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Janet Parker
Janet Parker, County Clerk
Burnet County, TX
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GRANITE PARTNERS, LLC, et al

TO

THE PUBLIC

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AGREEMENT FOR MODIFICATION OF DEED RESTRICTIONS

THE STATE OF TEXAS §

COUNTY OF BURNET §

THAT WHEREAS, GRANITE PARTNERS, LLC, a Delaware limited liability company, herein called "Owner" and "Declarant", is the record owner of all that certain 2,397.14 acres, more or less, in Burnet County, Texas, more particularly described on Exhibit "A", attached hereto and made a part hereof, SAVE and EXCEPT, that certain 25.00 acre tract more particularly described on Exhibit "B", and further SAVE and EXCEPT that certain 20.20 acre tract more particularly described on Exhibit "C", attached hereto and incorporated for all purposes, and SAVE and EXCEPT that certain 200.00 acres of land more particularly described on Exhibit "D", attached hereto and incorporated herein for all purposes ("Granite Partners Property"); and

WHEREAS, LARRY McNIEL and SHIRLEY McNIEL are the owners of that certain 25.00 acre tract more particularly described on Exhibit "B" ("McNiel Property"); and

WHEREAS, 20 ACRES MCNIEL, LLC, a Texas limited liability company is the owner of that certain 20.20 acre tract more particularly described on Exhibit "C" ("20 Acres McNiel Property"); and

WHEREAS, certain deed restrictions were put in place in that Warranty Deed from Granite Partners, LLC to Larry McNiel and Shirley McNiel dated May 28, 2020 and recorded at Register Number 202006067 of the Official Public Records of Burnet County, Texas ("Original Deed Restrictions"); and

WHEREAS, Granite Partners, LLC, Larry McNiel and Shirley McNiel, and 20 Acres McNiel, LLC wish to hereby modify the Deed Restrictions, both as to content and the real property that is encumbered and restricted under the Deed Restrictions; and

WHEREAS, Granite Partners, LLC, Larry McNiel and Shirley McNiel, and 20 Acres McNiel, LLC hereby agree that the deed restrictions set forth in Article I herein shall fully replace the Original Deed Restrictions ("Revised Deed Restrictions"); and

WHEREAS, Larry McNiel and Shirley McNiel, and 20 Acres McNiel, LLC will hold, sell and convey the McNiel Property and the 20 Acres McNiel Property subject to certain protective covenants, reservations, conditions, restrictions and charges as hereinafter set forth:

NOW, THEREFORE, it is hereby declared that all of the above referred Property shall be held, sold and conveyed subject to the following restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the land and shall be binding on all parties having a right, title or interest in or to the above described McNiel Property and 20 Acres McNiel

Property, or any part thereof, and their heirs, successors and assigns, and which restrictions, covenants and conditions shall inure to the benefit of each owner thereof, and any Tract or deed which may hereafter be executed in connection with said McNiel Property and 20 Acres McNiel Property, or any part thereof, shall be conclusively held to have been executed, delivered and accepted subject to the terms and conditions contained in this instrument, regardless of whether or not such terms and conditions are specifically set out in said Tract or deed.

**ARTICLE I.
Revised Deed Restrictions**

1. McNiel Property and 20 Acres McNiel Property shall be used solely for single-family residential and agricultural purposes.
2. Mobile, modular, pre-manufactured, and/or industrial built homes, recreational vehicles (RV's), campers or other trailer units shall not be used as a dwelling, nor stored on the McNiel Property and 20 Acres McNiel Property.
3. No structure shall be erected on the McNiel Property and 20 Acres McNiel Property nearer than two hundred feet (200') from the western boundary line of the McNiel Property and the 20 Acres McNiel Property and the northern boundary line of the 20 Acres McNiel Property.
4. The McNiel Property and 20 Acres McNiel Property shall not be used for any commercial purposes, except permanent agricultural crops including vineyards, fruit trees, pecan groves and permanent grass (hay meadows or grazing pastures) and livestock production. No industrial pursuit or enterprise shall be permitted to be conducted on the McNiel Property and 20 Acres McNiel Property.
5. Abandoned or inoperative equipment, vehicles or junk shall not be permitted, placed or stored on the McNiel Property and 20 Acres McNiel Property.
6. There shall not be any commercial feeding operations or commercial breeding of animals conducted on McNiel Property and 20 Acres McNiel Property. Agricultural animals used for grazing said McNiel Property and 20 Acres McNiel Property while simultaneously raising young (i.e. cow/calf operation) shall not be considered commercial breeding of animals.
7. No waste dumping or burying or disposal of any kind shall be allowed that would pollute any stream or body of water, or adversely affect the natural beauty and value of the McNiel Property and 20 Acres McNiel Property. Garbage or refuse shall not be disposed of or buried on the McNiel Property and 20 Acres McNiel Property.
8. Mineral exploration of any type which will damage the surface shall not be permitted on the McNiel Property and 20 Acres McNiel Property.
9. No cellular tower or other type of commercial tower shall be erected or placed upon the McNiel Property and 20 Acres McNiel Property.
10. McNiel Property and 20 Acres McNiel Property may only be subdivided once, and said subdivision may only be conveyed to an immediate family of Larry and Shirley McNiel.

This Agreement for Modification of Deed Restrictions shall be binding upon and inure to the benefit of parties below, and their respective heirs, successors and assigns.

EXECUTED this 17th day of July 2020.

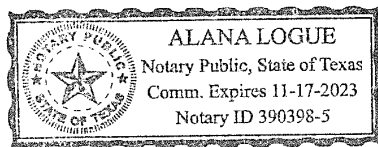
GRANITE PARTNERS, LLC
a Delaware limited liability company

By: [Signature]
Kendra L. Pesek, Authorized Person

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 17 day of July 2020, by Kendra L. Pesek, Authorized Person of GRANITE PARTNERS, LLC, a Delaware limited liability company.



[Signature]
Notary Public in and for the State of Texas

20 ACRES MCNIEL, LLC,
a Texas limited liability company

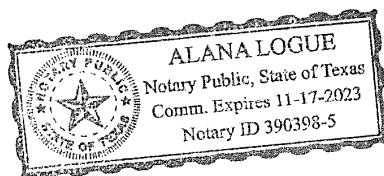
By: [Signature]
Larry McNiel, Manager

By: [Signature]
Shirley McNiel, Manager

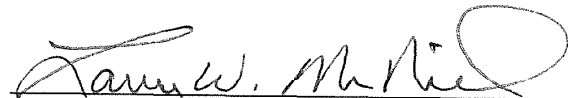
THE STATE OF TEXAS §

COUNTY OF Gillespie §

This instrument was acknowledged before me on this the 17 day of July 2020, by Larry McNiel and Shirley McNiel, Managers for 20 ACRES MCNIEL, LLC, a Texas limited liability company.



[Signature]
Notary Public in and for the State of Texas

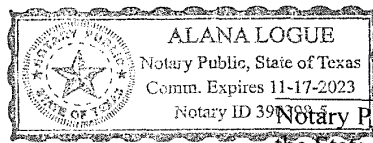

LARRY W. McNIEL

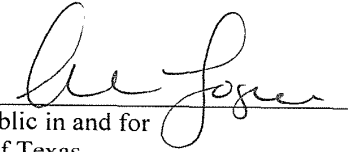

SHIRLEY L. McNIEL

THE STATE OF TEXAS §

COUNTY OF Gillespie §

This instrument was acknowledged before me on this the 17 day of July, 2020,
by LARRY W. McNIEL.

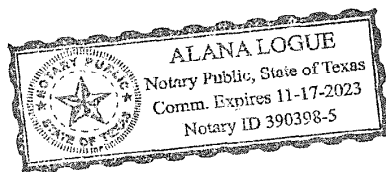


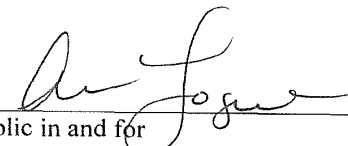

Notary Public in and for
the State of Texas

THE STATE OF TEXAS §

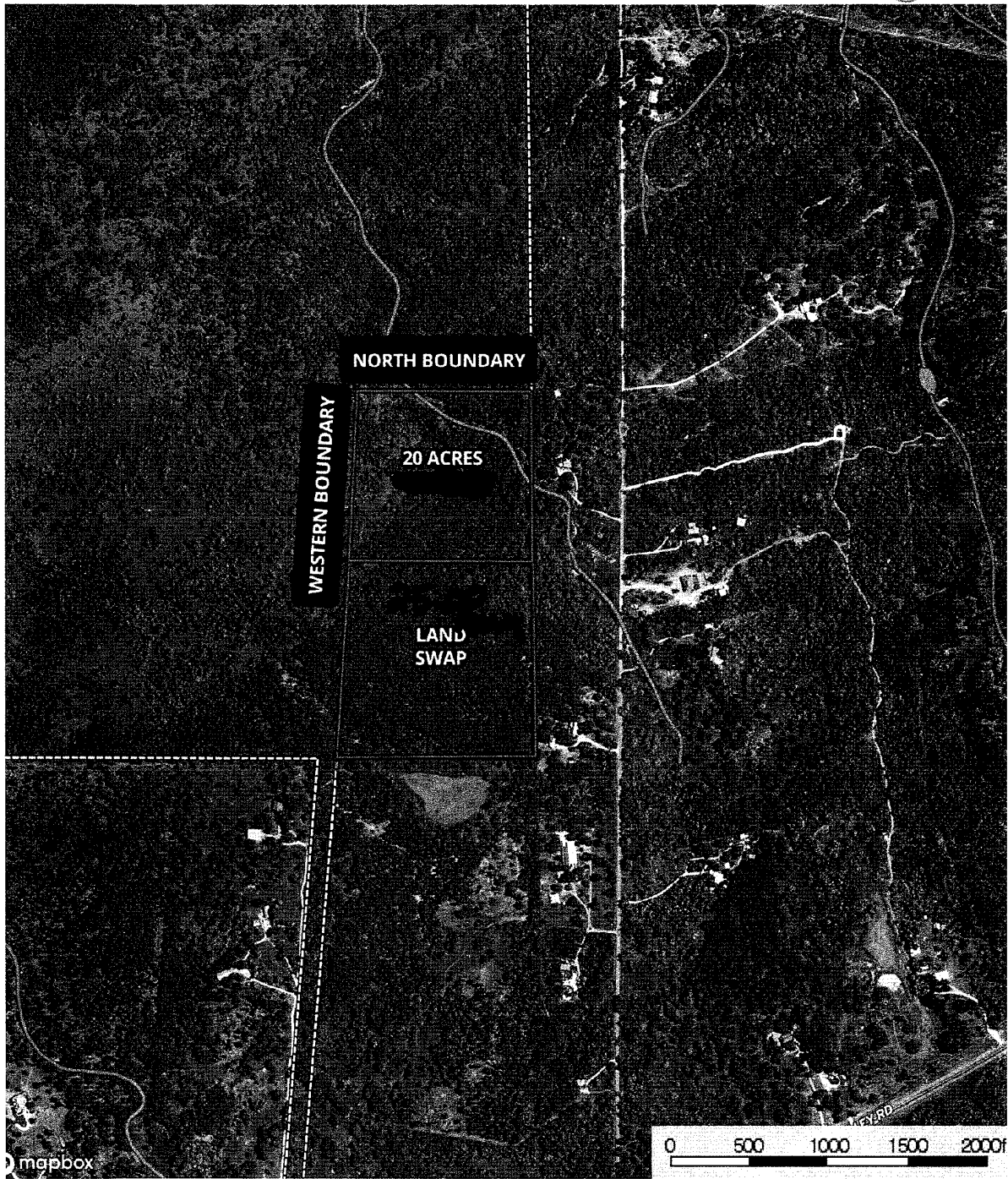
COUNTY OF Gillespie §

This instrument was acknowledged before me on this the 17 day of July, 2020, by
SHIRLEY L. McNIEL.




Notary Public in and for
the State of Texas

need nation with surveys
Texas, AC +/-



Gate ★ Star □ Boundary □ Boundary Wetlands Riparian

odney Topper

The information contained herein was obtained from sources deemed to be reliable.

EXHIBIT "A"

STATE OF TEXAS:
COUNTY OF BURNET:

FIELD NOTES to accompany a Land Title Survey plat of a 2397.14 acres [net] tract of land comprised of approximately 0.02 acres of land in the J.B.C. Jones Scrap File No. 11564, Abstract No. 1861, approximately 0.12 acres in the T. C. R.R. Co. Survey No. 105, Abstract No. 1587, approximately 0.24 acres in the Eli Martin Survey No. 1332, Abstract No. 1258, approximately 0.65 acres in the J. C. Crockett Survey No. 1163, Abstract No. 1069, approximately 0.72 acres in the D. H. Long Survey No. 14, Abstract No. 1254, approximately 10.08 acres in the J. J. Boyce Survey No. 106, Abstract No. 1715, approximately 13.63 acres in the G. Atkinson Survey No. 2, Abstract No. 1714, approximately 41.55 acres in the William Morrow Survey No. 1174, Abstract No. 1041 and approximately 2330.13 acres in the Abraham Large League and Labor Survey No. 32, Abstract No. 532, all located in Burnet County, Texas, and being comprised of a portion of that called 3016.757 acres tract of land described in a deed to the Sylvester H. Reed Memorial Trust, as recorded in Volume 1147, Page 701 Official Public Records of Burnet County, Texas, (described in Volume 106, Page 378 of the Deed Records of Burnet County, Texas), all of that called 0.522 acre tract of land described in a deed to Sylvester H. Reed Memorial Trust, as recorded in Burnet County Clerk's Document No. 201906951 Official Public Records of Burnet County, Texas, all of that called 11.162 acre tract of land described in a deed to Sylvester H. Reed Memorial Trust, as recorded in Burnet County Clerk's Document No. 201906952 Official Public Records of Burnet County, Texas, and all of that called 3.771 acre tract of land described in a deed to Sylvester H. Reed Memorial Trust, as recorded in Burnet County Clerk's Document No. 201910092 Official Public Records of Burnet County, Texas, said 2397.14 acres being more particularly described by metes and bounds. The Basis of Bearings for this survey is Texas State Plane, Lambert Grid, Central Zone. The distances listed herein are Grid. The Combined Scale for this survey is 1.00012. The Point of Beginning Grid Coordinates are Northing: 10236798.71, Easting: 2913935.95.

BEGINNING at a ½-inch drill hole set, painted orange with stacked rock mound, 1.3 ft. north of an east west fence, lying in the south line of said Abraham Large League and Labor Survey, the north line of the E. Elkin Survey No. 873, Abstract No. 301, being the southwest corner of said 2381.68 acre tract and a southeast corner of a 378 acre tract of land, known as Inks Lake State Park, described in a deed to the State of Texas, as recorded in Volume 89, Page 316 of the Deed Records of Burnet County, Texas, and lying 300 Ft. east of and parallel with the center line of Park Road 4, for the southwest corner hereof, from which a wood fence corner post of said fence bears S 87°49'54" W, a distance of 42.33 feet;

THENCE, along and meandering the south fenced line of said Abraham Large League and Labor Survey, the north line of said E. Elkins Survey, the north line of said J. C. Crockett Survey, the north line of said J.B.C. Jones Scrap File Survey, the north line of said D. H. Long Survey and the north lines of 12 individual tracts, for the south lines hereof, the following twenty-nine (29) calls:

1. N 88°43'58" E [East], with the north line of said Inks Lake State Park, as shown on a Property Line Map of Inks Lake S.P., dated May 21, 1942, provided by the Texas Parks and Wildlife Department, for a south line hereof, a distance of 3262.85 feet [2484.8 varas], to a cedar fence corner post found, for a northeast corner of said Inks Lake State Park, the northwest corner of Exhibit C, an 83.919 acres tract of land, described in a deed to Susan Peak Gillespie, as recorded in Volume 393, Page 599 of the Deed Records of Burnet County, Texas, for an angle point hereof,
2. N 88°29'49" E [East], with a north line of said Exhibit C, a distance of 1401.05 feet [2484.8 varas], to a cedar fence post found, for an angle point hereof,

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3. S 89°40'17" E [East], a distance of 106.80 feet [2484.8 varas], to a cedar fence post found, for an angle point hereof,
4. S 87°43'15" E [East], a distance of 331.27 feet [2484.8 varas], to a pipe fence corner post found, with T-post inside, being the northeast corner of said Exhibit C and the northwest corner of Exhibit B, an 83.919 acres tract of land, described in a deed to Nancy Peak Brady, as recorded in said Volume 393, Page 599 of the Deed Records of Burnet County, Texas, for an angle point hereof,
5. N 89°57'38" E [East], continuing with said Exhibit B, a distance of 100.95 feet [2484.8 varas], a cedar fence post found, for an angle point hereof,
6. N 88°18'36" E [East], a distance of 96.20 feet [2484.8 varas], to a cedar fence post found, for an angle point hereof,
7. N 88°50'55" E [East], a distance of 176.88 feet [2484.8 varas], to a cedar fence post found, for an angle point hereof,
8. N 88°50'46" E [East], a distance of 366.29 feet [2484.8 varas], to a cedar fence post found, for an angle point hereof,
9. N 87°45'32" E [East], a distance of 836.71 feet [2484.8 varas], to a cedar fence corner post found, for the northeast corner of said Exhibit B and the northwest corner of that called 34.38 acres tract of land, described in a deed to David Boerner, as described in Document No. 201101592 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
10. N 87°44'44" E [N 89°49' E], continuing with said 34.38 acres tract, a distance of 850.72 feet [69.1 varas], to a ½-inch iron rod found, for the northeast corner of said 34.38 acres tract and the northwest corner of the remainder of that called 54.10 acres tract of land, described in a deed to Charles A. Blackwell, et ux, as recorded in Volume 995, Page 820 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
11. N 88°07'45" E [East], continuing with said remainder of 54.10 acres tract, a distance of 125.70 feet [686.9 varas], to a cedar fence post found, for an angle point hereof,
12. N 88°54'02" E [East], a distance of 685.36 feet [686.9 varas], to a ½-inch iron rod found, for the northeast corner of said remainder of 54.10 acres tract and the northwest corner of Tract I, called a 9.999 acres tract of land, described in a deed to John F. Bates, et ux, as recorded in Volume 1188, Page 585 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
13. N 87°27'21" E [East], continuing with said 9.999 acres tract, a distance of 32.62 feet [686.9 varas], to a cedar fence post found with 40-D nail found at the base, for an angle point hereof,
14. N 89°13'18" E [East], a distance of 314.44 feet [686.9 varas], to a ½-inch iron rod found, for an angle point hereof,
15. N 88°48'48" E [East], a distance of 251.64 feet [686.9 varas], to a pipe fence corner post found, for the northeast corner of said 9.999 acres tract and the northwest corner of that called 10.26 acres tract of land, described in a deed to Kracken Enterprises, Inc., as recorded in Document No. 201307178 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
16. N 88°54'45" E [East], continuing with said 10.26 acres tract, a distance of 30.40 feet [686.9 varas], to a cedar fence post found, for an angle point hereof,
17. S 62°02'17" E [S 45° E], a distance of 37.98 feet [8.5 varas], to a cedar fence post found, for an angle point hereof,
18. S 80°17'53" E [N 89°50' E], a distance of 59.16 feet [217.8 varas], to a cedar fence post found, for an angle point hereof,
19. N 87°10'53" E [N 89°50' E], a distance of 392.04 feet, [217.8 varas], to a ½-inch iron rod found, for an angle point hereof,
20. N 81°32'23" E [N 89°50' E], a distance of 124.12 feet [217.8 varas], to a cedar fence post found, for an angle point hereof,
21. N 89°12'04" E [N 89°50' E], a distance of 131.24 feet [217.8 varas], to a ½-inch iron rod found, for the northeast corner of said 10.26 acres tract and the northwest corner of Tract I, called a

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- 24.00 acres tract of land, described in a deed to Jeff Christman, et ux, as recorded in Document No. 201402044 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
22. N 88°51'58" E [East], continuing with said 24.00 acres tract, a distance of 824.13 feet [1310.4 varas], to a ½-inch iron rod found, for the northeast corner of said 24.00 acres tract and the northwest corner of Tract I, called a 35.11 acres tract of land, described in a deed to Bobby Tipps and Dawn Reinsch Tipps, as recorded in Document No. 200707268 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
 23. N 88°47'33" E [East], continuing with said 35.11 acres tract, a distance of 944.21 feet [1310.4 varas], to a ½-inch iron rod found, for the northeast corner of said 35.11 acres tract and the northwest corner of that called 31.36 acres tract of land, described in a deed to Dawn Reinsch Tipps and Bobby Tipps, as recorded in Document No. 200707268 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
 24. N 88°54'36" E [East], continuing with said 31.36 acres tract, a distance of 584.86 feet [1310.4 varas], to a ½-inch iron rod found, for the northeast corner of said 31.36 acres tract and the northwest corner of that called 12.875 acres tract of land, described in a deed to David Carmack, et ux, as recorded in Document No. 201401700 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
 25. N 88°59'13" E [East], continuing with said 12.875 acres tract, a distance of 447.10 feet [1310.4 varas], to a ½-inch iron rod found, for an angle point hereof,
 26. N 89°00'49" E [East], a distance of 293.84 feet [1310.4 varas], to a ½-inch iron rod found, for the northeast corner of said 12.875 acres tract and the northwest corner of that called 84.88 acres tract of land, described in a deed to Larry W. McNiel and Shirley L. McNiel, as recorded in Document No. 201409025 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
 27. N 88°59'36" E [East], continuing with said 84.88 acres tract, a distance of 617.86 feet [1310.4 varas], to a cedar fence post found, for an angle point hereof,
 28. N 87°46'39" E [N 89°46' E], a distance of 277.05 feet [291.6 varas], to a cedar fence post found, for an angle point hereof, and
 29. N 87°26'44" E [N 89°46' E], a distance of 310.88 feet [291.6 varas], to a pipe fence post found, for the recognized southeast corner of said Abraham Large League and Labor Survey, an inside corner of said D. H. Long Survey, the northeast corner of said 84.88 acres tract, an angle point in the west line of that called 5.008 acres tract of land, described in a deed to Terence I. Duran, et ux, as recorded in Volume 1226, Page 822 of the Official Public Records of Burnet County, Texas, for the southeast corner hereof, from which a ½-inch iron rod found, for the southwest corner of said 5.008 acres tract bears S 03°32'52" E, a distance of 82.14 feet;

THENCE, along and meandering the east fenced line of said Abraham Large League and Labor Survey, the northerly east line of said D. H. Long Survey and the east lines of 3 individual tracts, for the southerly east lines hereof, the following seven (7) calls:

1. N 01°31'09" W [North], with the east line of said 5.008 acres tract, a distance of 393.57 feet [564.5 varas], to a ½-inch iron rod found, for the northwest corner of said 5.008 acres tract and the southwest corner of Tract I, called a 15.77 acres tract of land, described in a deed to Terence I. Duran, et ux, as recorded in Document No. 200708549 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
2. N 02°19'57" W [North], continuing with the east line of said 15.77 acres tract, a distance of 1357.16 feet [564.5 varas], to a ½-inch iron rod found, for the northwest corner of said 15.77 acres tract and the southwest corner of Tract I, called a 50.115 acres tract of land, described in a deed to Alan Blomgren and Yun Hsiu Claudia Lee, as recorded in Document No. 201400958 of the Official Public Records of Burnet County, Texas, for an angle point hereof,

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3. N 00°11'44" E [N 2° E], continuing with the east line of said 50.115 acres tract, a distance of 407.57 feet [211.7 varas], to a cedar post found, for an angle point hereof,
4. N 01°21'58" W [North], a distance of 816.70 feet [902.2 varas], to a cedar post found, for an angle point hereof,
5. N 01°10'56" W [North], a distance of 294.58 feet [902.2 varas], to a cedar post found, for an angle point hereof,
6. N 01°34'19" W [North], a distance of 735.91 feet [902.2 varas], to a ½-inch iron rod found, for an angle point hereof, and
7. N 01°21'32" W [North], passing at a distance of 227.2 feet, the center line of a 15 Ft. Wide Pipeline Easement and Right-Of-Way Agreement, described in Volume 364, Page 387 of the Deed Records of Burnet County, Texas, passing at a distance of 281.7 feet, the east end and center line of Tract 3, a 100 Ft. Wide Electric Transmission Line Right-Of-Way, to the Lower Colorado River Authority, described in Volume 3, Page 118 of the Miscellaneous Deed Records of Burnet County, Texas, continuing for a total distance of 648.88 feet [902.2 varas], to a cedar fence corner post found, for the southeast corner of that called 290.03 acres tract of land, referenced in a deed to Brian Keith Johanson, as recorded in Document No. 201700383 of the Official Public Records of Burnet County, Texas, for the easterly northeast corner hereof;

THENCE S 88°16'14" W [West], crossing into said Abraham Large League and Labor Survey, with the south line of said 290.03 acres tract, passing at a distance of 1575.8 feet the west end and center line of said Tract 3, continuing for a total distance of 2189.11 feet [789.1 varas], to a cedar fence corner post found, for the southwest corner of said 290.03 acres tract and an inside ell corner hereof;

THENCE, continuing through said Abraham Large League and Labor Survey, with fenced east lines of said 290.03 acres tract, for the northerly east lines hereof, the following nineteen (19) calls:

1. N 00°48'25" W [North], passing at a distance of 142.6 feet, the east end and center line of Tract 2, a 100 Ft. Wide Electric Transmission Line Right-Of-Way, to the Lower Colorado River Authority, described in said Volume 3, Page 118 of the Miscellaneous Deed Records of Burnet County, Texas, continuing for a total distance of 173.79 feet [62.6 varas], to a cedar fence post found, for an angle point hereof,
2. N 04°42'42" W [N 3° W], a distance of 759.45 feet [274.3 varas], to a cedar fence post found, for an angle point hereof,
3. N 00°22'07" W [North], a distance of 742.23 feet [687.6 varas], to a cedar fence post found, for an angle point hereof,
4. N 01°31'53" W [North], a distance of 479.24 feet [687.6 varas], to a cedar fence post found, for an angle point hereof,
5. N 01°29'38" W [North], a distance of 260.33 feet [687.3 varas], to a 22-inch Live Oak tree (wire along the west side of trunk), for an angle point hereof,
6. N 07°12'32" W [North], a distance of 24.74 feet [687.3 varas], to a 10-inch Elm tree (wire along the east side of trunk), for an angle point hereof,
7. N 02°07'53" E [North], a distance of 63.62 feet [687.6 varas], to a cedar fence post found, for an angle point hereof,
8. N 00°03'01" E [North], a distance of 155.14 feet [687.6 varas], to a cedar fence post found, for an angle point hereof,
9. N 02°54'13" E [North], a distance of 30.33 feet [687.6 varas], to a cedar fence post found, for an angle point hereof,
10. N 05°30'56" W [North], a distance of 38.44 feet [687.6 varas], to a cedar fence post found, for an angle point hereof,

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11. N 00°40'53" W [North], a distance of 155.76 feet [687.6 varas], to a cedar fence post found, for an angle point hereof,
12. N 27°04'37" W [N 4° W], a distance of 10.84 feet [96.1 varas], to a cedar fence post found, for an angle point hereof,
13. N 06°17'02" E [N 4° W], a distance of 37.20 feet [96.1 varas], to a cedar fence gate post found, the south end of a gate, for an angle point hereof,
14. N 38°02'40" W [N 4° W], a distance of 10.84 feet [96.1 varas], to a cedar fence gate post found, the north end of said gate, for an angle point hereof,
15. N 09°08'41" W [N 4° W], a distance of 13.86 feet [96.1 varas], to a cedar fence post found, for an angle point hereof,
16. N 05°52'45" W [N 4° W], a distance of 117.92 feet [96.1 varas], to a 15-inch Live Oak tree (wire along the west side of trunk), for an angle point hereof,
17. N 08°46'47" W [N 7° W], crossing the center of Spring Creek, at a distance of 135 feet, continuing for a total distance of 190.52 feet [57.2 varas], to a cedar fence post found, for an angle point hereof,
18. N 00°36'39" E [North], a distance of 147.80 feet [54.3 varas], to a cedar fence post found, for an angle point hereof, and
19. N 07°20'00" W [N 7° W], a distance of 453.29 feet [164.5 varas], to a cedar fence corner post found, lying near the north line of said Abraham Large League and Labor Survey, the south line of said T. C. R.R. Co. Survey, for the northwest corner of said 290.03 acres tract, the south line of that called 120.00 acres tract of land, described in a deed to Colter Seaman, as recorded in Document No. 201612160 of the Official Public Records of Burnet County, Texas, for the northerly northeast corner hereof, and the east end of a Boundary Line Agreement, recorded in Volume 1284, Page 192 of the Official Public Records of Burnet County, Texas;

THENCE, along and meandering the north line of said Abraham Large League and Labor Survey, the south line of said T. C. R.R. Co. Survey, the south line of said J. J. Boyce Survey and the south lines of 2 individual tracts, for the northerly north lines hereof, additionally with said Boundary Line Agreement, the following twenty-six (26) calls:

1. S 82°23'58" W [S 83°26'03" W], continuing with the south lines of said 120.00 acres tract, a distance of 302.12 feet, to the remains of an 8-inch Live Oak stump at ground level, for an angle point hereof,
2. S 88°08'46" W [S 89°10'56" W], a distance of 188.05 feet, to a ½-inch iron rod found, for an angle point hereof,
3. S 88°55'05" W [S 89°57'16" W], a distance of 532.38 feet, to a ½-inch iron rod found, for an angle point hereof,
4. S 87°28'20" W [S 88°30'30" W], a distance of 537.85 feet, to a ½-inch iron rod found, the southwest corner of said 120.00 acres tract and the southeast corner of that called 177.53 acres tract of land, described in deed to Blake Deberry, et ux, as recorded in Volume 1289, Page 889 of the Official Public Records of Burnet County, Texas, for an angle point hereof,
5. S 87°45'18" W [S 88°47'28" W], continuing with the south line of said 177.53 acres tract, a distance of 699.94 feet, to a ½-inch iron rod found, for an angle point hereof,
6. S 89°33'49" W [N 89°24'01" W], a distance of 342.41 feet, to a ½-inch iron rod found, for an angle point hereof,
7. S 88°43'56" W [S 89°46'06" W], a distance of 618.97 feet, to a ½-inch iron rod set, for an angle point hereof,
8. S 83°50'55" W [S 84°53'05" W], a distance of 225.83 feet, to a ½-inch iron rod set, for an angle point hereof,

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9. S 88°57'26" W [S 89°59'36" W], a distance of 231.88 feet, to a PK nail with washer set in the east side of a rock, for an angle point hereof,
10. S 75°10'18" W [S 76°12'28" W], around a large granite rock at the top of a ridge, a distance of 5.14 feet, to a ½-inch iron rod set, for an angle point hereof,
11. N 68°53'11" W [N 67°51'01" W], around a large granite rock at the top of a ridge, a distance of 13.44 feet [13.14'], to a T-post found, for an angle point hereof,
12. N 53°08'00" W [N 52°05'50" W], around a large granite rock at the top of a ridge, a distance of 6.87 feet, to a ½-inch iron rod set, for an angle point hereof,
13. N 83°00'58" W [N 81°58'48" W], down a granite ridge, a distance of 130.80 feet, to a ½-inch iron rod set on the west edge of pile of rock at the bottom of said ridge, for an angle point hereof,
14. N 77°52'43" W [N 76°50'33" W], a distance of 89.61 feet, a ½-inch iron rod set in the stump hole of a fallen 12-inch dead Cedar tree, in the bottom of a drainage, for an angle point hereof,
15. S 84°12'46" W [S 85°14'56" W], a distance of 233.64 feet, to a PK nail set with washer in a rock, for an angle point hereof,
16. N 88°22'29" W [N 87°20'19" W], a distance of 244.80 feet, to a ½-inch iron rod set, for an angle point hereof,
17. S 89°25'14" W [S 89°32'36" W], a distance of 188.75 feet, to a ½-inch iron rod set, for an angle point hereof,
18. S 88°47'24" W [S 89°49'34" W], a distance of 319.90 feet, to a pipe fence corner post found, for an angle point hereof,
19. N 34°38'48" W [N 33°36'38" W], crossing through said J. J. Boyce Survey, the Eli Martin Survey and the William Morrow Survey, a distance of 285.94 feet, a ½-inch iron rod set, for an angle point hereof,
20. N 67°10'31" W [N 66°08'21" W], a distance of 348.98 feet, to a PK nail set with washer in the top east side of a large rock, for an angle point hereof,
21. N 80°45'51" W [N 79°43'41" W], a distance of 78.66 feet, to a ½-inch iron rod set, for an angle point hereof,
22. N 69°35'35" W [N 68°33'25" W], a distance of 408.37 feet, to a 20-inch Live Oak tree found, for an angle point hereof,
23. N 21°09'42" W [N 20°07'32" W], a distance of 523.93 feet, to an 18-inch Mesquite tree found on the east side of a seasonal creek, for an angle point hereof,
24. N 77°14'37" W [N 76°12'27" W], crossing said seasonal creek, a distance of 99.75 feet, to a 30-inch Live Oak tree, for an angle point hereof,
25. N 02°10'22" E [N 03°12'32" E], a distance of 440.00 feet, to a ½-inch iron rod set, for an angle point hereof, and
26. N 52°06'48" W [N 51°04'38" W], a distance of 119.80 feet [120.04'], to a ½-inch iron rod set, in a curve in the south right-of-way line of State Highway No. 29, described in a deed to the State of Texas, as recorded in Volume 2, Page 200 of the Deed Records of Burnet County, Texas, the west corner of said 177.53 acre tract and the north corner hereof, from which a concrete highway monument found at P.T. 190+87.0 bears N 33°12'21" E, a distance of 267.55 feet;

THENCE, crossing through said William Morrow Survey, A. G. Atkinson Survey and Abraham Large Leaug and Labor Survey, with the south right-of-way lines of Texas State Highway No. 29, for the north lines hereof, the following sixteen (16) calls:

1. with a curve to the right, an arc length of 309.34 feet, a radius of 1195.77 feet and a chord bearing S 47°07'19" W, a chord length of 308.48 feet, to a concrete highway monument found at P.C. 185+31.0, for the end of this curve,
2. S 54°40'19" W, a distance of 465.30 feet, to a concrete highway monument found at P.T. 180+65.7, for the beginning of a curve to the left,

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3. with a curve to the left, an arc length of 359.91 feet, a radius of 2814.79 feet and a chord bearing S 51°00'32" W, a chord length of 359.67 feet, to a concrete highway monument found at P.C. 176+99.0, for the end of this curve,
4. S 47°16'19" W, a distance of 229.60 feet, to a concrete highway monument found at P.T. 174+69.4, for the beginning of a curve to the right,
5. with a curve to the right, an arc length of 922.23 feet, a radius of 3132.42 feet, a chord bearing S 55°42'23" W, a chord length of 918.90 feet, to a concrete highway monument found at P.C.C. 165+62.0, for the beginning of a compound curve,
6. with a compound curve to the right, an arc length of 730.75 feet, a radius of 1195.92 feet, a chord bearing S 81°36'33" W, a chord length of 719.44 feet, to a concrete highway monument found at P.C. 158+61.3, for the end of this curve,
7. N 83°51'53" W, a distance of 453.43 feet, to a concrete highway monument found at P.T. 154+08.9, for the beginning of a curve to the left,
8. with a curve to the left, an arc length of 690.58 feet, a radius of 2789.79 feet, a chord bearing N 87°56'10" W, a chord length of 688.82 feet, to a concrete highway monument found at STA. 147+00, for the end of this curve,
9. S 75°33'45" W, a distance of 195.54 feet, to a concrete highway monument found at STA. 145+00, for an angle point hereof,
10. S 78°16'39" W, passing at a distance of 175.6 feet, a concrete highway monument found at P.C. 143+17.2, continuing for a total distance of 392.37 feet, to a concrete highway monument found at STA. 141+00, for an angle point hereof,
11. S 83°42'06" W, a distance of 221.89 feet, to a concrete highway monument found at P.T. 138+79.5, for the beginning of a curve to the left,
12. with a curve to the left, an arc length of 690.88 feet, a radius of 1834.86 feet, a chord bearing S 66°34'47" W, a chord length of 686.81 feet, to a concrete highway monument found at P.C. 131+60.1, for the end of this curve,
13. S 55°47'35" W, a distance of 492.60 feet, to a concrete highway monument found at P.T. 126+67.5, for the beginning of a curve to the right,
14. with a curve to the right, an arc length of 490.91 feet, a radius of 1507.39 feet, a chord bearing S 65°07'18" W, a chord length of 488.75 feet, to a concrete highway monument found at STA. 122+00, for an angle point hereof and a portion of State Highway No. 29, described in a deed to the State of Texas, as recorded in Volume 124, Page 443 of the Deed Records of Burnet County, Texas,
15. S 86°46'17" W, a distance of 148.14 feet, to a concrete highway monument found at STA. 1120+48.7, for an angle point hereof, and
16. S 76°43'09" W, a distance of 314.80 feet, to a concrete highway monument found at STA. 118+18, being the northeast corner of that called 378 acres tract of land, described in a deed to the State of Texas (Texas State Parks Board), known as Inks Lake State Park, as recorded in Volume 89, Page 316 of the Deed Records of Burnet County, Texas, for the northwest corner hereof;

THENCE, with the east lines of said 378 acres tract of said Inks Lake State Park, being 300 Ft. East of and parallel to the center line of Park Road 4, as found on the ground during this survey, for the west lines hereof, the following twenty-four (24) calls:

1. S 40°22'22" W, a distance of 2170.72 feet, to a ½-inch iron rod set, for the beginning of a curve to the left,
2. with a curve to the left, an arc length of 604.20 feet, a radius of 317.08 feet, a chord bearing S 14°56'16" E, a chord length of 516.85 feet, to a ½-inch iron rod set, for the end of this curve,
3. S 79°52'13" E, a distance of 1547.25 feet, to a ½-inch iron rod set, for the beginning of a curve to the right,

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4. with a curve to the right, passing at an arc distance of 304.1 feet, a cedar fence corner post found, and northwest corner of a Livestock Water Easement, reserved in Volume 89, Page 316 of the Deed Records of Burnet County, Texas, continuing with the northerly limit of said Livestock Water Easement, a total arc length of 718.17 feet, a radius of 950.70 feet, a chord bearing S 58°14'23" E, a chord length of 701.21 feet, to a ½-inch iron rod set, for the end of this curve,
5. S 36°39'39" E, continuing with the northerly limit of said Livestock Water Easement, passing at a distance of 72.7 feet, the fenced east limit of said Livestock Water Easement, continuing for a total distance of 260.92 feet, to a ½-inch iron rod set, for the beginning of a curve to the left,
6. with a curve to the left, passing at an arc length of 64 feet, the southwest corner of a Water Treatment Plant Easement, called 3.720 acres to the City of Burnet, recorded in Volume 366, Page 103 of the Deed Records of Burnet County, Texas, continuing with said Water Treatment Plant Easement, for a total arc length of 311.67 feet, a radius of 343.25 feet, a chord bearing S 62°36'12" E, a chord length of 301.07 feet, to a ½-inch iron rod set, for the end of this curve,
7. S 88°37'02" E, continuing with said Water Treatment Plant Easement, passing at a distance of 255 feet, the southeast corner of said Water Treatment Plant Easement, continuing for a total distance of 1547.82 feet, to a ½-inch iron rod set, for the beginning of a curve to the left,
8. with a curve to the left, an arc length of 247.48 feet, a radius of 349.73 feet, a chord bearing N 62°10'30" E, a chord length of 242.35 feet, to a ½-inch iron rod set, for the end of this curve,
9. N 36°10'19" E, a distance of 265.71 feet, to a ½-inch iron rod set, for the beginning of a curve to the right,
10. with a curve to the right, an arc length of 887.33 feet, a radius of 910.24 feet, a chord bearing N 64°38'09" E, a chord length of 852.61 feet, to a ½-inch iron rod set, for the end of this curve,
11. S 87°21'46" E, a distance of 421.41 feet, to a ½-inch iron rod set, for the beginning of a curve to the left,
12. with a curve to the left, an arc length of 234.85 feet, a radius of 476.18 feet, a chord bearing N 78°01'20" E, a chord length of 232.47 feet, to a ½-inch iron rod set, for the end of this curve,
13. N 64°09'24" E, a distance of 241.68 feet, to a ½-inch iron rod set, for the beginning of the compound curves to the right,
14. with a curve to the right, an arc length of 923.40 feet, a radius of 949.86 feet, a chord bearing S 87°52'03" E, a chord length of 887.46 feet, to a ½-inch iron rod set in rock mound, on the north rock bluff above Spring Creek, for the beginning of a compound curve, from this point, for reference, an axle in concrete found in the creek bed of Spring Creek bears S 16°25'10" E, a distance of 155.43 feet,
15. with a compound curve to the right, crossing Spring Creek, an arc length of 861.90 feet, a radius of 888.19 feet, a chord bearing S 32°29'03" E, a chord length of 828.48 feet, to a ½-inch iron rod set, for the beginning of a compound curve to the right,
16. with a compound curve to the right, an arc length of 814.18 feet, a radius of 617.97 feet, a chord bearing S 36°34'37" W, a chord length of 756.56 feet, to the end of this curve,
17. S 79°50'19" W, a distance of 885.71 feet, to a ½-inch iron rod set, for the beginning of a curve to the left,
18. with a curve to the left, passing at an arc length of 639.4 feet, a fence line and northeast corner of a Livestock Water Easement, reserved in Volume 89, Page 316 of the Deed Records of Burnet County, Texas, continuing with the east limit of said Livestock Water Easement, and passing the fenced southeast corner of said Livestock Water Easement, at an arc length of 1106.4 feet, continuing for a total arc length of 1835.28 feet, a radius of 1657.18 feet, a chord bearing S 48°07'36" W, a chord length of 1742.92 feet, to a ½-inch iron rod set, for the end of this curve,
19. S 10°14'20" W, a distance of 268.78 feet, to a ½-inch iron rod set, for the beginning of a curve to the right,
20. with a curve to the right, an arc length of 886.88 feet, a radius of 1273.58 feet, a chord bearing S 28°56'06" W, a chord length of 869.07 feet, to a ½-inch iron rod set, for the end of this curve,

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21. S 49°59'06" W, passing at a distance of 265.1 feet, the center of a box culvert under Park Road 4, at right angle to the left, a distance of 280.6 feet, for a Livestock Water Easement, reserved in Volume 89, Page 316 of the Deed Records of Burnet County, Texas, continuing for a total distance of 1599.14 feet, to a ½-inch iron rod set, for the beginning of a curve to the right,
22. with a curve to the right, an arc length of 218.59 feet, a radius of 3224.80 feet, a chord bearing S 52°37'57" W, a chord length of 218.55 feet, to a ½-inch iron rod set, for the end of this curve,
23. S 55°31'08" W, a distance of 849.87 feet, to a ½-inch iron rod set, for an angle point hereof, and
24. S 59°36'09" E, a distance of 169.02 feet, to the Point of Beginning and containing 2397.14 acres of land, more or less.

EXHIBIT "B"

McNiel Property

FIELD NOTES

A DESCRIPTION OF 25.00 ACRES BEING A PORTION OF THAT 3016.757 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1147, PAGE 701 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SITUATED IN THE ABRAM LARGE SURVEY NO. 32, ABSTRACT NO. 532 IN SAID COUNTY, SAID 25.00 ACRES AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a fence post found for the southeast corner of said 25.00 acres, being the southeast corner of said 3016.757 acres, being the northeast corner of that certain 75.80 acre tract of land described in Clerks Document No. 201409025 of the Official Public Records of said County and being in the west line of that certain 5.008 acre tract of land described in Volume 1226, Page 822 of the Official Public Records of said County;

THENCE along the south line of said 25.00 acres, being the south line of said 3016.757 acres and being the north line of said 75.80 acres, the following three (3) courses;

1. S87°10'22"W, 311.30 feet to a ½ inch iron rod set,
2. S88°04'42"W, 276.50 feet to a ½ inch iron rod set,
3. S88°54'11"W, 517.94 feet to a ½ inch iron rod set for the southwest corner of said 25.00 acres, from which a ½ inch iron rod found for the northwest corner of said 75.80 acres bears S88°54'10"W, 100.37 feet;

THENCE along the west and then the north line of said 25.00 acres, crossing said 3016.757 acres, N03°41'59"E, 517.94 feet to a ½ inch iron rod set and N88°54'11"E, 998.10 feet to a ½ inch iron rod set for the northeast corner of said 25.00 acres, being in the east line of said 3016.757 acres and being in the west line of that certain 15.77 acre tract of land described in Clerks Document No. 0708549 of the Official Public Records of said County;

THENCE along the east line of said 25.00 acres, being the east line of said 3016.757 acres and being the west line of said 15.77 acres, S02°03'22"E, 629.81 feet to a ½ inch iron rod found for the southwest corner of said 15.77 acres, being the northwest corner of said 5.008 acres;

THENCE continuing along the east line of said 25.00 acres, being the east line of said 3016.757 acres and being the west line of said 5.008 acres, S02°30'04"E, 396.40 feet to the **POINT OF BEGINNING** containing 25.00 acres of land, more or less.

EXHIBIT "C"
20 Acres McNeil Property

FIELD NOTES

A DESCRIPTION OF A 20.20 ACRE TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 3016.757 ACRE TRACT OF LAND RECORDED IN VOLUME 1147, PAGE 701 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SITUATED IN THE ABRAM LARGE SURVEY NO. 32, ABSTRACT NO. 532, IN SAID COUNTY, SAID 20.20 ACRES AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found for the southeast corner of said 20.20 acres, being the northeast corner of that certain 25.00 acre tract of land, this day surveyed, being in the east line of said 3016.757 acres and being in the west line of that certain 15.77 acre tract of land described in Clerk's Document No. 0708549 of the Official Public Records of said county;

THENCE along the south line of said 20.20 acres, being the north line of said 25.00 acres, departing the east line of said 3016.757 acres, S88°54'11"W, 998.10 feet to a ½" iron rod found for the southwest corner of said 20.20 acres, being the northwest corner of said 25.00 acres;

THENCE along the west line of said 20.20 acres, crossing said 3016.757 acres, N03°41'59"E, 927.16 feet to a ½" iron rod set for the northwest corner of said 20.20 acres;

THENCE along the north line of said 20.20 acres, continuing to cross said 3016.757 acres, N88°54'11"E, 912.68 feet to a ½" iron rod set for the northeast corner of said 20.20 acres, being in the east line of said 3016.757 acres and being in the west line of that certain 25.10 acre tract of land described in Clerk's Document No. 201400958 of the Official Public Records of said county;

THENCE along the east line of said 20.20 acres, being the east line of said 3016.757 acres and being the west line of said 25.01 acres, S00°06'58"W, 200.00 feet to a ½" iron rod found for the southwest corner of said 25.10 acres, being the northwest corner of said 15.77 acres;

THENCE continuing along the east line of said 20.20 acres, being the east line of said 3016.757 acres and being the west line of said 15.77 acres, S02°03'21"E, 724.06 feet to the **POINT OF BEGINNING**, containing 20.20 acres of land, more or less.

EXHIBIT "D"**FIELD NOTES**

A DESCRIPTION OF A 200.00 ACRE TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 3016.757 ACRE TRACT OF LAND RECORDED IN VOLUME 1147, PAGE 701 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SITUATED IN THE ABRAM LARGE SURVEY NO. 32, ABSTRACT NO. 532 AND THE A.G. ATKISON SURVEY NO. 2, ABSTRACT NO. 1714 IN SAID COUNTY, SAID 200.00 ACRES AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod set for the northeast corner of said 200.00 acres, being in the north line of said 3016.757 acres and being in the south right-of-way line of Texas Highway No. 29, from which a Texas Department of Transportation (TXDOT) concrete monument found bears N75°35'15"E, 130.82 feet;

THENCE along the east line of said 200.00 acres, crossing said 3016.757 acres, S04°03'34"W, 2382.50 feet to a ½" iron rod set for the east corner of said 200.00 acres;

THENCE along the southeast line of said 200.00 acres, continuing to cross said 3016.757 acres, S52°53'02"W, 2104.98 feet to a ½" iron rod set for the southeast corner of said 200.00 acres, being in the south line of said 3016.757 acres and being in the north right-of-way line of Texas Park Road No. 4;

THENCE along the south line of said 200.00 acres, being the south line of said 3016.757 acres and being the north right-of-way line of Texas Park Road No. 4, the following four (4) courses:

1. a distance of 579.63 feet along the arc of a curve to the left, having a radius of 950.70 feet, a delta angle of 34°55'57", and a chord which bears N62°24'36"W, 570.69 feet to a ½" iron rod found;
2. N79°52'04"W, 1547.54 feet to a ½" iron rod found;
3. a distance of 604.25 feet along the arc of a curve to the right, having a radius of 317.08 feet, a delta angle of 109°11'14", and a chord which bears N14°56'10"W, 516.88 feet to a ½" iron rod found;
4. N40°21'58"E, 2171.02 feet to a TXDOT concrete monument found for the northwest corner of said 200.00 acres, being a west corner of said 3016.757 acres, being in the east right-of-way line of Texas Park Road No. 4 and being in the south right-of-way line of Texas Highway No. 29;

THENCE along the northwest line of said 200.00 acres, being the northwest line of said 3016.757 acres and being the south right-of-way line of Texas Highway No. 29, the following nine (9) courses:

1. N76°45'50"E, 314.51 feet to a TXDOT concrete monument found;
2. N86°44'06"E, 148.52 feet to a TXDOT concrete monument found;
3. a distance of 491.19 feet along the arc of a curve to the left, having a radius of 1507.39 feet, a delta angle of 18°40'12", and a chord which bears N65°07'06"E, 489.02 feet to a TXDOT concrete monument found;
4. N55°46'33"E, 492.57 feet to a TXDOT concrete monument found;
5. a distance of 690.62 feet along the arc of a curve to the right, having a radius of 1834.86 feet, a delta angle of 21°33'56", and a chord which bears N66°36'31"E, 686.56 feet to a TXDOT concrete monument found;
6. N83°39'11"E, 222.28 feet to a TXDOT concrete monument found;
7. N77°24'35"E, 216.85 feet to a TXDOT concrete monument found;
8. N79°14'33"E, 175.88 feet to a TXDOT concrete monument found;
9. N75°35'15"E, 64.74 feet to the POINT OF BEGINNING, containing 200.00 acres of land, more or less.