



**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SUNSET POND RANCHES AT COUNTY ROAD 464/465
Williamson County, Texas**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This Declaration of Covenants, Conditions and Restrictions for the Sunset Pond Ranches at County Road 464/465, sometimes referred to herein as "restrictions" or as "CCRs", is made by Eagle 519, LLC a Texas limited liability company ("Declarant"), on the date signed below.

PROPERTY SUBJECT TO DOCUMENT

Declarant owns the real property described in Exhibit A of this Declaration, together with the improvements thereon.

Declarant declares that the property described in Exhibit A will be owned, held, transferred, sold, conveyed, leased, occupied, used, insured and encumbered subject to the terms, covenants, conditions, restrictions and easements of this Declaration, which run with the real property and bind all parties having or acquiring any right, title or interest in any part of the property, their heirs, successors and assigns, and inure to the benefit of each Owner of any part of the property.

ATTACHMENTS:

EXHIBIT A – Description of Real Property

ARTICLE 1 – DEFINITIONS

The following words and phrases, whether or not capitalized, have specified meanings when used in the Governing Documents, unless a different meaning is apparent from the context in which the word or phrase is used.

- 1.1 *"Applicable Law"* means the statutes and public laws and ordinances in effect at the time a provision of the Governing Documents is applied
- 1.2 *"Guidelines"* mean the written guidelines of the Declarant adopted from time to time by the Declarant in accordance with the Governing Documents or applicable laws.
- 1.3 *"County"* means Williamson County, Texas.
- 1.4 *"Declarant"* means Eagle 519, LLC, a Texas limited liability company, or any entity or person to which it assigns its rights as Declarant by an instrument recorded in the Official Records of Williamson County, Texas.
- 1.5 *"Declaration"* means this document, as it may be amended from time to time.
- 1.6 *"Governing Documents"* means, singly or collectively as the case may be, each governing instrument covering the establishment, maintenance and operations of the Sunset Pond Ranches at County Road 464/465. The term includes this Declaration, the Plat and any Guidelines which may be adopted.

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- 1.7 "Tract" means a portion of the Property for which independent ownership has been established by a deed from Declarant. Each separate portion of the Property conveyed by Declarant shall be a tract.
- 1.8 "Majority" means more than half. A reference to "a majority of Owners" in any Governing Document or applicable law means "Owners of at least a majority of the tracts", unless a different meaning is specified.
- 1.9 "Owner" means a holder of recorded fee simple title to a tract.
- 1.10 "Property" means all the land subject to this Declaration and all improvements, easements, rights and appurtenances to the land that is described in Exhibit A to this Declaration.
- 1.11 "Resident" means an occupant of a dwelling, regardless of whether the person owns the tract.

ARTICLE 2 – PROPERTY

2.1 SUNSET POND RANCHES AT COUNTY ROAD 464/465

The property described in Exhibit A may be divided into two (2) or more Tracts, but not more than twelve (12) Tracts with said Property to be known as the Sunset Pond Ranches at County Road 464/465. Declarant may at any time, and without the consent of any Owner or other person, modify the Tract plan for any of the Property still owned by Declarant. This right to modify includes changing the quantity, size, dimensions and configurations of the Tracts, providing that no one Tract may be created that is smaller than ten (10) acres. Each Tract shall be surveyed according to the then current plan of Declarant and conveyed to buyer subject to these restrictions.

2.2 ADJACENT LAND USE

Declarant makes no representation of any kind as to the current or future uses – actual or permitted – of any land that is adjacent to or near the property described in Exhibit A regardless of what any plat or other materials may show as potential uses of adjoining land.

2.3 ADDITIONAL PROPERTY

Additional real property may be annexed to the Property and subjected to this Declaration on approval of Owners representing at least 67% of the tracts in the Property. Annexation of additional property is accomplished by recording a declaration of annexation, including an amendment of Exhibit A, in the Real Property Records of the County.

2.4 SUBDIVIDING OF TRACT

Once a Tract is sold by Declarant, the tract shall not be further divided, subdivided or sold in any manner that creates two or more parcels from the original tract as it was conveyed by Declarant. One or more separately described tracts of land conveyed by Declarant to one buyer shall each be a "Tract" whether conveyed in one or more deeds.

2.5 EASEMENTS

Each tract shall be subject to a ten (10) foot general utility easement along each Property line except that there shall be a fifteen (15) foot public utility easement along each public road. In the event that the public road is widened, the fifteen (15) foot public utility easement shall be relocated to fifteen (15) feet along the

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widened roadway. Additionally a twenty four (24) foot public utility easement shall be centered on the existing electric utility lines on the property. Such easements may be used by the Declarant or its assigns, by public utility providers and by local or state governmental utility providers for the installation and maintenance of utility lines and structures. In addition to the easements and restrictions contained in this Declaration, the Property is subject to all restrictions, easements, licenses, leases and encumbrances of record, each of which is incorporated herein by reference.

2.6 SURFACE WATER EASEMENTS

Each existing pond which is not contained wholly within a single Tract of the Property, shall be subject to a surface water easement accessible by every Owner of a Tract which is included within a portion of the surface water impoundment. Tracts 2, 3 & 4 shall each have unencumbered access to the surface water of the common pond between these Tracts. The existing island and its access pier are part of and fully included within Tract 2. Tracts 4 & 5 shall both have unencumbered access to the surface water of the common pond between these Tracts. The use of shared ponds for commercial fishing activities is prohibited. The use of shared ponds for irrigation is prohibited. All existing irrigation equipment on the Property shall be removed by Declarant. This includes pumps, controls, piers, wiring and electrical conduit and above ground exposed water piping. Ponds which are completely within the boundaries of an individual Tract are accessible at the sole discretion of the Tract's Owner.

ARTICLE 3 – CONSTRUCTION AND IMPROVEMENTS

3.1 DECLARANT'S VISION

Declarant envisions that the Sunset Pond Ranches at County Road 464/465 will be an attractive residential ranch and farm community. The covenants are intended to promote each owners enjoyable use of their personal home while also promoting the enjoyable use of the property for small farm or ranch operations. Effort has been made to allow flexibility for these varying uses while also providing protections that promote the attractiveness and enjoyment of the same. From time to time throughout this Declaration there will be comments that further define the Declarant's vision.

3.2 USAGE

Except as expressly provided in this Declaration to the contrary, each Tract will be used primarily for residential, farming and ranching purposes. Owner is not required to build a residence on the Tract provided however that Owner must maintain the Tract in an attractive manner and limit its primary usage to farming or ranching operations according to the provisions of this Declaration.

3.3 BUILDING SET-BACKS

No building may be placed within eighty (80) feet of a public roadway, or within twenty (20) feet of the side property lines or within forty (40) feet of the rear property line. All barns, storage buildings and other structures shall be located beside or behind the primary residential dwelling.

3.4 RESIDENTIAL DWELLINGS

DECLARANT'S VISION. Declarant recommends that Tract Owners choose architecture and design that incorporates the beauty and practicality of "classic" home designs such as Ranch, Craftsman and Colonial. Declarant encourages the construction of "wide-bodied" or sprawling home floor plans in keeping with the scale of the oversized home sites. New home exteriors shall include masonry of stone, brick, or cementitious siding.

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The existing buildings on Tract 2 constructed prior to the filing of these restrictions are exempt from these Guidelines. This includes the existing house, detached garage/shop, enclosed gazebo and equipment barn. New improvements and/or additions to these existing structures shall conform to the requirements contained herein.

3.4 A NUMBER OF DWELLINGS:

Owner may construct one primary single family dwelling and one secondary single family dwelling on the Tract, but no more than two single family dwellings may be constructed on the tract. It is the Declarant's intent that the smaller secondary residence be used as a guest quarters, mother-in-law quarters, servant's quarters or similar type usage. While two residential dwellings are allowed, the dwellings shall not be sold separately and may only be sold together as a single lot.

3.4 B DESIGN TYPE

The primary residential dwellings shall be designed as a "traditional" style home. The secondary residential dwelling may be designed as a "Barndominium" as defined below.

3.4 C CONSTRUCTION AND MATERIALS

All buildings constructed shall be of quality construction and shall be constructed of approved building materials. "Quality construction" relates to construction performed by a trained, qualified builder with previous new home construction experience.

Approved building materials for exterior walls of residential buildings include brick, stone or a cementitious-fiber product like "Hardi-Plank". These building materials must be specifically identified on the plans and dimensions noted.

Approved building materials for roofs of residential buildings are slate, Galvalume standing seam metal, tile, and dimensional composite shingles. Composite shingles must have a minimum manufacturer's warranty rating of twenty-five (25) years and constructed of Architectural Dimension Shingle (mid-weight). Shingles in shades of red or blue are prohibited. All roof stacks and flashings must be painted to match the roof color. Properly designed solar panels and/or skylights are not prohibited.

3.4 D TRADITIONAL DESIGN

1. Primary residence, if a single story, the structure must include a minimum of 1,400 square feet of heated and cooled area; if a two story structure, it must contain a minimum of 1,800 sf heated and cooled area.
2. Primary residence shall include an attached or detached garage for a minimum of 2 cars but no more than 4 cars. The garage must be constructed using the same exterior design and materials as the primary residence
3. Secondary residence shall not contain a heated and cooled area that is greater than seventy percent (70%) of the heated and cooled area of the primary residence. Except as noted under Barndominiums, the secondary residence can only be constructed concurrently with or after the primary residence is built.
4. Primary residence exterior walls shall be one hundred percent (100%) masonry.

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5. The minimum roof pitch for the primary and/or secondary residence, and/or detached garage shall be five (5) feet in twelve (12) feet and as a minimum.

3.4 E BARNDOMINIUM DESIGN

"Barndominium" for purposes of this Declaration shall apply to any permanent structure such as a barn, shop, garage, or other building, that also includes "residential living quarters" within the structure.

1. "Living Quarters" for the purposes of this Declaration shall be defined as including a kitchen, bathroom and bedroom.
2. Any Barndominium constructed shall be either the primary or secondary single family residence, or both.
3. If a Barndominium is the primary residence, the structure must have a minimum of 3200 square feet including a minimum heated and cooled area for the living quarters of 1,600 square feet. If it is constructed as the secondary residence it shall not contain a heated and cooled area that is greater than fifty percent (50%) of the heated and cooled area of the primary residence.
4. Roofs shall have a minimum pitch of 4/12 and the roof must overhang and extend past the exterior walls a minimum of fourteen (14") inches on all sides visible from public view. Acceptable roof materials are listed above.
5. Siding materials are listed above. Metal siding may be used. Any metal siding shall be shaped with ribs on 8"-12" center, the metal roof and metal walls must be painted contrasting colors, the metal siding on walls must be placed so the ribs are vertical. Window and doors must include a minimum 3" wide trim piece of a contrasting color.

3.4 F TIMING OF CONSTRUCTION

A Barndominium may be constructed as the secondary residential structure prior to construction of the primary residence and also barns and other accessory structures are allowed prior to the construction of a primary residence on the Lot, provided:

1. Owner shall have prepared drawings of the tract showing the location and size of the planned primary residence as well as the location of any other structures to be built.
2. If a Barndominium is constructed as a secondary residential structure, construction of the secondary living quarters may be used as living quarters during the construction of the primary residence.

3.5 BARN, SHOP AND OTHER BUILDINGS

To avoid unsightly storage and keep the area attractive, each Owner may construct a barn and/or other buildings to provide storage for equipment and supplies needed to facilitate the residential, farming and ranching activities of the Owner on the Tract. Approved building materials include any materials approved for the residential structures as well as metal siding, metal doors and metal roofing. The buildings shall be attractively designed and must be constructed of new materials.

3.6 MANUFACTURED OR MOVE-IN HOMES

No mobile homes or other structures that are completely or partially constructed offsite may be moved onto the property including single, double or triple wide mobile homes, modular homes, prefab homes or other move-in buildings. This section does not preclude manufactured Accessory Structures as defined in Section 3.7.

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3.7 ACCESSORY STRUCTURES

Accessory structures such as gazebos, small storage sheds (less than 300 sq.ft.), playhouses and greenhouses are allowed.

3.8 FENCES

The plans for all fences shall be approved by the Declarant, which has the power to specify acceptable materials and/or fence design. Fencing on individual Tracts shall be any normally acceptable "ranch" fencing materials, not higher than 6 foot above grade.

3.9 DRIVEWAYS

Driveways shall be concrete, asphalt, gravel, limestone or other similar road base material and shall be maintained in a good attractive condition.

3.10 LANDSCAPING

The Owner of each Tract shall routinely maintain all areas of his Tract as is customary for an attractive residential ranch setting. The ranch setting allows for certain areas of the property to be native pasture and have grasses growing taller than a typical yard. The area round the primary and secondary residences shall be landscaped with grass, shrubbery and trees as is customary for a home.

3.11 SWIMMING POOLS

Swimming pools shall be located beside or behind the primary residence, well maintained and must provide adequate fencing for safety purposes.

3.12 MAINTENANCE AND REPAIR OBLIGATIONS

Each Owner, at the Owner's expense must maintain all improvements on his Tract, including but not limited to the dwelling, barns, storage buildings, fences, sidewalks and driveways. Maintenance includes preventative maintenance, repair as needed and replacement as needed. Each Owner is expected to maintain his Tract's improvements at a level, to a standard and with an appearance that is commensurate with the neighborhood. Specifically, each Owner must repair and replace worn, rotten, deteriorated and unattractive materials and must regularly repaint all painted surfaces.

3.13 SEPTIC SYSTEMS

Installation of any septic-tank soil-absorption sewage-disposal system shall be in accordance with minimum recommendations by the division of Sanitary Engineering, Texas State Department of Health and inspected by a duly authorized agent of Williamson County Health Department.

ARTICLE 4 – USE RESTRICTIONS

4.1 ANIMAL RESTRICTIONS

Livestock including horses, cattle, mules, donkeys, goats and sheep may be kept on Tracts. They shall be kept and maintained on a Tract in a quantity limited by the natural grazing, foraging and supplemental feeding requirements in order to maintain and care for the livestock in proper health. Chickens and turkeys may be kept on Tracts. No more than five (5) swine shall be allowed on any Tract. Swine shall be housed in a suitable pen, barn or other such facility that is maintained in a clean manner. Dogs, cats and/or other household pets may be kept on a Tract. Household pets shall be kept in a manner that does not disturb the

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peaceful enjoyment of the residents of the other Tracts. All livestock, fowl, swine and household pets shall be registered, licensed and inoculated against disease as required by law. Additional information concerning the keeping of livestock and/or other agricultural land uses is available by reference to the Williamson Central Appraisal District Ag Manual.

4.2 BUSINESS USE

Except as may be specifically permitted herein, the Property shall be used only for residential purposes and small farming and/or ranching activities. Therefore no restrictions in this section shall be construed to limit the use of this property for the farming or ranching activities allowed by other provisions in this Declaration.

Resident may use a dwelling or other allowed structure for business uses, such as telecommuting, personal business and professional pursuits provided that: (1) the uses are incidental to the primary use of the Tract as a residence and/or ranch; (2) the uses conform to applicable governmental ordinances; (3) the uses do not entail visits to the Tract by employees or the public in quantities that materially increase the traffic to and from the Tract; and (4) the uses do not interfere with the residential use and enjoyment of neighboring Tracts by other residents.

Specifically prohibited are businesses that involve the storing of dangerous or hazardous materials and sales that generate traffic.

4.3 VEHICLES

The term "vehicles", as used herein, refers to all vehicles including, without limitation, automobiles, trucks, motor homes, recreational vehicles, boats, trailers, motorcycles, mini-bikes, scooters, go-carts, campers, buses, and vans, including such vehicles with the motor removed. "Public View" as used herein means that it is visible from a public street or visible from another lot when standing within six hundred feet of a public roadway.

Any vehicle designed for use on public roadways that is parked in Public View must be currently registered, currently inspected.

No junk, wrecked, damaged or inoperable vehicle of any type may be kept on the premises except inside an enclosed garage, barn or other approved structure.

Commercial vehicles larger than one ton may not be parked on the premises in Public View except on a short-term basis as needed for delivery purposes or during construction. This includes tractor-trailer type trucks, dump trucks, construction vehicles and construction machinery.

Boats or trailers, up to a total of three, may be parked on the premises in Public View provided they are appropriately licensed, kept neat and clean in appearance, parked on an appropriately prepared pad and the area around them is mowed and maintained in a reasonable manner.

Nothing in this section is intended to prevent the parking of operable farm equipment on this Lot provided the equipment is being used for farming and ranching purposes on this Lot and provided the equipment and area are kept reasonably clean, well maintained, and neat in appearance.

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4.4 RECREATIONAL VEHICLES

No more than one Recreational Vehicle (RV) equipped with living space may be kept on the premise in Public View, and then only after the primary residence has been built. The RV must be in good repair and must be maintained in a clean and attractive manner to prevent algae growth, dis-repair, flat tires, etc.

4.5 ANTENNAS AND COMMUNICATION EQUIPMENT

Each resident will avoid doing or permitting anything to be done that may unreasonably interfere with the television, radio, telephonic, electronic, microwave and cable or satellite reception of the Property. Antennas, satellite or microwave dishes, and receiving or transmitting towers must not be located in front of the primary residence, must not be higher than ten feet above the roof of the primary residence or other building, whichever is higher.

4.6 STORAGE AND DISPOSAL OF GARBAGE AND REFUSE

No Tract shall be used or maintained as dumping ground for rubbish. Trash, garbage and/or other waste materials shall only be kept in sanitary containers constructed of metal, plastic or masonry materials with sanitary covers or lids, and such waste materials must be removed on a weekly basis by Owner or by an approved disposal service. Such facilities and containers for the storage or disposal of such waste materials shall be kept in a clean, sanitary, neat and orderly condition.

4.7 SIGNS

No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted, or attached to any fence with the following exceptions:

1. For Sale Signs. An Owner may erect one (1) sign on his Lot, advertising the property for sale.
2. Declarant's and Builders Signs. Declarant and Builders may erect and maintain a sign or signs deemed reasonable and necessary for the construction, development, operation, promotion, leasing and sale of the Tracts and new homes.
3. Gate or Entry – The gate or entry may include the owner's name or an alternate ranch name.

4.8 NUISANCE & ANNOYANCE

Each resident must exercise reasonable care to avoid making loud, disturbing or objectionable noises or noxious odors that disturb Residents of neighboring Tracts. Exterior light sources on a Tract should be shielded to minimize glare and directed away from neighboring homes. No Tract shall be used in any way that:

1. May reasonably be considered annoying to neighbors;
2. May endanger the health or safety of residents of other Lots; or
3. Violates any law.

4.9 DRAINAGE

No person may modify or redirect the established drainage pattern over their lot unless an adequate alternative provision for proper drainage has been approved by the affected neighbor(s) and any governmental entity that may have jurisdiction over such matter.

4.10 OIL AND MINING OPERATIONS

No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. The excavation and removal of rock, stone, sand, gravel or aggregate is prohibited except as

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necessary for construction of driveways, buildings or improvements on the Lot. Notwithstanding however that Declarant reserves the right to remove soil, limestone, rock and aggregate on property owned by declarant provided that upon completion of such removal the grade is finished in a manner to be continuous with the adjoining lots.

ARTICLE 5 – GENERAL PROVISIONS

5.1 ENFORCING THE DOCUMENTS

The Declarant and every Owner has the right to enforce all restrictions, conditions, covenants, liens and charges now or hereafter imposed by the Governing Documents. Failure by the Declarant or by any Owner to enforce a provision of the Governing Documents is not a waiver of the right to do so thereafter. Neither the Declarant nor any Owner shall not be liable to any Owner or other party for the failure to enforce any of the Governing Documents at any time.

5.2 RECOVERY OF COST

The costs of curing or abating a violation are at the expense of the Owner or other person responsible for the violation. If legal assistance is obtained to enforce any provision of the Governing Documents, or in any legal proceeding (whether or not suit is brought) for damages or for the enforcement of the Governing Documents or the restraint of violations of the Governing Documents, the prevailing party is entitled to recover from the non-prevailing party all reasonable and necessary costs incurred by it in such action, including reasonable attorneys' fees.

5.3 AMENDMENTS

Declarant shall have the sole right to amend this Declaration as long as Declarant owns any of the Lots in the Property. Afterwards amendments to this Declaration must be approved by Owners representing at least 67% of the Tracts in the Property, with each Tract having one vote. The amendment must be in the form of a written instrument (1) referencing this Declaration and any amendments hereto; (2) certifying the approval of 67% of the Owners (3) be signed and acknowledged by a majority of the Tract owners, and (4) recorded in the Official Public Records of the County. Any amendment shall be consistent with the general plan and scheme of development as evidenced by this declaration and shall not materially impair the vested property rights of any Owner or their mortgagee.

5.4 NOTICES

All demands or other notices required to be sent to an Owner or Resident by the terms of this Declaration may be sent by electronic, ordinary or certified mail, postage prepaid, to the party's last known address as it appears on the records of the Williamson County Appraisal District, or if no address is available, all notices may be sent to the Owner's Tract, and the Owner is deemed to have been given notice, whether or not he actually receives it.

5.5 SEVERABILITY

Invalidation of any provision of this Declaration by judgement or court order does not affect any other provision, which remains in full force and effect. The effect of a general statement is not limited by the enumeration of specific matters similar to the general.

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5.7 INTERPRETATION

Whenever used in the Governing Documents, unless the context provides otherwise, a reference to a gender includes all genders. Similarly, a reference to the singular includes the plural, the plural the singular, where the same would be appropriate.

5.8 DURATION

Unless terminated or amended by Owners as permitted herein, the provisions of this Declaration run with and bind the Property, and will remain in effect perpetually to the extent permitted by law.

EXECUTED effective this 23 day of October, 2015.

Eagle 519, LLC a Texas Limited Liability Company

By Freddy Nunnery, Manager

&

Jack G. Gibbs, Manager

Freddy Nunnery
Freddy Nunnery

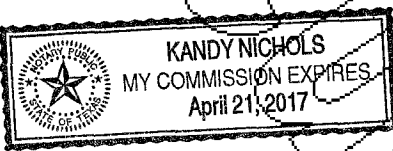
Jack G. Gibbs
Jack G. Gibbs

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This instrument was acknowledged before me on October 23, 2015, by Freddy Nunnery & Jack G. Gibbs, Managers of Eagle 519, LLC a Texas Corporation, on behalf of same and in the capacity herein stated.

Kandy Nichols
Notary Public, State of Texas
Printed name:
Commission expires:



STATE OF TEXAS
COUNTY OF WILLIAMSON

120.217 ACRES

These notes describe that certain tract of land located in the ROBERT BISSETT LEAGUE SURVEY, ABSTRACT NO. 57, situated in Williamson County, Texas; subject tract being all of a called "120.244 Acres" conveyed in a Warranty Deed with Vendor's Lien from Fred Denson Jr. to James W. Leach, et ux dated 5-3-1972 and recorded in Volume 548, Page 581, Deed Records Williamson County, Texas (DRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on December 2, 2014 and being more fully described as follows:

BEGINNING at a 3" Steel Post found in the South Right-of-Way of C.R. 465 for the Northwest corner of said "120.244 Acres", the Northeast Corner of a called "238.75 Acres" conveyed in Warranty Deed from Janelle Mogonye, et vir to Tracy Mogonye, dated 10-22-1990 and recorded in Volume 1952, Page 278 Official Records Williamson County, Texas (ORWC), and marking the Northwest corner of herein described tract;

THENCE North 67°42'56" East, with the South Right-of-Way line of C.R. 465 and the North line of said "120.244 Acres", a distance of 1560.20 feet, to a 1/2" Iron Rod set (capped "Bryan Tech Services"), being in the Southwest Intersection of C.R. 465 and C.R. 464, and marking the Northeast corner of herein described tract; For Reference: a 3" Steel Post Found in the North line of said "120.244 Acres" and the South Right-of-Way of County Road 465 bears S 67°42'56" W, a distance of 9.83 feet;

THENCE with East line of said "120.244 Acres" and the West line of County Road 464, as follows:

South 29°11'10" East, passing a Concrete Monument at a distance of 88.75 feet and continuing for a total distance of 498.10 feet, to a Concrete Monument;

South 34°39'21" East, a distance of 257.97 feet, to a Concrete Monument;

South 49°56'12" East, a distance of 277.47 feet, to a 1/2" Iron Rod set (capped "Bryan Tech Services");

South 60°15'50" East, a distance of 403.15 feet, to a 1/2" Iron Rod set (capped "Bryan Tech Services");

South 39°24'50" East, a distance of 129.68 feet, to a 1/2" Iron Rod set (capped "Bryan Tech Services")

South 24°18'14" East, a distance of 1287.30 feet, to a 1" Iron Pipe found at the Southeast corner of said "120.244 Acres", the Northeast corner of a called "57.48 Acres" conveyed in a Will to James Boyd Riddles, dated 8-22-2005 and recorded in Document No. 2005065859 Official Public Records Williamson County, Texas (OPRWC), and marking the Southeast corner of herein described tract; For Reference: a 1/2" Iron Rod Found being an Exterior corner of said "57.48 Acres" bears S 23°09'36" E, a distance of 574.01 feet;

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THENCE South $68^{\circ}16'10''$ West, with the South line of said "120.244 Acres" and North line said "57.48 Acres", a distance of 2166.79 feet, to a 6" Post found at the Southwest corner of said "120.244 Acres", at the Northwest corner of said "57.48 Acres", in the East line of aforesaid "238.75 Acres", and marking the Southwest corner of herein described tract;

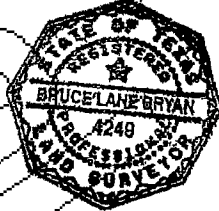
THENCE North $21^{\circ}37'40''$ West, with the West line of said "120.244 Acres" and the East line of said "238.75 Acres", a distance of 2699.68 feet, to the POINT OF BEGINNING containing according to the dimensions herein stated an area of 120.217 Acres (5,236,640 sq. ft.) of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values.

Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
911 North Main
Taylor, Texas 76574
512-352-9090
Firm No. 10128300



① Freddy Munner
PO Box 627
Georgetown TX 78627

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015093763

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

October 23, 2015 01:58 PM

FEE: \$65.00 VPAVLOVICH

