



70 2012 12007333

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666

Instrument Number: 2012-12007333

Recorded On: March 22, 2012

As

OPR RECORDINGS

Parties: DEVENPORT SALLY INDEPENDENT EXECUTRIX

Billable Pages: 4

To WINN FAMILY LP

Number of Pages: 5

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	28.00
Total Recording:	28.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-12007333
Receipt Number: 298951
Recorded Date/Time: March 22, 2012 01:52:07P
Book-Vol/Pg: BK-OPR VL-4304 PG-759
User / Station: S Breland - Cashering #1

Record and Return To:

PATRICK G REHMET
PO BOX 1916
WIMBERLEY TX 78676



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk

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

SPECIAL WARRANTY DEED

Date: 22ND March, 2012

Grantor: Sally Devenport, in the capacity of Independent Executrix of the Estate of James Buchanan Winn, III, Deceased, in Cause Number 12020-P in the County Court At Law No. 1, Hays County, Texas, Sitting in Matters Probate

Grantor's Mailing Address: 310 Hub Drive, Wimberley, Texas 78676
County of Hays

Grantee: The Winn Family Limited Partnership, a Texas Limited Partnership

Grantee's Mailing Address: 236 Winn Valley Drive, Wimberley, Texas 78676
County of Hays

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements): Being 5.01 acres of land, more or less, out of the James W. Williams Survey, A-473, Hays County, Texas, more particularly described by metes and bounds in Exhibit "A" attached hereto and by reference incorporated herein for all pertinent purposes.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made, delivered, and accepted subject to any restrictions, covenants, conditions and easements of record, if any, affecting said property, and any and all zoning laws, regulations and ordinances of municipal and/or governmental authorities of record in the Office of the County Clerk of Hays County, Texas.

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, its successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's 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.

**ESTATE OF JAMES BUCHANAN WINN, III,
DECEASED**

By: Sally Devenport
SALLY DEVENPORT
INDEPENDENT EXECUTRIX

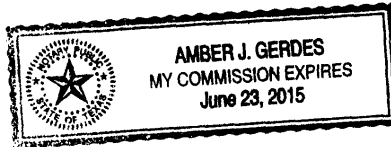
STATE OF TEXAS

§

§

COUNTY OF HAYS

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This instrument was acknowledged before me on this the 22nd day of March, 2012, by **SALLY DEVENPORT**, in the capacity of Independent Executrix of the Estate of James Buchanan Winn, III, Deceased.

Amber J. Gerdes
Notary Public--State of Texas

After Recording Return To:
Patrick G. Rehmet
P.O. Box 1916
Wimberley, Texas 78676

1422 291

DESCRIPTION OF 5.01 ACRES, MORE OR LESS, OF LAND AREA IN THE JAMES W. WILLIAMS SURVEY, ABSTRACT NO. 473, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 63.97 ACRES IN A DEED FROM ED LUNDAY ET UX TO G.A. SCHULLE DATED JANUARY 11, 1944 AND RECORDED IN VOLUME 129, PAGE 2 OF THE HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set in the east line of Interstate Highway No. 35 and that tract described as 5.03 acres in a deed from Ed Lunday et ux to the State of Texas dated June 28, 1934 and recorded in Volume 109, Page 162 of the Hays County Deed Records, for the northwest corner of this tract, from which a TXDOT concrete highway monument found in the northwest line of the Schulle 63.97 acre tract for the northeast corner of the State of Texas 5.03 acre tract bears N 04° 47' 00" E 661.99 feet;

THENCE leaving the State of Texas 5.03 acre tract, Interstate Highway No. 35 and the PLACE OF BEGINNING as shown on that plat numbered 24366-97-c dated January 29, 1998 as prepared for Jim Winn by Byrn & Associates, Inc. of San Marcos, Texas, with the north line of this tract, the following two courses:

1. S 85° 13' 00" E 222.77 feet to a 1/2" iron rod set for an angle point, and
2. S 47° 17' 20" E 153.15 feet to a 1/2" iron rod set for the northeast corner of this tract;

THENCE with the east line of this tract, the following two courses:

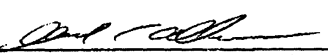
1. S 06° 00' 01" E 239.01 feet to a 1/2" iron rod set for an angle point, and
2. S 10° 17' 32" E 259.29 feet to a 1/2" iron rod set for the southeast corner of this tract;

THENCE with the south line of this tract, N 85° 13' 00" W 455.74 feet to a 1/2" iron rod set in the east line of the aforementioned State of Texas 5.03 acre tract and Interstate Highway No. 35 for the southwest corner of this tract, from which a TXDOT concrete highway monument found for point of curvature bears S 04° 47' 00" W 302.81 feet;

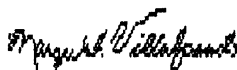
THENCE with the common west line of this tract, the east line of the State of Texas 5.03 acre tract and Interstate Highway No. 35, N 04° 47' 00" E (this being the Bearing Basis for this description) 579.30 feet to the PLACE OF BEGINNING.

1422 292

There are contained within these metes and bounds 5.01 acres, more or less, of land area as prepared from public records and a survey made on the ground on January 29, 1998 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey".


David C. Williamson, R.P.L.S. #4190

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



6-10-98 03:59 PM 9811822
KLEEN \$17.00
MARGIE T VILLALPANDO, County Clerk
HAYS COUNTY

CLIENT: Winn, J.
DATE: January 29, 1998
SURVEY: Williams, James W., A-473
COUNTY: Hays, Texas
JOB NO.: 24366-97
FND5.01