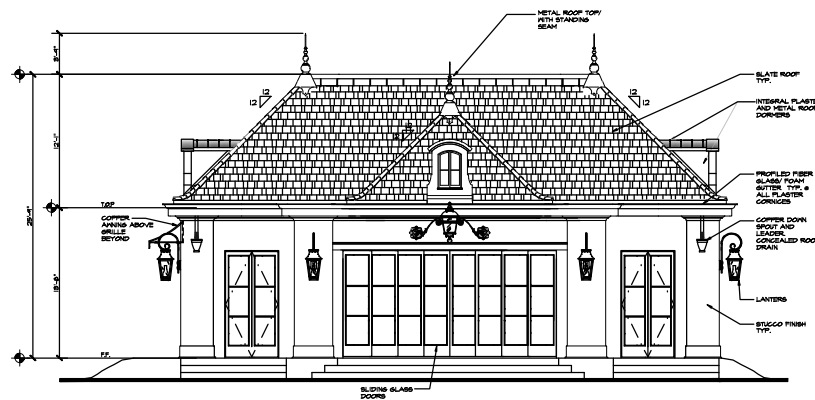


GUEST HOUSE FLOOR PLAN

SCALE: 3/8" = 1'-0"

2



GUEST HOUSE EAST ELEVATION

SCALE: 3/8" = 1'-0"

3

HABLINSKI



Architecture

WILLIAM HABLINSKI ARCHITECTURE

THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF WILLIAM HABLINSKI ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSES OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PREVIOUSLY INFORMED ON EACH DRAWING.

ARCHITECT:
WILLIAM HABLINSKI ARCHITECTURE, INC.
AUSTIN OFFICE
2001 WEST LAKE DRIVE
AUSTIN, TEXAS 78703



W. M. HABLINSKI, AIA DATE

PROJECT TITLE AND ADDRESS:
HUFF CREST HOUSE
2010 WINDLAGE CIRCLE
AUSTIN, TX 78746

NOTES:
THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, MOLDINGS, CABBINERY, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATING ANY WINDOWS, DOORS, MOLDINGS, CABBINERY, AND FLOORING. APPROVAL OF THE OWNER AND ARCHITECT MAY BE REQUESTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.

REVISION DATE

SHEET NAME AND SCALE

DRAWING DATA

PROJECT NO.: 19-03-09
ISSUE DATE: 10-03-19
CHECKED: DRAWN BY:

SHEET NUMBER

A 3.3





E-3/22















ELECTRONICALLY RECORDED

2018041059

TRV

6

PGS

SPECIAL WARRANTY DEED

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

DATE: March 19, 2018

GRANTOR: Estella B. Martinez, Co-Trustee of the Estella Martinez Separate Trust, and as Trustee of the Martinez Revocable Trust dated October 30, 2008; and, Austin Trust Company, Co-Trustee of the Estella Martinez Separate Trust

GRANTOR'S MAILING ADDRESS: _____

GRANTEE: Peter Huff

GRANTEE'S MAILING ADDRESS: 3115 WESTLAKE DRIVE AUSTIN, TX 78746

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

All of Grantors' interest, being an undivided twenty-five percent (25%) interest, in and to the following described property:

Being all of that certain tract or parcel of land containing 2.69 acres, more or less, situated in the Wilkenson Sparks Survey No. 4, Travis County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the items listed on Exhibit "B" attached hereto and made a part hereof to the extent that they are valid, existing, properly of record as of the date hereof and affect the property; and, subject, further, to taxes for the year 2018 and subsequent years.

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, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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 claim is by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

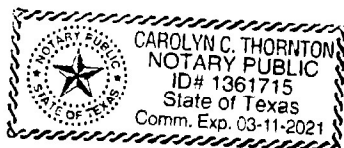
Estella B. Martinez
 Estella B. Martinez, Co-Trustee of the Estella
 Martinez Separate Trust, and as Trustee of the
 Martinez Revocable Trust dated October 30, 2008

Austin Trust Company, Co-Trustee of the Estella
 Martinez Separate Trust

By: [Signature]
 Name: Dell Boykin
 Title: CEO

State of Texas
 County of Davis

This instrument was acknowledged before me on the 19th day of March, 2018, by Estella B. Martinez, Co-Trustee of the Estella Martinez Separate Trust, and as Trustee of the Martinez Revocable Trust dated October 30, 2008.

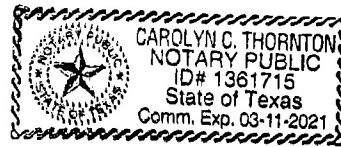


[Signature]
 Notary Public, State of Texas

STATE OF Texas
COUNTY OF Texas

This instrument was acknowledged before me on the 19th day of March,
2018, by Dell Boykin, CEO
of Austin Trust Company, a Texas corporation, as Co-Trustee of the Estella Martinez
Separate Trust.

Carolyn C. Thornton
Notary Public, State of Texas



Prepared by:
Hancock McGill & Bleau, LLP
Attorneys at Law
File No. 201800316

After Recording Return To:

11-GF# 201800316CC
RETURN TO: HERITAGE TITLE
2630 EXPOSITION BLVD #105
AUSTIN, TEXAS 78703

4dm0316-fw



Cunningham | Allen

Exhibit "A" "
2.69 ACRES

FIELD NOTE DESCRIPTION

DESCRIPTION OF A 2.69 ACRE TRACT OF LAND LOCATED IN THE WILKENS ON SPARKS SURVEY, ABSTRACT NO. 21, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 2.69 ACRE TRACT OF LAND AS CONVEYED TO LYNDON L. BROWN AND KENNETH M. BROWN IN A DEED RECORDED IN VOLUME 2887, PAGE 80, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.69 ACRE TRACT BEING THE SAME TRACT OF LAND CONVEYED TO MATT G. MARTINEZ AND JANIE MARTINEZ IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 10006, PAGE 665, OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND THE SAME TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013096051, 2013096052, 2013096053 AND 2013096054, ALL OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron pipe found in the existing east right-of-way line of Westlake Drive (no recording data found to date) for the northwest corner of said 2.69 acre tract and the southwest corner of a 4.138 acre tract of land conveyed to Kathleen A. Huff in a deed recorded in Document No. 2009110809, of the said Official Public Records, from which a 1/2 inch iron pipe found in said east right-of-way line for the northwest corner of said 4.138 acre tract bears, North 02°44'56" East, a distance of 128.90 feet and North 03°05'28" East (record North 02°56'17" East), a distance of 128.24 feet;

THENCE, South 60°20'00" East (Bearing Basis), with the common line of said 2.69 acre tract and said 4.138 acre tract, a distance of 782.36 feet to an axle found for the northeast corner of said 2.69 acre tract and the southeast corner of said 4.138 acre tract, approximately 12 feet west of the water's edge of Lake Austin;

THENCE, South 03°32'00" West, with the east line of said 2.69 acre tract, passing the water's edge of Lake Austin at a distance of approximately 31 feet and continuing for a total distance of 167.32 feet to a calculated point for the southeast corner of said 2.69 acre tract;

THENCE, North 60°20'00" West, with the south line of said 2.69 acre tract, passing the water's edge of Lake Austin at a distance of approximately 11 feet and continuing for a total distance of 780.29 feet to a 1/2 inch iron rod found in the existing east right-of-way line of said Westlake Drive for the southwest corner of said 2.69 acre tract;

THENCE, North 02°54'00" East, with the common line of said east right-of-way line and west line of said 2.69 acre tract, a distance of 168.24 feet to the POINT OF BEGINNING containing 2.69 acres of land within these metes and bounds.

Bearing Basis: North line of 2.69 acre tract, Volume 10006, Page 665, Real Property Records of Travis County, Texas. (South 60°20'00" East)

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
 COUNTY OF TRAVIS §

That I, Tommy P. Watkins, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of July, 2017, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County Texas on this 3rd of August, 2017, A.D.

CUNNINGHAM-ALLEN, INC.

Tommy P. Watkins, R.P.L.S.
 Texas Registration No. 4549

