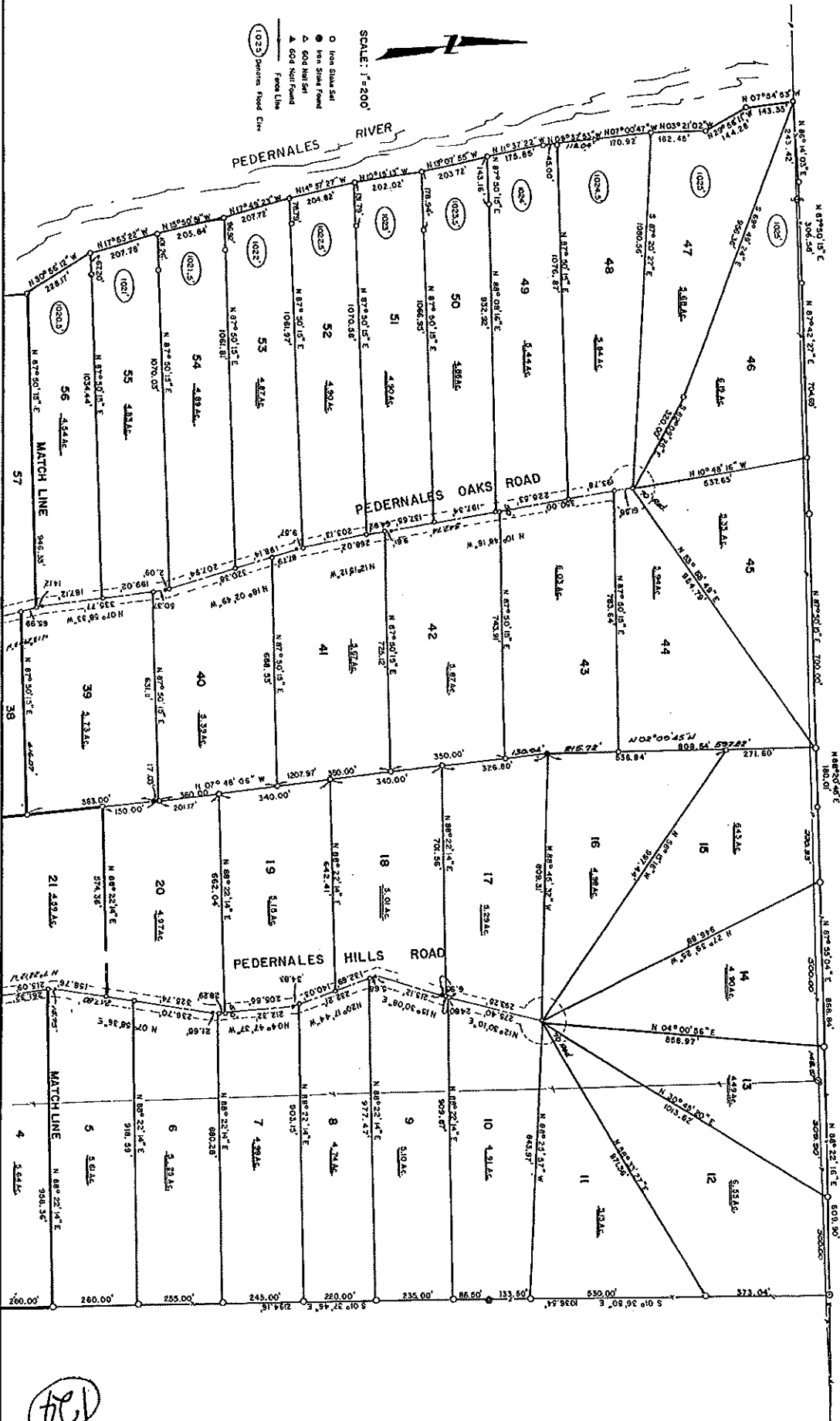


PEDERNALES HILLS RANCHES

DAVID JAMES
LAND SURVEYORS, INC.
AUSTIN, TEXAS SHEET 2 of 4



174

174

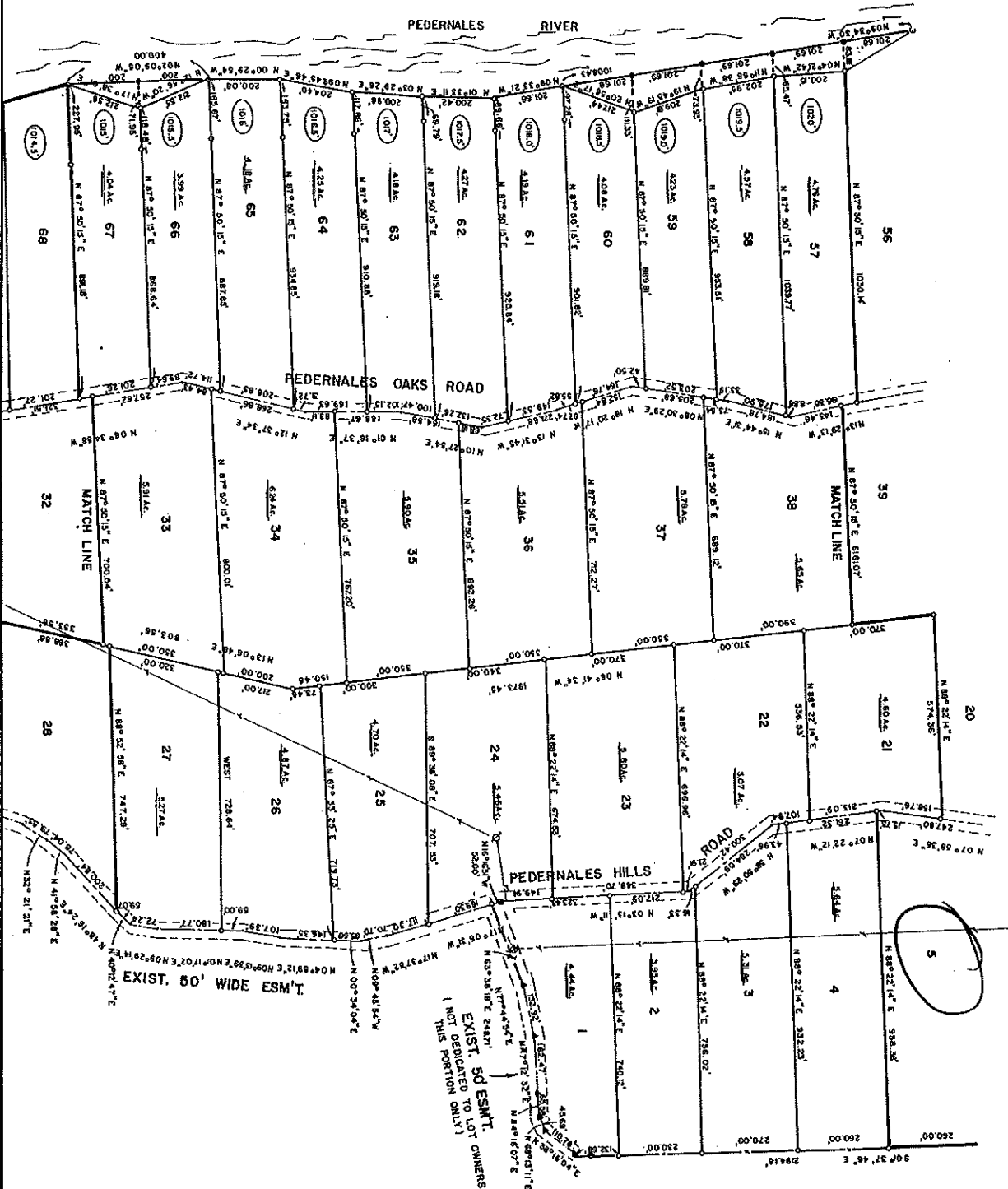
PEDERNALES HILLS RANCHES

SCALE: 1" = 200'

LEGEND

- Iron Stake Found
- Iron Stake Set
- ▲ 604 Nat. Found
- △ 604 Nat. Set

1015 Pedernales Oaks Trak



EXIST. 60' WIDE ESM'T.

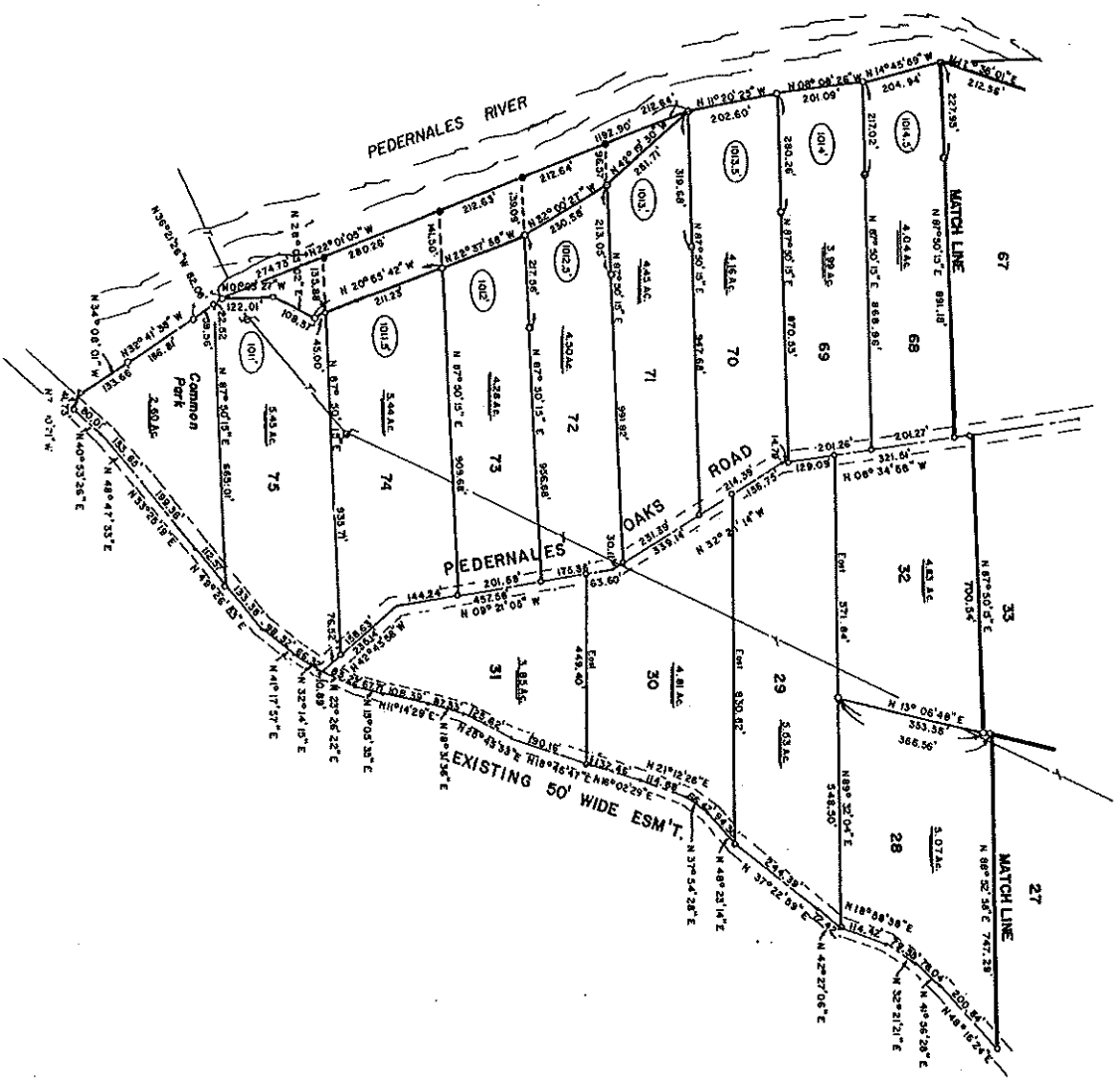
EXIST. 50 ESM'T.
(NOT DEDICATED TO LOT OWNERS
THIS PORTION ONLY)

DAVID JAMES
LAND SURVEYORS, INC.
AUSTIN, TEXAS SHEET 3 of 4



SCALE 1"=200'

- LEGEND
- Iron Stake Set
 - Iron Stake Found
 - △ 604 Nail Found
 - Fence Line
 - 100' Boundary Point



STATE OF TEXAS X
COUNTY OF BLANCO X

DECLARATION OF EASEMENTS,
COVENANTS AND RESTRICTIONS
PEDERNALES HILLS

KNOW ALL MEN BY THESE PRESENTS:

That WHEREAS, ROBERT E. PEERMAN, Trustee, hereinafter called the Declarant, is the owner of all of that certain real property located in Blanco County, Texas, described as follows:

Being a 380.51 acre tract of land out of the Peter Jackson Survey No. 177, abstract No. 323, situated in Blanco County, Texas, and being all of that certain tract of land described in a deed conveyed to Robert E. Paerman, Trustee by Robert Q. Keith and John Ben Wenmohs, Trustee on 14 May, 1984, and recorded in Volume 113, Page 74 of the deed records of Blanco County, Texas.

Now, THEREFORE, it is hereby declared that all of the property described above shall be HELD, SOLD, and CONVEYED subject to the following easements, covenants and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property, or any portion thereof, and shall be binding on all parties having any rights, title or interest in or to the above described property or any part thereof, and their heirs, successors, and assigns, and which covenants and restrictions shall inure to the benefit of each owner thereof. The real property described hereinabove shall hereafter be referred to and known as PEDERNALES HILLS, which shall hereafter be subject to the following:

A. LAND USE

(1) All tracts of land out of Pedernales Hills are restricted to use for residential purposes only. No commercial or business use or activity shall be permitted, whether for profit or not. No signs shall be placed on any part of the property indicating a commercial or non-residential use thereof.

(2) No animals or fowl shall be permitted other than those types of animals or fowl normally found on suburban property and/or raised for personal family use and/or pleasure on a strictly non-commercial basis. Permitted types of animals shall include, but are not necessarily limited to, horses, cows, sheep, goats and household pets. No swine shall be permitted, nor shall any cattle, fowl feeding or other feeding or commercial operations, expressly including commercial kennels, shall be permitted.

(3) No junk or junk yards of any kind or character shall be permitted, nor shall accumulation of scrap, used materials, inoperative automobiles or machinery, or other unsightly storage of personal property be permitted.

(4) No portion of the property shall be used in a manner that adversely affects adjoining property owners or creates an annoyance or nuisance to other property owners.

(5) No hunting shall be permitted which in any manner involved property owned by other persons so as to cause a person to walk upon or discharge a shot or other projectile onto roadways or non-owned property.

(6) No tents shall be used on any of the property for residential purposes for a period or periods in excess of a total of thirty (30) days during any consecutive 365 day period.

(7) All tracts shall be kept in a clean and orderly condition at all times, and all trash, garbage and other waste shall be kept in sanitary containers.

(8) No structures used for storage purposes shall be erected or placed upon any parcel of land which will be visible from any roadway unless placed within the most rear one-fourth of the parcel, being such portion farthest away from any roadway. All such structures shall be neatly maintained.

(9) No discharge of any waste, chemical or other matter shall be permitted into any creek or river in PEDERNALES HILLS so as to be harmful to the creek or river or other persons using the creek or river.

(10) No quarrying, mining, excavating or removal of timber, exclusive of cedar, shall be permitted, except as necessary for the construction or placement of dwellings or other out-building structures on the property.

B. PROPERTY OWNERS' ASSOCIATION, ASSESSMENTS, AND RULES

(1) A "Property Owners' Association" is hereby created to be made up of the owners of property within Pedernales Hills (The Subdivision). A Governing Board of Directors of at least three (3) members shall be elected by owners within the subdivision. Owners shall have as many votes as they have acres of land. Election of Directors shall be made annually. The initial Board of Directors shall propose By-Laws for the Association governing its operation which shall require the approval of a majority of the votes of property owners. Thereafter amendment of such By-Laws shall require a three-fourths (3/4) vote of the property owners.

(2) Through the Board of Directors, the Property Owners' Association shall have authority to:

(a) Declare and collect an assessment for each tract of land within the subdivision on a per acre basis to provide funds for the maintenance of roadways and other business of the Association. Such assessment procedure shall be established by the By-Laws and, if included, may provide for the affixing of a lien against the property to enforce non-payment thereof, subject however, to the requirement that any such lien affixing procedure shall in no manner adversely affect or be collectible from any mortgagee holding a valid lien upon the property, and subject further to the requirement that no assessment lien affixed upon the property shall be effective until a written notice of Lien Claim be filed in the Deed Records of Blanco County, Texas. The By-Laws may provide for an enforcement procedure, including the filing of suit for foreclosure of such Assessment Lien and the assessment of attorneys' fees incurred to collect or enforce such delinquent assessments.

(b) Contract for and pay for the maintenance of roadway easements and other expenses incurred to enforce these restrictions.

(c) Promulgate rules and regulations governing the use of roadway easements, expressly including reasonable speed and weight limit requirements.

(d) Serve as the Architectural Control Committee, as hereafter established, at such time as all of the property within the subdivision has been sold by Declarant.

(3) Notwithstanding the foregoing, the Association shall not begin its operation until such time as Declarant shall have sold all of the property covered hereby. At such time, Declarant will provide written notice thereof by regular United States mail to the last mailing address shown on the records of Declarant. Such notice will contain a place, date and time of a meeting of property owners for the purpose of electing the initial Board of Directors and such other business as may be brought before the meeting.

C. CREATION OF ROADWAY AND UTILITY EASEMENTS

(1) There is hereby created for the use and benefit of the owners of said property comprising Pedernales Hills, Declarant, and their respective heirs and assigns, expressly including Declarant and his assigns of any adjoining property hereafter owned and/or developed by Declarant, those certain roadway easements described on the recorded plat of Pedernales Hills.

(2) Such easements shall be exclusively for the benefit of the persons described above who are hereby granted the free and uninterrupted use, liberty and easement of passing in and along, over and across such easements. The foregoing easements are hereby further dedicated to the public, for public use forever.

(3) The roadway easements created by this section shall also be subject to use as utility easements for the benefit of all of the owners of Pedernales Hills and for all utility companies (expressly including but not limited to gas, water, electric, telephone and cable television companies) which may from time to time be asked to bring service lines or cables to any part of said property.

(4) In addition to the foregoing, there is hereby created a utility easement twenty feet (20') wide immediately inside and adjacent to all roadway easements and ten feet (10') along all other boundary lines of parcels within said Pedernales Hills, expressly excluding a boundary line or portion thereof which runs along a creek, river or other waterway within said property unless it becomes necessary to cross said creek, river or waterway to provide service from one tract to an adjacent tract. This easement shall benefit all utility companies named herein.

(5) Such utility easements herein created shall expressly be granted for the benefit of Bell Telephone Company and the Pedernales Electric Cooperative, Inc., who not provide service to said property, as well as other companies hereafter providing such service. Said companies shall have free access to said easements for installation and maintenance of their lines or cables whether underground or overhead.

(6) Reservation is hereby made by Declarant to amend this instrument to change or grant additional easements required by utility companies to provide reasonable service to the property.

(7) There is an additional easement that exists for the roadway leading from RM 2766 to the Pedernales Hills Ranch. A copy of that easement is attached to these restrictive covenants. All agreements set forth in that instrument are hereby adopted as part of the: C. creation of Roadway and utility easements for this subdivision. This easement is strictly for ingress and egress to the Pedernales Hills Ranch only.

D. CONSTRUCTION AND ARCHITECTURAL CONTROL

(1) Architectural Control: No structure, building or fence shall be erected, placed or altered on any tract until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee of One as to quality of workmanship and materials, harmony of external design within existing structures, and as to location with respect to topography and finish grade

elevation. The Architectural Control Committee of One is composed of Robert E. Peerman, Sr. In the event of death or resignation of Robert E. Peerman, Sr., he or the executor of his estate shall have full authority to designate a successor. The Committee of One shall not be entitled to any compensation for services performed pursuant to this covenant. The Approval or disapproval of the Committee of One as required in these covenants shall be in writing. In the event the Committee of One, or its designated representatives fails to approve within thirty days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

(2) Notwithstanding the foregoing, from and after the date the initial Board of Directors is elected by the Property Owner's Association, such Board shall thereafter constitute the Architectural Control Committee.

(3) All dwellings, including open porches, garages, carports and patios shall be judged on an individual basis as submitted, and must conform to modern housing standards. It is the intent of the undersigned that all dwellings and other structures have a neat and attractive appearance. It is also contemplated that dwellings be of traditional country mode and not modern looking facilities which would look out of place in rural surroundings. The entire exterior walls of all dwellings units or other buildings hereafter constructed must be completed within six (6) months after the commencement of work thereon or the placing of materials thereon on said property, whichever occurs the earliest, and in connection therewith it is understood that by the use of the word "completed", is also meant the finishing of all such exterior walls.

(4) No outside toilets, privies or cesspools will be permitted, and no installation of any type of sewage disposal device shall be allowed which would result in raw or untreated or unsanitary sewage being carried into any water body; all septic tanks must conform to the regulations of and be certified by the State Health Department, Blanco County Health Department and the Lower Colorado River Authority. Inspection and certification by

each of the foregoing named regulatory governmental entities shall be required only if an individual regulatory body requires separate inspection and certification; otherwise, a certification made by an appropriate regulatory body which is accepted by another regulatory body shall be deemed a certification by that other regulatory body for compliance purposes hereunder.

E. BUILDING SET BACK LINES

(1) Building set back lines shall be a minimum of 200' from the front property line. Nothing shall be erected in front of this line except fencing.

(2) No structure other than fencing shall be permitted closer than ten feet (10') from any side property line.

F. MISCELLANEOUS

(1) If through error or oversight or mistake an owner of a parcel of land builds, or causes to be built, any structure thereon which does not conform to all 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 as they apply to any and all other parcels of said land. 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 of parcels of said land to change, alter or violate any of the restrictions and limitations herein contained.

(2) Declarant or the Board of Directors of the Property Owners' Association hereby retains the right, in the furtherance of the plan for the development of such property as a rural neighborhood, to execute amendments to, including granting variances from and on, the aforesaid restrictive covenants and use limitations on such property provided they, in the exercise of their best judgment and discretion, are of the opinion.

that any such amendments or variances would be in the furtherance of the plan for the development of such property. The undersigned shall also perform all of the other duties and obligations imposed upon them under the provisions hereof.

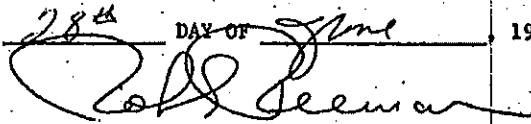
(3) The restrictive covenants and use limitations herein provided for on such land are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring title to any such parcels, including the right to acquire title to any such parcels by contract or otherwise, of said land whether by decent, devise, purchase or otherwise, and any person by the acceptance of title to any parcel of said land, including any person procuring the right by contract to acquire title to any parcel of said land, shall thereby agree and covenant to abide by and fully perform the foregoing restrictive covenants and use limitations thereon, and shall be conclusively presumed to have constructive notice of the restrictive covenants and use limitations herein provided for on such land 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 restrictive covenants and use limitations on such land by reference hereto in the instrument or instruments under which he acquired title to, or the right to acquire title to, any parcel of land.

(4) The restrictive covenants and use limitations hereby published and impressed on all parcels of said land shall be binding on all of the owners of parcels or portions of said land for a period of thirty (30) years from and after date hereof, and from and after such date shall automatically be extended for an additional term of thirty (30) years unless by a vote of three-fourths (3/4) of the record owners of such land calculated on an acreage basis, with each husband and wife being considered as one owner, taken prior to expiration of said thirty (30) years

and filed for record in the Deed Records of Blanco County, Texas,
it is agreed that these restrictive covenants and use limitations shall
terminate as to said land.

(5) It is expressly understood that the undersigned, its successors,
legal representatives or assigns, or any one or more of the owners of
parcels of said land, shall have the right to enforce the restrictive
covenants and use limitations herein provided for on such land 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, its successors, legal representatives and
assigns, or any other person or persons, owning parcels of said land,
injured by virtue of any breach of the restrictive covenants and use
limitations herein provided for on such land shall accordingly have their
remedy for the damages suffered by any breach, and in connection there-
with it is controllingly understood that in the event of a breach of these
restrictive covenants and use limitations by the owner of any parcel of
said land it will be conclusively presumed that the owners of other parcels
of said land have been injured thereby.

WITNESS OUR HANDS THIS

28th DAY OF June, 1985.


ROBERT E. PEERMAN, TRUSTEE

THE STATE OF TEXAS X

COUNTY OF HAYS X

BEFORE ME, the undersigned authority, on this day personally
appeared ROBERT E. PEERMAN, known to me to be the person whose name
is subscribed to the foregoing instrument, and acknowledged to me that
he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 28th day of

June, 1985.


Notary Public in and for
Hays County, Texas

PAMELA J. BLAIR
(Printed or stamped name of notary)

My Commission Expires: 10/18/87

AMENDMENT OF RESTRICTIONS
FOR
PEDERNALES HILLS

STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, ROBERT E. PEERMAN, Trustee has heretofore filed restrictions for Pedernales Hills, a subdivision in Blanco County, Texas, covering a 380.51 acre tract of land out of the Peter Jackson Survey No. 177, Abstract No. 323, Blanco County, Texas, which Restrictions are recorded in Volume 118, Page 425, Blanco County Deed Records; and

WHEREAS, pursuant to paragraph (2) SECTION F, MISCELLANEOUS, DECLARANT, ROBERT E. PEERMAN, Trustee, retained the right to execute amendments to said restrictive covenants in order to further the plan for the development; and

WHEREAS, ROBERT E. PEERMAN, Trustee has determined that due to the restricted size of the lots within Pedernales Hills it is unsafe and unsound to allow any type of hunting or use of firearms within the subdivision.

NOW, THEREFORE, ROBERT E. PEERMAN, Trustee, pursuant to the authority conferred upon him as Declarant in the above described Restrictions, does hereby adopt the following to be made a part of and as an amendment to said Restrictions for Pedernales Hills in order to further the plan for the development of such property.

1. No hunting of any kind shall be permitted, and no firearms of any kind shall be discharged on the property.

The Restrictions for Pedernales Hills in all other respects shall remain in full force and effect.

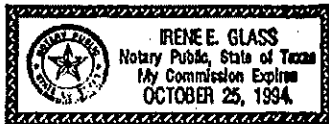
EXECUTED this 17 day of December, 1990.


ROBERT E. PEERMAN, Trustee

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on this 17 day
of December, 1990, by ROBERT E. PEERMAN, Trustee



Renee E. Glass
Notary Public, State of Texas

Renee E. Glass
(Print or Stamp Name of Notary)
My commission expires: 10-25-94

FILED FOR RECORD FEBRUARY 22, 1991 at 10:52 A.M.
DOROTHY UECKER, CLERK, BLANCO COUNTY TEXAS
RECORDED FEBRUARY 25, 1991 at 9:21 A.M.

165/899

951936

AMENDMENT OF RESTRICTIONS

FOR

PEDERNALES HILLS

STATE OF TEXAS

COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, ROBERT E. PEERMAN, Developer and former Trustee has heretofore filed restrictions for Pedernales Hills, a subdivision in Blanco County, Texas, covering a 380.51 acre tract of land out of the Peter Jackson Survey No. 177, Abstract No. 323, Blanco County, Texas, which restrictions are recorded in Volume 118, Page 425, Blanco County Deed Records; and

WHEREAS pursuant to paragraph (2) SECTION F, MISCELLANEOUS, now comes the BOARD OF DIRECTORS of the duly formed PROPERTY OWNERS ASSOCIATION who retain the right to execute amendments to said restrictive covenants in order to further the plan for development of such property as a rural neighborhood; and

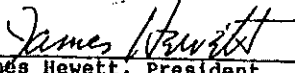
WHEREAS, the BOARD OF DIRECTORS, Trustees acting upon the wishes of the majority of the property owners has determined that the original intent for the development of PEDERNALES HILLS called for construction of homes or cabins either for full time residency or for weekend or vacation enjoyment and of normal construction methods for such structures and of architectural design to compliment the surroundings.

NOW, THEREFORE, the BOARD OF DIRECTORS, Trustees, pursuant to the authority conferred upon them as Declarants in the above described Restrictions, do hereby adopt the following to be made a part of and as an amendment to said Restrictions for Pedernales Hills in order to further the plan for such development of such property.

1. Section (D), Sub Section (3) Dwellings - The term dwelling shall mean an approved home or cabin built on the property of construction materials normally used for such structures. The use of travel trailers, mobile homes, recreational vehicles or tents as either permanent or part time residency is prohibited.

The Restrictions for Pedernales Hills in all other respects shall remain in full force and effect.

EXECUTED this 16th day of October, 1995.

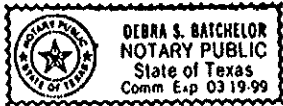

James Hewett, President
BOARD OF DIRECTORS/TRUSTEES

STATE OF TEXAS
COUNTY OF BLANCO

Before me, Debra S. Batchelor, a notary public, on this day personally appeared James Hewitt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16th day of Oct, 1995.

Debra S. Batchelor
Debra S. Batchelor
My commission expires: 3-11-99



FILED FOR RECORD OCTOBER 16th, 1995 at 10:05 A.M.
DOROTHY UECKER, CLERK, BLANCO COUNTY, TEXAS
RECORDED OCTOBER 18th, 1995 at 3:57 P. M.

AMENDMENT OF RESTRICTIONS
FOR
PEDERNALES HILLS RANCH

002720

KNOW ALL MEN BY THESE PRESENTS

FILED IN 25-1-2000
9:34 A.M.
DOROTHY UECKER
COUNTY CLERK, BLANCO COUNTY, TEXAS
P. [Signature] DEPUTY

STATE OF TEXAS

COUNTY OF BLANCO

WHEREAS, ROBERT E. PEERMAN, developer and former Trustee has heretofore filed restrictions for Pedernales Hills, a subdivision in Blanco County, Texas, covering a 380.51 acre tract of land out of the Peter Jackson Survey No. 177, Abstract No. 323, Blanco County, Texas, which restrictions are recorded in Volume 118, Page 425, Blanco County Deed Records; and

WHEREAS pursuant to paragraph (2) SECTION F, MISCELLANEOUS, now comes the BOARD OF DIRECTORS of the duly formed PROPERTY OWNERS ASSOCIATION who retain the right to execute amendments to said restrictive covenants in order to further the plan for development of such property as a rural neighborhood; and

WHEREAS, the BOARD OF DIRECTORS, Trustees acting upon the wishes of the majority of the property owners has determined that the original intent for the development of PEDERNALES HILLS called for construction of homes or cabins either for full time residency or for weekend or vacation enjoyment.

WHEREAS, the purpose of this restriction on outdoor night-time lighting is to maintain the natural darkness of night skies at Pedernales Hills, to minimize the impact of unnatural lighting on that environment, and to prevent nuisance lighting and light trespass from adversely impacting neighboring properties.

NOW, THEREFORE, the BOARD OF DIRECTORS, Trustees, pursuant to the authority conferred upon them as Declarants in the above described Restrictions, do hereby adopt the following to be made a part of and as an amendment to said Restrictions for Pedernales Hills in order to further the plan for such development of such property.

Exterior lighting shall be limited to fully shielded low wattage path and doorway lighting, and low wattage landscape and accent lighting. "Fully shielded" means that no light emitted from a lighting fixture is emitted above the horizontal plane running through the lowest point on the fixture where light is emitted (light is directed downward).

Photocell activated "dusk-to-dawn" lights shall not be permitted.

Mercury-vapor lights and any other bright lights and "security lights" shall not be permitted.

Exterior lights shall be mounted at a height low enough to prevent casting light directly onto neighboring properties.

Exceptions to the above include fixtures with single incandescent lights of 100 watts or less and florescent lights of 20 watts or less.

The Restrictions for Pedernales Hills in all other respects shall remain in full force and effect.

EXECUTED this 25 day of OCTOBER, 2000

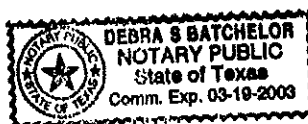
Deborah J. Hewett
Deborah J. Hewett, Secretary
BOARD OF DIRECTORS/TRUSTEES

STATE OF TEXAS
COUNTY OF BLANCO

Before me, Debra S. Batchelor, a notary public, on this day personally appeared Deborah J. Hewett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25th day of October, 2000

Debra S. Batchelor
My commission expires: 3-19-2003



Any provisions herein which conflict with the laws, local or state of the State of Texas, shall be null and void and unenforceable under Federal law.
COUNTY OF BLANCO
I hereby certify that this instrument was FILED in the Public Records on the date and the time stamped herein by me and was duly RECORDED in Official Public Records of Public Property of Blanco County, Texas on

OCT 31 2000



Dorothy Uecker
COUNTY CLERK
BLANCO COUNTY, TEXAS

107/863

GRANTOR: Robert Q. Kleth et al., GRANTEE: GENERAL TELEPHONE COMPANY OF THE S.W.
P. O. Box 1013 - Brownwood, Texas
FORM NO. 124 (REV. 5-60) THE STATE OF Texas EASEMENT & RIGHT-OF-WAY EXCHANGE Johnson City (51)
COUNTY OF Blanco KNOW ALL MEN BY THESE PRESENTS: ORDER NO. 489022
That We, Robert Q. Kleth, John L. Bell Jr., James L. Weber,
and Daniel V. Flatten.

107/863

to the County of Blanco and State aforesaid, for and in consideration of the sum of one Dollars (\$ 1.00) to us in hand paid by General Telephone Company of the Southwest, a Delaware corporation, the receipt of which is hereby acknowledged and confessed, have this day granted and conveyed and do, by these presents, grant and convey unto General Telephone Company of the Southwest, its successors and assigns, an easement of right-of-way for a communication line, or lines, consisting of variable number of wires, and all other necessary or desirable appurtenances (including telegraph, telephone or poles made of wood, metal or other material, props and guys), at or near the location and along the general course now located and staked out by Grantee, over, under, across, and upon the following described property, to wit:

A portion of that certain tract or parcel of land containing 1005.24 acres, more or less being out of the Peter Jackson League and Labor, Blanco County, State of Texas, said tract being more particularly described in a Deed from the Board of Regents of the University of Texas System, et al., to Robert Q. Kleth et al., dated the 15th day of November 1979, recorded in Volume 100 at Page 302 of the Deed Records of Blanco County, State of Texas.

An easement ten (10) feet in width said easement being five feet each side of a centerline, said centerline being the line formed by the placement of telephone cable or cables whether aerial or buried upon, over and across the aforesaid tract of land.

Situated in Blanco County Texas and the Grantor (s) recognizes that the general course of said lines, as above described, is based upon preliminary survey only, and Grantor (s) hereby agree(s) that the easement hereby granted shall apply to the actual location of said lines when constructed.

The said easement is hereby expressly enlarged insofar as it is agreed to include the overhead easement and overhang of crossarms, wire or cable attached to the Grantee's poles, also to include the necessary easement to accommodate the said wires, fixtures, crossarms and guy wires. Together with the right of ingress and egress over (our) adjacent lands to or from said right-of-way for the purpose of inspecting, maintaining, constructing, reconstructing, operating and removing its lines and appurtenances over, under, across and upon the above described property and the right to trim trees or shrubbery, to the extent, in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said line and equipment or to remove possible hazards thereto.

TO HAVE AND TO HOLD the above described easement and rights unto the said Grantee, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives, to warrant and forever defend, all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 26th day of July, 1982

Robert Q. Kleth
John L. Bell Jr.

James L. Weber
Daniel V. Flatten

CERTIFICATE OF ACKNOWLEDGMENT FOR INDIVIDUALS

THE STATE OF Texas
County of Jefferson
Blanco

BEFORE ME, the undersigned authority, on this day personally appeared Robert Q. Kleth,

known to me to be the person ~~XX~~ whose name ~~(X)~~ subscribed to the foregoing instrument, and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of July, A. D. 1982

My Commission expires on 8-5-86

Jackie Gregory
NAME TYPED Jackie GREGORY
Notary Public Jefferson County, Texas

CERTIFICATE OF ACKNOWLEDGMENT FOR INDIVIDUALS

THE STATE OF Texas
County of Jefferson
Blanco

BEFORE ME, the undersigned authority, on this day personally appeared

James L. Weber

known to me to be the person ~~(X)~~ whose name ~~XX~~ is ~~(XX)~~ subscribed to the foregoing instrument, and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of July, A. D. 1982

My Commission expires on 8-5-84

Jackie Gregory
NAME TYPED Jackie GREGORY
Notary Public Jefferson County, Texas

CERTIFICATE OF ACKNOWLEDGMENT FOR INDIVIDUALS

THE STATE OF Texas
County of Jefferson
Blanco

BEFORE ME, the undersigned authority, on this day personally appeared

John L. Bell Jr.

known to me to be the person ~~(X)~~ whose name ~~Xs~~ is ~~(XX)~~ subscribed to the foregoing instrument, and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of July, A. D. 1982

My Commission expires on 8-5-84

Jackie Gregory
NAME TYPED Jackie GREGORY
Notary Public Jefferson County, Texas

CERTIFICATE OF ACKNOWLEDGMENT FOR INDIVIDUALS

THE STATE OF Texas
County of Jefferson
Blanco

BEFORE ME, the undersigned authority, on this day personally appeared

Daniel V. Flatten

known to me to be the person ~~(X)~~ whose name ~~(X)~~ is ~~(XX)~~ subscribed to the foregoing instrument, and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of July, A. D. 1982

Commission expires on 8-5-84

Jackie Gregory
NAME TYPED Jackie GREGORY
Notary Public Jefferson County, Texas

FILED FOR RECORD AUGUST 16th, 1982 at 8:39 A.M. JEFFY B. FURBER, CLERK, BLANCO COUNTY, TEXAS RECORDED AUGUST 16th, 1982 at 10:25 A.M.

112/782

EASEMENT

That we, JOHN L. BELL, JR., DANIEL V. FLATTEN, and JAMES L. WEBER, being the record owners of the lands described on Exhibit "A" hereto attached, in Blanco County, Texas, for the sum of Ten and no/100ths Dollars (\$10.00) and other good and valuable consideration hereby bargain, sell, grant, and convey to ROBERT Q. KEITH, also a recorded owner, his heirs, successors and assigns for the purpose of ingress and egress a private easement and right of way fifty (50) feet in width, the center-line description of which is attached hereto and incorporated herein by reference as Exhibit "B" hereto for all purposes.

This easement and obligations hereunder shall be an easement appurtenant to the land in Blanco County, Texas, described on Exhibit "A".

At the option of Grantors, the gate at the junction of the easement and Ranch Road 2766 shall be kept locked.

Unless changed by the mutual consent of all easement owners:

(1) the term "easement" includes not only the roadway, but also the bridge crossing the Pedernales River;

(2) no person may put a gate or other closure across any part of the easement;

(3) surface owners of the land described on Exhibit "A" as of January 1 of each year shall be liable per capita for cost to maintain the easement for the year. Such cost shall not exceed Five Hundred and No/100ths Dollars (\$500.00) per owner. In January of each year, the owners shall, by vote of a majority in interest of land area, designate one person to be "supervisor of road maintenance" for the year. Such supervisor shall determine the work necessary to be done, contract for materials and services, and pay for all such work. His decision for the year will be final.

Each owner shall be liable for his pro rata share of the easement maintenance cost as above limited and shall pay same within thirty (30) days from receipt of a statement of costs from

the supervisor of road maintenance. All statements not paid within thirty (30) days shall bear interest at the then highest rate allowed by law. The owner failing to timely pay shall also be liable for all costs, expenses and attorney's fees necessary to effect collection of the outstanding charges.

Unpaid expenses, interest and costs incurred in road maintenance shall become a lien on the road of any defaulting owner;

(4) no hunting from vehicles may occur while said vehicles are located on the easement described;

(5) any owner whose exceptional or unusual use of the easement shall damage same shall be obligated to repair such damage and restore the easement to its immediate prior condition, without any limitation as to the cost to repair such damage;

(6) at his sole cost and expense, the owner of that portion of the surface of Exhibit "A" lying south of the Pedernales River over which the easement passes shall have the right to relocate said easement in whole or in part to other land owned by him on the following terms:

- (a) upon notice to the remaining owners;
- (b) without preventing ingress and egress during the construction of the relocation;
- (c) by building a roadway equal in size, strength, surface smoothness, drainage and usability as the original road was at the time of relocation;
- (d) by filing a centerline description of the relocated easement in the Deed Records of Blanco County;
- (e) by being solely responsible for the cost to maintain said relocated easement during the first year after construction is completed, except for such damages covered in Paragraph 5 above.

EXECUTED this 23rd day of April, 1984.

Robert Q. Keith
Robert Q. Keith

John L. Bell, Jr.
John L. Bell, Jr.

Daniel V. Flatten
Daniel V. Flatten

James L. Weber
James L. Weber

STATE OF TEXAS)

COUNTY OF)

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT Q. KEITH, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledges to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 30 day of April, 1984.

Peggy Stewart
Notary Public in and for the
State of Texas

Printed Name of Notary

PEGGY STEWART
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 9-14-87

(Seal)
9-14-87
Commission expires

STATE OF TEXAS)

COUNTY OF)

BEFORE ME, the undersigned authority, on this day personally appeared JOHN L. BELL, JR., known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledges to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 23rd day of April, 1984.

Phyllis B. Sockwell
Notary Public in and for the
State of Texas

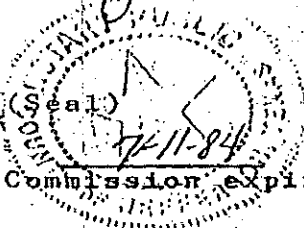
Phyllis B. Sockwell
Printed Name of Notary

(Seal)
7-11-87
Commission expires

STATE OF TEXAS)
COUNTY OF)

BEFORE ME, the undersigned authority, on this day personally appeared DANIEL V. FLATTEN, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledges to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 23rd day of April, 1984.



Phyllis B. Sockwell

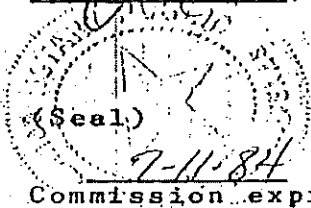
Notary Public in and for the
State of Texas

Phyllis B. Sockwell
Printed Name of Notary

STATE OF TEXAS)
COUNTY OF)

BEFORE ME, the undersigned authority, on this day personally appeared JAMES L. WEBER, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledges to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 25th day of April, 1984.



Phyllis B. Sockwell

Notary Public in and for the
State of Texas

Phyllis B. Sockwell
Printed Name of Notary

A 1,005.274 acre tract 3, located in Blanco County, Texas, and described as follows:

being 1,005.274 acres of land out of the Peter Jackson League and Labor, Blanco County, Texas, and being 1,005.274 acre Tract 3 out of the resubdivi-
 cion that certain 2,520.4 acre tract of land, more or less, conveyed by Frank
 Layton Stribbling, Individually and as Executor of the Estate of Olla Stril-
 lington, deceased, to Barry K. Fawcett and Frank R. Jelinek by deed dated April 11,
 1977 and recorded in Volume 93 on pages 458-462 of the Deed Records of Blai-
 n County, Texas, and described more particularly by metes and bounds as foll-

FROM an iron pin and rock mound found in the West line of the Peter Jackson survey, set for the Northwest corner of the Barry K. Fawcett and Frank R. Melinek 2,520.4 acre tract of land described above; THENCE with the fence to the North line of the said 2,520.4 acre tract, being the North line of 644.201 acre Tract 1A of the resubdivision of the said 2,520.4 acre tract as follows: N. 89° 37' 30" E. 70.25 feet, N. 89° 18' E. 743.95 feet, N. 89° 10' E. 1,701.71 feet, N. 89° 08' E. 685.04 feet, N. 89° 10' E. 2,374.62 feet, N. 89° 18' 30" E. 161.01 feet, N. 89° 24' E. 467.97 feet, and N. 89° 10' E. 40.69 feet to an iron pin in the West bank and near the water's edge of the Pedernales River, set for the Northwest corner of 128.447 acre Tract 2, for the Northeast corner of the said 644.201 acre Tract 1A; THENCE crossing the Pedernales River with the North line of the said 2,520.4 acre tract at the North line of the said 128.447 acre Tract 2, N. 89° 15' 30" E. 408.46 feet to an iron pin in the East bank near the water's edge of the Pedernales River, set for the Westernmost Northeast corner of the said 128.447 acre Tract 2, for the Northwest corner and POINT OF BEGINNING of the herein described 1,005.274 acre Tract 3;

THENCE with the fence, the North line of the said 2,520.4 acre tract as follows: N. 89° 15' 30" E. 220.43 feet, N. 89° 22' E. 2,734.58 feet, S. 57' 30" E. 48.48 feet, N. 88° 12' 30" E. 22.51 feet, N. 89° 53' E. 3,710.57' 30" E. 48.48 feet, N. 88° 12' 30" E. 22.51 feet, N. 89° 53' E. 3,710.57' 30" E. 48.48 feet, and N. 89° 36' E. 69.36 feet to an iron pin in the West bank near the water's edge of the Pedernales River, not far from the Northwest corner of 25.944 acre Tract 5, for the Northeast corner of this tract;

THENCE with the West bank and near the water's edge of the Pedernales Riv
the West line of the said 25.944 acre Tract 5, as follows: S. 15° 05' E.
292.60 feet, S. 22° 30' 30" E. 438.67 feet, S. 22° 58' 30" E. 317.97 feet
S. 22° 06' 45" E. 251.78 feet, S. 3° 42' 45" E. 488.48 feet, S. 00° 44' 3
381.94 feet, S. 5° 08' 15" E. 629.62 feet, S. 5° 26' E. 434.18 feet and
S. 21° 00' 15" W. 159.20 feet to an iron pin in the Northwest line of the
Roland Baird Tract, set for a corner of this tract, for the Southwest cor
of the said 25.944 acre Tract 5, for the North corner of that 0.111 of an
acre portion of the said Roland Baird Tract lying West of the Pedernales
River;

THENCE with the Northwest line of the said 0.119 of an acre tract, S. 14° 14' W. 104.11 feet to an iron pin set to re-establish the West corner of that portion of the said Roland Baird Tract lying West of the Pedernales River, for a re-entrant corner of this tract;

THEENCE with the South line of the said Roland Baird 0.119 of an acre tract S. 77° 09' 15" E. 78.42 feet to an iron pin in the West bank and near the water's edge of the Padernales River, set for the Easternmost Northwest corner of the afore said 128.447 acre Tract 2, for the Southeast corner of the said 0.119 of an acre tract, for a corner of this tract;

THENCE with the Westerly, Northerly, and Easterly bank of the Pedernales River, near the water's edge, the Westerly, Northerly, and Easterly line the said 128.447 acre Tract 2 as follows: S. 21° 00' 15" W. 508.16 feet, S. 26° 51' 15" W. 917.78 feet, S. 71° 50' 30" W. 419.17 feet, S. 53° 11' 30" W. 711.99 feet, S. 46° 38' W. 808.37 feet, S. 44° 10' 30" W. 860.25 feet, S. 39° 29' 30" W. 720.68 feet, S. 54° 51' W. 651.88 feet, S. 68° 08' 15" W. 380.80 feet, S. 82° 51' 15" W. 305.71 feet, N. 76° 50' 15" W. 316.66 feet, S. 71° 23' 15" W. 447.15 feet, N. 67° 07' 15" W. 504.39 feet, N. 54° 31' 269.18 feet, N. 38° 21' 45" W. 389.34 feet, N. 14° 40' W. 223.71 feet, N. 17° 45" W. 692.26 feet, N. 22° 21' W. 596.37 feet, N. 17° 52' 30" W. 522 feet, N. 2° 29' 30" W. 269.96 feet, N. 11° 39' 30" W. 209.46 feet, N. 2° 15" W. 661.93 feet, N. 15° 36' 30" E. 323.28 feet, N. 2° 36' 30" W. 526 feet, N. 6° 41' 30" W. 646.22 feet, N. 14° 49' 15" W. 537.28 feet, N. 14° 19' 15" W. 226.26 feet, N. 12° 42' 30" W. 631.34 feet, N. 11° 04' W. 411 feet, N. 3° 21' W. 335.90 feet, N. 30° 04' 45" W. 136.48 feet, and N. 1° 19' 30" W. 226.81 feet to the place of beginning.

A 5.819 acre tract 4, located in Blanco County, Texas, and described as follows:

Being 5.819 acres of land out of the Peter Jackson League and Labor, Blanco County, Texas, and being 5.819 acre Tract 4 out of the resubdivision of that certain 2,520.4 acre tract of land, more or less, conveyed by F. Clayton Stribling, individually and as Executor of the Estate of Olla Stribling Deceased, to Barry K. Fawcett and Frank R. Jelinek by deed dated April 1 and recorded in Volume 93 on pages 458-462 of the Deed Records of Blanco County, Texas, and described more particularly by metes and bounds as follows:

BEGINNING at an iron pin and corner post found in the Southeast line of above described Barry K. Fawcett and Frank R. Jelinek 2,520.4 acre tract land, set for the West corner of that certain tract of land conveyed by Wyson, to Roland W. Baird, by deed dated June 5, 1951 and recorded in Volume 62 on pages 434-436 of the Deed Records of Blanco County, Texas, for the North corner of that certain tract of land conveyed by Jessie Lee Archer J. R. Archer by deed dated August 1, 1963 and recorded in Volume 71 on pages 308-310 of the Deed Records of Blanco County, Texas, for a corner of the herein described 5.819 acre Tract 4;

THENCE with the fence, the Northwest line of the said J. R. Archer tract as follows: S. 33° 55' W. 277.65 feet, S. 47° 54' W. 21.76 feet, S. 56° 40" W. 57.70 feet, S. 68° 43' 30" W. 34.26 feet, and N. 79° 40' 30" W. 3 feet to end of fence on bluff;

THENCE with the bluff, the Northwest line of the said J. R. Archer tract S. 41° 23' W. 263.53 feet to the beginning of a fence;

THENCE with the fence, the Northwest line of the said J. R. Archer tract as follows: S. 14° 03' E. 30.55 feet, S. 27° 35' W. 46.98 feet, S. 76° 91.49 feet, S. 49° 17' 45" W. 249.97 feet, S. 50° 47' 15" W. 333.48 feet, S. 56° 35' 30" W. 257.72 feet, and S. 50° 36' W. 241.36 feet to a cedar at the end of said fence;

THENCE with the Northwest line of the said J. R. Archer tract, S. 51° 36' 174.94 feet to an iron pin set for the South corner of this tract, for a re-entrant corner of the J. R. Archer tract;

THENCE with a Northeast line of the said J. R. Archer tract, N. 39° 30' 56.07 feet to a point on the Southeast bank and near the water's edge of Pedernales River, set for a South corner of 128.447 acre Tract 2, for the West corner of this tract;

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ENCE with the Southeast bank and near the water's edge of the Pedernales River, the Southeast line of the said 128.447 acre Tract 2, as follows:
S. 45° 30' E. 84.70 feet, N. 53° 20' E. 676.15 feet, N. 53° 17' E. 109 feet, N. 47° 13' 30" E. 372.32 feet, N. 44° 19' 15" E. 259.97 feet, N. 30° 30' E. 293.29 feet, N. 31° 59' 15" E. 261.44 feet, N. 33° 08' 15" E. 73 feet, N. 29° 54' E. 497.86 feet, N. 20° 49' E. 528.01 feet, and N. 17° 27' 45" E. 169.06 feet to an iron pin in the South line of the above described Roland Baird Tract, set for the Easternmost Northeast corner of the said 128.447 acre Tract 2, for the Northwest corner of this tract;

ENCE with the South line of the said Roland Baird Tract, S. 77° 09' 15" E. 77 feet to a large Cedar tree, a re-entrant corner of the Roland Baird Tract, the Northeast corner of this tract;

ENCE with the fence, the West line of the Roland Baird Tract, S. 5° 43' W. 1.15 feet, S. 28° 34' 15" W. 464.42 feet, and S. 35° 06' 30" W. 136.07 feet to a Cedar Stump on bluff;

ENCE with the bluff, the Northwest line of the said Roland Baird Tract as follows: S. 32° 06' 30" W. 453.30 feet, S. 36° 28' 45" W. 396.40 feet, and S. 34° 43' 30" W. 275.61 feet to the place of beginning.

A 86.813 acre tract 1C, located in Blanco County, Texas, and described as follows:

Being 86.813 acres of land out of the Peter Jackson League and Labor, Blanco County, Texas, and being 86.813 acre Tract 1C out of the resubdivision of that certain 2,520.4 acre tract of land, more or less, conveyed by Francis Clayton Stribling, Individually and as Executor of the Estate of Olla Strubling, deceased, to Barry K. Fawcett and Frank R. Jelinek by deed dated April 11, 1900 and recorded in Volume 93 on pages 458-462 of the Deed Records of Blanco County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin and corner post in the point of intersection of the West line of the Peter Jackson League and Labor, with the North line of Ranch Road set for the Southwest corner of the above described Barry K. Fawcett and Frank R. Jelinek 2,520.4 acre tract, for the Southwest corner of the said 628.559 acre Tract 1B; THENCE with the North line of Ranch Road 2766, the South line of the said 2,520.4 acre tract, the South line of the said 628.559 acre Tract 1B, N. 88° 47' E. 225.86 feet, and N. 89° 17' E. 4,966.53 feet to a concrete corner marker, set for a Southeast corner of the said 628.559 acre tract, for the West corner and POINT OF BEGINNING of the herein described 86.813 acre Tract 1C;

THENCE with the Southeast line of the said 628.559 acre tract, N. 54° 35' E. 909.82 feet to an iron pin in the West bank and near the water's edge of the Pedernales River, the West line of 128.447 acre Tract 2, set for the Southeast corner of the said 628.559 acre Tract 1B, for the Northeast corner of this tract;

THENCE with the West and South bank of the Pedernales River, the West and South line of the said 128.447 acre Tract 2, with the water's edge down to as follows: S. 30° 16' E. 136.07 feet, S. 33° 10' 30" E. 315.54 feet, S. 53° 30" E. 266.72 feet, S. 40° 35' 30" E. 253.98 feet, S. 47° 21' 15" E. 261.04 feet, S. 62° 02' 30" E. 413.54 feet, S. 60° 55' E. 201.13 feet, S. 57° 24' 30" E. 41.70 feet, S. 54° 26' 15" E. 139.06 feet, S. 71° 51' 15" E. 84.20 feet, S. 76° 10' 15" E. 211.72 feet, N. 74° 39' E. 365.49 feet, S. 59° 36' E. 234.82 feet, N. 56° 25' 15" E. 322.27 feet, N. 61° 29' E. 464.79 feet, N. 70° 37' 30" E. 499.11 feet and N. 59° 19' 45" E. 131.17 feet to a point on the top of bluff, a point in the North line of the J. Archer Tract of land, set for the East corner of this tract;

THENCE with the top of bluff, the North line of the said J. R. Archer Tract, the South line of the aforesaid 2,520.4 acre tract, as follows: S. $39^{\circ} 25'$ W. 185.21 feet, S. $43^{\circ} 42' 45''$ W. 268.12 feet, S. $45^{\circ} 19' 30''$ W. 477.85 feet, and S. $41^{\circ} 25'$ W. 61.00 feet to a corner post;

THENCE with the fence, the North line of the J. R. Archer tract, the South line of the said 2,520.4 acre tract, S. $70^{\circ} 18'$ W. 285.09 feet and S. $69^{\circ} 35' 30''$ W. 273.88 feet to an iron pin and corner post set for the Northwest corner of the said J. R. Archer tract, for the Northeast corner of the C. L. Browning Tract;

THENCE with the fence, the North line of the C. L. Browning tract, the South line of the said 2,520.4 acre tract, S. $70^{\circ} 03' 15''$ W. 753.69 feet and S. $89^{\circ} 40' 15''$ W. 4,147.86 feet to an iron pin and corner post in the North line of the aforesaid Ranch Road 2766 set for the West corner of the said C. L. Browning tract;

THENCE with the fence, the North line of Ranch Road 2766, the South line of the said 2,520.4 acre tract, in a Westerly direction along the arc of a circular curve to the left having a radius of 1,186.36 feet, (chord N. $86^{\circ} 21' 40''$ W. 192.67 feet), a length of arc distance of 192.86 feet to the PLACE OF BEGINNING.

EXHIBIT "B"

FIELD NOTES
OF A 50 FOOT WIDE ACCESS EASEMENT
IN BLANCO COUNTY, TEXAS

BEING a 50 foot wide Access Easement in the Peter Jackson Survey No. 177, Abstract No. 323 and crossing that certain 86.813 acre tract and a portion of that certain 1005.274 acre tract conveyed by the Board of Regents of the University of Texas System, Trustee, Barry K. Fawcett and Frank R. Jelinek to Robert Q. Keith, John L. Bell, Jr., James L. Weber and Daniel V. Flatten by Deed dated November 15, 1979, and recorded in Vol. 100 at Pages 302 et seq. of DEED RECORDS of Blanco County, Texas, said easement extending from R.M. Hwy. No. 2766 across the Pedernales River and along a portion of the easterly line of a 383.671 acre parcel out of said 1005.274 acre tract, the center line of said easement being more particularly described as follows:

BEGINNING at an iron spike in the northerly right-of-way line of R.M. Hwy. No. 2766 and in the center of an existing roadway, whence a concrete highway right-of-way monument at the Southwest corner of said 86.813 acre tract bears N 88° 04' 35" W 109.33 ft.;

THENCE with the center of said roadway in fifty (50) courses and distances as follows:

- 1) N 47° 36' 45" E 115.12 ft.;
- 2) N 58° 04' 00" E 124.54 ft.;
- 3) N 69° 03' 20" E 151.46 ft.;
- 4) N 77° 05' 45" E 143.30 ft.;
- 5) N 85° 24' 00" E 56.37 ft.;
- 6) along a curve to the right of radius 397.72 ft., central angle 19° 57' 50" and long chord bearing S 84° 37' 25" E 137.88 ft.;
- 7) S 74° 38' 10" E 87.79 ft.;
- 8) along a curve to the left of radius 268.28 ft., central angle 35° 09' 35" and long chord bearing N 87° 46' 45" E 162.06 ft.;
- 9) N 70° 12' 15" E 104.94 ft.;
- 10) N 79° 24' 45" E 583.74 ft.;
- 11) along a curve to the right of radius 286.47 ft., central angle 21° 44' 05" and long chord bearing S 89° 43' 10" E 108.02 ft.;
- 12) S 78° 51' 10" E 152.95 ft.;
- 13) along a curve to the left of radius 106.24 ft., central angle 83° 36' 15" and long chord bearing N 59° 20' 45" E 141.63 ft.;
- 14) N 17° 32' 35" E 300.64 ft.;
- 15) along a curve to the left of radius 276.6 ft., central angle 30° 20' 30" and long chord bearing N 2° 22' 00" E 144.77 ft.;
- 16) N 12° 47' 55" W 225.80 ft.;
- 17) N 0° 52' 35" W 81.11 ft.;
- 18) N 50° 35' 10" E 92.18 ft.;
- 19) N 80° 40' 45" E 115.40 ft.;
- 20) N 89° 52' 15" E 115.28 ft.;
- 21) along a curve to the left of radius 176.13 ft., central angle 51° 31' 30" and long chord bearing N 64° 22' 00" E 153.10 ft.;
- 22) N 38° 36' 15" E crossing the Pedernales River at 353.69 ft., the South corner of said 383.671 acre parcel and at 436.79 ft., in all an angle point;
- 23) along a curve to the right of radius 557.61 ft., central angle 15° 19' 15" and long chord bearing N 46° 15' 45" E 148.66 ft.;
- 24) N 53° 55' 30" E 439.56 ft.;
- 25) N 44° 03' 30" E 188.00 ft.;
- 26) N 27° 45' 00" E 149.16 ft.;
- 27) N 12° 41' 45" E 166.38 ft.;
- 28) along a curve to the right of radius 412.97 ft., central angle 16° 32' 00" and long chord bearing N 20° 57' 45" E 118.75 ft.;
- 29) N 30° 12' 45" E 91.70 ft.;

EXHIBIT "B" continued
Page 2

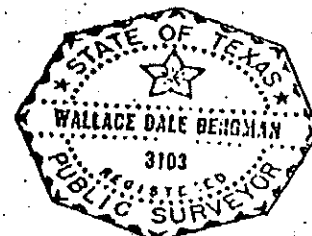
FIELD NOTES
OF A 50 FOOT WIDE ACCESS EASEMENT
PAGE 2

- 30) along a curve to the left of radius 465.62 ft.,
central angle 12° 15' 30" and long chord bearing
N 23° 06' 00" E 99.43 ft.;
- 31) N 16° 58' 15" E 264.11 ft.;
- 32) along a curve to the right of radius 264.78 ft.,
central angle 31° 38' 30" and long chord bearing
N 32° 47' 30" E 144.32 ft.;
- 33) N 48° 36' 45" E 79.61 ft.;
- 34) along a curve to the left of radius 564.18 ft.,
central angle 10° 07' 45" and long chord bearing
N 43° 32' 45" E 99.61 ft.;
- 35) N 38° 29' 00" E 220.16 ft.;
- 36) along a curve to the left of radius 175.09 ft.,
central angle 19° 26' 45" and long chord bearing
N 28° 45' 45" E 59.14 ft.;
- 37) N 19° 02' 15" E 78.06 ft.;
- 38) along a curve to the right of radius 193.56 ft.,
central angle 31° 43' 30" and long chord bearing
N 34° 54' 00" E 105.81 ft.;
- 39) N 50° 45' 45" E 230.03 ft.;
- 40) along a curve to the left of radius 168.16 ft.,
central angle 48° 04' 30" and long chord bearing
N 26° 43' 30" E 136.99 ft.;
- 41) N 2° 41' 15" E 157.04 ft.;
- 42) along a curve to the right of radius 1465.75 ft.,
central angle 5° 51' 30" and long chord bearing
N 5° 37' 00" E 149.80 ft.;
- 43) N 8° 32' 45" E 186.71 ft.;
- 44) along a curve to the left of radius 392.12 ft.,
central angle 23° 03' 45" and long chord bearing
N 2° 58' 15" W 156.77 ft.;
- 45) N 14° 31' 00" W 294.69 ft., a corner in said easement;
- 46) N 70° 12' 15" E 260.93 ft.;
- 47) along a curve to the right of radius 419.50 ft.,
central angle 16° 16' 45" and long chord bearing
N 78° 20' 45" E 118.79 ft.;
- 48) N 86° 29' 00" E 184.07 ft.;
- 49) along a curve to the left of radius 182.21 ft.,
central angle 44° 44' 45" and long chord bearing
N 64° 06' 45" E 138.71 ft., and
- 50) N 41° 44' 15" E 62.49 ft., to an iron spike, for
a northerly Southeast corner of said 383.671 acre
parcel and the Place of TERMINATION hereof.

The undersigned does hereby certify that the foregoing field notes
represents the result of an on the ground survey made under my
direction and supervision in April, 1984.

WITNESS MY HAND AND SEAL this the 25th day of April, 1984.

Wallace Dale Bergman
Wallace Dale Bergman
Reg. Public Surveyor
Reg. No. 3103



County of HAYS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned ✓ ROBERT PEERMAN TRUSTEE

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of BLANCO, State of Texas, and more particularly described as follows:

A tract of land located approximately FIVE (5) miles EAST from the town of JOHNSON CITY and recorded in Volume ✓ VOL 1 Page ✓ 123-126 of the BLANCO County Plat

Records and to be known as the PEDERNALES HILLS Subdivision; and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands and electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In the event any of the separate tracts within the above described subdivided area are in the process of being sold or have been sold prior to the granting of this easement, the Grantor does hereby agree to and will assume any and all liability and will protect Pedernales Electric Cooperative, Inc. from any damage claims resulting from the location of electric facilities installed by Pedernales Electric Cooperative, Inc., including the removal of plants and trees during the construction of electric facilities.

The undersigned covenants that he is authorized to execute this easement for the PEDERNALES HILLS subdivision.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 11 day of

AUGUST, 19 86.

Robert E. Peerman L.S.
Robert E. Peerman L.S.

THE STATE OF TEXAS

County of Hays

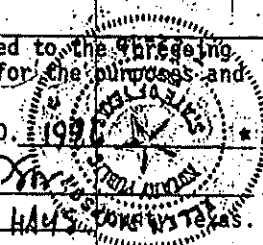
BEFORE ME, ELLEN SIMPSON, a Notary Public in and for HAYS County, Texas, on this day personally appeared

ROBERT E. PEERMAN

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 day of Aug A.D. 1986

Ellen Simpson
Notary Public



FILED FOR RECORD OCTOBER 8, 1986 at 2:22 P.M.

DOROTHY DECKER, CLERK, BLANCO COUNTY TEXAS

RECORDED OCTOBER 15, 1986 at 9:30 A.M.

56-35-61

KNOW ALL MEN BY THESE PRESENTS:

County of Blanco

That the undersigned Pedernales Hills Joint Venture

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEDERNALES ELECTRIC COOPERATIVE, INC., a corporation whose postoffice address is JOHNSON CITY, TEXAS, and its successors or assigns, and authorized users of its easement facilities, the right to enter upon the lands of the undersigned, situated in the County of Blanco, State of Texas, and more particularly described as follows:

A tract of land located approximately 3 miles east from the town of Johnson City and recorded in Volume 1 Page 123-126 of the Blanco County Plat

Records and to be known as the Pedernales Hills Ranches Subdivision; and to place, construct, operate, repair, maintain, rebuild, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands and electric and/or telephone transmission or distribution line or system, including the right to install in the future such additional poles, guys, anchors, conductors and line appurtenances as may be necessary or desirable in the Cooperative's operations, and to cut and trim at any time trees and shrubbery to the extent deemed desirable by Cooperative to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, rebuilding, relocating, replacing and removing said lines and appurtenances.

In the event any of the separate tracts within the above described subdivided area are in the process of being sold or have been sold prior to the granting of this easement, the Grantor does hereby agree to and will assume any and all liability and will protect Pedernales Electric Cooperative, Inc. from any damage claims resulting from the location of electric facilities installed by Pedernales Electric Cooperative, Inc., including the removal of plants and trees during the construction of electric facilities.

The undersigned covenants that he is authorized to execute this easement for the Pedernales Hills Ranches subdivision.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 16th day of

July, 19 87.

Robert E. Peerman L.S.
Robert E. Peerman L.S.

THE STATE OF TEXAS

County of Hays

BEFORE ME, Carla Ramsey, a Notary Public in and for Blanco County, Texas, on this day personally appeared

Robert E. Peerman
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th day of July, A.D. 1987

Carla Ramsey
Notary Public County, Texas.
my Commission Expires 10/1/90

56-35-401-79-61 PEDERNALES HILLS RANCHES

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BLANCO)

That WE, ROBERT Q. KEITH and JOHN BEN WENMOHS, Trustee for ST. LUKE'S EPISCOPAL CHURCH (CYPRESS MILL, TEXAS) BUILDING FUND, of the County of Blanco and State of Texas for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of his one certain promissory note of even date herewith, in the principal sum of NINE HUNDRED THIRTY-FOUR THOUSAND, SEVEN HUNDRED FOURTEEN AND 75/100 DOLLARS (\$934,714.75); payable to the order of Robert Q. Keith in annual installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to DEAN C. MYANE, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ROBERT E. PEERMAN, TRUSTEE, subject to the reservation hereinafter made, of the County of Travis and the State of Texas, all of the surface interest only of the following described real property in Blanco County, Texas, to-wit:

BEING 383.671 acres of land out of the Peter Jackson Survey No. 177, Abstract No. 323 and being the westerly portion of that certain 1005.274 acre tract conveyed by the Board of Regents of the University of Texas System, Trustee, Barry K. Fawcett, and Frank R. Jelinek to Robert Q. Keith, John L. Bell, Jr., James L. Weber, and Daniel V. Flatten by Deed dated November 15, 1979, and recorded in Vol. 100 at pages 302 et seq. of Deed Records of Blanco County, Texas; said 1005.274 acres being a portion of that certain 2520.4 acre tract conveyed by Francis Clayton Stribling, individually and as Executor of the Estate of Olla Stribling, deceased, to Barry K. Fawcett

and Frank R. Jelinek by Deed dated April 11, 1977, and recorded in Vol. 93, at pages 458 et seq. of Deed Records of Blanco County, Texas, said 383.671 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes;

TOGETHER WITH the rights conveyed by that certain easement agreement dated April 23, 1984, between Robert Q. Keith, John L. Bell, Jr., Daniel V. Flatten, and James L. Weber, recorded in Vol. 112, page 782 et seq. of Deed Records, Blanco County, Texas; said easement being particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein;

TOGETHER WITH One-half (1/2) of Grantor's undivided thirty-five percent (35%) interest in one-half (1/2) of the oil, gas, and minerals in and under that 1097.906 acre tract out of the Peter Jackson Survey No. 177, Abstract 323 conveyed by the Board of Regents of the University of Texas System, Trustee, Barry K. Fawcett and Frank R. Jelinek to Robert Q. Keith, et al, by Deed dated November 15, 1979, and recorded in Vol. 100 at pages 302 et seq. of the Deed Records of Blanco County, Texas; said 1097.906 acres being a portion of that certain 2520.4 acre tract conveyed by Francis Clayton Stribling, Individually and as Executor of the Estate of Olla Stribling, deceased, to Barry K. Fawcett, and Frank R. Jelinek by Deed dated April 11, 1977, and recorded in Vol. 93, at pages 458 et seq. of the Deed Records of Blanco County, Texas, said 1097.906 acres being more particularly described by metes and bounds in Exhibit "C" attached hereto and incorporated herein for all purposes, SAVE AND EXCEPT, and there is hereby reserved to Grantors, their heirs and assigns, an undivided one-half (1/2) of thirty-five percent (35%) of one-half (1/2) of all of the oil, gas, and other minerals in and under and that may be produced from the heretofore-described 1097.906 acres, together with the right of ingress and egress at all times for the purpose of drilling, exploring, operating, and developing said lands for oil and gas and the removal of the same therefrom.

This conveyance is made and accepted SUBJECT TO the following, to-wit:

1. Undivided one-half (1/2) of all oil, gas, coal, lignite, and other minerals in and under and that may be produced from the heretofore-described 1097.906 acres, together with the right of ingress and egress reserved by Grantors, Board of Regents of the University of Texas System, Trustee, Barry K. Fawcett and Frank R. Jelinek to Robert Q. Keith, et al, by deed dated November 15, 1979, recorded in Vol. 100, Page Deed Records of Blanco County, Texas;

2. Easement from Robert Q. Keith, et al, to General Telephone Company of the Southwest, recorded in Vol. 107, Page 863 of the Deed Records of Blanco County, Texas;
3. Easement agreement dated April 23, 1984, between Robert Q. Keith, John L. Bell, Jr., Daniel V. Flatten, and James L. Weber, recorded in Vol. 112, page 782 et seq., Deed Records of Blanco County, Texas;

TO HAVE AND TO HOLD the above described premises, together with an and singular the rights and appurtenances thereto in any wise belonging unto the said grantee, his successors, heirs and assigns forever; and we do hereby bind ourselves, our successors, heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his successors, heirs, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described proeprty, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 14 day of May, 1984.

Robert Q. Keith
ROBERT Q. KEITH

John Ben Wenmons, Trustee
JOHN BEN WENMONS, Trustee for
St. Luke's Episcopal Church
(Cypress Mill, Texas) Building Fund

Mailing address of grantee:

Mr. Robert E. Peerman, Trustee
6266 Highway 290 West
Austin, Texas 78735

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF BLANCO)

This instrument was acknowledged before me on the 14 day
of May, 1984, by Robert Q. Keith.

(Seal)

My commission expires:

9-14-87

Peggy Stewart
Notary Public in and for the
State of Texas

Peggy Stewart
Printed Name of Notary

PEGGY STEWART
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 9-14-87

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF BLANCO)

This instrument was acknowledged before me on the 14 day
of May, 1984, by John Ben Wennohs, Trustee, for St. Luke's
Episcopal Church (Cypress Mill, Texas) Building Fund.

(Seal)

My commission expires:

9-14-87

Peggy Stewart
Notary Public in and for the
State of Texas

Peggy Stewart
Printed Name of Notary

PEGGY STEWART
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 9-14-87

After Recording, Return To:

Mr. Robert E. Peerman, Trustee
6266 Highway 290 West
Austin, Texas 78735

Prepared in the law office of:

Dean C. Myane
P.O. Box 155
Johnson City, Texas 78636

FIELD NOTES
OF 383.671 ACRES
IN BLANCO COUNTY, TEXAS

BEING 383.671 acres of land out of the Peter Jackson Survey No. 177, Abstract No. 323 and being the westerly portion of that certain 1005.274 acre tract conveyed by the Board of Regents of the University of Texas System, Trustees, Barry K. Fawcett and Frank R. Jelinek to Robert Q Keith, John L. Bell, Jr., James L. Weber and Daniel V. Flatten by Deed dated November 10, 1979 and recorded in Vol. 100 at Pages 302 et seq. of DEED RECORDS of Blanco County, Texas, said 1005.274 acres being a portion of that certain 2520.4 acre tract conveyed by Francis Clayton Stribling, Individually and as Executor of the Estate of Olla Stribling, deceased, to Barry K. Fawcett and Frank R. Jelinek by Deed, dated April 11, 1977, and recorded in Vol. 93 at Pages 458 et seq. of DEED RECORDS of Blanco County, Texas, said 383.671 acres being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin at the intersection of the East bank of the Pedernales River and the North line of said 2520.4 acre tract, at the Northwest corner of said 1005.274 acre tract, for the Northwest corner hereof, whence the Northwest corner of said 2520.4 acre tract in the West line of said Jackson Survey bears S 89° 14' 06" W 6445.2 ft.,

THENCE along and down the East bank of the Pedernales River in sixteen (16) courses and distances as follows:

- | | |
|--------------------------------|-------------------------------------|
| 1) S 1° 19' 30" E 226.81 ft., | 9) S 2° 36' 30" E 526.33 ft., |
| 2) S 30° 04' 45" E 136.48 ft., | 10) S 15° 36' 30" W 323.28 ft., |
| 3) S 3° 21' 00" E 335.90 ft., | 11) S 2° 03' 15" E 661.98 ft., |
| 4) S 11° 04' 00" E 411.38 ft., | 12) S 11° 39' 30" E 209.46 ft., |
| 5) S 12° 42' 30" E 631.34 ft., | 13) S 2° 29' 30" E 269.96 ft., |
| 6) S 14° 19' 15" E 226.26 ft., | 14) S 17° 52' 30" E 522.25 ft., |
| 7) S 14° 49' 15" E 537.28 ft., | 15) S 22° 21' 00" E 596.37 ft., and |
| 8) S 6° 41' 30" E 646.22 ft., | 16) S 29° 17' 45" E 629.13 ft. |

to the center of a 50 foot wide Access Easement for the South corner hereof;

THENCE with and along the center of said Access Easement in twenty-nine (29) courses and distances as follows:

- 1) N 38° 36' 15" E 83.10 ft.,
- 2) along a curve to the right of radius 567.61 ft., central angle 15° 19' 15" and long chord bearing N 46° 15' 45" E 148.66 ft.,
- 3) N 53° 55' 30" E 439.56 ft.,
- 4) N 44° 03' 30" E 188.00 ft.,
- 5) N 27° 45' 00" E 149.16 ft.,
- 6) N 12° 41' 45" E 166.38 ft.,
- 7) along a curve to the right of radius 412.97 ft., central angle 16° 32' 00" and long chord bearing N 20° 57' 45" E 118.75 ft.,
- 8) N 29° 13' 45" E 91.70 ft.,
- 9) along a curve to the left of radius 465.62 ft., central angle 12° 15' 30" and long chord bearing N 23° 06' 00" E 99.43 ft.,
- 10) N 16° 58' 15" E 264.11 ft.,
- 11) along a curve to the right of radius 264.68 ft., central angle 31° 38' 30" and long chord bearing N 32° 47' 30" E 144.32 ft.,
- 12) N 48° 36' 45" E 79.61 ft.,
- 13) along a curve to the left of radius 564.18 ft., central angle 10° 07' 45" and long chord bearing N 43° 32' 45" E 99.61 ft.,

FIELD NOTES
OF 383.671 ACRES
IN BLANCO COUNTY, TEXAS
PAGE 2

- 14) N 38° 29' 00" E 220.16 ft.;
- 15) along a curve to the left of radius 175.09 ft.,
central angle 19° 26' 45" and long chord bearing
N 28° 45' 45" E 59.14 ft.;
- 16) N 19° 02' 15" E 78.06 ft.;
- 17) along a curve to the right of radius 193.56 ft.,
central angle 31° 43' 30" and long chord bearing
N 34° 54' 00" E 105.81 ft.;
- 18) N 50° 45' 45" E 230.03 ft.;
- 19) along a curve to the left of radius 168.16 ft.,
central angle 48° 04' 30" and long chord bearing
N 26° 43' 30" E 136.99 ft.;
- 20) N 2° 41' 15" E 157.04 ft.;
- 21) along a curve to the right of radius 1465.75 ft.,
central angle 5° 51' 30" and long chord bearing
N 5° 37' 00" E 149.80 ft.;
- 22) N 8° 32' 45" E 186.71 ft.;
- 23) along a curve to the left of radius 392.12 ft.,
central angle 23° 03' 45" and long chord bearing
N 2° 58' 15" W 156.77 ft.;
- 24) N 14° 31' 00" W 294.64 ft., a corner in said
easement;
- 25) N 70° 12' 15" E 260.93 ft.;
- 26) along a curve to the right of radius 419.50 ft.,
central angle 16° 16' 45" and long chord bearing
N 78° 20' 45" E 118.79 ft.;
- 27) N 86° 29' 00" E 184.07 ft.;
- 28) along a curve to the left of radius 182.21 ft.,
central angle 44° 44' 45" and long chord bearing
N 64° 06' 45" E 138.71 ft., and
- 29) N 41° 44' 15" E 62.49 ft., to an iron spike, for
a northerly Southeast corner hereof;

THENCE N 0° 07' 00" W at 33.56 ft., an iron pin in the northerly line
of said easement, and at 3233.08 ft., in all an iron pin in the fenced
North line of said 1005.274 acre tract, for the Northwest corner hereof;

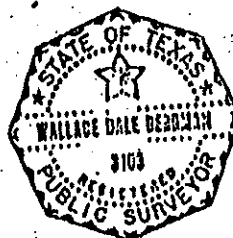
THENCE with said fence in five (5) courses and distances as follows:

- 1) S 89° 53' 00" W 589.27 ft., a fence post;
- 2) S 88° 12' 30" W 22.51 ft., a fence post;
- 3) S 89° 57' 30" W 48.48 ft., a fence post;
- 4) S 89° 22' 00" W 2734.58 ft., an iron pin, and
- 5) S 89° 15' 30" W 220.43 ft., to the place of
BEGINNING hereof and containing 383.671 acres
of land.

The undersigned does hereby certify that the foregoing field notes
represents the result of an on the ground survey made under my
direction and supervision in April, 1984.

WITNESS MY HAND AND SEAL this the 25th day of April, 1984.

Wallace Dale Bergman
Wallace Dale Bergman
Reg. Public Surveyor
Reg. No. 3103



100/302

WARRANTY DEED

STATE OF TEXAS
COUNTY OF BLANCO

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

That we, the Board of Regents of the University of Texas System, Trustees, of the County of Travis and State of Texas, and Barry K. Fawcett and Frank R. Jelinek, of the County of Tarrant and State of Texas, (hereinafter collectively referred to as "Grantors"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and in further consideration of the execution and delivery by Grantees of one certain promissory note of even date herewith in the principal amount of FOUR HUNDRED NINETY EIGHT THOUSAND, ONE HUNDRED SEVENTY FOUR AND 75/100 (\$498,174.75) DOLLARS (herein referred to as the Grantees' Note), the payment of which note being secured by the Vendor's Lien herein retained, and being additionally secured by a Deed of Trust of even date herewith to W. L. Lobb, Trustees, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Robert Q. Keith, John L. Bell, Jr., James L. Weber and Daniel V. Flatten, of the County of Jefferson, all of the following described real property in Blanco County, Texas, to-wit:

All that certain tract and parcel of real property set forth and described more particularly on Exhibit "A" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances in anywise belonging unto the said Grantees, their heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors, administrators and successors to WARRANT AND FOREVER DEFEND, insofar and only insofar as Grantors are authorized by law so to

do, all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Save and except, and there is hereby reserved unto Grantors, their heirs and assigns, an undivided one-half (1/2) of all of the oil, gas, coal, lignite and other minerals in and under and that may be produced from the above described property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom, together with the right to receive all bonuses and delay rentals attributable to Grantors' reserved one-half of all substances referred to above. Each Grantors, for itself and for its heirs and assigns, also reserved the executory rights to grant and enter into leasing agreements for the locating and production of such substances.

In addition, this conveyance is made subject only to the exceptions set forth on Exhibit "B" attached hereto and made a part hereof for all purposes.

But it is expressly agreed that Grantors reserve for themselves, their successors and assigns, a Vendor's Lien in and to the property hereby conveyed until the aforesaid Grantees' Note has been fully paid and satisfied, in accordance with its terms, at which time this Warranty Deed shall become absolute.

It is specifically stipulated and understood by both Grantors and Grantees herein that there is of record and unreleased the following prior lien indebtedness (hereinafter called "Prior Note") secured by the following liens (hereinafter called "Prior Liens"):

Note dated April 11, 1977, in the original principal sum of \$275,050.00 executed by Barry K. Fawcett and Frank R. Jelinek, payable to the order of Francis Clayton Stribling, with interest thereon and payable as therein set out, secured by a Deed of Trust of

even date therewith, executed by the said Barry K. Fawcett and Frank R. Jelinek in favor of John B. Stevenson, Jr., as Trustee, recorded in Volume 45, page 739, of the Deed of Trust Records of Blanco County, Texas, and additionally secured by a Vendor's Lien retained in that certain Deed from Francis Clayton Stribling to Barry K. Fawcett and Frank R. Jelinek of even date therewith and recorded in the Deed Records of Blanco County, Texas.

Said Prior Note or indebtedness does not constitute any part of the consideration for the purchase of the property set out herein, and Grantees are not assuming said Prior Note or indebtedness nor taking the property "subject to" the lien securing said Prior Note, but Grantees only acknowledge that the Prior Liens securing said Prior Note exist of record at the date of this conveyance. Grantors, Barry K. Fawcett and Frank R. Jelinek specifically agree to pay said Prior Note as it becomes due (not later than its maturity date thereby keeping same current and not in default), and to pay the same in full no later than the date when Grantees' Note set out herein is paid in full. In the event there is default in the payment of said prior note and/or in the terms and conditions of the lien instruments securing the same, then the owner of the herein described property may correct said default and the amount of any funds expended in such correction shall be considered as a payment on the Grantees' Note herein, and any payments so made and expenses incurred including the like amount which shall also be paid to the Board of Regents of the University of Texas System, Trustee, shall be credited on the first maturing payment due on said Grantees' Note. One-half of any partial prepayment of principal on the Grantees' Note herein shall immediately be prepaid by the Holder on the Prior Note so as to reduce the balance thereof, the other one-half of any such prepayment going to the Board of Regents of the University of Texas System, Trustee.

For the consideration hereinbefore set forth, Grantors do additionally grant, bargain, sell and convey unto Grantees an easement and right-of-way upon and across a tract or parcel of real property which adjoins the property herein conveyed on its western boundary, such easement having been reserved by Grantors in a deed conveying such adjoining parcel of real property to Carroll Dale Walker, such easement being more particularly described by metes and bounds on Exhibit "C" which is attached to and made a part of this Deed; being along an existing passageway or road extending from a gravel road on the western boundary of the said adjoining parcel conveyed by Grantors to Carroll Dale Walker in an easterly direction to a low-water crossing across the Pedernales River. The right-of-way, easement, rights and privileges herein granted shall be used only for the purpose of providing pedestrian and vehicular ingress and egress between such gravel road and low-water crossing. The easement, rights and privileges herein granted shall be for a period of two (2) years from the date of this Deed. Grantors hereby bind themselves, their heirs, successors and legal representatives, to warrant and forever defend, insofar and only insofar as Grantors are authorized by law so to do, the above described easement and rights unto Grantees, their successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

The easement, rights and privileges granted herein are non-exclusive, as other persons have, and may have, the rights to use the passageway or road described. Such easement rights and privileges granted herein shall be effective for a period of two (2) years from the date of this Deed, at which time they shall terminate.

This instrument shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

Ad valorem taxes have been paid through the year 1978
and prorated by the parties as of this day.

EXECUTED this 15th day of November, 1979.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM, TRUSTEE

By W. L. Lobb
W. L. Lobb
Its Executive Director for
Investments and Trusts

Barry K. Hawcett
Barry K. Hawcett
Frank R. Jelinek
Frank R. Jelinek

THE STATE OF TEXAS

S

COUNTY OF TRAVIS

S

BEFORE ME, the undersigned authority, on this day
personally appeared W. L. Lobb, Executive Director for Invest-
ments and Trusts of the University of Texas System, Trustee,
known to me to be the person whose name is subscribed to the
foregoing instrument and acknowledged to me that he executed the
same for the purposes and consideration therein expressed, in the
capacity stated, and as the act and deed of the Board of Regents
of The University of Texas System, Trustee.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th
day of November, 1979.



My Commission Expires:

3-24-81

Joseph P. [Signature]
(Printed Name of Notary Public)
Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS

§

COUNTY OF TARRANT

§

BEFORE ME, the undersigned authority, on this day personally appeared Barry K. Fawcett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of November, 1979.

Nalani Carson
Nalani Carson
(Printed Name of Notary Public)
Notary Public in and for
Tarrant County, Texas



My Commission Expires:

March 23, 1981

THE STATE OF TEXAS

§

COUNTY OF TARRANT

§

BEFORE ME, the undersigned authority, on this day personally appeared Frank R. Jelinek, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of November, 1979.

Nalani Carson
Nalani Carson
(Printed Name of Notary Public)
Notary Public in and for
Tarrant County, Texas



My Commission Expires:

March 23, 1981

A 1,005.274 acre tract 3, located in Blanco County, Texas, and described as follows:

Being 1,005.274 acres of land out of the Peter Jackson League and Labor, Blanco County, Texas, and being 1,005.274 acre Tract 3 out of the resubdivision of that certain 2,520.4 acre tract of land, more or less, conveyed by Francis Clayton Stribling, individually and as Executor of the Estate of Olla Stribling Deceased, to Barry K. Fawcett and Frank R. Jelinek by deed dated April 11, 1977 and recorded in Volume 93 on pages 458-462 of the Deed Records of Blanco County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin and rock mound found in the West line of the Peter Jackson Survey, set for the Northwest corner of the Barry K. Fawcett and Frank R. Jelinek 2,520.4 acre tract of land described above; THENCE with the fence, the North line of the said 2,520.4 acre tract, being the North line of 644.201 acre Tract 1A of the resubdivision of the said 2,520.4 acre tract as follows: N. 89° 37' 30" E. 70.25 feet, N. 89° 18' E. 743.95 feet, N. 89° 17' E. 1,701.71 feet, N. 89° 08' E. 685.04 feet, N. 89° 10' E. 2,374.62 feet, N. 89° 18' 30" E. 161.01 feet, N. 89° 24' E. 467.97 feet, and N. 89° 10' 30" E. 240.69 feet to an iron pin in the West bank and near the water's edge of the Pedernales River, set for the Northwest corner of 128.447 acre Tract 2, for the Northeast corner of the said 644.201 acre Tract 1A; THENCE crossing the Pedernales River with the North line of the said 2,520.4 acre tract and North line of the said 128.447 acre Tract 2, N. 89° 15' 30" E. 408.46 feet to an iron pin in the East bank near the water's edge of the Pedernales River, set for the Westernmost Northeast corner of the said 128.447 acre Tract 2, for the Northwest corner and POINT OF BEGINNING of the herein described 1,005.274 acre Tract 3;

THENCE with the fence, the North line of the said 2,520.4 acre tract as follows: N. 89° 15' 30" E. 220.43 feet, N. 89° 22' E. 2,734.58 feet, S. 89° 57' 30" E. 48.48 feet, N. 88° 12' 30" E. 22.51 feet, N. 89° 53' E. 3,710.23 feet, S. 89° 51' 30" E. 148.28 feet, and N. 89° 36' E. 69.36 feet to an iron pin in the West bank near the water's edge of the Pedernales River, set for the Northwest corner of 25.944 acre Tract 5, for the Northeast corner of this tract;

THENCE with the West bank and near the water's edge of the Pedernales River, the West line of the said 25.944 acre Tract 5, as follows: S. 15° 05' E. 292.60 feet, S. 22° 30' 30" E. 438.67 feet, S. 22° 58' 30" E. 317.97 feet, S. 22° 06' 45" E. 251.78 feet, S. 3° 42' 45" E. 488.48 feet, S. 00° 44' 15" W. 381.94 feet, S. 5° 08' 15" E. 629.62 feet, S. 5° 26' E. 434.18 feet and S. 21° 00' 15" W. 159.20 feet to an iron pin in the Northwest line of the Roland Baird Tract, set for a corner of this tract, for the Southwest corner of the said 25.944 acre Tract 5, for the North corner of that 0.119 of an acre portion of the said Roland Baird Tract lying West of the Pedernales River;

THENCE with the Northwest line of the said 0.119 of an acre tract, S. 49° 14' W. 164.11 feet to an iron pin set to re-establish the West corner of that portion of the said Roland Baird Tract lying West of the Pedernales River, for a re-entrant corner of this tract;

THENCE with the South line of the said Roland Baird 0.119 of an acre tract, S. 77° 09' 15" E. 78.42 feet to an iron pin in the West bank and near the water's edge of the Pedernales River, set for the Easternmost Northwest corner of the afore said 128.447 acre Tract 2, for the Southeast corner of the said 0.119 of an acre tract, for a corner of this tract;

THENCE with the Westerly, Northerly, and Easterly bank of the Pedernales River, near the water's edge, the Westerly, Northerly, and Easterly line of the said 128.447 acre Tract 2 as follows: S. 21° 00' 15" W. 508.16 feet, S. 26° 51' 15" W. 919.78 feet, S. 71° 50' 30" W. 419.17 feet, S. 53° 11' 30" W. 711.99 feet, S. 46° 38' W. 808.37 feet, S. 44° 10' 30" W. 860.25 feet, S. 39° 29' 30" W. 720.68 feet, S. 54° 51' W. 651.88 feet, S. 68° 08' 15" W. 380.80 feet, S. 82° 51' 15" W. 305.71 feet, N. 76° 50' 15" W. 316.66 feet, S. 71° 23' 15" W. 447.15 feet, N. 67° 07' 15" W. 504.39 feet, N. 54° 31' 15" W. 269.18 feet, N. 38° 21' 45" W. 389.34 feet, N. 14° 40' W. 223.71 feet, N. 29° 17' 45" W. 692.26 feet, N. 22° 21' W. 596.37 feet, N. 17° 52' 30" W. 522.25 feet, N. 2° 29' 30" W. 269.96 feet, N. 11° 39' 30" W. 209.46 feet, N. 2° 03' 15" W. 661.93 feet, N. 15° 36' 30" E. 323.28 feet, N. 2° 36' 30" W. 526.33 feet, N. 6° 41' 30" W. 646.22 feet, N. 14° 49' 15" W. 537.28 feet, N. 14° 19' 15" W. 226.26 feet, N. 12° 42' 30" W. 631.34 feet, N. 11° 04' W. 411.38 feet, N. 3° 21' W. 335.90 feet, N. 30° 04' 45" W. 136.48 feet, and N. 1° 19' 30" W. 226.81 feet to the place of beginning.

A 5.819 acre tract 4, located in Blanco County, Texas, and described as follows:

Being 5.819 acres of land out of the Peter Jackson Longue and Labor, Blanco County, Texas, and being 5.819 acre Tract 4, out of the resubdivision of that certain 2,520.4 acre tract of land, more or less, conveyed by Francis Clayton Stribling, Individually and as Executor of the Estate of Olin Stribling Deceased, to Barry K. Fawcett and Frank R. Jelinek by deed dated April 11, 1971 and recorded in Volume 93 on pages 450-462 of the Deed Records of Blanco County, Texas, and described more particularly by metes and bounds as follows:

BEGINNING at an iron pin and corner post found in the Southeast line of the above described Barry K. Fawcett and Frank R. Jelinek 2,520.4 acre tract of land, set for the West corner of that certain tract of land conveyed by Lona Tyson, to Roland W. Baird, by deed dated June 5, 1951 and recorded in Volume 62 on pages 434-436 of the Deed Records of Blanco County, Texas, for the North corner of that certain tract of land conveyed by Jessie Lee Archer to J. R. Archer by deed dated August 1, 1963 and recorded in Volume 71 on pages 308-310 of the Deed Records of Blanco County, Texas, for a corner of the herein described 5.819 acre Tract 4;

THENCE with the fence, the Northwest line of the said J. R. Archer tract, as follows: S. 33° 55' W. 277.65 feet, S. 47° 54' W. 21.76 feet, S. 56° 18' 40" W. 57.70 feet, S. 68° 43' 30" W. 34.26 feet, and N. 79° 40' 30" W. 31.06 feet to end of fence on bluff;

THENCE with the bluff, the Northwest line of the said J. R. Archer tract, S. 41° 23' W. 263.53 feet to the beginning of a fence;

THENCE with the fence, the Northwest line of the said J. R. Archer tract, as follows: S. 14° 03' E. 30.55 feet, S. 27° 35' W. 46.98 feet, S. 76° 54' 191.49 feet, S. 49° 17' 45" W. 249.97 feet, S. 50° 47' 15" W. 333.48 feet, S. 56° 35' 30" W. 257.72 feet, and S. 50° 36' W. 241.36 feet to a cedar post at the end of said fence;

THENCE with the Northwest line of the said J. R. Archer tract, S. 51° 36' W. 174.94 feet to an iron pin set for the South corner of this tract, for a re-entrant corner of the J. R. Archer tract;

THENCE with a Northeast line of the said J. R. Archer tract, N. 39° 30' W. 56.07 feet to a point on the Southeast bank and near the water's edge of the Pedernales River, set for a South corner of 128.447 acre Tract 2, for the West corner of this tract;

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 THENCE with the Southeast bank and near the water's edge of the Pedernales River, the Southeast line of the said 128.447 acre Tract 2, as follows:
 1. 50' 45' 30" E. 04.70 feet, N. 53° 20' E. 676.15 feet, N. 53° 17' E. 378.09 feet, N. 47° 13' 30" E. 372.32 feet, N. 44° 19' 15" E. 259.97 feet, 1. 40' 30' 30" E. 293.29 feet, N. 31° 59' 15" E. 261.44 feet, N. 33° 08' 15" E. 161.73 feet, N. 29° 54' E. 497.86 feet, N. 20° 49' E. 528.01 feet, and 1. 17' 27' 45" E. 169.06 feet to an iron pin in the South line of the afore said Roland Baird Tract, set for the Easternmost Northeast corner of the said 128.447 acre Tract 2, for the Northwest corner of this tract;

THENCE with the South line of the said Roland Baird Tract, S. 77° 09' 15" E. 14.77 feet to a large Cedar tree, a re-entrant corner of the Roland Baird Tract, the Northeast corner of this tract;

THENCE with the fence, the West line of the Roland Baird Tract, S. 5° 43' W. 50.16 feet, S. 28° 34' 15" W. 464.42 feet, and S. 35° 06' 30" W. 136.09 feet to a Cedar Stump on bluff;

THENCE with the bluff, the Northwest line of the said Roland Baird Tract is follows: S. 32° 06' 30" W. 453.30 feet, S. 36° 28' 45" W. 396.40 feet, and S. 34° 43' 30" W. 275.61 feet to the place of beginning.

A 86.813 acre tract 1C, located in Blanco County, Texas, and described as follows:

Being 86.813 acres of land out of the Peter Jackson League and Labor, Blanco County, Texas, and being 86.813 acre Tract 1C out of the resubdivision of that certain 2,520.4 acre tract of land, more or less, conveyed by Francis Clayton Stribling, Individually and as Executor of the Estate of Olla Stribling Deceased, to Barry K. Fawcett and Frank R. Jelinek by deed dated April 11, 19 and recorded in Volume 93 on pages 458-462 of the Deed Records of Blanco County, Texas, and described more particularly by metes and bounds as follows

FROM an iron pin and corner post in the point of intersection of the West line of the Peter Jackson League and Labor, with the North line of Ranch Road 2766 set for the Southwest corner of the above described Barry K. Fawcett and Frank R. Jelinek 2,520.4 acre tract, for the Southwest corner of 628.559 acre Tract 1B; THENCE with the North line of Ranch Road 2766, the South line of the said 2,520.4 acre tract, the South line of the said 628.559 acre Tract 1B N. 88° 47' E. 225.86 feet, and N. 89° 17' E. 4,966.53 feet to a concrete ROW marker, set for a Southeast corner of the said 628.559 acre tract, for the West corner and POINT OF BEGINNING of the herein described 86.813 acre Tract 1C;

THENCE with the Southeast line of the said 628.559 acre tract, N. 54° 35' 30" 2,909.82 feet to an iron pin in the West bank and near the water's edge of the Pedernales River, the West line of 128.447 acre Tract 2, set for the Southeast corner of the said 628.559 acre Tract 1B, for the Northeast corner of this tract;

THENCE with the West and South bank of the Pedernales River, the West and South line of the said 128.447 acre Tract 2, with the water's edge downstream as follows: S. 30° 16' E. 136.07 feet, S. 33° 10' 30" E. 315.54 feet, S. 37° 53' 30" E. 266.72 feet, S. 40° 35' 30" E. 253.98 feet, S. 47° 21' 15" E. 261.04 feet, S. 62° 02' 30" E. 413.54 feet, S. 60° 55' E. 201.13 feet, S. 57° 24' 30" E. 41.70 feet, S. 54° 26' 15" E. 139.06 feet, S. 71° 51' 15" E. 284.20 feet, S. 76° 10' 15" E. 211.72 feet, N. 74° 34' E. 365.49 feet, N. 59° 36' E. 234.82 feet, N. 56° 25' 15" E. 322.27 feet, N. 61° 29' E. 464.79 feet, N. 70° 37' 30" E. 499.11 feet and N. 59° 19' 45" E. 131.17 feet to a point on the top of bluff, a point in the North line of the J. R. Archer Tract of land, set for the East corner of this tract;

THENCE with the top of bluff, the North line of the said J. R. Archer Tract, the South line of the afore said 2,520.4 acre tract, as follows: S. 39° 25' W. 105.21 feet, S. 43° 42' 45" W. 268.12 feet, S. 45° 19' 30" W. 277.85 feet, and S. 41° 25' W. 61.00 feet to a corner post;

THENCE with the fence, the North line of the J. R. Archer tract, the South line of the said 2,520.4 acre tract, S. 70° 18' W. 285.04 feet and S. 69° 35' 30" W. 273.88 feet to an iron pin and corner post set for the Northwest corner of the said J. R. Archer tract, for the Northeast corner of the C. L. Browning Tract;

THENCE with the fence, the North line of the said C. L. Browning tract, the South line of the said 2,520.4 acre tract, S. 70° 03' 15" W. 753.67 feet and S. 89° 40' 15" W. 4,147.06 feet to an iron pin and corner post in the North line of the afore said Ranch Road 2766, set for the West corner of the said C. L. Browning tract;

THENCE with the fence, the North line of Ranch Road 2766, the South line of the said 2,520.4 acre tract, in a Westerly direction along the arc of a circular curve to the left having a radius of 1,186.36 feet, (chord N. 86° 21' 40" W. 192.67 feet), a length of arc distance of 192.86 feet to the place of beginning.

An easement 30 feet in width, the center line of which traverses a 644.201 acre Tract 1A out of the resubdivision of that certain 2,520.4 acre tract of land, more or less, conveyed by Francis Clayton Stribling, Individually and as Executor of the Estate of Olla Stribling, Deceased, to Barry K. Fawcett and Frank R. Jelinek by deed dated April 11, 1977 and recorded in Volume 93 on pages 458-462 of the Deed Records of Blanco County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin in the West line of the above described Barry K. Fawcett and Frank R. Jelinek 2,520.4 acre tract, set for the Southwest corner of 644.201 acre Tract 1A; THENCE with the South line of the said 644.201 acre tract, East 55.0 feet to a point in the East line of a 55.0 foot road easement running along the West line of the said 644.201 acre tract; THENCE with the East line of the said 55.0 foot road easement, N. 1° 15' W. 1,660.76 feet to an iron pin in the center line of and POINT OF BEGINNING of the herein described center line of this 30.0 foot road easement;

THENCE with the center line of this 30.0 foot road easement as follows:
 N. 85° 46' 30" E. 159.36 feet, S. 72° 33' 30" E. 127.06 feet, N. 80° 09' 45" E. 167.23 feet, N. 19° 28' 15" E. 133.93 feet, N. 76° 21' 45" E. 110.30 feet, N. 57° 56' 15" E. 301.57 feet, S. 71° 35' 45" E. 85.01 feet, N. 54° 47' 45" E. 281.35 feet, N. 47° 53' 45" E. 268.23 feet, N. 13° 57' 45" E. 257.96 feet, N. 26° 27' 30" E. 303.83 feet, N. 54° 21' 00" E. 113.81 feet, N. 74° 15' 00" E. 71.68 feet, S. 80° 09' 15" E. 153.17 feet, N. 51° 17' 45" E. 134.34 feet, N. 28° 35' 45" E. 155.37 feet, N. 45° 40' 45" E. 123.16 feet, N. 57° 07' 00" E. 294.57 feet, N. 19° 00' 00" E. 109.31 feet, N. 43° 42' 00" E. 100.39 feet, N. 03° 39' 30" E. 69.00 feet, N. 45° 34' 15" E. 396.39 feet, N. 14° 16' 45" E. 129.76 feet, N. 69° 34' 30" E. 135.22 feet, N. 89° 00' 45" E. 94.02 feet, S. 79° 08' 00" E. 118.98 feet, S. 80° 25' 45" E. 97.82 feet, S. 24° 39' 45" E. 130.49 feet, S. 64° 22' 00" E. 149.88 feet, N. 80° 57' 15" E. 180.78 feet, N. 65° 38' 00" E. 67.15 feet, N. 78° 10' 30" E. 85.98 feet, S. 77° 52' 30" E. 73.41 feet, S. 55° 58' 15" E. 87.13 feet, S. 68° 39' 30" E. 95.45 feet, S. 84° 50' 00" E. 198.75 feet, N. 74° 02' 30" E. 141.21 feet, N. 69° 57' 30" E. 105.85 feet, N. 86° 19' 15" E. 94.16 feet, N. 62° 51' 30" E. 85.49 feet, N. 71° 30' 30" E. 116.77 feet, S. 07° 46' 30" E. 210.46 feet, S. 45° 25' 30" E. 98.24 feet, S. 25° 01' 15" E. 185.67 feet, S. 48° 05' 00" E. 300.49 feet, S. 28° 24' 45" E. 216.21 feet, S. 54° 43' 45" E. 144.14 feet, S. 88° 50' 15" E. 43.78 feet, S. 62° 37' 30" E. 53.53 feet, S. 20° 21' 00" E. 118.09 feet, S. 21° 26' 15" E. 132.53 feet, S. 44° 49' 15" E. 352.96 feet, S. 16° 49' 15" E. 551.45 feet, S. 19° 27' 15" E. 140.82 feet, S. 54° 03' 45" E. 51.59 feet, S. 83° 33' 15" E. 51.24 feet, N. 85° 21' 45" E. 142.99 feet, and N. 45° 49' 45" E. 295.19 feet to a point in the West bank and water's edge of the Pedernales River, the East line of the said 644.201 acre tract, a point in the center of a concrete low water crossing of the Pedernales River, the TERMINATING POINT of this 30.0 foot road easement.

EXHIBIT "B"

FILED FOR RECORD NOVEMBER 30th, 1979 at 8:13 A. M.
 JEFFY B. FURBER, CLERK, BLANCO COUNTY, TEXAS
 RECORDED NOVEMBER 30th, 1979 at 9:02 A. M.