

**FIRST AMENDMENT TO
RESTRICTIONS AND COVENANTS OF
ESTRELLITA RANCH**

1. **Effective Date.** The Effective Date of this Amendment is the date on which it is recorded in the Official Public Records of Comal County, Texas.
2. **Parties.** The parties to this Amendment ("Owners") constitute a majority of the owners of property in the Development (hereinafter defined).
3. **Recitals.**
 - a. Owners own property in and part of Estrellita Ranch (sometimes called Estrelita Ranch), a subdivision of 815.96 acres of land (the "Development") described in the following deeds from Ernest Allen, Jr. to Richard N. Clarence, Trustee and Rocky Romano, Trustee (the "Developers") recorded in the Deed Records of Comal County, Texas:

Date	Recording Information
August 31, 1979	Volume 287, Page 4
August 31, 1979	Volume 289, Page 199
September 28, 1979	Volume 288, Page 178
December 19, 1979	Volume 290, Page 549
December 19, 1979	Volume 291, Page 38
October 30, 1980	Volume 303, Page 27
October 30, 1980	Volume 303, Page 32

(together, the "Deeds").

- b. As tracts in the Development were sold, the Developers conveyed each tract subject to restrictions and covenants set out in the various deeds, providing a common scheme of development (the "Original Restrictions").
 - c. The Development was never platted and access to each tract is by and over a private road ("Private Road") situated on the easements, some or all of

which easements, appurtenant to the tracts in the Development ("Access Easements"), were conveyed by the Developers to the purchasers of tracts in the Development and are described on the 12 pages attached as ***Exhibit "A"***.

- d. Although the Private Road and the Access Easements are for the exclusive use of all owners of property in the Development, the Owners desire to amend the Original Restrictions to clarify rights of use of the Access Easements and the permitted use of tracts in the Development to eliminate the possibility of overburdening the Access Easements.
- e. In furtherance of the mutually agreed general development plan and in accordance with the Original Restrictions, the Owners hereby amend the Original Restrictions as set out in the following paragraphs.

4. **Residential Use.** All tracts in the Development are restricted to and may be used for single family residential use only. As provided in the Original Restrictions, only one single family residence per tract is permitted. No activity on any tract of a commercial nature is permitted. Short term, transient or vacation rentals are prohibited. No tract in the Development may be used for ingress and egress to or from property located outside the Development to and from any portion of the Access Easements.

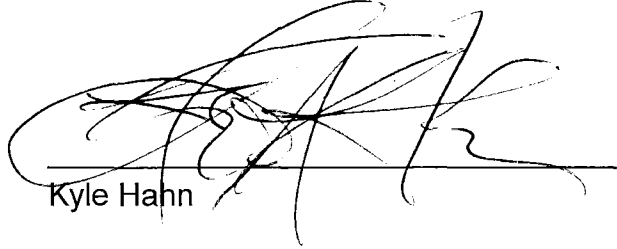
5. **Private Road.** The Private Road and the Access Easements are for the exclusive use and benefit of owners of property in the Development. Owners of property located outside the Development may not use the Access Easements, including the owners of the 458.9 acre tract or portions thereof described in the deed from Ernest Allen, Jr., Trustee to Charles W. Martin dated March 13, 1978, recorded in Volume 293 at Page 703, Comal County, Texas Deed Records.

6. **Duration and Amendment.** The covenants, conditions and restrictions of the Original Restrictions as amended hereby are and remain effective until terminated or amended by a vote of owners owning more than 50% of the tracts in the Development. An instrument containing the approved termination or amendment must be signed and recorded in the Official Public Records of Comal County, Texas.

7. **Attorneys' Fees**. If any controversy, claim or dispute arises relating to the Original Restrictions as amended hereby, its breach, or enforcement, the prevailing party is entitled to recover from the losing party reasonable expenses, attorneys' fees and costs.
8. **Ratification**. All substantive terms and provisions of the Original Restrictions are hereby ratified and confirmed, except as modified herein.
9. **Counterparts**. This Amendment may be executed in any number of counterpart originals. Each Owner agrees that one original counterpart of this Amendment may be recorded with any number of signature pages attached hereto.
10. **Execution**. This Amendment is executed by the undersigned Owners on the following signature pages on the dates indicated by each Owner's acknowledgment, to become effective upon the recordation of this Amendment.

**[FOLLOWING ARE THE SIGNATURES AND
ACKNOWLEDGMENTS OF OWNERS IN ESTRELLITA RANCH]**

43.322 acres-Property ID 77850



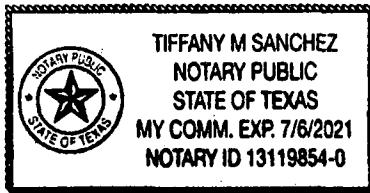
Kyle Hahn

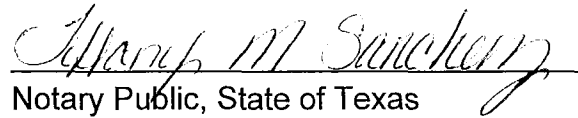
2185 Dara Lane
San Marcos, TX 78666-2798

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on June 11, 2018, by
KYLE HAHN.





Notary Public, State of Texas

14.676 acres-Property 82588
25.00 acres-Property ID 82902
10.4 acres-Property ID 81269



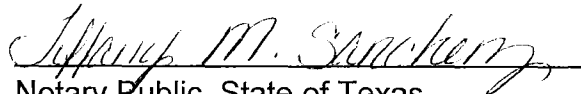
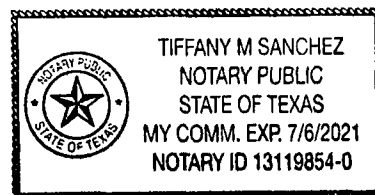
Michael S. Hakert

1533 Estrellita Ranch Rd.
Canyon Lake, TX 78133

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on June 12, 2018, by
MICHAEL S. HAKERT.


Notary Public, State of Texas

19.85 acres-Property ID 77852

LHBH PROPERTY, LLC,
a Texas limited liability company

By: Lucy E. Hairston
Name: Lucy E. Hairston
Title: President, Treasurer & Secretary

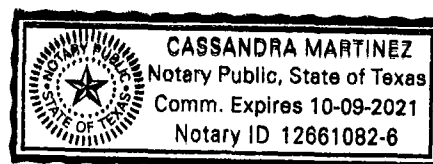
c/o 26 Lone Oak Trail
Sunset Valley, TX 78745-2610

THE STATE OF TEXAS §

COUNTY OF Texas §

This instrument was acknowledged before me on June 11th, 2018, by
Lucy E. Hairston,
of LHBH PROPERTY, LLC, a Texas limited liability company, on behalf of same and in
the capacity herein stated.

[Signature]
Notary Public, State of Texas



POOR QUALITY

18.5 acres-Property ID 81262

7.08 acres-Property ID 77842

KAY MACDOUGALL LIVING TRUST

By: Kay Corrine MacDougall

Name: Kay Corrine MacDougall

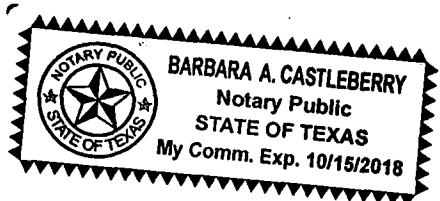
Title: Trustee

1950 Estrellita Ranch Rd.
Canyon Lake, TX 78133

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on June 23, 2018, by
KAY CORRINE MACDOUGALL, as Trustee for the Kay MacDougall Living Trust.



Barbara Castleberry
Notary Public, State of Texas

18.5 acres-Property ID 81262

7.08 acres-Property ID 77842

KAY CORRINE MACDOUGALL TRUST

DATED MAY 15, 2003

By:

Name: Kay Corrine MacDougall

Title: Trustee

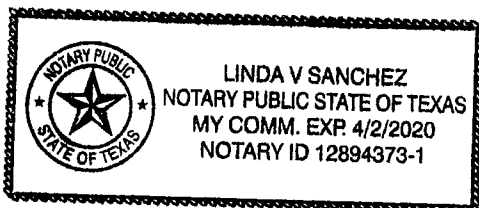
1950 Estrellita Ranch Rd.

Canyon Lake, TX 78133

THE STATE OF TEXAS §

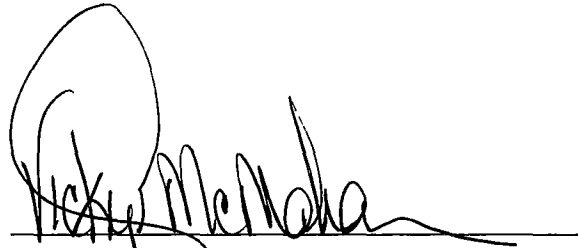
COUNTY OF COMAL §

This instrument was acknowledged before me on June 8, 2018, by KAY CORRINE MACDOUGALL, as Trustee for the Kay Corrine MacDougall Trust Dated May 15, 2003.



Linda V. Sanchez
Notary Public, State of Texas

100.0 acres – Property ID 82900



Vicky G. McMahon

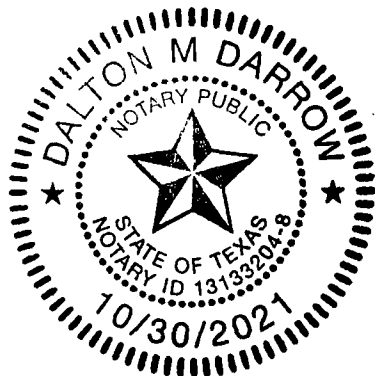
526 Eves Spring Dr.
Canyon Lake, TX 78133

THE STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on June 21st, 2018, by
VICKY G. McMAHON.


Notary Public, State of Texas

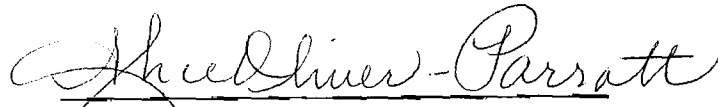


POOR QUALITY

24.974 acres-Property ID 62927

41.489 acres-Property ID 62928

2.440 acres-Property ID 62931



Alice Oliver-Parrott

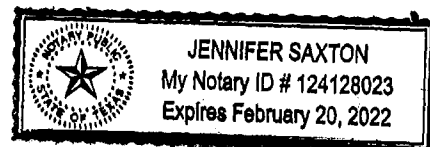
3605 Katy Freeway, Suite 102
Houston, TX 77007

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on June 7, 2018, by
ALICE OLIVER-PARROTT.

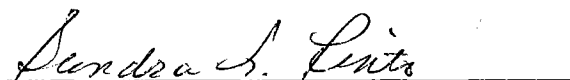

Notary Public, State of Texas



6.615 acres-Property ID 77843
82.80 acres-Property ID 81264
58.20 acres-Property ID 82901



George A. Pinto



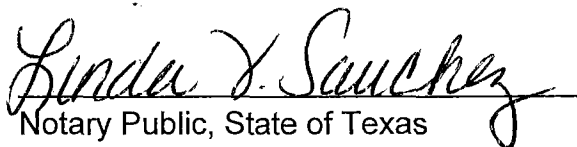
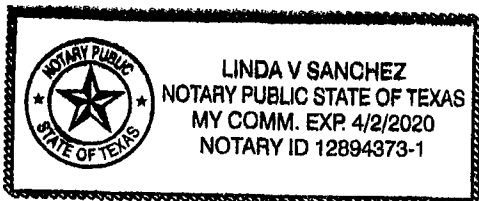
Sandra L. Pinto

2313 Estrellita Ranch Road
Canyon Lake, TX 78133

THE STATE OF TEXAS §

COUNTY OF Comal §

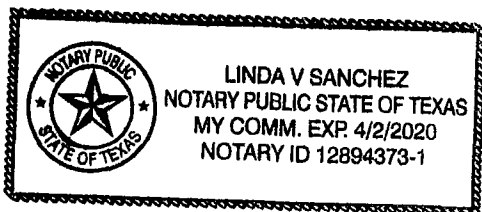
This instrument was acknowledged before me on June 8, 2018, by
GEORGE A. PINTO.


Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on June 8, 2018, by
SANDRA L. PINTO.


Notary Public, State of Texas

POOR QUALITY

1.4 acres-Property ID 75531
61.263 acres-Property ID 62930
2.2 acres-Property ID 82992

Jack Roach TTEE
JACK ROACH, Trustee for the
Jack and Judy Roach Trust

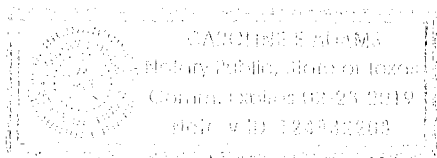
Judy Roach
JUDY ROACH, Trustee for the
Jack and Judy Roach Trust

8 Tremont Trace
Wimberley, TX 78676-3344

THE STATE OF TEXAS §

COUNTY OF Hays §

This instrument was acknowledged before me on June 8, 2018, by
JACK ROACH, as Trustee for the Jack and Judy Roach Trust.

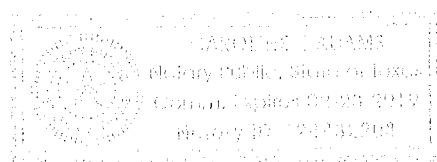


Caroline E. Adams
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Hays §

This instrument was acknowledged before me on June 8, 2018, by
JUDY ROACH, as Trustee for the Jack and Judy Roach Trust.



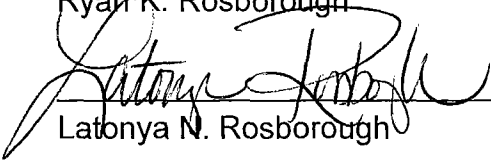
Caroline E. Adams
Notary Public, State of Texas

35.001 acres-Property ID 82579

37.462 acres-Property ID 81263



Ryan K. Rosborough



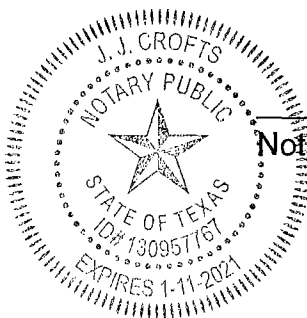
Latonya N. Rosborough

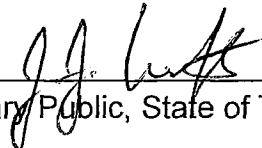
1900 Estrellita Ranch Road
Canyon Lake, TX 78133

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on June 12, 2018, by
RYAN K. ROSBOROUGH.



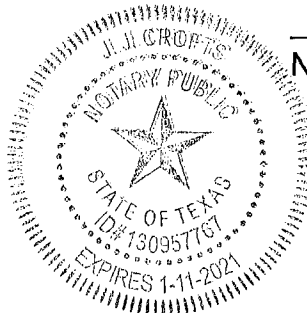


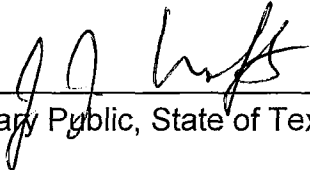
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on June 12, 2018, by
LATONYA N. ROSBOROUGH.





Notary Public, State of Texas

50.58 acres-Property ID 82581

Michael D. Sadler

Michael D. Sadler

Peggy B. Sadler

Peggy B. Sadler

840 Estrellita Ranch Road

Canyon Lake, TX 78133

THE STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on June 08th, 2018, by
MICHAEL D. SADLER.

Dalton M. Darrow

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on June 08th, 2018, by
PEGGY B. SADLER.

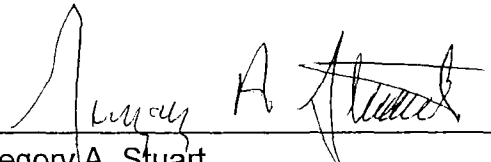
Dalton M. Darrow

Notary Public, State of Texas




50.00 acres-Property ID 82584

1.00 acre-Property ID 82582



Gregory A. Stuart



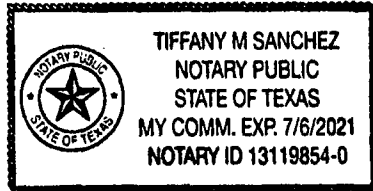
Nancy R. Stuart

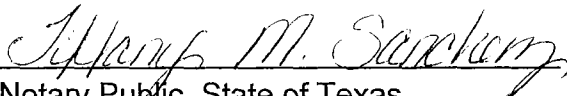
1401 Estrellita Ranch Road
Canyon Lake, TX 78133

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on June 13, 2018, by
GREGORY A. STUART.



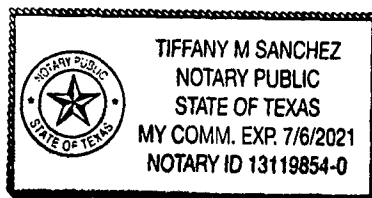


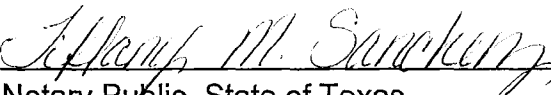
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Comal §

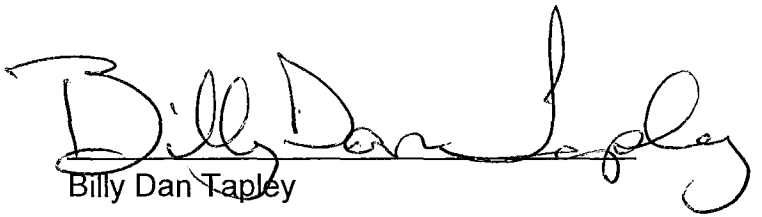
This instrument was acknowledged before me on June 13, 2018, by
NANCY R. STUART.





Notary Public, State of Texas

.633 acres-Property ID 81261
29.367 acres-Property ID 77845

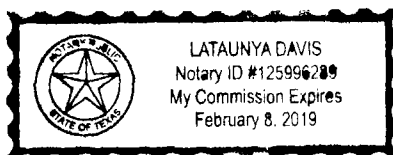

Billy Dan Tapley

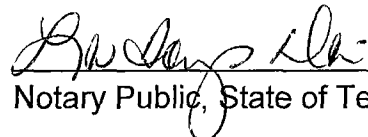
5822 Hickory Springs Dr.
Kingwood, TX 77345-1833

THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on June 11, 2018, by
BILLY DAN TAPLEY.




Notary Public, State of Texas

METCALFE ENGINEERING CO., INC.

4444 SOUTH CONGRESS
PHONE 443-8167 - 471-1478
AUSTIN, TEXAS 78745

POOR QUALITY

ACCESS EASEMENT TRACT 1

FIELD NOTES OF A SURVEY OF 4.98 ACRES OF LAND, BEING A PORTION OF THE C. E. BORDER SURVEY 1959 IN COMAL COUNTY, TEXAS, AND BEING A PORTION OF THAT 1274.1 ATRACT OUT OF THE C. E. BORDER SURVEY 1959 AND OTHERS IN COMAL COUNTY, TEXAS, AS DESCRIBED IN A DEED TO ERNEST E. ALLEN, JR., TRUSTEE, AS RECORDED IN VOLUME 201, PAGE 879, COMAL COUNTY DEED RECORDS, AS SURVEYED FOR ROCKY ROMANO AND RICK CLARENCE BY METCALFE ENGINEERING COMPANY, INC., 4400 SOUTH CONGRESS, AUSTIN, TEXAS.

Beginning at a fence corner post on the southwest line of the of the New Braunfels-Blanco Road (Purgatory Road), in the southeast line of the Wm. H. Hamlin Survey 1677, and in a northeast line of the C. E. Border Survey 1959, in Comal County, Texas, and from which post an old rock mound which is the east corner of the Wm. H. Hamlin Survey 1677 and which is supported by its original bearing tree, (a 30" Live Oak which bears S 78° 00' W 149.4 feet), bears N 45° 44' E 507.2 feet, said commencing fence post being the most easterly north corner of that 1274.1 acre tract, a portion of the C. E. Border Survey 1959 and others in Comal County, Texas, as described in a deed to Ernest E. Allen, Jr., Trustee, as recorded in Volume 201, Page 879, Comal County Deed Records, for the most northerly corner of the herein described 4.98 acre tract;

THENCE with the southwest line of the New Braunfels-Blanco Road, being also the most easterly northeast line of the said 1274.1 acre tract, courses numbered 1-2 inclusive, as follows:

- (1) S 37° 03' E 85.8 feet to an iron stake;
- (2) S 38° 20' E 17.0 feet to a 60" nail in concrete at corner of fence, for the most easterly corner of the 1274.1 acre tract;

THENCE with a fence along the southeast line of the 1274.1 acre tract, courses numbered 3-4 inclusive, as follows:

- (3) S 45° 50' W 1458.2 feet to an iron stake;
- (4) S 45° 43' W 696.9 feet to an iron stake;
- (5) THENCE N 45° 07' W at 50.00 feet passing an iron stake in the centerline of a fifty foot access easement this date surveyed, in all 99.73 feet to an iron stake and rock mound at corner of fence at an ell corner of the 1274.1 acre tract, being also an ell corner of the Border Survey and the most southerly corner of the Hamlin Survey;

- (6) THENCE with the average of an old fence N 45° 44' E 2169.4 feet to the place of the beginning, containing 4.98 acres of land.

Surveyed August, 1979,

METCALFE ENGINEERING COMPANY, INC.

By *Marlton O. Metcalfe*
Marlton O. Metcalfe, Jr.
Registered Public Surveyor 11374

Plans # 11,106 & 11,106A
FB 567, p 1
FB 555, p 1
FB 517, p 43
FB 495, p 1
FB 296, p 1



EXHIBIT "A"

METCALFE ENGINEERING CO., INC.

4800 SOUTH CONGRESS
PHONE 442-6225 - 476-1674
AUSTIN, TEXAS 78745

FIFTY FOOT EASEMENT TRACT 2

FIELD NOTES OF A SURVEY OF THE CENTERLINE OF A FIFTY FOOT ACCESS EASEMENT ACROSS A PORTION OF THE C. E. BORDER SURVEY 1959, THE PETER YOUNG SURVEY 1107 AND THE JAMES MURPHY SURVEY 124, ALL IN COMAL COUNTY, TEXAS, AND BEING ACROSS A PORTION OF A 1274.1 ACRE TRACT AS DESCRIBED IN A DEED TO ERNEST E. ALLEN, JR., TRUSTEE, AS RECORDED IN VOLUME 201, PAGE 879, COMAL COUNTY DEED RECORDS, AS SURVEYED FOR ROCKY ROMANO AND RICK CLARENCE BY METCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.

Commencing for reference at a fence corner post on the southwest line of the New Braunfels-Blanco Road (Purgatory Road), in the southeast line of the Wm. H. Hamlin Survey 1677, and in a northwest line of the C. E. Border Survey 1959, in Comal County, Texas, and from which post an old rock mound which is the past corner of the Wm. H. Hamlin Survey 1677 and which is supported by its original bearing tree, (a 30" Live Oak which bears S 78° 00' W 149.4 feet), bears N 45° 44' E 507.2 feet, said commencing fence post being the most easterly north corner of that 1274.1 acre tract, a portion of the James T. Murphy Survey 124 and others in Comal County, Texas, as described in a deed to Ernest E. Allen, Jr., Trustee, as recorded in Volume 201, Page 879, Comal County Deed Records;

Thence with a northwest line of the said 1274.1 acre tract, being a northwest line of the C. E. Border Survey 1959 and the southeast line of the Wm. H. Hamlin Survey 1677, S 45° 44' W 2169.4 feet to an iron stake near corner of fence for the south corner of the Hamlin Survey and an ell corner of the Border Survey and an ell corner of the 1274.1 acre tract;

Thence S 45° 07' E 49.73 feet to an iron stake in a southwest line of a 4.96 acre tract this date surveyed, for the BEGINNING point of the herein described centerline of a fifty foot access easement;

THENCE with the centerline of the herein described fifty foot easement, courses numbered 1-75 inclusive, as follows:

- (1) S 45° 40' W 19.68 feet to an iron stake;
- (2) S 55° 35' W 218.64 feet to an iron stake;
- (3) N 61° 23' W 344.63 feet to an iron stake;
- (4) N 65° 03' W 164.96 feet to an iron stake;
- (5) N 88° 17' W 122.36 feet to an iron stake;
- (6) N 55° 00' W 96.00 feet to a 60^d nail;
- (7) N 20° 52' W 108.78 feet to an iron stake;

0469 0350

- (8) N 26° 34' E 166.73 feet to an iron stake;
- (9) N 47° 47' W 109.66 feet to an iron stake;
- (10) S 67° 31' W 187.10 feet to an iron stake;
- (11) N 89° 13' W 148.05 feet to an iron stake;
- (12) N 59° 48' W 102.14 feet to an iron stake;
- (13) N 34° 05' W 199.21 feet to an iron stake;
- (14) S 77° 31' W 45.52 feet to an iron stake;
- (15) S 4° 47' E 116.27 feet to an iron stake;
- (16) S 15° 58' W 146.49 feet to an iron stake;
- (17) S 30° 50' W 505.00 feet to an iron stake;
- (18) N 89° 39' W 254.33 feet to an iron stake;
- (19) N 65° 35' W 233.47 feet to an iron stake;
- (20) S 31° 13' W 139.26 feet to an iron stake;
- (21) S 1° 40' W 174.12 feet to an iron stake;
- (22) S 11° 56' E 213.81 feet to an iron stake;
- (23) S 48° 06' W 178.70 feet to an iron stake;
- (24) S 18° 14' W 189.86 feet to an iron stake;
- (25) S 39° 43' W 152.94 feet to an iron stake;
- (26) N 65° 14' W 125.86 feet to an iron stake;
- (27) N 17° 36' W 131.43 feet to an iron stake;
- (28) N 70° 06' W 240.48 feet to an iron stake;
- (29) N 5° 51' W 134.15 feet to an iron stake and from which
iron stake an iron stake and rock mound at an ell corner of the
1274.1 acre tract, being also the most easterly corner of the
Peter Young Survey #107 and the most southerly corner of the Wm.
C. Gould Survey #106, being also in a northwest line of the C. E.
Border Survey #959, in Comal County, Texas, bears N 29° 38' E 110.29
feet;

- (30) N 89° 31' W 224.60 feet to an iron stake;
- (31) N 66° 25' W 233.66 feet to an iron stake;
- (32) S 72° 21' W 135.18 feet to an iron stake;
- (33) S 50° 47' W 386.48 feet to an iron stake;
- (34) S 81° 29' W 179.11 feet to an iron stake;
- (35) N 61° 03' W 140.63 feet to an iron stake;
- (36) N 80° 38' W 172.73 feet to an iron stake;
- (37) N 73° 32' W 112.86 feet to an iron stake;
- (38) S 76° 58' W 177.64 feet to an iron stake;
- (39) N 82° 25' W 151.00 feet to an iron stake;
- (40) N 52° 14' W 138.84 feet to an iron stake;
- (41) N 58° 10' W 171.72 feet to an iron stake;
- (42) N 17° 22' W 150.39 feet to a 60^d nail set in rock;
- (43) S 46° 46' W 233.14 feet to an iron stake;
- (44) N 59° 24' W 210.51 feet to an iron stake;
- (45) S 56° 42' W 304.68 feet to an iron stake;
- (46) S 40° 02' E 166.95 feet to an iron stake;
- (47) S 75° 26' W 140.47 feet to an iron stake;

(48) S 31° 35' W 110.86 feet to an iron stake;
 (49) S 11° 54' W 283.97 feet to an iron stake;
 (50) S 45° 24' W 184.20 feet to an iron stake;
 (51) S 75° 38' W 213.70 feet to an iron stake;
 (52) N 72° 49' W 194.92 feet to an iron stake;
 (53) S 83° 25' W at 45.27 feet passing an iron stake in the centerline of a thirty foot private easement this date surveyed, in all 196.18 feet to an iron stake;
 (54) N 66° 28' W 100.59 feet to an iron stake;
 (55) S 58° 25' W 93.16 feet to an iron stake;
 (56) S 72° 36' W 222.17 feet to an iron stake;
 (57) S 24° 17' W 137.25 feet to an iron stake;
 (58) S 18° 13' E 98.92 feet to an iron stake;
 (59) S 10° 37' W 132.94 feet to an iron stake;
 (60) S 44° 21' W 69.66 feet to an iron stake;
 (61) S 4° 00' W 94.42 feet to an iron stake;
 (62) S 10° 43' E 135.70 feet to an iron stake;
 (63) S 1° 38' E 151.07 feet to an iron stake;
 (64) S 28° 09' E 232.87 feet to an iron stake;
 (65) S 4° 36' W 187.02 feet to a 60^d nail;
 (66) S 10° 50' E 82.28 feet to an iron stake;
 (67) S 18° 47' W 85.29 feet to an iron stake;
 (68) S 71° 43' W 118.90 feet to an iron stake;
 (69) S 54° 37' W 128.41 feet to an iron stake;
 (70) N 83° 11' W 130.52 feet to an iron stake;
 (71) S 38° 44' W 143.39 feet to an iron stake;
 (72) S 87° 55' W 98.18 feet to an iron stake;
 (73) S 31° 34' W 111.82 feet to an iron stake;
 (74) S 54° 09' W 325.98 feet to an iron stake;
 (75) S 28° 22' W 131.08 feet to an iron stake in a northwest line of that 458.9 acre tract, a part of the aforesaid 1274.1 acre tract, and being a portion of the James T. Murphy Survey #24 and others in Comal County, Texas, as described in a deed from Ernest E. Allen, Jr., Trustee, to Charles W. Martin in Volume 263, Page 703, Comal County Deed Records, for the point of termination of the herein described centerline of a fifty foot access easement; and from which point of termination an iron stake at an angle point in the north line of the said 458.9 acre tract bears N 50° 47' E 47.05 feet.

Surveyed August, 1979.

HETCALFE ENGINEERING COMPANY, INC.

By *Marlton O. Metcalfe, Jr.*
 Marlton O. Metcalfe, Jr.
 Registered Public Surveyor #1374

Plans #11,106 & #11,106A
 FB 567, p 1
 FB 555, p 1
 FB 517, p 49
 FB 295, p 1
 FB 296, p 1



0469 0352

4800 SOUTH CONGRESS
PHONE 441-8507 - 478-1874
AUSTIN, TEXAS 78745

THIRTY FOOT PRIVATE EASEMENT
TRACT 3

FIELD NOTES OF A SURVEY OF THE CENTERLINE OF A THIRTY FOOT PRIVATE EASEMENT ACROSS A PORTION OF THE JAMES T. MURPHY SURVEY #24 AND THE PETER YOUNG SURVEY #107 IN COMAL COUNTY, TEXAS, AND BEING ACROSS A PORTION OF THAT 1274.1 ACRE TRACT AS DESCRIBED IN A DEED TO ERNEST E. ALLEN, JR., TRUSTEE, AS RECORDED IN VOLUME 201, PAGE 879, COMAL COUNTY DEED RECORDS, AS SURVEYED FOR ROCKY ROMANO AND RICK CLAREN BY HETCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.

Commencing for reference at a fence corner post on the southwest line of the New Braunfels-Blanco Road (Purgatory Road), in the southeast line of the Wm. M. Hamlin Survey #677, and in a northwest line of the C. E. Border Survey #959, in Comal County, Texas, and from which post an old rock mound which is the east corner of the Wm. M. Hamlin Survey #677 and which is supported by its original bearing tree, (a 30" Live Oak which bears S 78° 00' W 149.4 feet), bears N 45° 44' E 507.2 feet, said commencing fence post being the most easterly north corner of that 1274.1 acre tract, a portion of the James T. Murphy Survey #24 and others in Comal County, Texas, as described in a deed to Ernest E. Allen, Jr., Trustee, as recorded in Volume 201, Page 879, Comal County Deed Records;

Thence with a northwest line of the said 1274.1 acre tract, being also a northwest line of the C. E. Border Survey #959 and the southeast line of the Wm. M. Hamlin Survey #677, S 45° 44' W 2169.4 feet to an iron stake near corner of fence for the south corner of the Hamlin Survey and an ell corner of the Border Survey and an ell corner of the 1274.1 acre tract;

Thence with the southwest line of the Hamlin Survey, being also a northeast line of the Border Survey and a northeast line of the 1274.1 acre tract, N 44° 31' W 1841.4 feet to an iron stake at corner of fence for the west corner of the Hamlin Survey, being also a north corner of the Border Survey and a north corner of the 1274.1 acre tract, said corner being in the southeast line of the Wm. C. Gould Survey #106 in Comal County, Texas, as fenced and used upon the ground;

Thence with the southeast line of the Gould Survey, being also a northwest line of the Border Survey and a northwest line of the 1274.1 acre tract, S 45° 50' W 2161.9 feet to an iron stake at the most southerly corner of the Gould Survey, being also the east corner of the Peter Young Survey #107 in Comal County, Texas, and an ell corner of the 1274.1 acre tract;

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Thence S 80° 36' W 3773.5 feet to an iron stake in the centerline of a fifty foot access easement this date surveyed, for the BEGINNING and most southerly end of the herein described centerline of a thirty foot private easement;

THENCE with the centerline of said thirty foot private easement, courses numbered 1-7, inclusive, as follows:

- (1) N 24° 30' W 122.53 feet to an iron stake;
- (2) N 2° 45' W 126.40 feet to an iron stake;
- (3) N 17° 49' E 90.94 feet to an iron stake;
- (4) N 28° 40' W 207.07 feet to an iron stake;
- (5) N 40° 06' W 94.48 feet to an iron stake;
- (6) N 68° 03' W 273.98 feet to an iron stake;
- (7) S 88° 07' W 183.65 feet to an iron stake at the point of termination of the herein described centerline of a thirty foot private easement.

Surveyed August, 1979.

HETCALFE ENGINEERING COMPANY, INC.

By

Marlton O. Motealfe, Jr.

Marlton O. Motealfe, Jr.

Registered Public Surveyor #1374

Plans #11,106 & 11,106A

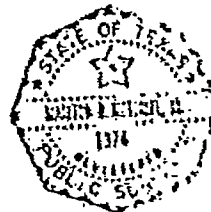
FB 567, p 1

FB 555, p 1

FB 517, p 49

FB 295, p 1

FB 296, p 1



0469 0354

12 000 114 43

METCALFE ENGINEERING CO., INC.

4800 SOUTH CONGRESS
 PHONE 442-0712 - 412-1970
 AUSTIN, TEXAS 78745

THIRTY FOOT PRIVATE EASEMENT
TRACT 4

FIELD NOTES OF A SURVEY OF THE CENTERLINE OF A THIRTY FOOT PRIVATE EASEMENT ACROSS A PORTION OF THE JAMES T. MURPHY SURVEY 124 IN COMAL COUNTY, TEXAS, AND BEING ACROSS A PORTION OF A 1274.1 ACRE TRACT AS DESCRIBED IN A DEED TO ERNEST E. ALLEN, JR., TRUSTEE, AS RECORDED IN VOLUME 201, PAGE 879, COMAL COUNTY DEED RECORDS, AS SURVEYED FOR ROCKY ROMANO AND RICK CLARENCE BY METCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.

Commencing for reference at a fence corner post on the southwest line of the New Braunfels-Blanco Road (Purgatory Road), in the southeast line of the Wm. H. Hamlin Survey 1677, and in a Northwest line of the C. E. Border Survey 1959, in Comal County, Texas, and from which post an old rock mound which is the east corner of the Wm. H. Hamlin Survey 1677 and which is supported by its original bearing tree, (a 10" Live Oak which bears S 28° 00' W 149.4 feet), bears N 45° 44' E 307.2 feet, said commencing fence post being the most easterly north corner of that 1274.1 acre tract, a portion of the James T. Murphy Survey 124 and others in Comal County, Texas, as described in a deed to Ernest E. Allen, Jr., Trustee, as recorded in Volume 201, Page 879, Comal County Deed Records;

Thence with a northwest line of the said 1274.1 acre tract, being also a northwest line of the C. E. Border Survey 1959 and the southeast line of the Wm. H. Hamlin Survey 1677, S 45° 44' W 2169.4 feet to an iron stake near corner of fence for the south corner of the Hamlin Survey and an ell corner of the Border Survey and an ell corner of the 1274.1 acre tract;

Thence with the southwest line of the Hamlin Survey, being also a northeast line of the Border Survey and a northeast line of the 1274.1 acre tract, N 44° 31' W 1841.4 feet to an iron stake at corner of fence for the west corner of the Hamlin Survey, being also a north corner of the Border Survey and a north corner of the 1274.1 acre tract, said corner being in the southeast line of the Wm. C. Gould Survey 1106 in Comal County, Texas, as fenced and used upon the ground;

Thence with the southeast line of the Gould Survey, being also a northwest line of the Border Survey and a northwest line of the 1274.1 acre tract, S 45° 50' W 2161.9 feet to an iron stake at the most southerly corner of the Gould Survey, being also the east corner of the Peter Young Survey 1107 in Comal County, Texas, and an ell corner of the 1274.1 acre tract;

0469 0355

FN's 30 ft. pri. eas. Tract 4, p 2

Vol. 303 p. 44

Thence N 89° 20' W 4348.7 feet to an iron stake in the west end of a thirty foot private easement this date surveyed, for the BEGINNING and east end of the herein described centerline of a thirty foot private easement;

THENCE with the centerline of the herein described thirty foot private easement, courses numbered 1-6 inclusive, as follows:

- (1) S 74° 10' W 453.80 feet to an iron stake;
- (2) N 78° 01' W 71.67 feet to an iron stake;
- (3) S 71° 26' W 18.81 feet to an iron stake;
- (4) N 68° 48' W 168.87 feet to an iron stake;
- (5) N 19° 36' W 20.79 feet to an iron stake;

(6) N 71° 32' W 124.71 feet to an iron stake at the point of termination of the herein described centerline of a thirty foot private easement, and from which point of termination an iron stake in a hole drilled in rock at the northwest corner of a 458.9 acre tract, a part of the said 1274.1 acre tract, and being a portion of the James T. Murphy Survey 124 and others in Comal County, Texas, as described in a deed from Ernest E. Allen, Jr., Trustee, to Charles W. Martin in Volume 263, Page 703, Comal County Deed Records, bears N 71° 32' W 156.74 feet and S 20° 18' W 1084.74 feet.

Surveyed August, 1979.

METCALFE ENGINEERING COMPANY, INC.

By *Marlton O. Metcalfe, Jr.*
Marlton O. Metcalfe, Jr.
Registered Public Surveyor #1374

Plans #11,106 & 11,106A

FB 567, p 1

FB 555, p 1

FB 517, p. 49

FB 295, p 1

FB 296, p 1



0469 0356

METCALFE ENGINEERING CO., INC.

4800 SOUTH CONGRESS
 PHONE 453-1942 — 474-1976
 AUSTIN, TEXAS 78748

THIRTY FOOT PRIVATE EASEMENT
TRACT 5

FIELD NOTES OF A SURVEY OF THE CENTERLINE OF A THIRTY FOOT PRIVATE EASEMENT ACROSS A PORTION OF THE JAMES T. MURPHY SURVEY 124 IN COMAL COUNTY, TEXAS, AND BEING ACROSS A PORTION OF A 1274.1 ACRE TRACT AS DESCRIBED IN A DEED TO ERNEST E. ALLEN, JR., TRUSTEE, AS RECORDED IN VOLUME 201, PAGE 879, COMAL COUNTY DEED RECORDS, AS SURVEYED FOR ROCKY ROMANO AND RICK CLARENCE BY METCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.

Commencing for reference at a fence corner post on the southwest line of the Now Braunfels-Blanco Road (Purgatory Road), in the southeast line of the Wm. M. Hamlin Survey 1677, and in a northwest line of the C. E. Border Survey 1959, in Comal County, Texas, and from which post an old rock mound which is the east corner of the Wm. M. Hamlin Survey 1677 and which is supported by its original bearing tree, (a 30" Live Oak which bears S 28° 00' W 149.4 feet), bears N 45° 44' E 507.2 feet, said commencing fence post being the most easterly north corner of that 1274.1 acre tract, a portion of the James T. Murphy Survey 124 and others in Comal County, Texas, as described in a deed to Ernest E. Allen, Jr., Trustee, as recorded in Volume 201, Page 879, Comal County Deed Records;

Thence with a northwest line of the said 1274.1 acre tract, being also a northwest line of the C. E. Border Survey 1959 and the southeast line of the Wm. M. Hamlin Survey 1677, S 45° 44' W 2169.4 feet to an iron stake near corner of fence for the south corner of the Hamlin Survey and an ell corner of the Border Survey and an ell corner of the 1274.1 acre tract;

Thence with the southwest line of the Hamlin Survey, being also a northeast line of the Border Survey and a northeast line of the 1274.1 acre tract, N 44° 31' W 1841.4 feet to an iron stake at corner of fence for the west corner of the Hamlin Survey, being also a north corner of the Border Survey and a north corner of the 1274.1 acre tract; said corner being in the southeast line of the Wm. C. Gould Survey 1106 in Comal County, Texas, as fenced and used upon the ground;

Thence with the southeast line of the Gould Survey, being also a northwest line of the Border Survey and a northwest line of the 1274.1 acre tract, S 45° 50' W 2161.9 feet to an iron stake at the most southerly corner of the Gould Survey, being also the east corner of the Peter Young Survey 1107 in Comal County, Texas, and an ell corner of the 1274.1 acre tract;

0469 0357

IN's 30 in. plat. enter. Tract 5, p 2

Vol 303 p 46

Thence N 89° 23' W 5156.1 feet to an iron stake in the west end of a thirty-foot private easement this date surveyed, for the BEGINNING and north end of the herein described centerline of a thirty foot private easement, and from which iron stake, an iron stake in a hole drilled in rock at the northwest corner of a 458.9 acre tract, a part of the said 1274.1 acre tract, and being a portion of the James T. Murphy Survey #24 and others in Comal County, Texas, as described in a deed from Ernest E. Allen, Jr., Trustee, to Charles W. Martin in Volume 263, Page 703, Comal County Deed Records, bears N 71° 32' W 186.74 feet and S 20° 18' W 3084.74 feet;

THENCE with the centerline of the herein described thirty foot private easement, courses numbered 1-14 inclusive, as follows:

- (1) S 44° 36' W 118.72 feet to an iron stake;
- (2) S 6° 14' E 176.66 feet to an iron stake;
- (3) S 94° 17' W 98.13 feet to an iron stake;
- (4) S 13° 25' E 75.46 feet to an iron stake;
- (5) S 14° 23' W 78.60 feet to an iron stake;
- (6) S 0° 01' W 89.00 feet to an iron stake;
- (7) S 51° 15' W 110.28 feet to an iron stake;
- (8) S 16° 51' W 75.52 feet to an iron stake;
- (9) S 38° 00' W 138.70 feet to an iron stake;
- (10) S 2° 56' W 145.26 feet to an iron stake;
- (11) S 28° 18' W 183.29 feet to an iron stake;
- (12) S 11° 10' W 277.50 feet to an iron stake;
- (13) S 55° 25' W 118.51 feet to an iron stake;
- (14) S 23° 46' W 11.80 feet to an iron stake for the point of termination in the south end of the herein described thirty foot private easement, and from which point of termination a hole drilled in rock at the northwest corner of the said 458.9 acre tract bears N 80° 04' W 192.55 feet and S 20° 18' W 1462.27 feet.

Surveyed August, 1979.

METCALFE ENGINEERING COMPANY, INC.

By *Marlton O. Metcalfe*

Marlton O. Metcalfe, Jr.
Registered Public Surveyor #1174

Plans #11,106 & #11,106A
FB 567, p 1
FB 555, p 1
FB 517, p 49
FB 295, p 1
FB 296, p 1



0468 0358

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METCALFE ENGINEERING CO., INC.

4800 SOUTH CONGRESS
PHONE 243-8112 - 474-1878
AUSTIN, TEXAS 78745

THIRTY FOOT PRIVATE EASEMENT
TRACT 6

FIELD NOTES OF A SURVEY OF THE CENTERLINE OF A THIRTY FOOT PRIVATE EASEMENT ACROSS A PORTION OF THE JAMES T. MURPHY SURVEY #24 IN COMAL COUNTY, TEXAS, AND BEING ACROSS A PORTION OF A 1274.1 ACRE TRACT AS DESCRIBED IN A DEED TO ERNEST E. ALLEN, JR., TRUSTEE, AS RECORDED IN VOLUME 201, PAGE 879, COMAL COUNTY DEED RECORDS, AS SURVEYED FOR ROCKY ROMANO AND RICK CLARENCE BY METCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.

Commencing for reference at a fence corner post on the southwest line of the New Braunfels-Blanco Road (Purgatory Road), in the southeast line of the Wm. H. Hamlin Survey #677, and in a northwest line of the C. E. Border Survey #959, in Comal County, Texas, and from which post an old rock mound which is the east corner of the Wm. H. Hamlin Survey #677 and which is supported by its original bearing tree, (a 30" Live Oak which bears S 28° 00' W 142.4 feet), bears N 45° 44' E 507.2 feet, said commencing fence post being the most easterly north corner of that 1274.1 acre tract, a portion of the James T. Murphy Survey #24 and others in Comal County, Texas, as described in a deed to Ernest E. Allen, Jr., Trustee, as recorded in Volume 201, Page 879, Comal County Deed Records;

Thence with a northwest line of the said 1274.1 acre tract, being also a northwest line of the C. E. Border Survey #959 and the southeast line of the Wm. H. Hamlin Survey #677, S 45° 44' W 2169.4 feet to an iron stake near corner of fence for the south corner of the Hamlin Survey and an all corner of the Border Survey and an all corner of the 1274.1 acre tract;

Thence with the southwest line of the Hamlin Survey, being also a northeast line of the Border Survey and a northeast line of the 1274.1 acre tract, N 44° 31' W 1841.4 feet to an iron stake at corner of fence for the west corner of the Hamlin Survey, being also a north corner of the Border Survey and a north corner of the 1274.1 acre tract, said corner being in the southeast line of the Wm. C. Gould Survey #106 in Comal County, Texas, as fenced and used upon the ground;

Thence with the southeast line of the Gould Survey, being also a northwest line of the Border Survey and a northwest line of the 1274.1 acre tract, S 45° 50' W 2161.9 feet to an iron stake at the most southerly corner of the Gould Survey, being also the east corner of the Peter Young Survey #107 in Comal County, Texas, and an all corner of the 1274.1 acre tract;

0469 0359

Plat 30 ft. private Tract 6,
P 2

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Thence S 75° 50' W 5885.1 feet to an iron stake in the south end of a thirty foot private easement designated as Tract 5, for the BEGINNING and north end of the herein described centerline of a thirty foot private easement, and from which iron stake, an iron stake in a hole drilled in rock at the northwest corner of a 458.9 acre tract, a part of the said 1274.1 acre tract, and being a portion of the James T. Murphy Survey #24 and others in Comal County, Texas, as described in a deed from Ernest E. Allen, Jr., Trustee, to Charles W. Martin in Volume 263, Page 703, Comal County Deed Records, bears N 80° 04' W 192.55 feet and S 20° 18' W 1462.27 feet;

THENCE with the centerline of the herein described thirty foot private easement, courses numbered 1-6 inclusive, as follows:

- (1) S 23° 46' W 77.98 feet to an iron stake;
- (2) S 0° 23' W 92.73 feet to an iron stake;
- (3) S 45° 27' W 155.10 feet to a 60^d nail;
- (4) S 18° 40' W 200.98 feet to a 60^d nail;
- (5) S 33° 42' W 95.00 feet to an iron stake;
- (6) S 57° 18' W 64.21 feet to an iron stake for the point of termination, and from which point of termination a hole drilled in rock at the northwest corner of the said 458.9 acre tract, bears N 73° 58' W 95.51 feet and S 20° 18' W 840.00 feet.

Surveyed November 1, 1979.

HETCALFE ENGINEERING COMPANY, INC.

By

Marlton O. Metcalfe
Marlton O. Metcalfe, Jr.
Registered Public Surveyor #1374

Plans #11,106 & #11,106A ..
FB 567, p 1
FB 555, p 1
FB 517, p 49
FB 295, p 1
FB 296, p 1



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
06/27/2018 08:44:35 AM
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Bobbie Koepf