Federal law prohibits enforcement of restrictions as to restricting land ownership or use because of race, color, creed, national origin, religion, disabilities, handicap, sex or familial status, and limits our ability to report or show them. If such restrictions are contained in this document, such restrictions or covenants are omitted and we do not publish, state or imply such restrictions or covenants are enforceable.

83/169-170-DR

Fredericksburg Land Company, to A.E.Crenwelge.

THE STATE OF TEXAS,)
County of Gillespie.) KNOW ALL MEN BY THESE PRESENTS, That the Fredericksburg Land Company, a private corporation duly incorporated under the laws of the State of Texas, the principal office whereof being at Fredericksburg, Texas, for and in consideration of the sum of Six Hundred Dollars to it in hand paid, the receipt of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto A.E.Crenwelge of Gillespie County, Texas, all that certain lot or parcel of land lying and being situated in the town of Fredericksburg, in Gillespie County, State of Texas, the same being lots No. Four and No.Five in Block No. thirty-two (32) in South Heights Addition to the said town of Fredericksburg, as the same is known and designated on the map or plat of said Addition, duly recorded in Deed Records of Gillespie County, Texas, in Vol.18 on page 301, to which reference is hereby made for a more particular description of said lot Conditioned that the said A.E. Crenwelge, grantee herein, covenants and binds himself, heirs, executors, administrators and assigns against the sale, lease or rent of the premises herein conveyed together with all the improvements thereon, to any person not of Caucasian Birth and for the purpose of operating any kind of mill, factory, cotton gin, lumber yard and disorderly house, and in the event of the sale or transfer of the before described property in violation of this covenant, the estate herein granted shall terminate and the title to the aforesaid property shall immediately revert to and become the property of the grantor herein and their legal representatives. TO HAVE AND TO HOLD, execpting the aforesaid conditions the above described premises, together with all and singular the rights and appurtenances to the same in anywise belonging unto the said A.E.Crenwelge, his heirs and assigns, forever. And the Fredericksburg Land Company does hereby bind itself and its successors to WARRANT and FOREVER DEFEND, all and singular, the said premises unto the said A.E.Crenwelge, heirs and assigns against all persons whomsoever lawfully claiming

or to claim the same or any part thereof.In witness whereof,the Fredericksburg Land Company, aforesaid,has caused these presents to be signed by Adolph Gold,its president,and its seal hereto affixed,this the 29th.day of July,A.D.1916.

Witness: ($1000 documentary stamp)
Albert Koennecke(attached & cancelled) (Seal)
Secretary-Treasurer.

FREDERICKSBURG LAND COMPANY,
By Ad.Gold,its President.

THE STATE OF TEXAS,)
County of Gillespie.) Before me,G.E.Wright,Clerk of the District Court of Gillespie County, Texas,on this day personally appeared Adolph Gold,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 Fredericksburg Land Company,of Fredericksburg,Texas,and as the president thereof,and for the purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal of office,this the 31st.day of July,A.D.1916.

(Seal)

G.E.Wright
Clerk of the District Court of Gillespie County,
Texas.

Filed in my office for record the 31st.day of July,A.D.1916 at 1 o'clock P.M.and duly recorded the 1st.day of August,A.D.1916 at 2:10 o'clock P.M.in Vol.23 on pages 169 and 170.

Herman Heuer ,Clk.Co.Ct.Gillespie County,Texas.

Federal law prohibits enforcement of restrictions as to restricting land ownership or use because of race, color, creed, national origin, religion, disabilities, handicap, sex or familial status, and limits our ability to report or show them. If such restrictions are contained in this document, such restrictions or covenants are omitted and we do not publish, state or imply such restrictions or covenants are enforceable.

23/2-72-2-73 DR

Fredericksburg Land Company, to D.C.Moseley.

THE STATE OF TEXAS,)
COUNTY OF GILLESPIE.) KNOW ALL MEN BY THESE PRESENTS,That the Fredericksburg Land Company,a private corporation duly incorporated under the laws of the State of Texas,the principal office whereof being at Fredericksburg,Texas,for and in consideration of the sum of Four Hundred Fifty Dollars to it paid and secured to be paid by D.C.Moseley as follows: One Hundred Twenty Five Dollars in cash,the receipt of which is hereby acknowledged,and the said D.C.Moseley has this day executed his three certain promissory notes,to-wit: One for $125.00 and two,each,in the sum of $100.00,bearing even date herewith,payable to said Land Company,respectively,one, two and three years after date,with interest thereon at the rate of seven percent per annum from date,and providing for the usual ten percent attorney fee,has Granted,Sold and Conveyed, and by these presents do Grant,Sell and Convey unto the said D.C.Moseley of Llano County,Texas,all that certain lot or parcel of land lying and being situated in the town of Fredericksburg,in Gillespie County,Texas,the same being Lot No.three (3) in Block No.thirty two (32) and the South East one half of Lot No.two (2) in Block No.32,in South Heights Addition to the said town of Fredericksburg,as the same is known and designated on the map or plat of said Addition,duly recorded in Deed Records of Gillespie County,Texas,in Vol.18,on page 301,to which reference is hereby made for a more particular description of said lots;Conditioned that the said D.C.Moseley,grantee herein,covenants and binds himself,his heirs,executors,administrators and assigns against the sale lease or rent of the premises herein conveyed together with all the improvements thereon,to any person not of Caucasian Birth or for the purpose of operating any kind of mill,factory,cotton gin,lumber yard or disorderly house,and in the event of the sale or transfer of the beforedescribed property in violation of this covenant,the estate herein granted shall terminate and the title to the aforesaid property shall immediately revert to and become the property of the grantor herein and their legal representatives.TO HAVE AND TO HOLD,excepting the aforesaid conditions,the above described premises, together with all and singular the rights and appurtenances to the same in any wise belonging unto the said D.C.Moseley,his heirs and assigns forever.And the Fredericksburg Land Company

does hereby bind itself and its successors to Warrant and Forever Defend,all and singular,the said Premises unto the said D.C.Moseley,his heirs and assigns,against all persons 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 premises,property and improvements until the above described notes and all interest thereon are fully paid,according to their face and tenor,effect and reading,when this deed shall become absolute.In witness whereof,the Fredericksburg Land Company,aforesaid,has caused these presents to be signed by Adolph Gold,its president,and its seal hereto affixed,this the 1st.day of June A.D. 1916. (50¢ documentary stamp)
Witness: (attached & cancelled)
Albert Koennecke,
Secretary-Treasurer.

FREDERICKSBURG LAND COMPANY,
Ad.Gold,
Its President.

THE STATE OF TEXAS,)
COUNTY OF GILLESPIE.) Before me,G.E.Wright,Clerk of the District Court of Gillespie County, Texas,on this day personally appeared Adolph Gold,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 Fredericksburg Land Company,of Fredericksburg,Texas,and as the president thereof,and for the purposes and consideration therein expressed and in the capacity therein stated.Given under my hand and seal of office this the 2nd.day of June,A.D.1916.

(Seal)

G.E.Wright,
Clerk of the District Court of Gillespie County,Texas.

Filed in my office for record the 4th.day of Oct.,A.D.1916 at 8 o'clock A.M.and duly recorded the 4th.day of Oct.,A.D.1916 at 10:35 o'clock A.M.in Vol.23 on pages 272-273.

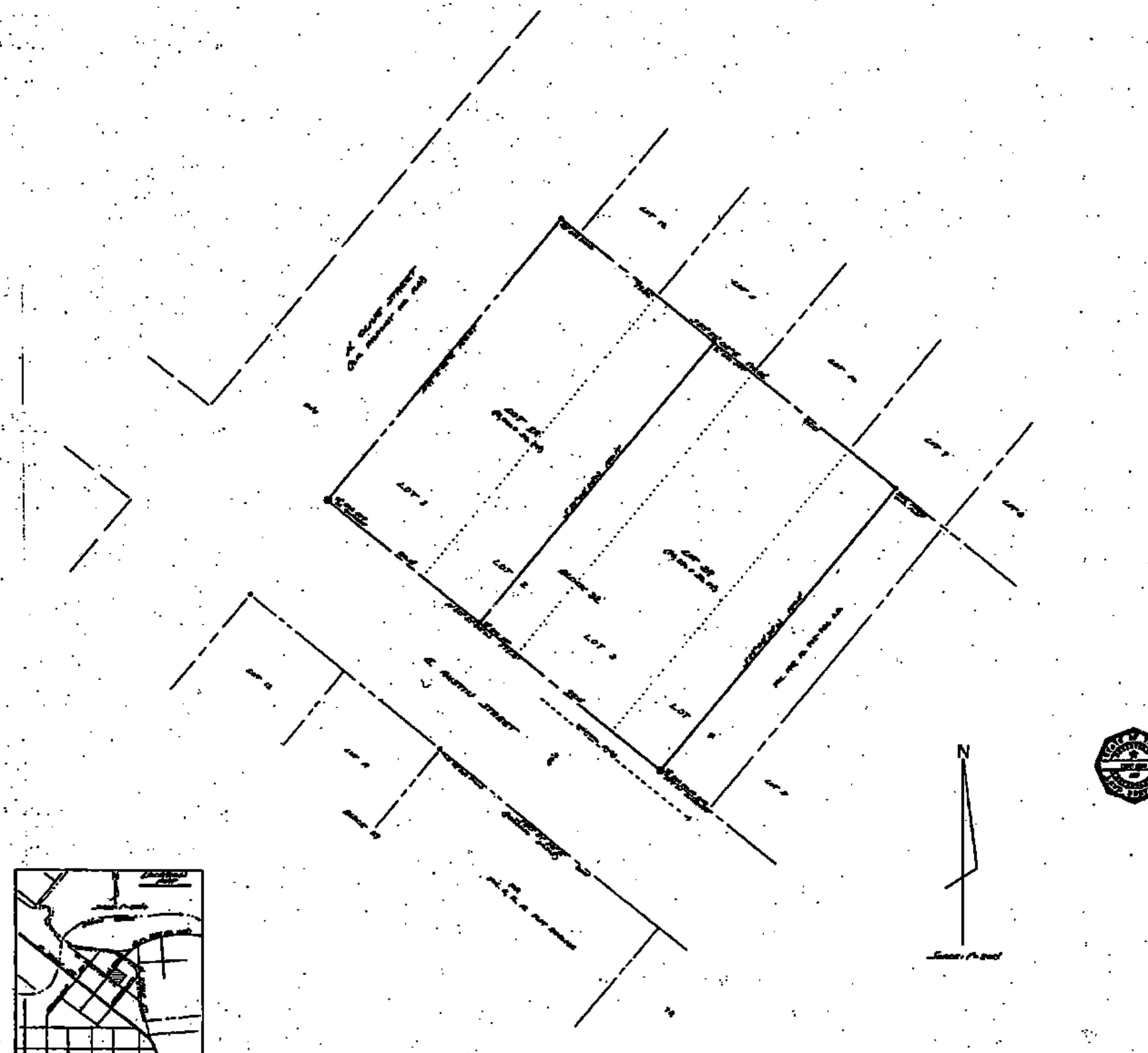
Herman Greene ,Clk.Co.Ct.Gillespie County,Texas,

Vol 2, Page 138

RESUBDIVISION

OF LOTS NO. 1,2,3 & THE N.W. ½ OF LOT NO. 4, BLOCK 32, SOUTH HEIGHTS ADDITION

SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, PLAT FOUND OF RECORD IN VOLUME 1[illegible], PAGE 201 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, AND BEING LOTS NO. 1,2, AND THE N.W. 1/2 OF LOT NO. 3 CONVEYED TO ALLIE LOIS McDOUGALL BY ALLIE FEUERBACHER, DATED JUNE 2, 1977, FOUND OF RECORD IN VOLUME 120, PAGE 309 OF SAID DEED RECORDS, AND BEING THE S.E. 1/2 OF LOT NO. 3 AND THE N.W. 1/2 OF LOT NO. 4 CONVEYED TO LOIS AND EDNA F. McDOUGALL BY CARL FEUERBACHER, ET UX, DATED MAY 5, 1950, FOUND OF RECORD IN VOLUME 67, PAGES 2-3 OF SAID DEED RECORDS.



[illegible]

Date: June 22, 19 8 [signature] Owner

[signature] Owner

THE STATE OF TEXAS,
COUNTY OF GILLESPIE.
This instrument was acknowledged before me on this the 22 day of June, 19 8, by Edna E. McDougall and Allie Lois McDougall

[signature]
Notary Public in and for the State of Texas.
My commission expires: 08-30-[illegible]

[signature]

Approved this 22 day of June, 19 8, [illegible]

Date: 6-26-98 [signature]

[illegible]

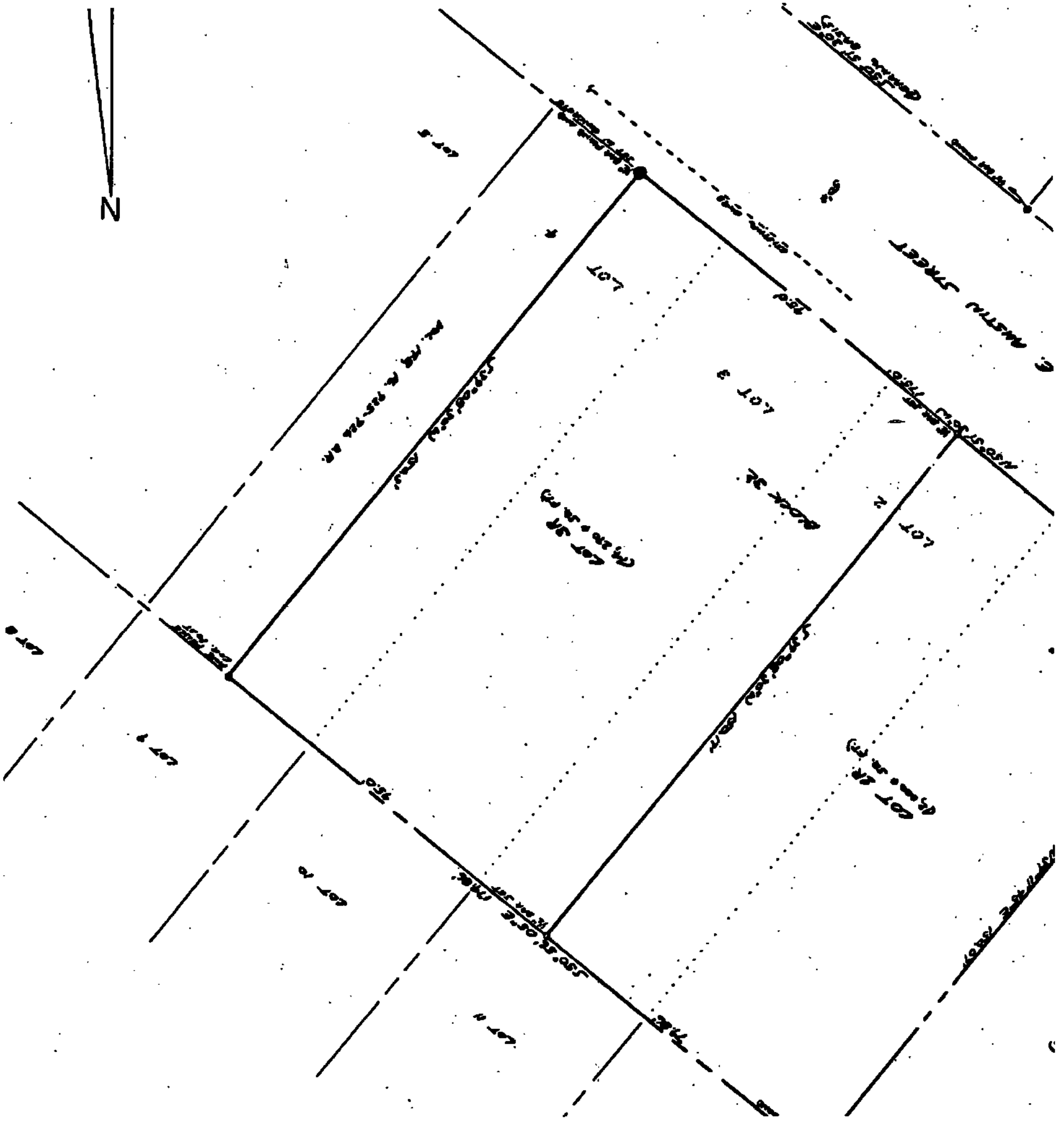
Date: 6/17/98 [signature]
Registered Professional Land Surveyor No. [illegible]

Filed for record at [illegible] o'clock P. M., this the 23rd day of June, 19 9 A.D., on Page 138, Volume 2 of the [illegible]

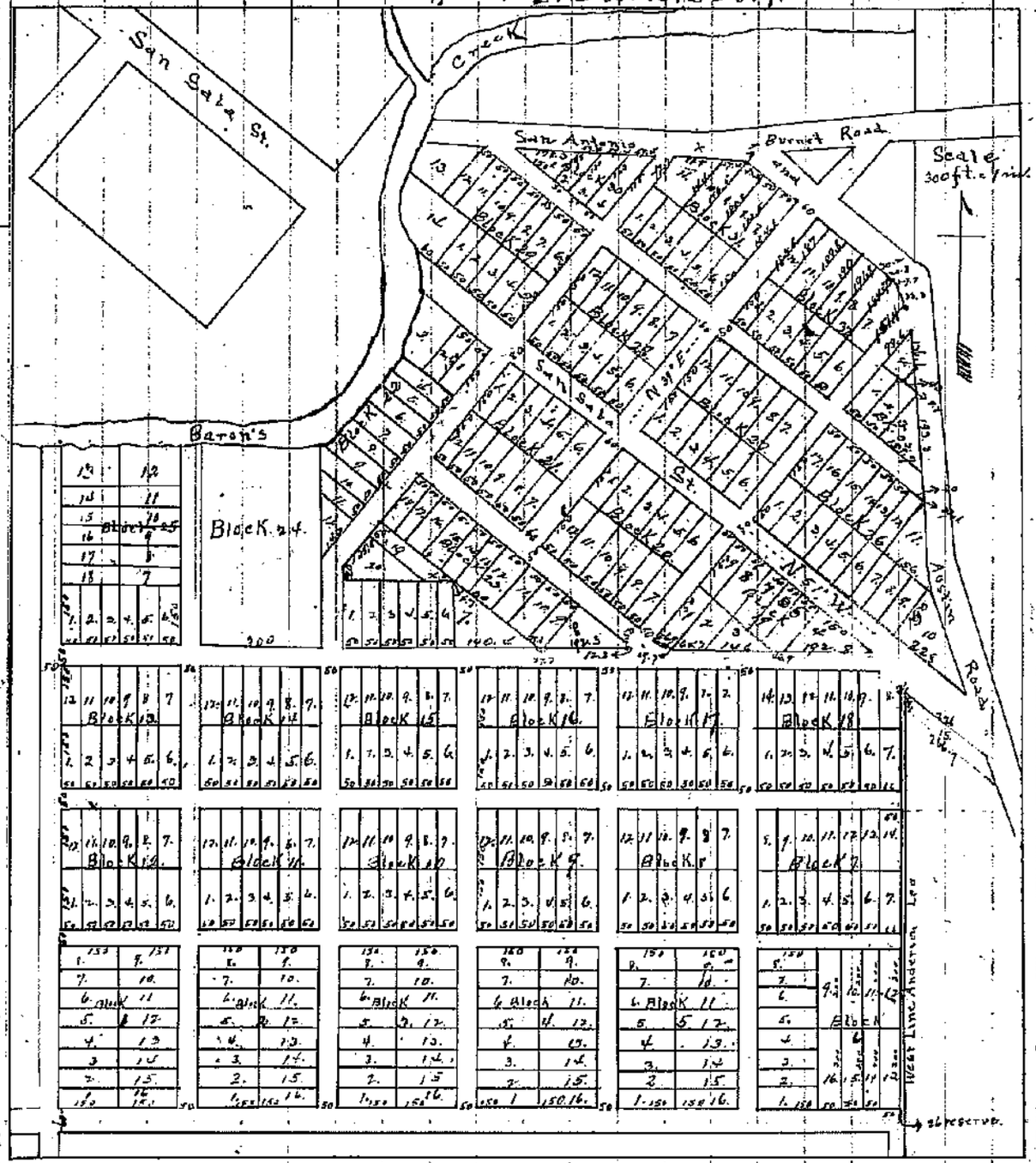
Records of Gillespie County, Texas

[signature] Deputy

[signature] Clerk, County Court, Gillespie County, Texas


N
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South Heights, Fredericksburg.



State of Texas }
County of Gillespie } Know all men by these presents that the Fredericksburg Land Company, by its President Gabriel Bamberger, and Secretary Edward Theis, acting under and by virtue of the authority of the Board of Directors of said Company, duly authorized by resolution of said Board, and the said Gabriel Bamberger and Edward Theis, President and Secretary of said Company, have caused to be laid out into Blocks, Streets and Alleys, and have subdivided and designated as such, the following described tract or parcel of land, situated in the County of Gillespie, State of Texas, and in the Fredericksburg Land District, and being a part of the Samuel A. Maverick 1476 acre survey, and bounded and described as follows, to-wit:

Beginning at a stake in the East line of the Samuel A. Maverick 1476 acre survey, and in the North line of the Fredericksburg and Austin Road, for the Southeast corner of this survey, and the Southeast corner of the tract hereby described;

Thence with the East line of said survey, N. 0° 30' E. 1287.5 vrs. to a stake in the North line of said survey, for the Northeast corner of this survey, and the Northeast corner of the tract hereby described;

Thence with the North line of said survey, N. 59° W. 1287.5 vrs. to a stake in the East line of the Baron's 320 acre survey, for the Northwest corner of this survey, and the Northwest corner of the tract hereby described;

Thence with the East line of said Baron's survey, S. 31° W. 1287.5 vrs. to a stake in the North line of the Fredericksburg and Austin Road, for the Southwest corner of this survey, and the Southwest corner of the tract hereby described;

Thence with the North line of said Road, S. 59° E. 1287.5 vrs. to the place of beginning, containing 1476 acres of land, more or less, as per survey made by Edward Theis, County Surveyor, on Dec. 18, 1913, and as shown on the plat hereto attached, and made a part hereof for all purposes, and

Whereas, the said Fredericksburg Land Company, Gabriel Bamberger and Edward Theis, President and Secretary of said Company, have caused the above described tract of land to be laid out into Blocks, Streets and Alleys, as shown on the plat hereto attached, and made a part hereof for all purposes, and have caused the same to be surveyed and platted into Blocks, Streets and Alleys, by Edward Theis, County Surveyor, as shown on said plat, which said plat is signed by the said Gabriel Bamberger and Edward Theis, President and Secretary of said Company, and bears the seal of said Company, and is duly acknowledged by them as the act and deed of said Company, for the purposes and consideration therein expressed, and in accordance with the resolution of the Board of Directors of said Company, duly authorized and passed at a meeting of said Board, held on the 1st day of December, A.D. 1913, a copy of which said resolution is hereto attached, and made a part hereof for all purposes, and

Whereas, the said Fredericksburg Land Company, Gabriel Bamberger and Edward Theis, President and Secretary of said Company, have caused the above described tract of land to be laid out into Blocks, Streets and Alleys, as shown on the plat hereto attached, and made a part hereof for all purposes, and have caused the same to be surveyed and platted into Blocks, Streets and Alleys, by Edward Theis, County Surveyor, as shown on said plat, which said plat is signed by the said Gabriel Bamberger and Edward Theis, President and Secretary of said Company, and bears the seal of said Company, and is duly acknowledged by them as the act and deed of said Company, for the purposes and consideration therein expressed, and in accordance with the resolution of the Board of Directors of said Company, duly authorized and passed at a meeting of said Board, held on the 1st day of December, A.D. 1913, a copy of which said resolution is hereto attached, and made a part hereof for all purposes, and

number, locate and set apart the Lots, Blocks and Streets thereof as shown by above and hereto attached Plat. In testimony whereof, the Fredericksburg Land Company, aforesaid has caused these presents to be signed by Adolph Gold, its president, and its seal hereto affixed, this the 4th. day of April, A.D. 1913.

Fredericksburg Land Company
By Ad. Gold, its president.

The State of Texas
County of Gillespie } Before me, S. E. Wright, Clerk of the District Court of Gillespie County, Texas, on this day personally appeared Adolph Gold, 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 Fredericksburg Land Company, of Fredericksburg, Texas, and as the president thereof, and for the purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal of office this the 4th. day of April, A.D. 1913.

(S.)

S. E. Wright,
Clerk of the District Court of Gillespie County, Texas.

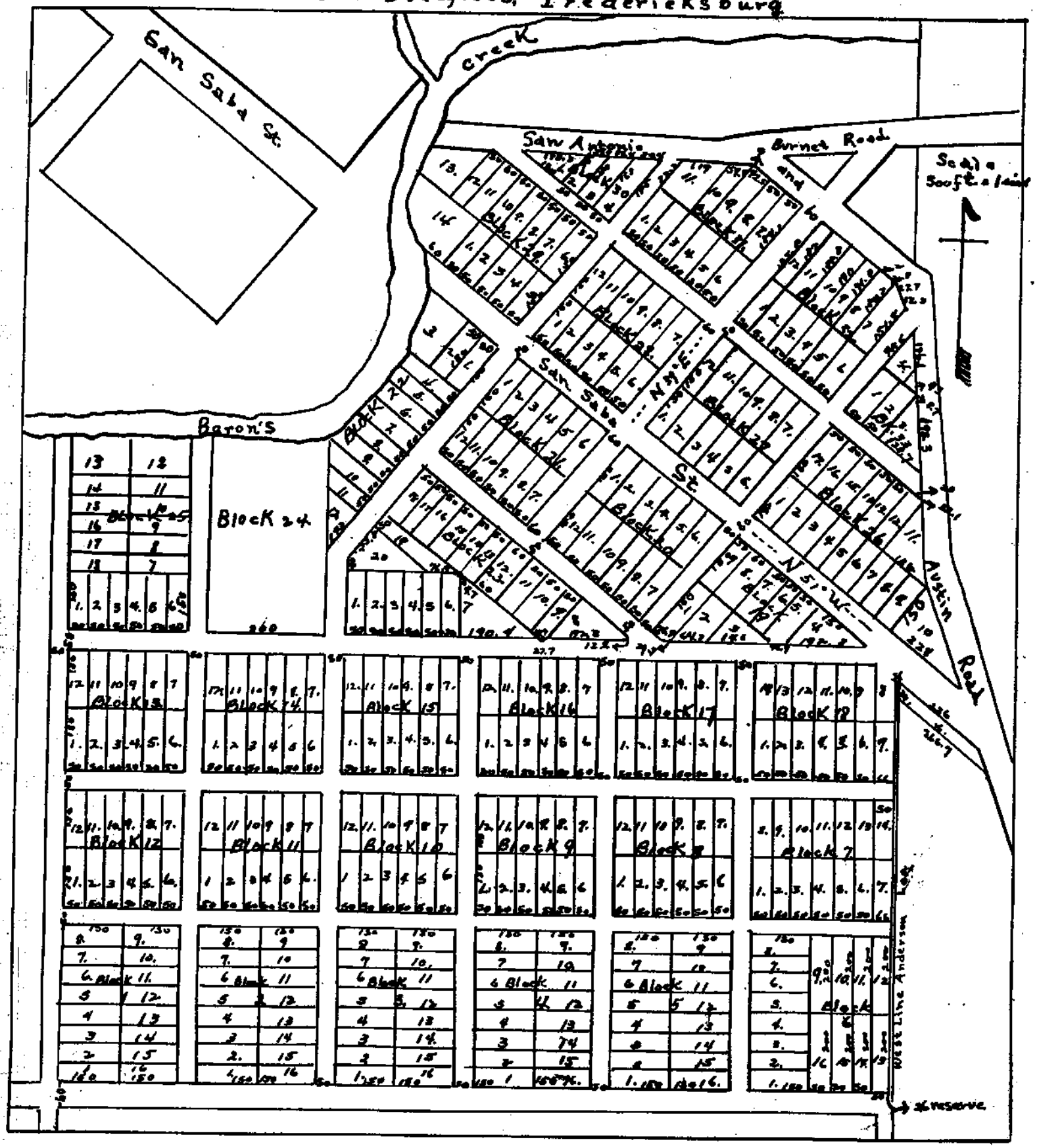
Filed in my office for record the 5th. day of April, A.D. 1913 at 3 o'clock P.M. and duly recorded this the 7th. day of April, A.D. 1913 at 1:45 o'clock P.M. in Vol. 18 on pages 301 & 302.

Herman Lyssy, Clk. Co. Ct. Gillespie Co. Texas.

Louis Bonn to Edwin Kuhlmann.

The State of Texas
County of Gillespie } Whereas, by Deed dated March 30th. 1912, recorded in the County Clerk's office of Gillespie County, Texas in Volume 17, on pages 309, 310 & 311, Louis Bonn and wife Allie Bonn conveyed to Edwin Kuhlmann about one hundred twenty eight and one-half (128½) acres of land, lying and being situated on the South side of the Pedernales River, in the County of Gillespie, State of Texas, and being a part of Survey No. 37, in Abstract of J. O. Twichell, which is fully described in said deed, to which reference is here made for more particular description; reserving therefrom Fredonia Lien, securing payment of Three Thousand Seven Hundred ($3700.00) Dollars, for which said Edwin Kuhlmann executed his promissory note, bearing even date with said deed, payable to the said Louis Bonn one year after date and bearing interest at the

South Heights, Fredericksburg



ORIGINAL IN VOL. 18, Page 301

VIP25