

114

RESTRICTIONS

THE STATE OF TEXAS

*

KNOWN ALL MEN BY THESE PRESENTS:

*

COUNTY OF BLANCO

*

That I, Michael R. Threadgill, President of Threadgill Land and Development Corporation, being the owner of all that certain land described in Exhibit "A" attached hereto and incorporated herein for all purposes in Blanco County, Texas, of which the herein conveyed tract is a part, do hereby make and impose upon and each all tracts the following limitations and restrictions.

1. Each and all of said tracts shall be used only for the placement or construction of one single family residence thereon, except that two single family residences may be constructed on resubdivided tracts as provided for in section 8 of these restrictions, including other appurtenant structures permitted under the terms hereof, with it being intended that no commercial use of any such tract shall be permitted unless approved by the hereinafter described Property Owners' Association.

2. No garage, shack or temporary building shall be constructed on any tract as living quarters thereon, except that detached servant's quarters or a garage apartment without any floor space limitation may be constructed thereon provided it is built in conjunction with or after the main dwelling unit to which it is appurtenant as constructed.

3. Each main dwelling unit constructed on a tract must contain at least 800 square feet of area, exclusive of porches, garages and breezeways. Any modification of this restriction must be approved by the Property Owners' Association in writing.

4. No trailer house or mobile home shall be placed or otherwise permitted in this subdivision for use as living quarters; provided that one vacation type mobile home may be parked at or near a dwelling unit provided it is not used as permanent quarters, and must be removed after sixty (60) days in each year; provided further that double wide Modular Homes, with composition or wood shingle roofs, exterior siding consisting of other material than aluminum and skirting to be constructed of rock or brick, may be used with the provision that the living area shall conform with the restrictions imposed by paragraph 3 hereof.

5. The exterior of all main dwelling units constructed on tracts, together with the driveways, sidewalks and other exterior appurtenances thereto must be completed within one year after the commencement of work thereon after the placing of materials or of the placing of materials on such property whichever occurs the earliest.

6. Barns and sheds or other buildings, except houses, garages and well cover shall be at least 200 feet from the property line, unless otherwise approved in writing by the Property Owners' Association.

7. No part or portion of said subdivision shall be used as a junk-yard or as an area for the accumulation of scrap or used materials and no part of said subdivision shall be used for any purpose that is obnoxious or offensive to the owners of other lots in said subdivision, nor shall anything be done in said subdivision that becomes an annoyance or nuisance to the owners of other lots in the subdivision.

8. No re-subdivision of any tract, of 5 acres or larger, into more than two (2) parcels will be permitted without the written approval of the Property Owners' Association. Any parcel thus formed is subject to all restrictions and limitations as herein provided, and must be a least 2 acres in size.

9. No firearms using center fire cartridges shall be used for the purpose of hunting or target practice on any of the tracts in this subdivision.

10. On or before January 1, 1985, Michael R. Threadgill, President of Threadgill Land & Development Corporation, shall appoint a committee to be known as Property Owners' Association consisting of three property owners to serve for a three year period. After the expiration of the three year period the committee shall consist of three property owners elected by a majority of the owners of property in said subdivision and a new election shall be held each three years thereafter. In the event an election is not held at the time specified the then existing committee shall continue to serve until a new committee is duly elected. Any vacancies shall be filled by choice of the remaining committee members. Michael R. Threadgill shall serve in the capacity of the Property Owners' Association until three property owners are appointed or until January 1, 1986, whichever occurs the earliest. The Property Owners' Association will serve as a restrictions committee to approve building plans and to administer the road maintenance program.

11. No dumping of household trash, or refuse will be permitted.

12. No for sale or rent sign will be displayed to public view on any property except for one professional sign of not more than five square feet.

13. No outside toilets shall be erected, placed or used upon said premises, but a septic system which must comply with the State, County and Community Department of Health shall be installed to accomodate sewage.

14. Only domestic animals will permitted on any tract in this subdivision unless provided by the Property Owners' Association, it being specifically understood that no hogs may be kept on any tract in this subdivision and that keeping of other animals will be terminated should they create a nuisance.

15. Permanent all weather, non-paved roads suitable for driving by Automobiles have been constructed by Threadgill. They will be private non-county maintained roads on a 60' easement. These roads will be maintained by the Property Owners' Association herein provided for. An assessment of \$30.00 per tract per year shall run against each tract for maintenance of such roads and the park areas. Such assessment shall be and is hereby secured by a lien on each tract and shall be payable to the Property Owners' Association on the first day of each year beginning January 1, 1985. Said funds shall be used solely for the maintenance of such roads and park areas. Provided, however, that so long as the legal title to any of said tracts is in the Veterans Land Board of the State of Texas no assessments shall apply to said Veterans Land Board but to the individual Veteran Purchasers of said tracts and provided further that the lien hereinabove specified shall not be applicable to such tracts. The park area hereinabove referred to is provided for the use and benefit of all of the owners of this subdivision. It shall be maintained by the Property Owners' Association.

16. If through error or oversight or mistake an owner of a tract in said subdivision builds, or causes to be built, any structure thereon which does not conform to all of the limitations and restrictions herein recited, it is expressly here provided that such non-conformity shall in no way affect these limitations or restrictions insofar that they apply to any and all other tracts in said subdivision. Any delinquency or delay on the part of the party or parties having the right to enforce these restrictions shall not operate as a waiver of such violation and such delinquency or delay shall not confer any implied right on any other owner or owners tracts in this subdivision to change, alter or violate any of the restrictions and limitations herein contained.

16. Each and all of the limitations and restrictions herein contained shall end and terminate twenty (20) years from an after this date unless continued for another similar period in the manner hereinafter provided. Within six (6) months before the expiration of said twenty year period, any five (5) owners of one or more tracts in said subdivision may call an election to be held in any building within said subdivision named in said call, at which all owners of one or more

tracts in said subdivision shall be entitled to vote, one vote to be allowed each owner of each tract in said subdivision. The action taken by any such group in calling such an election shall be binding on all owners of land in said subdivision where such owners are notified by written notice of certified or registered mail thirty (30) days before any such election. The thirty days referred to shall commence running on the date said election is: Shall the limitations and restrictions herein contained be continued for a further term of twenty years, beginning at the expiration of the twenty year period herein provided. If a majority of the votes cast in said election shall favor the continuance of said limitations and restrictions, the results of said elections shall be set forth in a written instrument which shall be signed and acknowledged by one of those who called said elections, and filed for record in the office of the County Clerk, Blanco County, Texas, before the expiration of the present twenty year period, and such limitations and restrictions shall thus be automatically continued in full force and effect for the further period of twenty years. Any three of those who called said election and shall conduct such election and shall act as the judges thereof. Where a tract is community property or a homestead, the vote may be cast by either the husband or wife, but not by both. Where owner by joint tenants, the vote shall be cast by only one of the joint tenants. Where title to any tract or tracts is in process of adjudication in any court, such court may authorize a representative to cast the ballot for the tract or tracts involved.

18. In the event such election is held and the majority of the votes cast in such election shall be cast against the continuation of the limitations and restrictions, herein contained, then and in such event, all restrictions, limitations and conditions herein contained shall become null, void and of no further force and effect from and after the expiration of the original twenty year period herein provided for.

19. At the end of the second twenty year period, if such restrictions and limitations were imposed for the second twenty year period, another election can be held in a similar manner to determine whether or not such restrictions and limitations shall be extended for a third twenty year period, with the results to be determined in the same manner as the end of the first twenty year period. Subsequent elections may be held each and every twenty years thereafter as long as the owners of the property in said subdivision desire to continue to impose such limitations and restrictions as are herein contained.

20. The restrictive covenants and use limitations herein provided for on said subdivision are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring title to property, including the right to acquire title to property by contract or otherwise, in said subdivision whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot in such subdivision, including any person procuring the right by contract to acquire title to any lot in said subdivision, shall thereby agree and covenant to abide by and fully perform the foregoing restrictive covenants and use limitations on said subdivision, and shall be conclusively presumed to have constructive notice of the restrictive covenants and use limitations herein provided for on said subdivision by virtue of the filing hereof in the Deed Records of Blanco County, Texas, and with this being true without regard to whether or not such person has actual notice of these restrictions and use limitations on such subdivision by reference hereto in the instrument or instruments under which he acquired title to, or the right to acquire title to, any tract or tracts in said subdivision or otherwise.

21. It is expressly understood that the undersigned, and his heirs, legal representatives or assigns, or any one or more of the owners of properties in said subdivision, shall have the right to enforce the restrictive covenants and use limitations herein provided for on said subdivision by injunction, either prohibitory or mandatory or both, in order to prevent a breach thereof or to enforce the observance thereof, which remedy, however, shall not be exclusive and the undersigned, their heirs, legal representatives and assigns, or any

other person or persons owning property in said subdivision, injured by virtue of any breach of the restrictions and use limitations, herein provided for on said subdivision shall accordingly have their remedy for the damages suffered by them as the result of any breach, and in connection therewith it is controllingly understood that in the event of a breach of these restrictions and use limitations by the owner of any tract or tracts in said subdivision it will be conclusively presumed that the other owners of tracts in said subdivision have been injured thereby. But there shall be no reversion of title from a violation of said restrictions, the violation being compensated for by injunction and/or damages.

22. Should any breach of the restrictions and use limitations herein provided for on said subdivision be held by a Court of competent jurisdiction to be invalid, void or non-enforceable for any reason, then it is expressly understood that any such adjudication or holding shall in no way affect impair or restrict any of the other restrictive covenants and use limitations herein on said subdivision.

23. All of the restrictions and use limitations herein contained on said subdivision shall extend to, and accordingly be binding upon, the heirs, assigns, devisees, contract holders, and owners of every kind who may acquire any real property interest of any type, nature or kind in said subdivision from the undersigned, his heirs, legal representatives and assigns.

24. In imposing these restrictions and limitations, it is my intention to follow and conform to the general plan or scheme in the Pedernales Bend Subdivision as provided in an instrument recorded in Volume 101, Page 17-26, Deed Records, Blanco County, Texas.

WITNESS MY HAND this 20 day of September 1984.

THREADGILL LAND & DEVELOPMENT CORP.

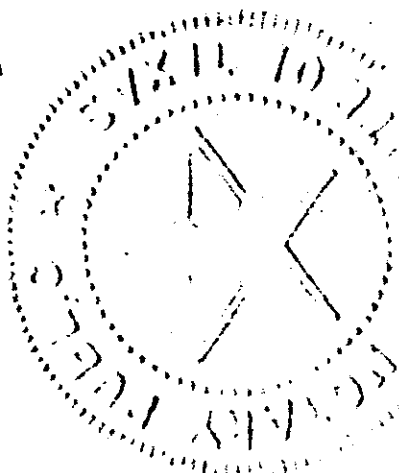

MICHAEL R. THREADGILL
PRESIDENT

State of Texas County of Llano

This instrument was acknowledged before me on the 20 day of Sept 1984, by Michael R Threadgill.


Notary Public, State of Texas

Jean L Threadgill (Notary's printed name)
My commission expires : 8-16-88



MISC12/L

Prepared by the State Bar of Texas for use by lawyers only. Reviewed
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

WARRANTY DEED (LONG FORM)

THE STATE OF TEXAS

COUNTY OF

BLANCO

} KNOW ALL MEN BY THESE PRESENTS:

That

I, C. Paul Harris, Jr.

of the County of Travis

and State of Texas

for and in

consideration of the sum of

Ten Dollars (10.00)

DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and for the further consideration that Grantee hereby assumes and promises to pay, according to the terms thereof, all principal and interest now remaining unpaid on that one certain promissory note, in the original principal sum of \$257,000 dollars, dated May 1, 1981, executed by C. Paul Harris, Jr., and secured by a Deed Of Trust of even date therewith, recorded in Vol. 53 Pages 756-764 of the Deed Of Trust records of Blanco County, Texas and Grantee hereby assumes promises to keep and perform all of the covenants and obligations of the Grantors named in said Deed Of Trust

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

Threadgill Land & Development Corp., A Texas corporation

of the County of

Llano

and State of Texas

, all of

the following described real property in

Blanco

County, Texas, to-wit:

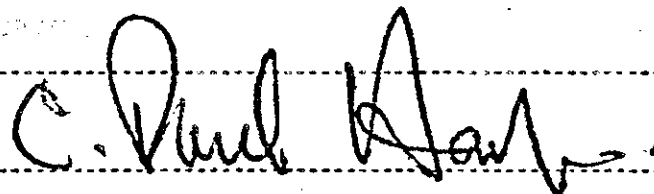
Field notes of a 321.525 acre tract of land situated in Blanco County, Texas out of the Peter Jackson League and Labor being tracts 11-15, 21-30, 31-71, and 81-83 of the Unrecorded Plat of Pedernales Bend Subdivision out of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Vol. 100 Pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds in the attached Exhibit "A" ; SAVE AND EXCEPT all that real property described in EXHIBITS "B" & "C" attached hereto and incorporated herein for all purposes. (See reverse side)

EXHIBIT A - PAGE 1

Exhibit "B" containing the legal descriptions of Tracts 31-44 and Tracts 55-69 of Pedernales Bend Subdivision, an unrecorded subdivision in Blanco County, Texas and Exhibit "C" containing Tract 50 in Pedernales Bend Subdivision.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee ,its ^{successors} ~~heirs~~ and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee ,its successors heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 12TH day of July , A. D. 1984


c. Paul Harris, Jr.

Mailing address of each grantee:

Name: Threadgill Land & Dev. Corp.
Address: c/o 9065 Jollyville Rd.
Austin, Texas 78759

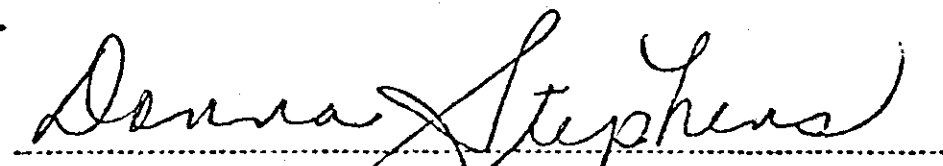
Name:
Address:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF Travis

This instrument was acknowledged before me on the 12TH day of July , 1984 ,
by

C. Paul Harris, Jr.
My commission expires:


Notary Public, State of Texas
Notary's printed name: Donna Stephens

(Acknowledgment)

STATE OF TEXAS
COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____
of _____
a _____ corporation, on behalf of said corporation.

My commission expires: _____

Notary Public, State of Texas
Notary's printed name:

AFTER RECORDING RETURN TO:

BAKER
LAND SURVEYING
11003 WYE DRIVE
SAN ANTONIO, TEXAS 78217
TELEPHONE 433-7270

EXHIBIT "A"

Field notes of a 321.525 acre tract of land situated in Blanco County, Texas out of the Peter Jackson League and Labor being tracts 11-15, 21-30, 31-71 and 81-83 of the Unrecorded Plat of Pedernales Bend Subdivision out of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, page 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin found in the north line of Farm to Market Road No. 2766 at the south west corner of Tract 11 for the south west corner of this tract, said point being N 39° 11' 07" E. 220.44 feet and N 89° 17' 00" E. 610.70 feet from the south west corner of the 628.559 acre tract.

Thence N 01° 31' 21" E. 1545.14 feet with the west line of Tracts 11-15 to an iron pin found for the north west corner of Tract 15.

Thence N 89° 17' 00" E. 886.20 feet with the north line of Tract 15 to an iron pin found in the center line of a 60.00 foot wide Ingress and Egress Easement known as Brock Hollow Drive.

Thence N 39° 47' 24" W. 180.31 feet, N 09° 44' 18" W. 643.64 feet and N 52° 57' 03" E. 400.00 feet with the center line of Brock Hollow Drive to an iron pin found for the south corner of Tract 21.

Thence N 44° 22' 36" W. 1070.66 feet with the south west line of Tract 21 to an iron pin found for the west corner of Tract 21.

Thence N 24° 46' 05" E. 397.25 feet and N 01° 19' 29" W. 324.66 feet with the north west line of Tracts 21-23 to an iron pin found in the north line of the 628.559 acre tract for the north west corner of this tract.

Thence N 89° 54' 47" E. 4025.48 feet and N 89° 50' 00" E. 1240.50 feet with the north line of the 628.559 acre tract and tracts 23-30 and 51-54 and Tract 81 to an iron pin found on the west bank of the Pedernales River for the north east corner of this tract and being the north east corner of the 628.559 acre tract.

Thence S 06° 19' 13" W. 208.16 feet and S 11° 42' 55" E. 278.70 feet with the west line of the Pedernales River and the east line of Tracts 81-83 to an iron pin found for the south east corner of Tract 83.

Thence S 83° 26' 25" W. 1524.34 feet with the south line of Tract 83 to an iron pin found in the center of a 60.00 foot wide Ingress and Egress Easement known as Pedernales Bend Drive for the south west corner of Tract 83.

Thence S 31° 38' 53" E. 1181.37 feet with the center line of Pedernales Bend Drive to an iron pin found at the Intersection with the center line of another 60.00 foot wide Ingress and Egress Easement known as Rough Hollow Drive.

Thence with the center line of Rough Hollow Drive as follows:

S 67° 31' 39" W. 846.67 feet to an iron pin found at an angle.

S 57° 12' 28" W. 880.23 feet to an iron pin found at an angle.

S 30° 30' 13" W. 157.24 feet to an iron pin found at an angle.

S 84° 26' 38" W. 181.19 feet to an iron pin found at an angle.

S 50° 52' 01" W. 282.79 feet to an iron pin found at an angle.

S 15° 35' 11" E. 263.37 feet to an iron pin found at an angle.

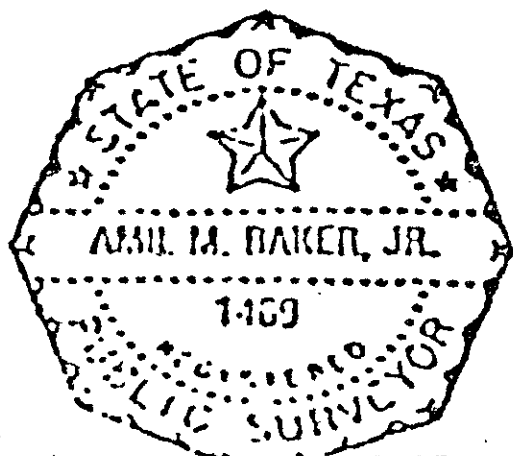
S 24° 28' 17" W. 197.76 feet to an iron pin found at an angle.

S 13° 26' 58" W. 257.28 feet to an iron pin found at an angle.

S 31° 16' 12" W. 612.80 feet to an iron pin found in the north line of Farm to Market Road 2766 for the south east corner of Tract 57 and this tract.

Thence S 89° 17' 00" W. 2446.93 feet with the north line of Farm to Market Road 2766 to the place of beginning and containing 321.525 acres of land.

Prepared March 23, 1981



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
1469

Exhibit

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the north line of Ranch Road 2766 and the center line of a 60 foot wide Ingress & Egress Easement known as Brock Hollow Drive for the south west corner of this tract and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 1231.25 feet from the south west corner of the 628.559 acre tract.

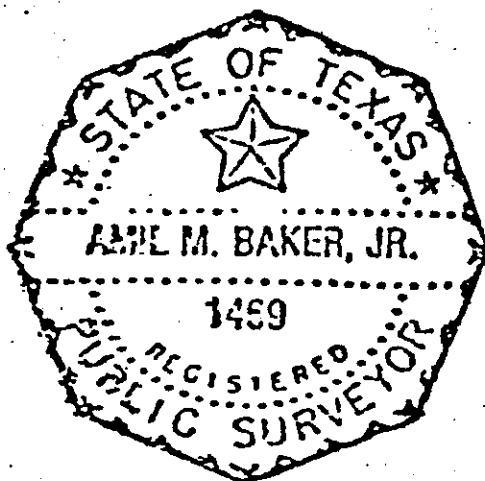
Thence N 35° 13' 47" E. 276.34 feet with the center line of Brock Hollow Drive to an iron pin set for the north west corner of this tract and being the south west corner of Tract # 32.

Thence N 89° 17' 00" E. 1060.56 feet with the south line of tract # 32 to an iron pin set for the north east corner of this tract and being the south east corner of Tract # 32.

Thence S 55° 38' 45" W. 403.87 feet with the west line of Tract 55 to an iron pin set in the north line of Ranch Road 2766 for the south east corner of this tract and being the south west corner of Tract # 55.

Thence S 89° 17' 00" W. 886.54 feet with the north line of Ranch Road 2766 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134
Updated March 22, 1983



Amil M Baker Jr
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "B" A
PAGE 4

BAKER SURVEYING, INC.
 LAND SURVEYING
 11003 WYE DRIVE
 SAN ANTONIO, TEXAS 78217
 TELEPHONE 653-7270

Tract # 32

Pedernales Bend

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress & Egress Easement known as Brock Hollow Drive for the south west corner of this tract, being the north west corner of Tract # 31 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 1281.25 feet and N 35° 13' 47" E. 276.34 feet from the south west corner of the 628.559 acre tract.

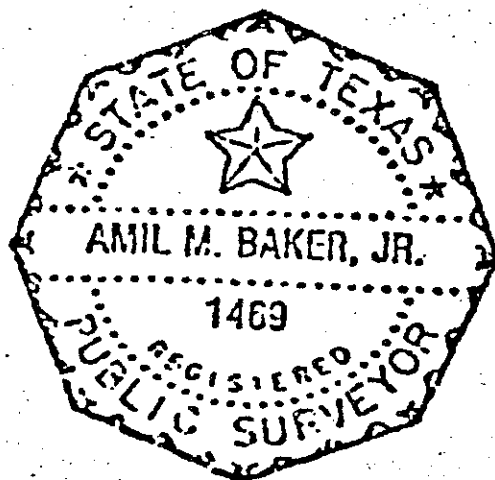
Thence N 35° 13' 47" E. 244.28 feet with Brock Hollow Drive to an iron pin set for the north west corner of this tract and being the south west corner of Tract # 33.

Thence N 89° 17' 00" E. 1109.02 feet with the south line of Tract # 33 to an iron pin set for the north east corner of this tract and being the south east corner of Tract # 33.

Thence S 35° 17' 37" W. 167.84 feet and S 55° 38' 45" W. 111.92 feet to an iron pin set in the west line of Tract # 55 for the south east corner of this tract and being the north east corner of Tract # 31.

Thence S 89° 17' 00" W. 1060.56 feet with the north line of Tract # 31 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
 Job No. 79-134
 Updated March 22, 1983



Amil M. Baker, Jr.
 AMIL M. BAKER, JR.
 REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "B" A
 PAGE 5

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress & Egress Easement known as Brock Hollow Drive for the south west corner of this tract, being the north west corner of Tract # 32 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 1281.25 feet and N 35° 13' 47" E. 520.62 feet from the south west corner of the 628.559 acre tract.

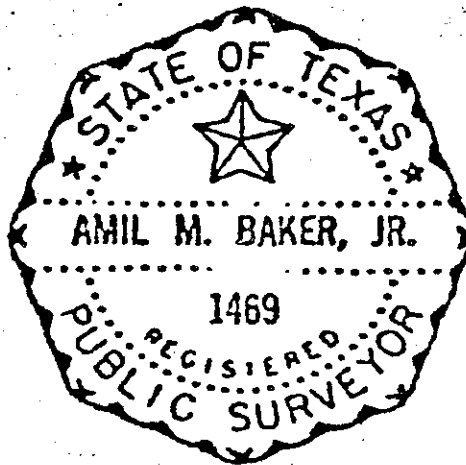
Thence N 35° 13' 47" E. 242.55 feet with the center line of Brock Hollow Drive to an iron pin set for the north west corner of this tract and being the south west corner of Tract # 34.

Thence N 89° 17' 00" E. 1109.35 feet with the south line of Tract # 34 to an iron pin set for the north east corner of this tract and being the south east corner of Tract # 34.

Thence S 35° 17' 37" W. 242.75 feet to an iron pin set for the south east corner of this tract and being the north east corner of Tract # 32.

Thence S 89° 17' 00" W. 1109.02 feet with the north line of Tract # 32 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job NO. 79-134
Updated March 22, 1983



Amil M Baker Jr
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
1469

EXHIBIT "B" A
PAGE 6

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed REcorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress & Egress Easement known as Brock Hollow Drive for the south west corner of this tract, being the north west corner of Tract # 33 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 1281.25 feet and N 35° 13' 47" E. 763.17 feet from the south west corner of the 628.559 acre tract.

Thence N 35° 13' 47" E. 49.38 feet and N 12° 19' 15" E. 158.40 feet with the center line of Brock Hollow Drive to an iron pin set for the north west corner of this tract and being the south west corner of Tract # 35.

Thence N 89° 17' 00" E. 1107.04 feet with the south line of Tract # 35 to an iron pin set for the north east corner of this tract and being the south east corner of Tract # 35.

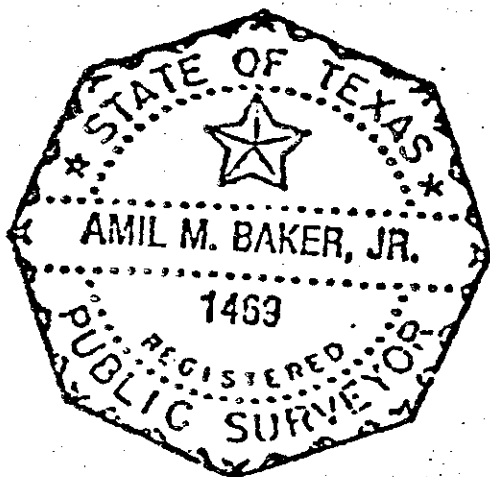
Thence S 07° 50' 34" E. 93.23 feet and S 35° 17' 37" W. 125.82 feet to an iron pin set for the south east corner of this tract and being the north east corner of Tract # 33.

Thence S 89° 17' 00" W. 1109.35 feet with the north line of Tract # 33 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980

Job No. 79-134

Updated March 22, 1983



Amil M Baker Jr
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "B" A
PAGE 7

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the south west corner of this tract, being the north west corner of Tract # 34 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 1281.25 feet, N 35° 13' 47" E. 812.55 feet and N 12° 19' 15" E. 158.40 feet from the south west corner of the 628.559 acre tract.

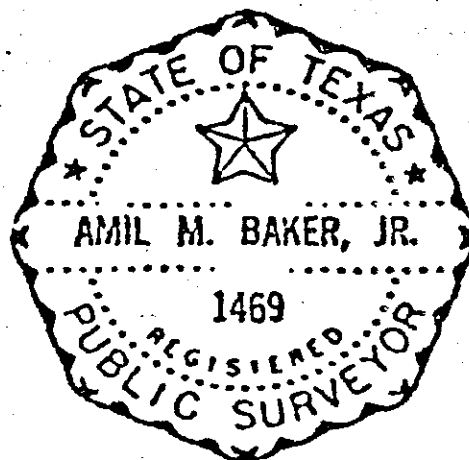
Thence N 12° 19' 15" E. 208.79 feet with the center line of Brock Hollow Drive to an iron pin set for the north west corner of this tract and being the south west corner of Tract # 36.

Thence N 89° 17' 00" E. 1034.51 feet with the south line of Tract # 36 to an iron pin set for the north east corner of this tract and being the south east corner of Tract # 36.

Thence S 07° 50' 34" E. 204.99 feet to an iron pin set for the south east corner of this tract and being the north east corner of Tract # 34.

Thence S 89° 17' 00" W. 1107.04 feet with the north line of Tract # 34 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134
Updated March 22, 1983



Amil M Baker Jr
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT ~~3~~ A
PAGE 8

BAKER SURVEYING, INC.
 LAND SURVEYING, INC.
 11003 WYE DRIVE
 SAN ANTONIO, TEXAS 78217
 TELEPHONE 653-7270

Tract # 36

Pedernales Bend

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the south west corner of this tract, being the north west corner of Tract # 35 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 1281.25 feet and N 35° 13' 47" E. 812.55 feet and N 12° 19' 15" E. 367.19 feet from the south west corner of the 628.559 acre tract.

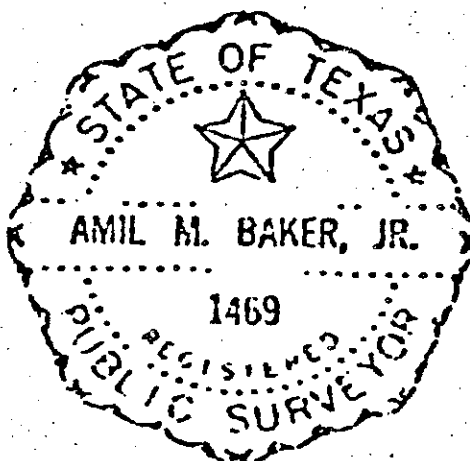
Thence N 12° 19' 15" E. 224.57 feet with the center line of Brock Hollow Drive to an iron pin set for the north west corner of this tract and being the south west corner of Tract # 37.

Thence N 89° 17' 00" E. 956.50 feet with the south line of Tract # 37 to an iron pin set for the north east corner of this tract and being the south east corner of Tract # 37.

Thence S 07° 50' 34" E. 220.49 feet to an iron pin set for the south east corner of this tract and being the north east corner of Tract # 35.

Thence S 89° 17' 00" W. 1034.51 feet with the north line of Tract # 35 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
 Job No. 79-134
 March 22, 1983



Amil M. Baker, Jr.
 AMIL M. BAKER, JR.
 REGISTERED PUBLIC SURVEYOR
 # 1469

EXHIBIT "B" A
 PAGE 9

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed REcorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the south west corner of this tract, being the north west corner of Tract # 36 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 1281.25 feet, N 35° 13' 47" E. 812.55 feet and N 12° 19' 15" E. 591.76 feet from the south west corner of the 628.559 acre tract.

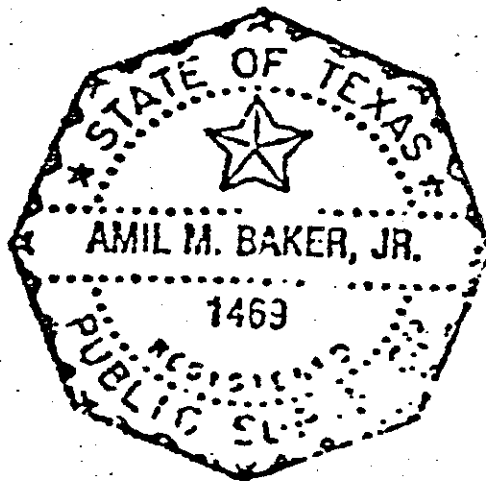
Thence N 12° 19' 15" E. 244.60 feet with the center line of Brock Hollow Drive to an iron pin set for the north west corner of this tract and being the south west corner of Tract # 38.

Thence N 89° 17' 00" E. 871.53 feet with the south line of Tract # 38 to an iron pin set for the north east corner of this tract and being the south east corner of Tract # 38.

Thence S 07° 50' 34" E. 240.14 feet to an iron pin set in the west line of Tract # 59 for the south east corner of this tract and being the north east corner of Tract # 36.

Thence S 89° 17' 00" W. 956.50 feet with the north line of Tract # 36 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134



Amil M. Baker
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
3 1469

EXHIBIT "B" A
PAGE 10

BAKER SURVEYING, INC.
B
LAND SURVEYING, INC.
11003 WYE DRIVE
SAN ANTONIO, TEXAS 78217
TELEPHONE 653-7270

1034

Linda Diebel
5103 Herfordway
78759

Tract # 38

Pedernales Bend

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the south west corner of this tract, being the north west corner of tract # 37 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 1281.25 feet, N 35° 13' 47" E. 812.55 feet and N 12° 19' 15" E. 836.36 feet from the south west corner of the 628.559 acre tract.

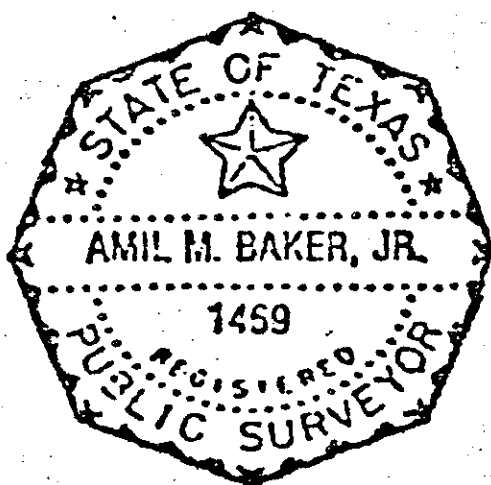
Thence N 12° 19' 15" E. 36.54 feet and N 39° 47' 24" W. 226.35 feet and N 09° 44' 18" W. 26.32 feet with the center line of Brock Hollow Drive to an iron pin set for the north west corner of this tract and being the south west corner of Tract # 39.

Thence N 89° 17' 00" E. 980.42 feet with the south line of Tract # 39 to an iron pin set for the north east corner of this tract and being the south east corner of Tract # 39.

Thence S 07° 50' 34" E. 239.17 feet to an iron pin set in the west line of Tract # 60 for the south east corner of this tract and being the north east corner of Tract # 37.

Thence S 89° 17' 00" W. 871.53 feet with the north line of Tract # 37 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
1469

EXHIBIT "B" A
PAGE 11

Field notes of a 6.126 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the south west corner of this tract, being the north west corner of tract 38, and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 1281.25 feet, N 35° 13' 47" E. 812.55 feet, N 12° 19' 15" E. 836.36 feet, N 39° 47' 24" E. 226.35 feet and N 09° 44' 18" W. 26.32 feet from the south west corner of the 628.559 acre tract.

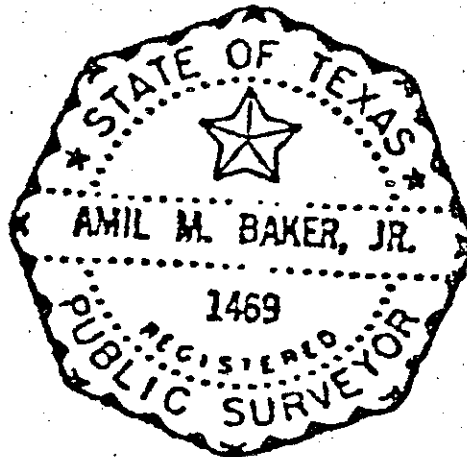
Thence N 09° 44' 18" W. 421.47 feet with the center line of Brock Hollow Drive to an iron pin set for the north west corner of this tract and being a south corner of tract 40 and being the northeast corner of tract 17 and the south east corner of tract 18.

Thence S 75° 00' 21" E. 1070.71 feet with the south line of Tract 40 to an iron pin set for the north east corner of this tract and being the south east corner of tract 40.

Thence S 07° 50' 34" E. 127.31 feet to an iron pin set in the west line of Tract 61 for the south east corner of this tract and being the north east corner of tract 38.

Thence S 89° 17' 00" W. 980.42 feet with the north line of tract 38 to the place of beginning and containing 6.126 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "B" A
12

BAKER SURVEYING, INC.
B
LAND SURVEYING, INC.
11003 WYE DRIVE
SAN ANTONIO, TEXAS 78217
TELEPHONE 653-7270

1036

Tract # 40

Danny Diebel -
5103 Newferryway -

Pedernales Bend

28759

Field notes of a 7.012 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the south west corner of this tract, being the north west corner of tract 39 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 1281.25 feet, N 35° 13' 47" E. 812.55 feet, N 12° 19' 15" E. 836.36 feet, N 39° 47' 24" E. 226.35 feet and N 09° 44' 18" W. 447.79 feet from the south west corner of the 628.559 acre tract.

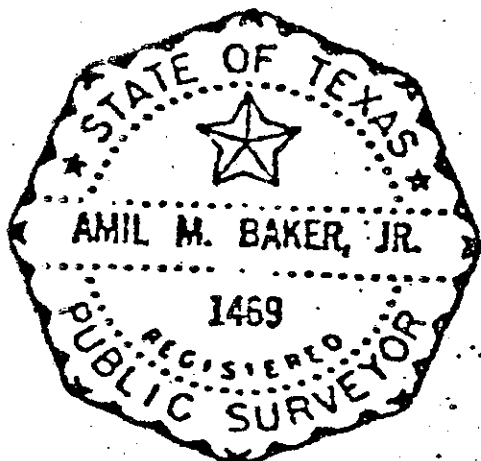
Thence N 09° 44' 18" W. 195.85 feet and N 52° 57' 03" E. 291.98 feet with the center line of Brock Hollow Drive to an iron pin set for the north corner of this tract and being the west corner of tract 41.

Thence S 58° 43' 58" E. 1033.63 feet with the south west line of tract 41 to an iron pin set for the east corner of this tract and being the south corner of tract 41.

Thence S 24° 10' 51" W. 120.00 feet to an iron pin set for the south corner of this tract and being the east corner of tract 39.

Thence N 75° 00' 21" W. 1070.71 feet with the north line of tract 39 to the place of beginning and containing 7.012 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "B" A
13

Field notes of a 6.506 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the north corner of this tract, being the west corner of Tract 42 and being S 89° 50' 00" W. 1240.50 feet, S 39° 54' 57" W. 1274.48 feet, S 26° 44' 28" W. 413.37 feet, S 69° 14' 32" W. 384.80 feet, S 34° 13' 29" W. 564.13 feet, S 79° 55' 18" W. 778.90 feet and S 52° 57' 03" W. 341.77 feet from the northeast corner of the 628.559 acre tract.

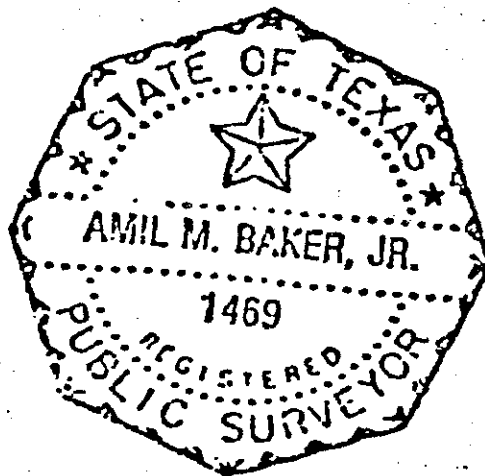
Thence S 37° 02' 57" E. 949.01 feet with the south west line of tract 42 to an iron pin set for the east corner of this tract and being the south corner of Tract 42.

Thence S 67° 10' 34" W. 60.00 feet and S 24° 10' 51" W. 54.48 feet to an iron pin set for the south corner of this tract and being the east corner of tract 40.

Thence N 58° 43' 58" W. 1033.63 feet with the north east line of tract 40 to an iron pin set in the center line of Brock Hollow Drive for the west corner of this tract and being the north corner of tract 40.

Thence N 52° 57' 03" E. 487.83 feet with the center line of Brock Hollow Drive to the place of beginning and containing 6.506 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134
Updated March 22, 1983



Amil M Baker
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
1469

EXHIBIT 'B' A
14

BAKER SURVEYING, INC.
 LAND SURVEYING, INC.
 11003 WYE DRIVE
 SAN ANTONIO, TEXAS 78217
 TELEPHONE 653-7270

Tract # 42

Pedernales Bend

Field notes of a 5.688 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the north corner of this tract, being the west corner of tract 43 and being S 89° 50' 00" W. 1240.50 feet S 89° 54' 57" W. 1274.48 feet S 26° 44' 28" W. 314.37 feet, S 69° 14' 32" W. 384.80 feet, S 34° 13' 29" W. 564.13 feet and S 79° 55' 18" W. 757.60 feet from the northeast corner of the 628.559 acre tract.

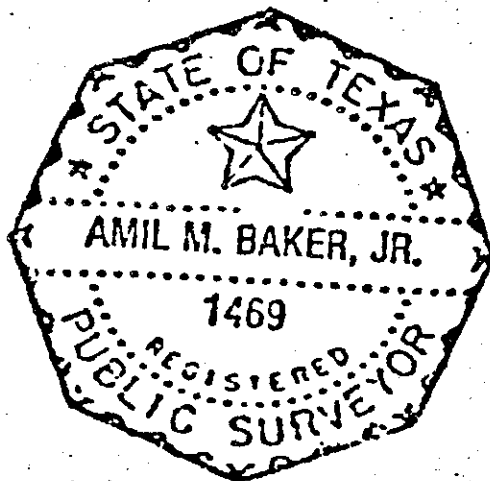
Thence S 24° 36' 30" E. 999.68 feet with the south west line of tract 43 to an iron pin set for the east corner of this tract and being the south corner of tract 43.

Thence S 67° 10' 34" W. 150.00 feet to an iron pin set for the south corner of this tract and being the east corner of tract 41.

Thence N 37° 02' 57" W. 949.01 feet with the north east line of tract 41 to an iron pin set in the center line of Brock Hollow Drive for the west corner of this tract and being the north corner of tract 41.

Thence N 52° 57' 03" E. 341.77 feet and N 79° 55' 18" E. 21.31 feet with the center line of Brock Hollow Drive to the place of beginning and containing 5.688 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
 Job No. 79-134
 Updated March 22, 1983



Amil M. Baker, Jr.
 AMIL M. BAKER, JR.
 REGISTERED PUBLIC SURVEYOR
 # 1469

EXHIBIT "B" A
15

Field notes of a 5.450 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the north east corner of this tract, being the north west corner of tract 44 and being S 89° 50' 00" W. 1240.50 feet, S 89° 54' 57" W. 1274.48 feet, S 26° 44' 28" W. 314.37 feet, S 69° 14' 32" W. 384.80 feet, S 34° 13' 29" W. 554.13 feet and S 79° 55' 18" W. 505.22 feet from the northeast corner of the 628.559 acre tract.

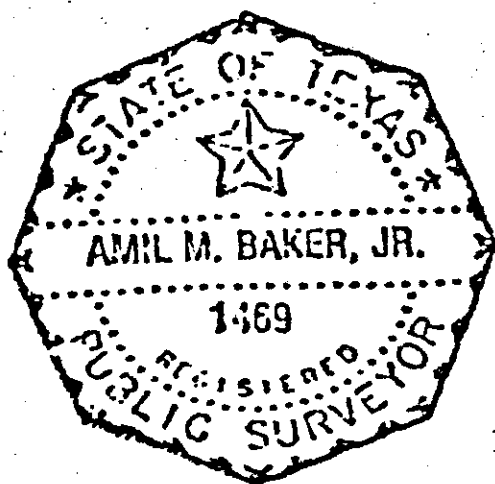
Thence S 24° 36' 30" E. 943.98 feet with the west line of tract 44 to an iron pin set for the south east corner of this tract and being the south west corner of tract 44.

Thence S 67° 10' 34" W. 244.41 feet to an iron pin set for the south west corner of this tract and being the east corner of tract 42.

Thence N 24° 36' 30" W. 999.68 feet with the east line of tract 42 to an iron pin set in the center line of Brock Hollow Drive for the north west corner of this tract and being the north corner of tract 42.

Thence N 79° 55' 18" E. 252.37 feet with the center line of Brock Hollow Drive to the place of beginning and containing 5.450 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134
Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
1469

EXHIBIT 'B' A

16

BAKER SURVEYING, INC.
B
LAND SURVEYING, INC.
 11003 WYE DRIVE
 SAN ANTONIO, TEXAS 78217
 TELEPHONE 653-7270

Tract # 44

Pedernales Bend

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the north east corner of this tract, being the north west corner of tract 45 and being S 89° 50' 00" W. 1240.50 feet, S 89° 54' 57" W. 1274.48 feet, S 26° 44' 28" W. 314.37 feet, S 69° 14' 32" W. 384.80 feet and S 34° 13' 29" W. 564.13 feet and S 79° 55' 18" W. 264.98 feet from the north east corner of the 628.559 acre tract.

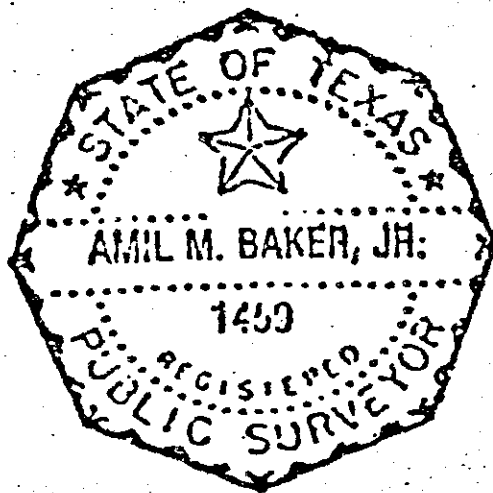
Thence S 24° 36' 30" E. 929.12 feet with the west line of tract 45 to an iron pin set for the south east corner of this tract and being the south west corner of tract 45.

Thence S 76° 26' 32" W. 236.95 feet to an iron pin set for the south west corner of this tract and being the south east corner of tract 43.

Thence N 24° 36' 30" W. 943.98 feet with the east line of tract 43 to an iron pin set in the center line of Brock Hollow Drive for the north west corner of this tract and being the north east corner of tract 43.

Thence N 79° 55' 18" E. 240.24 feet with the center line of Brock Hollow Drive to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
 Job No. 79-134
 Updated March 22, 1983



Amil M. Baker, Jr.
 AMIL M. BAKER, JR.
 REGISTERED PUBLIC SURVEYOR
 # 1469

EXHIBIT "B" A

17

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the north line of Ranch Road 2766 for the south west corner of this tract and being the south east corner of tract 31 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 2168.09 feet from the south west corner of the 528.559 acre tract.

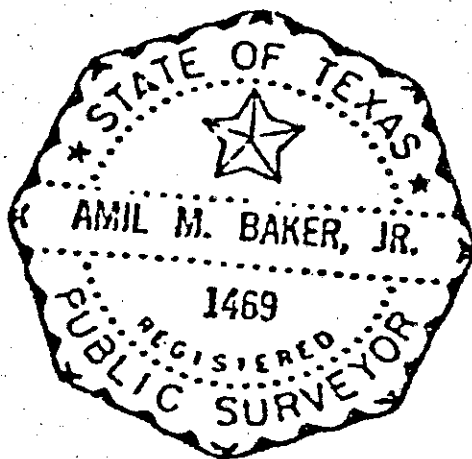
Thence N 55° 38' 45" E. 551.79 feet and N 35° 17' 37" E. 413.70 feet with the east line of tracts 31, 32, 33 and 34 to an iron pin set for the north west corner of this tract and being the south west corner of tract 58.

Thence N 89° 17' 00" E. 300.02 feet with the south line of tract 58 to an iron pin set for the north east corner of this tract and being the north west corner of tract 56.

Thence S 35° 17' 37" W. 766.91 feet with the west line of Tract 56 to an iron pin set in the north line of Ranch Road 2766 for the south east corner of this tract and being the south west corner of tract 56.

Thence S 89° 17' 00" W. 521.78 feet with the north line of Ranch Road 2766 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134
Updated March 22, 1983



Amil M Baker
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "A"
18

BAKER SURVEYING, INC.
LAND SURVEYING
11003 WYE DRIVE
SAN ANTONIO, TEXAS 78217
TELEPHONE 653-7270

1042

Tract # 56

Pedernales Bend

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the north line of Ranch Road 2766 for the south west corner of this tract and being the south east corner of tract 55 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 2689.87 feet from the south west corner of the 628.559 acre tract.

Thence N 35° 17' 37" E. 766.91 feet with the east line of tract 55 to an iron pin set for the north west corner of this tract and being the north east corner of tract 55.

Thence N 89° 17' 00" E. 351.08 feet with the south line of tract 58 to an iron pin set for the north east corner of this tract and being the north west corner of tract 57.

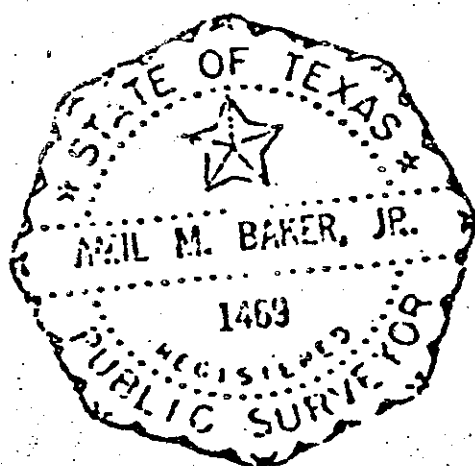
Thence S 35° 17' 37" W. 766.91 feet with the west line of tract 57 to an iron pin set in the north line of Ranch Road 2766 for the south east corner of this tract and being the south west corner of tract 57.

Thence S 89° 17' 00" W. 351.08 feet with the north line of Ranch Road 2766 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980

Job No. 79-134

Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "E" A
19

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the north line of Ranch Road 2766 for the south west corner of this tract and being the south east corner of tract 56 and being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 3040.95 feet from the south west corner of the 628.559 acre tract.

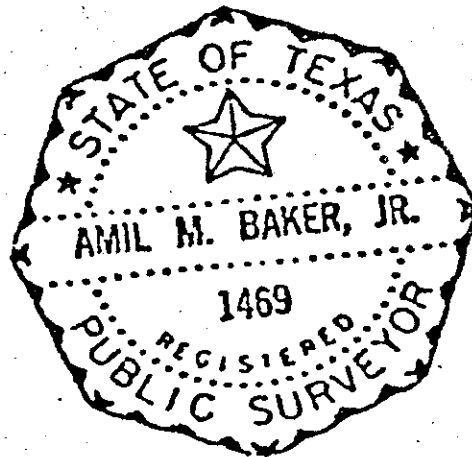
Thence N 35° 17' 37" E. 766.91 feet with the east line of tract 56 to an iron pin set for the northwest corner of this tract and being the north east corner of tract 56.

Thence N 89° 17' 00" E. 284.96 feet with the south line of tract 58 to an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the north east corner of this tract and being the south east corner of tract 58.

Thence S 13° 26' 58" W. 103.76 feet and S 31° 16' 12" W. 612.80 feet with the center line of Rough Hollow Drive to its intersection with the north line of Ranch Road 2766 for the south east corner of this tract and being the south west corner of tract 72.

Thence S 89° 17' 00" W. 385.84 feet with the north line of Ranch Road 2766 to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134
Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "3" A

20

BAKER SURVEYING, INC.
 LAND SURVEYING, INC.
 11003 WYE DRIVE
 SAN ANTONIO, TEXAS 78217
 TELEPHONE 653-7270

Tract # 58

Pedernales Bend

Field notes of a 6.00 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the southeast corner of this tract, the north east corner of tract 57, said point being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet and N 13° 26' 58" E. 103.76 feet from the south west corner of the 628.559 acre tract.

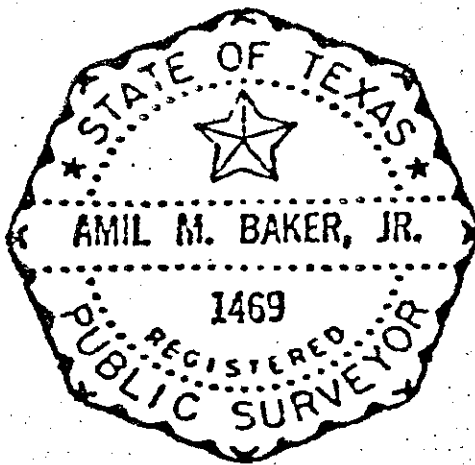
Thence S 89° 17' 00" W. 936.00 feet with the north lines of tracts 57, 56 and 55 to an iron pin set for the south west corner of this tract and being the north west corner of tract 55.

Thence N 35° 17' 37" E. 122.70 feet and N 07° 50' 34" W. 230.60 feet to an iron pin set for the north west corner of this tract and being the south west corner of tract 59.

Thence S 85° 23' 00" E. 975.95 feet with the south line of tract 59 to an iron pin set in the center line of Rough Hollow Drive for the north east corner of this tract and being the south east corner of tract 59.

Thence S 24° 28' 17" W. 97.81 feet and S 13° 26' 58" W. 153.52 feet with the center line of Rough Hollow Drive to the place of beginning and containing 6.00 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
 Job No. 79-134
 Updated March 22, 1983



Amil M. Baker, Jr.
 AMIL M. BAKER, JR.
 REGISTERED PUBLIC SURVEYOR
 # 1469

EXHIBIT "A"

21

Field notes of a 6.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the southeast corner of this tract, the north east corner of tract 58, said point being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet, N 13° 26' 58" E. 257.28 feet and N 24° 28' 17" E. 97.81 feet from the south west corner of the 628.559 acre tract.

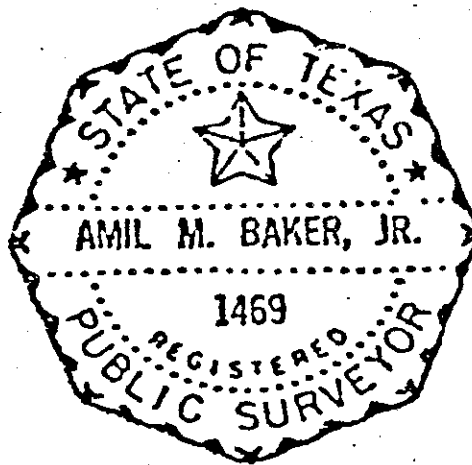
Thence N 85° 23' 00" W. 975.95 feet with the north line of tract 58 to an iron pin set for the southwest corner of this tract and being the north west corner of tract 58.

Thence N 07° 50' 34" W. 304.81 feet to an iron pin set for the north west corner of this tract and being the south west corner of tract 60.

Thence S 80° 58' 11" E. 1033.05 feet with the south line of tract 60 to an iron pin set in the center line of Rough Hollow Drive for the north east corner of this tract and being the south east corner of tract 60.

Thence S 15° 35' 11" E. 132.26 and S 24° 28' 17" W. 99.95 feet with the center line of Rough Hollow Drive to the place of beginning and containing 6.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134
Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
1469

EXHIBIT "B" A

22

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the southeast corner of this tract, the north east corner of tract 59, said point being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 3426.49 feet N 31° 16' 12" E. 612.80 feet, N 13° 26' 58" E. 257.28 feet, N 24° 28' 17" E. 197.76 feet and N 15° 35' 11" W. 132.26 feet from the south west corner of the 628.559 acre tract.

Thence N 80° 58' 11" W. 1033.05 feet with the north line of tract 59 to an iron pin set for the south west corner of this tract and being the north west corner of tract 59.

Thence N 07° 50' 34" W. 393.13 feet to an iron pin set for the north corner of this tract and being the west corner of tract 61.

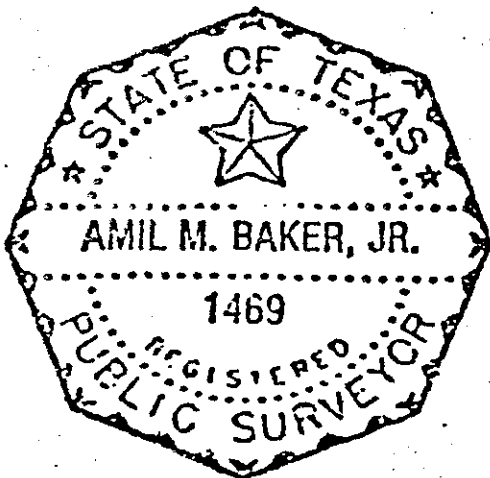
Thence S 70° 43' 43" E. 1156.93 feet with the south west line of tract 61 to an iron pin set in the center line of Rough Hollow Drive for the north east corner of this tract and being the east corner of tract 61.

Thence S 50° 52' 01" W. 68.90 feet and S 15° 35' 11" E. 131.11 feet with the center line of Rough Hollow Drive to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980

Job No. 79-134

Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
1469

EXHIBIT "B" A

23

Field notes of a 5.905 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Thredgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the south corner of this tract, the north east corner of tract 60, said point being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet and N 13° 26' 58" E. 257.23 feet, N 24° 23' 17" E. 197.76 feet, N 15° 35' 11" W. 263.37 feet and N 50° 52' 01" E. 68.89 feet from the south west corner of the 628.559 acre tract.

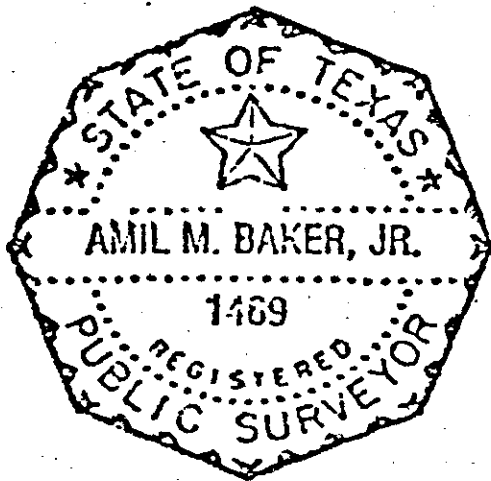
Thence N 70° 43' 43" W. 1156.93 feet with the north east line of tract 60 to an iron pin set for the west corner of this tract and being the north corner of tract 60.

Thence N 07° 50' 34" W. 196.78 feet and N 24° 10' 51" E. 82.05 feet to an iron pin set for the north corner of this tract and being the west corner of tract 62.

Thence S 66° 06' 27" E. 1335.76 feet with the south west line of tract 62 to an iron pin set in the center line of Rough Hollow Drive for the east corner of this tract and being the south corner of tract 62.

Thence S 50° 52' 01" W. 175.27 feet with the center line of Rough Hollow Drive to the place of beginning and containing 5.905 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134
Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "B" A
24

BAKER SURVEYING, INC.
 LAND SURVEYING
 11003 WYE DRIVE
 SAN ANTONIO, TEXAS 78217
 TELEPHONE 653-7270

Tract # 62

Pedernales Bend

Field notes of a 6.526 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the south corner of this tract, and the east corner of tract 61, said point being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet and N 13° 26' 58" E. 257.23 feet, N 24° 28' 17" E. 197.76 feet, N 15° 35' 11" W. 263.37 feet and N 50° 52' 01" E. 244.16 feet from the south west corner of the 628.559 acre tract.

Thence N 66° 06' 27" W. 1335.76 feet with the north east line of tract 61 to an iron pin set for the west corner of this tract and being the north corner of tract 61.

Thence N 24° 10' 51" E. 92.43 feet and N 67° 16' 34" E. 147.77 feet to an iron pin set for the north corner of this tract being the west corner of tract 63.

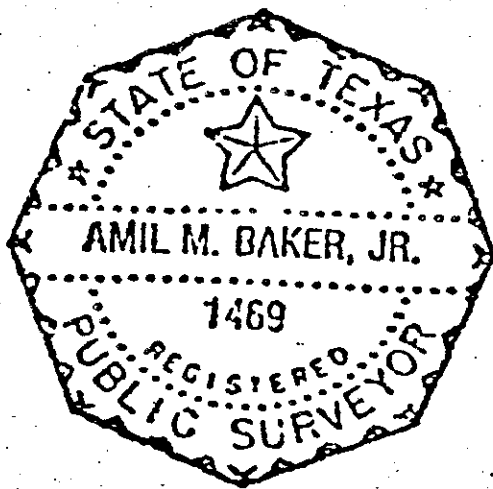
Thence S 66° 06' 27" E. 1418.15 feet with the south west line of tract 63 to an iron pin set in the center line of Rough Hollow Drive for the east corner of this tract and being the south corner of tract 63.

Thence S 30° 30' 13" W. 77.01 feet, S 84° 26' 38" W. 181.19 feet and S 50° 52' 01" W. 38.62 feet with the center line of Rough Hollow Drive to the place of beginning and containing 6.526 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980

Job No. 79-134

Updated March 22, 1983



Amil M Baker
 AMIL M. BAKER, JR.
 REGISTERED PUBLIC SURVEYOR
 # 1469

EXHIBIT "B" A

25

Field notes of a 6.222 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the south corner of this tract, and the east corner of tract 62, said point being N 89° 11' 07" E. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet and N 13° 26' 58" E. 257.23 feet, N 24° 28' 17" E. 197.76 feet, N 15° 35' 11" W. 263.37 feet, N 50° 52' 01" E. 282.78 feet, N 84° 26' 38" E. 181.19 feet and N 30° 30' 13" E. 77.01 feet from the south west corner of the 628.559 acre tract.

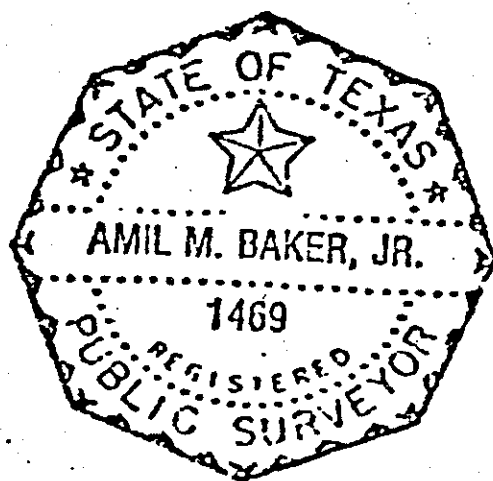
Thence N 66° 06' 27" W. 1418.15 feet with the north east line of tract 62 to an iron pin set for the west corner of this tract and being the north corner of tract 62.

Thence N 67° 16' 34" E. 274.74 feet to an iron pin set for the north corner of this tract and being the west corner of tract 64.

Thence S 66° 06' 27" E. 1318.09 feet with the south west line of tract 64 to an iron pin set in the center line of Rough Hollow Drive for the east corner of this tract and being the south corner of tract 64.

Thence S 57° 12' 28" W. 143.97 feet and S 30° 30' 13" W. 80.22 feet with the center line of Rough Hollow Drive to the place of beginning and containing 6.222 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134
Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
#1469

EXHIBIT "B" A

26

BAKER SURVEYING, INC.
LAND SURVEYING
 11003 WYE DRIVE
 SAN ANTONIO, TEXAS 78217
 TELEPHONE 653-7270

Tract # 64

Pedernales Bend

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the south corner of this tract, and the east corner of tract 63, said point being N 89° 11' 07" W. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet, N 13° 26' 58" E. 257.28 feet, N 24° 23' 17" E. 197.76 feet, N 15° 35' 11" W. 263.37 feet, N 50° 52' 01" E. 282.78 feet, N 84° 26' 38" E. 181.19 feet, N 30° 30' 13" E. 157.23 feet, N 57° 12' 28" W. 143.97 feet from the south west corner of the 628.559 acre tract.

Thence N 66° 06' 27" W. 1318.09 feet with the north east line of tract 63 to an iron pin set for the west corner of this tract and being the north corner of tract 63.

Thence N 67° 16' 34" E. 31.90 feet and N 76° 26' 32" E. 435.92 feet to an iron pin set for the north corner of this tract and being the west corner of tract 65.

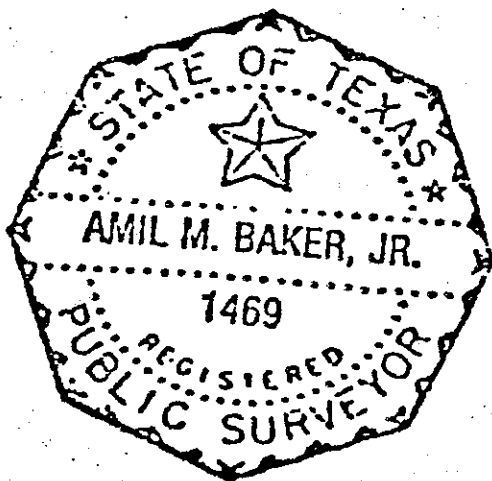
Thence S 52° 16' 46" E. 1010.21 feet with the south west line of tract 65 to an iron pin set in the center line of Rough Hollow Drive for the east corner of this tract and being the south corner of tract 65.

Thence S 57° 12' 28" W. 56.03 feet with the center line of Rough Hollow Drive to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980

Job No. 79-134

Updated March 22, 1983



Amil M. Baker, Jr.
 AMIL M. BAKER, JR.
 REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "B" A
27

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the south corner of this tract, and the east corner of tract 64, said point being N 89° 11' 07" W. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet, N 13° 26' 58" E. 257.28 feet, N 24° 28' 17" E. 197.76 feet, N 15° 35' 11" W. 263.37 feet, N 50° 52' 01" E. 282.78 feet, N 84° 26' 38" E. 181.19 feet, N 30° 30' 13" E. 157.23 feet, N 57° 12' 28" W. 200.00 feet from the south west corner of the 628.559 acre tract.

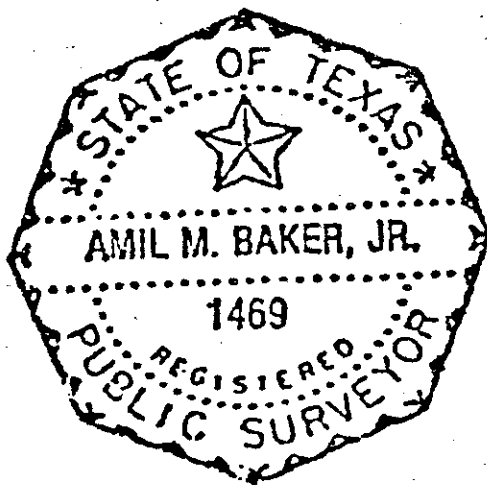
Thence N 52° 16' 40" W. 1010.21 feet with the north east line of tract 64 to an iron pin set for the west corner of this tract and being the north corner of tract 64.

Thence N 76° 26' 32" E. 33.01 feet, N 86° 18' 13" E. 373.80 feet and N 35° 46' 38" W. 50.00 feet to an iron pin set for the north corner of this tract and being the west corner of tract 66.

Thence S 39° 24' 53" E. 783.20 feet with the south west line of tract 66 to an iron pin set in the center line of Rough Hollow Drive for the east corner of this tract and being the south corner of tract 66.

Thence S 57° 12' 28" W. 157.69 feet with the center line of Rough Hollow Drive to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
Job No. 79-134
Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
1469

EXHIBIT "S" A
28

BAKER SURVEYING, INC.
B
LAND SURVEYING, INC.
11003 WYE DRIVE
SAN ANTONIO, TEXAS 78217
TELEPHONE 653-7270

1052

Tract # 66

Pedernales Bend

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the south corner of this tract, and the east corner of tract 65, said point being N 89° 11' 07" W. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet, N 13° 26' 58" E. 257.28 feet, N 24° 28' 17" E. 197.76 feet, N 15° 35' 11" W. 263.37 feet, N 50° 52' 01" E. 282.78 feet, N 84° 26' 38" E. 181.19 feet, N 30° 30' 13" E. 157.23 feet, N 57° 12' 28" W. 357.69 feet from the south west corner of the 628.559 acre tract.

Thence N 39° 24' 53" W. 783.20 feet with the north east line of tract 65 to an iron pin set for the west corner of this tract and being the north corner of tract 65.

Thence N 35° 46' 38" E. 334.21 feet to an iron pin set for the north corner of this tract and being the west corner of tract 67.

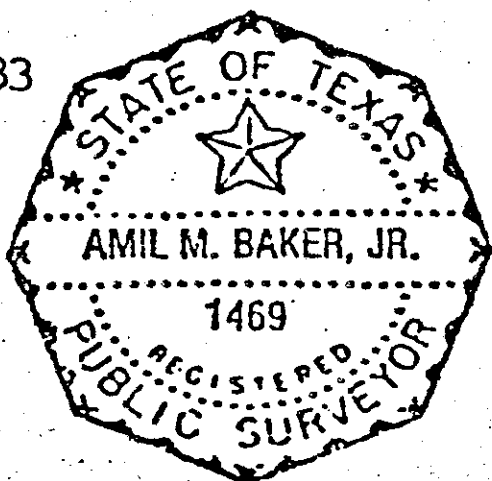
Thence S 31° 38' 53" E. 900.27 feet with the south west line of tract 67 to an iron pin set in the center line of Rough Hollow Drive for the east corner of this tract and being the south corner of tract 67.

Thence S 57° 12' 28" E. 202.80 feet with the center line of Rough Hollow Drive to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980

Job No. 79-134

Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "E" A

29

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the south corner of this tract, and the east corner of tract 66, said point being N 89° 11' 07" W. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet, N 13° 26' 58" E. 257.28 feet, N 24° 28' 17" E. 197.76 feet, N 15° 35' 11" W. 263.37 feet, N 50° 52' 01" E. 282.78 feet, N 84° 26' 33" E. 181.19 feet, N 30° 30' 13" E. 157.23 feet, N 57° 12' 28" W. 560.49 feet from the south west corner of the 628.559 acre tract.

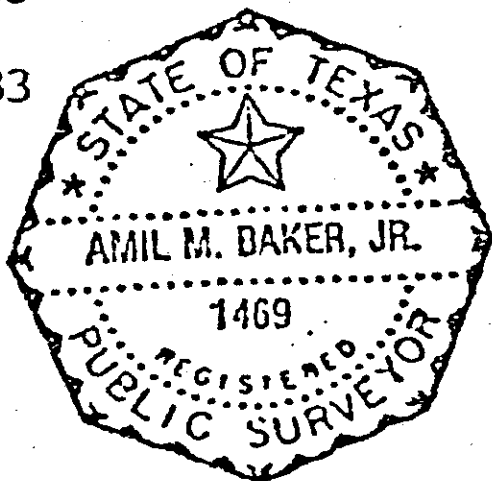
Thence N 31° 38' 53" W. 900.27 feet with the north east line of tract 66 to an iron pin set for the west corner of this tract and being the north corner of tract 66.

Thence N 35° 46' 38" E. 235.46 feet and N 57° 21' 34" E. 12.89 feet to an iron pin set for the north corner of this tract and being the west corner of tract 68.

Thence S 31° 38' 53" E. 986.28 feet with the south west line of tract 68 to an iron pin set in the center line of Rough Hollow Drive for the east corner of this tract and being the south corner of tract 68.

Thence S 57° 12' 28" W. 230.35 feet with the center line of Rough Hollow Drive to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1-80
Job No. 79-134
Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "3" A

30

BAKER SURVEYING, INC.
LAND SURVEYING, INC.
 11003 WYE DRIVE
 SAN ANTONIO, TEXAS 78217
 TELEPHONE 653-7270

Tract 68

Pedernales Bend

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the south corner of this tract, and the east corner of tract 67, said point being N 89° 11' 07" W. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet, N 13° 26' 58" E. 257.28 feet, N 24° 28' 17" E. 197.76 feet, N 15° 35' 11" W. 263.37 feet, N 50° 52' 01" E. 282.78 feet, N 84° 26' 38" E. 181.19 feet, N 30° 30' 13" E. 157.23 feet, N 57° 12' 28" W. 790.84 feet from the south west corner of the 628.559 acre tract.

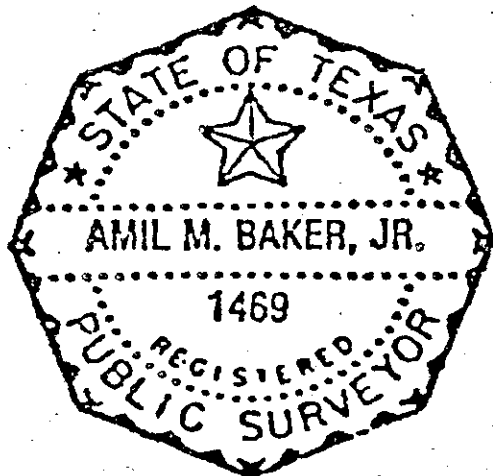
Thence N 31° 38' 53" W. 986.28 feet with the north east line of tract 67 to an iron pin set for the west corner of this tract and being the north corner of tract 67.

Thence N 57° 21' 34" E. 188.65 feet and N 83° 33' 50" E. 34.21 feet to an iron pin set for the north corner of this tract and being the west corner of tract 69.

Thence S 31° 38' 53" E. 994.22 feet with the south west line of tract 69 to an iron pin set in the center line of Rough Hollow Drive for the east corner of this tract and being the south corner of tract 69.

Thence S 67° 31' 39" W. 131.89 feet and S 57° 12' 28" W. 89.39 feet with the center line of Rough Hollow Drive to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980
 Job No. 79-134
 Updated March 22, 1983



Amil M. Baker, Jr.
 AMIL M. BAKER, JR.
 REGISTERED PUBLIC SURVEYOR # 1469

EXHIBIT "B" A
31

Field notes of a 5.000 acre tract of land out of the Unrecorded Plat of Pedernales Bend Subdivision situated in Blanco County, Texas out of the Peter Jackson League and Labor, being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed Recorded in Volume 100, pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Rough Hollow Drive for the south corner of this tract, and the east corner of tract 68, said point being N 89° 11' 07" W. 220.44 feet, N 89° 17' 00" E. 3426.49 feet, N 31° 16' 12" E. 612.80 feet, N 13° 26' 58" E. 257.28 feet, N 24° 28' 17" E. 197.76 feet, N 15° 35' 11" W. 263.37 feet, N 50° 52' 01" E. 282.78 feet, N 84° 26' 38" E. 181.19 feet, N 30° 30' 13" E. 157.23 feet, N 57° 12' 26" W. 880.23 feet and N 67° 31' 39" E. 131.89 feet from the south west corner of the 628.559 acre tract.

Thence N 31° 33' 53" W. 994.22 feet with the north east line of tract 68 to an iron pin set for the west corner of this tract and being the north corner of tract 68.

Thence N 83° 33' 50" E. 143.75 feet and N 75° 20' 51" E. 100.60 feet to an iron pin set for the north corner of this tract and being the west corner of tract 70.

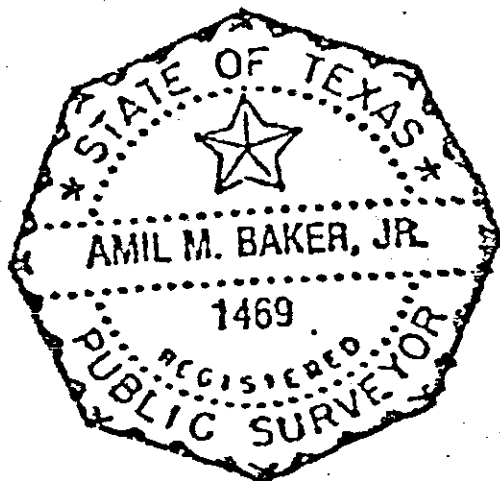
Thence S 31° 38' 53" E. 940.13 feet with the south west line of tract 70 to an iron pin set in the center line of Rough Hollow Drive for the east corner of this tract and being the south corner of tract 70.

Thence S 67° 31' 39" W. 229.19 feet with the center line of Rough Hollow Drive to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed February 1980

Job No. 79-134

Updated March 22, 1983



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
1469

EXHIBIT "3" A

32

EXHIBIT
H 11847

A tract of land, being 5.00 acres, more or less, out of the Unrecorded Plat of the Pedernales Bend Subdivision situated in Blanco County, Texas, out of the Peter Jackson League and Labor being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by Deed recorded in Volume 100, Pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress Easement known as Brock Hollow Drive for the north corner of this tract, being the west corner of tract 51, and being S 89° 50' 00" W. 1240.50 feet, S 89° 54' 47" W. 1274.48 feet, S 26° 44' 28" W. 45.77 feet from the northeast corner of the 628.559 acre tract.

Thence S 23° 42' 56" E. 1140.16 feet with the south west line of tract 51 to an iron pin set for the east corner of this tract and being the south corner of tract 51.

Thence S 57° 21' 34" W. 201.54 feet to an iron pin set for the south corner of this tract and being the east corner of tract 49.

Thence N 24° 10' 31" W. 1000.46 feet with the north east line of tract 49 to an iron pin set in the center line of Brock Hollow Drive for the west corner of this tract and being the north corner of tract 49.

Thence N 26° 44' 28" E. 268.60 feet with the center line of Brock Hollow Drive to the place of beginning and containing 5.000 acres of land according to a survey on the ground by Baker Surveying Inc.

Exhibit "C."

EXHIBIT A
33

A tract of land, being 5.00 acres, more or less, out of the Unrecorded Plat of the Pedernales Bend Subdivision situated in Blanco County, Texas, out of the Peter Jackson League and Labor being part of a 628.559 acre tract conveyed to Michael R. Threadgill and Roland E. Threadgill by deed recorded in Volume 100, Pages 237-243 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the center line of a 60 foot wide Ingress and Egress easement known as Brock Hollow Drive for the north corner of this tract, being the west corner of tract 51, and being S 89° 50' 00" W. 1240.50 feet, S 89° 54' 47" W. 1274.48 feet, S 26° 44' 28" W. 45.77 feet from the northeast corner of the 628.559 acre tract.

Thence S 23° 42' 56" E. 1140.16 feet with the south west line of tract 51 to an iron pin set for the east corner of this tract and being the south corner of tract 51.

Thence S 57° 21' 34" W. 201.54 feet to an iron pin set for the south corner of this tract and being the east corner of tract 49.

Thence N 24° 10' 31" W. 1000.46 feet with the north east line of tract 49 to an iron pin set in the center line of Brock Hollow Drive for the west corner of this tract and being the north corner of tract 49.

Thence N 26° 44' 28" E. 268.60 feet with the center line of Brock Hollow Drive to the place of beginning and containing 5.000 acres of land according to a survey on the Ground by Baker Surveying Inc.

Exhibit "C"

FILED FOR RECORD

At 9:12 o'clock A M

NOV 19 1984

Dorothy Uecker

Clerk, Co. Court, Blanco County, Texas

By E. Gibson Deputy

FILED FOR RECORD

At 11:30 o'clock A M

JUL 16 1984

Jeffy B. Furber

Clerk, Co. Court, Blanco County, Texas

By Dorothy Uecker Deputy

STATE of TEXAS)

County of Blanco) I, Jeffy B. Furber County Clerk

of Blanco County do hereby certify that the foregoing instrument was filed in my office on this 16th day of July A. D. 1984 at 11:30 o'clock A M and duly recorded this 19th day of July A. D. 1984 at 2:05 o'clock P M in the DEED records of said County, in volume 113 on pages 943-975

Witness my hand and this seal of the County Court of said County, at office in Johnson City, the day and year last above written.

Jeffy B. Furber

Clerk

County Court, Blanco County

By Dorothy Uecker

Deputy

Dorothy Uecker

FILED FOR RECORD NOVEMBER 19, 1984 AT 9:12 A.M.
DOROTHY UECKER, CLERK, BLANCO COUNTY TEXAS
RECORDED NOVEMBER 19, 1984 AT 12:10 P.M.