



Nickelle Clark Gonzales

Bee County Clerk
105 W. Corpus Christi Street, Room 108
Beeville, TX 78102

Main: (361)621-1557 **Fax:** (361)492-5985

Receipt: 20220930000026

Date: 09/30/2022

Time: 01:13PM

By: Lorie M

Station: CLERK01

Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>
1	Real Property Recordings	M	3304	22	\$106.00	

Order Total (1) \$106.00

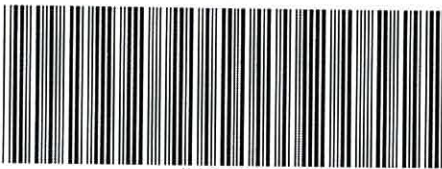
<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Credit Card	1947428		\$106.00

Total Payments (1) \$106.00

Change Due \$0.00

KORRINA RUSSELL

For more information about the County Clerk's office and to search property records online, please visit <http://www.co.bee.tx.us/>



VG-13-2022-3304

**Bee County
Nickelle Clark Gonzales
Bee County Clerk**

Instrument Number: 3304

Real Property Recordings

Recorded On: September 30, 2022 01:13 PM

Number of Pages: 22

" Examined and Charged as Follows: "

Total Recording: \$106.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 3304
Receipt Number: 20220930000026
Recorded Date/Time: September 30, 2022 01:13 PM
User: Lorie M
Station: CLERK01

Record and Return To:

KORRINA RUSSELL



STATE OF TEXAS

Bee County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Bee County, Texas**

Nickelle Clark Gonzales
Bee County Clerk
Bee County, TX

Declaration of Easement

Date: Sept. 24, 2022

Grantor: Igor, LLC, a North Carolina limited liability company

Grantor's Mailing Address:

Igor, LLC

565 S Mason Road

Suite 203

Katy, TX 77450

DECLARATION OF EASEMENT

This Declaration of Easement is made effective this 24 day of Sept. 2022 by Igor, LLC a North Carolina limited liability company ("Grantor").

BACKGROUND

Grantor is the record owner of that certain parcel of real property located in Bee County, Texas. Said parcel has been subdivided into a number of lots that are greater than 5 acres each that will have a common pathway they will cross and provide access to eleven (11) of thirteen (13) called lots and identified as lots 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 and 13, below. See Survey **EXHIBIT A**. Lots 1 and 4 have been intentionally omitted, but listed for clarity.

(Collectively, the "Lots")

(1) Intentionally Omitted.

(2)) **BEING a 5.26 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas said 5.26 acre tract being more particularly described by metes and bounds in **Exhibit A-2**.

(3) **BEING a 5.42 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of

record in document 2021-2815 of the official public records of Bee County, Texas said 5.42 acre tract being more particularly described by metes and bounds in **Exhibit A-3**.

(4) Intentionally Omitted.

(5) **BEING a 5.11 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas said 5.11 acre tract being more particularly described by metes and bounds in **Exhibit A-5**.

(6) **BEING a 5.12 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas said 5.12 acre tract being more particularly described by metes and bounds in **Exhibit A-6**.

(7) **BEING a 5.19 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas said 5.19 acre tract being more particularly described by metes and bounds in **Exhibit A-7**.

(8) **BEING a 5.13 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas said 5.13 acre tract being more particularly described by metes and bounds in **Exhibit A-8**.

(9) **BEING a 5.16 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas said 5.16 acre tract being more particularly described by metes and bounds in **Exhibit A-9**.

(10) **BEING a 10.7 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas said 10.7 acre tract being more particularly described by metes and bounds in **Exhibit A-10**.

(11) **BEING a 5.12 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas said 5.12 acre tract being more particularly described by metes and bounds in **Exhibit A-11**.

(12) **BEING a 5.30 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas said 5.30 acre tract being more particularly described by metes and bounds in **Exhibit A-12**.

(13) **BEING a 5.22 acre** tract of land situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas said 5.22 acre tract being more particularly described by metes and bounds in **Exhibit A-13**.

The location of the access and utility easement is shown on **Exhibit B**. Grantor now wishes to create and declare an easement over and across lots 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 and 13, for pedestrian and vehicular access to, and utilities servicing the Lots, on the terms set forth below.

Easement Property: an easement 60 feet wide and situated in the Anna Burke Grant, abstract No. 5 Bee County, Texas and being part or portion of the land described in a conveyance to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas on, over and across lots 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 and 13, more particularly described above, said easement as surveyed by Pollok and Sons Surveying, INC April 27, 2022, said tracts each being a portion of that certain tract of land described in a deed to 503 Bee Venture LLC in the deed of record in document 2021-2815 of the official public records of Bee County, Texas, and more particularly described by metes and bounds in **Exhibit B**.

Easement Purpose: (a) For vehicular and pedestrian ingress, egress and access to and from each of the Lots, and (b) for the installation, construction, operation, maintenance, replacement, repair, upgrade, and removal of power lines, telecommunication lines, natural gas service, water or sewage lines and related facilities (collectively, the "Facilities") and for providing free and uninterrupted pedestrian and vehicular ingress to, egress from, and access across and between the Lots and portions thereof for these purposes.

Now, therefore, for good and valuable consideration, and intending to be legally bound hereby, Grantor agrees as follows:

Declaration of Easement. Grantor, as the owner of the Lots, hereby creates, grants and declares (a) a perpetual, non-exclusive easement on, over and across Lots 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 and 13, more particularly described above, said easement as surveyed by Pollok and Sons Surveying, April 27, 2022 for vehicular and pedestrian ingress, egress and access to and from each of the Lots (provided that each Lot shall have an easement over only that portion necessary for access to that Lot), and (b) a perpetual, non-exclusive easement under, over and across Lots 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 and 13 for the installation, maintenance, operation, repair and replacement of power lines, telecommunication lines, natural gas service, water or sewage lines and related facilities, in each

case for the benefit of the owners from time to time of the Lots and their employees, agents, contractors, and invitees.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. Character of Easement.

The Easement is appurtenant to, runs with, and inures to the benefit of all or any portion of the Dominant Estate Property, whether or not the Easement is referenced or described in any conveyance of all or such portion of the Dominant Estate Property. The Easement is nonexclusive and irrevocable. The Easement is for the benefit of the heirs, successors, and assigns who at any time own any interest in the Lots.

2. Duration of Easement.

The duration of the Easement is perpetual.

3. Maintenance and Repairs.

(a) All maintenance, repairs and replacements (collectively, "Repairs") require to keep the Utility Easement in good and passable condition for passenger vehicles shall be the joint responsibility of the Lot Owners. If any of the Lot Owners believes that any Repairs are required by the Utility Easement, such Lot Owner shall give written notice to the other Lot Owners explaining the need for such Repairs. If all the Lot Owners agree in writing on the need for the Repairs, then one of the Lot Owners shall obtain a bid for such Repairs and furnish a copy to the other Lot Owners.

(b) Notwithstanding the foregoing, in the event the Utility Easement or any of the Facilities is Damaged by any act of a Lot Owner or such Lot owner's employees, agents, contractors or invitees, such Lot Owner shall be solely responsible for promptly repairing such damage at its sole own expense.

4. Reservation of Rights.

Holder's right to use the Easement Property is nonexclusive, and Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the right to use all or part of the Easement Property in conjunction with the Lot Owners as long as such use by Grantor and Grantor's heirs, successors, and

assigns does not interfere with the use of the Easement Property by Lot Owners for the Easement Purpose, and the right to convey to others the right to use all or part of the Easement Property in conjunction with Lot Owners, as long as such further conveyance is subject to the terms of this agreement.

5. Secondary Easement.

Lot Owners have the right (the "Secondary Easement") to use as much of the surface of the property that is adjacent to the Easement Property ("Adjacent Property") as may be reasonably necessary to install and maintain the Facilities within the Easement Property that are reasonably suited for the Easement Purpose; however, they must promptly restore the Adjacent Property to its previous physical condition if changed by use of the rights granted by this Secondary Easement.

6. Default

If any Lot owner ("Nonpaying Owner") fails to reimburse the paying Lot Owner(s) for any amount properly due hereunder within 60 days after receipt of demand from the Paying Owner issuing the demand, then (a) the unpaid sum shall accrue interest at 6 percent (6%) per annum from the date of such notice until paid, and (b) the unpaid amount shall constitute a lien upon the Nonpaying Owner's Lot.

7. Equitable Rights of Enforcement.

This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.

8. Attorney's Fees.

If any party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

9. Binding Effect.

This agreement binds, benefits, and may be enforced by the parties and their

respective heirs, successors, and permitted assigns.

10. Choice of Law.

This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.

11. Counterparts.

This agreement may be executed in multiple counterparts. All counterparts taken together constitutes this agreement.

12. Waiver of Default.

A default is not waived if the nondefaulting party fails to declare default immediately or delays in taking any action with respect to the default. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.

13. Further Assurances.

Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions contemplated by this agreement.

14. Indemnity.

Each party agrees to indemnify, defend, and hold harmless the other party from any loss, attorney's fees, expenses, or claims attributable to breach or default of any provision of this agreement by the indemnifying party. The obligations of the parties under this provision will survive termination of this agreement.

15. Survival.

The obligations of the parties in this agreement that cannot be or were not performed before termination of this agreement survive termination of this agreement.

16. Legal Construction.

If any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had

never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

17. *Notices.*

Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be given (whether received or not) the earlier of receipt or three business days after being deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, or e-mail and will be effective when received. Any address for notice may be changed by written notice given as provided herein.

18. *General.*

The captions or headings of the various sections of this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the terms or provisions of this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

In Witness Whereof, the Grantor has executed this Declaration of Easement on the day and year first above written.

Igor, LLC,

a North Carolina limited liability company,

Dana Tally
Name: Dana Tally

Title: Member

STATE OF NORTH CAROLINA)

COUNTY OF WAKE)

Before me, on this day personally appeared Dana L Tally, known to me

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Dana L Gally, executed the same as the act of Igor, LLC a North Carolina limited liability company, as its Member, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26th day of September, 2022.

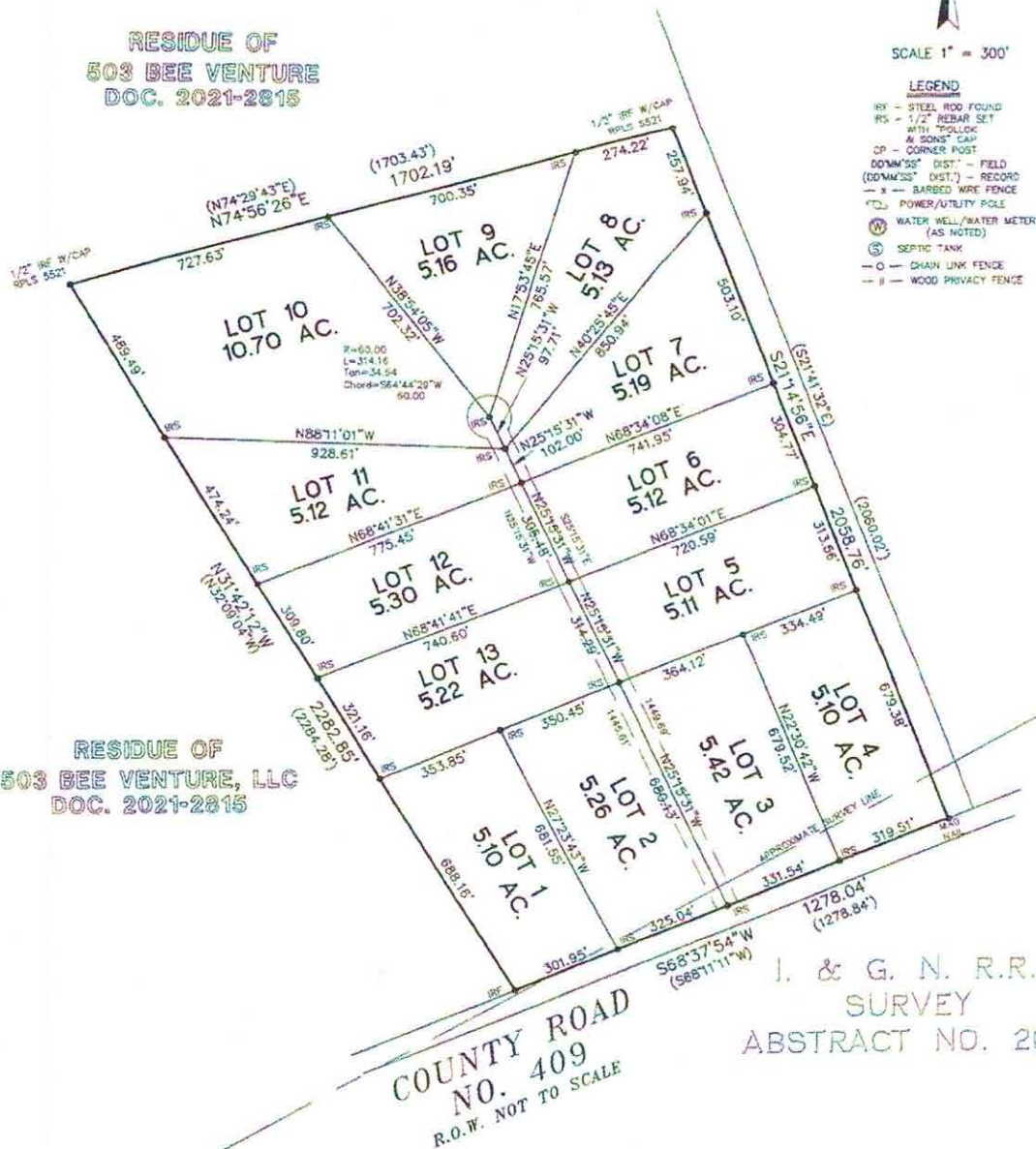


Udian Patel
Notary Public, State of NC
My commission expires: 09/22/2026

EXHIBIT A

ANNE BURK SURVEY NO.4 ABSTRACT NO. 5

RESIDUE OF
503 BEE VENTURE
DOC. 2021-2815



RESIDUE OF
503 BEE VENTURE, LLC
DOC. 2021-2815

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

SURVEYOR NOTES:

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

REFERENCE: DOC. # 2021-2815 - DEED



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

STATE OF TEXAS
COUNTY OF BEE

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 27TH DAY OF APRIL, 2022 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

JOB NO. 22-0226

EXHIBIT A-2

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.26 ACRES OF LAND TRACT 2

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

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

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

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

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


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

Refer: 22-0226



EXHIBIT A-3

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.42 ACRES OF LAND TRACT 3

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

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

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

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

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


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



Refer: 22-0226

EXHIBIT A-5

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.11 ACRES OF LAND TRACT 5

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

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

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

THENCE North $68^{\circ} 34' 01''$ East, with the common line of said Tract 6, a distance of 720.59 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 6 and the northeasterly corner of this tract;

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

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



Refer: 22-0226

EXHIBIT A-6

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.12 ACRES OF LAND TRACT 6

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

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

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

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

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

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

Refer: 22-0226



EXHIBIT A-7

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.19 ACRES OF LAND TRACT 7

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

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

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

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

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

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

Refer: 22-0226



STATE OF TEXAS
COUNTY OF BEE

EXHIBIT A-8

FIELD NOTES FOR 5.13 ACRES OF LAND TRACT 8

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

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

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

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

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

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

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

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

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700

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

Refer: 22-0226



EXHIBIT A-9

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.16 ACRES OF LAND TRACT 9

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

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

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

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

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

Refer: 22-0226



EXHIBIT A-10

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 10.70 ACRES OF LAND TRACT 10

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

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

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

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

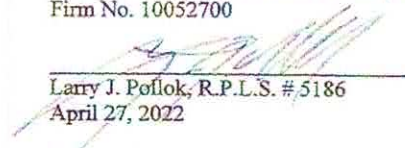
THENCE North $74^{\circ} 56' 26''$ East, a distance of 727.63 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of the aforementioned Tract 9 and the northeasterly corner of this tract;

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


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

Refer: 22-0226



EXHIBIT A-11

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.12 ACRES OF LAND TRACT 11

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

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

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

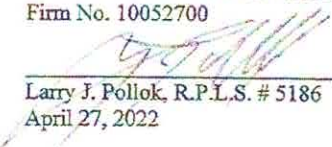
THENCE North $31^{\circ} 42' 12''$ West, a distance of 474.24 feet a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southwesterly corner of a 10.70 acre tract known as Tract 10 in this survey and partition and the northwesterly corner of this tract;

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


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



Refer: 22-0226

EXHIBIT A-12

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.30 ACRES OF LAND TRACT 12

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

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

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

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

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

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

Refer: 22-0226



EXHIBIT A-13

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR 5.22 ACRES OF LAND TRACT 13

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

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

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

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

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

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

Refer: 22-0226



EXHIBIT B

STATE OF TEXAS
COUNTY OF BEE

FIELD NOTES FOR A 60 FEET ACCESS AND UTILITY EASEMENT

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

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

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

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

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

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

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700

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

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