

RESOLUTION NO. R2021-49

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING AN AMENDMENT TO A REAL ESTATE CONTRACT WITH DELAWARE SPRINGS RANCH INVESTMENTS LLC, FOR THE SALE OF APPROXIMATELY 42 ACRES OF CITY LAND LOCATED WEST OF THE BURNET MUNICIPAL GOLF COURSE; AND AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY**

**Whereas**, City Council adopted Resolution No. 2021-26 authorizing a contract for the sale of approximately 42 acres adjoining the Burnet Municipal Golf; and

**Whereas**, City Council desires to authorize the amendment to the contract to include the surveys of the land to be sold and easements to be reserved; as well as amending the special conditions therein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS:

**Section one. The recitals.** The above stated recitals are incorporated herein for all purposes.

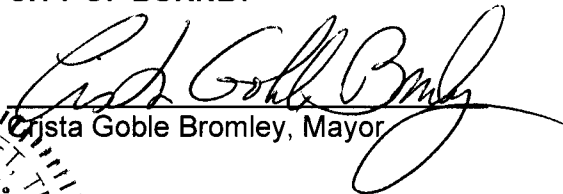
**Section two. First Amendment Approved.** The First Amendment to Real Estate Sales Contract and ancillary documents, attached hereto, are hereby approved.

**Section three. Authorization.** The mayor is hereby authorized to execute a First Amendment to Real Estate Sales Contract in substantial form as the attachment and to execute such other ancillary documents, and take such other action, as may reasonably be necessary to facilitate the purpose of this Resolution.


**Section four. Open Meetings.** It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

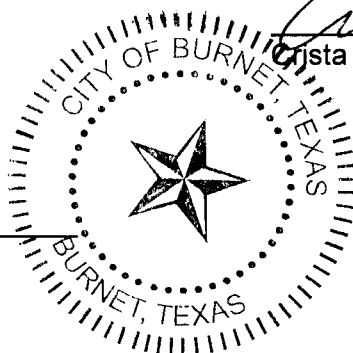
PASSED AND APPROVED to be effective this the 24<sup>th</sup> day of August, 2021.

CITY OF BURNET

  
Crista Goble Bromley, Mayor

ATTEST:

  
Kelly Dix, City Secretary



## FIRST AMENDMENT TO REAL ESTATE SALE CONTRACT

THIS FIRST AMENDMENT TO REAL ESTATE SALES CONTRACT (this "*Amendment*") is entered into by and between **City of Burnet** a Texas home rule municipality ("*Seller*") and **Delaware Springs Ranch Investments, LLC**, a Texas limited liability company ("*Buyer*").

### RECITALS

**Whereas**, Seller and Buyer entered into that certain Real Estate Sales Contract effective May 27, 2021 (the "*Contract*"), in which Seller agreed to sell, and Buyer agreed to purchase, approximately 42 acres of undeveloped real property (the "*Property*") situated in the City of Burnet, Burnet County, Texas, said Property being more particularly described in this Amendment.

**Whereas**, Seller and Buyer desire to amend the Contract as set forth below.

**Whereas**, All defined terms not otherwise defined in this Amendment shall have the same meaning as the meaning given such terms in the Contract.

### AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which Seller and Buyer acknowledge, and the mutual benefits to be derived by the Parties from this Amendment, Seller and Buyer agree as follows:

- (I) **Amendments.** The amendments to the Contract are as follows:
- (a) The section of Contract entitled "*Property*," on pages five and six therein, is hereby amended by replacing the existing language with the language that follows:

**Property:** The Property is 41.96 total acres, more or less, of land situated in the City of Burnet, Burnet County, Texas, said Property being more particularly described in exhibits as follows:

**Exhibit "A"** Sketch and Field Note Description of a 28.31 acre tract.

**Exhibit "B"** Sketch and Field Note Descriptions of Oak Vista Subdivision Lot 7A (12.16 acres) and a 1.49 acre tract.

- (b) The section of the Contract (entitled "*Purchase Price*") on page 6 therein, is hereby amended by replacing the existing language with the language that follows:

**Purchase Price:** The total purchase price is \$ 377,640.00. The total purchase price is calculated on a total acreage of 41.96 at a price of \$9000.00 per acre.

- (c) Contract Section A (entitled "*Deadlines and Other Dates*") subsection (9) (entitled "*Closing Date*") on page 7 therein, is hereby amended by replacing the existing language with the language that follows:

(9) *Closing Date:* Closing shall occur fifteen business days after the effective date of the First Amendment.

- (e) Contract Section E (entitled "*Exhibits*") on pages 8 and 9 therein, is hereby amended by replacing the existing **Exhibit "A," Exhibit "B", Exhibit "F", and Exhibit G"** with amended **Exhibits "A", "B", "F", and "G"** attached hereto and made part of this Amendment for all purposes. **Exhibits "C", "D", and "E"** as depicted in the Contract are unchanged by this Amendment. A new **Exhibit "H"** (entitled "Release and Termination of Easement") is added.

- (f) Contract Section J (entitled "*Special Conditions of Sales*") on pages 12 through 14 is hereby amended by replacing the existing language in subsections (1), (2), (3) and (4), as follows:

(1) *Utility Easements.* Utility easements reserved by Grantor are shown on the surveys attached to **Exhibit "F"** to this Amendment.

(2) *Golf Course Protection.* Subsections (2)(a), 2(c), and 2(d) are amended as follows:

(a) *Irrigation easements.* This matter is resolved and this subsection is intentionally deleted from the Contract.

(b) *Adjustment to Buyer's existing easement.* Contemporaneously with delivery of this First Amendment Buyer shall deliver an executed Release and Termination of Easement Instrument, as shown on **Exhibit "H"**. The Parties agree the existing Easement (Tract 11) is not in a location that serves its intended purpose, which is providing access from

Track 14 to Tract 15. Therefore, Buyer's agreement to vacate the Easement on Tract 11 is predicated on Seller's assurance that Seller shall work in good faith to provide an Easement, at no costs to Grantee, in such location that does not unreasonably interfere with Golf Course operations and that provides efficient and effective access from Tract 14 to Tract 15. Seller's commitment to provide an Easement for access from Tract 14 to Tract 15 shall survive closing.

- (c) *Burnet Municipal Golf Course Easement.* As reflected in the Special Warranty Deed, Seller shall reserve a Greenbelt Easement to protect the Golf Course's aesthetics by imposing a twenty-five foot (25') wide greenbelt on all of Developer's Land that abuts the Golf Course Property.
- (d) *Buyer's other Delaware Springs Property.* These matters are addressed by separate agreement and this subsection is intentionally deleted from the Contract.

(3) *Big Leaf Tract Declaration.* Before closing the Declaration of Restrictive Covenants recorded in the Public Records of Burnet County, Texas as Document No. 20211713, shall be amended as shown on **Exhibit "G"** and said Amendment to Declaration of Restrictive Covenants shall be recorded in the Public Records of Burnet County, Texas before closing.

(4) *Avigation Easement.* These matters are addressed by separate agreement and this subsection is intentionally deleted from the Contract.

Contract Section J (entitled "*Special Conditions of Sales*") paragraphs 2(e), (5), (6) and (7) are unchanged from the language in the Contract.

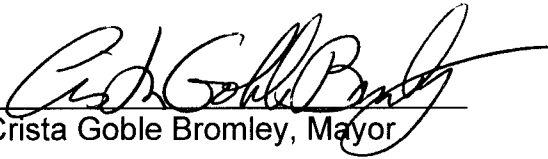
- (II) **Binding.** This First Amendment is binding upon and shall inure to the benefit of the parties and their prospective successors and assigns.
- (III) **Counterparts.** This First Amendment may be executed and delivered in one or more counterparts. Transmission of this First Amendment by telecopy shall be deemed transmission of the original First Amendment for all purposes.

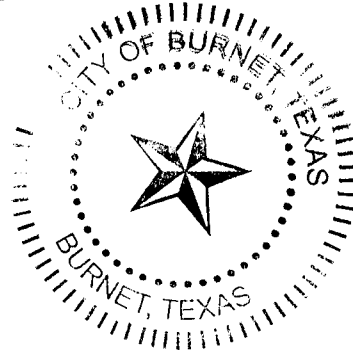
**(IV) Full Force and Effect.** In all other respects, the Contract shall continue in full force and effect, unmodified except to the extent provided herein, and Seller and Buyer hereby Ratify and Affirm the same.

The remainder of this page intentionally blank and signature page to follow.

This First Amendment to be effective as of September 28, 2021.

**Seller**  
**City of Burnet**

By:   
Crista Goble Bromley, Mayor



Attest:

By:   
Kelly Dix, City Secretary

**Buyer**  
**Delaware Springs Ranch Investments, LLC**

By:   
Jordan Shipley, Manager

**Title Company Receipts and Information**

The undersigned Title Company hereby acknowledges receipt of a copy of this Amendment.

TITLE COMPANY:

Date: \_\_\_\_\_

First American Title Insurance Company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Address:**

Attorney Abstract

Attn: Janet Kuenzer  
Address: 117 E Jackson Street  
Burnet, Texas 78611  
Phone: (512)756-2006  
E-mail: [orders@burnetcountytitle.com](mailto:orders@burnetcountytitle.com)

First amendment to Real Estate Contract/ Delaware Springs Ranch Investments, LLC

**EXHIBIT "A"**  
**Title Survey of 28.31-acre tract.**

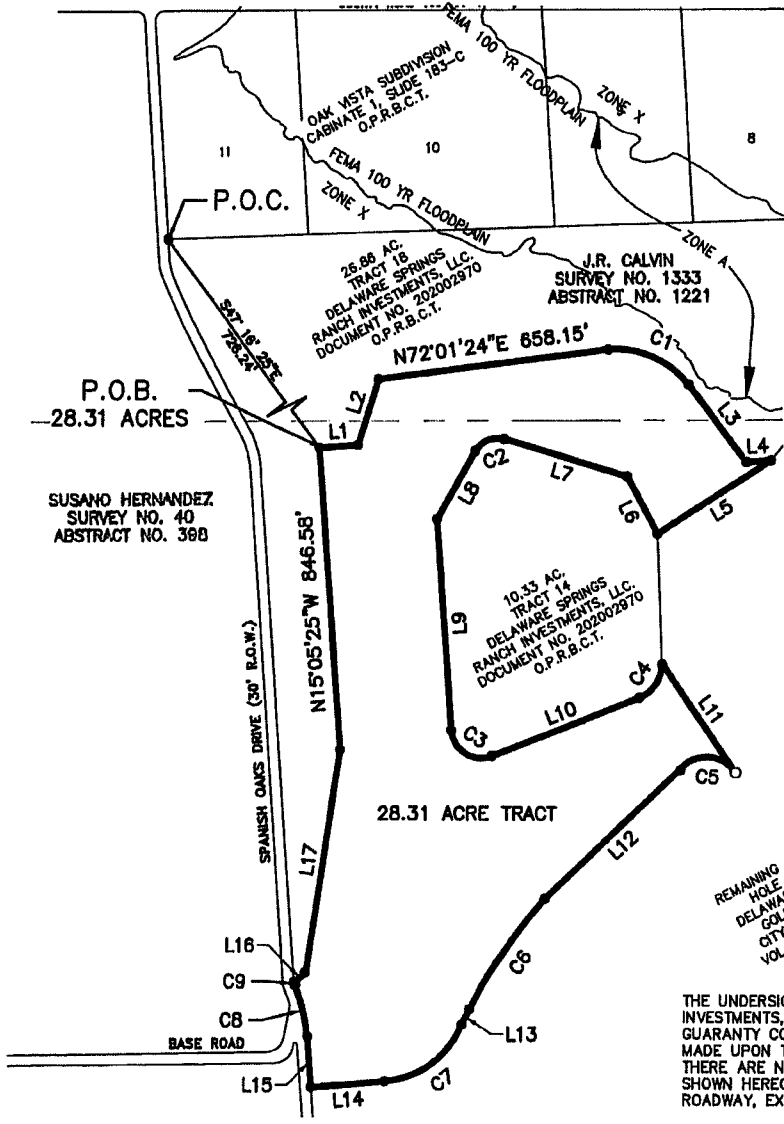
# TITLE SURVEY



0' 500'  
SCALE 1" = 500'

## LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- EXISTING EASEMENT
- WW WASTEWATER
- MH MANHOLE
- B.S.L. BUILDING SETBACK LINE
- C.C.R. COVENANTS, CONDITIONS AND RESTRICTIONS
- A** BLOCK NAME
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83



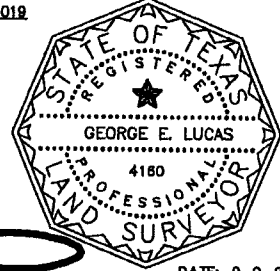
**28.31 ACRE TRACT LEGAL DESCRIPTION:**  
 BEING A 28.31 ACRE TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT 396 AND THE J.R. CALVIN SURVEY NO. 1333, ABSTRACT NO. 1221, SITUATED IN BURNET COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

THE UNDERSIGNED DOES HEREBY CERTIFY TO DELAWARE SPRINGS RANCH INVESTMENTS, L.L.C., CITY OF BURNET, AND FIRST AMERICAN TITLE GUARANTY COMPANY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

**FLOOD INFORMATION:** I HEREBY CERTIFY THAT THIS PROPERTY DESCRIBED HEREIN IS WITHIN A MINIMAL FLOOD HAZARD AREA, ZONE X, AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF H.U.D..

COMMUNITY PANEL NUMBER: **48053C04600**  
 FLOOD MAP DATED: **NOVEMBER 1, 2019**  
 GF NUMBER: **08-20-12818**



*[Handwritten Signature]*

GEORGE E. LUCAS,  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 4180  
 CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
 2205 STONECREST PATH  
 NEW BRAUNFELS, TEXAS 78130  
 OFFICE (512) 635-4857

DATE: 9-9-21



FIELD NOTE DESCRIPTION FOR A 28.31 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 28.31 ACRE TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT AND THE J.R. CALVIN SURVEY NO. 1333, ABSTRACT NO. 1221, SITUATED IN BURNET COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2" iron rod found, lying in the east right-of-way of Spanish Oaks Drive, a public road, marking the west corner of Lot 11 of the Oak Vista Subdivision, recorded in Cabinet No. 1, Slide 183-C of the Official Public Records of Burnet County, Texas, common with the north corner of a 26.86 acre tract, known as Tract 18, conveyed by General Warranty Deed to Delaware Springs Ranch Investments, LLC., recorded in Document No. 2020002970 of the Official Public Records of Burnet County, Texas;

THENCE, South  $47^{\circ}16'25''$  East, through and across said 26.86 acre tract, a distance of 726.24 feet, to a 1/2 inch iron rod found, marking a south corner of said 26.86 acre tract, marking the POINT OF BEGINNING and the west corner of the herein described tract;

THENCE, along the north line of this tract, common with the south line of said 26.86 acre tract, the following six (6) courses:

- 1) North  $74^{\circ}56'16''$  East, a distance of 109.76 feet, to a 1/2" iron rod found, marking an angle corner of this tract;
- 2) North  $06^{\circ}54'51''$  East, a distance of 193.08 feet, to a 1/2" iron rod found, marking the north corner of this tract;
- 3) North  $72^{\circ}01'24''$  East, a distance of 658.15 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the right, marking an angle corner of this tract;
- 4) Along said curve to the right, an arc length of 259.57 feet, said curve having a radius of 275.00 feet, a chord which bears South  $77^{\circ}46'51''$  East, for a distance of 250.04 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract;
- 5) South  $48^{\circ}12'36''$  East, a distance of 270.94 feet, to a 1/2" iron rod found, marking an angle corner of this tract, and;
- 6) North  $75^{\circ}47'28''$  East, a distance of 70.85 feet, to a 1/2" iron rod found, marking the north corner of the remaining 117.33 acre tract, conveyed by General Warranty Deed to the City of Burnet, recorded in Volume 558, Page 680 of the Official Public Records of Burnet County, Texas, for the east corner of this tract;

THENCE, South  $46^{\circ}48'43''$  West, along the northwest line of said remaining 117.33 acres, common with a south line of this tract, a distance of 383.70 feet, to a 1/2" iron rod found, lying in the east line of a 10.33 acre tract, known as Tract 14, conveyed by Warranty Deed with Vendor's Lien to Delaware Springs Investments, LLC., recorded in Document 202002970 of the Official Public Records of Burnet County, Texas, marking the east corner of the said 10.33 acre tract, for an angle corner of this tract;

THENCE, following the north line of said 10.33 acre tract, common with a south line of this tract, the following four (4) courses:

- 1) North  $39^{\circ}01'13''$  West, a distance of 182.09 feet, to a 1/2" iron rod found, marking an angle corner of this tract;
- 2) North  $84^{\circ}17'54''$  West, a distance of 367.64 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the left, marking an angle corner of this tract, marking an angle corner of this tract;
- 3) Along said curve to the left, an arc length of 92.85 feet, said curve having a radius of 75.00 feet, a chord which bears South  $56^{\circ}32'29''$  West, for a distance of 87.03 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract, and;
- 4) South  $18^{\circ}44'29''$  West, a distance of 218.93 feet, to a 1/2" iron rod found, marking a west corner of said 10.33 acre tract, for an angle corner of this tract;

THENCE, South  $15^{\circ}06'08''$  East, along the east line of this tract ,common with the west line of said 10.33 acre tract, a distance of 590.10 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the left, for an angle corner of this tract;

THENCE, along said curve to the left, an arc length of 160.13 feet, said curve having a radius of 85.04 feet, a chord which bears South  $68^{\circ}14'31''$  East, for a distance of 137.50 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, marking a southwest corner of said 10.33 acre tract, for an angle corner of this tract;

THENCE, North  $57^{\circ}49'04''$  East, a distance 448.86 feet, to a 1/2" iron rod found, marking an angle corner of said 10.33 acre tract, at the point-of-curvature of a curve to the left, for an angle corner of this tract;

THENCE, along said curve to the left, an arc length of 123.48 feet, said curve having a radius of 100.00 feet, a chord which bears North  $22^{\circ}19'22''$  East, for a distance of 115.78 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, marking a northwest corner of said remaining 117.33 acre tract, for an east corner of this tract;

THENCE, South  $45^{\circ}37'16''$  East, leaving the south line of said 10.33 acre tract, through and across said 117.33 acre tract, a distance 369.98 feet, to a 1/2" iron rod set, marking a northwest corner of said remaining 117.33 acre tract, at the point-of-curvature of a curve to the left, for the southeast corner of this tract;

THENCE, following the north line of said remaining 117.33 acre tract, common with the south line of this tract, the following six (6) courses:

- 1) Along said curve to the left, an arc length of 178.49 feet, said curve having a radius of 100.00 feet, a chord which bears South  $82^{\circ}24'09''$  West, for a distance of 155.72 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract;
- 2) South  $36^{\circ}01'59''$  West, a distance of 528.54 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the left, marking an angle corner of this tract;
- 3) Along said curve to the left, an arc length of 377.65 feet, said curve having a radius of 1,479.30 feet, a chord which bears South  $23^{\circ}16'07''$  West, for a distance of 376.63 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract;
- 4) South  $15^{\circ}57'18''$  West, a distance of 48.55 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the right, marking an angle corner of this tract,

- 5) Along said curve to the right, an arc length of 282.89 feet, said curve having a radius of 256.17 feet, a chord which bears South 43°18'03" West, for a distance of 268.73 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract, and;
- 6) South 74°56'12" West, a distance of 212.27 feet, to a 1/2" iron rod found, lying in the east right-of-way line of said Spanish Oaks Drive, marking a northwest corner of said remaining 117.33 acre tract, for the southwest corner of this tract;

THENCE, North 15°07'01" West, along the east right-of-way line of said Spanish Oaks Drive, common with the west line of this tract, a distance of 141.44 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the left, for an angle corner of this tract;

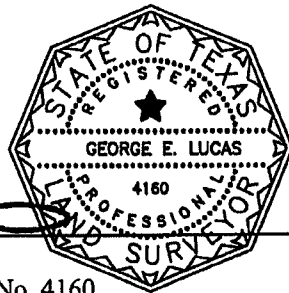
THENCE, along said curve to the left, an arc length of 148.55 feet, said curve having a radius of 503.17 feet, a chord which bears North 24°34'56" West, for a distance of 148.01 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, at the point-of-curvature of a curve to the left, for the northwest corner of this tract;

THENCE, along said curve to the left, an arc length of 8.26 feet, said curve having a radius of 469.69 feet, a chord which bears North 33°32'37" West, for a distance of 8.26 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract;

THENCE, leaving the south right-of-way line of said Spanish Oaks Drive, North 40°20'29" East, along the east line of said 26.86 acre tract, common with the west line of this tract, a distance of 42.50 feet, to a 1/2" iron rod found, for an angle corner of this tract;

THENCE, North 02°12'45" West, along the east line of said 26.86 acre tract, common with the west line of this tract, a distance of 630.04 feet, to a 1/2" iron rod found, for an angle corner of this tract;

THENCE, North 15°05'25" West, along the south line of said 26.86 acre tract, common with the west line of this tract, a distance of 846.58 feet, to the POINT OF BEGINNING, containing 28.31 acres of land, more or less.



George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Date: September 9, 2021

First amendment to Real Estate Contract/ Delaware Springs Ranch Investments, LLC

## **EXHIBIT "B"**

**Title Survey of 1.43-acre tract and 12.16-acre Lot.**

Exhibit B

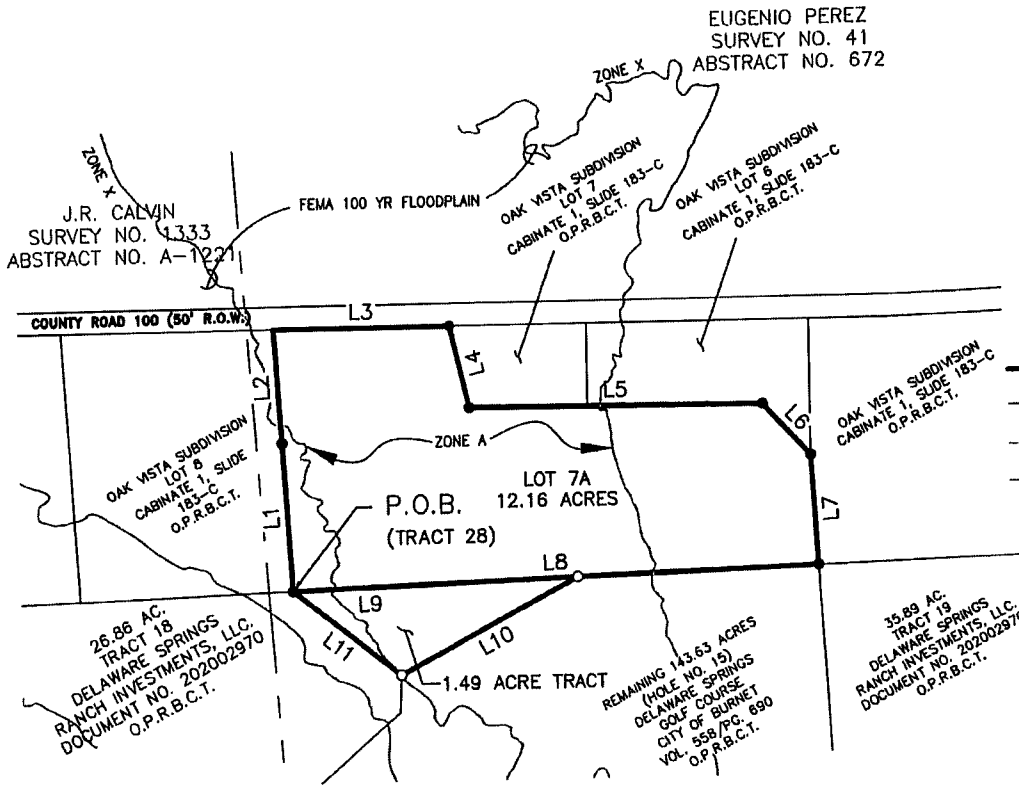
SKETCH TO ACCOMPANY  
FIELD NOTES



0' 400'  
SCALE 1" = 400'

LEGEND

- ⊙ DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- PROPERTY LINE
- - - R.O.W. LINE
- - - EXISTING EASEMENT
- - - EXISTING EASEMENT
- WW WASTEWATER
- MH MANHOLE
- B.S.L. BUILDING SETBACK LINE
- C.C.R. COVENANTS, CONDITIONS AND RESTRICTIONS
- A** BLOCK NAME
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83



**LOT 7A LEGAL DESCRIPTION:**

BEING A 12.16 ACRE LOT, KNOWN AS LOT 7A, OF THE AMENDED PLAT OF LOTS 6 AND 7 OF THE OAK VISTA SUBDIVISION, RECORDED IN DOCUMENT NO. 201502183 OF THE OFFICIAL RECORDS OF BURNET COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, AS RECORDED IN VOLUME 1032, PAGE 988 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

**1.49 ACRE TRACT LEGAL DESCRIPTION:**

BEING A 1.49 ACRE TRACT OF LAND, OUT OF THE EUGENIO PEREZ SURVEY, ABSTRACT NO. 41, NO. 672, SITUATED IN BURNET COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO CITY OF BURNET AS RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL RECORDS OF BURNET COUNTY, TEXAS.

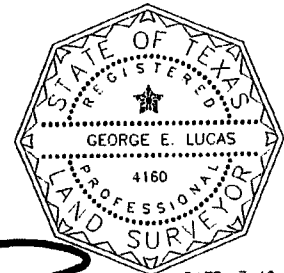
THE UNDERSIGNED DOES HEREBY CERTIFY TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC., CITY OF BURNET, AND FIRST AMERICAN TITLE GUARANTY COMPANY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

**FLOOD INFORMATION:** I HEREBY CERTIFY THAT THIS PROPERTY DESCRIBED HEREIN IS WITHIN A 100 YEAR FLOOD HAZARD AREA, ZONE A, AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF H.U.D.

COMMUNITY PANEL NUMBER: 48053C0460G  
FLOOD MAP DATED: NOVEMBER 1, 2019  
GF NUMBER: 08-20-12818

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	332.49'	N14°06'06"W
L2	254.16'	N14°06'08"W
L3	399.59'	N79°19'56"E
L4	188.14'	S24°00'44"E
L5	667.58'	N79°45'52"E
L6	157.35'	S53°41'52"E
L7	246.88'	S14°04'31"E
L8	1198.03'	S77°36'30"W
L9	647.57'	N77°36'30"E
L10	455.38'	S51°27'10"W
L11	311.98'	N82°20'38"W



DATE: 7-19-21

GEORGE E. LUCAS,  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4160  
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
OFFICE (512) 635-4857

**1.49 ACRE TRACT – FIELD NOTE DESCRIPTION:**

BEING A 1.49 ACRE TRACT OF LAND OUT OF THE EUGENIO PEREZ SURVEY NO. 4, ABSTRACT NO. 672, SITUATED IN BURNET COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, LYING IN THE NORTH LINE OF 26.86 ACRE TRACT, KNOWN AS TRACT 18, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC., RECORDED IN DOCUMENT NO. 2020002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, MARKING THE SOUTH CORNER OF LOT 8 OF THE OAK VISTA SUBDIVISION, RECORDED IN CABINET 8, SLIDE 183-C OF THE OFFICIAL RECORDS OF BURNET COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 77°36'30" EAST, A DISTANCE OF 647.57 FEET, TO A 1/2 INCH IRON ROD SET, LYING IN THE NORTH LINE OF A 145.12 ACRE TRACT OF LAND, KNOWN AS DELAWARE SPRINGS GOLF COURSE, CONVEYED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 690 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 51°27'10" WEST, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, A DISTANCE OF 455.38 FEET TO A 1/2" IRON ROD FOUND, MARKING THE EAST CORNER OF SAID 26.86 ACRE TRACT, FOR THE SOUTH CORNER OF THIS TRACT

THENCE, NORTH 62°20'38" WEST, ALONG AN EAST LINE OF SAID 26.86 ACRE TRACT, A DISTANCE OF 311.98 FEET, COMMON WITH THE WEST LINE OF THIS TRACT, TO THE POINT OF BEGINNING, CONTAINING 1.49 ACRES OF LAND, MORE OR LESS.

**EXHIBIT "F"**  
**Form of Special Warranty Deed**

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

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS           §  
                                          §                   KNOW ALL BY THESE PRESENTS:  
COUNTY OF BURNET         §

**Effective Date:** \_\_\_\_\_

**Grantor:** City of Burnet, Texas

**Grantor's Mailing Address:** PO Box 1369, Burnet, Burnet County, TX 78611

**Grantee:** Delaware Springs Ranch Investments, LLC

**Grantee's Mailing Address:** % Jordan Shipley, 24 Smith Rd Ste 504  
Midland, Texas 79705-4475

**Consideration:** Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):** Being approximately 41.96 acres located in Burnet County, Texas, consisting of two tracts and a platted lot as follows:

- (a) A 28.31-acre tract of land located in Burnet County, Texas and being more particularly described in the title survey and legal description attached hereto as **Exhibit "A"**; and
- (b) A 12.16-acre lot known as Lot 7A of the amended plat of lots 6 and 7 of the Oak Vista Subdivision; and a 1.49-acre tract of land, both the lot and tract being more particularly described in the legal description and field notes, attached hereto as **Exhibit "B"**.

**Exceptions to Conveyance:** All marked and identified easements on the map of the Property, all easements identified in the title commitment attached hereto as **Exhibit "C"**, all applicable zoning, platting and other governmental ordinances, laws, rules and regulations, and all matters of record relating to the Property as shown in the Real Property Records of Burnet County, Texas. The Property may not have access to a public right of way.

**Reservations from Conveyance:** Grantor reserves from this conveyance the following:



- (a) **Public Utility Easement.** As shown on the attached **Exhibit "D"** (0.14-acre), and the attached and **Exhibit "E"** (0.28-acre) Grantor retains easements for the above, on and below ground, placement, use, maintenance, repair, replacement, and expansion of public utilities, including, but not limited to water, wastewater, drainage, electrical facilities, gas, and copper and fiber telecommunication.
- (b) **Greenbelt Easement.** As shown on the attached and **Exhibit "F"** (0.25-acre) and **Exhibit "G"** (0.21-acre Easement 1 and 0.18-acre Easement 2), Grantor retains a 25-foot-wide perpetual easement running along that area of the Property abutting Delaware Spring Municipal Golf Course. The Easement Purpose is the establishment, conservation, and protection of open space. The Easement shall be used solely for the Easement Purpose and Grantee shall have the right to use all or part of the Easement Property in conjunction with Grantor so long as such use by Grantee does not interfere with the use of the Easement Property for the Easement Purpose. The Easement Property shall be kept open and free of obstructions including, but not limited to buildings, fences, structures, or other obstacles. The maintenance of the Easement Property shall be the responsibility of Grantee. A plat note shall be added to the subdivision plat or plats of the Property that reads as follows:

**"Greenbelt Easement: By reservation in a special warranty deed recorded as Document No. INSERT DOCUMENT NUMBER in the Burnet County Public Records, there is imposed on each lot abutting the golf course a 25-foot wide "Greenbelt Easement." The location of the easement is indicated on this plat. The purpose of the easement is to provide a greenbelt protecting the aesthetics of the golf course. Owners of said lots must obtain the City of Burnet's written approval before making any improvements or land disturbances within the easement area."**

**Covenants and Conditions Restricting the Use of the Property:** The following provisions shall be deemed as covenants running with the land, and conditions of grant, inuring to the benefit of Grantor:

- (a) The Property shall not be developed or used for any purpose other than single family, duplex, triplex, quadplex and multi-family residential uses, as may be permitted by the Property's zoning classification, and those uses reasonably necessary to support such residential uses, including an on-site storm-water retention pond and parks and recreational amenities as may be reflected on the plat(s) of the Subdivision of the Property.
- (b) Grantee shall take reasonable steps to protect and maintain the easement protecting the Delaware Spring Municipal Golf reserved to Grantor.
- (c) Grantor may enforce these covenants by any manner authorized by law or equity.
- (d) As provided in Texas Property Code Section 5.006, upon prevailing on an action to enforce these covenants, Grantor shall be awarded its attorney fees, in addition to Grantor's costs and claim.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty, when the claim is by, through or under Grantor, but not otherwise; but without any other warranty of any kind or nature, and without limitation on such disclaimer of warranties.

By accepting this deed, Grantee acknowledges that **THIS CONVEYANCE IS THE RESULT OF AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE PURCHASE PRICE WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS, DISCLOSURES, OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE IN THIS SPECIAL WARRANTY DEED AND REAL ESTATE SALES CONTRACT BETWEEN THE PARTIES. GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS, DISCLOSURES, OR EXPRESS OR IMPLIED WARRANTIES OTHER THAN THOSE EXPRESSLY CONTAINED IN THIS SPECIAL WARRANTY DEED OR THE REAL ESTATE SALES CONTRACT BETWEEN THE PARTIES. GRANTEE IS NOT RELYING ON ANY INFORMATION REGARDING THE PROPERTY PROVIDED BY ANY PERSON, OTHER THAN BUYER'S OWN INSPECTION AND THE REPRESENTATIONS AND WARRANTIES CONTAINED IN THIS SPECIAL WARRANTY DEED AND REAL ESTATE SALES CONTRACT. GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE.**

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

This conveyance is being made subject to ad valorem taxes from the Effective Date and subsequent years, which are assumed by Grantee.

Remainder of page intentionally blank and signature page to follow.

Special Warranty Deed to Delaware Springs Ranch Investments, LLC

To be effective the date first set out above.

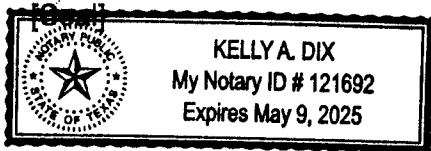
**GRANTOR:**

CITY OF BURNET a Texas municipal corporation.

By: *Crista Goble Bromley*  
Crista Goble Bromley, Mayor

STATE OF TEXAS           §  
                                          §  
COUNTY OF BURNET       §

This instrument was acknowledged before me on this 28 day of September, 2021 by Crista Goble Bromley in her capacity as mayor of the City of Burnet.



*Kelly Dix*  
NOTARY PUBLIC, STATE OF TEXAS

**ACCEPTED BY GRANTEE:**  
Delaware Springs Ranch Investments, LLC  
A limited liability company formed under the laws of the state of Texas.

By: \_\_\_\_\_  
Jordan Shipley, Manager

STATE OF TEXAS           §  
                                          §  
COUNTY OF BURNET       §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Jordan Shipley in his capacity as manager of Delaware Springs Ranch Investments, LLC.

[Seal]

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

Exhibits A, B C, D, E, and F attached.

Special Warranty Deed to Delaware Springs Ranch Investments, LLC

**EXHIBIT "A"**  
**28.31-acre tract**

# Exhibit A

**CUPLIN & ASSOCIATES, Inc.**

land surveyors & planners

City of Burnet  
1001 Buchanan Drive, Suite 4  
Burnet, TX 78611



## METES AND BOUNDS DESCRIPTION OF TRACT 11 (60 FT. WIDE - 0.492 ACRES)

FIELD NOTES TO DESCRIBE A 0.492 ACRE (60 FT. WIDE) TRACT OF LAND (TRACT 11), OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, SITUATED IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINING PORTION OF A CALLED 666.23 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BILLY JOE FOX & LA VONNA FOX, AS RECORDED IN VOLUME 798, PAGE 880 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.492 ACRES (60 FT. WIDE) - TRACT 11) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/4-inch iron rod set with "EASEMENT" cap, along an easterly line of Tract 14 and a westerly line of Tract 1, for the northwest corner hereof, from which a 1/4-inch iron rod found for the southwest corner of the Re-subdivision of Lot 12, Oak Vista Subdivision, as recorded in Cabinet 2, Slide 36-D of the Plat Records of Burnet County, Texas and the southeast corner of Fox Drive, a variable width public right-of-way, according to the plat of said Re-subdivision of Lot 12, Oak Vista Subdivision, bears North 65°24'41" West, a distance of 1,716.16 feet;

**THENCE** over and across said 666.23 acres and said Tract 1, for the north line hereof, the following courses and distances:

- 1) South 73°10'31" East, a distance of 142.54 feet, to a 1/4-inch iron rod set with "EASEMENT" cap, at the beginning of a curve to the left;
- 2) Along said curve to the left (C1), having an arc length of 198.53 feet, a radius of 200.00 feet, and a chord bearing North 78°23'17" East, a distance of 190.48 feet, to a 1/4-inch iron rod set with "EASEMENT" cap, along a westerly line of Tract 13, for the northeast corner hereof.

**THENCE** South 46°07'36" East, over and across said 666.23 acres, along a westerly line of said Tract 15 and an easterly line of said Tract 1, for the east line hereof, a distance of 60.26 feet, to a 1/4-inch iron rod set with "EASEMENT" cap, at the beginning of a non-tangent curve to the right, for the southeast corner hereof;

**THENCE** over and across said 666.23 acres and said Tract 1, for the south line hereof, the following courses and distances:

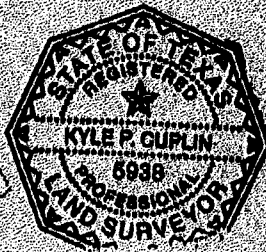
- 3) Along said curve to the right (C2), having an arc length of 264.47 feet, a radius of 200.00 feet, and a chord bearing South 77°41'05" West, a distance of 253.21 feet, to a 1/4-inch iron rod set with "EASEMENT" cap;
- 4) North 73°10'31" West, a distance of 108.37 feet, to a 1/4-inch iron rod set with "EASEMENT" cap, along an easterly line of said Tract 1 and a westerly line of said Tract 14, for the southwest corner hereof.



THENCE North 12°50'13" West, over and across said 666.23 acres, along an easterly of said Tract 14 and a westerly line of said Tract 1, for the west line hereof, a distance of 69.05 feet, to the **POINT OF BEGINNING**, containing 0.492 acres, more or less.

That I, Kyle P. Guplin, a Registered Professional Land Surveyor, do hereby certify that the above description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision, with all bearings being referenced to Texas Coordinate System, Central Zone.

*K.P. Guplin 5/3/10*  
Registered Professional Land Surveyor No. 5938  
Proj. No. 08222



UNRECORDED



# BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING A 0.492 ACRE (60 FT. WIDE) TRACT OF LAND (TRACT 11), OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, SITUATED IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINING PORTION OF A CALLED 666.23 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BILLY JOE FOX & LA VONNA FOX, AS RECORDED IN VOLUME 798, PAGE 880 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.492 ACRES (60 FT. WIDE) TRACT 11 BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE ATTACHED HERETO AND MADE A PART OF THIS SURVEY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	198.53'	190.48'	N78°23'17"E	56°32'25"
C2	260.00'	284.47'	253.21'	S77°41'05"W	58°16'47"

LEGEND	
●	1/2-INCH IRON ROD FOUND
○	1/2-INCH IRON ROD SET WITH "EASEMENT" CAP

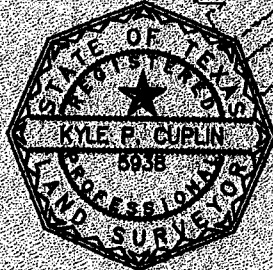
EUGENIO PEREZ SURVEY NO. 41  
ABSTRACT NO. 672

FOX DRIVE  
PUBLIC RIGHT-OF-WAY  
A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

RE-CONVEYANCE LOT 12  
OF AN UNPLATTED SUBDIVISION  
OF 2.756-D P.R.B.C.T.



BILLY JOE FOX &  
LA VONNA FOX  
REMAINDER OF  
666.23 ACRES (TRACT 1)  
798/880 O.P.R.B.C.T.



TEXAS COORDINATE SYSTEM  
CENTRAL ZONE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS ESTABLISHED BY THE TEXAS BOARD OF LAND SURVEYING.

*Kyle P. Cuplin* DATED 5/3/10  
KYLE P. CUPLIN, R.P.L.S. 5938

PROJECT: ENCL. NO. 08122	<b>BOUNDARY SURVEY</b> <b>TRACT 11</b> <b>0.492 ACRES</b> <b>(60 FT. WIDE)</b>		<b>CUPLIN &amp; ASSOCIATES, INC.</b> 3010 WEST RR 1431, SUITE B KINGSLAND, TEXAS 78639 PHONE: 325-388-3300 FAX: 325-388-3320	DATE: NO.	DESCRIPTION	BY: [Signature]	
DATE: 05/03/10				REVISIONS	DATE: [ ]	DESCRIPTION	BY: [ ]
SCALE: 1" = 100'							

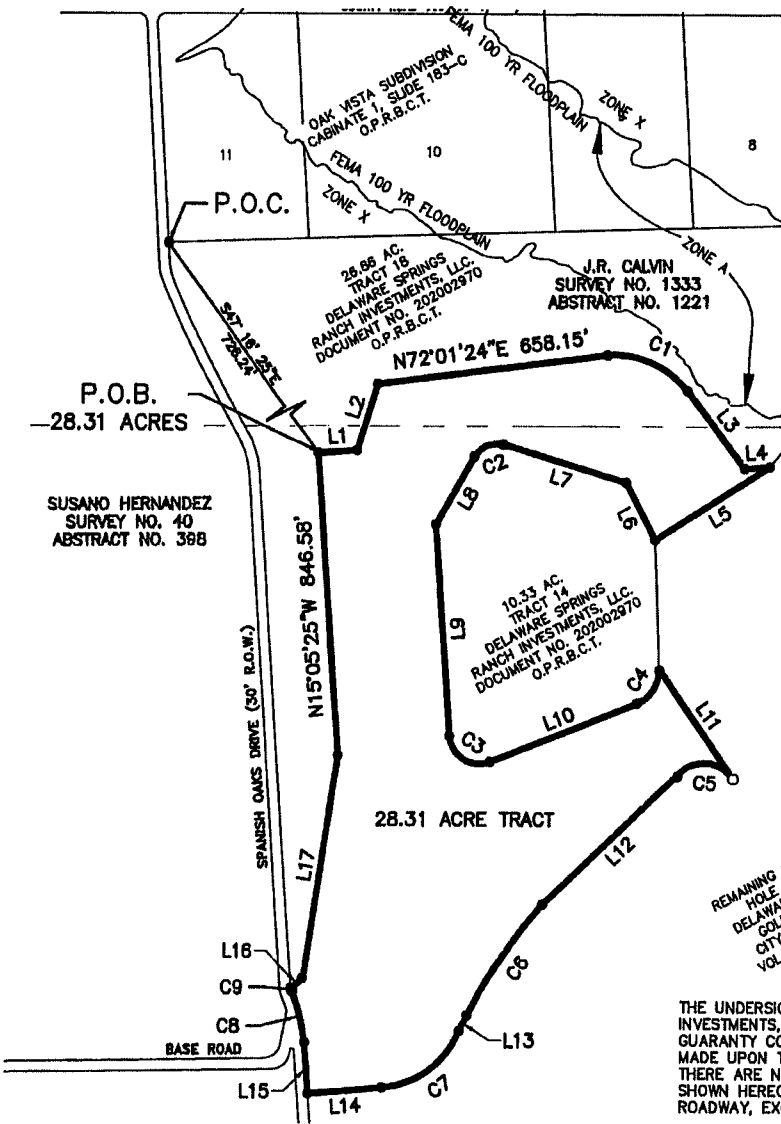
# TITLE SURVEY



0' 500'  
SCALE 1" = 500'

## LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- PROPERTY LINE
- - - R.O.W. LINE
- - - EXISTING EASEMENT
- - - EXISTING EASEMENT
- WW WASTEWATER
- MH MANHOLE
- B.S.L. BUILDING SETBACK LINE
- C.C.R. COVENANTS, CONDITIONS AND RESTRICTIONS
- A** BLOCK NAME
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83



SUSANO HERNANDEZ  
SURVEY NO. 40  
ABSTRACT NO. 398

28.85 AC.  
TRACT 18  
DELAWARE SPRINGS  
RANCH INVESTMENTS, LLC.  
DOCUMENT NO. 202002970  
O.P.R.B.C.T.

J.R. CALVIN  
SURVEY NO. 1333  
ABSTRACT NO. 1221

10.33 AC.  
TRACT 14  
DELAWARE SPRINGS  
RANCH INVESTMENTS, LLC.  
DOCUMENT NO. 202002970  
O.P.R.B.C.T.

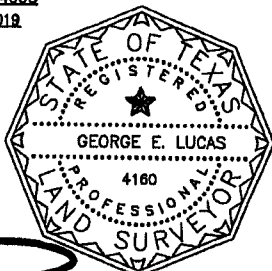
REMAINING 177.33 AC.  
HOLE NO. 14  
DELAWARE SPRINGS  
GOLF COURSE  
CITY OF BURNET  
VOL. 558/P.C. 680  
O.P.R.B.C.T.

THE UNDERSIGNED DOES HEREBY CERTIFY TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC., CITY OF BURNET, AND FIRST AMERICAN TITLE GUARANTY COMPANY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

FLOOD INFORMATION: I HEREBY CERTIFY THAT THIS PROPERTY DESCRIBED HEREIN IS WITHIN A MINIMAL FLOOD HAZARD AREA, ZONE X, AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF H.U.D..

COMMUNITY PANEL NUMBER: 48053CD460G  
FLOOD MAP DATED: NOVEMBER 1, 2019  
GF NUMBER: 08-20-12818



*[Handwritten Signature]*

GEORGE E. LUCAS,  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4160  
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
OFFICE (512) 635-4857

DATE: 9-9-21

### 28.31 ACRE TRACT LEGAL DESCRIPTION:

BEING A 28.31 ACRE TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT 398 AND THE J.R. CALVIN SURVEY NO. 1333, ABSTRACT NO. 1221, SITUATED IN BURNET COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.



FIELD NOTE DESCRIPTION FOR A 28.31 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 28.31 ACRE TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT AND THE J.R. CALVIN SURVEY NO. 1333, ABSTRACT NO. 1221, SITUATED IN BURNET COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2" iron rod found, lying in the east right-of-way of Spanish Oaks Drive, a public road, marking the west corner of Lot 11 of the Oak Vista Subdivision, recorded in Cabinet No. 1, Slide 183-C of the Official Public Records of Burnet County, Texas, common with the north corner of a 26.86 acre tract, known as Tract 18, conveyed by General Warranty Deed to Delaware Springs Ranch Investments, LLC., recorded in Document No. 2020002970 of the Official Public Records of Burnet County, Texas;

THENCE, South 47°16'25" East, through and across said 26.86 acre tract, a distance of 726.24 feet, to a 1/2 inch iron rod found, marking a south corner of said 26.86 acre tract, marking the POINT OF BEGINNING and the west corner of the herein described tract;

THENCE, along the north line of this tract, common with the south line of said 26.86 acre tract, the following six (6) courses:

- 1) North 74°56'16" East, a distance of 109.76 feet, to a 1/2" iron rod found, marking an angle corner of this tract;
- 2) North 06°54'51" East, a distance of 193.08 feet, to a 1/2" iron rod found, marking the north corner of this tract;
- 3) North 72°01'24" East, a distance of 658.15 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the right, marking an angle corner of this tract;
- 4) Along said curve to the right, an arc length of 259.57 feet, said curve having a radius of 275.00 feet, a chord which bears South 77°46'51" East, for a distance of 250.04 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract;
- 5) South 48°12'36" East, a distance of 270.94 feet, to a 1/2" iron rod found, marking an angle corner of this tract, and;
- 6) North 75°47'28" East, a distance of 70.85 feet, to a 1/2" iron rod found, marking the north corner of the remaining 117.33 acre tract, conveyed by General Warranty Deed to the City of Burnet, recorded in Volume 558, Page 680 of the Official Public Records of Burnet County, Texas, for the east corner of this tract;

THENCE, South 46°48'43" West, along the northwest line of said remaining 117.33 acres, common with a south line of this tract, a distance of 383.70 feet, to a 1/2" iron rod found, lying in the east line of a 10.33 acre tract, known as Tract 14, conveyed by Warranty Deed with Vendor's Lien to Delaware Springs Investments, LLC., recorded in Document 202002970 of the Official Public Records of Burnet County, Texas, marking the east corner of the said 10.33 acre tract, for an angle corner of this tract;

THENCE, following the north line of said 10.33 acre tract, common with a south line of this tract, the following four (4) courses:

- 1) North  $39^{\circ}01'13''$  West, a distance of 182.09 feet, to a 1/2" iron rod found, marking an angle corner of this tract;
- 2) North  $84^{\circ}17'54''$  West, a distance of 367.64 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the left, marking an angle corner of this tract, marking an angle corner of this tract;
- 3) Along said curve to the left, an arc length of 92.85 feet, said curve having a radius of 75.00 feet, a chord which bears South  $56^{\circ}32'29''$  West, for a distance of 87.03 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract, and;
- 4) South  $18^{\circ}44'29''$  West, a distance of 218.93 feet, to a 1/2" iron rod found, marking a west corner of said 10.33 acre tract, for an angle corner of this tract;

THENCE, South  $15^{\circ}06'08''$  East, along the east line of this tract ,common with the west line of said 10.33 acre tract, a distance of 590.10 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the left, for an angle corner of this tract;

THENCE, along said curve to the left, an arc length of 160.13 feet, said curve having a radius of 85.04 feet, a chord which bears South  $68^{\circ}14'31''$  East, for a distance of 137.50 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, marking a southwest corner of said 10.33 acre tract, for an angle corner of this tract;

THENCE, North  $57^{\circ}49'04''$  East, a distance 448.86 feet, to a 1/2" iron rod found, marking an angle corner of said 10.33 acre tract, at the point-of-curvature of a curve to the left, for an angle corner of this tract;

THENCE, along said curve to the left, an arc length of 123.48 feet, said curve having a radius of 100.00 feet, a chord which bears North  $22^{\circ}19'22''$  East, for a distance of 115.78 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, marking a northwest corner of said remaining 117.33 acre tract, for an east corner of this tract;

THENCE, South  $45^{\circ}37'16''$  East, leaving the south line of said 10.33 acre tract, through and across said 117.33 acre tract, a distance 369.98 feet, to a 1/2" iron rod set, marking a northwest corner of said remaining 117.33 acre tract, at the point-of-curvature of a curve to the left, for the southeast corner of this tract;

THENCE, following the north line of said remaining 117.33 acre tract, common with the south line of this tract, the following six (6) courses:

- 1) Along said curve to the left, an arc length of 178.49 feet, said curve having a radius of 100.00 feet, a chord which bears South  $82^{\circ}24'09''$  West, for a distance of 155.72 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract;
- 2) South  $36^{\circ}01'59''$  West, a distance of 528.54 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the left, marking an angle corner of this tract;
- 3) Along said curve to the left, an arc length of 377.65 feet, said curve having a radius of 1,479.30 feet, a chord which bears South  $23^{\circ}16'07''$  West, for a distance of 376.63 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract;
- 4) South  $15^{\circ}57'18''$  West, a distance of 48.55 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the right, marking an angle corner of this tract,

- 5) Along said curve to the right, an arc length of 282.89 feet, said curve having a radius of 256.17 feet, a chord which bears South 43°18'03" West, for a distance of 268.73 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract, and;
- 6) South 74°56'12" West, a distance of 212.27 feet, to a 1/2" iron rod found, lying in the east right-of-way line of said Spanish Oaks Drive, marking a northwest corner of said remaining 117.33 acre tract, for the southwest corner of this tract;

THENCE, North 15°07'01" West, along the east right-of-way line of said Spanish Oaks Drive, common with the west line of this tract, a distance of 141.44 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the left, for an angle corner of this tract;

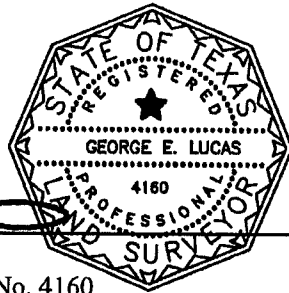
THENCE, along said curve to the left, an arc length of 148.55 feet, said curve having a radius of 503.17 feet, a chord which bears North 24°34'56" West, for a distance of 148.01 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, at the point-of-curvature of a curve to the left, for the northwest corner of this tract;


THENCE, along said curve to the left, an arc length of 8.26 feet, said curve having a radius of 469.69 feet, a chord which bears North 33°32'37" West, for a distance of 8.26 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve, for an angle corner of this tract;

THENCE, leaving the south right-of-way line of said Spanish Oaks Drive, North 40°20'29" East, along the east line of said 26.86 acre tract, common with the west line of this tract, a distance of 42.50 feet, to a 1/2" iron rod found, for an angle corner of this tract;

THENCE, North 02°12'45" West, along the east line of said 26.86 acre tract, common with the west line of this tract, a distance of 630.04 feet, to a 1/2" iron rod found, for an angle corner of this tract;

THENCE, North 15°05'25" West, along the south line of said 26.86 acre tract, common with the west line of this tract, a distance of 846.58 feet, to the POINT OF BEGINNING, containing 28.31 acres of land, more or less.



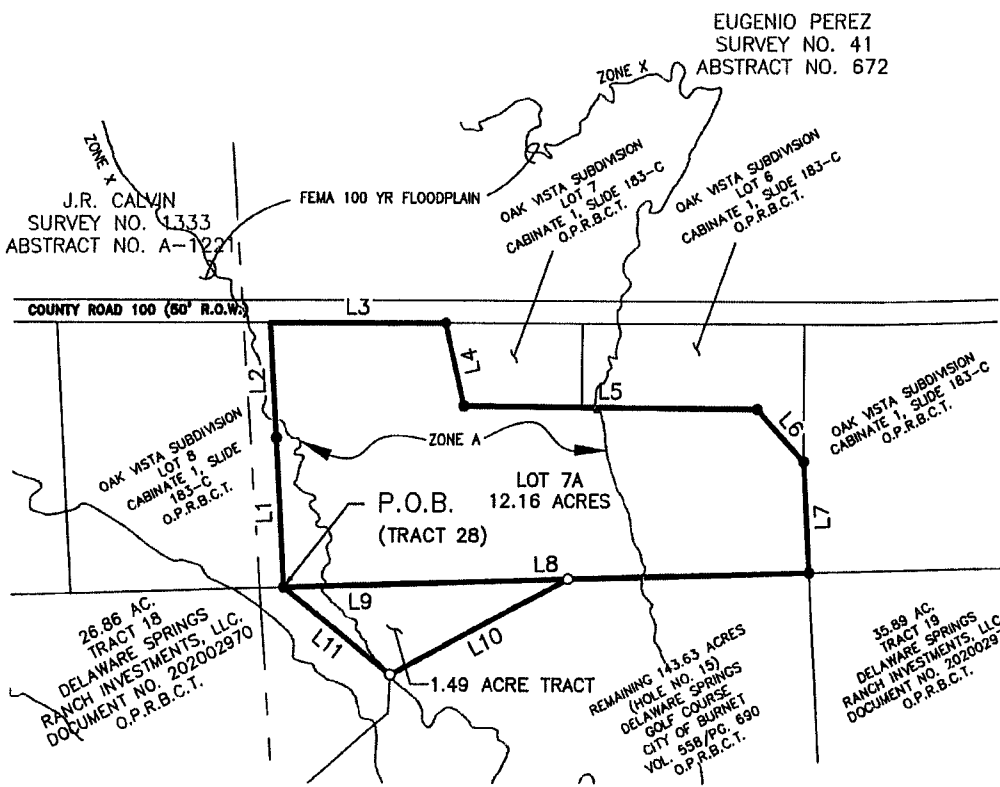
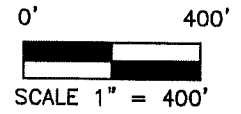
  
George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Date: September 9, 2021

Special Warranty Deed to Delaware Springs Ranch Investments, LLC

**EXHIBIT "B"**  
**12.16-acre lot and 1.49-acre tract**

Exhibit B

SKETCH TO ACCOMPANY  
FIELD NOTES



- LEGEND**
- ⊙ DENOTES BENCHMARK
  - DENOTES 1/2" ST. SK. SET
  - DENOTES 1/2" ST. SK. FND.
  - D.E. DRAINAGE EASEMENT
  - A.E. ACCESS EASEMENT
  - PROPERTY LINE
  - - - R.O.W. LINE
  - - - EXISTING EASEMENT
  - - - EXISTING EASEMENT
  - WW WASTEWATER
  - MH MANHOLE
  - B.S.L. BUILDING SETBACK LINE
  - C.C.R. COVENANTS, CONDITIONS AND RESTRICTIONS
  - A** BLOCK NAME
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
- BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83

**LOT 7A LEGAL DESCRIPTION:**

BEING A 12.16 ACRE LOT, KNOWN AS LOT 7A, OF THE AMENDED PLAT OF LOTS 6 AND 7 OF THE OAK VISTA SUBDIVISION, RECORDED IN DOCUMENT NO. 201502183 OF THE OFFICIAL RECORDS OF BURNET COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, AS RECORDED IN VOLUME 1032, PAGE 988 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

**1.49 ACRE TRACT LEGAL DESCRIPTION:**

BEING A 1.49 ACRE TRACT OF LAND, OUT OF THE EUGENIO PEREZ SURVEY, ABSTRACT NO. 41, NO. 672, SITUATED IN BURNET COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO CITY OF BURNET AS RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL RECORDS OF BURNET COUNTY, TEXAS.

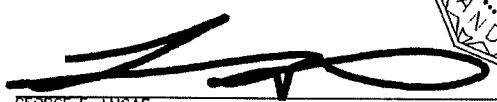
THE UNDERSIGNED DOES HEREBY CERTIFY TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC, CITY OF BURNET, AND FIRST AMERICAN TITLE GUARANTY COMPANY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

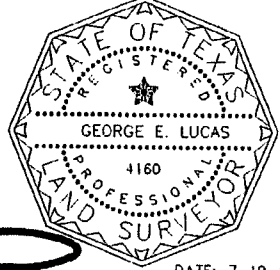
**FLOOD INFORMATION:** I HEREBY CERTIFY THAT THIS PROPERTY DESCRIBED HEREIN IS WITHIN A 100 YEAR FLOOD HAZARD AREA, ZONE A, AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF H.U.D.

COMMUNITY PANEL NUMBER: 48053C0460G  
FLOOD MAP DATED: NOVEMBER 1, 2019  
GF NUMBER: 08-20-12818

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	332.49'	N14°06'06"W
L2	254.16'	N14°06'06"W
L3	399.59'	N79°19'56"E
L4	188.14'	S24°00'44"E
L5	687.58'	N79°45'52"E
L6	157.35'	S53°41'52"E
L7	246.88'	S14°04'31"E
L8	1198.03'	S77°36'30"W
L9	647.57'	N77°36'30"E
L10	455.38'	S51°27'10"W
L11	311.98'	N62°20'38"W

  
 GEORGE E. LUCAS,  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 4160  
 CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
 2205 STONECREST PATH  
 NEW BRAUNFELS, TEXAS 78130  
 OFFICE (512) 635-4857

DATE: 7-19-21



**1.49 ACRE TRACT – FIELD NOTE DESCRIPTION:**

BEING A 1.49 ACRE TRACT OF LAND OUT OF THE EUGENIO PEREZ SURVEY NO. 4, ABSTRACT NO. 672, SITUATED IN BURNET COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, LYING IN THE NORTH LINE OF 26.86 ACRE TRACT, KNOWN AS TRACT 18, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC., RECORDED IN DOCUMENT NO. 2020002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, MARKING THE SOUTH CORNER OF LOT 8 OF THE OAK VISTA SUBDIVISION, RECORDED IN CABINET 8, SLIDE 183-C OF THE OFFICIAL RECORDS OF BURNET COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT;


THENCE, NORTH 77°36'30" EAST, A DISTANCE OF 647.57 FEET, TO A 1/2 INCH IRON ROD SET, LYING IN THE NORTH LINE OF A 145.12 ACRE TRACT OF LAND, KNOWN AS DELAWARE SPRINGS GOLF COURSE, CONVEYED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 690 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 51°27'10" WEST, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, A DISTANCE OF 455.38 FEET TO A 1/2" IRON ROD FOUND, MARKING THE EAST CORNER OF SAID 26.86 ACRE TRACT, FOR THE SOUTH CORNER OF THIS TRACT

THENCE, NORTH 62°20'38" WEST, ALONG AN EAST LINE OF SAID 26.86 ACRE TRACT, A DISTANCE OF 311.98 FEET, COMMON WITH THE WEST LINE OF THIS TRACT, TO THE POINT OF BEGINNING, CONTAINING 1.49 ACRES OF LAND, MORE OR LESS.

Special Warranty Deed to Delaware Springs Ranch Investments, LLC

**EXHIBIT "C"**  
**Title Commitment Schedule B Exceptions**

 <b>First American Title Guaranty Company</b>	<b>Commitment for Title Insurance (T-7)</b>
	ISSUED BY <b>First American Title Guaranty Company</b>
<b>Schedule B</b>	

GF No.: 08-20-12818

**EXCEPTIONS FROM COVERAGE**

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below: (We must either insert specific recording data or delete this exception)
  - a. See item 10 below
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2020 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us

(This Schedule B is valid only when Cover, Schedules A, C and D are attached)



before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters: (We must insert matters or delete this exception.)
  - a. Rights of parties in possession. **(Owner Title Policy only)**
  - b. Any visible and apparent roadways or easements over or across the subject property, the existence of which does not appear of record.
  - c. Easements, or claims of easements, not shown by the public records, but which would be shown on a current survey.
  - d. Any portion of the herein described property that may lie within the boundaries of a street alley or right of way.
  - e. This policy does not insure compliance of the subject property with septic system regulations of any city, county or other governmental authority.
  - f. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

(NOTE: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions per its examination of said survey.)

- g. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- h. Subject to that certain Order dated January 28, 2002, adopting Burnet County Subdivision and Development Regulations, and recorded in Volume 1043, Page 85 and amended in Volume 1377, Page 722 and under Document No. 201100417 rerecorded under Document No. 201100547, Official Public Records of Burnet County, Texas.
- i. Subject to the issuance from the Texas Highway Department or Burnet County of permits for driveway entrances to or from any state or county road.

**AS TO TRACT I, II and III:**

- j. **Subject to the ordinances, setbacks, easements, conditions and restrictions to the City of Burnet.**
- k. **Subject to the easement to Texas Public Utilities Company recorded in volume 74, Page 267, Deed Records of Burnet County, Texas.**
- l. **Subject to the easement to L.C.R.A. recorded in Volume 253, Page 834, Deed Records of Burnet County, Texas.**
- m. **Subject to the easement to Texas Power & Light Co. recorded in volume 2, Page 579, Misc. Deed Records of Burnet County, Texas.**
- n. **Subject to the easement to Lone Star Gas Company recorded in Volume 103, Page 482 and amended in**

(This Schedule B is valid only when Cover, Schedules A, C and D are attached)

**Volume 320, page 778, Deed Records of Burnet County, Texas.**

- o. Subject to the easement to The State of Texas recorded in Volume 120, Page 503, Deed Records of Burnet County, Texas.**
- p. Subject to the easements to the City of Burnet recorded in Volume 1184, Page 955, Volume 1192, Page 231, Volume 1364, Page 574, Volume 1364, Page 582, Volume 1364, Page 586, Volume 1364, Page 590, Volume 1449, Page 899 and Document No. 201104907, Official Public Records of Burnet County, Texas.**
- q. Subject to the Agreement recorded under Document No. 201401086, Official Public Records of Burnet County, Texas.**
- r. Access as to Tracts I, II and III herein is obtained through property already owned by the buyer set out on Schedule A herein. This policy is subject to the lack of access to and from a public road to the subject property of record in the Official Public Records of Burnet County, Texas. Any and all issues that arise in regard to the lack of a recorded means of access.**

**AS TO TRACT IV:**

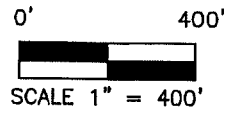
- s. Subject to the Maintenance fees set out in Restrictions recorded in Volume 318, Page 629, Volume 321, Page 989, Deed Records, Volume 571, Page 465 and Volume 666, Page 193, of the Real Property Record, Volume 866, Page 25 and Volume 951, Page 935, Official Public Records of Burnet County, Texas. This policy does not insure any maintenance assessments.**
- t. Subject to all easements, roadways and restrictions as set out on plat of subdivision recorded in Document No. 201502183, of the Official Public Records of Burnet County, Texas.**
- u. Subject to the easement to P.E.C. recorded in Volume 320, Page 434, of the Deed Records of Burnet County, Texas.**
- v. Subject to Certificate of Variance dated December 1, 1983, executed by the City of Burnet to San Luis Company, et al, recorded in Volume 318, Page 614, of the Deed Records of Burnet County, Texas.**
- w. Subject to the restrictions, reservations, easements, conditions, and covenants as set out in instruments recorded Volume 318, Page 629, Volume 321, Page 989, Deed Records, Volume 571, Page 465 and Volume 666, Page 193, of the Real Property Record, Volume 866, Page 25 and Volume 951, Page 935, Official Public Records of Burnet County, Texas.**
- x. Subject to the Declaration of Restrictive Covenants to be recorded prior to or at closing.**

(This Schedule B is valid only when Cover, Schedules A, C and D are attached)

Special Warranty Deed to Delaware Springs Ranch Investments, LLC

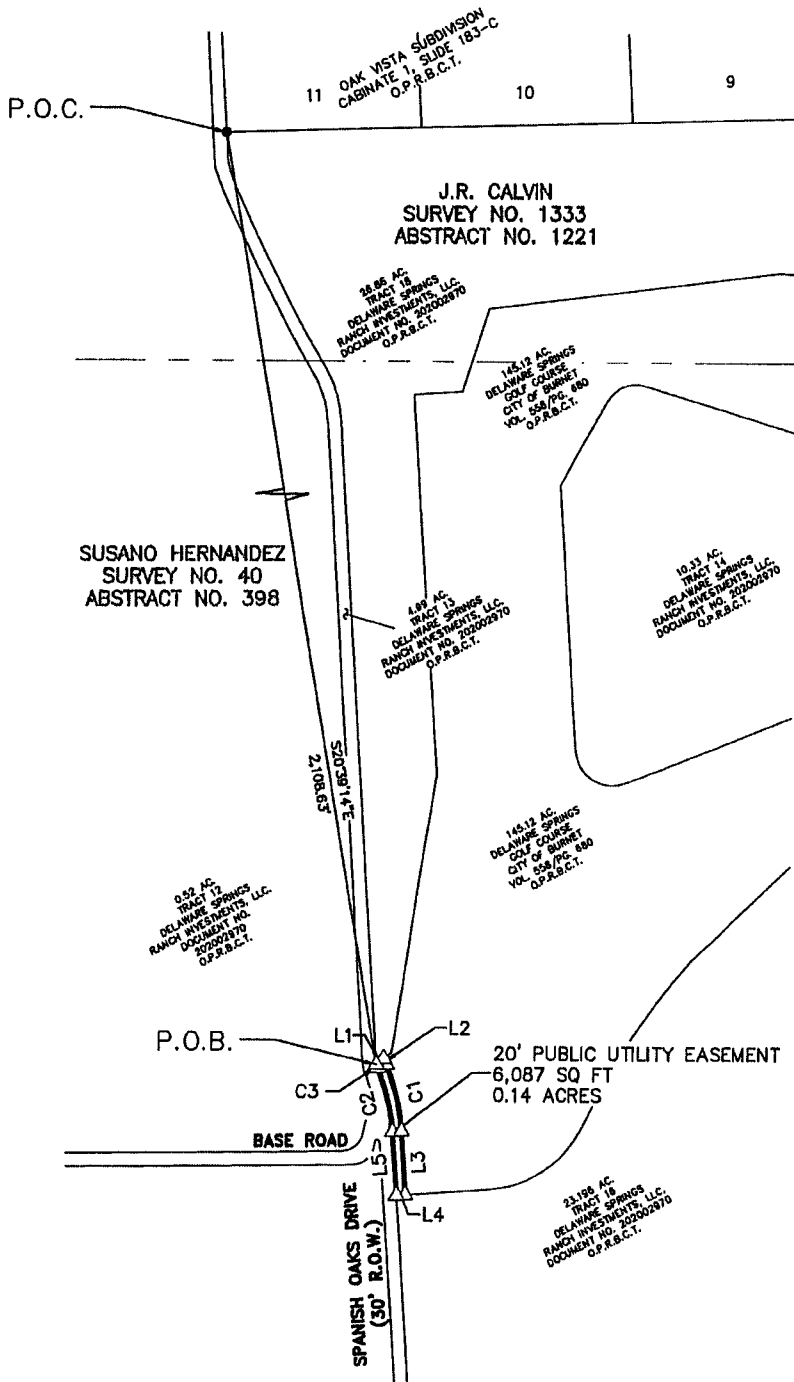
**EXHIBIT "D"**  
**0.14-acre utility easement**

# SKETCH TO ACCOMPANY FIELD NOTES



## LEGEND

- ⊙ DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- △ CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- - - EXISTING ABSTRACT LINE
- WW WASTEWATER
- MH MANHOLE
- B.S.L. BUILDING SETBACK LINE
- C.C.R. COVENANTS, CONDITIONS AND RESTRICTIONS
- A BLOCK NAME
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83



*[Handwritten Signature]*

GEORGE E. LUCAS,  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 4160  
 CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
 2205 STONECREST PATH  
 NEW BRAUNFELS, TEXAS 78130  
 OFFICE (512) 635-4857

DATE: 6-28-21

# SKETCH TO ACCOMPANY FIELD NOTES

**EASEMENT LEGAL DESCRIPTION:**

BEING A 0.14 ACRE (6,087 SF) TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 145.12 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

**EASEMENT FIELD NOTES:**

COMMENCING AT A 1/2" IRON ROD FOUND, LYING IN THE EAST LINE OF A 4.99 ACRE TRACT, KNOWN AS TRACT 13, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, COMMON WITH THE WEST CORNER OF A LOT, KNOWN AS LOT 11 OF OAK VISTA SUBDIVISION, RECORDED IN CABINET 1, SLIDE 183-C OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, COMMON WITH THE NORTHWEST CORNER OF A 28.86 ACRE TRACT OF LAND, KNOWN AS TRACT 18, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS;

THENCE, SOUTH 20°39'14" EAST, A DISTANCE OF 2,108.63 FEET, TO A CALCULATED POINT, LYING IN THE EAST LINE OF SAID TRACT 13, MARKING THE SOUTHWEST CORNER OF SAID TRACT 18, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 40°36'36" EAST, A DISTANCE OF 20.82 FEET, ALONG THE SOUTH LINE OF SAID TRACT 18, TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. SOUTH 33°16'30" EAST, A DISTANCE OF 14.13 FEET, TO A CALCULATED POINT, AT THE POINT-OF-CURVATURE OF A CURVE TO THE RIGHT, FOR AN ANGLE CORNER OF THIS TRACT;
3. ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 154.72 FEET, SAID CURVE HAVING A RADIUS OF 523.17 FEET, A CHORD WHICH BEARS SOUTH 24°18'31" EAST, FOR A DISTANCE OF 154.18 FEET, TO A CALCULATED POINT, AT THE POINT-OF-TANGENCY OF SAID CURVE TO THE RIGHT, FOR AN ANGLE CORNER OF THIS TRACT;
4. SOUTH 14°50'54" EAST, A DISTANCE OF 141.63 FEET, TO A CALCULATED POINT, LYING IN THE NORTH LINE OF A 23.196 ACRE TRACT OF LAND, KNOWN AS TRACT 16, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS INVESTMENT, LLC, RECORDED IN DOCUMENT NO. 202002970, FOR THE SOUTHEAST CORNER OF THIS TRACT, AND;
5. SOUTH 75°12'19" WEST, A DISTANCE OF 20.00 FEET, TO A CALCULATED POINT, LYING IN THE EAST LINE OF SAID TRACT 13, MARKING THE NORTHWEST CORNER OF SAID TRACT 16, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 14°50'54" WEST, ALONG THE EAST LINE OF SAID TRACT 13, COMMON WITH THE WEST LINE OF SAID 145.12 ACRE TRACT, A DISTANCE OF 141.44 FEET, TO A CALCULATED POINT, AT THE POINT-OF-CURVATURE FOR A CURVE TO THE LEFT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 148.55 FEET, SAID CURVE HAVING A RADIUS OF 503.17 FEET, A CHORD WHICH BEARS NORTH 24°18'49" WEST, FOR A DISTANCE OF 148.01 FEET, TO A CALCULATED POINT, AT THE POINT-OF-TANGENCY OF SAID CURVE TO THE LEFT, AT THE POINT-OF-CURVATURE FOR A CURE TO THE LEFT, FOR AN ANGLE CORNER OF THIS TRACT;

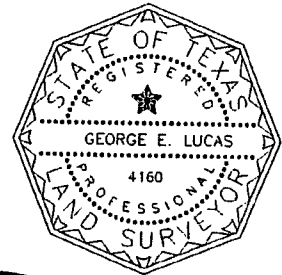
THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 8.26 FEET, SAID CURVE HAVING A RADIUS OF 469.69 FEET, A CHORD WHICH BEARS NORTH 33°16'30" WEST, FOR A DISTANCE OF 8.26 FEET, TO THE POINT OF BEGINNING, AT THE POINT-OF-TANGENCY OF SAID CURVE TO THE LEFT, CONTAINING 0.14 ACRE (6,087 SF) OF LAND, MORE OR LESS.

BOUNDARY CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	523.17'	154.72'	S24°18'31"E	154.16'	77.93'	016°56'40"
C2	503.17'	148.55'	N24°18'49"W	148.01'	74.82'	016°54'55"
C3	469.69'	8.26'	N33°16'30"W	8.26'	4.13'	001°00'27"

BOUNDARY LINE TABLE

LINE #	LENGTH	BEARING
L1	20.82'	N40°36'36"E
L2	14.13'	S33°16'30"E
L3	141.63'	S14°50'54"E
L4	20.00'	S75°12'19"W
L5	141.44'	N14°50'54"W



*[Handwritten Signature]*

GEORGE E. LUCAS,  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4160  
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
OFFICE (512) 635-4857

DATE: 6-28-21

FIELD NOTE DESCRIPTION FOR A 0.14 ACRE (6,087 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.14 ACRE (6,087 SF) TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 145.12 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found, lying in the east line of a 4.99 acre tract, known as Tract 13, conveyed by General Warranty Deed to Delaware Springs Ranch Investments, LLC, recorded in Document No. 202002970 of the Official Public Records of Burnet County, Texas, common with the west corner of a lot, known as Lot 11 of Oak Vista Subdivision, recorded in Cabinet 1, Slide 183-C of the Official Public Records of Burnet County, Texas, common with the northwest corner of a 26.86 acre tract of land, known as Tract 18, conveyed by General Warranty Deed to the City of Burnet, recorded in the Official Public Records of Burnet County, Texas;

THENCE, South 20°39'14" East, a distance of 2,108.63 feet, to a calculated point, lying in the east line of said Tract 13, marking the southwest corner of said Tract 18, for the northwest corner of this tract;

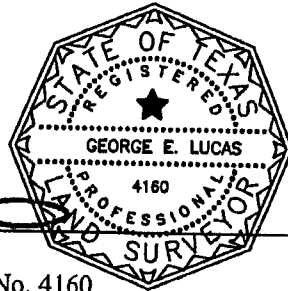
THENCE, through and across said 145.12 acre tract, the following five (5) courses:


1. North 40°36'36" East, a distance of 20.82 feet, along the south line of said Tract 18, to a calculated point, for the northeast corner of this tract;
2. South 33°16'30" East, a distance of 14.13 feet, to a calculated point, at the point-of-curvature of a curve to the right, for an angle corner of this tract;
3. along said curve to the right, an arc length of 154.72 feet, said curve having a radius of 523.17 feet, a chord which bears South 24°18'31" East, for a distance of 154.16 feet, to a calculated point, at the point-of-tangency of said curve to the right, for an angle corner of this tract;
4. South 14°50'54" East, a distance of 141.63 feet, to a calculated point, lying in the north line of a 23.196 acre tract of land, known as Tract 16, conveyed by General Warranty Deed to Delaware Springs Investment, LLC, recorded in Document No. 202002970, for the southeast corner of this tract, and;
5. South 75°12'19" West, a distance of 20.00 feet, to a calculated point, lying in the east line of said Tract 13, marking the northwest corner of said Tract 16, for the southwest corner of this tract;

THENCE, North 14°50'54" West, along the east line of said Tract 13, common with the west line of said 145.12 acre tract, a distance of 141.44 feet, to a calculated point, at the point-of-curvature for a curve to the left, for an angle corner of this tract;

THENCE, along said curve to the left, an arc length of 148.55 feet, said curve having a radius of 503.17 feet, a chord which bears North 24°18'49" West, for a distance of 148.01 feet, to a calculated point, at the point-of-tangency of said curve to the left, at the point-of-curvature for a curve to the left, for an angle corner of this tract;

THENCE, along said curve to the left, an arc length of 8.26 feet, said curve having a radius of 469.69 feet, a chord which bears North 33°16'30" West, for a distance of 8.26 feet, to the POINT OF BEGINNING, at the point-of-tangency of said curve to the left, containing 0.14 acre (6,087 SF) of land, more or less.



  
George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Date: June 28, 2021

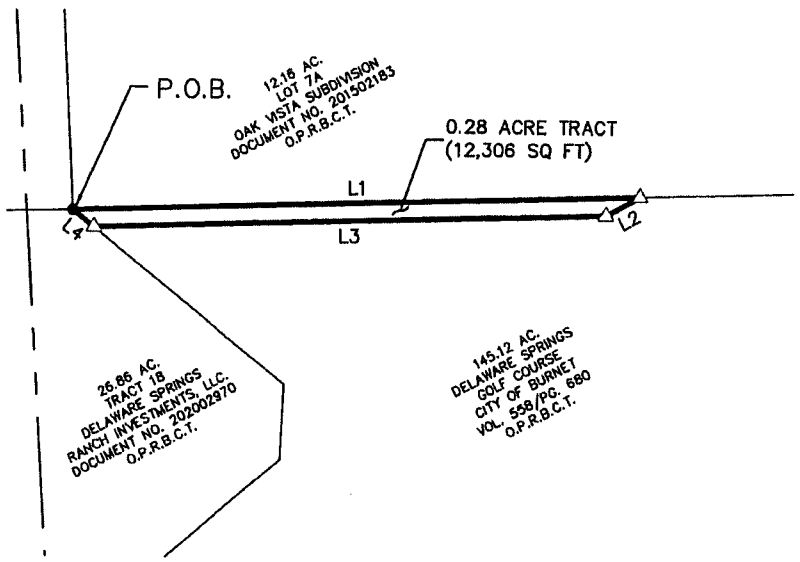
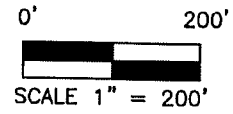
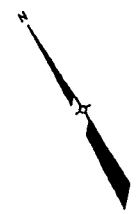
Special Warranty Deed to Delaware Springs Ranch Investments, LLC

**EXHIBIT "E"**  
**0.28-acre utility easement**



BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	647.57'	N77°36'30"E
L2	45.37'	S51°27'10"W
L3	583.05'	S77°36'30"W
L4	31.08'	N62°20'38"W

## SKETCH TO ACCOMPANY FIELD NOTES



- ### LEGEND
- ⊙ DENOTES BENCHMARK
  - DENOTES 1/2" ST. SK. SET
  - DENOTES 1/2" ST. SK. FND.
  - △ CALCULATED POINT
  - D.E. DRAINAGE EASEMENT
  - A.E. ACCESS EASEMENT
  - PROPERTY LINE
  - EXISTING PROPERTY LINE
  - - - EXISTING EASEMENT
  - - - EXISTING ABSTRACT LINE
  - WW WASTEWATER
  - MH MANHOLE
  - B.S.L. BUILDING SETBACK LINE
  - C.C.R. COVENANTS, CONDITIONS AND RESTRICTIONS
  - A BLOCK NAME
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83

### LEGAL DESCRIPTION:

BEING A 0.28 ACRES (12,306 SF SF) TRACT OF LAND OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 145.12 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

### FIELD NOTES:

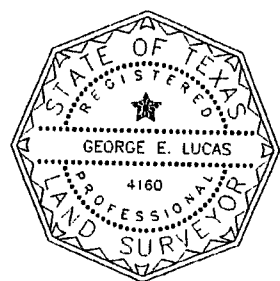
BEGINNING AT A 1/2 INCH IRON ROD FOUND, MARKING THE WEST CORNER OF AN 12.16 ACRE LOT, KNOWN AS LOT 7A OF THE OAK VISTA SUBDIVISION RECORDED IN DOCUMENT NO. 201502183 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, COMMON WITH THE NORTHWEST CORNER OF A 28.86 ACRE TRACT, KNOWN AS TRACT 18, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, L.L.C. RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS COMMON WITH THE NORTHWEST CORNER OF SAID 145.12 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 77°36'30" EAST, A DISTANCE OF 647.57 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 7A, COMMON WITH A NORTHEAST LINE OF SAID 145.12 ACRE TRACT, TO A CALCULATED POINT, COMMON WITH THE NORTHEAST LINE OF THIS TRACT, FOR THE EAST CORNER OF THIS TRACT;

THENCE, SOUTH 51°27'10" WEST, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, DISTANCE OF 45.37 FEET, TO A CALCULATED POINT, LYING IN THE NORTHEAST LINE OF SAID 145.12 ACRE TRACT, COMMON WITH THE SOUTHWEST LINE OF SAID 11.808 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 77°36'30" WEST, A DISTANCE OF 583.05 FEET, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, TO A CALCULATED POINT, LYING IN THE SOUTHWEST LINE OF SAID 145.12 ACRE TRACT, COMMON WITH THE NORTHEAST LINE OF SAID TRACT 18, FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 62°20'38" WEST, ALONG AN EAST LINE OF SAID TRACT 18, COMMON WITH THE WEST LINE OF SAID 145.12 ACRE TRACT, A DISTANCE OF 31.08 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES (12,306 SF) OF LAND, MORE OR LESS.



DATE: 7-20-21

GEORGE E. LUCAS,  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4160  
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
OFFICE (512) 635-4857

FIELD NOTE DESCRIPTION FOR A 0.28 ACRES (12,306 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.28 ACRES (12,306 SF SF) TRACT OF LAND OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 145.12 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

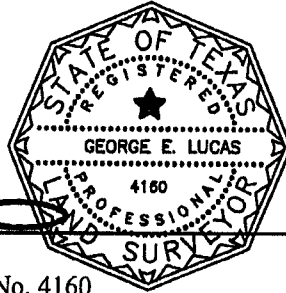
BEGINNING at a 1/2 inch iron rod found, marking the west corner of an 12.16 acre lot, known as Lot 7A of the Oak Vista Subdivision recorded in Document No. 201502183 of the Official Public Records of Burnet County, Texas, common with the northwest corner of a 26.86 acre tract, known as Tract 18, conveyed by General Warranty Deed to Delaware Springs Ranch Investments, LLC. recorded in Document No. 202002970 of the Official Public Records of Burnet County, Texas common with the northwest corner of said 145.12 acre tract, for the northwest corner of this tract;

THENCE, North 77°36'30" East, a distance of 647.57 feet along the southwest line of said Lot 7A, common with a northeast line of said 145.12 acre tract, to a calculated point, common with the northeast line of this tract, for the east corner of this tract;

THENCE, South 51°27'10" West, through and across said 145.12 acre tract, distance of 45.37 feet, to a calculated point, lying in the northeast line of said 145.12 acre tract, common with the southwest line of said 11.608 acre tract, for the southeast corner of this tract;

THENCE, South 77°36'30" West, a distance of 583.05 feet, through and across said 145.12 acre tract , to a calculated point, lying in the southwest line of said 145.12 acre tract, common with the northeast line of said Tract 18, for the west corner of this tract;

THENCE, North 62°20'38" West, along an east line of said Tract 18, common with the west line of said 145.12 acre tract, a distance of 31.08 feet, to the POINT OF BEGINNING, containing 0.28 acres (12,306 SF) of land, more or less.



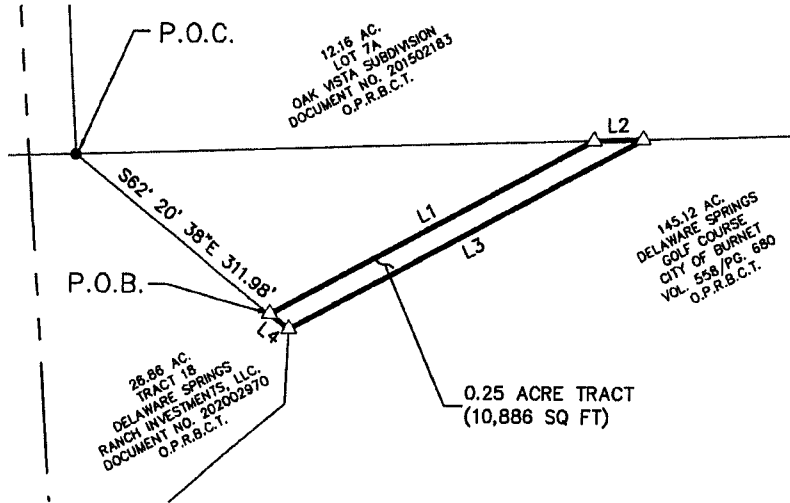
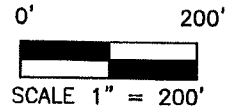
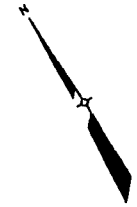
George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Date: July 20, 2021

Special Warranty Deed to Delaware Springs Ranch Investments, LLC

**EXHIBIT "F"**  
**0.25-acre greenbelt easement**

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	415.50'	N51°27'10"E
L2	56.71'	N77°36'30"E
L3	455.38'	S51°27'10"W
L4	27.32'	N62°20'38"W

## SKETCH TO ACCOMPANY FIELD NOTES



- ### LEGEND
- DENOTES BENCHMARK
  - ◻ DENOTES 1/2" ST. SK. SET
  - DENOTES 1/2" ST. SK. FND.
  - △ CALCULATED POINT
  - D.E. DRAINAGE EASEMENT
  - A.E. ACCESS EASEMENT
  - PROPERTY LINE
  - EXISTING PROPERTY LINE
  - - - EXISTING EASEMENT
  - - - EXISTING ABSTRACT LINE
  - WW WASTEWATER
  - MH MANHOLE
  - B.S.L. BUILDING SETBACK LINE
  - C.C.R. COVENANTS, CONDITIONS AND RESTRICTIONS
  - A BLOCK NAME
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83

### LEGAL DESCRIPTION:

BEING A 0.25 ACRE (10,886 SF) TRACT OF LAND OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 178.82 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

### FIELD NOTES:

COMMENCING AT A 1/2 INCH IRON ROD FOUND, MARKING THE WEST CORNER OF AN 12.16 ACRE LOT, KNOWN AS LOT 7A OF THE OAK VISTA SUBDIVISION RECORDED IN DOCUMENT NO. 201502183 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, COMMON WITH THE NORTHWEST CORNER OF A 28.88 ACRE TRACT, KNOWN AS TRACT 18, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC. RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS;

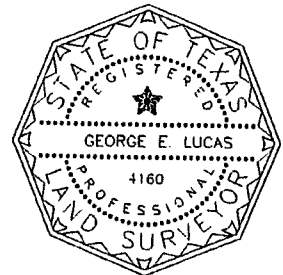
THENCE, NORTH 62°20'38" WEST, A DISTANCE OF 311.98 FEET ALONG THE NORTHEAST LINE OF SAID TRACT 18, COMMON WITH A SOUTHWEST LINE OF SAID 145.12 ACRE TRACT, TO A CALCULATED POINT, MARKING THE POINT OF BEGINNING, FOR THE WEST CORNER OF THIS TRACT.

THENCE, NORTH 51°27'10" EAST, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, DISTANCE OF 415.50 FEET, TO A CALCULATED POINT, LYING IN THE NORTHEAST LINE OF SAID 145.12 ACRE TRACT, COMMON WITH THE SOUTHWEST LINE OF SAID 11.608 ACRE TRACT, FOR THE EAST CORNER OF THIS TRACT;

THENCE, NORTH 77°36'30" EAST, A DISTANCE OF 56.71 FEET, TO A CALCULATED POINT, LYING IN THE NORTHEAST LINE OF SAID 145.12 ACRE TRACT, COMMON WITH THE SOUTHWEST LINE OF SAID 12.16 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 51°27'10" WEST, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, A DISTANCE OF 455.38 FEET TO A CALCULATED POINT, LYING IN THE EAST LINE OF SAID TRACT 18, COMMON WITH A WEST LINE OF SAID 145.12 ACRE TRACT, TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 82°20'38" WEST, ALONG AN EAST LINE OF SAID TRACT 18, COMMON WITH THE WEST LINE OF SAID 145.12 ACRE TRACT, A DISTANCE OF 27.32 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES (10,886 SF) OF LAND, MORE OR LESS.



DATE: 7-20-21

GEORGE E. LUCAS,  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4160  
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
OFFICE (512) 635-4857

FIELD NOTE DESCRIPTION FOR A 0.25 ACRE (10,886 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.25 ACRE (10,886 SF) TRACT OF LAND OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 145.12 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found, marking the west corner of an 12.16 acre lot, known as lot 7A of the Oak Vista Subdivision recorded in Document No. 201502183 of the Official Public Records of Burnet County, Texas, common with the northwest corner of a 26.86 acre tract, known as Tract 18, conveyed by General Warranty Deed to Delaware Springs Ranch Investments, LLC. recorded in Document No. 2020002970 of the Official Public Records of Burnet County, Texas;

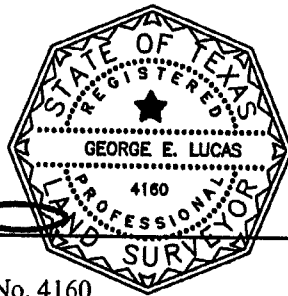
THENCE, North 62°20'38" West, a distance of 311.98 feet along the northeast line of said Tract 18, common with a southwest line of said 145.12 acre tract, to a calculated point, marking the POINT OF BEGINNING, for the west corner of this tract.

THENCE, North 51°27'10" East, through and across said 145.12 acre tract, distance of 415.50 feet, to a calculated point, lying in the northeast line of said 145.12 acre tract, common with the southwest line of said 11.608 acre tract, for the east corner of this tract;

THENCE, North 77°36'30" East, a distance of 56.71 feet, to a calculated point, lying in the northeast line of said 145.12 acre tract, common with the southwest line of said 12.16 acre tract, for the southeast corner of this tract;

THENCE, South 51°27'10" West, through and across said 145.12 acre tract, a distance of 455.38 feet to a calculated point, lying in the east line of said Tract 18, common with a west line of said 145.12 acre tract, to a calculated point, for the southwest corner of this tract;

THENCE, North 62°20'38" West, along an east line of said Tract 18, common with the west line of said 145.12 acre tract, a distance of 27.32 feet, to the POINT OF BEGINNING, containing 0.25 acres (10,886 SF) of land, more or less.



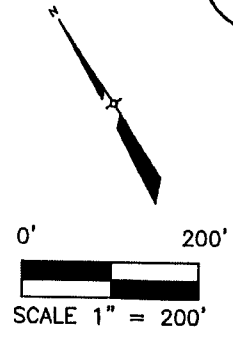
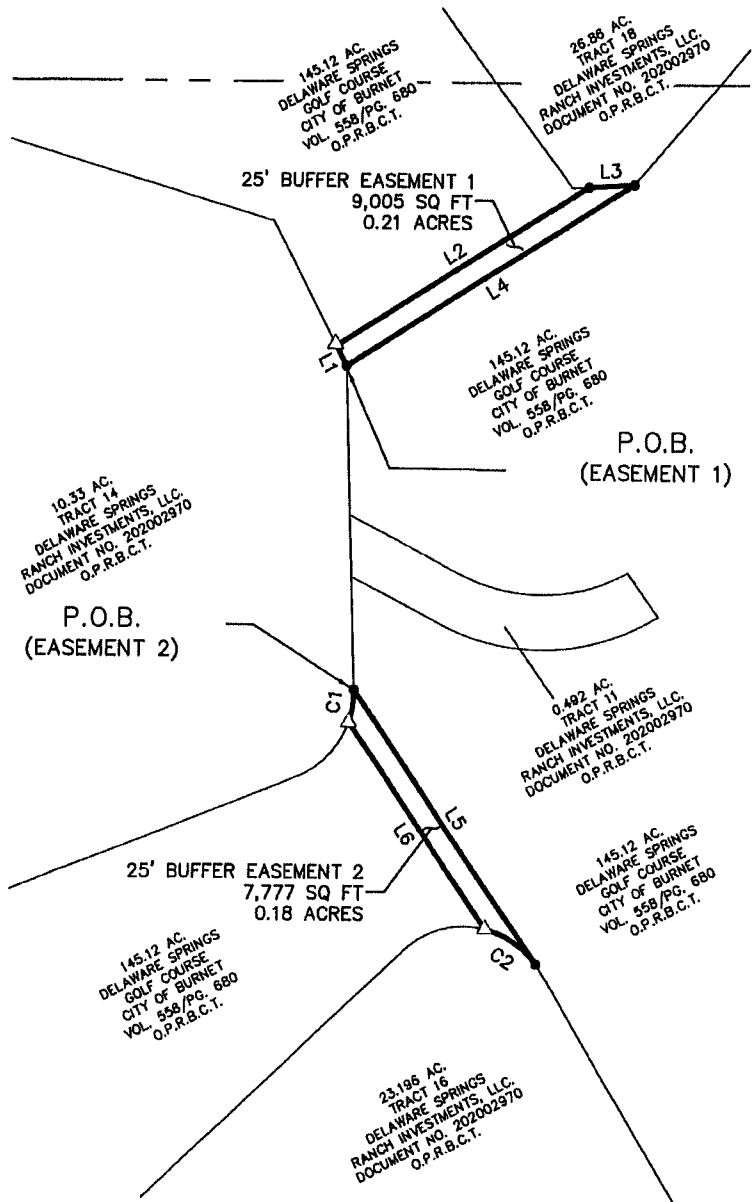
George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Date: July 20, 2021

Special Warranty Deed to Delaware Springs Ranch Investments, LLC

**EXHIBIT "G"**

**0.21-acre greenbelt easement (Easement 1); and 0.18-acre  
greenbelt easement (Easement 2)**

# SKETCH TO ACCOMPANY FIELD NOTES



**LEGEND**

⊕	DENOTES BENCHMARK
○	DENOTES 1/2" ST. SK. SET
●	DENOTES 1/2" ST. SK. FND.
△	CALCULATED POINT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
<b>—</b>	PROPERTY LINE
<b>---</b>	EXISTING PROPERTY LINE
<b>---</b>	EXISTING EASEMENT
<b>---</b>	EXISTING ABSTRACT LINE
WW	WASTEWATER
MH	MANHOLE
B.S.L.	BUILDING SETBACK LINE
C.C.R.	COVENANTS, CONDITIONS AND RESTRICTIONS
<b>A</b>	BLOCK NAME
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

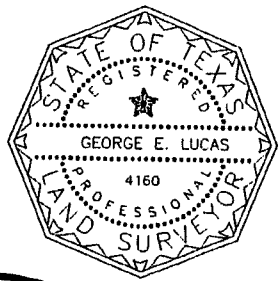
BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83

**EASEMENT 1 -- LEGAL DESCRIPTION:**

BEING A 0.21 ACRE (9,005 SF) TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 145.12 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

**EASEMENT 2 -- LEGAL DESCRIPTION:**

BEING A 0.18 ACRE (7,777 SF) TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 145.12 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS



GEORGE E. LUCAS,  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4160  
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
OFFICE (512) 635-4657

DATE: 8-28-21

# SKETCH TO ACCOMPANY FIELD NOTES

**EASEMENT 1 – FIELD NOTES:**

BEGINNING AT A 1/2 INCH IRON ROD FOUND, MARKING THE EAST CORNER OF A 10.33 ACRE TRACT, KNOWN AS TRACT 14, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, COMMON WITH A WEST CORNER OF SAID 145.12 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 38°45'06" WEST, A DISTANCE OF 25.07 FEET, ALONG THE NORTHEAST LINE OF SAID TRACT 14, COMMON WITH A SOUTHWEST LINE OF SAID 145.12 ACRE TRACT, TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, NORTH 47°04'49" EAST, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, DISTANCE OF 336.73 FEET, TO A CALCULATED POINT, LYING IN THE NORTHEAST LINE OF SAID 145.12 ACRE TRACT, COMMON WITH THE SOUTHWEST LINE OF A 26.88 ACRE TRACT, KNOWN AS TRACT 18, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 76°03'35" EAST, A DISTANCE OF 51.60 FEET, TO A CALCULATED POINT, LYING IN THE NORTHEAST LINE OF SAID 145.12 ACRE TRACT, COMMON WITH THE SOUTHWEST LINE OF SAID TRACT 18, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 47°04'49" WEST, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, A DISTANCE OF 383.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRE (9,005 SF) OF LAND, MORE OR LESS.

**EASEMENT 2 – FIELD NOTES:**

BEING A 0.18 ACRE (7,777 SF) TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 145.12 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 880 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

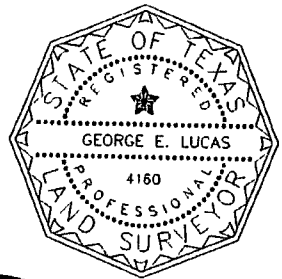
BEGINNING AT A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHEAST CORNER OF A 10.33 ACRE TRACT, KNOWN AS TRACT 14, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, COMMON WITH A WEST CORNER OF SAID 145.12 ACRE TRACT, AT THE POINT-OF-CURVATURE FOR A CURVE TO THE LEFT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 45°21'09" EAST, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, DISTANCE OF 369.98 FEET, TO A 1/2" IRON ROD FOUND, LYING IN THE A WEST LINE OF SAID 145.12 ACRE TRACT, COMMON WITH THE EAST LINE OF A 23.198 ACRE TRACT, KNOWN AS TRACT 18, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE POINT-OF-CURVATURE, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 70.82 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CHORD WHICH BEARS NORTH 66°29'02" WEST, FOR A DISTANCE OF 69.35 FEET, TO A CALCULATED POINT, AT THE POINT-OF-TANGENCY OF SAID CURVE TO THE LEFT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 45°21'09" WEST, THROUGH AND ACROSS SAID 145.12 ACRE TRACT, A DISTANCE OF 278.59 FEET, TO A CALCULATED POINT, LYING IN THE SOUTH LINE OF SAID TRACT 14, COMMON WITH A NORTH LINE OF SAID 145.12 ACRE TRACT, AT THE POINT-OF-CURVATURE FOR A CURVE TO THE LEFT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 36.79 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CHORD WHICH BEARS NORTH 02°14'33" WEST, FOR A DISTANCE OF 36.58 FEET TO THE POINT OF BEGINNING, AT THE POINT-OF-TANGENCY OF SAID CURVE TO THE LEFT, CONTAINING 0.18 ACRE (7,777 SF) OF LAND, MORE OR LESS.



GEORGE E. LUCAS,  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4160  
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
OFFICE (512) 635-4857

DATE: 8-28-21

BOUNDARY LINE TABLE

LINE #	LENGTH	BEARING
L1	25.07'	N38°45'06"W
L2	336.73'	N47°04'49"E
L3	51.60'	N76°03'35"E
L4	383.70'	S47°04'49"W
L5	369.98'	S45°21'09"E
L6	278.59'	N45°21'09"W

BOUNDARY CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	100.00'	36.79'	N02°14'33"W	36.58'	18.60'	021°04'43"
C2	100.00'	70.82'	N66°29'02"W	69.35'	36.97'	040°34'30"



EASEMENT 1

FIELD NOTE DESCRIPTION FOR A 0.21 ACRE (9,005 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.21 ACRE (9,005 SF) TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 145.12 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

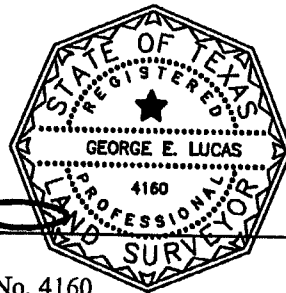
BEGINNING at a 1/2 inch iron rod found, marking the east corner of a 10.33 acre tract, known as Tract 14, conveyed by General Warranty Deed to Delaware Springs Ranch Investments, LLC. recorded in Document No. 2020002970 of the Official Public Records of Burnet County, Texas, common with a west corner of said 145.12 acre tract, for the southwest corner of this tract;

THENCE, North 38°45'06" West, a distance of 25.07 feet, along the northeast line of said Tract 14, common with a southwest line of said 145.12 acre tract, to a calculated point, for the northwest corner of this tract.

THENCE, North 47°04'49" East, through and across said 145.12 acre tract, distance of 336.73 feet, to a calculated point, lying in the northeast line of said 145.12 acre tract, common with the southwest line of a 26.86 acre tract, known as Tract 18, conveyed by General Warranty Deed to Delaware Ranch Investments, LLC, recorded in Document No. 202002970 of the Official Public Records of Burnet county, Texas, for the northeast corner of this tract;

THENCE, North 76°03'35" East, a distance of 51.60 feet, to a calculated point, lying in the northeast line of said 145.12acre tract, common with the southwest line of said Tract 18, for the southeast corner of this tract;

THENCE, South 47°04'49" West, through and across said 145.12 acre tract, a distance of 383.70 feet to the POINT OF BEGINNING, containing 0.21 ACRE (9,005 SF) of land, more or less.



George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Date: June 28, 2021

EASEMENT 2

FIELD NOTE DESCRIPTION FOR A 0.18 ACRE (7,777 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.18 ACRE (7,777 SF) TRACT OF LAND OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398, SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT 145.12 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED TO THE CITY OF BURNET, RECORDED IN VOLUME 558, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

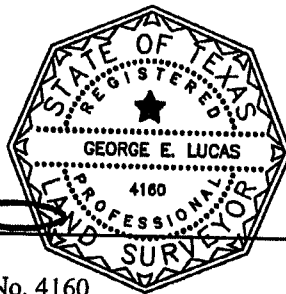
BEGINNING at a 1/2 inch iron rod found, marking the southeast corner of a 10.33 acre tract, known as Tract 14, conveyed by General Warranty Deed to Delaware Springs Ranch Investments, LLC, recorded in Document No. 2020002970 of the Official Public Records of Burnet County, Texas, common with a west corner of said 145.12 acre tract, at the point-of-curvature for a curve to the left, for the northeast corner of this tract;

THENCE, South 45°21'09" East, through and across said 145.12 acre tract, distance of 369.98 feet, to a 1/2" iron rod found, lying in the a west line of said 145.12 acre tract, common with the east line of a 23.196 acre tract, known as Tract 16, conveyed by General Warranty Deed to Delaware Ranch Investments, LLC, recorded in Document No. 202002970 of the Official Public Records of Burnet County, Texas, at the point-of-curvature, for the southeast corner of this tract;

THENCE, along said curve to the left, an arc length of 70.82 feet, said curve having a radius of 100.00 feet, a chord which bears North 66°29'02" West, for a distance of 69.35 feet, to a calculated point, at the point-of-tangency of said curve to the left, for the southwest corner of this tract;

THENCE, North 45°21'09" West, through and across said 145.12 acre tract, a distance of 278.59 feet, to a calculated point, lying in the south line of said Tract 14, common with a north line of said 145.12 acre tract, at the point-of-curvature for a curve to the left, for the northwest corner of this tract;

THENCE, along said curve to the left, an arc length of 36.79 feet, said curve having a radius of 100.00 feet, a chord which bears North 02°14'33" West, for a distance of 36.58 feet to the POINT OF BEGINNING, at the point-of-tangency of said curve to the left, containing 0.18 acre (7,777 SF) of land, more or less.



George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Date: June 28, 2021

**EXHIBIT "G"**  
**Big Leaf Tract Declaration of Restrictive Covenants Amendment**

First amendment to Real Estate Contract/ Delaware Springs Ranch Investments, LLC

**EXHIBIT "H"**  
**RELEASE AND TERMINATION OF TRACT 11 EASEMENT**