

TOM W SCHULZE 03143

TO DEED

THEO. J ZIMMERMAN, ET UX

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

That I, Tom W Schulze (Not joined herein by my wife for the reason that no part of the hereinafter described property has ever been used or claimed by me as a homestead) of the County of Travis State of Texas for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to me in hand paid by Theo. J Zimmerman and Maudie Ruth Zimmerman, the receipt of which is hereby acknowledged, and no part of which is secured by a lien, either express or implied, have Granted, sold and conveyed and by these presents do grant, sell and convey unto the said Theo. J Zimmerman and Maudie Ruth Zimmerman, of the County of Williamson State of Texas, all that certain lot, tract or parcel of land, lying and being situated in the Town of Round Rock, County of Williamson, and State of Texas, and described by metes and bounds as follows: Beginning at a point for corner of the hereinafter described property, which point is 9 feet South 73 degrees 15 minutes West from the Southeast corner, being a concrete monument of the 22 acre tract of land purchased from John Stark, et al by deed recorded in Volume 342, page 56, of the deed records of Williamson County, Texas; South 73 degrees 15 minutes West 49 feet to a corner of said tract; thence North 33 degrees 55 minutes West 144 feet Thence North 38 degrees 38 minutes East 56.5 feet thence South 68 degrees 20 minutes East 133 feet, Thence South 13 degrees 47 minutes West 103 feet to the place of beginning, containing all of lots 13 and 14, Block B in the Starkfield Addition to the town of Round Rock, Texas, which tract is shown on the plat of the said Starkfield Addition not as yet recorded in the Plat Records of Williamson County, Texas.

This sale and conveyance is made subject to the following condition No commercial use shall be made of the herein conveyed property and no persons or persons other than those of the Caucasian race shall use or occupy as principals the property herein conveyed. The main building to be erected on the herein conveyed property shall be a double wall frame or masonry residence, and the minimum size of which shall not be less than 750 square feet of floor space and the front building line shall be a minimum distance of 30 feet from any property line running with a street, An easement three feet in width along the rear property line herein^{described} is hereby reserved for utilities, a covenant running with the land. The foregoing restrictions shall be terminated January 1, 1968.

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 Theo J Zimmerman and Maudie Ruth Zimmerman 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 Theo. J Zimmerman and Maudie Ruth Zimmerman, their heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand at Round Rock, ^{Texas} this 8th day of October, 1947.

\$1.10 U S Revenue Cancelled

TOM W SCHULZE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

Before me the undersigned a Notary Public in and for said County and State, on this day personally appeared Tom W Schulze, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 8th day of October, A D 1947.

(LS) M O DEISON, Notary Public in and for Williamson County, Texas

Filed for record Dec 2, 1947 at 3:15 o'clock P M
Recorded Dec 4, 1947, at 10:45 o'clock A M

C. O. BEAVER, Clerk, County Court
Williamson County, Texas

By *Kathryn Henderson*

deputy