



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
SCENIC OAKS DEVELOPMENT

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE §

THAT, DALE A. CRENWELGE and CRENWELGE, LLC, ("Declarant"), being the owner of those certain tracts of land known as SCENIC OAKS DEVELOPMENT (hereinafter referred to as the "Subdivision"), an unplatted subdivision situated in Gillespie County, Texas, comprising approximately 418.69 acres part of the following surveys: B.F.I. & M. Co. Survey No. 175, Abstract No. 761, the C. Schreiner Survey No. 102, Abstract No. 1261, the Rusk Transportation Survey No. 101, Abstract No. 609, the G.B. & C.N.G.R.R. Co. Survey No. 177, Abstract No. 775, the A.B. & M. Survey No. 897, Abstract No. 14, and the C. Schreiner Survey No. 898, Abstract No. 1262; said 418.69 acre tract of land is described in the aggregate by metes and bounds on Exhibits "1-17" attached hereto and incorporated herein by reference, the "Property", as such, desiring to create and carry out a uniform plan for the improvement, development, and sale of the subdivided lots situated within the Property, does hereby adopt and establish the following easements, restrictions, covenants and conditions ("Protective Covenants") to run with the land and to apply in the use, occupancy, and conveyance of the aforesaid described Property therein, which easements, restrictions, covenants and conditions shall be binding on all parties having a right, title or interest in or to the above described Property or any part thereof, and their heirs, successors and assigns, and which easements, restrictions, covenants and conditions shall inure to the benefit of each owner thereof; and each contract or deed which may be executed with regard to any of such property shall be conclusively held to have been executed, delivered and accepted, subject to the following restrictions and covenants (the headings being employed for convenience only and not to be controlling over content):

ARTICLE I.

DEFINITIONS

"Declarant" shall mean and refer to DALE A. CRENWELGE and CRENWELGE, LLC, their successors and assigns, if successors or assigns should acquire all of the undeveloped and unsold lots or acreage from the Declarant for the purpose of development.

"Declaration" shall mean this instrument as it may be amended from time to time.

"Dwelling" shall mean and refer to any building or portion of a building situated upon the Property which is designed and intended for use and occupancy as a residence.

"Improvement" or "Improvements" shall mean or refer to all structures or other improvements to any portion of the Property, whether above or below grade, including, but not

limited to, buildings, barns, carports, fences, pens, well houses, entryways, gates, recreation areas, utility installations, driveways, and any exterior additions including any changes or alterations thereto.

"Owner" shall mean and refer to the record owner (including Declarant), whether one or more persons or entities, of a fee simple title to any Tract including contract Sellers, but excluding those having such interest merely as security for the performance of an obligation.

"Property" shall mean and refer to that certain real property hereinbefore described as that certain unplatted subdivision known as SCENIC OAKS DEVELOPMENT (hereinafter referred to as the "Subdivision"), situated in Gillespie County, Texas, comprising approximately 418.69 acres part of the following surveys: B.F.I. & M. Co. Survey No. 175, Abstract No. 761, the C. Schreiner Survey No. 102, Abstract No. 1261, the Rusk Transportation Survey No. 101, Abstract No. 609, the G.B. & C.N.G.R.R. Co. Survey No. 177, Abstract No. 775, the A.B. & M. Survey No. 897, Abstract No. 14, and the C. Schreiner Survey No. 898, Abstract No. 1262; said 418.69 acre tract of land is described in the aggregate by metes and bounds on **Exhibits "1-17"** attached hereto and incorporated herein by reference.

"Tract" shall mean any subdivision of the Property resulting in parcels out of the Property. A preliminary plat of the proposed division of the property into 17 tracts is attached hereto as **Exhibit "A"** attached hereto and made a part hereof for all pertinent purposes. The proposed division is not binding upon Declarant and the Property may be subdivided into more or less tracts of different dimensions and acreage.

## ARTICLE II.

### RESTRICTIVE COVENANTS

The Declarant hereby declares that the Property shall henceforth be owned, held, transferred, sold and conveyed subject to the following covenants, conditions and restrictions which are intended for the purpose of protecting the value and desirability of, and which shall run with, the Property and shall be binding on Declarant and all Owners, and their respective heirs, successors and assigns, and which shall inure to the benefit of Declarant and each Owner of any part of the Property, and their respective heirs, successors and assigns.

#### Section 1. Building Restrictions

(1) Not more than one single-family dwelling may be erected on any Tract. In addition, Servant's quarters, one (1) guest house, one (1) B & B (Bed and Breakfast), or VRBO Unit (Vacation Rental by Owner), and related outbuildings, barns, stables, pens, fences and other similar improvements may be constructed or erected on a Tract.

(2) Single-family dwellings shall contain a minimum of 1000 square feet of living area. For purposes of this restriction the term "living area" shall mean that area of a dwelling which is

heated and cooled, exclusive of porches, breezeways, carports, garages or basements.

(2a) B & B, VRBO Units and Guest houses shall contain a minimum of 1000 square feet of living area. For purposes of this restriction the term "living area" shall mean that area of a dwelling which is heated and cooled, exclusive of porches, breezeways, carports, garages or basements.

(3) The exterior of the dwelling, servant's quarters, B & B, VRBO Units and guesthouses ("buildings") shall be constructed of rock, stone, stucco, brick and/or masonry constituting 50% of the exposed exterior of the buildings. The exposed exterior shall exclude area occupied by windows and doors.

(4) A residence or dwelling shall not be occupied until the exterior thereof shall be completely finished and plumbing is connected to a septic system or other water disposal system which has been approved by Gillespie County and/or State of Texas Health Department and/or other governing body regulating wells and septic systems.

(5) Recreational vehicles, travel trailers, buses, mobile homes, modular homes, and/or manufactured homes shall not be used as a dwelling (permanent or temporary) on any tract. All boats, tractors, golf carts and ATV's, motorcycles, and other similar types of vehicles, recreational vehicles and travel trailers may be stored on a Tract provided they are not visible to the public view.

(6) All perimeter fences erected on any Tract shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance. No chain link fence shall be permitted.

(7) All utility lines, including but not limited to electrical, telephone, fiber optic and cable shall be installed and maintained underground.

#### Section 2. Setback Requirements

(1) Except for entrance and other gates, fences, roadways, wells, well houses, septic systems and buried or overhead electric, telephone and other buried utility lines or buried fiber optic cable, no improvement shall be stored, placed or erected nearer than a) 75 feet from any side boundary of a Tract; and b) 250 feet from the centerline of the Roadway (the centerline is described in **Exhibit "B"**).

(2) In the event any Owner shall own two tracts that abut each other, the abutting boundary line shall not be subject to the setback restrictions.

(3) Notwithstanding anything to the contrary herein, any boundary of a Tract that does not abut other land in the Property, is not subject to this setback restriction.

(4) Upon submission of a written request to the Declarant, the Declarant may, from time to time in its sole discretion, permit Owners to construct, erect or install Improvements which are in variance with the setback requirements as provided in this Declaration. Such variances must, in the Declarant's sole discretion, not detrimentally affect the integrity of the Subdivision. The Declarant shall not be liable to any Owner for claims, causes of action, or damages arising out of the grant or denial of any variance to an Owner. Each request for a variance submitted hereunder shall be reviewed separately and apart from other such requests and the grant of a variance to any Owner shall not constitute a waiver of the Declarant's right to strictly enforce the covenants and restrictions provided hereunder, against any other Owner.

If written notice of approval of the variance request has not been delivered to the requesting Owner within thirty (30) days of the date of submission of the request, it shall be conclusively presumed that the Declarant has denied the request for a variance.

### Section 3. Use Restrictions

(1) Except as set forth below, all Tracts constituting the Property shall be used and occupied by the Owner of the Tract for single-family residential purposes only, and no Tract shall be used for any professional, business or commercial activity for which the general public is invited to the Tract. Notwithstanding the above and as exceptions thereto, a bed and breakfast or VRBO Unit may be operated by an Owner on a Tract. For purposes of these restrictions, the term "bed and breakfast" shall mean a lodging service within rooms of the principal dwelling or in a separate guest house.

(2) No pigs, hogs or swine shall be permitted on the Property unless raised in conjunction with a 4-H or FFA related project.

(3) Declarant (and/or their tenants or assignees) shall have the right to graze cattle or livestock on an Owner's Tract until such time as such Owner has enclosed the Owner's Tract by a livestock restraining fence and upon completion of the livestock restraining fence, the right to graze cattle or livestock shall be permanently extinguished. Each Owner and their respective heirs, successors and assigns, by acceptance of title to an interest in a Tract, hereby agree to indemnify and hold harmless Declarant (and their respective tenants or assignees), from and against, and hereby waive and release any claims or causes of action such Owner may have with respect to, any injuries to any persons or any damages to any properties that may be caused by livestock on an Owner's Tract, or that may otherwise arise out of, or be suffered or incurred in connection with, the exercise by Declarant (or their tenants or assignees) of the right to graze livestock on an Owner's Tract, and/or the presence of livestock on an Owner's Tract.

The grazing rights reserved herein shall be subordinate to the right of a lienholder under a purchase money deed of trust, home equity loan or a mechanics and materialman's lien.

(4) The owner of a tract which has a boundary on the perimeter of the Subdivision (a boundary which abuts property other than a Subdivision Tract boundary) shall maintain the fence on the

Tract's perimeter boundary in a manner which will restrain livestock.

(5) There shall be no commercial feedlot operation or commercial breeding of animals or fowl on any Tract. Animals used for grazing a tract while simultaneously raising young (e.g., a cow/calf operation) shall not be considered commercial breeding of animals.

(6) Abandoned or inoperative equipment, vehicles or junk shall not be stored or maintained on any Tract. Owners are to keep each Tract clean and neat in appearance and free of litter at all times.

(7) No Tract shall be divided into a Tract containing less than 20 acres.

(8) No Hunting Blinds/Stands/Game Feeders shall be placed within 100 feet of the boundary of any other Tract unless the abutting Tract is owned by the same Owner. Commercial hunting of wildlife is not allowed.

(9) No noxious or offensive activity shall be conducted on any Tract that may be or may become an annoyance or nuisance to other Owners within the Property.

(10) No oil/gas drilling, development or refining and no mineral quarrying or mining operations of any kind shall be permitted on any Tract.

### ARTICLE III.

#### TERM

The covenants and restrictions set forth in this Declaration are made and adopted to run with the land and shall be binding upon the undersigned and all parties and persons claiming through and under them until January 1, 2051, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless and until an instrument executed by Owners of at least fifty-one percent (51%) of the acreage in the Property has been recorded agreeing to terminate said covenants and restrictions in whole or in part; provided that, if Declarant owns any interest in the Property at the time, the covenants and restrictions may only be terminated if the Declarant joins in executing such instrument.

### ARTICLE IV.

#### ENFORCEMENT

Section 1. Right of Enforcement. Declarant, its successors or assigns, or any Owner, shall have the right to enforce, by proceedings at law or in equity, the terms, provisions, covenants, conditions, and restrictions of this Declaration. Failure of Declarant or any Owner to take any action upon any breach or default shall not be deemed a waiver of their right to take action upon any subsequent breach or default. Declarant, for itself, its successors or assigns,

reserves the right to enforce this Declaration, though it may have previously sold and conveyed all Tracts controlled hereby. The reservation by Declarant of this right of enforcement shall not create a duty or obligation of any kind to enforce same, and Declarant shall not be subjected to any claim, demand, or cause of action from any Owner by virtue of not enforcing any term, provision, covenant, condition or restrictions herein contained.

#### ARTICLE V.

##### PARTIAL INVALIDITY

The invalidation of any of the terms, provisions, covenants, conditions or restrictions contained in this Declaration, by judgment, court order, operation of law or otherwise, shall in no way affect the validity any of the other terms, provisions, covenants, conditions or restrictions hereof, which shall remain in full force and effect.

#### ARTICLE VI.

##### AMENDMENT

(a) Except as otherwise provided herein, as long as Declarant owns any interest in the Property, the Declarant and the Owners (but expressly excluding their respective mortgagee's, if any) of more than fifty percent (50%) of the acreage in the Property may amend this Declaration, by executing and filing an instrument containing such amendment, in the office of the County Clerk of Gillespie County, Texas. Except as otherwise provided herein, from and after the date that Declarant no longer owns any interest in the Property, the Owners (but expressly excluding their respective mortgagee's, if any) of at least eighty percent (80%) of the acreage in the Property may amend this Declaration by executing and filing an instrument containing such amendment, in the office of the County Clerk of Gillespie County, Texas.

(b) Notwithstanding anything to the contrary, as long as Declarant retains an ownership interest in the property, Declarant shall have the right at any time, at its sole discretion and without any joinder or consent of any other party, to amend this Declaration for the purposes of correcting any error, ambiguity or inconsistency appearing herein or for any reason whatsoever deemed necessary for the benefit of the overall development as determined by Declarant in the exercise of its good faith judgment. Said amendment shall be effective upon filing of the instrument containing such amendment in the office of the County Clerk of Gillespie County, Texas.

#### ARTICLE VII.

##### WAIVER AND LACHES

The obligation to abide by the provisions contained in this Declaration shall be deemed to be of a continuing and continual basis. Each and every day an Owner allows a condition to exist

on such Owner's Tract which is not in compliance with the requirements contained herein shall constitute a separate and individual violation hereof, and shall give rise to a new cause of action for such breach. The intended effect and express purpose of this provision shall be that every Owner, by accepting title to a Tract, hereby waives the affirmative defenses of the statute of limitations, waiver and laches with respect to covenant violations. Noncompliant conditions shall be allowed to exist on a Tract only upon the Owner obtaining a written variance in accordance with the applicable provisions herein. Failure of Declarant, or of any Owner to enforce the terms of this Declaration shall in no event be deemed a waiver of the right to do so thereafter.

ARTICLE VIII.  
BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of Declarant and Declarant's heirs, successors and assigns.

EXECUTED by said Declarant, this 7 day of April, 2020.

Dale A. Crenwelge  
DALE A. CRENWELGE

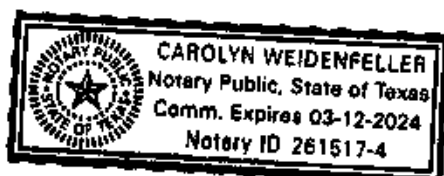
CRENWELGE, LLC

By: Dale A. Crenwelge  
DALE A. CRENWELGE, Manager

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 7 day of April, 2020, by DALE A. CRENWELGE, Individually, and as Manager of CRENWELGE, LLC, a Texas limited liability company, on behalf of said entity.



Carolyn Weidenfeller  
Notary Public, State of Texas

FIELD NOTES TO DESCRIBE

A 20.50 Acre Tract of land (Tract 1) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261. C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Biked Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set for the Southwest corner of a 20.97 Acre Tract (Tract 2, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set under fence in the West line of said 567.89 Acre Tract bears N 47° 13' 45" W 457.50 feet;

**THENCE:** N 90° 00' 00" E 1636.50 feet, at 1597.28 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 2 and the Northeast corner of this tract;

**THENCE:** Along the centerline of said road easement with the West line of a 20.07 Acre Tract (Tract 13, this day surveyed), a 20.09 Acre Tract (Tract 14, this day surveyed), and a 20.03 Acre Tract (Tract 15, this day surveyed) and the East line of this tract as follows:

S 40° 05' 25" W 193.84 feet to an angle point;

S 03° 36' 44" E 355.35 feet to an angle point;

S 17° 57' 08" W 191.61 feet to an angle point;

S 03° 21' 16" W 211.91 feet to an angle point;

S 25° 40' 23" W 185.56 feet to a 5/8" iron pin set for an angle point of said easement, the Southwest corner of Tract 15, the Northwest corner of a 20.02 Acre Tract (Tract 16, this day surveyed), and the Southeast corner of this tract;

**THENCE:** With the Southwest line of this tract as follows:

N 53° 58' 51" W 1340.10 feet with the Northeast line of a 30-foot Road Easement (Volume 124, Page 630 and Volume 161, Pages 334 and 340, Deed Records) to an angle point;

N 47° 13' 45" W 406.37 feet to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 1 "

FIELD NOTES TO DESCRIBE

A 20.97 Acre Tract of land (Tract 2) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the East line of a 568 Acre Tract (Document #20150695, Real Property Records) and the West line of said 567.89 Acre Tract for the Southwest corner of a 20.63 Acre Tract (Tract 3, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set by 8" cedar post for the Northwest corner of said 567.89 Acre Tract bears N 00° 23' 24" W 3109.14 feet;
- THENCE:** N 90° 00' 00" E 2206.45 feet into said 567.89 Acre Tract, at 2172.86 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 3 and the Northeast corner of this tract;
- THENCE:** S 26° 42' 26" W 517.41 feet along the centerline of said road easement with the West line of a 20.04 Acre Tract (Tract 12, this day surveyed) and a 20.07 Acre Tract (Tract 13, this day surveyed) to the Northeast corner of a 20.50 Acre Tract (Tract 1, this day surveyed) and the Southeast corner of this tract;
- THENCE:** N 90° 00' 00" W 1636.50 feet, at 39.21 feet pass a 5/8" iron pin set in the West line of said easement, continuing to a 5/8" iron pin set for the Northwest corner of Tract 1 and the Southwest corner of this tract;
- THENCE:** N 47° 13' 45" W 457.50 feet to a 5/8" iron pin set for an angle point of this tract;
- THENCE:** N 00° 35' 41" W 151.55 feet along a fence with the East line of said 568 Acre Tract and the West line of said 567.89 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

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Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 2 "

FIELD NOTES TO DESCRIBE

A 20.63 Acre Tract of land (Tract 3) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the East line of a 280.53 Acre Tract (Document #20172120, Real Property Records) and the West line of said 567.89 Acre Tract for the Southwest corner of a 20.22 Acre Tract (Tract 4, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set by 8" cedar post for the Northwest corner of said 567.89 Acre Tract bears N 00° 21' 28" W 2685.42 feet;
- THENCE:** N 90° 00' 00" E 1924.26 feet into said 567.89 Acre Tract, at 1894.14 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 4 and the Northeast corner of this tract;
- THENCE:** Along the centerline of said road easement with the West line of a 20.08 Acre Tract (Tract 11, this day surveyed) and a 20.04 Acre Tract (Tract 12, this day surveyed) and the East line of this tract as follows:
- S 05° 01' 02" E 22.88 feet to an angle point;
- S 52° 36' 57" E 349.70 feet to an angle point;
- S 05° 38' 23" E 169.63 feet to an angle point;
- S 26° 42' 26" W 22.14 feet to the Northeast corner of a 20.97 Acre Tract (Tract 2, this day surveyed) and the Southeast corner of this tract;
- THENCE:** N 90° 00' 00" W 2206.45 feet, at 33.58 feet pass a 5/8" iron pin set in the West line of said easement, continuing to a 5/8" iron pin set for the Northwest corner of Tract 2 and the Southwest corner of this tract;
- THENCE:** N 00° 35' 41" W 423.73 feet along a fence with the East line of a 568 Acre Tract (Document #20150695, Real Property Records) and said 280.53 Acre Tract and the West line of said 567.89 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

EXHIBIT " 3 "

This the 5th day of February 2020.

*Keith Howard*

Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.22 Acre Tract of land (Tract 4) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set under fence in the East line of a 280.53 Acre Tract (Document #20172120, Real Property Records) and the West line of said 567.89 Acre Tract for the Southwest corner of a 20.40 Acre Tract (Tract 5, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set by 8" cedar post for the Northwest corner of said 567.89 Acre Tract bears N 00° 18' 54" W 2223.44 feet;

THENCE: N 90° 00' 00" E 1888.24 feet into said 567.89 Acre Tract, at 1858.13 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 5 and the Northeast corner of this tract;

THENCE: S 05° 01' 02" E 463.74 feet along the centerline of said road easement with the West line of a 20.04 Acre Tract (Tract 10, this day surveyed) and a 20.08 Acre Tract (Tract 11, this day surveyed) to the Northeast corner of a 20.63 Acre Tract (Tract 3, this day surveyed) and the Southeast corner of this tract;

THENCE: N 90° 00' 00" W 1924.26 feet, at 30.12 feet pass a 5/8" iron pin set in the West line of said easement, continuing to a 5/8" iron pin set for the Northwest corner of Tract 3 and the Southwest corner of this tract;

THENCE: Along a fence with the East line of said 280.53 Acre Tract and the West line of said 567.89 Acre Tract and of this tract as follows:

N 00° 35' 41" W 409.72 feet to an 8" cedar post found for an angle point;

N 00° 18' 54" W 52.26 feet to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
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Hondo, Texas 78861  
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EXHIBIT " 4 "

FIELD NOTES TO DESCRIBE

A 20.40 Acre Tract of land (Tract 5) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING: At a 5/8" iron pin set under fence in the East line of a 280.53 Acre Tract (Document #20172120, Real Property Records) and the West line of said 567.89 Acre Tract for the Southwest corner of a 20.39 Acre Tract (Tract 6, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set by 8" cedar post for the Northwest corner of said 567.89 Acre Tract bears N 00° 18' 54" W 1747.82 feet;
- THENCE: N 90° 00' 00" E 1849.11 feet into said 567.89 Acre Tract, at 1818.99 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 6 and the Northeast corner of this tract;
- THENCE: S 05° 01' 02" E 477.44 feet along the centerline of said road easement with the West line of a 20.77 Acre Tract (Tract 9, this day surveyed) and a 20.04 Acre Tract (Tract 10, this day surveyed) to the Northeast corner of a 20.22 Acre Tract (Tract 4, this day surveyed) and the Southeast corner of this tract;
- THENCE: N 90° 00' 00" W 1888.24 feet, at 30.12 feet pass a 5/8" iron pin set in the West line of said easement, continuing to a 5/8" iron pin set for the Northwest corner of Tract 4 and the Southwest corner of this tract;
- THENCE: N 00° 18' 54" W 475.61 feet along a fence with the East line of said 280.53 Acre Tract and the West line of said 567.89 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
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Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 5 "

FIELD NOTES TO DESCRIBE

A 20.39 Acre Tract of land (Tract 6) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 4.28 Acres out of Survey No. 175, Abstract No. 761, B. F. I. & M. Co., original grantee, approximately 0.08 Acre out of Survey No. 177, Abstract No. 775, G. B. & C. N. G. R.R. Co., original grantee, and approximately 16.03 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" Iron pin set under fence in the East line of a 280.53 Acre Tract (Document #20172120, Real Property Records) and the West line of said 567.89 Acre Tract for the Southwest corner of a 55.31 Acre Tract (Tract 7, this day surveyed) and the Northwest corner of this tract from which a 5/8" Iron pin set by 8" cedar post for the Northwest corner of said 567.89 Acre Tract bears N 00° 18' 54" W 1070.88 feet;
- THENCE:** S 77° 51' 26" E 1928.46 feet into said 567.89 Acre Tract, at 1868.46 feet pass a 5/8" Iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 7, the Southwest corner of a 58.64 Acre Tract (Tract 8, this day surveyed), the Northwest corner of a 20.77 Acre Tract (Tract 9, this day surveyed), and the Northeast corner of this tract;
- THENCE:** S 06° 49' 45" W 273.22 feet along the centerline of said road easement with the West line of Tract 9 to the Northeast corner of a 20.40 Acre Tract (Tract 5, this day surveyed) and the Southeast corner of this tract;
- THENCE:** S 90° 00' 00" W 1849.11 feet, at 30.12 feet pass a 5/8" Iron pin set in the West line of said easement, continuing to a 5/8" Iron pin set for the Northwest corner of Tract 5 and the Southwest corner of this tract;
- THENCE:** N 00° 18' 54" W 676.94 feet along a fence with the East line of said 280.53 Acre Tract and the West line of said 567.89 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*

Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 6 "

FIELD NOTES TO DESCRIBE

A 55.31 Acre Tract of land (Tract 7) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 30.10 Acres out of Survey No. 175, Abstract No. 761, B. F. I. & M. Co., original grantee and approximately 25.21 Acre out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the East line of a 280.53 Acre Tract (Document #20172120, Real Property Records) and the West line of said 567.89 Acre Tract for the Northwest corner of a 20.39 Acre Tract (Tract 6, this day surveyed) and the Southwest corner of this tract from which a 5/8" iron pin set for the Southwest corner of a 20.97 Acre Tract (Tract 2, this day surveyed) bears S 00° 26' 27" E 2189.81 feet;
- THENCE:** N 00° 18' 54" W 1070.88 feet along a fence with the East line of said 280.53 Acre Tract and the West line of said 567.89 Acre Tract to a 5/8" iron pin set by 8" cedar post for the Northeast corner of said 280.53 Acre Tract and the Northwest corner of said 567.89 Acre Tract and of this tract;
- THENCE:** Along a fence with the South line of a 2070.54 Acre Tract (Document #20125207, Real Property Records, described in Volume 122, Page 74, Volume 124, Page 544, and Volume 148, Page 418, Deed Records) and the North line of said 567.89 Acre Tract and of this tract as follows:
- N 89° 43' 20" E 945.00 feet to a 6" creosote post found for an angle point;
- N 89° 24' 16" E 938.07 feet to a 5/8" iron pin set for the Northwest corner of a 58.64 Acre Tract (Tract 8, this day surveyed) and the Northeast corner of this tract;
- THENCE:** S 00° 18' 54" E 1490.87 feet into said 567.89 Acre Tract, at 1430.87 feet pass a 5/8" iron pin set in the North line of a 60-foot Road Easement (this day surveyed), continuing to the Southwest corner of Tract 8, the Northwest corner of a 20.77 Acre Tract (Tract 9, this day surveyed), the Northeast corner of Tract 6, and the Southeast corner of this tract;
- THENCE:** N 77° 51' 26" W 1928.46 feet, at 60.00 feet pass a 5/8" iron pin set in the West line of said easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD {83}.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*

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Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 7 "

FIELD NOTES TO DESCRIBE

A 58.64 Acre Tract of land (Tract 8) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximate acres out of original surveys as follows:

| Survey No. | Abstract No. | Original Grantee  | Acres |
|------------|--------------|-------------------|-------|
| 175        | 761          | B. F. I. & M. Co. | 32.90 |
| 897        | 14           | A. B. & M.        | 2.09  |
| 102        | 1261         | C. Schreiner      | 17.44 |
| 898        | 1262         | C. Schreiner      | 6.21  |

and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 103, Page 900, Deed Records) and the East line of said 567.89 Acre Tract for the Northeast corner of a 20.77 Acre Tract (Tract 9, this day surveyed) and the Southeast corner of this tract from which a 3" pipe post found for an interior corner of said 567.89 Acre Tract bears S 01° 02' 31" E 4566.54 feet;
- THENCE:** S 81° 21' 27" W 1907.69 feet into said 567.89 Acre Tract, at 1847.69 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 9, the Northeast corner of a 20.39 Acre Tract (Tract 6, this day surveyed), the Southeast corner of a 55.31 Acre Tract (Tract 7, this day surveyed), and the Southwest corner of this tract;
- THENCE:** N 00° 18' 54" W 1490.87 feet, at 60.00 feet pass a 5/8" iron pin set in the North line of said road easement, continuing to a 5/8" iron pin set for the Northeast corner of Tract 7 and the Northwest corner of this tract;
- THENCE:** N 89° 24' 16" E 1874.74 feet along a fence with the South line of a 2070.54 Acre Tract (Document #20125207, Real Property Records, described in Volume 122, Page 74, Volume 124, Page 544, and Volume 148, Page 418, Deed Records) and the North line of said 567.89 Acre Tract to a 1/2" iron pin found by 6" cedar post for the Northwest corner of said 100 Acre Tract, the upper Northeast corner of said 567.89 Acre Tract, and the Northeast corner of this tract;
- THENCE:** S 00° 55' 01" E 1223.83 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

EXHIBIT " 8 "

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.77 Acre Tract of land (Tract 9) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximate acres out of original surveys as follows:

| Survey No. | Abstract No. | Original Grantee  | Acres |
|------------|--------------|-------------------|-------|
| 175        | 761          | B. F. I. & M. Co. | 2.30  |
| 102        | 1261         | C. Schreiner      | 14.49 |
| 898        | 1262         | C. Schreiner      | 3.98  |

and being out of a 567.89 Acre Tract conveyed from Beaugard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 103, Page 900, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 58.64 Acre Tract (Tract 8, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 1223.83 feet;

**THENCE:** S 00° 55' 01" E 618.26 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.04 Acre Tract (Tract 10, this day surveyed) and the Southeast corner of this tract;

**THENCE:** N 90° 00' 00" W 1923.12 feet into said 567.89 Acre Tract, at 1893.10 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 10 and the Southwest corner of this tract;

**THENCE:** Along the centerline of said road easement and the West line of this tract as follows:

N 05° 01' 02" W 60.47 feet with the East line of a 20.40 Acre Tract (Tract 5, this day surveyed) to the Northeast corner of Tract 5, the Southeast corner of a 20.39 Acre Tract (Tract 6, this day surveyed), and an angle point of this tract;

N 06° 49' 45" E 273.22 feet to the Northeast corner of Tract 6, the Southeast corner of a 55.31 Acre Tract (Tract 7, this day surveyed), the Southwest corner of Tract 8, and the Northwest corner of this tract;

**THENCE:** N 81° 21' 27" E 1907.69 feet, at 60.00 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

EXHIBIT " 9 "

*Keith Howard*

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Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



STATE OF TEXAS  
COUNTY OF GILLESPIE

PREPARED FOR: Dale Crenwelge  
20.04 Acres (Tract 10)

FIELD NOTES TO DESCRIBE

A 20.04 Acre Tract of land (Tract 10) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 16.98 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 3.06 Acres out of Survey No. 898, Abstract No. 1262, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 103, Page 900, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.77 Acre Tract (Tract 9, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 1842.09 feet;
- THENCE:** S 00° 55' 01" E 457.94 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.08 Acre Tract (Tract 11, this day surveyed) and the Southeast corner of this tract;
- THENCE:** N 90° 00' 00" W 1890.26 feet into said 567.89 Acre Tract, at 1860.14 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 11 and the Southwest corner of this tract;
- THENCE:** N 05° 01' 02" W 459.64 feet along the centerline of said road easement with the East line of a 20.22 Acre Tract (Tract 4, this day surveyed) and a 20.40 Acre Tract (Tract 5, this day surveyed) to the Northwest corner of this tract;
- THENCE:** N 90° 00' 00" E 1923.12 feet, at 30.11 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
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Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 10 "

FIELD NOTES TO DESCRIBE

A 20.08 Acre Tract of land (Tract 11) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 16.96 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 3.12 Acres out of Survey No. 898, Abstract No. 1262, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 103, Page 900, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.04 Acre Tract (Tract 10, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 2300.03 feet;
- THENCE:** S 00° 55' 01" E 467.22 feet along a fence with the West line of said 100 Acre Tract and a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.04 Acre Tract (Tract 12, this day surveyed) and the Southeast corner of this tract;
- THENCE:** N 90° 00' 00" W 1826.30 feet into said 567.89 Acre Tract, at 1776.88 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 12 and the Southwest corner of this tract;
- THENCE:** Along the centerline of said road easement and the West line of this tract as follows:
- N 52° 36' 57" W 41.05 feet with the East line of a 20.63 Acre Tract (Tract 3, this day surveyed) to an angle point of this tract;
- N 05° 01' 02" W 443.93 feet with the East line of Tract 3 and Tract 4 to the Southwest corner of Tract 10 and the Northwest corner of this tract;
- THENCE:** N 90° 00' 00" E 1890.26 feet, at 30.11 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
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Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 11 "

FIELD NOTES TO DESCRIBE

A 20.04 Acre Tract of land (Tract 12) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 16.48 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 3.56 Acres out of Survey No. 898, Abstract No. 1262, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.08 Acre Tract (Tract 11, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 2767.25 feet;

**THENCE:** S 00° 55' 01" E 533.87 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.07 Acre Tract (Tract 13, this day surveyed) and the Southeast corner of this tract;

**THENCE:** N 90° 00' 00" W 1662.27 feet into said 567.89 Acre Tract, at 1628.68 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 13 and the Southwest corner of this tract;

**THENCE:** Along the centerline of said road easement with the East line of a 20.97 Acre Tract (Tract 2, this day surveyed) and a 20.63 Acre Tract (Tract 3, this day surveyed) and the West line of this tract as follows:

N 26° 42' 26" E 198.80 feet to the an angle point of this tract;

N 05° 38' 23" W 169.63 feet to an angle point of this tract;

N 52° 36' 57" W 308.65 feet to the Southwest corner of Tract 11 and the Northwest corner of this tract;

**THENCE:** N 90° 00' 00" E 1826.30 feet, at 49.41 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

EXHIBIT " 12 "

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.07 Acre Tract of land (Tract 13) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 17.53 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 2.54 Acres out of Survey No. 898, Abstract No. 1262, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.04 Acre Tract (Tract 12, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 3301.11 feet;

THENCE: S 00° 55' 01" E 486.03 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.09 Acre Tract (Tract 14, this day surveyed) and the Southeast corner of this tract;

THENCE: N 90° 00' 00" W 1945.92 feet into said 567.89 Acre Tract, at 1915.86 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 14 and the Southwest corner of this tract;

THENCE: Along the centerline of said road easement with the East line of a 20.50 Acre Tract (Tract 1, this day surveyed) and a 20.97 Acre Tract (Tract 2, this day surveyed) and the West line of this tract as follows:

N 03° 36' 44" W 33.34 feet to an angle point;

N 40° 05' 25" E 193.84 feet to the Northeast corner of Tract 1, the Southeast corner of Tract 2, and an angle point of this tract;

N 26° 42' 26" E 340.76 feet to the Southwest corner of Tract 12 and the Northwest corner of this tract;

THENCE: N 90° 00' 00" E 1662.27 feet, at 33.58 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

EXHIBIT " 13 "

This the 5th day of February 2020.

*Keith Howard*

Keith Howard, R.P.L.S., No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.09 Acre Tract of land (Tract 14) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.07 Acre Tract (Tract 13, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 3787.14 feet;
- THENCE:** Along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract and of this tract as follows:
- S 00° 55' 01" E 255.60 feet to an 8" creosote post found for an angle point;
- S 01° 14' 36" E 195.05 feet to a 5/8" iron pin set for the Northeast corner of a 20.03 Acre Tract (Tract 15, this day surveyed) and the Southeast corner of this tract;
- THENCE:** N 90° 00' 00" W 1975.82 feet into said 567.89 Acre Tract, at 1944.28 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 15 and the Southwest corner of this tract;
- THENCE:** Along the centerline of said road easement with the East line of a 20.50 Acre Tract (Tract 1, this day surveyed) and the West line of this tract as follows:
- N 17° 57' 08" E 135.81 feet to an angle point;
- N 03° 36' 44" W 322.01 feet to the Southwest corner of Tract 13 and the Northwest corner of this tract;
- THENCE:** N 90° 00' 00" E 1945.92 feet, at 30.06 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

EXHIBIT " 14 "

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.03 Acre Tract of land (Tract 15) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.09 Acre Tract (Tract 14, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 35' 56" W 4237.79 feet;
- THENCE:** S 01° 14' 36" E 431.98 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.02 Acre Tract (Tract 14, this day surveyed) and the Southeast corner of this tract;
- THENCE:** N 90° 00' 00" W 2095.18 feet into said 567.89 Acre Tract to a 5/8" iron pin set for an angle point of a 60-foot Road Easement (this day surveyed), the Northwest corner of Tract 14, the Southeast corner of a 20.50 Acre Tract (Tract 1, this day surveyed), and the Southwest corner of this tract;
- THENCE:** Along the centerline of said road easement with the East line of Tract 1 and the West line of this tract as follows:
- N 25° 40' 23" E 185.56 feet to an angle point;
- N 03° 21' 16" E 211.91 feet to an angle point;
- N 17° 57' 08" E 55.80 feet to the Southwest corner of Tract 14 and the Northwest corner of this tract;
- THENCE:** N 90° 00' 00" E 1975.82 feet, at 31.54 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Honda, Texas 78861  
(830) 426-4776



EXHIBIT " 15 "

FIELD NOTES TO DESCRIBE

A 20.02 Acre Tract of land (Tract 16) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Blodred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING: At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 126, Page 549, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.03 Acre Tract (Tract 15, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 57' 39" W 4669.76 feet;
- THENCE: S 01° 14' 36" E 505.98 feet along a fence with the West line of said 100 Acre Tract and a 31.7 Acre Tract (Volume 245, Page 554, Real Property Records) and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.49 Acre Tract (Tract 17, this day surveyed) and the Southeast corner of this tract;
- THENCE: N 89° 09' 51" W 1439.43 feet into said 567.89 Acre Tract to a 5/8" iron pin set for the Northwest corner of Tract 17 and the Southwest corner of this tract;
- THENCE: N 53° 58' 50" W 824.51 feet along the centerline of a 60-foot Road Easement (this day surveyed) to a 5/8" iron pin set for an angle point of said road Easement, the Southeast corner of a 20.50 Acre Tract (Tract 1, this day surveyed), the Southwest corner of Tract 15, and the Northwest corner of this tract;
- THENCE: N 90° 00' 00" E 2095.18 feet to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 16 "

FIELD NOTES TO DESCRIBE

A 20.49 Acre Tract of land (Tract 17) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 16.23 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 4.26 Acres out of Survey No. 101, Abstract No. 609, Rusk Transportation, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set under fence in the West line of a 31.7 Acre Tract (Volume 245, Page 554, Real Property Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.02 Acre Tract (Tract 16, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 59' 19" W 5175.74 feet;

THENCE: S 01° 14' 36" E 614.63 feet along a fence with the West line of said 31.7 Acre Tract and the East line of said 567.89 Acre Tract to a 3" pipe post found for the Southwest corner of said 31.7 Acre Tract and an interior corner of said 567.69 Acre Tract and of this tract;

THENCE: N 88° 26' 20" E 76.68 feet along a fence with the South line of said 31.7 Acre Tract to a 5/8" iron pin set for the Northwest corner of the remainder of a 58.7 Acre Tract (Volume 163, Page 391, Deed Records) and an exterior corner of said 567.89 Acre Tract and of this tract;

THENCE: With the Northeast line of said 567.89 Acre Tract and of this tract passing 5/8" iron pins set as follows:

S 02° 17' 27" E 33.32 feet to an angle point;

S 54° 10' 01" E 468.64 feet to an angle point;

S 33° 47' 01" E 601.62 feet to an angle point;

S 48° 18' 04" E 243.99 feet to a 5/8" iron pin set for a corner of a 60-foot Road Easement (this day surveyed) and an angle point of said 567.89 Acre Tract and of this tract;

THENCE: Along the center of a road and said road easement and the Southwest line of this tract as follows:

N 56° 12' 06" W 201.81 feet to an angle point;

N 53° 45' 07" W 188.02 feet to an angle point;

N 47° 34' 10" W 196.80 feet to an angle point;

N 60° 18' 12" W 576.00 feet along the centerline of said road easement to an angle point;

N 57° 37' 52" W 1287.72 feet along the centerline of said road easement to an angle point;

N 53° 58' 51" W 463.24 feet along the centerline of said road easement to a 5/8" iron pin set for the Southwest corner of Tract 16 and the Northwest corner of this tract;

THENCE: S 89° 09' 51" E 1439.43 feet to the POINT OF BEGINNING.

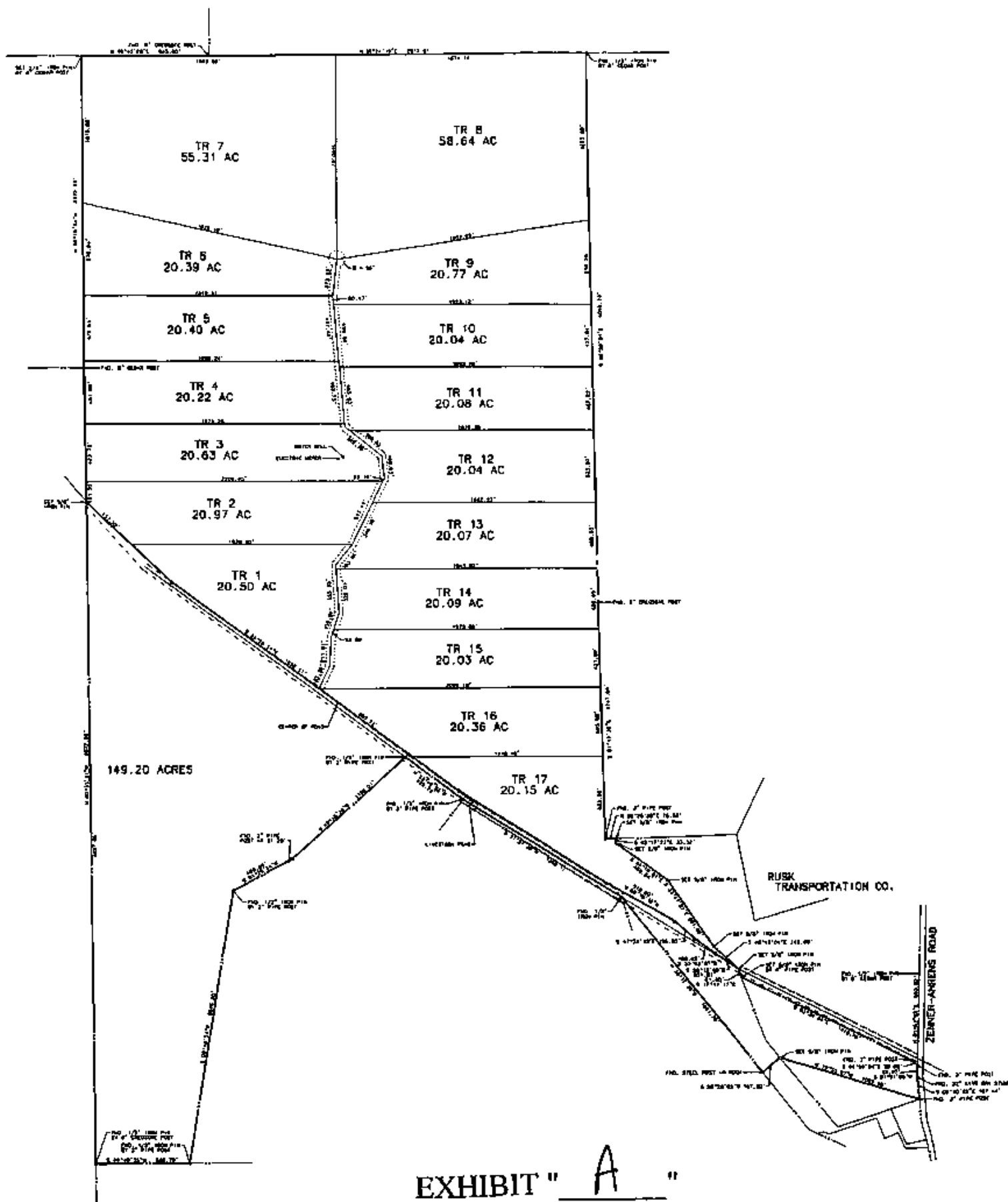
Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776





STATE OF TEXAS  
COUNTY OF GILLESPIE

PREPARED FOR: Dale Crenwelge  
60-foot Road Easement

FIELD NOTES TO DESCRIBE

A 60-foot Road Easement being situated about 17.2 miles S 33° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being 30 feet left of and 30 feet right of the centerline more particularly described as follows:

**BEGINNING:** At the East terminus of this easement in the West line of Zenner-Ahrens Road and East line of said 567.89 Acre Tract from which a 3" pipe post found for an exterior corner of said 567.89 Acre Tract bears N 01° 51' 06" E 41.18 feet;

**THENCE:** Along the centerline of this easement as follows;

N 44° 54' 24" W 73.36 feet to an angle point;

N 63° 34' 44" W 1426.67 feet to an angle point;

N 17° 11' 17" W 65.90 feet to an angle point;

N 48° 18' 04" W 215.23 feet to an angle point;

Continuing along the centerline of this easement with the Southwest line of a 20.49 Acre Tract (Tract 17, this day surveyed) and a 20.01 Acre Tract (Tract 16, this day surveyed) as follows;

N 53° 45' 07" W 164.23 feet to an angle point;

N 47° 34' 10" E 196.80 feet to an angle point;

N 60° 18' 12" W 576.00 feet to an angle point;

N 57° 37' 52" W 1287.72 feet to an angle point;

N 53° 58' 51" W 463.24 feet to the Northwest corner of Tract 17, the Southwest corner of Tract 16, and an angle point of this easement;

N 53° 58' 50" W 824.51 feet to a 5/8" iron pin set for the Northwest corner of Tract 15, the Southwest corner of a 20.03 Acre Tract (Tract 15, this day surveyed), the Southeast corner of a 20.50 Acre Tract (Tract 1, this day surveyed), and an angle point of this easement;

**THENCE:** Continuing along the centerline of this easement with the East line of Tract 1, a 20.97 Acre Tract (Tract 2, this day surveyed), a 20.63 Acre Tract (Tract 3, this day surveyed), a 20.22 Acre Tract (Tract 4, this day surveyed), a 20.40 Acre Tract (Tract 5, this day surveyed), and a 20.39 Acre Tract (Tract 6, this day surveyed) and the West line of Tract 15, a 20.09 Acre Tract (Tract 14, this day surveyed), a 20.07 Acre Tract (Tract 13, this day surveyed), a 20.04 Acre Tract (Tract 12, this day surveyed), a 20.08 Acre Tract (Tract 11, this day surveyed), a 20.04 Acre Tract (Tract 10, this day surveyed), and a 20.77 Acre Tract (Tract 9, this day surveyed) as follows:

N 25° 40' 23" E 185.56 feet to an angle point;

N 03° 21' 16" E 211.91 feet to an angle point;

N 17° 57' 08" E 191.61 feet, at 55.80 feet pass the Northwest corner of Tract 15 and the Southwest corner of Tract 14, continuing to an angle point of this easement;

N 03° 36' 44" W 355.35 feet, at 322.01 feet pass the Northwest corner of Tract 14 and the Southwest corner of Tract 15, continuing to an angle point of this easement;

N 40° 05' 25" E 193.84 feet to the Northeast corner of Tract 1, the Southeast corner of Tract 2, and an angle point of this easement;

N 26° 42' 26" E 539.55 feet, at 340.76 feet pass the Northwest corner of Tract 13 and the Southwest corner of Tract 12 and at 517.41 feet pass the Northeast corner of Tract 2 and the Southeast corner of Tract 3, continuing to an angle point of this easement,

N 05° 38' 23" W 169.63 feet to an angle point of this easement;

N 52° 36' 57" W 349.70 feet, at 308.65 feet pass the Northwest corner of Tract 12 and the Southwest corner of Tract 11, continuing to an angle point of this easement;

N 05° 01' 02" W 964.05 feet, at 22.88 feet pass the Northeast corner of Tract 3 and the Southeast corner of Tract 4, at 443.94 feet pass the Northwest corner of Tract 11 and the Southwest corner of Tract 10, at 486.624 feet pass the Northeast corner of Tract 4 and the Southeast corner of Tract 4, and at 903.58 feet pass the Northwest corner of Tract 10 and the Southwest corner of Tract 9 continuing to the Northeast corner of Tract 5 and the Southeast corner of Tract 6, and an angle point of this easement;

N 06° 49' 45" E 273.22 feet to the Northeast corner of Tract 6, the Southeast corner of a 55.31 Acre Tract (Tract 7, this day surveyed), the Southwest corner of a 58.64 Acre Tract (Tract 8, this day surveyed), the Northwest corner of Tract 9, and the North terminus of this easement in center of a 60-foot radius cul-de-sac from which a 5/8" iron pin set for the Northeast corner of Tract 9 and the Southeast corner of Tract 8 bears N 81° 21' 27" E 1907.69 feet from which a 1/2" iron pin found by 6" cedar post for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 1223.83 feet.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Honda, Texas 78861  
(830) 426-4776



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Mary Lynn Rusche*

Mary Lynn Rusche, County Clerk  
Gillespie County Texas

April 08, 2020 02:17:08 PM

FEE: \$134.00 LMOOSE

DECLARATION

**20201961**



**COPY**

THIS DOCUMENT HAS  
NOT BEEN COMPARED TO  
ORIGINAL FILED DOCUMENT

DALE A. CRENWELGE and  
CRENWELGE, LLC

TO

THE PUBLIC

FIRST AMENDMENT OF DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
OF SCENIC OAKS DEVELOPMENT  
SUBDIVISION ("FIRST AMENDMENT")

THE STATE OF TEXAS                   §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE               §

WHEREAS, DALE CRENWELGE and CRENWELGE, LLC, as Declarant, did impress upon the following described real property certain covenants, conditions and restrictions which are more particularly described in the Declaration of Covenants, Conditions and Restrictions of Scenic Oaks Development dated April 7, 2020 and recorded under Instrument No. 20201961, Official Public Records of Gillespie County, Texas, (herein "Declaration"); and

WHEREAS, the property which is subject to the Declaration is more particularly described as follows:

BEING 418.69 acres of land, part of the following surveys: B.F.I. & M. Co. Survey No. 175, Abstract No. 761, the C. Schreiner Survey No. 102, Abstract No. 1261, the Rusk Transportation Survey No. 101, Abstract No. 609, the G.B. & C.N.G.R.R. Co. Survey No. 177, Abstract No. 775, the A.B. & M. Survey No. 897, Abstract No. 14, and the C. Schreiner Survey No. 898, Abstract No. 1262; said 418.69 acre tract of land is described in the aggregate by metes and bounds on **Exhibits "1-17"** attached to the Declaration and incorporated herein by reference.

WHEREAS, pursuant to ARTICLE VI., AMENDMENT, paragraph (b), Declarant reserved in Declarant's sole discretion and without joinder or consent of any other party, the right to amend the Declaration for the purposes of correcting any error, ambiguity or inconsistency appearing within the Declaration, or for any reason whatsoever deemed necessary for the benefit of the overall development as determined by Declarant in Declarant's sole discretion. Declarant declares that the amendment herein corrects an error, ambiguity or inconsistency within the Declaration or is necessary for the

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benefit of the overall development of the subdivision. The Declaration requires all utility lines to be installed underground. There are aerial utility lines that were installed prior to the execution of the Declaration that are above ground. These above ground utility lines should be exempted from the requirement of underground installation. For the foregoing reason, Declarant amends the Declaration as follows:

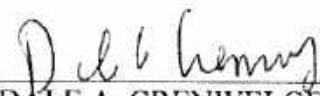
I.

The Declaration is amended by the deletion in its entirety of paragraph (7), ARTICLE II., RESTRICTIVE COVENANTS, Section 1. General Restrictions, and by the incorporation into the Declaration of the following to hereinafter become ARTICLE II., RESTRICTIVE COVENANTS, Section 1. General Restrictions, paragraph (7):

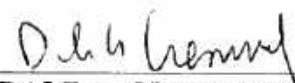
(7) All utility lines installed after April 7, 2020, including but not limited to electrical, telephone, fiber optic and cable shall be installed and maintained underground.

Other than the amendments made herein, the Declaration shall not be modified and shall remain in full force and effect. This Amendment shall be binding upon and inure to the benefit of the parties subscribing hereto, and their heirs, successors and assigns and all Owners of Tracts within the Property, and their heirs, successors and assigns.

SIGNED this the 25th day of JUNE, 2020.

  
DALE A. CRENWELGE

CRENWELGE, LLC, a Texas limited liability company

By:   
DALE A. CRENWELGE, Manager

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 25<sup>th</sup> day of JUNE, 2020, by DALE A. CRENWELGE, Individually and as Manager of CRENWELGE, LLC, a Texas limited liability company.

Carroll J. Byrle  
Notary Public, State of Texas



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk  
Gillespie County Texas

June 25, 2020 02:48:32 PM

FEE: \$34.00 LMOOSE  
1STAMENDPROT

**20203414**



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20201959

DECLARATION

DALE A. CRENWELGE

TO

THE PUBLIC

DECLARATION OF ROAD MAINTENANCE AGREEMENT,  
ROADWAY EASEMENT, AND UTILITY EASEMENT OF SCENIC OAKS  
DEVELOPMENT

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE

§

THAT, DALE A. CRENWELGE, is the owner of those certain tracts of land known as SCENIC OAKS DEVELOPMENT (hereinafter referred to as the "Subdivision"), an unplatted subdivision situated in Gillespie County, Texas, comprising approximately 418.69 acres part of the following surveys: B.F.I. & M. Co. Survey No. 175, Abstract No. 761, the C. Schreiner Survey No. 102, Abstract No. 1261, the Rusk Transportation Survey No. 101, Abstract No. 609, the G.B. & C.N.G.R.R. Co. Survey No. 177, Abstract No. 775, the A.B. & M. Survey No. 897, Abstract No. 14, and the C. Schreiner Survey No. 898, Abstract No. 1262; said 418.69 acre tract of land is described in the aggregate by metes and bounds on **Exhibits "1-17"** attached hereto and incorporated herein by reference, the "Property", as such, desiring to create and carry out a uniform plan for the improvement, development, and sale of the subdivided tracts situated within the Property, does hereby adopt and establish the following easements, restrictions, covenants and conditions ("Protective Covenants") to run with the land and to apply in the use, occupancy, and conveyance of the aforesaid described Property therein, which easements, restrictions, covenants and conditions shall be binding on all parties having a right, title or interest in or to the above described Property or any part thereof, and their heirs, successors and assigns, and which easements, restrictions, covenants and conditions shall inure to the benefit of each owner thereof; and each contract or deed which may be executed with regard to any of such property shall be conclusively held to have been executed, delivered and accepted, subject to the following restrictions and covenants (the headings being employed for convenience only and not to be controlling over content):

ARTICLE I.

DEFINITIONS

"Declarant" shall mean and refer to DALE A. CRENWELGE, his successors and assigns, if successors or assigns should acquire substantially of the undeveloped and unsold lots or acreage from the Declarant for the purpose of development.

"Declaration" shall mean this instrument as it may be amended from time to time.

"Managing Owner" shall mean DALE A. CRENWELGE or such other Owner who, pursuant to the terms and provisions of Article IV of this Agreement (dealing with Managing Owner) becomes a successor person or entity charged with the rights, privileges, duties,

obligations, and liabilities assigned to the Managing Owner in this Agreement.

"Owner" shall mean and refer to the record owner, whether one or more persons of a fee simple title to any Tract, or any subdivision of a Tract, including contract Sellers, but excluding those having such interest merely as security for the performance of an obligation, and their heirs, successors and assigns.

"Property" shall mean and refer to that certain unplatted subdivision known as SCENIC OAKS DEVELOPMENT (hereinafter referred to as the "Subdivision"), situated in Gillespie County, Texas, comprising approximately 418.69 acres part of the following surveys: B.F.I. & M. Co. Survey No. 175, Abstract No. 761, the C. Schreiner Survey No. 102, Abstract No. 1261, the Rusk Transportation Survey No. 101, Abstract No. 609, the G.B. & C.N.G.R.R. Co. Survey No. 177, Abstract No. 775, the A.B. & M. Survey No. 897, Abstract No. 14, and the C. Schreiner Survey No. 898, Abstract No. 1262; said 418.69 acre tract of land is described in the aggregate by metes and bounds on Exhibits "1-17" attached hereto and incorporated herein by reference.

"Tract" shall mean any subdivision of the Property resulting in parcels out of the Property. A preliminary plat of the proposed division of the property into 17 tracts is attached hereto as Exhibit "A" attached hereto and made a part hereof for all pertinent purposes. The proposed division is not binding upon Declarant and the property may be subdivided into more or less tracts of different dimensions and acreage.

## ARTICLE II.

### ADDITION OF LAND

Section 1. Addition of Land. Declarant hereby reserves to itself and shall hereafter have the right, but not the obligation at any time and from time to time, in its sole and absolute discretion, and without notice to or the approval of any party or person whomsoever or whatsoever, to impose this Declaration or a substantially similar Declaration upon additional property adjacent, contiguous or nearby to the Property (the "added Property"). Declarant may, at any time and from time to time, add any other lands to the Property, and upon such addition, this Declaration and the covenants, conditions, restrictions, obligations, utility and roadway easements set forth herein shall apply to and inure to the benefit of the added land, and the rights, privileges, duties and liabilities of the persons subject to the Declaration shall be the same with respect to the added land as with respect to the lands originally covered by this Declaration, unless such supplemental Declaration shall provide for changes to the Declaration to deal with the unique character of Declarant's overall development plans for the added property. In order to add lands to the Property hereunder, Declarant shall be required only to record in the Official Public Records of Gillespie County, Texas, a notice of addition of land (in the form of a Supplemental Declaration) containing the following provisions:

(a) A reference to this Declaration, which reference shall state the book and page numbers of the Official Public Records wherein this Declaration is recorded;

- (b) A statement that the provisions of this Declaration shall apply to the added land;
- (c) A legal description of the added land;
- (d) A conveyance of an access easement over the roadway or roadways; and
- (e) Any covenants, conditions, or restrictions that are different or unique to the added land.

### ARTICLE III.

#### ROADWAY EASEMENTS

3.01 Attached hereto as **Exhibit "B"** and incorporated herein is a centerline description of a sixty (60) foot wide tract of land ("roadway tract").

3.02. Declarant will construct the streets and roads over the roadway tract which provide ingress, egress and regress to the Properties (the "Roadway or Roadways"). Declarant hereby dedicates the Roadways for the common use of all Owners, and does hereby grant to all such Owners, their heirs, successors and assigns, and their agents, licensees, guests, tenants, invitees and permittees, the free nonexclusive and uninterrupted use, liberty, privilege and easement of passage in and along the Roadways, together with free ingress, egress and regress, over and across the same, at all times and seasons forever, in, along, upon and out of said way (the "Roadway Easement"). The right to use and enjoy the Roadway Easement shall exist in favor of and shall inure to the benefit of the Owners, and each of them, and each of their respective heirs, successors and assigns, and their respective agents, licensees, tenants, guests, invitees and permittees in common with each other, the Declarant, the Declarant's successors and assigns, and their respective agents, licensees, tenants, guests, invitees and permittees. The Roadway Easement shall further be deemed an easement appurtenant to the Property, and the added Property and each and every portion thereof. The right of ingress and egress provided by the Roadway Easement may be exercised by any reasonable means, whether now in existence or known or whether by a means which may come into existence in the future, and regardless of any increased burden which may result from such use.

**3.03 THE ROADWAY CONSTRUCTED UPON THE ROADWAY TRACT WILL BE MAINTAINED AND REPAIRED BY MAINTENANCE ASSESSMENTS WHICH ARE COLLECTED FROM OWNERS OF TRACTS WITHIN THE PROPERTY.**

**3.04 ALL ROADWAYS PROVIDING ACCESS TO THE SCENIC OAKS DEVELOPMENT, AN UNPLATTED SUBDIVISION IN GILLESPIE COUNTY, TEXAS, (THE "SUBDIVISION") SHALL BE PRIVATELY MAINTAINED BY THE OWNERS OF TRACTS IN THE SUBDIVISION. GILLESPIE COUNTY, TEXAS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE ROADWAY. THE ROADWAY FOR ACCESS TO THE SUBDIVISION WILL BE MAINTAINED AND**

**REPAIRED BY MAINTENANCE ASSESSMENTS WHICH ARE COLLECTED FROM OWNERS OF TRACTS WITHIN THE SUBDIVISION. BY ACCEPTANCE OF A DEED TO A TRACT WITHIN THE SUBDIVISION, EACH OWNER OF SUCH TRACT COVENANTS AND AGREES TO WAIVE ANY RIGHT SUCH OWNER MAY HAVE TO DEMAND OR COMPEL THE MAINTENANCE OR REPAIR OF THE ROADWAYS OF THE SUBDIVISION BY GILLESPIE COUNTY, TEXAS AND IS ESTOPPED FROM DOING SO.**

3.05 Each Owner agrees that no Owner may impede, block, obstruct or otherwise interfere with the use of the roadway easement by any other Owner.

#### ARTICLE IV.

##### MAINTENANCE AGREEMENT

4.01 Each Owner agrees to pay all assessments which may be made on their respective Tract for the purpose of maintaining, repairing and replacing a roadway upon the roadway tract. These expenses (herein "maintenance expenses") may include, but shall not be limited to, (1) the reconstruction, repair, maintenance, upkeep or replacement of the roadway, shoulders, drainage ditches, proposed concrete slab and culverts as an all-weather roadway, and (2) the costs of professional and other outside services, labor, equipment, and materials necessary to carry out the purpose as set out herein.

4.02 Beginning January 1, 2021, the Owner of each Tract of land out of the Property shall pay to the Managing Owner \$300.00 per year (the annual maintenance assessment) without deductions, set off or prior demand, as its contribution to costs and expenses for the repair, maintenance, restoration and improvement of the roadway.

4.03 If any of the Tracts are divided by an Owner of a Tract, the maintenance assessment shall be a charge upon each of the resulting tracts after the division.

4.04 In the event the Managing Owner has obtained proposals and bids for repair, maintenance and improvement of the roadway which will exceed the annual maintenance assessments (extraordinary maintenance expense), notice shall be given to each owner in writing at their mailing address for receipt of tax statements from the Gillespie Central Appraisal District, fifteen (15) days prior to the proposed date of a meeting to consider proposed extraordinary maintenance expenses, together with a notification of the place of meeting which shall be in Gillespie County, Texas. A quorum for the purpose of approving a proposal for an extraordinary maintenance expense expenditure shall be the attendance of Owners, or their agents acting by written proxy, owning at least 50% of the acreage within the Property. Approval by Owners, or their agents acting by written proxy, representing more than 50% of the acreage in the Property in attendance at a quorum shall be required for the approval of an extraordinary maintenance assessment.

4.05 Any Owner who shall fail to deliver their annual maintenance assessment or their extraordinary maintenance assessment to the Managing Owner, within thirty (30) days of the date of receipt of notice of assessment, shall be in default. In the event any Owner shall advance the amount which is due by the defaulting Owner for the payment of the defaulting Owner's maintenance assessment, the advancing Owner shall be entitled to recover from the defaulting Owner the amount in default, interest at the rate of 10.00% per annum from and after the date that the defaulted amount is advanced by the advancing Owner, together with court costs and reasonable and necessary attorney's fees incurred in collection. The maintenance assessments, together with interest, court costs and reasonable and necessary attorney's fees shall be a charge on the defaulting Owner's Tract and shall be secured by a continuing lien upon the Tract provided a notice of lien has been filed in the Official Public Records, Gillespie County, Texas. The inception date of the lien shall be the date of its filing. The lien to secure the payment of maintenance assessments shall be subordinate to the lien of any home equity, purchase money or improvement lien made upon the tract. The validity, enforcement, and priority of the lien shall be subject to the filing of a notice of default in the payment of maintenance assessments in the Official Public Records of Gillespie County, Texas.

#### ARTICLE V.

##### MANAGING OWNER

5.01 Term of Office. Except as otherwise provided in this Article IV, the term of office for the Managing Owner shall commence upon the effective date of this Agreement and shall end upon the earliest of the following dates:

Two (2) years from commencement of the term of office, the date of death of the Managing Owner, the effective date of the resignation of the Managing Owner, the date of removal from office in accordance with the terms and provisions of Section 4.02, or the expiration of the maintenance term of this Agreement.

5.02 Resignation or Removal From Office. The Managing Owner, in the sole and absolute discretion of the Managing Owner, may resign effective as of thirty (30) days next following written notice to all other Owners. The Managing Owner may be removed from office without cause by the Owners representing at least two-thirds (2/3rds) of the total acreage within the Property.

5.03. Election of Successor of Managing Owner. Upon expiration of the term of office or the resignation or removal from office of the Managing Owner, any Owner may, upon ten (10) calendar days written notice to all other Owners, call a meeting of Owners for the purpose of appointing a successor Managing Owner. The successor Managing Owner must be an Owner and the appointment of a successor Managing Owner shall require approval of the Owners representing more than fifty percent (50%) of the total acreage of the Property.

5.04. Accounting. On or before January 31 of each calendar year, the Managing Owner

shall provide an accounting in writing to all of the Owners of the receipts and expenses for the prior calendar year, supported by evidence of the source of the receipt and the statement and/or invoice for any expense incurred.

## ARTICLE VI.

### EASEMENTS – UTILITY

Section 1. Reservation of Utility Easements. Declarant reserves unto Declarant and its successor and/or assigns, perpetual easements (the "Utility Easements") for the installation and maintenance of underground utilities and all necessary appurtenances thereto, along and within, (i) the Roadway Easement, (ii) ten (10) feet along and outside of all boundaries of the Roadway Easement, (iii) ten (10) feet of the rear, front and side boundary lines of all Tracts, and (iv) twenty (20) feet along the entire perimeter boundary of the Subdivision; with the authority to place, construct, operate, maintain, relocate and replace underground utility lines, systems and equipment thereon for electrical, cable TV, fiber optic, internet, telephone and other forms of communications and services. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. Utility providers shall have all of the rights and benefits necessary and convenient for the full enjoyment of the rights herein granted, including, but not limited to the free right to ingress to, and egress from, easement areas, and the right from time to time to cut and trim all trees, undergrowth and other obstructions that may injure, endanger or interfere with the installation, operation or maintenance of utilities. Declarant shall have the right, without the necessity of joinder by any Owner, to execute and deliver any and all instruments that may be required by any provider of such utilities in order to grant or assign such provider the right to utilize the easement reserved hereby to provide such utilities.

Section 2. Changes, Additions, and Reservations. Declarant reserves the right to make changes in and additions to the easements described in this Article IV for the purpose of more efficiently and economically installing any Improvements. Further, Declarant reserves the right, without the necessity of the joinder of any Owner or other person or entity, (i) to grant, dedicate, reserve or otherwise create easements for utility purposes, (including, without limitation, water, sewer, gas, electricity, telephone, cable television, internet, and fiber optic) in favor of any person or entity furnishing or to furnish utility services to the Property, but only to the extent reasonably necessary and appropriate, and (ii) to execute and deliver any and all instruments and documents in connection therewith, including, without limitation, any and all instruments and documents that may be required by any provider of such utilities.

## ARTICLE VII.

### TERM

The covenants and conditions set forth in this Declaration are made and adopted to run with the land and shall be binding upon the undersigned and all parties and persons claiming through and under them until January 1, 2051, at which time said covenants and conditions shall be automatically extended for successive periods of ten (10) years unless and until an instrument

executed by Owners owning at least two-thirds (2/3rds) of the total acreage in the Property has been recorded agreeing to terminate said covenants and conditions in whole or in part.

#### ARTICLE VIII.

##### ENFORCEMENT

Any Owner, shall have the right to enforce, by proceedings at law or in equity, the terms, provisions, covenants, restrictions, and conditions of this Declaration. Failure of any Owner to take any action upon any breach or default shall not be deemed a waiver of their right to take action upon any subsequent breach or default.

#### ARTICLE IX.

##### PARTIAL INVALIDITY

The invalidation of any of the terms, provisions, covenants, restrictions, or conditions contained in this Declaration, by judgment, court order, operation of law or otherwise, shall in no way affect the validity any of the other terms, provisions, covenants, restrictions, or conditions hereof, which shall remain in full force and effect.

#### ARTICLE X.

##### AMENDMENT

The Owners (but expressly excluding their respective mortgagee's, if any) of at least 80% of the acreage in the Property may amend this Declaration by executing and filing an instrument containing such amendment, in the office of the County Clerk of Gillespie County, Texas.

#### ARTICLE XI.

##### WAIVER AND LACHES

The obligation to abide by the provisions contained in this Declaration shall be deemed to be of a continuing and continual basis. Each and every day an Owner allows a condition to exist on such Owner's Tract which is not in compliance with the requirements contained herein shall constitute a separate and individual violation hereof, and shall give rise to a new cause of action for such breach. The intended effect and express purpose of this provision shall be that every Owner, by accepting title to a Tract, hereby waives the affirmative defenses of the statute of limitations, waiver and laches with respect to covenant violations.

ARTICLE XII

BINDING EFFECT

This Agreement shall inure to the benefit of and be binding upon the Managing Owner, the Owners and their respective heirs, successors and assigns.

EXECUTED this 1 day of April, 2020.

Dale A. Crenwelge  
DALE A. CRENWELGE

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 1 day of April, 2020, by DALE A. CRENWELGE.



Carolyn Weidenfeller  
Notary Public, State of Texas

FIELD NOTES TO DESCRIBE

A 20.50 Acre Tract of land (Tract 1) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beaugard Eldred Sutherland, et al to Dale A. Crenweige by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set for the Southwest corner of a 20.97 Acre Tract (Tract 2, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set under fence in the West line of said 567.89 Acre Tract bears N 47° 13' 45" W 457.50 feet;

**THENCE:** N 90° 00' 00" E 1636.50 feet, at 1597.28 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 2 and the Northeast corner of this tract;

**THENCE:** Along the centerline of said road easement with the West line of a 20.07 Acre Tract (Tract 13, this day surveyed), a 20.09 Acre Tract (Tract 14, this day surveyed), and a 20.03 Acre Tract (Tract 15, this day surveyed) and the East line of this tract as follows:

S 40° 05' 25" W 193.84 feet to an angle point;

S 03° 36' 44" E 355.35 feet to an angle point;

S 17° 57' 08" W 191.61 feet to an angle point;

S 03° 21' 16" W 211.91 feet to an angle point;

S 25° 40' 23" W 185.56 feet to a 5/8" iron pin set for an angle point of said easement, the Southwest corner of Tract 15, the Northwest corner of a 20.02 Acre Tract (Tract 16, this day surveyed), and the Southeast corner of this tract;

**THENCE:** With the Southwest line of this tract as follows:

N 53° 58' 51" W 1340.10 feet with the Northeast line of a 30-foot Road Easement (Volume 124, Page 630 and Volume 161, Pages 334 and 340, Deed Records) to an angle point;

N 47° 13' 45" W 406.37 feet to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Honda, Texas 78861  
(830) 426-4776



EXHIBIT " 1 "

FIELD NOTES TO DESCRIBE

A 20.97 Acre Tract of land (Tract 2) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING: At a 5/8" iron pin set under fence in the East line of a 568 Acre Tract (Document #20150695, Real Property Records) and the West line of said 567.89 Acre Tract for the Southwest corner of a 20.63 Acre Tract (Tract 3, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set by 8" cedar post for the Northwest corner of said 567.89 Acre Tract bears N 00° 23' 24" W 3109.14 feet;
- THENCE: N 90° 00' 00" E 2206.45 feet into said 567.89 Acre Tract, at 2172.86 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 3 and the Northeast corner of this tract;
- THENCE: S 26° 42' 26" W 517.41 feet along the centerline of said road easement with the West line of a 20.04 Acre Tract (Tract 12, this day surveyed) and a 20.07 Acre Tract (Tract 13, this day surveyed) to the Northeast corner of a 20.50 Acre Tract (Tract 1, this day surveyed) and the Southeast corner of this tract;
- THENCE: N 90° 00' 00" W 1636.50 feet, at 39.21 feet pass a 5/8" iron pin set in the West line of said easement, continuing to a 5/8" iron pin set for the Northwest corner of Tract 1 and the Southwest corner of this tract;
- THENCE: N 47° 13' 45" W 457.50 feet to a 5/8" iron pin set for an angle point of this tract;
- THENCE: N 00° 35' 41" W 151.55 feet along a fence with the East line of said 568 Acre Tract and the West line of said 567.89 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
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TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 2 "

FIELD NOTES TO DESCRIBE

A 20.63 Acre Tract of land (Tract 3) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set under fence in the East line of a 280.53 Acre Tract (Document #20172120, Real Property Records) and the West line of said 567.89 Acre Tract for the Southwest corner of a 20.22 Acre Tract (Tract 4, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set by 8" cedar post for the Northwest corner of said 567.89 Acre Tract bears N 00° 21' 28" W 2685.42 feet;

**THENCE:** N 90° 00' 00" E 1924.26 feet into said 567.89 Acre Tract, at 1894.14 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 4 and the Northeast corner of this tract;

**THENCE:** Along the centerline of said road easement with the West line of a 20.08 Acre Tract (Tract 11, this day surveyed) and a 20.04 Acre Tract (Tract 12, this day surveyed) and the East line of this tract as follows:

S 05° 01' 02" E 22.88 feet to an angle point;

S 52° 36' 57" E 349.70 feet to an angle point;

S 05° 38' 23" E 169.63 feet to an angle point;

S 26° 42' 26" W 22.14 feet to the Northeast corner of a 20.97 Acre Tract (Tract 2, this day surveyed) and the Southeast corner of this tract;

**THENCE:** N 90° 00' 00" W 2206.45 feet, at 33.58 feet pass a 5/8" iron pin set in the West line of said easement, continuing to a 5/8" iron pin set for the Northwest corner of Tract 2 and the Southwest corner of this tract;

**THENCE:** N 00° 35' 41" W 423.73 feet along a fence with the East line of a 568 Acre Tract (Document #20150695, Real Property Records) and said 280.53 Acre Tract and the West line of said 567.89 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

EXHIBIT " 3 "

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.22 Acre Tract of land (Tract 4) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the East line of a 280.53 Acre Tract (Document #20172120, Real Property Records) and the West line of said 567.89 Acre Tract for the Southwest corner of a 20.40 Acre Tract (Tract 5, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set by 8" cedar post for the Northwest corner of said 567.89 Acre Tract bears N 00° 18' 54" W 2223.44 feet;
- THENCE:** N 90° 00' 00" E 1888.24 feet into said 567.89 Acre Tract, at 1858.13 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 5 and the Northeast corner of this tract;
- THENCE:** S 05° 01' 02" E 463.74 feet along the centerline of said road easement with the West line of a 20.04 Acre Tract (Tract 10, this day surveyed) and a 20.08 Acre Tract (Tract 11, this day surveyed) to the Northeast corner of a 20.63 Acre Tract (Tract 3, this day surveyed) and the Southeast corner of this tract;
- THENCE:** N 90° 00' 00" W 1924.26 feet, at 30.12 feet pass a 5/8" iron pin set in the West line of said easement, continuing to a 5/8" iron pin set for the Northwest corner of Tract 3 and the Southwest corner of this tract;
- THENCE:** Along a fence with the East line of said 280.53 Acre Tract and the West line of said 567.89 Acre Tract and of this tract as follows:
- N 00° 35' 41" W 409.72 feet to an 8" cedar post found for an angle point;
- N 00° 18' 54" W 52.26 feet to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

EXHIBIT " 4 "

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



STATE OF TEXAS  
COUNTY OF GILLESPIE

PREPARED FOR: Dale Crenwelge  
20.40 Acres (Tract 5)

FIELD NOTES TO DESCRIBE

A 20.40 Acre Tract of land (Tract 5) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set under fence in the East line of a 280.53 Acre Tract (Document #20172120, Real Property Records) and the West line of said 567.89 Acre Tract for the Southwest corner of a 20.39 Acre Tract (Tract 6, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set by 8" cedar post for the Northwest corner of said 567.89 Acre Tract bears N 00° 18' 54" W 1747.82 feet;

**THENCE:** N 90° 00' 00" E 1849.11 feet into said 567.89 Acre Tract, at 1818.99 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 6 and the Northeast corner of this tract;

**THENCE:** S 05° 01' 02" E 477.44 feet along the centerline of said road easement with the West line of a 20.77 Acre Tract (Tract 9, this day surveyed) and a 20.04 Acre Tract (Tract 10, this day surveyed) to the Northeast corner of a 20.22 Acre Tract (Tract 4, this day surveyed) and the Southeast corner of this tract;

**THENCE:** N 90° 00' 00" W 1888.24 feet, at 30.12 feet pass a 5/8" iron pin set in the West line of said easement, continuing to a 5/8" iron pin set for the Northwest corner of Tract 4 and the Southwest corner of this tract;

**THENCE:** N 00° 18' 54" W 475.61 feet along a fence with the East line of said 280.53 Acre Tract and the West line of said 567.89 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 5 "

FIELD NOTES TO DESCRIBE

A 20.39 Acre Tract of land (Tract 6) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 4.28 Acres out of Survey No. 175, Abstract No. 761, B. F. I. & M. Co., original grantee, approximately 0.08 Acre out of Survey No. 177, Abstract No. 775, G. B. & C. N. G. R.R. Co., original grantee, and approximately 16.03 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the East line of a 280.53 Acre Tract (Document #20172120, Real Property Records) and the West line of said 567.89 Acre Tract for the Southwest corner of a 55.31 Acre Tract (Tract 7, this day surveyed) and the Northwest corner of this tract from which a 5/8" iron pin set by 8" cedar post for the Northwest corner of said 567.89 Acre Tract bears N 00° 18' 54" W 1070.88 feet;
- THENCE:** S 77° 51' 26" E 1928.46 feet into said 567.89 Acre Tract, at 1868.46 feet pass a 5/8" iron pin set in the West line of a 60-foot Road Easement (this day surveyed), continuing to the Southeast corner of Tract 7, the Southwest corner of a 58.64 Acre Tract (Tract 8, this day surveyed), the Northwest corner of a 20.77 Acre Tract (Tract 9, this day surveyed), and the Northeast corner of this tract;
- THENCE:** S 06° 49' 45" W 273.22 feet along the centerline of said road easement with the West line of Tract 9 to the Northeast corner of a 20.40 Acre Tract (Tract 5, this day surveyed) and the Southeast corner of this tract;
- THENCE:** S 90° 00' 00" W 1849.11 feet, at 30.12 feet pass a 5/8" iron pin set in the West line of said easement, continuing to a 5/8" iron pin set for the Northwest corner of Tract 5 and the Southwest corner of this tract;
- THENCE:** N 00° 18' 54" W 676.94 feet along a fence with the East line of said 280.53 Acre Tract and the West line of said 567.89 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*

Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
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Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 6 "

FIELD NOTES TO DESCRIBE

A 55.31 Acre Tract of land (Tract 7) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 30.10 Acres out of Survey No. 175, Abstract No. 761, B. F. I. & M. Co., original grantee and approximately 25.21 Acre out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set under fence in the East line of a 280.53 Acre Tract (Document #20172120, Real Property Records) and the West line of said 567.89 Acre Tract for the Northwest corner of a 20.39 Acre Tract (Tract 6, this day surveyed) and the Southwest corner of this tract from which a 5/8" iron pin set for the Southwest corner of a 20.97 Acre Tract (Tract 2, this day surveyed) bears S 00° 26' 27" E 2189.81 feet;

**THENCE:** N 00° 18' 54" W 1070.88 feet along a fence with the East line of said 280.53 Acre Tract and the West line of said 567.89 Acre Tract to a 5/8" iron pin set by 8" cedar post for the Northeast corner of said 280.53 Acre Tract and the Northwest corner of said 567.89 Acre Tract and of this tract;

**THENCE:** Along a fence with the South line of a 2070.54 Acre Tract (Document #20125207, Real Property Records, described in Volume 122, Page 74, Volume 124, Page 544, and Volume 148, Page 418, Deed Records) and the North line of said 567.89 Acre Tract and of this tract as follows:

N 89° 43' 20" E 945.00 feet to a 6" creosote post found for an angle point;

N 89° 24' 16" E 938.07 feet to a 5/8" iron pin set for the Northwest corner of a 58.64 Acre Tract (Tract 8, this day surveyed) and the Northeast corner of this tract;

**THENCE:** S 00° 18' 54" E 1490.87 feet into said 567.89 Acre Tract, at 1430.87 feet pass a 5/8" iron pin set in the North line of a 60-foot Road Easement (this day surveyed), continuing to the Southwest corner of Tract 8, the Northwest corner of a 20.77 Acre Tract (Tract 9, this day surveyed), the Northeast corner of Tract 6, and the Southeast corner of this tract;

**THENCE:** N 77° 51' 26" W 1928.46 feet, at 60.00 feet pass a 5/8" iron pin set in the West line of said easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

EXHIBIT " 7 "

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Honda, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 58.64 Acre Tract of land (Tract 8) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximate acres out of original surveys as follows:

| Survey No. | Abstract No. | Original Grantee  | Acres |
|------------|--------------|-------------------|-------|
| 175        | 761          | B. F. I. & M. Co. | 32.90 |
| 897        | 14           | A. B. & M.        | 2.09  |
| 102        | 1261         | C. Schreiner      | 17.44 |
| 898        | 1262         | C. Schreiner      | 6.21  |

and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 103, Page 900, Deed Records) and the East line of said 567.89 Acre Tract for the Northeast corner of a 20.77 Acre Tract (Tract 9, this day surveyed) and the Southeast corner of this tract from which a 3" pipe post found for an interior corner of said 567.89 Acre Tract bears S 01° 02' 31" E 4566.54 feet;
- THENCE:** S 81° 21' 27" W 1907.69 feet into said 567.89 Acre Tract, at 1847.69 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 9, the Northeast corner of a 20.39 Acre Tract (Tract 6, this day surveyed), the Southeast corner of a 55.31 Acre Tract (Tract 7, this day surveyed), and the Southwest corner of this tract;
- THENCE:** N 00° 18' 54" W 1490.87 feet, at 60.00 feet pass a 5/8" iron pin set in the North line of said road easement, continuing to a 5/8" iron pin set for the Northeast corner of Tract 7 and the Northwest corner of this tract;
- THENCE:** N 89° 24' 16" E 1874.74 feet along a fence with the South line of a 2070.54 Acre Tract (Document #20125207, Real Property Records, described in Volume 122, Page 74, Volume 124, Page 544, and Volume 148, Page 418, Deed Records) and the North line of said 567.89 Acre Tract to a 1/2" iron pin found by 6" cedar post for the Northwest corner of said 100 Acre Tract, the upper Northeast corner of said 567.89 Acre Tract, and the Northeast corner of this tract;
- THENCE:** S 00° 55' 01" E 1223.83 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

EXHIBIT "

8

"

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.77 Acre Tract of land (Tract 9) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximate acres out of original surveys as follows:

| Survey No. | Abstract No. | Original Grantee  | Acres |
|------------|--------------|-------------------|-------|
| 175        | 761          | B. F. I. & M. Co. | 2.30  |
| 102        | 1261         | C. Schreiner      | 14.49 |
| 898        | 1262         | C. Schreiner      | 3.98  |

and being out of a 567.89 Acre Tract conveyed from Beaugard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 103, Page 900, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 58.64 Acre Tract (Tract 8, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 1223.83 feet;

**THENCE:** S 00° 55' 01" E 618.26 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.04 Acre Tract (Tract 10, this day surveyed) and the Southeast corner of this tract;

**THENCE:** N 90° 00' 00" W 1923.12 feet into said 567.89 Acre Tract, at 1893.10 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 10 and the Southwest corner of this tract;

**THENCE:** Along the centerline of said road easement and the West line of this tract as follows:

N 05° 01' 02" W 60.47 feet with the East line of a 20.40 Acre Tract (Tract 5, this day surveyed) to the Northeast corner of Tract 5, the Southeast corner of a 20.39 Acre Tract (Tract 6, this day surveyed), and an angle point of this tract;

N 06° 49' 45" E 273.22 feet to the Northeast corner of Tract 6, the Southeast corner of a 55.31 Acre Tract (Tract 7, this day surveyed), the Southwest corner of Tract 8, and the Northwest corner of this tract;

**THENCE:** N 81° 21' 27" E 1907.69 feet, at 60.00 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

EXHIBIT " 9 "

*Keith Howard*

Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



STATE OF TEXAS  
COUNTY OF GILLESPIE

PREPARED FOR: Dale Crenwelge  
20.04 Acres (Tract 10)

FIELD NOTES TO DESCRIBE

A 20.04 Acre Tract of land (Tract 10) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 16.98 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 3.06 Acres out of Survey No. 898, Abstract No. 1262, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 103, Page 900, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.77 Acre Tract (Tract 9, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 1842.09 feet;
- THENCE:** S 00° 55' 01" E 457.94 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.08 Acre Tract (Tract 11, this day surveyed) and the Southeast corner of this tract;
- THENCE:** N 90° 00' 00" W 1890.26 feet into said 567.89 Acre Tract, at 1860.14 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 11 and the Southwest corner of this tract;
- THENCE:** N 05° 01' 02" W 459.64 feet along the centerline of said road easement with the East line of a 20.22 Acre Tract (Tract 4, this day surveyed) and a 20.40 Acre Tract (Tract 5, this day surveyed) to the Northwest corner of this tract;
- THENCE:** N 90° 00' 00" E 1923.12 feet, at 30.11 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

EXHIBIT " 10 "

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.08 Acre Tract of land (Tract 11) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 16.96 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 3.12 Acres out of Survey No. 898, Abstract No. 1262, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 103, Page 900, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.04 Acre Tract (Tract 10, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 2300.03 feet;

**THENCE:** S 00° 55' 01" E 467.22 feet along a fence with the West line of said 100 Acre Tract and a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.04 Acre Tract (Tract 12, this day surveyed) and the Southeast corner of this tract;

**THENCE:** N 90° 00' 00" W 1826.30 feet into said 567.89 Acre Tract, at 1776.88 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 12 and the Southwest corner of this tract;

**THENCE:** Along the centerline of said road easement and the West line of this tract as follows:

N 52° 36' 57" W 41.05 feet with the East line of a 20.63 Acre Tract (Tract 3, this day surveyed) to an angle point of this tract;

N 05° 01' 02" W 443.93 feet with the East line of Tract 3 and Tract 4 to the Southwest corner of Tract 10 and the Northwest corner of this tract;

**THENCE:** N 90° 00' 00" E 1890.26 feet, at 30.11 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

EXHIBIT " 11 "

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.04 Acre Tract of land (Tract 12) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 16.48 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 3.56 Acres out of Survey No. 898, Abstract No. 1262, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenweige by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.08 Acre Tract (Tract 11, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 2767.25 feet;

**THENCE:** S 00° 55' 01" E 533.87 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.07 Acre Tract (Tract 13, this day surveyed) and the Southeast corner of this tract;

**THENCE:** N 90° 00' 00" W 1662.27 feet into said 567.89 Acre Tract, at 1628.68 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 13 and the Southwest corner of this tract;

**THENCE:** Along the centerline of said road easement with the East line of a 20.97 Acre Tract (Tract 2, this day surveyed) and a 20.63 Acre Tract (Tract 3, this day surveyed) and the West line of this tract as follows:

N 26° 42' 26" E 198.80 feet to the an angle point of this tract;

N 05° 38' 23" W 169.63 feet to an angle point of this tract;

N 52° 36' 57" W 308.65 feet to the Southwest corner of Tract 11 and the Northwest corner of this tract;

**THENCE:** N 90° 00' 00" E 1826.30 feet, at 49.41 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

EXHIBIT " 12 "

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.07 Acre Tract of land (Tract 13) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 17.53 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 2.54 Acres out of Survey No. 898, Abstract No. 1262, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.04 Acre Tract (Tract 12, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 3301.11 feet;

THENCE: S 00° 55' 01" E 486.03 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.09 Acre Tract (Tract 14, this day surveyed) and the Southeast corner of this tract;

THENCE: N 90° 00' 00" W 1945.92 feet into said 567.89 Acre Tract, at 1915.86 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 14 and the Southwest corner of this tract;

THENCE: Along the centerline of said road easement with the East line of a 20.50 Acre Tract (Tract 1, this day surveyed) and a 20.97 Acre Tract (Tract 2, this day surveyed) and the West line of this tract as follows:

N 03° 36' 44" W 33.34 feet to an angle point;

N 40° 05' 25" E 193.84 feet to the Northeast corner of Tract 1, the Southeast corner of Tract 2, and an angle point of this tract;

N 26° 42' 26" E 340.76 feet to the Southwest corner of Tract 12 and the Northwest corner of this tract;

THENCE: N 90° 00' 00" E 1662.27 feet, at 33.58 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

EXHIBIT " 13 "

*Keith Howard*

Keith Howard, R.P.L.S., No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



STATE OF TEXAS  
COUNTY OF GILLESPIE

PREPARED FOR: Dale Crenwelge  
20.09 Acres (Tract 14)

FIELD NOTES TO DESCRIBE

A 20.09 Acre Tract of land (Tract 14) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.07 Acre Tract (Tract 13, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 3787.14 feet;
- THENCE:** Along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract and of this tract as follows:
- S 00° 55' 01" E 255.60 feet to an 8" creosote post found for an angle point;
- S 01° 14' 36" E 195.05 feet to a 5/8" iron pin set for the Northeast corner of a 20.03 Acre Tract (Tract 15, this day surveyed) and the Southeast corner of this tract;
- THENCE:** N 90° 00' 00" W 1975.82 feet into said 567.89 Acre Tract, at 1944.28 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 15 and the Southwest corner of this tract;
- THENCE:** Along the centerline of said road easement with the East line of a 20.50 Acre Tract (Tract 1, this day surveyed) and the West line of this tract as follows:
- N 17° 57' 08" E 135.81 feet to an angle point;
- N 03° 36' 44" W 322.01 feet to the Southwest corner of Tract 13 and the Northwest corner of this tract;
- THENCE:** N 90° 00' 00" E 1945.92 feet, at 30.06 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

EXHIBIT " 14 "

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



FIELD NOTES TO DESCRIBE

A 20.03 Acre Tract of land (Tract 15) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Edred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.09 Acre Tract (Tract 14, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 56" W 4237.79 feet;
- THENCE:** S 01° 14' 36" E 431.98 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.02 Acre Tract (Tract 16, this day surveyed) and the Southeast corner of this tract;
- THENCE:** N 90° 00' 00" W 2096.18 feet into said 567.89 Acre Tract to a 5/8" iron pin set for an angle point of a 60-foot Road Easement (this day surveyed), the Northwest corner of Tract 16, the Southeast corner of a 20.50 Acre Tract (Tract 1, this day surveyed), and the Southwest corner of this tract;
- THENCE:** Along the centerline of said road easement with the East line of Tract 1 and the West line of this tract as follows:
- N 25° 40' 23" E 185.56 feet to an angle point;
- N 03° 21' 16" E 211.91 feet to an angle point;
- N 17° 57' 08" E 55.80 feet to the Southwest corner of Tract 14 and the Northwest corner of this tract;
- THENCE:** N 90° 00' 00" E 1975.82 feet, at 31.54 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S., No. 5949  
Howard Surveying  
78PLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 15 "

FIELD NOTES TO DESCRIBE

A 20.02 Acre Tract of land (Tract 16) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beaugregard Edred Sutherland, et al to Dale A. Crenweige by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

- BEGINNING: At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 128, Page 549, Deed Records) and the East line of said 567.89 Acre Tract (for the Southeast corner of a 20.03 Acre Tract (Tract 15, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 57' 39" W 4669.76 feet;
- THENCE: S 01° 14' 36" E 505.98 feet along a fence with the West line of said 100 Acre Tract and a 31.7 Acre Tract (Volume 245, Page 554, Real Property Records) and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.49 Acre Tract (Tract 17, this day surveyed) and the Southeast corner of this tract;
- THENCE: N 89° 09' 51" W 1439.43 feet into said 567.89 Acre Tract to a 5/8" iron pin set for the Northwest corner of Tract 17 and the Southwest corner of this tract;
- THENCE: N 53° 58' 50" W 824.51 feet along the centerline of a 60-foot Road Easement (this day surveyed) to a 5/8" iron pin set for an angle point of said road Easement, the Southeast corner of a 20.50 Acre Tract (Tract 1, this day surveyed), the Southwest corner of Tract 15, and the Northwest corner of this tract;
- THENCE: N 90° 00' 00" E 2095.18 feet to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*

Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



EXHIBIT " 16 "

FIELD NOTES TO DESCRIBE

A 20.49 Acre Tract of land (Tract 17) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 16.23 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 4.26 Acres out of Survey No. 101, Abstract No. 609, Rusk Transportation, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sulthard, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

**BEGINNING:** At a 5/8" iron pin set under fence in the West line of a 31.7 Acre Tract [Volume 245, Page 554, Real Property Records] and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.02 Acre Tract (Tract 16, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 59' 19" W 5175.74 feet;

**THENCE:** S 01° 14' 36" E 614.63 feet along a fence with the West line of said 31.7 Acre Tract and the East line of said 567.89 Acre Tract to a 3" pipe post found for the Southwest corner of said 31.7 Acre Tract and an interior corner of said 567.89 Acre Tract and of this tract;

**THENCE:** N 88° 26' 20" E 76.68 feet along a fence with the South line of said 31.7 Acre Tract to a 5/8" iron pin set for the Northwest corner of the remainder of a 58.7 Acre Tract (Volume 143, Page 391, Deed Records) and an exterior corner of said 567.89 Acre Tract and of this tract;

**THENCE:** With the Northeast line of said 567.89 Acre Tract and of this tract passing 5/8" iron pins set as follows:

S 02° 17' 27" E 33.32 feet to an angle point;

S 54° 10' 01" E 448.64 feet to an angle point;

S 33° 47' 01" E 601.62 feet to an angle point;

S 48° 18' 04" E 243.99 feet to a 5/8" iron pin set for a corner of a 60-foot Road Easement (this day surveyed) and an angle point of said 567.89 Acre tract and of this tract;

**THENCE:** Along the center of a road and said road easement and the Southwest line of this tract as follows:

N 56° 12' 06" W 201.81 feet to an angle point;

N 53° 45' 07" W 188.02 feet to an angle point;

20.49 Acres [Tract 17] - Dale Crenweige

N 47° 34' 10" W 196.80 feet to an angle point;

N 60° 18' 12" W 576.00 feet along the centerline of said road easement to an angle point;

N 57° 37' 52" W 1287.72 feet along the centerline of said road easement to an angle point;

N 53° 58' 51" W 463.24 feet along the centerline of said road easement to a 5/8" iron pin set for the Southwest corner of Tract 16 and the Northwest corner of this tract;

THENCE: S 89° 09' 51" E 1439.43 feet to the POINT OF BEGINNING.

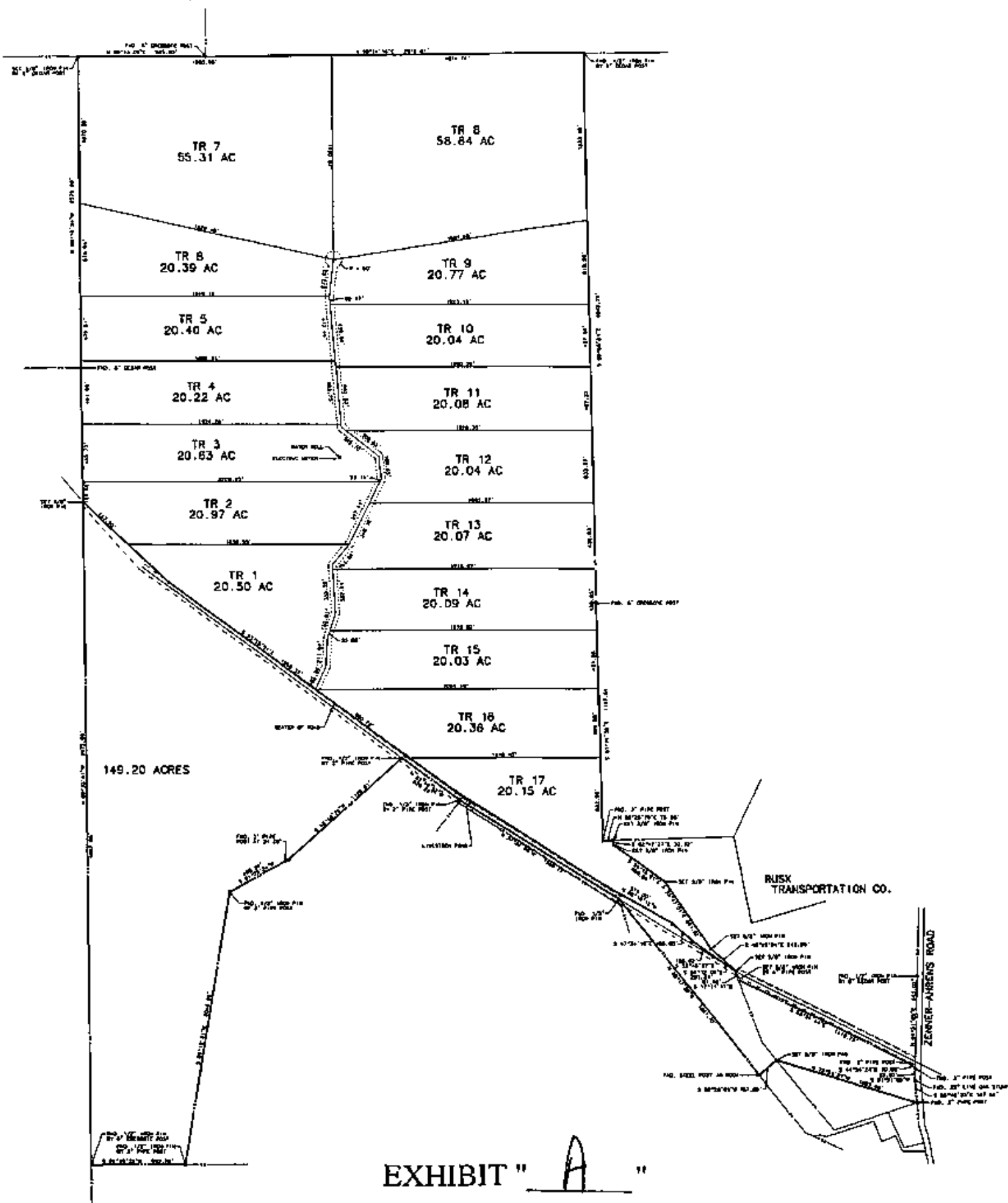
Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plot were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776





STATE OF TEXAS  
COUNTY OF GILLESPIE

PREPARED FOR: Dale Crenwelge  
60-foot Road Easement

## FIELD NOTES TO DESCRIBE

A 60-foot Road Easement being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being 30 feet left of and 30 feet right of the centerline more particularly described as follows:

**BEGINNING:** At the East terminus of this easement in the West line of Zenner-Ahrens Road and East line of said 567.89 Acre Tract from which a 3" pipe post found for an exterior corner of said 567.89 Acre Tract bears N 01° 51' 06" E 41.18 feet;

**THENCE:** Along the centerline of this easement as follows:

N 44° 54' 24" W 73.36 feet to an angle point;

N 63° 34' 44" W 1426.67 feet to an angle point;

N 17° 11' 17" W 65.90 feet to an angle point;

N 48° 18' 04" W 215.23 feet to an angle point;

Continuing along the centerline of this easement with the Southwest line of a 20.49 Acre Tract (Tract 17, this day surveyed) and a 20.01 Acre Tract (Tract 16, this day surveyed) as follows:

N 53° 45' 07" W 164.23 feet to an angle point;

N 47° 34' 10" E 196.80 feet to an angle point;

N 60° 18' 12" W 576.00 feet to an angle point;

N 57° 37' 52" W 1287.72 feet to an angle point;

N 53° 58' 51" W 463.24 feet to the Northwest corner of Tract 17, the Southwest corner of Tract 16, and an angle point of this easement;

N 53° 58' 50" W 824.51 feet to a 5/8" Iron pin set for the Northwest corner of Tract 15, the Southwest corner of a 20.03 Acre Tract (Tract 15, this day surveyed), the Southeast corner of a 20.50 Acre Tract (Tract 1, this day surveyed), and an angle point of this easement;

**THENCE:** Continuing along the centerline of this easement with the East line of Tract 1, a 20.97 Acre Tract (Tract 2, this day surveyed), a 20.63 Acre Tract (Tract 3, this day surveyed), a 20.22 Acre Tract (Tract 4, this day surveyed), a 20.40 Acre Tract (Tract 5, this day surveyed), and a 20.39 Acre Tract (Tract 6, this day surveyed) and the West line of Tract 15, a 20.09 Acre Tract (Tract 14, this day surveyed), a 20.07 Acre Tract (Tract 13, this day surveyed), a 20.04 Acre Tract (Tract 12, this day surveyed), a 20.08 Acre Tract (Tract 11, this day surveyed), a 20.04 Acre Tract (Tract 10, this day surveyed), and a 20.77 Acre Tract (Tract 9, this day surveyed) as follows:

N 25° 40' 23" E 185.56 feet to an angle point;

N 03° 21' 16" E 211.91 feet to an angle point;

N 17° 57' 08" E 191.61 feet, at 55.80 feet pass the Northwest corner of Tract 15 and the Southwest corner of Tract 14, continuing to an angle point of this easement;

N 03° 36' 44" W 355.35 feet, at 322.01 feet pass the Northwest corner of Tract 14 and the Southwest corner of Tract 15, continuing to an angle point of this easement;

N 40° 05' 25" E 193.84 feet to the Northeast corner of Tract 1, the Southeast corner of Tract 2, and an angle point of this easement;

N 26° 42' 26" E 539.55 feet, at 340.76 feet pass the Northwest corner of Tract 13 and the Southwest corner of Tract 12 and at 517.41 feet pass the Northeast corner of Tract 2 and the Southeast corner of Tract 3, continuing to an angle point of this easement;

N 05° 38' 23" W 169.63 feet to an angle point of this easement;

N 52° 36' 57" W 349.70 feet, at 308.65 feet pass the Northwest corner of Tract 12 and the Southwest corner of Tract 11, continuing to an angle point of this easement;

N 05° 01' 02" W 944.05 feet, at 22.88 feet pass the Northeast corner of Tract 3 and the Southeast corner of Tract 4, at 443.94 feet pass the Northwest corner of Tract 11 and the Southwest corner of Tract 10, at 486.624 feet pass the Northeast corner of Tract 4 and the Southeast corner of Tract 4, and at 903.58 feet pass the Northwest corner of Tract 10 and the Southwest corner of Tract 9 continuing to the Northeast corner of Tract 5 and the Southeast corner of Tract 6, and an angle point of this easement;

N 06° 49' 45" E 273.22 feet to the Northeast corner of Tract 6, the Southeast corner of a 55.31 Acre Tract (Tract 7, this day surveyed), the Southwest corner of a 58.64 Acre Tract (Tract 8, this day surveyed), the Northwest corner of Tract 9, and the North terminus of this easement in center of a 60-foot radius cul-de-sac from which a 5/8" iron pin set for the Northeast corner of Tract 9 and the Southeast corner of Tract 8 bears N 81° 21' 27" E 1907.69 feet from which a 1/2" iron pin found by 6" cedar post for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 1223.83 feet.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

*Keith Howard*  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Mary Lynn Rusche*

Mary Lynn Rusche, County Clerk

Gillespie County Texas

April 08, 2020 02:17:08 PM

FEE: \$138.00 LMOOSE

DECLARATION

**20201959**

