



Declaration of Restrictive Covenants
(Mountain Ranch Community, Burnet County, Texas)

Basic Information

Date: January 26, 2021

Declarant: Goldstar Investments, Ltd., a Texas limited partnership

Declarant's Address: 3215 Steck Avenue, Suite 101, Austin, Texas 78757

Property: That certain real property located in Burnet County, Texas, and described in **Exhibit A** attached hereto and incorporated herein by this reference.

Definitions

"Community" means the Property and any additional property made subject to this Declaration, all of which being known as "Mountain Ranch".

"Covenants" means all the covenants, conditions, easements and restrictions contained in this Declaration.

"Declarant" means Goldstar Investments, Ltd., a Texas limited partnership, and any successor that acquires all unimproved Tracts owned by Declarant and is named as successor in a document in the real property records of Burnet County, Texas.

"Easements" means the Public Utility Easement and other easements within the Property for utilities, drainage, and other purposes as shown on a Plat or otherwise filed of record in the real property records of Burnet County, Texas.

"Master Declaration" means that certain Master Declaration of Covenants, Conditions and Restrictions for High Mountain Road Association, Inc. dated as of or about even date herewith, made by Declarant, and filed in the real property records of Burnet County, Texas.

"Owner" means every record owner of a fee interest in a Tract, including Declarant, if applicable.

"Plat" means a plat or replat, as applicable, of the Property or any portion thereof recorded in the appropriate records of Burnet County, Texas in accordance with this Declaration, and any amendment thereto made in accordance with this Declaration.

"Public Utility Easement" means a non-exclusive easement on, over, across, under, upon and through the portion of the Property being fifteen feet (15') in width immediately adjacent to the eastern boundary line of the Road Easement and running parallel to the Road Easement (the **"PUE Easement Area"**), for the benefit of the Owners of the Tracts, for the purposes of construction, installation, operation, maintenance, repair and replacement of utility facilities serving the Tracts (the **"Utility Facilities"**), including but not limited to conduits, duct lines, pipelines, vaults,

fittings, appliances and equipment, subject to the terms and conditions set forth in paragraph 3 of Section D of this Declaration.

“Residence” means a detached building designed for and used as a dwelling and constructed on one or more Tracts, including but not limited to a barndominium, mobile home, manufactured home, manufactured housing, motor home, or house trailer.

“Road Easement” means the Road Easement described in the Master Declaration, covering the portion of the Property described as High Mountain Road, according to the map or plat thereof recorded as Document No. 202100584 in the Official Public Records of Burnet County, Texas.

“Structure” means any improvement on a Tract (other than a Residence), including a fence, wall, tennis court, swimming pool, outbuilding, or recreational equipment.

“Tract” means each tract of land within the Property that is (a) owned by Declarant, (b) conveyed by Declarant to a third party pursuant to a deed recorded in the real property records of Burnet County, Texas, and/or (c) created by subdivision (pursuant to a Plat or a deed recorded in the real property records of Burnet County, Texas) as permitted by this Declaration following the initial conveyance by Declarant.

“Vehicle” means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, whether self-propelled or towed.

Clauses and Covenants

A. Imposition of Covenants

1. Declarant imposes the Covenants on the Property. All Owners and other occupants of the Tracts by their acceptance of their deeds, leases, or occupancy of any Tract agree that all the Property is subject to the Covenants, whether or not this Declaration is specifically referenced in such deed, lease or other instrument giving rise to such party's ownership or occupation.

2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Property for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in a Tract.

3. Each Owner and occupant of a Tract agrees to comply with this Declaration and agrees that failure to comply may subject him to a fine, damages, or injunctive relief.

B. Plat and Easements

1. The Easements and all matters shown of record affecting the Property are part of this Declaration and are incorporated by reference.

2. Subject to the terms of the applicable instrument creating the Easement in question, an Owner may use that portion of a Tract lying in an Easement for any purpose that

does not interfere with the purpose of the Easement or damage any facilities. Owners do not own any utility facilities located in an Easement.

3. Unless otherwise expressly provided by the terms of the applicable instrument creating the Easement in question (including this Declaration with respect to the Public Utility Easement), neither Declarant nor any Easement holder is liable for damage to landscaping or a Structure in an Easement.

4. Subject to the terms of the applicable instrument creating the Easement in question (including this Declaration with respect to the Public Utility Easement), Declarant and each Easement holder may install, maintain, and connect facilities in the Easements.

C. Use and Activities

1. *Prohibited Activities.* Prohibited activities are—
 - a. any activity that is otherwise prohibited by this Declaration;
 - b. any illegal activity;
 - c. any exploration for or extraction of minerals other than oil and gas;
 - d. any commercial or professional activity except (i) reasonable home office use not open to the public, and (ii) farming and ranching activities expressly permitted by paragraph 3 of this Section C;
 - e. interfering with a drainage pattern or the natural flow of surface water; provided, however, that an Owner shall have the right to dam a portion of a creek located on such Owner's Tract as long as such action does not (i) violate the legal rights of other Owners, (ii) materially alter the natural course of such creek, or (iii) inundate any parts of other Tracts unless owner of said adjacent tract consents and said consent is filed in the Burnet County public records;
 - f. quarrying or mining operations of any kind;
 - g. junk yards, repair yards or wrecking yards (any vehicle in a state of disrepair or which is unlicensed or unregistered that is placed on the Property for more than two weeks shall constitute a "junk yard" except when stored in a garage or building); and
 - h. any purpose that is in violation of any environmental law.
3. *Additional Covenants and Restrictions on Use.*
 - a. Nothing in this Declaration shall serve to prohibit hunting, fishing, the discharge of firearms for recreational purposes, the use of utility terrain vehicles, or any other customary recreational activities on the Property.

- b. Farming and ranching is allowed and livestock, except as hereinafter provided, may be raised, bred or kept on the Property. No pigs or hogs, except as hereinafter provided. Chickens or other fowl may be kept on the Property in an amount that is reasonably practicable for personal consumption. All chickens or fowl must be kept in a pen and stored in a manner that is not offensive to neighbors. No commercial feed lots or hog farms are allowed on the Property.
- c. An arena may be located on the Property and utilized for equestrian sports, provided that (i) no lights may installed that would allow any such arena to be used at night, and (ii) any such arena must be located at least three hundred feet (300') from all property lines.
- d. No dirt, sand, rock, gravel, caliche or similar materials may be removed from the Property.
- e. No garbage or other waste shall be kept on any Tract except in sanitary containers. Trash and waste shall not be burned on any Tract but shall be removed by the Owner of the Tract using a commercial trash pick-up service or by the Owner himself removing the trash or waste from the Tract.
- f. A travel trailer or motor home may be used as temporary living quarters during construction of a new Residence, for a maximum period of nine (9) months.

D. Construction and Maintenance Standards

1. *Tracts*

- a. *Subdivision Prohibited.* Each Tract may be further subdivided only one (1) time from the configuration in which the Tract was originally conveyed by Declarant to a third party not affiliated with Declarant. In the event of a subdivision of a Tract permitted by the immediately preceding sentence, (i) such subdivision may only subdivide the original Tract into a total of two (2) separate Tracts, and (ii) no resulting Tract may have an area that is less than twenty percent (20%) of the area of the parent Tract as originally conveyed by Declarant. Except as provided by this paragraph, no Tract may be further subdivided. Notwithstanding the foregoing, for any parent Tract having an area of 600 acres or greater when first conveyed by Declarant to a third party, such Tract may be further subdivided more than one time as long as each resulting Tract has an area of at least 200 acres (but the Owner of such a parent Tract having an area of 600 acres or greater may also elect to subdivide such parent Tract only once in accordance with the requirements of this paragraph, in which event one of the resulting Tracts may be less than 200 acres as long as no resulting Tract is less than 20% of the area of the parent Tract as

originally conveyed by Declarant).

2. *Residences and Structures*

- a. *Location on Tract.* There is hereby imposed a 150 foot (150') setback requirement from all property lines, provided that such setback requirement shall be 300 feet (300') for mobile homes, manufactured homes, manufactured housing, motor homes, or house trailers. No Structure, Residence, Vehicle, deer blind, animal feeder or any other item, no matter the size, shape or composition, shall be constructed, placed or parked within the area between the street and the setback line established by the immediately preceding sentence. No hunting blind or feeder may be placed within 100 yards of any tract boundary.
- b. *Fences.* All fences will be a maximum of fifty-two inches (52") in height to allow native and exotic game to traverse the entire Community. All fences must be set back at least 15 feet (15') from the nearest edge of the paving of the common private roadway that is located within the Community and provides access between the Tracts and County Road 335, which roadway is anticipated to be named "High Mountain Road".

3. *Utility Facilities.*

- a. Each Owner must, at such Owner's sole cost and expense, cause all Utility Facilities installed within the PUE Easement Area by such Owner or at such Owner's request to serve such Owner's Tract(s) pursuant to this Declaration to be maintained in good, safe and operable order, condition and repair, in accordance with all applicable laws, ordinances, codes, rules, regulations and governmental requirements, until such time as such Utility Facilities have been accepted for maintenance by a governmental authority or the applicable utility provider.
- b. Following any entry by on or behalf of any Owner onto a portion of the PUE Easement Area located on another Owner's Tract, the entering Owner will, at its expense, promptly cause such portions of the PUE Easement Area affected by such Owner's entry to be restored to substantially the same physical condition in which such portions of the PUE Easement Area existed immediately prior to such entry, subject to the installation, replacement or removal of Utility Facilities by or on behalf of such Owner as permitted by this Declaration.
- c. **EACH OWNER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS DECLARANT AND ALL OTHER OWNERS FROM AND AGAINST ANY AND ALL CLAIMS, LIABILITIES, DAMAGES, LOSSES, SETTLEMENTS, CAUSES OF ACTION, COSTS AND EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS AND REASONABLE ATTORNEYS' FEES) OF WHATEVER NATURE**

ARISING OUT OF OR IN CONNECTION WITH THE EXERCISE OF THE RIGHTS GRANTED TO SUCH OWNER IN CONNECTION WITH THE PUBLIC UTILITY EASEMENT PURSUANT TO THIS DECLARATION, EXCEPT THAT THE FOREGOING INDEMNITY WILL NOT SERVE TO MAKE AN OWNER LIABLE TO ANOTHER OWNER TO THE EXTENT ANY CLAIMS, LIABILITIES, DAMAGES, LOSSES, SETTLEMENTS, CAUSES OF ACTION, COSTS OR EXPENSES ARE CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE INDEMNIFIED OWNER.

- d. At all times each Owner shall have, and Declarant hereby reserves in favor of each Owner, the right to enter upon and use any portion of the PUE Easement Area situated on such Owner's Tract for any purpose that does not interfere in any material way with the other Owners' use of the PUE Easement Area for the purposes described in this Declaration and is not inconsistent with the rights granted to the other Owners under this Declaration.

E. General Provisions

1. *Term.* This Declaration runs with the land and is binding for a term of fifty (50) years. Thereafter this Declaration automatically continues for successive terms of ten (10) years each, unless within three (3) months before the end of a term one hundred percent (100%) percent of the Owners vote not to extend the term.

2. *No Waiver.* Failure by an Owner to enforce this Declaration is not a waiver.

3. *Corrections.* Declarant may correct typographical or grammatical errors, ambiguities, or inconsistencies contained in this Declaration, provided that any correction must not impair or affect a vested property right of any Owner.

4. *Amendment.* This Declaration may be amended at any time by a written instrument that is signed by the Owners of at least sixty-six percent (66%) of the land area of the Property (not including the Road Easement) and at least two-thirds (2/3) of all of the then-current Owners (not including the Road Association, as defined in the Master Declaration) and filed in the appropriate real property records of Burnet County, Texas; provided, however, that notwithstanding the foregoing or anything to the contrary contained in this Declaration, (a) until Declarant's conveyance of all portions of the Property to third parties not affiliated with Declarant, no such amendment, restatement, termination, extension or other modification is effective without the prior written approval of Declarant, which approval may be granted or withheld in Declarant's sole and absolute discretion, (b) in no event will this Declaration be modified in any manner that serves to materially and adversely affect a Tract without the prior written approval of the Owner of such Tract, and (c) no such amendment, restatement, termination, extension or other modification is effective without the prior written approval of then-current Adjacent Owners (hereinafter defined) that own at least sixty-six percent (66%) of the land area of the Adjacent Benefited Property (hereinafter defined). Further, notwithstanding anything to the contrary contained herein, until the earlier of (i) the date on which Declarant has conveyed fifty percent (50%) of the land area of the Property (not including the Road Easement)

to third parties not affiliated with Declarant, or (ii) the second anniversary of the date of the recording of this Declaration, Declarant will have the right to amend this Declaration without the joinder, consent or approval of any other Owner by a written instrument filed in the appropriate real property records of Burnet County, Texas; provided, however, that any amendment or modification which materially and adversely affects one or more Tract(s) must be approved by the Owner(s) of the affected Tract(s).

5. *Severability.* If a provision of this Declaration is unenforceable for any reason, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability does not affect any other provision of this Declaration, and this Declaration is to be construed as if the unenforceable provision is not a part of the Declaration.

6. *Notices.* Any notice required or permitted by this Declaration must be given in writing by certified mail, return receipt requested. Unless otherwise required by law or this Declaration, actual notice, however delivered, is sufficient.

7. *Annexation of Additional Property.* On written approval of Declarant and the Owners of not less than sixty-six percent (66%) of the land area of the Property, the owner of any property who desires to subject the property to this Declaration may record an annexation agreement that will impose this Declaration and the Covenants on that property.

8. *Presuit Mediation.* As a condition precedent to the commencement of a legal proceeding to enforce this Declaration, the Owners will mediate the dispute in good faith.

9. *No Merger.* The easements created hereby are not merged with, and shall not be deemed to be merged with, the fee simple title to the Tracts. Declarant hereby specifically disclaims the doctrine of merger with regard to the easements created hereby.

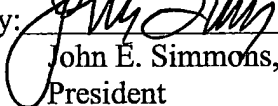
10. *Enforcement by Adjacent Owner.* Declarant is also the current owner in fee simple of additional real property located adjacent to the Property and described on **Exhibit B** attached hereto (the “**Adjacent Benefited Property**”). Every current and future record owner of a fee interest in the Adjacent Benefited Property or any part thereof, including Declarant, is an “**Adjacent Owner**”. The Covenants are intended to and shall benefit the Adjacent Benefited Property and the Adjacent Owners. All Adjacent Owners shall be intended third party beneficiaries of the Covenants during their respective periods of ownership of all or a portion of the Adjacent Benefited Property, and the Covenants and all terms, conditions, restrictions and provisions of this Declaration may, at any time and from time to time, be enforced against one or more of the Owners by any or all of the Adjacent Owners, and the Adjacent Owners will have all rights and remedies available under this Declaration, or at law or in equity, in so enforcing this Declaration. Notwithstanding the foregoing or anything to the contrary contained in this Declaration, the Adjacent Owners are only beneficiaries of this Declaration and the terms hereof, and no part of the Adjacent Benefited Property shall be burdened by the Covenants or any other terms, conditions, restrictions or provisions set forth in this Declaration.

[signature page immediately follows]

EXECUTED by Declarant as of the acknowledgement date below to be effective for all purposes as of the date and year first set forth above.

GOLDSTAR INVESTMENTS, LTD.,
a Texas limited partnership

By: Insight Investments, Inc.,
a Texas corporation
its general partner

By: 
John E. Simmons,
President

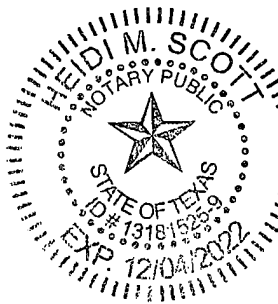
THE STATE OF TEXAS

COUNTY OF Burnet

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Before me, the undersigned authority, on this day personally appeared John E. Simmons, as President of Insight Investments, Inc., a Texas corporation, General Partner of Goldstar Investments, Ltd., a Texas limited partnership [check one] ☐ known to me or ☒ proved to me through TX Drivers Lic. (description of identity card) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of January, 2021.



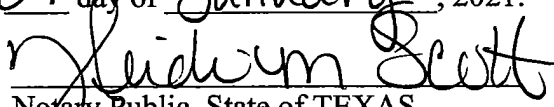

Notary Public, State of TEXAS
Printed name:
Commission expires:

EXHIBIT A

THE PROPERTY

Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

FIELD NOTES FOR A 3779.255 ACRE TRACT OF LAND:

BEING A 3779.255 ACRE TRACT OF LAND, LOCATED IN THE JOSIAH C. BAWCOM SURVEY, ABSTRACT NO. 138, THE ANSON G. NEAL SURVEY, ABSTRACT NO. 1189, THE BENJAMIN P KIZER SURVEY, ABSTRACT NO. 515, THE MARY DOWLING, ABSTRACT NO. 1588, THE B.F. HESTER SURVEY, ABSTRACT NO. 1721, THE J.M. HYMAN SURVEY, ABSTRACT NO. 1758, THE O.D. FAUBION SURVEY, ABSTRACT NO. 1850, THE H. & O.B.R.R. CO. SURVEY, ABSTRACT NO. 1177, THE M.J. ESTES SURVEY, ABSTRACT NO. 1524, THE M.J. ESTES SURVEY, ABSTRACT NO. 1800, THE S.F. HESTER SURVEY, ABSTRACT NO. 1722, THE S.F. HESTER SURVEY, ABSTRACT NO. 1723, THE A. MCCRARY SURVEY, ABSTRACT NO. 637, AND THE J.R. PACE SURVEY, ABSTRACT NO. 670, BURNET COUNTY, TEXAS; SAID 3779.255 ACRE TRACT, BEING A PORTION OF THAT CALLED 6249.294 ACRE TRACT OF LAND OWNED BY GOLDSTAR INVESTMENTS LTD., (COLLECTIVELY THE "GOLDSTAR TRACT"), ACQUIRED IN MULTIPLE ACQUISITIONS, RECORDED IN VOLUME 1361, PAGE 892, VOLUME 1391, PAGE 365, AND VOLUME 1384, PAGE 941, AND BEING ALL OF THAT CALLED 132.135 ACRE TRACT OF LAND RECORDED IN VOLUME 1384, PAGE 961, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS; SAID 3779.255 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located in the southeast right-of-way line of County Road 335, being the northeast corner of High Mountain Road, according to the plat of record in Document No. 202100584, Official Public Records, Burnet County, Texas, being an exterior corner of said 6249.294 acre tract, said point being the northernmost corner of the herein described tract of land which bears S 73° 32' 22" W, a distance of 891.87' from an exterior angle point of said 6249.294 acre tract;

Thence, with the eastern right-of-way line of High Mountain Road, across the remainder of said 6249.294 acre tract, the following thirty-two (32) courses and distances:

1. **S 16° 27' 38" E**, a distance of **55.89'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;
2. **S 51° 20' 54" E**, a distance of **136.25'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the right of the herein described tract of land;
3. with said curve to the right containing a radius of 150.00', a central angle of 082°06'11", a chord which bears S 10° 17' 49" E, a chord distance of 197.02', a total **curve length** of **214.95'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;
4. **S 30° 45' 17" W**, a distance of **35.66'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the left of the herein described tract of land;
5. with said curve to the left containing a radius of 675.00', a central angle of 024°24'56", a chord which bears S 18° 32' 49" W, a chord distance of 285.47', a total **curve length** of **287.64'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;
6. **S 06° 20' 21" W**, a distance of **389.11'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the right of the herein described tract of land;
7. with said curve to the right containing a radius of 1025.00', a central angle of 002°42'42", a chord which bears S 07° 41' 41" W, a chord distance of 48.50', a total **curve length** of **48.51'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;
8. **S 09° 03' 02" W**, a distance of **367.21'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the left of the herein described tract of land;
9. with said curve to the left containing a radius of 425.00', a central angle of 017°52'45", a chord which bears S 00° 06' 40" W, a chord distance of 132.08', a total **curve length** of **132.62'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS

6447" plastic cap located for a point of tangency of the herein described tract of land;

10. **S 08° 49' 43" E**, a distance of **207.67'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the left of the herein described tract of land;
11. with said curve to the left containing a radius of 525.00', a central angle of 025°18'48", a chord which bears S 21° 29' 07" E, a chord distance of 230.06', a total **curve length** of **231.95'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;
12. **S 34° 08' 31" E**, a distance of **230.23'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the right of the herein described tract of land;
13. with said curve to the right containing a radius of 175.00', a central angle of 066°23'33", a chord which bears S 00° 56' 45" E, a chord distance of 191.63', a total **curve length** of **202.78'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;
14. **S 32° 15' 02" W**, a distance of **449.56'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the left of the herein described tract of land;
15. with said curve to the left containing a radius of 100.00', a central angle of 086°21'49", a chord which bears S 10° 55' 52" E, a chord distance of 136.86', a total **curve length** of **150.73'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;
16. **S 54° 06' 47" E**, a distance of **524.14'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the right of the herein described tract of land;
17. with said curve to the right containing a radius of 525.00', a central angle of 010°33'13", a chord which bears S 48° 50' 10" E, a chord distance of 96.56', a total **curve length** of **96.70'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;

18. **S 43° 33' 34" E**, a distance of **1324.25'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the left of the herein described tract of land;
19. with said curve to the left containing a radius of 975.00', a central angle of 007°53'05", a chord which bears S 47° 30' 06" E, a chord distance of 134.07', a total **curve length** of **134.17'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;
20. **S 51° 26' 39" E**, a distance of **210.32'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the right of the herein described tract of land;
21. with said curve to the right containing a radius of 525.00', a central angle of 015°47'56", a chord which bears S 43° 32' 41" E, a chord distance of 144.31', a total **curve length** of **144.76'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;
22. **S 35° 38' 43" E**, a distance of **201.68'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the beginning of a curve to the left of the herein described tract of land;
23. with said curve to the left containing a radius of 475.00', a central angle of 006°33'44", a chord which bears S 38° 55' 35" E, a chord distance of 54.37', a total **curve length** of **54.40'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;
24. **S 42° 12' 27" E**, a distance of **170.23'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an interior corner of the herein described tract of land;
25. **N 70° 58' 55" E**, a distance of **652.93'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;
26. **N 71° 42' 22" E**, a distance of **807.40'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;

27. N 80° 20' 06" E, a distance of **812.12'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;

28. N 80° 00' 10" E, a distance of **1930.16'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;

29. N 37° 57' 10" E, a distance of **341.85'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;

30. N 77° 29' 30" E, a distance of **963.61'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;

31. N 76° 10' 42" E, a distance of **404.16'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;

32. N 76° 39' 32" E, a distance of **1307.33'**, to a cotton spindle set at the base of a fence post for an angle point of the remainder of said 6249.294 acre tract, being an angle point of that certain 815.066 acre tract of land recorded in Document No. 202004334, Official Public Records, Bell County, Texas, said point being an angle point of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 6249.294 acre tract and said 815.066 acre tract, the following five (5) courses and distances:

33. S 68° 56' 43" E, a distance of **705.13'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;

34. S 49° 25' 50" E, a distance of **622.58'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;

35.S 46° 28' 10" E, a distance of **459.03'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;

36.S 63° 18' 35" E, a distance of **1084.74'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post for an angle point of the herein described tract of land;

37.N 70° 16' 04" E, a distance of **1134.58'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at the base of a fence post in a northeast line of the remainder of said 6249.294 acre tract, the southwest line of that called Lot 13-A, of the Replat of Lot Nos. 7-A, 8-10, 13 & 14 of Greystone Ranch Phase One, according to the plat of record in Document No. 201504303, Official Public Records, Burnet County, Texas, said point being an exterior corner of the herein described tract of land;

38.Thence, with a northeast line of the remainder of said 6249.294 acre tract, the southwest line of said Lot 13-A, **S 21° 03' 43" E**, a distance of **102.69'**, to a 1/2" iron rod located in a northeast line of the remainder of said 6249.294 acre tract, being the southwest corner of said Lot 13-A, the northwest corner of that called Lot 12, of Greystone Ranch, Phase One, according to the plat of record in Cabinet 3, Slides 177-B, C, D, & 178-A, B, C, & D, Plat Records, Burnet County, Texas, said point being an angle point of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 6249.294 acre tract and said Greystone Ranch, Phase One, the following three (3) courses and distances:

39.S 21° 20' 53" E, a distance of **1618.81'**, to a 1/2" iron rod located for an interior corner of the herein described tract of land;

40.N 69° 05' 40" E, a distance of **542.78'**, to a 1" iron rod located for an angle point of the herein described tract of land;

41.N 68° 17' 51" E, a distance of **1487.55'**, to a cotton spindle set in a southeast right-of-way line of Greystone Ranch Road, being an angle point of the remainder of said 6249.294 acre tract, said point being an angle point of the herein described tract of land;

42. Thence, with the southeast right-of-way line of Greystone Ranch Road, a northwest line of the remainder of said 6249.294 acre tract, **N 68° 28' 33" E**, a distance of **827.33'**, to a 1/2" iron rod located at the intersection of the southeast right-of-way line of Greystone Ranch Road and the southwest right-of-way line of Saddle Ridge Drive, being an exterior angle point of the remainder of said 6249.294 acre tract, said point being an exterior angle point of the herein described tract of land;

Thence, with the southwest right-of-way line of Saddle Ridge Drive, the northeast lines of the remainder of said 6249.294 acre tract, the following two (2) courses and distances:

43. S 39° 59' 32" E, a distance of **1462.19'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;

44. S 40° 20' 24" E, a distance of **618.94'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set in the southwest right-of-way line of Saddle Ridge Road, being an exterior angle point of the remainder of said 6249.294 acre tract, the northernmost angle point of that called Lot 190, of Ranches at Canyon Creek, Phase One, according to the plat of record in Document No. 201508986, Official Public Records, Burnet County, Texas, said point being an angle point of the herein described tract of land;

45. Thence, with a southeast line of the remainder of said 6249.294 acre tract, the northwest line of said Ranches at Canyon Creek, Phase One, **S 17° 41' 23" W**, a distance of **3633.95'**, to a cotton spindle set for an angle point of the remainder of said 6249.294 acre tract, being the southwest corner of that called Lot 181, of said Ranches at Canyon Creek, Phase One, the northwest corner of that called Lot 180, of Ranches at Canyon Creek, Phase Two, according to the plat of recorded in Document No. 201600345, Official Public Records, Burnet County, Texas, said point being an angle point of the herein described tract of land;

46. Thence, with a southeast line of the remainder of said 6249.294 acre tract, the northwest line of said Ranches at Canyon Creek, Phase Two, **S 17° 41' 33" W**, a distance of **2512.34'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an exterior corner of the remainder of said 6249.294 acre tract, the southwest corner of that called Lot 173, of said Ranches at

Canyon Creek, Phase Two, being in a northeast line of said 132.135 acre tract, said point being an interior corner of the herein described tract of land;

Thence, with the common boundary line of said 132.135 acre tract and said Ranches at Canyon Creek, Phase Two, the following three (3) courses and distances:

47.S 62° 10' 01" E, a distance of **466.40'**, to a 1/2" iron rod located for an exterior corner of the herein described tract of land;

48.S 28° 22' 12" W, a distance of **614.06'**, to a cotton spindle set for an angle point of the herein described tract of land;

49.S 34° 29' 04" W, a distance of **1219.24'**, to a 1/2" iron rod located for an angle point of said 132.135 acre tract, an angle point of that called 71.00 acre tract of land recorded in Document No. 201603683, Official Public Records, Burnet County, Texas, said point being an angle point of the herein described tract of land;

Thence, with the common boundary lines of said 132.135 acre tract and said 71.00 acre tract, the following two (2) courses and distances:

50.S 79° 59' 03" W, a distance of **638.30'**, to a 1/2" iron rod located for an angle point of the herein described tract of land;

51.S 29° 06' 18" W, a distance of **730.59'**, to a 1/2" iron rod located for an exterior corner of said 132.135 acre tract, the southwest corner of said 71.00 acre tract, being in a northeast line of that called 2818.544 acre tract of land recorded in Volume 766, Page 833, Official Public Records, Burnet County, Texas, said point being an exterior corner of the herein described tract of land;

52.Thence, with a southwest line of said 132.135 acre tract, a northeast line of said 2818.544 acre tract, **N 63° 32' 37" W**, a distance of **1026.86'**, to a 1/2" iron rod located in a southeast line of the remainder of said 6249.294 acre tract, being an exterior corner of said 132.135 acre tract, an exterior corner of said 2818.544 acre tract, said point being an interior corner of the herein described tract of land;

53. Thence, with a southeast line of the remainder of said 6249.294 acre tract, a northwest line of said 2818.544 acre tract, **S 27° 45' 15" W**, a distance of **4103.30'**, to a 1/2" iron rod located for the southernmost corner of the remainder of said 6249.294 acre tract, a northeast corner of that called 625.65 acre tract of land recorded in Document No. 201510189, Official Public Records, Burnet County, Texas, being in a northwest line of said 2818.544 acre tract, said point being the southernmost corner of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 6249.294 acre tract and said 625.65 acre tract, the following three (3) courses and distances

54. N 61° 49' 59" W, a distance of **690.83'**, to a 1/2" iron rod located for an angle point of the herein described tract of land;

55. N 61° 51' 52" W, a distance of **2293.69'**, to a 1/2" iron rod located for an angle point of the herein described tract of land;

56. N 61° 57' 14" W, a distance of **185.73'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for the northerly northwest corner of said 625.65 acre tract, the easternmost corner of that called 100.12 acre tract of land recorded in Document No. 201813366, Official Public Records, Burnet County, Texas, said point being an angle point of the herein described tract of land which bears N 53° 32' 58" E, a distance of 2.44' from a 3" x 8' iron pipe fence corner post located at the end of an 8' game fence, said 8' game fence being the occupational divisional line between the 625.65 acre tract and said 100.12 acre tract, said point also being the end of a boundary line agreement between the remainder of said 6249.294 acre tract and said 100.12 acre tract, recorded in Document No. 202101242, Official Public Records, Burnet County, Texas;

Thence, with said boundary line agreement, the following eight (8) courses and distances:

57. N 62° 31' 12" W, a distance of **1.17'**, to a 1/2" iron rod located for an angle point of the herein described tract of land;

58. N 61° 57' 24" W, a distance of **1589.69'**, to a 1/2" iron rod located for an angle point of the herein described tract of land;

59. N 07° 46' 55" W, a distance of **724.82'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;

60. N 38° 21' 44" W, a distance of **139.76'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;

61. N 58° 10' 50" W, a distance of **370.30'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;

62. N 18° 56' 28" W, a distance of **201.98'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;

63. N 62° 50' 47" W, a distance of **340.16'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;

64. S 53° 02' 49" W, a distance of **199.94'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located at the beginning of said boundary line agreement, being an angle point of the remainder of said 6249.294 acre tract, an exterior angle point of said 100.12 acre tract, the northeast corner of that called 157.412 acre tract of land recorded in Document No. 201603945, Official Public Records, Burnet County, Texas, said point being an angle point of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 6249.294 acre tract and said 157.412 acre tract, the following four (4) courses and distances:

65. N 61° 22' 42" W, a distance of **652.30'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;

66. N 35° 46' 53" W, a distance of **730.75'**, to a cotton spindle set for an angle point of the herein described tract of land;

67. N 35° 43' 31" W, a distance of **879.98'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;

68. N 36° 04' 40" W, a distance of **297.98'**, to a 1/2" iron rod located for an angle point of the remainder of said 6249.294 acre tract, the northwest corner of said 157.412 acre tract, an angle point of that called 10.46 acre tract of land recorded in Volume 1184, Page 726, Official Public Records, Burnet County, Texas, said point being an angle point of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 6249.294 acre tract and said 10.46 acre tract, the following two (2) courses and distances:

69. N 08° 42' 51" E, a distance of **540.17'**, to a 1/2" iron rod located for an angle point of the herein described tract of land;

70. N 61° 54' 11" W, a distance of **2386.67'**, to a 1/2" iron rod located for an angle point of the remainder of said 6249.294 acre tract, an angle point of said 10.46 acre tract, the northeast corner of that called 218.96 acre tract of land recorded in Volume 1184, Page 726, Official Public Records, Burnet County, Texas, said point being an angle point of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 6249.294 acre tract and said 218.96 acre tract, the following four (4) courses and distances:

71. N 61° 25' 15" W, a distance of **1404.73'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;

72. N 52° 06' 23" W, a distance of **31.93'**, to a cotton spindle set for an angle point of the herein described tract of land;

73. N 50° 49' 48" W, a distance of **203.77'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;

74. N 64° 59' 41" W, a distance of **1539.01'**, to a 1/2" iron rod located for an exterior corner of the remainder of said 6249.294 acre tract, an angle point of said 218.96 acre tract, an angle point of that called 765.875 acre tract of land

recorded in Document No. 201301624, Official Public Records, Burnet County, Texas, said point being an exterior corner of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 6249.294 acre tract and said 765.875 acre tract, the following ten (10) courses and distances:

75. N 72° 04' 18" E, a distance of **400.13'**, to a 2-5/8" metal pipe fence located for an angle point of the herein described tract of land;

76. N 50° 26' 20" E, a distance of **113.70'**, to a 2-5/8" metal pipe fence located for an angle point of the herein described tract of land;

77. N 19° 00' 11" E, a distance of **202.78'**, to a 1/2" iron rod located for an angle point of the herein described tract of land;

78. N 12° 47' 50" E, a distance of **841.12'**, to a 2-5/8" metal pipe fence located for an angle point of the herein described tract of land;

79. S 86° 15' 14" E, a distance of **598.31'**, to a 60D nail located for an interior corner of the herein described tract of land;

80. N 14° 03' 06" W, a distance of **1857.13'**, to a 1/2" iron rod located for an angle point of the herein described tract of land;

81. N 14° 13' 15" W, a distance of **600.86'**, to a 1/2" iron rod located for an angle point of the herein described tract of land;

82. N 14° 17' 01" W, a distance of **1185.58'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;

83. N 14° 22' 41" W, a distance of **260.71'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;

84. N 14° 11' 29" W, a distance of **2989.16'**, to a 1/2" iron rod located in a southwest line of the remainder of said 6249.294 acre tract, a northeast line of said 765.875 acre tract, said point being an exterior corner of the herein described tract of land;

Thence, across the remainder of said 6249.294 acre tract, the following two (2) courses and distances:

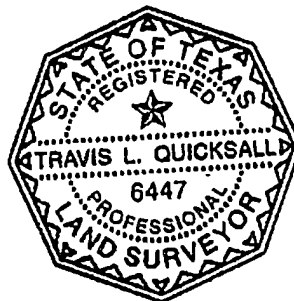
85. N 75° 48' 31" E, a distance of **1001.57'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an interior corner of the herein described tract of land;

86. N 14° 11' 29" W, a distance of **409.46'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set at an interior corner of the remainder of said 6249.294 acre tract, the southeast corner of that called 18.078 acre tract of land recorded in Document No. 201704005, Official Public Records, Burnet County, Texas, said point being an angle point of the herein described tract of land;

87. Thence, with a southwest line of the remainder of said 6249.294 acre tract, a northeast line of said 18.078 acre tract, **N 13° 49' 03" W**, a distance of **682.28'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set in the southeast right-of-way line of County Road 335, being an exterior corner of the remainder of said 6249.294 acre tract, being in a northeast line of said 18.078 acre tract, said point being an exterior corner of the herein described tract of land;

88. Thence, with the southeast right-of-way line of County Road 335, a northwest line of the remainder of said 6249.294 acre tract, **N 73° 32' 22" E**, a distance of **651.52'**, to the **POINT OF BEGINNING** containing **3779.255 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.



[Signature]
 Travis L. Quicksall RPLS #6447
 Date: 01/26/2021
 Job #20-2000.Overall

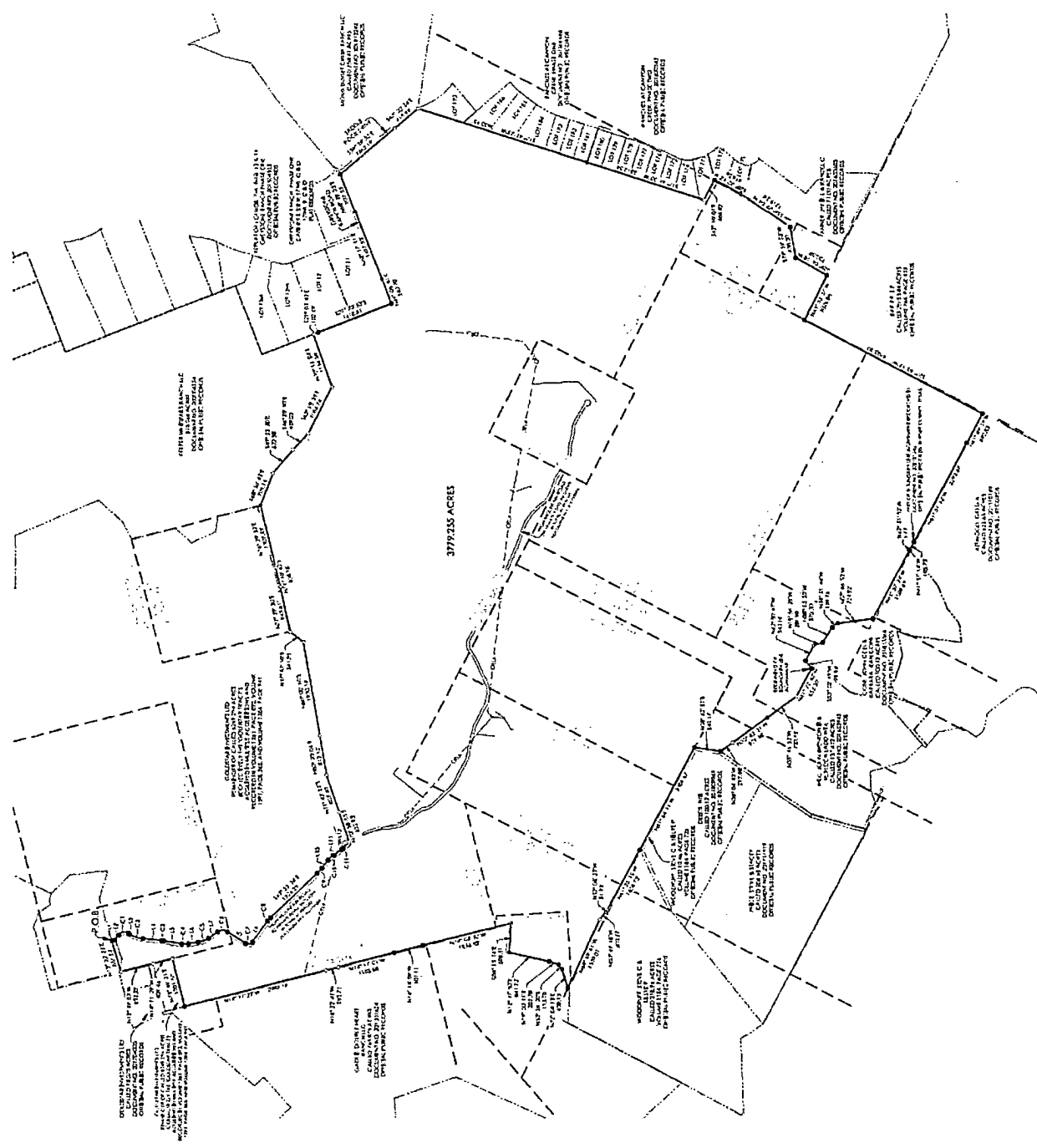


EXHIBIT B

ADJACENT BENEFITED PROPERTY

Tract 1: Being 6,249.245 acres, more or less, more particularly described on Exhibit B-1 attached hereto, and 6.441 acres, more or less, more particularly described in Exhibit B-2 attached hereto, collectively being all the real property conveyed to Declarant by that certain General Warranty Deed with Vendor's Lien dated June 1, 2005 and recorded at Volume 1337, Page 653 in the Official Public Records of Burnet County, Texas, as affected by that certain Boundary Line Agreement and Special Warranty Deed recorded January 26, 2021 as Document Number 202101242 in the Official Public Records of Burnet County, Texas.

AND

Tract 2: Being 132.135 acres, more or less, more particularly described in Exhibit B-3 attached hereto, being all the real property conveyed to Declarant by that certain Exchange Warranty Deed dated November 2, 2005 and recorded at Volume 1384, Page 961 in the Official Public Records of Burnet County, Texas.

AND

Tract 3: Being 36.238 acres, more or less, more particularly described in Exhibit B-4 attached hereto, being all the real property conveyed to Declarant by that certain General Warranty Deed dated August 14, 2020 and recorded as Document No. 202010312 in the Official Public Records of Burnet County, Texas.

LESS AND EXCEPT ALL OF THE FOLLOWING FROM THE FOREGOING TRACTS:

Being 172.340 acres, more or less, being all the real property conveyed by Declarant to 3 Creeks, Ltd. by that certain Exchange Warranty Deed dated November 15, 2005 and recorded at Volume 1384, Page 969 in the Official Public Records of Burnet County, Texas.

AND

Being 10.156 acres, more or less, being all the real property conveyed by Declarant to Jimmy Lane Calhoun and Joan Marie Calhoun, individuals, by that certain Special Warranty Deed dated August 31, 2010 and recorded as Document No. 201007800 in the Official Public Records of Burnet County, Texas.

AND

Being 38.390 acres, more or less, being all the real property conveyed by Declarant to Jeff E. Bingham and Wendy Bingham by that certain Warranty Deed dated October 31, 2011 and recorded as Document No. 201108388 in the Official Public Records of Burnet County, Texas.

AND

Being 156.923 acres, more or less, being all the real property conveyed by Declarant to Paul Cater by that certain General Warranty Deed dated July 22, 2013 and recorded as Document No. 201306394 in the Official Public Records of Burnet County, Texas.

AND

Being 815.066 acres, more or less, being all the real property conveyed by Declarant to Keeper Whitetails Ranch, LLC by that certain General Warranty Deed dated April 14, 2020 and recorded as Document No. 202004334 in the Official Public Records of Burnet County, Texas.

AND

Being 24.561 acres, more or less, being all the real property conveyed by Declarant to Neil Deeds by that certain General Warranty Deed dated November 2, 2020 and recorded as Document No. 202014594 in the Official Public Records of Burnet County, Texas.

AND

Being 3,779.255 acres, more or less, more particularly described in Exhibit A attached hereto, being all the "Property" as defined in this Declaration.

EXHIBIT B-1

Watson & Associates Of Mason**Professional Engineers, Land Surveyors & Planners**

201 Westmoreland Street - P.O. Box 463

Mason, Texas 76856

(325)347-6883 phone - (325)347-5522 fax

mwatson@tstar.net

LEGAL DESCRIPTION: Being 6249.245 acres of land, approximately 229.577 acres of land out of T. Eldridge Survey No. 5, Abstract No. 288, approximately 80.119 acres of land out of J. Bawcom Survey No. 809, Abstract No. 138, approximately 302.480 acres of land out of Albert G. Foster Survey No. 39, Abstract No. 317, all of the A. McCrary Survey No. 976, Abstract No. 637, all of the E. Mather Survey No. 859, Abstract No. 618, all of the B. Kiser Survey No. 73, Abstract No. 515, approximately 25.785 acres of land out of the M. Dowling Survey No. 1588, Abstract No. 1834, approximately 1.737 acres of land out of R. C. Johnson Survey No. 1479, Abstract No. 1493, all of the B. F. Hester Survey W/2 of Section No. 2 of the E. T. R. R. Co. Survey, Abstract No. 1721, all of the J. M. Hyman Survey E/2 of Section No. 2 of the E. T. R. R. Co. Survey, Abstract No. 1758, all of the O. D. Faubion Survey No. 130, Abstract No. 1850, approximately 27.444 acres of land out of the S. F. Hester Survey No. 130, Abstract No. 1757, approximately 105.110 acres of land out of the E. T. R. R. Co. Survey No. 1, Abstract No. 293, approximately 122.774 acres of land out of the S. F. Hester Survey of the west half of the H. & O. B. RR Co. Survey No. 24, Abstract No. 1722, approximately 67.095 acres of land out of the S. F. Hester Survey of the west half of the H. & O. B. RR Co. Survey No. 24, Abstract No. 1881, approximately 277.767 acres of land out of the S. F. Hester Survey of the east half of the H. & O. B. RR Co. Survey No. 24, Abstract No. 1723, approximately 639.409 acres of land out of the H. & O. B. RR Co. Survey No. 23, Abstract No. 1177, all of the J. R. Pace Survey No. 838, Abstract No. 670 and approximately 3357.437 acres of land out of the Anson G. Neal Survey No. 100, Abstract No. 1189 in Burnet County, Texas and being the residue of that certain 7766.8128 acre tract described in a distribution deed to Raleigh Royall Ross recorded in Volume 870, Page 482 of the Official Public Records of Burnet County, Texas; Said 6249.245 acre tract being more particularly described as follows and as surveyed under the supervision of Watson and Associates of Mason in September, 2004:

BEGINNING at a fence corner post found in the occupied west line of the Samuel P. Hawes Survey No. 1002, Abstract No. 418, the occupied east line of said Survey No. 5 and the west line of that certain tract conveyed to Keith Althaus by deed recorded in Volume 235, Page 427 of the Deed Records of Burnet County, Texas for the southeast corner of that certain 200.008 acre tract conveyed to Jere L. Robinson, et ux, by deed recorded in Volume 507, Page 458 of said Deed Records, the most northerly northeast corner of said 7766.8128 acre tract and the most northerly northeast corner hereof;

THENCE South 14°09'01" East a distance of 2284.32 feet along the general meanders of a fence for the occupied common line of said Survey No. 1002 and said Survey No. 5 and the common line of said "Althaus" tract and said 7766.8128 acre tract to a fence corner post found in the occupied north line of said Survey No. 100 for the occupied southwest corner of said Survey No. 1002, the occupied southeast corner of said Survey No. 5 for the southwest corner of said "Althaus" tract, an interior corner of said 7766.8128 acre tract and an interior corner hereof;

THENCE North 75°55'27" East a distance of 2288.43 feet along the general meanders of a fence for the occupied common line of said Survey No. 1002 and said Survey No. 100 and the occupied common line of said "Althaus" tract and said 7766.8128 acre tract, passing at a distance of 1828.62 feet the approximate southeast corner of said Survey No. 1002 for a southeast corner of said "Althaus" tract, continuing along the north line of said Survey No. 100 and the north line of said 7766.8128 acre tract to a fence corner post found in the occupied west line of the Henry Harned Survey No. 852, Abstract No.

464 and a west line of said "Althaus" tract for a corner of said Survey No. 100, an ell corner of said 7766.8128 acre tract and an ell corner hereof;

THENCE South 25°22'41" East a distance of 916.77 feet along the general meanders of a fence for the occupied common line of said Survey No. 852 and said Survey No. 100 and the common line of said "Althaus" tract and said 7766.8128 acre tract to a fence corner post found for the occupied southwest corner of said Survey No. 852, an occupied interior corner of said Survey No. 100, an occupied ell corner of said "Althaus" tract, an interior corner of said 7766.8128 acre tract and an interior corner hereof;

THENCE North 65°38'23" East a distance of 2651.34 feet along the general meanders of a fence for the common line of said Survey No. 852 and said Survey No. 100 and common line of said "Althaus" tract and said 7766.8128 acre tract to a 15 inch cedar fence corner found for the occupied southeast corner of said Survey No. 852, the occupied southeast corner of said "Althaus" tract, an interior corner of said Survey No. 100, an interior corner of said 7766.8128 acre tract and an interior corner hereof;

THENCE along the general meanders of a fence for the north line of said 7766.8128 acre tract, the following 2 courses:

1. North 46°50'23" East a distance of 411.17 feet to a fence corner post found;
2. North 19°55'26" East a distance of 284.33 feet to a 60d nail in a fence corner post found in the occupied north line of said Survey No. 100 and being on or near the southwest corner of the W. R. Jennings Survey No. 1421, Abstract No. 1430 for the southwest corner of that certain 185.8 acre tract, the "Third Tract" conveyed to H. W. Hibler by deed recorded in Volume 93, Page 617 of said Deed Records and an ell corner of said 7766.8128 acre tract and an ell corner hereof;

THENCE North 75°34'05" East a distance of 1162.37 feet along the general meanders of a fence for an occupied south line of said 185.8 acre tract and the occupied common line of said Survey No. 1421 and said Survey No. 100 to a fence corner post found for an occupied interior corner of said Survey No. 1421, an occupied ell corner of said Survey No. 100, an occupied interior corner of said 185.8 acre tract, the most easterly northeast corner of said 7766.8128 acre tract and the most easterly northeast corner hereof;

THENCE along the general meanders of a fence for the occupied common line of said Survey No. 100, said Survey No. 1421, the W. A. Star Survey No. 1243, Abstract No. 1194, said 185.8 acre tract and said 7766.8128 acre tract, the following 3 courses:

1. South 22°03'56" East a distance of 1146.00 feet to a fence corner post found;
2. South 19°12'51" East a distance of 971.42 feet to a fence corner post found;
3. South 22°40'05" East a distance of 886.18 feet to a fence corner post found for the occupied southwest corner of said Survey No. 1243, an occupied interior corner of said Survey No. 100, the occupied most southerly southwest corner of said 185.8 acre tract, an interior corner of said 7766.8128 acre tract and an interior corner hereof;

THENCE North 70°46'08" East a distance of 113.35 feet along the general meanders of a fence for the occupied common line of said Survey No. 1243 and said Survey No. 100 and a south line of said 185.8 acre tract and a north line of said 7766.8128 acre tract to a fence corner post found for the occupied northwest corner of the C. F. M. Thorpe Survey No. 856, Abstract No. 921, an occupied ell corner of said Survey No. 100, the occupied northwest corner of that certain fifth tract, consisting of 177 acres, conveyed to Raymond Keyser by deed recorded in Volume 124, Page 9 of the said Deed Records, an ell corner of said 7766.8128 acre tract and an ell corner hereof;

THENCE South 21°16'34" East a distance of 261.47 feet along the general meanders of a fence for the occupied common line of said Survey No. 856 and said Survey No. 100 and the occupied common line of said 177 acre tract and said 7766.8128 acre tract to a fence corner post found for the occupied northeast corner of the John H. White Survey No. 580, Abstract No. 982, the occupied northeast corner of that certain fourth tract,

consisting of 200 acres, conveyed to Raymond Keyser by deed recorded in Volume 124, Page 9 of the said Deed Records, an ell corner of said 7766.8128 acre tract and an ell corner hereof and from which an iron rod found with cap bears South 62°54'26" East a distance of 0.44 feet;

THENCE along the general meanders of a fence for occupied northerly and westerly lines of said 200 acre tract, the occupied north and west lines of said Survey No. 580, a southerly and easterly lines of said Survey No. 100, the south line of said "Mather" Survey, an easterly line of said 7766.8128 acre tract, the following 5 courses:

1. South 68°40'52" West a distance of 2191.47 feet to a fence corner post found;
2. South 20°27'20" East a distance of 625.86 feet to a fence corner post found;
3. South 21°09'04" East a distance of 759.55 feet to a fence corner post found;
4. South 21°21'09" East a distance of 397.15 feet to an iron rod found;
5. South 21°19'11" East a distance of 1956.98 feet to a fence corner post found for the occupied most northerly north corner of the R. Fitzgerald Survey, Abstract No. 1167 and an occupied ell corner of said Survey No. 100, a north corner of that certain third tract, consisting of 160 acres, conveyed to Raymond Keyser by deed recorded in Volume 124, Page 9 of the said Deed Records, an ell corner of said 7766.8128 acre tract and an ell corner hereof;

THENCE along the general meanders of a fence for the occupied north, west and south lines of said "Fitzgerald" Survey, the occupied north, west and south lines of said 160 acre tract and an east line of said 7766.8128 acre tract, the following 8 courses:

1. South 68°58'20" West a distance of 717.97 feet to a fence corner post found;
2. South 68°41'19" West a distance of 787.92 feet to an iron rod found for the occupied northwest corner of said "Fitzgerald" Survey;
3. South 21°03'46" East a distance of 544.75 feet to a fence corner post found;
4. South 21°08'40" East a distance of 1252.76 feet to a fence corner post found;
5. South 21°27'01" East a distance of 1049.26 feet to an iron rod found for the occupied southwest corner of said "Fitzgerald" Survey;
6. North 69°01'38" East a distance of 541.61 feet to an iron rod found;
7. North 68°18'48" East a distance of 1487.75 feet to a fence corner post found;
8. North 68°29'32" East a distance of 827.48 feet to an iron rod found for the occupied southeast corner of said 160 acre tract, the occupied southeast corner of said "Fitzgerald" Survey, the occupied west corner of that certain second tract, consisting of 383 acres, conveyed to Raymond Keyser by deed recorded in Volume 124, Page 9 of the said Deed Records, an ell corner of said 7766.8128 acre tract and an ell corner hereof;

THENCE along the general meanders of a fence for the occupied common line of the S. M. Swenson Survey, Abstract No. 852 and said Survey No. 100 and the common occupied line of said 383 acre tract and said 7766.8128 acre tract, the following three courses:

1. South 39°59'32" East a distance of 1462.19 feet to a fence corner post found;
2. South 40°18'35" East a distance of 1999.51 feet to a fence corner post found;
3. South 40°30'48" East a distance of 579.65 feet to an iron rod found for a corner of that certain 203 acre tract conveyed to Raymond Keyser, et ux, by deed recorded in Volume 278, Page 649 of said Deed Records, an ell corner of said 7766.8128 acre tract and an ell corner hereof;

THENCE along the general meanders of a fence for the northwest line of said 203 acre tract, the northwest line of that certain 2094 acre tract conveyed to Raymond Keyser by deed recorded in Volume 124, Page 223 of the said Deed Records and a southeast line of said 7766.8128 acre tract, the following 10 courses:

1. South 26°57'27" East a distance of 105.63 feet to an iron rod found;

2. South 27°46'35" West a distance of 508.62 feet to a 15 inch cedar tree fence corner found;
3. South 76°53'43" West a distance of 451.61 feet to a fence corner post found;
4. South 08°03'57" West a distance of 169.66 feet to an iron rod found;
5. South 46°22'56" East a distance of 302.68 feet to a fence corner post found;
6. South 27°14'49" West a distance of 616.09 feet to a fence corner post found;
7. South 27°35'00" West a distance of 3597.23 feet to a fence corner post found;
8. North 62°19'29" West a distance of 972.17 feet to a fence corner post found;
9. North 61°59'05" West a distance of 480.05 feet to a fence corner post found;
10. North 63°54'40" West a distance of 1202.68 feet to a fence corner post found for the occupied northwest corner of the E. Schnell Survey No. 134, Abstract No. 1800, an occupied ell corner of said 2094 acre tract, an interior corner of said 7766.8128 acre tract and an interior corner hereof;

THENCE along the general meanders of a fence for the occupied common line of said Survey No. 134, the M. J. Estes Survey No. 133, Abstract No. 1524, an occupied west line of said 2094 acre tract and an east line of said 7766.8128 acre tract, the following 4 courses:

1. South 28°19'00" West a distance of 1092.33 feet to a fence corner post found;
2. South 28°38'44" West a distance of 801.05 feet to a fence corner post found;
3. South 27°09'12" West a distance of 187.19 feet to a fence corner post found;
4. South 26°18'08" West a distance of 466.90 feet to an iron rod found for the occupied southwest corner of said Survey No. 133, an occupied ell corner of said 2094 acre tract, an interior corner of said 7766.8128 acre tract and an interior corner hereof;

THENCE South 61°30'49" East a distance of 579.48 feet along the general meanders of a fence for the occupied south line of said Survey No. 133, and the occupied common line of said 2094 acre tract and said 7766.8128 acre tract to a an iron rod found in the occupied east line of said Survey No. 23 for the occupied northwest corner of the Joel D. Rains Survey No. 13, Abstract No. 716, an occupied interior corner of said 2094 acre tract, an ell corner of said 7766.8128 acre tract and an ell corner hereof;

THENCE South 27°54'43" West a distance of 381.66 feet along the general meanders of a fence for the occupied common line of said Survey No. 23 and said Survey No. 13 and occupied common line of said 2094 acre tract and said 7766.8128 acre tract to a set stone found for the southwest corner of said 2094 acre tract and the northwest corner of that certain 2818.544 acre tract conveyed to Bar 9.9, L.P. by deed recorded in Volume 766, Page 833 of the said Official Public Records;

THENCE South 27°44'56" West a distance of 4103.18 feet along the general meanders of a fence for the occupied common line of said Survey No. 23 and said Survey No. 13 and occupied common line of said 2818.544 acre tract and said 7766.8128 acre tract to an iron rod found for the northeast corner of those certain three tracts conveyed to Frank Tindle, et ux, by deed recorded in Volume 885, Page 158 of the said Official Public Records and the most southerly southeast corner hereof;

THENCE crossing said 7766.8128 acre tract along the general meanders of a fence for the north line of said "Tindle" tract, the following 32 courses:

1. North 61°49'51" West a distance of 691.39 feet to an iron rod found;
2. North 62°52'13" West a distance of 2480.37 feet to an iron rod found;
3. North 61°58'26" West a distance of 1799.68 feet to a 60d nail atop of a fence corner post found;
4. North 07°58'01" West a distance of 701.80 feet to an iron rod found;
5. North 07°49'15" West a distance of 129.09 feet to an iron rod found;
6. North 62°24'58" West a distance of 1013.09 feet to a fence corner post found;
7. South 20°17'41" West a distance of 334.70 feet to an iron rod found;
8. South 36°28'46" West a distance of 642.45 feet to an iron rod found;

9. South 16°13'49" West a distance of 496.17 feet to an iron rod found;
10. South 35°11'48" West a distance of 89.15 feet to an iron rod found;
11. South 17°01'41" West a distance of 200.00 feet to an iron rod found;
12. South 34°34'52" West a distance of 30.23 feet to an iron rod found;
13. South 48°53'42" West a distance of 1067.65 feet to an iron rod found;
14. North 43°05'22" West a distance of 505.40 feet to an iron rod found;
15. North 16°20'25" West a distance of 723.56 feet to an iron rod found;
16. South 89°10'51" West a distance of 369.79 feet to an iron rod found;
17. South 70°39'04" West a distance of 266.92 feet to an iron rod found;
18. North 75°23'40" West a distance of 280.96 feet to an iron rod found;
19. North 55°24'44" West a distance of 188.15 feet to an iron rod found;
20. North 68°08'33" West a distance of 131.80 feet to an iron rod found;
21. North 15°18'52" East a distance of 1099.43 feet to an iron rod found;
22. North 34°52'24" East a distance of 56.88 feet to an iron rod found;
23. North 34°43'15" East a distance of 1440.69 feet to an iron rod found;
24. North 34°44'09" East a distance of 766.49 feet to an iron rod found;
25. North 08°41'36" East a distance of 540.42 feet to an iron rod found;
26. North 61°54'10" West a distance of 2386.80 feet to an iron rod found;
27. South 63°51'47" West a distance of 1265.13 feet to an iron rod found;
28. North 78°00'17" West a distance of 385.41 feet to an iron rod found;
29. North 28°06'10" West a distance of 257.35 feet to an iron rod found;
30. North 21°43'43" East a distance of 1014.23 feet to an iron rod found;
31. North 50°48'05" West a distance of 203.77 feet to a 60d nail found;
32. North 65°00'27" West a distance of 1539.08 feet to an iron rod found in the west line of said 7766.8128 acre tract for a corner of that certain tract conveyed to Lee William Gaddis, et ux, by deed recorded in Volume 643, Page 65 of the said Deed Records, the northwest corner of said "Tindle" tract and the most westerly southwest corner hereof;

THENCE along the general meanders of a fence for the common line of said "Gaddis" tract and said 7766.8128 acre tract, the following 6 courses:

1. North 72°12'51" East a distance of 399.55 feet to a fence corner post found;
2. North 50°38'44" East a distance of 114.64 feet to a fence corner post found;
3. North 18°54'18" East a distance of 203.35 feet to a fence corner post found in the occupied common line of said Survey No. 1479 and said Survey No. 73;
4. North 12°44'08" East a distance of 840.98 feet to an iron rod found for the occupied northwest corner of said Survey No. 73 and an occupied interior corner of said Survey No. 1479;
5. South 86°16'01" East a distance of 598.64 feet to a fence corner post found in the occupied west line of said survey No. 100 for a occupied interior corner of said Survey No. 1479;
6. North 14°03'28" West a distance of 1857.02 feet to an iron rod found for the northeast corner of said Survey No. 1479, the southeast corner of the J. S. Odle Survey No. 1225, Abstract No. 1261, the northeast corner of that certain 15.539 acre tract described in a deed recorded in Volume 566, Page 446 of said Deed Records;

THENCE North 14°14'30" West a distance of 601.08 feet along the general meanders of a fence for the common line of said Survey No. 1225 and said Survey No. 100 and common line of said 15.539 acre tract and said 7766.8128 acre tract to an iron rod found for the southeast corner of that certain 419.07 acre tract conveyed to Lee Gaddis, et ux, by deed recorded in Volume 961, Page 581 of said Official Public Records and the northeast corner of said 15.539 acre tract;

THENCE along the general meanders of a fence for the common line of said 419.07 acre tract, that certain 13.873 acre tract described in a deed recorded in Volume 554, Page 130 of said Deed Records and said 7766.8128 acre tract the following 4 courses:

1. North 14°16'32" West a distance of 1185.52 feet to a fence corner post found;
2. North 14°22'12" West a distance of 260.70 feet to a fence corner post found;

3. North 14°11'00" West, at a distance of 2989.02 feet to a fence corner post found;
4. North 13°52'42" West a distance of 406.73 feet to an iron rod found in the south line of that certain 209.266 acre tract conveyed to Lorene Barker by deed recorded in Volume 542, Page 604 of said Deed Records and the occupied north line of said Survey No. 100 and the occupied south line of the Conrad Roarer Survey No. 24, Abstract No. 743 for the northeast corner of said 13.873 acre tract, most westerly northwest corner of said 7766.8128 acre tract and the most westerly northwest corner hereof;

THENCE North 75°39'17" East a distance of 999.01 feet along the general meanders of a fence for the occupied common line of said Survey No. 24 and said Survey No. 100 and the common line of said 209.266 acre tract and said 7766.8128 acre tract to an iron rod found in the occupied west line of said Survey No. 809 for the occupied southeast corner of said Survey No. 24, an occupied ell corner of said Survey No. 100 and the southeast corner of said 209.266 acre tract and an interior corner of said 7766.8128 acre tract and an interior corner hereof;

THENCE North 13°52'57" West a distance of 682.49 feet along the general meanders of a fence for the occupied common line of said Survey No. 24 and said Survey No. 809 to a fence corner post found for the southwest corner of that certain 76.675 acre tract conveyed to Rankin Hyatt, et ux, by deed recorded in Volume 310, Page 280 of said Deed Records, an ell corner of said 7766.8128 acre tract and an ell corner hereof;

THENCE along the general meanders of a fence for the common line of said 76.675 acre tract and said 7766.8128 acre tract, the following 5 courses:

1. North 73°33'05" East a distance of 1544.58 feet to a fence corner post found;
2. South 73°38'34" East a distance of 599.00 feet to a fence corner post found;
3. North 03°48'21" West a distance of 300.12 feet to a fence corner post found;
4. North 08°05'10" West a distance of 494.32 feet to a 36 inch Live Oak tree fence corner found;
5. North 45°38'22" West a distance of 517.07 feet to a fence corner post found for a corner of said 76.675 acre tract and of that certain 0.513 acre tract conveyed to Rankin Hyatt, et ux, by deed recorded in Volume 310, Page 283 of said Deed Records;

THENCE along the northwest line of said 7766.8128 acre tract, the following 3 courses:

1. North 26°25'18" East a distance of 201.60 feet to a fence post found;
2. North 25°12'42" East a distance of 917.43 feet to a fence post found;
3. North 18°06'29" West a distance of 36.15 feet to a fence corner post found for the occupied south corner of that certain 36.10 acre tract conveyed to Gary A. Rowland, et ux, by deed recorded in Volume 486, Page 173 of said Deed Records and the occupied east corner of that certain 125.00 acre tract conveyed to Stuart M. Nunnally, et ux, by deed recorded in Volume 728, Page 86 of said Deed Records;

THENCE along the general meanders of a fence for the occupied common line of said 36.10 acre tract and said 7766.8128 acre tract, the following 8 courses:

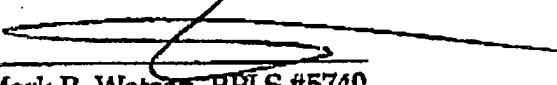
1. North 24°12'56" East a distance of 155.23 feet to an iron rod found;
2. North 15°06'57" East a distance of 584.20 feet to a fence corner post found;
3. North 00°07'04" West a distance of 420.41 feet to a fence corner post found;
4. North 82°09'34" East a distance of 263.43 feet to a fence corner post found;
5. North 47°52'20" East a distance of 231.30 feet to a fence corner post found;
6. North 47°13'12" West a distance of 48.34 feet to a fence corner post found;
7. North 52°01'25" West a distance of 121.73 feet to a fence corner post found;
8. North 23°44'29" East a distance of 798.44 feet to a fence corner post found in the south line of said 200.008 acre tract for the northeast corner of said 36.10 acre tract, an ell corner of said 7766.8128 acre tract and an ell corner hereof;

THENCE North 75°46'32" East a distance of 3535.99 feet along the general meanders of a fence for the south line of said 200.008 acre tract and the north line of said 7766.8128 acre tract to the **POINT OF BEGINNING**, containing 6249.245 acres, more or less, as shown on the certified plat prepared herewith.

Note: Bearings, distance and acreage are grid, NAD 83, US TX Central Zone and are obtained by normal GPS techniques. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 5740".

Surveyed by:

September 23, 2004


Mark R. Watson, RPLS #5740
Job No. MU400617

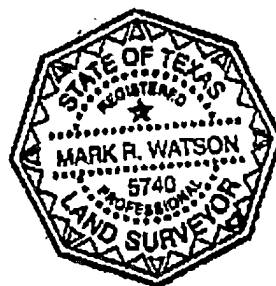


EXHIBIT B-2

Watson & Associates Of Mason

Professional Engineers, Land Surveyors & Planners

201 Westmoreland Street - P.O. Box 463

Mason, Texas 76856

(325)347-6883 phone - (325)347-5522 fax

mwatson@tstar.net

LEGAL DESCRIPTION: Being 6.441 acres, approximately 4.398 acres of land out of the Albert G. Foster Survey No. 39, Abstract No. 317 and approximately 2.043 acres of land out of the T. Eldridge Survey No. 5, Abstract No. 288 in Burnet County, Texas and being a portion of that certain 7662 acre tract recorded in Volume 135, Page 146 of the Deed Records of Burnet County, Texas; Said 6.441 acre tract being more particularly described as follows and as surveyed under the supervision of Watson and Associates of Mason in October, 2004:

BEGINNING at a calculated point in the center of a cattle guard found and the centerline of a County Road and in the northwest line of that certain 6249.294 acre tract surveyed this same date by Watson & Associates of Mason for the southeast corner of that certain 125.00 acre tract conveyed to Stuart M. Nunnally, et ux, by deed recorded in Volume 728, Page 86 of said Deed Records, the southwest corner of that certain 36.10 acre tract conveyed to Gary A. Rowland, et ux, by deed recorded in Volume 486, Page 173 of said Deed Records and the northeast corner hereof;

THENCE crossing said 7662 acre tract and along the northwest line of said 6249.294 acre tract, the following 3 courses:

1. South 35°04'18" East a distance of 55.93 feet to a 2 ½ inch pipe fence corner post found
2. South 25°12'42" West a distance of 917.43 feet to a 4 inch pipe fence corner post found;
3. South 26°25'18" West a distance of 201.60 feet to a 6 inch cedar fence corner post found for a corner of that certain 0.513 acre tract conveyed to Rankin Hyatt, et ux, by deed recorded in Volume 310, Page 283 of said Deed Records and a corner of that certain 76.675 acre tract conveyed to Rankin Hyatt, et ux, by deed recorded in Volume 310, Page 280 of said Deed Records and the southeast corner hereof;

THENCE along the general meanders of a fence for the north line of said 0.513 acre tract and crossing said 7662 acre tract, the following 3 courses:

1. North 56°42'23" West a distance of 44.50 feet to a 2 ½ inch pipe fence corner post found;
2. North 79°36'06" West a distance of 115.17 feet to a 2 ½ inch pipe fence corner post found;
3. South 71°13'16" West a distance of 77.44 feet to a calculated point for the northwest corner of said 0.153 acre tract, a corner of said 76.675 acre tract and the southwest corner hereof and from which a 2 ½ inch pipe post fence corner post bears South 71°13'16" West a distance of 35.28 feet;

THENCE along the general meanders of a fence for an east line of said 76.675 acre tract and the occupied west line of said 7662 acre tract, the following 3 courses:

1. North 21°31'42" West a distance of 90.29 feet to a 2 inch cedar fence corner post found;
2. North 14°11'31" West a distance of 109.06 feet to a 5 inch pine fence corner post found;
3. North 26°08'24" West a distance of 113.69 feet to a 60D nail atop a 4 inch cedar fence corner post found in the occupied south line of said 125.00 acre tract for an occupied corner of said 76.675 acre tract, an occupied corner of said 7662 acre tract and the west corner hereof;

THENCE along the general meanders of a fence for the south line of said 125.00 acre tract and an occupied northwest line of said 7662 acre tract, the following 5 courses:

1. North 50°53'10" East a distance of 240.48 feet to a 3 inch cedar fence corner post found;
2. North 43°13'08" East a distance of 113.30 feet to a 60D nail atop of a fence corner post found;
3. North 41°11'34" East a distance of 247.08 feet to a 60D nail atop a fence corner post found;
4. South 65°23'30" East a distance of 85.52 feet to a 4 inch cedar fence corner post found;
5. North 37°38'46" East a distance of 454.27 feet to the **POINT OF BEGINNING**, containing 6.441 acres, more or less, as shown on the certified plat prepared herewith.

Note: Bearings, distance and acreage are grid, NAD 83, US TX Central Zone and are obtained by normal GPS techniques. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 5740".

Surveyed by:

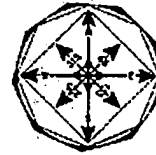
October 22, 2004


Mark R. Watson, RPLS #5740

Job No. M0400617_6.441



EXHIBIT B-3

Watson & Associates Of Mason**Professional Engineers, Land Surveyors & Planners****201 Westmoreland Street - P.O. Box 463****Mason, Texas 76856****(325)347-6883 phone - (325)347-5522 fax****mwatson@tstar.net**

LEGAL DESCRIPTION: Being 132.135 acres of land, being out the E. Schnell Survey No. 134, Abstract No. 1800, the M. J. Estes Survey No. 133, Abstract No. 1524 and the Joel D. Rains Survey No. 13, Abstract No. 716 in Burnet County, Texas and being a portion of that certain 2094 acre tract of land described in Volume 124, Page 223 of Deed Records of said Burnet County; Said 132.135 acre tract being more particularly described as follows and as surveyed under the supervision of Watson and Associates of Mason in August, 2005:

BEGINNING at a 8 inch cedar fence corner post found for an interior corner of that certain 6249.294 acre tract surveyed April 23, 2004 by Watson and Associates of Mason, an interior corner of said 2094 acre tract and the north corner hereof;

THENCE along a southwest line of said 6249.294 acre tract and a northeast line of said 2094 acre tract, the following 3 courses:

1. South 63°54'40" East a distance of 1202.68 feet to a 2 1/2 inch fence corner post found;
2. South 61°59'05" East a distance of 480.05 feet to a fence corner post found;
3. South 62°19'29" East, at a distance of 104.21 feet pass a calculated point for the west corner of that certain 172.340 acre tract surveyed this same day by Watson and Associates of Mason, along the southwest line of said 172.340 acre tract in all a total distance of 584.73 feet to a fence corner post found for the east corner hereof;

THENCE crossing said 2094 acre tract, the following 4 courses:

1. South 28°17'46" West a distance of 614.30 feet to a fence gate post found;
2. South 34°29'34" West a distance of 1219.06 feet to a fence corner post found;
3. South 79°58'14" West a distance of 638.48 feet to a fence corner post found;
4. South 29°04'30" West a distance of 730.38 feet to a fence corner post found in the north line of that certain 2818.544 acre tract conveyed to Bar 9.9, L.P. by deed recorded in Volume 766, Page 833 of the said Official Public Records and the southwest line of said 2094 acre tract for the south corner hereof;

THENCE along the general meanders of a fence for the southwest line of said 2094 acre tract and the northeast line of said 2818.544 acre tract, the following 4 courses:

1. North 63°14'09" West a distance of 145.80 feet to a fence corner post found;
2. South 62°44'10" West a distance of 318.26 feet to a fence corner post found;


3. North 63°49'00" West a distance of 63.02 feet to a fence corner post found;
4. North 64°09'23" West a distance of 499.70 feet to a set stone found in a southeast line of said 6249.294 acre tract for the southwest corner of said 2094 acre tract, the northwest corner of said 2818.544 acre tract and an exterior corner hereof;

THENCE along a southeast line of said 6249.294 acre tract and a northwest line of said 2094 acre tract, the following 6 courses:

1. North 27°54'43" East a distance of 381.66 feet to a 1/2 inch iron rod found;
2. North 61°30'49" West a distance of 579.48 feet to a 1/2 inch iron rod found;
3. North 26°18'08" East a distance of 466.90 feet to a fence corner post found;
4. North 27°09'12" East a distance of 187.19 feet to a fence corner post found;
5. North 28°38'45" East a distance of 801.05 feet to a fence corner post found;
6. North 28°19'00" East a distance of 1092.33 feet to the **POINT OF BEGINNING**, containing 132.135 acres, more or less, as shown on the certified plat prepared herewith.

Bearings, distance and acreage are grid, NAD 83, US TX Central Zone and are obtained by normal GPS techniques. See said survey of 6249.294 acre tract for further reference concerning placement of survey lines and corners. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 5740".

Surveyed by:


 Mark R. Watson, RPLS #5740
 Job No. M0501376

August 16, 2005
 Revised September 20, 2005

OFFICIAL PUBLIC RECORD
 BURNET COUNTY, TEXAS
 1384 0966



EXHIBIT B-4



Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

FIELD NOTES FOR A 36.238 ACRE TRACT OF LAND:

BEING A 36.238 ACRE TRACT OF LAND, LOCATED IN THE THOMAS ELDRIDGE SURVEY, ABSTRACT NO. 288, BURNET COUNTY, TEXAS; SAID 36.238 ACRE TRACT, BEING ALL OF THAT CALLED 36.10 ACRE TRACT OF LAND RECORDED IN VOLUME 486, PAGE 173, DEED RECORDS, BURNET COUNTY, TEXAS; SAID 36.238 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2" metal pipe fence post located for the northeast corner of said 36.10 acre tract, being an exterior corner of that called 6249.245 acre tract of land recorded in Volume 1337, Page 653, Official Public Records, Burnet County, Texas, being in the southeast line of that called 200.08 acre tract of land known as "Tract I", recorded in Volume 507, Page 458, Deed Records, Burnet County, Texas, and being the northeast corner of the herein described tract of land;

Thence, with the common boundary lines of said 36.10 acre tract and said 6249.245 acre tract, the following seven (7) courses and distances:

1. **S 23° 35' 08" W**, a distance of **801.60'** (Record: S 23° 45' 20" W, a distance of 801.30'), to a 6" metal pipe fence post located for an angle point of the herein described tract of land;
2. **S 50° 52' 06" E**, a distance of **167.71'**, to a 2" metal pipe fence post located for an exterior corner of the herein described tract of land;
3. **S 47° 28' 58" W**, a distance of **230.51'** (Record: S 47° 52' 20" W, a distance of 231.99'), to a 2" metal pipe fence post located for an angle point of the herein described tract of land;

4. **S 82° 28' 09" W**, a distance of **262.42'** (Record: S 82° 30' 20" W, a distance of 263.21'), to a 3" metal pipe fence post located for an interior corner of the herein described tract of land;
5. **S 00° 28' 29" E**, a distance of **422.74'** (Record: S 00° 21' 40" E, a distance of 422.20'), to a 2" metal pipe fence post located for an angle point of the herein described tract of land;
6. **S 15° 16' 59" W**, a distance of **578.78'** (Record: S 15° 12' 20" W, a distance of 584.49'), to a 4" metal pipe fence post located for an angle point of the herein described tract of land;
7. **S 34° 34' 52" W**, a distance of **157.77'** (Record: S 34° 14' 20" W, a distance of 153.50'), to a mag nail set in asphalt in the center of County Road 335, being the southernmost point of said 36.10 acre tract, an exterior angle point of that called 125.00 acre tract of land recorded in Volume 728, Page 86, Deed Records, Burnet County, Texas, and being the southernmost point of the herein described tract of land;

Thence, with the common boundary lines of said 36.10 acre tract and said 125.00 acre tract, following the center of County Road 335, the following seven (7) courses and distances:

8. **N 17° 56' 18" W**, a distance of **131.80'** (Record: N 17° 44' 40" W, a distance of 131.80'), to a mag nail set in asphalt for an angle point of the herein described tract of land;
9. **N 33° 46' 18" W**, a distance of **197.70'** (Record: N 33° 34' 40" W, a distance of 197.70'), to a mag nail located in asphalt for an angle point of the herein described tract of land;
10. **N 25° 44' 18" W**, a distance of **149.10'** (Record: N 25° 32' 40" W, a distance of 150.00'), to a mag nail located in asphalt for an angle point of the herein described tract of land;
11. **N 14° 56' 10" W**, a distance of **100.00'** (Record: N 14° 54' 40" W, a distance of 100.00'), to a mag nail located in asphalt for an angle point of the herein described tract of land;

12. N 00° 10' 39" E, a distance of **100.08'** (Record: N 00° 07' 20" E, a distance of 100.00'), to a mag nail located in asphalt for an angle point of the herein described tract of land;

13. N 16° 52' 37" E, a distance of **532.97'** (Record: N 16° 48' 20" E, a distance of 533.30'), to a mag nail located in asphalt for an angle point of the herein described tract of land;

14. N 29° 33' 55" E, a distance of **219.70'** (Record: N 29° 29' 20" E, a distance of 219.73'), to a mag nail located in asphalt in County Road 335, being an interior corner of said 36.10 acre tract, an exterior corner of said 125.00 acre tract, and being an interior corner of the herein described tract of land;

Thence, departing County Road 335, with the common boundary lines of said 36.10 acre tract and said 125.00 acre tract, the following two (2) courses and distances:

15. S 75° 52' 55" W, a distance of **1095.47'** (Record: S 75° 48' 20" W, a distance of 1095.47'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for the westernmost southwest corner of the herein described tract of land;

16. N 14° 29' 30" W, a distance of **587.00'** (Record: N 14° 30' 40" W, a distance of 585.81'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for the northwest corner of said 36.10 acre tract, an exterior corner of said 125.00 acre tract, being in a southeast line of that called 150 acre tract of land recorded in Volume 613, Page 115, Deed Records, Burnet County, Texas, and being the northwest corner of the herein described tract of land;

17. Thence, with a northwest line of said 36.10 acre tract, a southeast line of said 150 acre tract, **N 75° 46' 38" E**, a distance of **545.78'** (Record: N 78° 44' 20" E, a distance of 545.78'), to a 2" metal pipe fence post located for an exterior corner of said 36.10, an exterior corner of that called 1.44 acre access easement recorded in Volume 613, Page 115, Deed Records, Burnet County, Texas, and being an exterior corner of the herein described tract of land;

Thence, with the common boundary lines of said 36.10 acre tract and said 1.44 acre access easement, the following three (3) courses and distances:

18. S 14° 13' 22" E, a distance of **50.00'** (Record: S 14° 15' 40" E, a distance of 50.00'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an interior corner of the herein described tract of land;

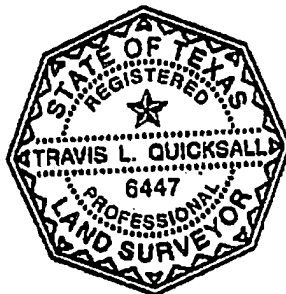
19. N 75° 46' 38" E, a distance of **1250.00'** (Record: N 75° 44' 20" E, a distance of 1250.00'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an interior corner of the herein described tract of land;

20. N 14° 13' 22" W, a distance of **50.00'** (Record: N 14° 15' 40" W, a distance of 50.00'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an exterior corner of said 36.10 acre tract, the northeast corner of said 1.44 acre access easement, being in the southeast line of that called 200.08 acre tract of land known as "Tract 1", recorded in Volume 507, Page 458, Deed Records, Burnet County, Texas, and being an exterior corner of the herein described tract of land;

21. Thence, with a northwest line of said 36.10 acre tract, the southeast line of said 200.08 acre tract, **N 75° 46' 38" E**, a distance of **315.06'** (Record: N 75° 44' 20" E, a distance of 314.38'), to the **POINT OF BEGINNING** containing **36.238 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.

LED AND RECORDED



Travis L. Quicksall
 Travis L. Quicksall RPLS #6447
 Date: 07/08/2020
 Job #20-2000.1



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

1/27/2021 10:05:29 AM

FEE: \$178.00

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