

Deed Records
Vol. 116 Pg. 543

LINDA LOU FRIEDSAM } THE STATE OF TEXAS } Know all men by these presents; That I,
TO/ Deed } COUNTY OF BURNET } Linda Lou Friedsam, a feme sole, of Waco,
R. M. JONES } McLennan County, Texas, for and in consideration of the sum of

Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to me in hand paid by R. M. Jones, the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do Grant, Sell and Convey unto the said R. M. Jones, of the County of Burnet, State of Texas, with the restrictions and upon the covenants and conditions below stated, all that certain lot or parcel of land, being out of and a part of the Philip Baker Survey No. 92 in Burnet County, Texas, and more particularly described as follows, to-wit:

Being Lot Number One (1) in Block Number One (1) of the Cassie Subdivision in Burnet County, Texas, as same is shown by plat recorded in Vol. 1, page 18, of the Plat Records of Burnet County, Texas.

~~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 R. M. Jones, his heirs and assigns forever; and I do hereby bind myself and my heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said R. M. Jones, his heirs and assigns, against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

But the above conveyance is subject to the covenant, hereby made by grantee, and the condition, that the premises herein conveyed shall be used for residential purposes only, it being the intention of the parties hereto that these premises shall not be used for commercial purposes; such covenant and condition to be binding upon and to be observed by the grantee herein, as well as his heirs, executors, administrators, and assigns and to run in favor of and be enforceable by any person who shall hereafter own any of the lots in said subdivision or land adjacent thereto. And no act or omission upon the part of any of the beneficiaries of this clause shall be a waiver of the operation or enforcement of either such covenant or such condition.

Grantor hereby reserves for herself, her heirs, assigns, and lessees' the right to graze cattle or livestock on the premises above described, and grantee herein hereby waives all damages ^{caused} to said premises by said livestock or cattle, but nothing herein shall be construed to prevent the grantee herein from fencing said cattle from said premises, such fences to be constructed and maintained by grantee, his heirs and assigns, at their cost.

Out of the grant hereby made there is, however, excepted and reserved to the grantor herein, her heirs and assigns, an undivided one-half (1/2) interest in and to all oil, gas, minerals, elements or radio-active substances in and under the said premises hereby conveyed.

Grantor hereby expressly grants to grantee, his heirs, assigns, executors and administrators, an easement to cross any of grantors property which might be between the said premises and the nearest waters of Buchanan Lake, for the purpose of permitting access to the waters of Buchanan Lake should they recede below the 1020 foot contour line due to normal fluctuations of the level of Buchanan Lake.

Witness my hand at Waco, Texas, this the 28 day of July, A.D. 1956.

Rev. \$1.65

Linda Lou Friedsam
Linda Lou Friedsam

THE STATE OF TEXAS } Before me, the undersigned authority, on this day personally
COUNTY OF MCLENNAN } appeared Linda Lou Friedsam, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 28 day of July, A.D. 1956.

(Seal)

Edwin M. Smith
Notary Public in and for McLennan County, Texas

Filed for record Aug. 1, 1956 at 10:45 A.M.

Recorded Aug. 2, 1956 at 9:00 A.M.

Wayne A. Barton, County Clerk, Burnet County, Texas

By June Howell DEPUTY