San Antonio, Texas, November 4, 1925

In considwration of One Dollar and other valuable considerations I as administrator for the Estate of John Perrin in the County of Bexar, Texas, hereby agree to sell, set over and assign to the Old Spanish Trail Associa4ion, Inc. or its successors or assigns the plot of land beginning at the center of the Balcones Creek on the Old Spanish Trail from San Antonio to Boerne and running southward along the east fence to the fifth fence post south of the entrance gate, thence easterly two hundred feet more or less to a clump of trees just east of the end of the stone wall, thence northerly to the center of the said Balcones Creek, thence westerly to the point of beginning.

The further consideration being (1) the said Association or its successors or assigns shall fence this said plot from the said fifth fence post easterly an and northerly to the center of the Creek, and shall tie said fence into the neighboring fence or property so that it is cattle proof, (2) the said property shall be kept fenced as now along the east roadside or shall within one year be provided with a caretaker so that it shall not become an open campground or a nuisance in any way, (3) it is understood this plot is to be improved as a wayside park, not as a tourist camp or for use or benefit of any private individual, and that proper care and supervision will be maintained over it, therefore it is to be stipulated in the deed that if at any time the said plot shall be left without a caretaker or similar effective supervision during any year from May 1 to November 1, or if its use as a wayside park shall for any reason be abandoned then the said plot shall revert to the said Estate of John Perrin, its successors or assigns.

A full warranty deed with these stipulations included will be executed and delivered as soon as same is properly prepared and presented, the   All expenses for said deed, or for any necessary surveys, shall be paid by the said Association or its successors or assigns.

Administrator for the
Estate of John Perrin.

Witness.

H. B. Apro.