

**Release of First Right of Refusal
and Restrictions**

Date: Jan 30, 2024

We, Dana Lynn Yarter and Jordan Danielle Vann, hereby release any and all interest in and to that First Right of Refusal as executed in Memorandum of First Right of Refusal dated March 8, 2021 executed by and between Johna Stewart and Michael Gilbert as Grantors and Dana Lynn Yarter and Jordan Danielle Vann as Grantees recorded in Document No. 211312, Official Public Records, Blanco County, Texas.

Tract 1: Being 46.908 acres, more or less, out of the T.&N.O. Railroad Company Survey No. 1, Abstract No. 604, Blanco County, Texas. More particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

Tract 2: Being a 1.750 acre non-exclusive easement out of the T.&N.O. Railroad Company Survey No. 1, Abstract No. 604, Blanco County, Texas and being described in Document to Michael Gilbert and Johna Stewart, recorded in Volume 528, Page 718, Official Public Records, Blanco County, Texas.

Save and Except: 12.00 acres of land, more or less, out of the T.&N.O. Railroad Company Survey No. 1, Abstract No. 604, Blanco County, Texas, further being the north portion of a called 46.908 acre tract described in Document to Michael Gilbert and Johna Stewart, recorded in Volume 528, Page 718, Official Public Records, Blanco County, Texas; said 12.00 acre tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

Save and Except: 12.00 acres of land, more or less, out of the T.&N.O. Railroad Company Survey No. 1, Abstract No. 604, Blanco County, Texas further being the south portion of a called 46.908 acre tract described in Document to Michael Gilbert and Johna Stewart, recorded in Volume 528, Page 718, Official Public Records, Blanco County, Texas; said 12.00 acre tract being more particularly described by metes and bounds in Exhibit "c" attached hereto and made a part hereof.



Dana Lynn Yarter

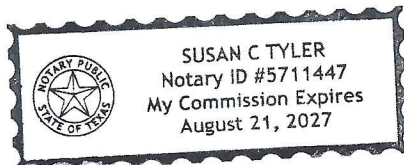


Jordan Danielle Vann

STATE OF TEXAS)

COUNTY OF Burnet)

This instrument was acknowledged before me on 1/30/2024, 2024, by Dana Lynn Yarter.




Notary Public, State of Texas
My commission expires: 8/21/2027

STATE OF TEXAS)

COUNTY OF Burnet)

This instrument was acknowledged before me on 1/30/2024, 2024, by Jordan Danielle Vann.



Susan C. Tyler
Notary Public, State of Texas
My commission expires: 8/21/2027

EXHIBIT A

Prepared For: Michael Gilbert & Johns Stewart
Project No. 16633
Date: 5/31/2016

BEING A 46.908 ACRE TRACT OF LAND OUT OF THE T. & N.O. RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NUMBER 604, BLANCO COUNTY, TEXAS, FURTHER BEING A PORTION OF A CALLED 107.783 ACRE TRACT DESCRIBED IN DOCUMENT TO ELMER C. MAY AND WIFE, JACQUELINE MENAND MAY, RECORDED IN VOLUME 151, PAGE 876, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, ALSO BEING ALL OF THE CALLED 10.344 ACRE TRACT DESCRIBED IN DOCUMENT TO ELMER C. MAY AND JACQUELINE MENAND MAY, RECORDED IN VOLUME 223, PAGE 987 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BLANCO COUNTY, TEXAS, SAID 46.908 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin with cap "5938" set along the north right-of-way line of R.M. Highway Number 962, at the southwest corner of a 1.750 acre easement tract surveyed on May 11, 2016, for the southeast corner hereof, from which a 1/2" iron pin with cap "5938" set at the southwest corner of a called 10.344 acre tract of land described on document to David Brandon Jordan and wife, Emilee I. Jordan, recorded in Volume 302, Page 238 of the Official Public Records of Real Property of Blanco County, Texas, bears South 76°51'38" East, a distance of 865.13';

THENCE North 76°51'38" West, along the north right-of-way line of said R.M. Highway Number 962, the south line of said 107.783 acre tract and hereof, a distance of 166.96' to a Texas Department of Transportation concrete monument found at the beginning of a curve to the right;

THENCE, along the north right-of-way line of said R.M. Highway Number 962, the south line of said 107.783 acre tract, the south line of said 10.344 acre tract and hereof, and along said curve to the right having an arc length of 436.80', a radius of 5620.00', a chord bearing of North 74°12'25" West, and a chord length of 436.69' to a 1/2" iron pin with cap "5938" set;

THENCE North 72°27'39" West, along the north right-of-way line of said R.M. Highway Number 962, the south line of said 10.344 acre tract, and hereof, a distance of 174.58' to a 1/2" iron pin found at the southeast corner of a called 4.00 acre tract described in document to Boyd C. Polhamus and Sandee C. Polhamus, recorded in Volume 150, Page 227 of the Deed Records of Blanco County, Texas, for the southwest corner of said 10.344 acre tract, and hereof;

THENCE North 02°33'30" West, along the east line of 4.00 acre tract, the west line of said 10.344 acre tract, and hereof, a distance of 903.27' to a 1/2" iron pin found along the south line of said 107.784 acre tract, and at the northwest corner of said 10.344 acre tract, for a corner hereof;

THENCE North 72°03'56" West, along the north line of said 4.00 acre tract, the north line of a called 6.00 acre tract described in document to Boyd C. Polhamus and Sandee C. Polhamus, recorded in Volume 146, Page 530 of the Deed Records of Blanco County, Texas, the south line of said 107.783 acre tract, and hereof, a distance of 514.29' to a 1/2" iron pin found along the east line of a called 57.0 acre tract described in document to Bertha Blanche Ebeling, recorded in Volume 95, Page 845 of the Deed Records of Blanco County, Texas, for the westerly southwest corner of said 107.783 acre tract, and hereof;

THENCE North 02°32'26" West, along the east line of said 57.0 acre tract, the west line of said 107.783 acre tract, and hereof, a distance of 1362.83' to a 1/2" iron pin found along the south line of a called 980 acre tract described in document to Bertha Blanche Ebeling, recorded in Volume 80, Page 553 of the Deed Records of Blanco County, Texas, for the northwest corner of said 107.783 acre tract, and hereof;

THENCE North 88°21'55" East, along the south line of said 980 acre tract, the north line of said 107.783 acre tract, and hereof, a distance of 413.23' to a 1/2" iron pin with cap "1877" found, for a corner hereof;

EXHIBIT A

THENCE over and across said 107.783 acre tract, with the northerly line hereof, the following courses and distances;

- 1) South 01°38'19" East, a distance of 590.21' to a 1/2" iron pin with cap "1877" found;
- 2) North 88°22'11" East, passing a 1/2" iron pin with cap "1877" found at a distance of 590.35', for a total distance of 780.35' to a 1/2" iron pin with cap "5938" set along the west line of said 1.750 acre easement tract;

THENCE over and across said 107.783 acre tract, with the west line of said 1.750 acre easement tract, and with the east line hereof, the following courses and distances;

- 1) South 02°04'02" West, a distance of 346.47' to a 1/2" iron pin with cap "5938" set;
- 2) South 00°03'58" West, a distance of 311.63' to a 1/2" iron pin with cap "5938" set;
- 3) South 07°26'11" East, a distance of 843.55' to a 1/2" iron pin with cap "5938" set;
- 4) South 08°34'11" East, a distance of 350.67' to a 1/2" iron pin with cap "5938" set;
- 5) South 00°17'01" East, a distance of 41.68' to a 1/2" iron pin with cap "5938" set;
- 6) South 05°45'49" West, a distance of 193.86' to the POINT OF BEGINNING, and containing 46.908 acres, more or less.

I hereby certify that this survey was prepared on the ground and was surveyed by me or under my direct supervision and that this professional service meets or exceeds the current minimum standards of practice as established by the Texas Board of Professional Land Surveying. Basis of Bearings are to Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

Kyle P. Cuplin Dated: 5/31/2016
Registered Professional Land Surveyor No. 5938

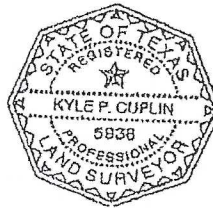


EXHIBIT B

Prepared For: Stephanie Price and Robert Price
Project No.: 21321
Date: 3/01/2021

NORTH TRACT

BEING A 12.00 ACRE TRACT OF LAND OUT OF THE T. & N.O. RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NUMBER 604, BLANCO COUNTY, TEXAS, FURTHER BEING THE NORTH PORTION OF A CALLED 46.908 ACRE TRACT DESCRIBED IN DOCUMENT TO MICHAEL GILBERT AND JOHNA STEWART, RECORDED IN VOLUME 528, PAGE 718, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 12.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found at the northwest corner of said 46.908 acre tract and an interior corner of a called 474.659 acre tract described in document to Slickrock Ranch, LLC, recorded in Document No. 200251 of the Official Public Records of Blanco County, Texas, for the northwest corner hereof;

THENCE North 88°21'55" East, along the north line of said 46.908 acre tract and hereof and a south line of said Slickrock tract, generally along a fence, a distance of 413.23' to a 1/2" iron pin found with an 1877 property cap at the northeast corner of said 46.908 acre tract and the northwest corner of a remnant of a called 107.783 acre tract described in document to Elmer C. Mays, Et Ux, recorded in Volume 151, Page 876 of the Official Public Records of Blanco County, Texas;

THENCE along the perimeter of said remnant tract, with an east and north line of said 46.908 acre tract and hereof, generally along a fence, the following courses and distances:

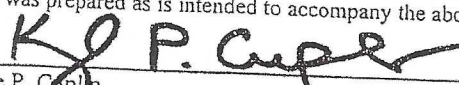
- 1) South 01°38'19" East, a distance of 590.21' to a 1/2" iron pin found with an 1877 property cap at a interior corner of said 46.908 acre tract and the southwest corner of said remnant tract, for an interior corner hereof;
- 2) North 88°22'11" East, at a distance of 590.35' pass 1/2" iron pin found with an 1877 property cap, for a total distance of 780.35' to a 1/2" iron pin found with Cuplin cap at a southerly northeast corner of said 46.908 acre tract and the southeast corner of said remnant tract, along the west line of a called 1.750 acre access easement extending to R.M. Highway No. 962, recorded in Volume 528, Page 718 of the Official Public Records of Blanco County, Texas, for a southerly northeast corner hereof;

THENCE South 02°04'02" West, along the east line of said 46.908 acre tract and hereof and the west line of said access easement, generally along a fence, a distance of 243.05' to a 1/2" iron pin set with a Cuplin property cap, for the southeast corner hereof, whence a 1/2" iron pin found bears South 02°04'02" West, a distance 103.42';

THENCE South 88°38'55" West, crossing said 46.908 acre tract along the south line hereof, a distance of 1164.87' to a 1/2" iron pin set with a Cuplin property cap along the west line of said 46.908 acre tract and an east line of said Slickrock tract, for the southwest corner hereof, whence a 1/2" iron pin found at a northerly southwest corner of said 46.908 acre tract bears South 02°32'26" East, a distance of 535.68';

THENCE North 02°32'26" West, along the west line of said 46.908 acre tract and hereof and an east line of said Slickrock tract, a distance of 827.15', to the POINT OF BEGINNING, and containing 12.00 acres, more or less.

I hereby certify that this survey was performed on the ground and was surveyed by me and or under my direct supervision. Cuplin & Associates, Inc. accepts no responsibility for the use of this survey by anyone other than the above referenced parties hereby certified to for this specific transaction only, copyright 2021, Cuplin & Associates, Inc. ©. Basis of Bearings are to Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.


Kyle P. Cuplin
Registered Professional Land Surveyor No. 5938

Dated: 3/01/2021

1500 Ollie Lane, Marble Falls, Texas 78654
PH: 325.388.3300 Fax: 325.388.3320 Prof. Firm No. 10126900
www.cuplinassociates.com

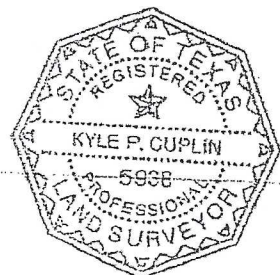


EXHIBIT C

Prepared For: Dana Lynn Yarter and Jordyn Danielle Vann
Project No.: 21321
Date: 3/01/2021

SOUTH TRACT

BEING A 12.00 ACRE TRACT OF LAND OUT OF THE T. & N.O. RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NUMBER 604, BLANCO COUNTY, TEXAS, FURTHER BEING THE SOUTH PORTION OF A CALLED 46.908 ACRE TRACT DESCRIBED IN DOCUMENT TO MICHAEL GILBERT AND JOHNA STEWART, RECORDED IN VOLUME 528, PAGE 718, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 12.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found with Cuplin cap at the southeast corner of said 46.908 acre tract and the southwest corner of a called a 1.750 acre access easement, recorded in Volume 528, Page 718 of the Official Public Records of Blanco County, Texas, along the north right-of-way line of R.M. Highway No. 962, for the southeast corner hereof;

THENCE along the south line of said 46.908 acre tract and hereof and the north right-of-way line of said Highway, the following courses and distances:

- 1) North 76°51'38" West, a distance of 166.96' to a TXDOT Type I concrete right-of-way monument;
- 2) Along a curve to the right having an arc length of 436.80', a radius of 5620.00', a chord bearing of North 74°12'25" West, and a chord length of 436.69' to a 1/2" iron pin found;
- 3) North 72°27'38" West, a distance of 174.58' to a 1/2" iron pin found at the southwest corner of said 46.908 acre tract and the southeast corner of a called 10.00 acre tract described in document to Jose Hernandez, recorded in Document No. 190802 of the Official Public Records of Blanco County, Texas, for the southwest corner hereof;

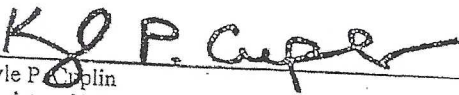
THENCE North 02°33'30" West, along the west line of said 46.908 acre tract and hereof and the east line of said Hernandez tract, generally along a fence, a distance of 573.56' to a 1/2" iron pin set with a Cuplin property cap, for the northwest corner hereof, whence a 1/2" iron pin found at the northeast corner of said Hernandez tract and interior corner of said 46.908 acre tract bears North 02°33'30" West, a distance of 329.70';

THENCE North 87°26'30" East, crossing said 46.908 acre tract along the north line hereof, a distance of 712.18' to a 1/2" iron pin set with a Cuplin property cap along the east line of 46.908 acre tract and the west line of said access easement, for the northeast corner hereof, whence a 1/2" iron pin found bears North 07°26'11" West, a distance of 608.71';

THENCE along the east line of said 46.908 acre tract and hereof and the west line of said access easement, generally along a fence, the following courses and distances:

- 1) South 07°26'11" East, a distance of 234.84' to a 1/2" iron pin found;
- 2) South 08°34'11" East, a distance of 350.67' to a 1/2" iron pin found with Cuplin cap;
- 3) South 00°16'58" East, a distance of 41.71' to a 1/2" iron pin found with Cuplin cap;
- 4) South 05°45'49" West, a distance of 193.86', to the POINT OF BEGINNING, and containing 12.00 acres, more or less.

I hereby certify that this survey was performed on the ground and was surveyed by me and or under my direct supervision. Cuplin & Associates, Inc. accepts no responsibility for the use of this survey by anyone other than the above referenced parties hereby certified to for this specific transaction only, copyright 2021, Cuplin & Associates, Inc. ©. Basis of Bearings are to Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.


Kyle P. Cuplin

Dated: 3/01/2021

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