Page 42, of the Deed Records of Travis County, Texas, as surveyed by Marlton O. Metcalfe, County Surveyor of Travis County, Texas;



Thence S 29° 40' W 221.3 feet to a corner of said 30 acre tract in the west line of the Jas. Burleson Survey No. 10 and the east line of Jas. P. Wallace Survey No. 57, as fenced;

Thence with an old fence, N. 60° 28' W 800 feet to an iron stake, set in concrete, for the northeast corner of Lot No. 15 of "Ridgetop Gardens" according to a map or plat as recorded in plat Book No. 3, Page 50, Travis County Deed Records, said iron stake being also the most westerly north-west corner of said 30 acre tract;

Thence with the west line of the said 30 acre tract and the east line of Lot No. 15, "Ridgetop Gardens", S 30° 00' W 413.25 feet to an iron stake for the southeast corner of Lot No. 15, and the west line of said 30 acre tract, said iron stake being the northwest corner of a strip of land dedicated for road purposes to Travis County by John H. Biggs, Jr. by a deed recorded in Book 286, Page 42, Travis County Deed Records;

Thence with the north line of said road-strip, S 60° 00' E 800.3 feet to an iron stake on or near the west line of the Jas. Burleson Survey No. 10, and the east line of the James P. Wallace Survey No. 57;

Thence with the north line of said road-strip, S 41° 39' E 570.25 feet to an iron stake in the east line of the J.H. Biggs 30 acre tract for the northeast corner of said road-strip and from which iron stake the southeast corner of said 30 acre tract bears S 28° 07' W 288.4 feet;

Thence with the east line of said 30 acre tract, N 28° 07' E 822.3 feet to the place of beginning, containing 16.49 acres of land;

Tract No. 2

11.96 acres of land, about 7.83 acres being out of the J.P. Wallace Survey No. 57, about 4.13 acres being out of the J. Burleson Survey No. 10 in Travis County, Texas, and being all of that portion of a 30 acre tract of land conveyed by W.T. Caswell to John H. Biggs, Jr. by deed recorded in Travis County Deed Records in Book 278, Page 466, which is south of a county road dedicated to Travis County out of said 30 acre tract of land by John H. Biggs, Jr. as recorded in Book 286, Page 42, of the Deed Records of Travis County, Texas, as surveyed by Marlton O. Metcalfe, County Surveyor of Travis County, Texas;



Beginning at a set stone at the south corner of the Jas. P. Wallace Survey No. 57, in Travis County, Texas, said set stone being the beginning corner of a 30 acre tract, according to a deed dated December 15, 1915, from W.T. Caswell to John H. Biggs as recorded in Travis County Deed Records, Book 278, Page 466; *as shall be attested by P.T. Brigham.*

Thence with the south line of said 30 acre tract, S 60° 42' E 548.68 feet to an iron stake for the southeast corner of said 30 acre tract of land;

Thence with the east line of said 30 acre tract, N 28° 07' E 238.4 feet to the southeast corner of a strip of land dedicated for road purposes to Travis County by John H. Biggs, Jr. by a deed recorded in Book 286, Page 42, Travis County Deed Records; *as of the Plano National Bank.*

Thence with the south line of said road-strip, N. 41° 42' W 571.85 feet to an iron stake on or near the west line of the Jas. Burleson Survey No. 10, and the east line of the James P. Wallace Survey No. 57;

Thence with the south line of said road-strip, N 60° 00' W 800.3 feet to an iron stake at the northeast corner of Lot No. 35, "Ridgetop Gardens" according to a map or plat as recorded in Plat Book No. 3, Page 50, Travis County Deed Records, said corner being also in the west line of the John H. Biggs 30 acre tract;

Thence with the west line of the John H. Biggs 30 acre tract and the east line of Lot No. 35, "Ridgetop Gardens" S 30° 00' W 424.6 feet to an iron stake for the southwest corner of said 30 acre tract, and the southeast corner of Lot No. 35, "Ridgetop Gardens";

Thence with the south line of said 30 acre tract, S 60° 00' E 802.74 feet to the place of beginning, containing 11.96 acres of land;

*[Faint, illegible text follows, likely bleed-through from the reverse side of the page.]*



be sold to the City of Austin, Texas, for the consideration of \$6,825.00 cash, and Chas. E. Crist, President of the Blanco National Bank, Blanco, Texas, is hereby authorized and directed to execute in the name of said bank proper conveyance of said premises, with the usual covenants of warranty, and which conveyance shall be attested by P.T. Brigham, Secretary, who shall cause the common seal of this corporation to be affixed thereto.

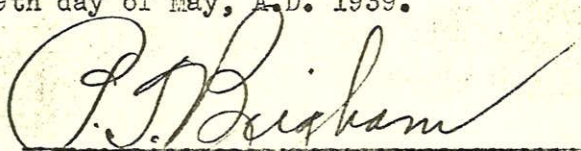
Adjourned:

P.T. Brigham, Secretary

Chas. E. Crist, President

I, P.T. Brigham, Secretary of the Board of Directors of the Blanco National Bank, hereby certify that the above and foregoing four pages contain a true and correct copy of the proceedings had at a call meeting of the Board of Directors of said Bank on May 29, 1939, as the same appears of record in the Minutes of said corporation in Vol. 4, pages 46-47, inclusive,

In testimony whereof I have hereunto set my name and affix the seal of said corporation on this the 29th day of May, A.D. 1939.

  
Sec'y. Board of Directors of The Blanco  
National Bank

~~THE STATE OF TEXAS~~  
~~County of Travis~~ I, Miss Martha Livingston, Clerk of the County Court  
within and for the County and State aforesaid, do hereby certify that the within and  
foregoing instrument of writing, with its Certificate of Authentication was filed for  
record in my office on the 2 day of June, A.D. 1939, at 12:50  
P.M., and duly recorded on the 8 day of June, A.D. 1939  
at 9:58 A.M., in the 1117 volume of the W.D. Records of said  
County, in Book No. 62, Pages 31 to 35, together  
with the seal and seal of the County Court of said County, the date and hour aforesaid.

   
Edry Loomiller Clerk County Court, Travis County, Texas