

Declaration of Restrictive Covenants Basic Information

Date: June 28th, 2022

Declarant: IGOR, LLC, a North Carolina limited liability company **Declarant's Address:**

IGOR, LLC

565 South Mason Road, Suite 203 Katy, Texas 77450

Property: See attached Exhibit A -

Definitions

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

"Declarant" means OWNER, LLC, a North Carolina limited liability company, and any successor that acquires all unimproved Lots owned by Declarant for the purpose of development and is named as successor in a recorded document.

"Lot" means each tract of land sold within the boundaries of the Property.

"Owner" means every record Owner of a fee interest in a Lot.

"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 Subdivision. All Owners and other occupants of the Lots by their acceptance of their deeds, leases, or occupancy of any Lot agree that the Property is subject to the Covenants.

2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Subdivision 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 Lot.

3. Declarant, and their successors and assigns, and any owner of any parcel of the above-described property, and his or her successors and assigns, may enforce, by any proceeding

at law or in equity, all restrictions imposed by this instrument. Any one or more of such persons may sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions and covenants, besides ordinary legal actions for damages.

4. FAILURE TO ENFORCE ANY SUCH RESTRICTION OR COVENANT DURING ITS VIOLATION WILL IN NO EVENT BE DEEMED TO BE A WAIVER OF A RIGHT TO DO SO THEREAFTER. NEITHER THE SELLER NOR ANY SUBSEQUENT PURCHASER OR OWNER OF A PORTION OF THE PROPERTY OR PROPERTY ANNEXED SHALL HAVE ANY LIABILITY OF RESPONSIBILITY AT LAW OR IN EQUITY ON ACCOUNT OF THE ENFORCEMENT OF, OR ON ACCOUNT OF THE FAILURE TO ENFORCE, THE RESTRICTIONS. ENFORCEMENT IS A RIGHT BUT NOT AN OBLIGATION.

5. ANY ATTEMPT TO VIOLATE THIS DECLARATION OR ANY VIOLATION OF THIS DECLARATION MAY SUBJECT THE OWNER OR OCCUPANT TO PROSECUTION AT LAW, INCLUDING MONETARY DAMAGES, OR IN EQUITY, INCLUDING INJUNCTIVE RELIEF, BY DECLARANT AND ITS SUCCESSOR OR ASSIGNS, ANY OWNER, OR ANY GOVERNMENTAL ENTITY WITH JURISDICTION OVER THE PROPERTY.

B. Easements

1. Any Easements, and all matters shown of record affecting the Property are part of this Declaration and are incorporated by reference.
2. An Owner may use that portion of a Lot 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. Neither Declarant nor any Easement holder is liable for damage to landscaping or a Structure in an Easement.
4. Declarant and each Easement holder may install, maintain, and connect facilities in the Easements.

C. Use and Activities

1. *Permitted Use.* A Lot may be used only for an approved Residence and approved Structures for use by a Single Family.
2. *Prohibited Activities.* Prohibited activities are -
 1. any activity that is otherwise prohibited by this Declaration;
 2. any illegal activity;

c. any nuisance or noxious or offensive activity;

 1. any dumping of rubbish;
 2. any storage of -

i. building materials except during the construction or renovation of a Residence or a Structure;

- ii. vehicles, except vehicles in a garage or Structure or operable automobiles on a driveway or elsewhere on the property; or
 - iii. unsightly objects unless completely shielded by a Structure; and
 - a. interfering with a drainage pattern or the natural flow of surface water.
 - b. Livestock and Poultry: Animals, livestock, emu, ostrich, hogs or poultry may be kept, bred, and maintained on any Tract under these conditions:
 - . All horses, cattle or other livestock or animals shall be kept enclosed on the Tract by suitable fencing.
 - i. No swine may be bred, kept or maintained on any Tract containing some or all of the property, except one (1) per acre, owned for personal consumption or show competition.
 - ii. No chickens, turkeys or other poultry may be kept or raised in this project, except twenty-five (25) owned for personal consumption or show competition.
 - iii. Horses are permitted on the property.
 - iv. Cattle are permitted on the property, but feed lots are NOT permitted.
 - v. Each Tract shall be maintained in such a manner as to prevent health hazards and shall not be offensive to the neighboring Tracts.
3. No firearm discharges, only bow hunting on property.

D. General Provisions

1. *Term.* This Declaration runs with the land and is binding for a term of 25 years. The term may be extended for successive terms of 10 years each by the affirmative vote of 50 percent of the Owners within 6 months before the end of a term. Thereafter this Declaration automatically continues for successive terms of 10 years each, unless within 6 months before the end of a term 50 percent of the Owners vote not to extend the term.

- 1. *No Waiver.* Failure by an Owner to enforce this Declaration is not a waiver.
- 2. *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 the affirmative vote of 67 percent of the Owners.

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. *Subordination.* No breach of the covenants or other restrictions in this instrument will defeat or render invalid the lien of any deed of trust made in good faith and for value on the above-described property or any parcel in it; provided, however, that such covenants or other restrictions will bind any owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

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.

IGOR, LLC, a North Carolina limited liability company,

Todd Hayes, Managing Member



STATE OF TEXAS)

COUNTY OF) BEE County,

Before me, Tammy R Holbrook, on this day personally appeared Todd Hayes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Todd Hayes executed the same as the act of IGOR, LLC, a NORTH CAROLINA limited liability company, as its Managing Member, for the purposes and consideration therein expressed.

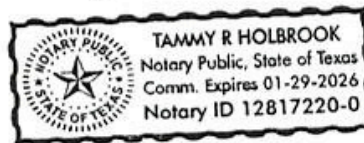
Given under my hand and seal of office this 28 day of JUNE, 2022.

After recording, please return to:

IGOR, LLC
565 South Mason Road, Suite 203 Katy, Texas 77450

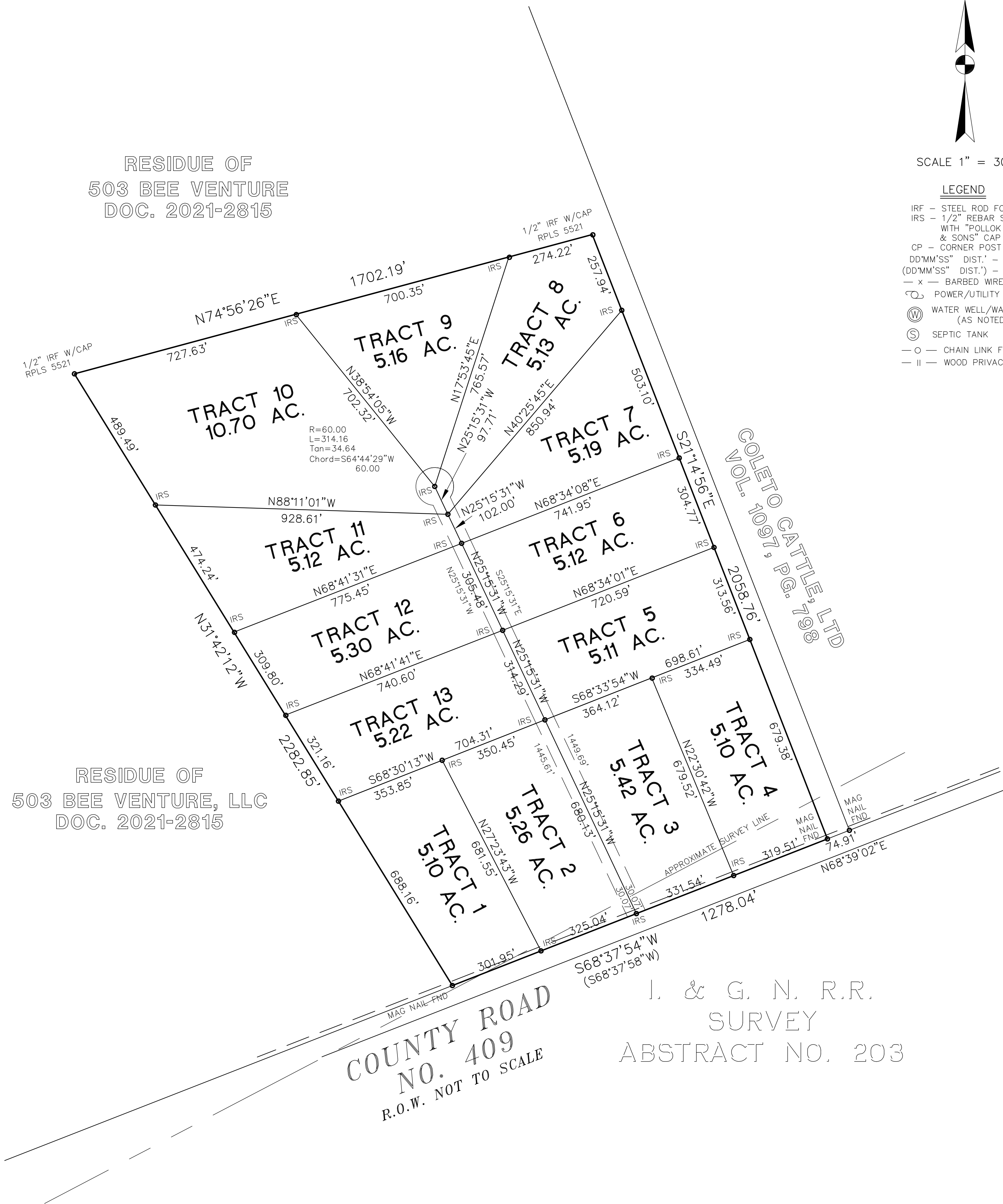


Notary Public, State of Texas
My commission expires: 1-29-26



ANNE BURK SURVEY NO.4
ABSTRACT NO. 5

RESIDUE OF
503 BEE VENTURE
DOC. 2021-2815



SURVEY PLAT AND PARTITION OF 72.04 ACRES OF
LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT
NO. 5, BEE COUNTY, TEXAS AND BEING A PART OR
PORTION OF THE LAND DESCRIBED IN A CONVEYANCE
TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD
IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC
RECORDS OF BEE COUNTY, TEXAS.

SURVEYOR NOTES:
1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS
TRACT OF LAND.
3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH
CENTRAL.
4.) THIS PLAT WAS PREPARED FOR 503 BEE VENTURE, LLC. NO
LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY
THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH
THE ORIGINAL TRANSACTION.
5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL
SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY
FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.



POLLOK & SONS
SURVEYING, INC.
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770
STATE OF TEXAS
COUNTY OF BEE

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR A 60 FEET ACCESS AND UTILITY EASEMENT

BEING A 60 FEET ACCESS AND UTILITY EASEMENT OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap in the right-of-way of County Road 409 for the southeasterly corner of this easement from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears North $68^{\circ} 37' 54''$ East, a distance of 620.98 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE South $68^{\circ} 37' 54''$ West, with said right-of-way, a distance of 60.14 feet to the southwesterly corner of this easement;

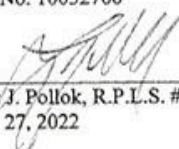
THENCE North $25^{\circ} 15' 31''$ West, into the Bee Venture LLC land, a distance of 1445.61 feet to the southwesterly end of a cul-de-sac in this easement;

THENCE with said cul-de-sac and a curve to the right having a radius of 60.00 feet, a length of curve of 314.16 feet and a chord bearing of North $64^{\circ} 44' 29''$ East, a distance of 60.00 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap at the southeasterly end of said cul-de-sac;

THENCE South $25^{\circ} 15' 31''$ East, a distance of 1449.69 feet to the **POINT OF BEGINNING** as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, R.P.L.S. # 5186
April 27, 2022

Refer: 22-0226



STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.10 ACRES OF LAND
TRACT 1

BEING 5.10 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 1 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap in the right-of-way of County Road 409 for the southwesterly corner of a 5.26 acre tract known as Tract 2 in this survey and partition and the southeasterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears North $68^{\circ} 37' 54''$ East, a distance of 976.09 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE South $68^{\circ} 37' 54''$ West, with said right-of-way, a distance of 301.95 feet to a found "Mag" nail for the southwesterly corner of this tract;

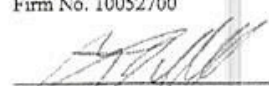
THENCE North $31^{\circ} 42' 12''$ West, into the Bee Venture LLC land, a distance of 688.16 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southwesterly corner of a 5.22 acre tract known as Tract 13 in this survey and partition and the northwesterly corner of this tract;

THENCE North $68^{\circ} 30' 13''$ East, with the common line of said Tract 13, a distance of 353.85 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of the aforementioned Tract 2 and the northeasterly corner of this tract;

THENCE South $27^{\circ} 23' 43''$ East, with the common line of said Tract 2, a distance of 681.55 feet to the **POINT OF BEGINNING** and containing 5.10 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, R.P.L.S. # 5186
April 27, 2022



Refer: 22-0226

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.26 ACRES OF LAND
TRACT 2

BEING 5.26 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 2 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap in the right-of-way of County Road 409 for the southwesterly corner of a 5.42 acre tract known as Tract 3 in this survey and partition and the southeasterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears North $68^{\circ} 37' 54''$ East, a distance of 651.05 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE South $68^{\circ} 37' 54''$ West, with said right-of-way, a distance of 325.04 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of a 5.10 acre tract known as Tract 1 in this survey and partition and the southwesterly corner of this tract;


THENCE North $27^{\circ} 23' 43''$ West, into the Bee Venture LLC land and with the common line of said Tract 1, a distance of 681.55 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southerly line of a 5.22 acre tract known as Tract 13 in this survey and partition for the northeasterly corner of said Tract 1 and the northwesterly corner of this tract;

THENCE North $68^{\circ} 30' 13''$ East, with the common line of said Tract 13, a distance of 350.45 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 13, the southwesterly corner of a 5.11 acre tract known as Tract 5 in this survey and partition, the northwesterly corner of the aforementioned Tract 3, and the northeasterly corner of this tract;

THENCE South $25^{\circ} 15' 31''$ East, with the common line of said Tract 3, a distance of 680.13 feet to the **POINT OF BEGINNING** and containing 5.26 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
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April 27, 2022

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STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.42 ACRES OF LAND
TRACT 3

BEING 5.42 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 3 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap in the right-of-way of County Road 409 for the southwesterly corner of a 5.10 acre tract known as Tract 4 in this survey and partition and the southeasterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears North $68^{\circ} 37' 54''$ East, a distance of 319.51 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE South $68^{\circ} 37' 54''$ West, with said right-of-way, a distance of 331.54 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of a 5.26 acre tract known as Tract 2 in this survey and partition and the southwesterly corner of this tract;

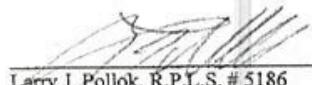
THENCE North $25^{\circ} 15' 31''$ West, into the Bee Venture LLC land and with the common line of said Tract 2, a distance of 680.13 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" for the northeasterly corner of said Tract 2, the southeasterly corner of a 5.22 acre tract known as Tract 13 in this survey and partition, the southwesterly corner of a 5.11 acre tract known as Tract 5 in this survey and partition, and the northwesterly corner of this tract;

THENCE North $68^{\circ} 33' 54''$ East, with the common line of said Tract 5, a distance of 364.12 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of the aforementioned Tract 4, and the northeasterly corner of this tract;

THENCE South $22^{\circ} 30' 42''$ East, with the common line of said Tract 4, a distance of 679.52 feet to the **POINT OF BEGINNING** and containing 5.42 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

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Firm No. 10052700


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April 27, 2022



Refer: 22-0226

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.10 ACRES OF LAND
TRACT 4

BEING 5.10 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 4 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap in the right-of-way of County Road 409 for the southeasterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE South $68^{\circ} 37' 54''$ West, with said right-of-way, a distance of 319.51 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of a 5.42 acre tract known as Tract 3 in this survey and partition and the southwesterly corner of this tract;

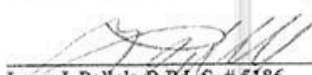
THENCE North $22^{\circ} 30' 42''$ West, into the Bee Venture LLC land and with the common line of said Tract 3, a distance of 679.52 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" on the southerly line of a 5.11 acre tract known as Tract 5 in this survey and partition for the northeasterly corner of said Tract 3 and the northwesterly corner of this tract;

THENCE North $68^{\circ} 33' 54''$ East, with the common line of said Tract 5, a distance of 334.49 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 5 and the northeasterly corner of this tract;

THENCE South $21^{\circ} 14' 56''$ East, a distance of 679.38 feet to the **POINT OF BEGINNING** and containing 5.10 acres of land as shown on a plat that accompanies this description.

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Larry J. Pollok, R.P.L.S. # 5186
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STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.11 ACRES OF LAND
TRACT 5

BEING 5.11 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 5 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of a 5.22 acre tract known as Tract 13 in this survey and partition, the northeasterly corner of a 5.26 acre tract known as Tract 2 in this survey and partition, the northwesterly corner of a 5.42 acre tract known as Tract 3 in this survey and partition, and the southwesterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears South $25^{\circ} 15' 31''$ East, a distance of 680.13 feet, North $68^{\circ} 37' 54''$ East, a distance of 651.05 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE North $25^{\circ} 15' 31''$ West, with the common line of said Tract 13, a distance of 314.29 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of said Tract 13, the southeasterly corner of a 5.30 acre tract known as Tract 12 in this survey and partition, the southwesterly corner of a 5.12 acre tract known as Tract 6 in this survey and partition, and the northwesterly corner of this tract;


THENCE North $68^{\circ} 34' 01''$ East, with the common line of said Tract 6, a distance of 720.59 feet a set $\frac{1}{4}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 6 and the northeasterly corner of this tract;

THENCE South $21^{\circ} 14' 56''$ East, a distance of 313.56 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of a 5.10 acre tract known as Tract 4 in this survey and partition and the southeasterly corner of this tract;

THENCE South $68^{\circ} 33' 54''$ West, with the common line of said Tract 4 and the aforementioned Tract 3, in all a distance of 698.61 feet to the **POINT OF BEGINNING** and containing 5.11 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, R.P.L.S. # 5186
April 27, 2022



Refer: 22-0226

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.12 ACRES OF LAND
TRACT 6

BEING 5.12 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 6 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of a 5.30 acre tract known as Tract 12 in this survey and partition, the northeasterly corner of a 5.22 acre tract known as Tract 13 in this survey and partition, the northwesterly corner of a 5.11 acre tract known as Tract 5 in this survey and partition, and the southwesterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears South $25^{\circ} 15' 31''$ East, a distance of 994.42 feet, North $68^{\circ} 37' 54''$ East, a distance of 651.05 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE North $25^{\circ} 15' 31''$ West, with the common line of said Tract 12, a distance of 305.48 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of said Tract 12, the southeasterly corner of a 5.12 acre tract known as Tract 11 in this survey and partition, the southwesterly corner of a 5.19 acre tract known as Tract 7 in this survey and partition, and the northwesterly corner of this tract;

THENCE North $68^{\circ} 34' 08''$ East, with the common line of said Tract 7, a distance of 741.95 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 7 and the northeasterly corner of this tract;

THENCE South $21^{\circ} 14' 56''$ East, a distance of 304.77 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of the aforementioned Tract 5 and the southeasterly corner of this tract;

THENCE South $68^{\circ} 34' 01''$ West, with the common line of said Tract 5, a distance of 720.59 feet to the **POINT OF BEGINNING** and containing 5.12 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

Larry J. Pollok, R.P.L.S. # 5186
April 27, 2022

Refer: 22-0226



STATE OF TEXAS
COUNTY OF BEE

**FIELD NOTES FOR 5.19 ACRES OF LAND
TRACT 7**

BEING 5.19 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 7 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of a 5.12 acre tract known as Tract 11 in this survey and partition, the northeasterly corner of a 5.30 acre tract known as Tract 12 in this survey and partition, the northwesterly corner of a 5.12 acre tract known as Tract 6 in this survey and partition, and the southwesterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears South $25^{\circ} 15' 31''$ East, a distance of 1299.90 feet, North $68^{\circ} 37' 54''$ East, a distance of 651.05 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE North $25^{\circ} 15' 31''$ West, with the common line of said Tract 11, a distance of 102.00 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of said Tract 11, the southeasterly corner of a 10.70 acre tract known as Tract 10 in this survey and partition, the southwesterly corner of a 5.13 acre tract known as Tract 8 in this survey and partition, and the northwesterly corner of this tract;

THENCE North $40^{\circ} 25' 45''$ East, with the common line of said Tract 8, a distance of 850.94 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 8 and the northeasterly corner of this tract;

THENCE South $21^{\circ} 14' 56''$ East, a distance of 503.10 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of the aforementioned Tract 6 and the southeasterly corner of this tract;

THENCE South $68^{\circ} 34' 08''$ West, with the common line of said Tract 6, a distance of 741.95 feet to the **POINT OF BEGINNING** and containing 5.19 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

Larry J. Pollok, R.P.L.S. # 5186
April 27, 2022

Refer: 22-0226

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.13 ACRES OF LAND
TRACT 8

BEING 5.13 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 8 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of a 10.70 acre tract known as Tract 10 in this survey and partition, the northeasterly corner of a 5.12 acre tract known as Tract 11 in this survey and partition, the northwesterly corner of a 5.19 acre tract known as Tract 7 in this survey and partition, and the southwesterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears South $25^{\circ} 15' 31''$ East, a distance of 1401.90 feet, North $68^{\circ} 37' 54''$ East, a distance of 651.05 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE North $25^{\circ} 15' 31''$ West, with the common line of said Tract 10, a distance of 97.71 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the a corner of said Tract 11, the southerly corner of a 5.16 acre tract known as Tract 9 in this survey and partition, and the northwesterly corner of this tract;

THENCE North $17^{\circ} 53' 45''$ East, with the common line of said Tract 9, a distance of 765.57 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of said Tract 9 and the northwesterly corner of this tract;

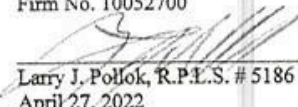
THENCE North $74^{\circ} 56' 26''$ East, a distance of 274.22 feet to a found $\frac{1}{2}$ " pin with a "RPLS 5521" cap for the northeasterly corner of this tract;

THENCE South $21^{\circ} 14' 56''$ East, a distance of 257.94 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of the aforementioned Tract 7 and the southeasterly corner of this tract;

THENCE South $40^{\circ} 25' 45''$ West, with the common line of said Tract 7, a distance of 850.94 feet to the **POINT OF BEGINNING** and containing 5.13 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, R.P.L.S. # 5186
April 27, 2022
Refer: 22-0226



STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.16 ACRES OF LAND
TRACT 9

BEING 5.16 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 9 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for a corner of a 10.70 acre tract known as Tract 10 in this survey and partition, the northwesterly corner of a 5.13 acre tract known as Tract 8 in this survey and partition, and the southerly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears South $25^{\circ} 15' 31''$ East, a distance of 1499.61 feet, North $68^{\circ} 37' 54''$ East, a distance of 651.05 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

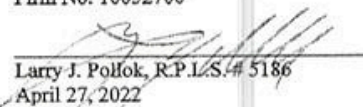
THENCE North $38^{\circ} 54' 05''$ West, with the common line of said Tract 10, a distance of 702.32 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of said Tract 10 and the northwesterly corner of this tract;

THENCE North $74^{\circ} 56' 26''$ East, a distance of 700.35 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of the aforementioned Tract 8 and the northeasterly corner of this tract;

THENCE South $17^{\circ} 53' 45''$ West, with the common line of said Tract 8, a distance of 765.57 feet to the **POINT OF BEGINNING** and containing 5.16 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, R.P.L.S.# 5186
April 27, 2022

Refer: 22-0226



STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 10.70 ACRES OF LAND
TRACT 10

BEING 10.70 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 10 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of a 5.12 acre tract known as Tract 11 in this survey and partition, the northwesterly corner of a 5.19 acre tract known as Tract 7 in this survey and partition, the southwesterly corner of a 5.13 acre tract known as Tract 8 in this survey and partition, and the southeasterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears South $25^{\circ} 15' 31''$ East, a distance of 1401.90 feet, North $68^{\circ} 37' 54''$ East, a distance of 651.05 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE North $88^{\circ} 11' 01''$ West, with the common line of said Tract 11, a distance of 928.61 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of said Tract 11 and the southwesterly corner of this tract;

THENCE North $31^{\circ} 42' 12''$ West, a distance of 489.49 feet a found $\frac{1}{2}$ " pin with a "RPLS 5521" cap for the northwesterly corner of this tract;

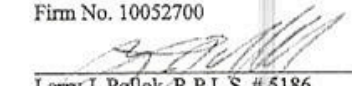
THENCE North $74^{\circ} 56' 26''$ East, a distance of 727.63 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of the aforementioned Tract 9 and the northeasterly corner of this tract;

THENCE South $38^{\circ} 54' 05''$ East, with the common line of said Tract 9, a distance of 702.32 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southerly corner of said Tract 9, the northwesterly corner of the aforementioned Tract 8, and a corner of this tract;

THENCE South $25^{\circ} 15' 31''$ East, with the common line of said Tract 8, a distance of 97.71 feet to the **POINT OF BEGINNING** and containing 10.70 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, R.P.L.S. #5186
April 27, 2022

Refer: 22-0226



STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.12 ACRES OF LAND
TRACT 11

BEING 5.12 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 11 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of a 5.30 acre tract known as Tract 12 in this survey and partition, the northwesterly corner of a 5.12 acre tract known as Tract 6 in this survey and partition, the southwesterly corner of a 5.19 acre tract known as Tract 7 in this survey and partition, and the southeasterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears South $25^{\circ} 15' 31''$ East, a distance of 1299.90 feet, North $68^{\circ} 37' 54''$ East, a distance of 651.05 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE South $68^{\circ} 41' 31''$ West, with the common line of said Tract 12, a distance of 775.45 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of said Tract 12 and the southwesterly corner of this tract;

THENCE North $31^{\circ} 42' 12''$ West, a distance of 474.24 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southwesterly corner of a 10.70 acre tract known as Tract 10 in this survey and partition and the northwesterly corner of this tract;

THENCE South $88^{\circ} 11' 01''$ East, with the common line of said Tract 10, a distance of 928.61 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 10, the southwesterly corner of a 5.13 acre tract known as Tract 8 in this survey and partition, the northwesterly corner of the aforementioned Tract 7, and the northeasterly corner of this tract;

THENCE South $25^{\circ} 15' 31''$ East, with the common line of said Tract 7, a distance of 102.00 feet to the **POINT OF BEGINNING** and containing 5.12 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

Larry J. Pollok, R.P.L.S. # 5186
April 27, 2022

Refer: 22-0226



STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.30 ACRES OF LAND
TRACT 12

BEING 5.30 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 12 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of a 5.22 acre tract known as Tract 13 in this survey and partition, the northwesterly corner of a 5.11 acre tract known as Tract 5 in this survey and partition, the southwesterly corner of a 5.12 acre tract known as Tract 6 in this survey and partition, and the southeasterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears South $25^{\circ} 15' 31''$ East, a distance of 994.42 feet, North $68^{\circ} 37' 54''$ East, a distance of 651.05 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE South $68^{\circ} 41' 41''$ West, with the common line of said Tract 13, a distance of 740.60 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of said Tract 13 and the southwesterly corner of this tract;

THENCE North $31^{\circ} 42' 12''$ West, a distance of 309.80 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southwesterly corner of a 5.12 acre tract known as Tract 11 in this survey and partition and the northwesterly corner of this tract;

THENCE North $68^{\circ} 41' 31''$ East, with the common line of said Tract 11, a distance of 775.45 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 11, the southwesterly corner of a 5.19 acre tract known as Tract 7 in this survey and partition, the northwesterly corner of the aforementioned Tract 6, and the northeasterly corner of this tract;

THENCE South $25^{\circ} 15' 31''$ East, with the common line of said Tract 7, a distance of 305.48 feet to the **POINT OF BEGINNING** and containing 5.30 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

Larry J. Pollok, R.P.L.S. # 5186
April 27, 2022

Refer: 22-0226



STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.22 ACRES OF LAND
TRACT 13

BEING 5.22 ACRES OF LAND OUT OF THE ANNA BURKE GRANT, ABSTRACT NO. 5 BEE COUNTY, TEXAS AND BEING KNOWN AS TRACT 13 IN A SURVEY AND PARTITION OF A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO 503 BEE VENTURE, LLC IN THE DEED OF RECORD IN DOCUMENT 2021-2815 OF THE OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of a 5.26 acre tract known as Tract 2 in this survey and partition, the northwesterly corner of a 5.42 acre tract known as Tract 3 in this survey and partition, the southwesterly corner of a 5.11 acre tract known as Tract 5 in this survey and partition, and the southeasterly corner of this tract from which a found "Mag" nail for the southwesterly corner of the Coletto Cattle LTD land as described in Volume 1097, Page 798 of the Official Public Records of Bee County, Texas and the southeasterly corner of the Bee Venture LLC land bears South $25^{\circ} 15' 31''$ East, a distance of 680.13 feet, North $68^{\circ} 37' 54''$ East, a distance of 651.05 feet and North $68^{\circ} 39' 02''$ East, a distance of 74.91 feet;

THENCE South $68^{\circ} 30' 13''$ West, with the common line of said Tract 2 and of a 5.10 acre tract known as Tract 1 in this survey and partition, in all a distance of 704.31 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of said Tract 1 and the southwesterly corner of this tract;

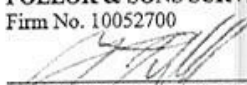
THENCE North $31^{\circ} 42' 12''$ West, a distance of 321.16 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southwesterly corner of a 5.30 acre tract known as Tract 12 in this survey and partition and the northwesterly corner of this tract;

THENCE North $68^{\circ} 41' 41''$ East, with the common line of said Tract 12, a distance of 740.60 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 12, the southwesterly corner of a 5.12 acre tract known as Tract 6 in this survey and partition, the northwesterly corner of the aforementioned Tract 5, and the northeasterly corner of this tract;

THENCE South $25^{\circ} 15' 31''$ East, with the common line of said Tract 5, a distance of 314.29 feet to the **POINT OF BEGINNING** and containing 5.22 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, R.P.L.S. # 5186
April 27, 2022

Refer: 22-0226

