

U. S. Highway No. 377 for the northwest corner of this parcel; THENCE N. 56°-14' E with said right-of-way a distance of 200.24' to a concrete right-of-way marker; THENCE N. 59°-06' E with said south right-of-way a distance of 200.24' to a concrete right-of-way marker; THENCE N. 56°-14' E with said south right-of-way a distance of 192.73' to the place of beginning, containing 5.00 acres of land, more or less.

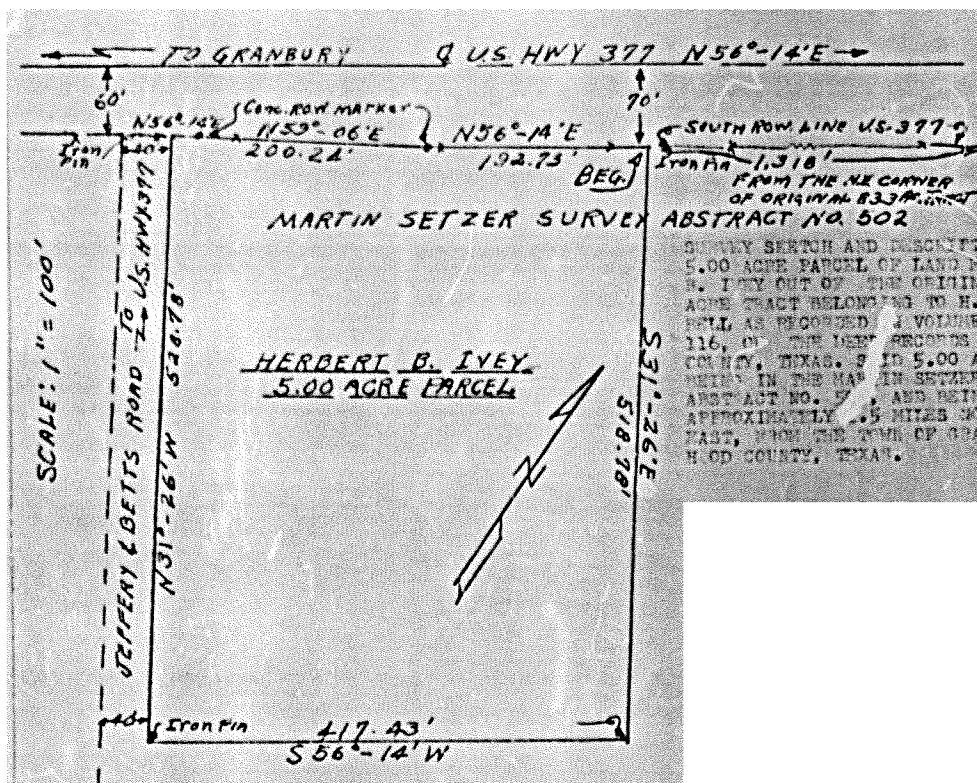
I hereby certify that I went upon the ground, surveyed and platted, the above described property.

Witness my hand and seal this 3rd day of July, 1960.

SEAL

Garth A. Foster

Registered Public Surveyor No. 1226



SURVEY SECTION AND DESCRIPTION OF A 5.00 ACRE PARCEL OF LAND FOR HERBERT B. IVEY OUT OF THE ORIGINAL 83.3 ACRE TRACT BELONGING TO H. B. CAMPBELL AS RECORDED IN VOLUME 103, PAGE 116, OF THE DEED RECORDS OF HOOD COUNTY, TEXAS. & IS 5.00 ACRE PARCEL SHOWN IN THE MAP IN SETZER SURVEY, ABSTRACT NO. 502, AND BEING SITUATED APPROXIMATELY .25 MILES NORTH, 60° EAST, FROM THE TOWN OF GRANBURY, HOOD COUNTY, TEXAS.

Garth A. Foster

Registered Public Surveyor No. 1226

Filed for record November 11, 1960 at 3:45 P. M.

Recorded November 16, 1960 at 9:15 A. M.

Bruce Price

COUNTY CLERK, HOOD COUNTY, TEXAS

NO. 677

WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF HOOD

H. B. CAMPBELL ET UX

TO

HERBERT B. IVEY, ET UX

KNOW ALL MEN BY THESE PRESENTS:

That we, H. B. Campbell and wife, Jessie Mae Campbell of the County of Hood State of Texas for and in consideration of the sum of Twenty One Hundred Twenty Eight (\$2128.00) and no/100 Dollars to us paid, and secured to be paid, by Herbert B. Ivey and wife, Beulah Ivey as follows:

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\$225.00 each in hand paid, the receipt of which is hereby acknowledged and confessed and the further consideration of one certain promissory Vendor's Lien note in the sum of \$1900.00, executed by Herbert B. Ivey and wife, Beulah Ivey to H. B. Campbell at Granbury, Texas. Said note to bear interest from date until paid at the rate of 6%; principal and interest of said note to be paid in monthly installments of \$31.50 each until 72 such installments have been paid. The first of such payments is due and payable on or before October 25, 1960 and like installment due on or before the 25th of each month thereafter until said note is paid in full. If this note or any installment thereon is not paid when due and is placed in the hands of an attorney for collection, 10% additional will be added as collection fees. have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Herbert B. Ivey and wife, Beulah Ivey of the County of Hood State of Texas all that certain lot, tract or parcel of land being 6.08 acre parcel out of the original 83.3 acre tract belonging to H. B. Campbell as recorded in Vol. 103, page 116, of the Deed Records of Hood County, Texas, said 6.08 acre parcel being in the Martin Setzer survey, Abat. No. 502 and being situated approximately 2.5 miles North 80° East from the town of Granbury, Hood County, Texas and described as follows:

BEGINNING at an iron pin in the East line of the Jeffery and Betts Road, said point being the S. W. corner of a 5.00 acre parcel belonging to H. B. Ivey and the N. W. corner of this 6.08 acre parcel. Said point also being in a northwesterly direction with the south right-of-way fence of U. S. Highway No. 377, a distance of 1,735.67 feet and S 31°-26' E a distance of 528.78 feet from the original N. E. corner of said 83.3 acre tract; THENCE N. 56° 14'E with the south line of said 5.00 acre parcel and the North line of this 6.08 acre parcel a distance of 417.43 feet to an iron pin for corner; THENCE S 31°-14'E with the E. line of this parcel a distance of 647.20 feet to an iron pin for the S.E. corner of this parcel, said point also being in the north line of Henderson tract; THENCE S 59°-46' W with Henderson and Crawford's North line a distance of 417.20 feet to a post and iron pin on the E. line of Jeffery and Betts Road the S. W. corner of this parcel; THENCE N. 31°-26' W with E. line of Jeffery and Betts Road and the West line of this parcel, a distance of 621.50 feet to the place of beginning, containing 6.08 acres of land, more or less.

Surveyed on the ground by Garth A. Porter, Registered Public Surveyor No. 1226, on October 1, 1960.

RESTRICTIONS: As part of the consideration here of the buyer, their heirs and assigns obligate and agree and are bound to in the erection of improvements on the land herein conveyed, same to be not less than a substantial residence of two bed room house and not less than a 1000 square feet of floor space, well finished outside and inside, properly painted and kept in good order and appearance in keeping with other resident homes in that vicinity and to be solely for resident property and all outside improvements conforming to the standards expressed and promised for the residence.

It is agreed that the Grantor, his heirs and assigns hereby reserve a  $\frac{1}{4}$  interest in and to all oil, gas and other minerals in, on or under and that may be produced from the above described tract of land. Said interest to be non-participating as to lease money-- only conveying  $\frac{1}{4}$  interest in the oil, gas or other minerals, as  $\frac{1}{4}$  interest in the royalties have already been reserved.

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 Herbert B. Ivey and wife, Beulah Ivey, their 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 Herbert B. Ivey and wife, Beulah Ivey, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, promises and improvements until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands at Granbury, Texas this 25th day of September 1960.

H. B. Campbell  
Josie Mae Campbell

THE STATE OF TEXAS  
COUNTY OF HOOD

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared H. B. Campbell and Josie Mae Campbell, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Josie Mae Campbell, wife of the said H. B. Campbell having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Josie Mae Campbell acknowledged such instrument to be her act and deed, and she 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 25th day of Sept. A. D. 1960.

SEAL

Albert Porter  
Notary Public in and for Hood County,  
Texas

Filed for record November 14, 1960 at 3:45 P. M.  
Recorded November 16, 1960 at 11:00 A. M.

*Bruce Price*

COUNTY CLERK, HOOD COUNTY, TEXAS

NO. 878  
PLAT AND FIELD NOTES

GARTH A. PORTER  
TO  
HERBERT B. IVEY

BEGINNING at an iron pin in the east line of the Jeffery and Petts Road, said point being the southwest corner of a 5.00 acre parcel belonging to H. B. Ivey and the northwest corner of this 6.08 acre parcel. Said point also being in a northwesterly direction with the south right-of-way fence of U. S. Highway 377, a distance of 1,735.67 feet and S 31°-26'E a distance of 528.78 feet from the original northeast corner of said 83.3 acre tract; THENCE N. 56°-14'E with the south line of said 5.00 acre parcel and the north line of this 6.08 acre parcel a distance of 417.43 feet to an iron pin for corner; THENCE S. 31°-26'E with the east line of this parcel a distance of 647.20 feet to an iron pin for the southeast corner of this parcel, said point also being in the north line of Henderson tract; THENCE S. 59°-46'W with Henderson's and Crawford's north line a distance of 417.20 feet to a post and iron pin in the east line of Jeffery and Petts Road, for the southwest corner of this parcel; THENCE N 31°-26' W with east line of Jeffery and Petts Road and the west line of this parcel a distance of 621.50 feet to the place of beginning, containing 6.08 acres of land, more or less.

I hereby certify that I went upon the ground, surveyed and platted, the above described property.

Witness my hand and seal this 1st day of October, 1960.