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

**SPECIAL WARRANTY DEED**

STATE OF TEXAS

15/ITC/ 195 0026 -COM/GMH

COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

CL BASTROP, L.L.C. a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto CAPITAL LAND INVESTMENTS 3, LP, a Texas limited partnership ("**Grantee**"), the real property in Bastrop County, Texas, fully described in Exhibit A hereto, together with all of Grantor's right, title and interest in and to all easements, tenements, hereditaments and appurtenances thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

Grantor, for the consideration set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, subject to the Permitted Encumbrances. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, if the claim is by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

Grantee accepts the Property conveyed by this Deed subject to ad valorem taxes for the year 2021 and subsequent years. Grantee's address for tax notices is: 505 Walsh Street, Austin, Texas 78703.

[Remainder of page intentionally blank]

EXECUTED as of the date set forth in the acknowledgement below, to be effective, however, as of July 9, 2021.

GRANTOR:

**CL BASTROP, L.L.C.**,  
a Delaware limited liability company

By: Crestline Management, L.P.,  
a Delaware limited partnership,  
its manager

By: Crestline Investors, Inc.,  
a Delaware corporation,  
its general partner

By: [Signature]  
Name: John S. Cochran  
Title: Vice President

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

This instrument was acknowledged before me, this 8 day of July, 2021, by John S. Cochran, as Vice President of Crestline Investors, Inc., a Delaware corporation, the General Partner of Crestline Management, L.P., a Delaware limited partnership, the Manager of CL Bastrop, L.L.C., a Delaware limited liability company, on behalf of said corporation, limited partnership and limited liability company.

[SEAL]

[Signature: Sally A. Mellon]  
Notary Public in and for the State of Texas

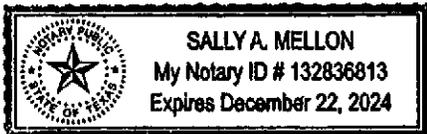


Exhibit A - Legal Description  
Exhibit B - Permitted Encumbrances

**EXHIBIT A**

**LEGAL DESCRIPTION**

**TRACT 1:**

Being that certain tract of land described as containing 5,566.720 acres of land, more or less, out of the LEMAN BARKER SURVEY NO. 3, ABSTRACT NO. 6 and the S. M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71, in Bastrop County, Texas, and being more particularly described by metes and bounds on **SCHEDULE A** attached hereto; SAVE AND EXCEPT that 0.937 acre tract as described in Special Warranty Deed to City of Bastrop, recorded in Document No. 201902235, Official Public Records of Bastrop County, Texas; SAVE AND EXCEPT 2.371 acre tract as described in Gift Deed Without Warranty to Phelan Cemetery Association, Inc., recorded in Document No. 202014467, Official Public Records of Bastrop County, Texas.

**TRACT 2:**

Being that certain tract of land described as containing 12.286 acres of land, more or less, in the JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, Bastrop County, Texas and being a portion of a 107 acre tract conveyed to John H. Wieting, Jr. in a Gift Deed recorded in Volume 561, Page 808, Official Records of Bastrop County, Texas, said 12.286 acres is more particularly described by metes and bounds on **SCHEDULE B** attached hereto.

**TRACT 3:**

Being that certain tract of land described as containing 8.944 acres of land, more or less, in the JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, Bastrop County, Texas, being more particularly described by metes and bounds on **SCHEDULE C** attached hereto.

**TRACT 4.1:**

Being that certain tract of land described as containing 0.156 acre tract of land, more or less, being part of the JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, in Bastrop County, Texas and being more particularly described by metes and bounds on **SCHEDULE D-1** attached hereto.

**TRACT 4.2:**

Being that certain tract of land described as containing 0.112 acre tract of land, more or less, being part of the JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, in Bastrop County, Texas and being more particularly described by metes and bounds on **SCHEDULE D-2** attached hereto.

**TRACT 4.3:**

Being that certain tract of land described as containing 0.140 acre tract of land, more or less, being part of the JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, in Bastrop County, Texas and being more particularly described by metes and bounds on **SCHEDULE D-3** attached hereto.

**TRACT 5:**

Being that certain tract of land described as containing 0.034 acres of land, more or less, being part of the JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, in Bastrop County, Texas and being more particularly described by metes and bounds on **SCHEDULE E** attached hereto.

**TRACT 6:**

Being that certain tract of land described as containing 8.953 acres of land, more or less, out of the S.F. AUSTIN SURVEY, ABSTRACT NO. 3, Bastrop County, Texas and being more particularly described by metes and bounds on **SCHEDULE F** attached hereto.

**TRACT 7:**

Being that certain tract of land described as containing 6.117 acres of land, more or less, out of the STERHEN F. AUSTIN SURVEY, ABSTRACT NO. 3, in Bastrop County, Texas, including all of that certain tract described as containing 4 acre in deed to Thomas White dated October 30, 1917, recorded in Volume 71, Page 69, Deed Records of Bastrop County, Texas, said 6.117 acres being more particularly described by metes and bounds on **SCHEDULE G** attached hereto.

**TRACT 8:**

Being that certain tract of land described as containing 2.984 acres of land, more or less, out of the S. F. AUSTIN SURVEY, ABSTRACT NO. 3, Bastrop County, Texas and being more particularly described by metes and bounds on **SCHEDULE H** attached hereto.

**TRACT 9.1:**

Being that certain tract of land described as containing 0.210 acre of land, more or less, out of the JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, in Bastrop County, Texas, being more particularly described by metes and bounds on **SCHEDULE I-1** attached hereto.

**TRACT 9.2:**

Being that certain tract of land described as containing 0.402 acre of land, more or less, out of the JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, in Bastrop County, Texas, being more particularly described by metes and bounds on **SCHEDULE I-2** attached hereto.

**TRACT 10:**

Being that certain tract of land described as containing 0.710 acre of land, more or less, out of the JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, in Bastrop County, Texas, being more particularly described by metes and bounds on **SCHEDULE I** attached hereto.

**TRACT 11.1:**

Being that certain tract of land described as containing 247.519 acres of land, more or less, in the JOSEPH ROGERS SURVEY NO. 6, ABSTRACT NO. 55 and the JOSIAH WILBARGER SURVEY NO. 5, ABSTRACT NO. 70, in Bastrop County, Texas, being all of that certain tract of land described as containing 885.050 acres of land, more or less in the JOSEPH ROGERS SURVEY NO. 6, ABSTRACT NO. 55, and the JOSIAH WILBARGER SURVEY NO. 5, ABSTRACT NO. 70, Bastrop County, Texas, being more particularly described by metes and bounds in **SCHEDULE K-1** attached hereto, SAVE AND EXCEPT that certain tract of land described as containing 465.838 acres described in **SCHEDULE K-2** attached hereto, and, SAVE AND EXCEPT that certain tract of land described as containing 171.693 acres described on **SCHEDULE K-3** attached hereto.

**TRACT 11.2:**

Being that certain tract of land described as containing 5.608 acres of land, more or less, in the JOSEPH ROGERS SURVEY NO. 6, ABSTRACT NO. 55, being more particularly described by metes and bounds on **SCHEDULE K-4** attached hereto.

**TRACT 12:**

Being that certain tract of land described as containing 1.604 acre of land, more or less, a part of the ISAAC HARRIS SURVEY NO. 2, ABSTRACT NO. 38, in Bastrop County, Texas, being more particularly described by metes and bounds on **SCHEDULE L** attached hereto.

**TRACT 13:**

Being that certain tract of land described as containing 8.178 acres of land (also sometimes called 8.195 acres) being out of and a portion of the ISAAC HARRIS SURVEY, ABSTRACT NO. 38, in Bastrop County, Texas; being those tracts described in Correction General Warranty Deed recorded in Volume 1529, Page 517, Official Records of Bastrop County, Texas; consisting of that certain tract of land described as containing 2.064 acre tract of land called Tract Two-A being more particularly described by metes and bounds on **SCHEDULE M-1** as attached to the DIP Deed of Trust, reference to which is hereby made for all purposes, plus, that certain tract of land described as containing 6.114 acre tract of land called Tract Two-B being more particularly described by metes and bounds on **SCHEDULE M-2** attached hereto.

**TRACT 14:**

Being that certain tract of land described as containing 19.149 acres of land being out of and a portion of the S. M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71, in Bastrop County, Texas and being the same tract of land described in deed recorded in Volume 1606, Page 671, Official Records of Bastrop County, Texas and being described by metes and bounds on **SCHEDULE N** attached hereto.

**TRACT 15:**

Being that certain tract of land described as containing 54.912 acres of land being out of and a portion of the JOSIAH WILBARGER SURVEY NO. 5, ABSTRACT NO. 70, in Bastrop County, Texas and being all of a 25.931 acre tract described in Volume 1617, Page 142, Official Records of Bastrop County, Texas, and all of a 21.026 acre tract and a 7.993 acre tract described in Volume 1615, Page 123, Official Records of Bastrop County, Texas, and being more particularly described by metes and bounds on **SCHEDULE O** attached hereto.

**TRACT 16:**

Being that certain tract of land described as containing 92.556 acres of land being out of and a portion of the S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71, in Bastrop County, Texas and being the same tract of land described in the deed recorded in Volume 1595, Page 649, Official Records of Bastrop County, Texas, and more being particularly described by metes and bounds on **SCHEDULE P** attached hereto.

**TRACT 17:**

Being that certain tract of land described as containing 160.346 acres of land being out of and a portion of the S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71, in Bastrop County, Texas

and being all of that certain tract of land described as containing 161.3 acres in deed recorded in Volume 118, Page 150, Deed Records of Bastrop County, Texas, being more particularly described by metes and bounds on **SCHEDULE Q** attached hereto.

**TRACT 18:**

Being that certain tract of land described as containing 106.542 acres of land being out of and a portion of the S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71, in Bastrop County, Texas and being a portion of the 112.676 acre tract conveyed to CL Bastrop, LLC in Deed recorded in Document No. 202005532, Official Public Records, Bastrop County, Texas, being more particularly described by metes and bounds on **SCHEDULE R** attached hereto.

**TRACT 19:**

Easement estate created under Miscellaneous Easement No. ME20100046 executed by the State of Texas to XS Ranch Fund, VI, LP, a Delaware limited partnership filed June 7, 2010 recorded under Document No. 201006716 Official Public Records, Bastrop County, Texas. Being in, on, over and across that certain tract of land described as containing 2.044 acres, being a portion of the Colorado River situated between the Jose Manual Bangs Survey, Abstract No. 5 and the Leman Barker Survey No. 3, Abstract No. 6, in Bastrop County, Texas, being more particularly described by metes and bounds on **SCHEDULE S** attached hereto.

**TRACT 20:**

Non-exclusive easement for ingress, egress and regress as described in Easement Deed dated September 9, 1988 recorded in Vol. 516, Page 589 Official Public Records, Bastrop County, Texas, being over, along and across that certain tract of land described as containing 10,410 square feet, more or less, out of the Joseph Rogers Survey, Bastrop County, Texas, as said 10,410 square feet is more particularly described by metes and bounds on **SCHEDULE T** attached hereto.

**TRACT 21:**

Being that certain tract of land described as containing 1,160.608 acres, more or less, in the S.M. Williams Survey No. 4, Abstract No. 71 and the John Crutchfield Survey No. 12, Abstract No. 122 in Bastrop County, Texas being the same land as described in deed to S&S 1165 Investments, LLC, a Texas limited liability company recorded in Document No. 201614669 and in Deed to CL Bastrop, LLC recorded in Document No. 202005532, Official Public Records, Bastrop County, Texas, and being more particularly described on **SCHEDULE U** attached hereto.

**TRACT 22:**

Being that certain tract of land described as containing 758.026 acres of land, more or less, out of the JOHN CRUTCHFIELD SURVEY, NO. 12, ABSTRACT NO. 122 and the S. M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71, in Bastrop County, Texas, being the same land described in deed to Steiner & Sons, Ltd., a Texas limited partnership as recorded in Document No. 201609076 Official Public Records, Bastrop County, Texas, and being more particularly described on **SCHEDULE V** attached hereto.

**TRACT 23:**

Being that certain tract of land described as containing 507.061 acres of land, more or less, out of the S. M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71, in Bastrop County, Texas, being

the same land described in deed to Steiner & Sons, Ltd., a Texas limited partnership as recorded in Document No. 201613330 Official Public Records, Bastrop County, Texas, and being more particularly described on **SCHEDULE W** attached hereto.

**TRACT 24:**

Being that certain tract of land described as containing 10.101 acres of land being out of and a portion of the S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71, in Bastrop County, Texas and being a portion of the 112.676 acre tract conveyed to XS Ranch Fund VI, LP in Deed recorded in Document No. 200619026, Official Public Records, Bastrop County, Texas and a portion of the 1164.571 acre tract conveyed to XS Ranch Fund VI, LP in Deed recorded in Document No. 200708067, Official Public Records, Bastrop County, Texas, being more particularly described by metes and bounds on **SCHEDULE X** attached hereto; SAVE AND EXCEPT THEREFROM the following:

- (i) Undivided 1/10<sup>th</sup> interest in and to that portion of that certain tract of land described as containing 10.101 acres that is within said 112.676 acre tract, as set forth in deed to William Faust recorded in Volume 1973, Page 803, Official Public Records of Bastrop County, Texas; Undivided one-half (1/2) interest of an undivided 1/10<sup>th</sup> interest in and to that portion of that certain tract of land described as containing 10.101 acres that is within said 112.676 acre tract, as set forth in deed from William Faust to Ryan Matthews, recorded in Document No. 202009280, Official Public Records of Bastrop County, Texas; Undivided one-half (1/2) interest of an undivided 1/10<sup>th</sup> interest in and to that portion of that certain tract of land described as containing 10.101 acres that is within said 112.676 acre tract, as set forth in deed from Ryan Matthews to William Faust, recorded in Document No. 202009281, Official Public Records of Bastrop County, Texas;
- (ii) Undivided 1/10<sup>th</sup> interest in and to that portion of that certain tract of land described as containing 10.101 acres that is within said 112.676 acres as set forth in deed to Cullen Nigrini recorded in Volume 2354, Page 605, Official Public Records of Bastrop County, Texas;
- (iii) Undivided 1/10<sup>th</sup> interest in and to that portion of that certain tract of land described as containing 10.101 acres that is within said 112.676 acre tract as set forth in deed to Sheila Rainosek recorded in Volume 2089, Page 617, Official Public Records, Bastrop County, Texas, reference to the above being herein made for all purposes including the incorporation herein by reference of said 10.101 acres; all as more particularly described on **SCHEDULE R** attached hereto;
- (iv) Undivided 1/10<sup>th</sup> interest in and to that portion of that certain tract of land described as containing 10.101 acres that is within said 112.676 acre tract, as set forth in deed to Ryan Matthews recorded in Document No. 202012444, Official Public Records of Bastrop County, Texas; and
- (v) Undivided 1/10<sup>th</sup> interest in and to that portion of that certain tract of land described as containing 10.101 acres that is within said 112.676 acre tract, as set forth in deed to Rhett Dawson recorded in Document No. 202016621, Official Public Records of Bastrop County, Texas.

# SCHEDULE A

**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-441-6967

2807 Manchaca Road  
Building One  
Austin, Texas 78704

5,565.770 ACRES  
TRACT ONE-D  
STEINER RANCH  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 5,565.770 ACRES (GROSS) IN THE S.P. AUSTIN SURVEY NO. 1, ABSTRACT NO. 8, THE ISAAC HARRIS SURVEY NO. 2, ABSTRACT NO. 38, THE LEMAN BARKER SURVEY NO. 3, ABSTRACT NO. 8, THE S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71, AND THE JOSIAH WILBARGER SURVEY NO. 5, ABSTRACT NO. 70, CONSISTING OF:

ALL OF A 101.020 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO T.C. STEINER AND TOMMY STEINER DATED AUGUST 28, 1988, OF RECORD IN VOLUME 515, PAGE 778 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS;

A PORTION OF A 454 ACRE TRACT DESCRIBED AS TRACT FOUR IN A WARRANTY DEED TO T.C. STEINER DATED OCTOBER 3, 1972, OF RECORD IN VOLUME 209, PAGE 783 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF AN 18.042 ACRE TRACT DESCRIBED IN A CORRECTION SPECIAL WARRANTY DEED TO T.C. STEINER & SON, A TEXAS GENERAL PARTNERSHIP DATED MAY 23, 1985, OF RECORD IN VOLUME 839, PAGE 885 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 792.831 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO T.C. STEINER DATED DECEMBER 30, 1988, OF RECORD IN VOLUME 527, PAGE 518 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 502.98 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO T.C. STEINER & SON DATED OCTOBER 18, 1985, OF RECORD IN VOLUME 687, PAGE 728 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 151.311 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO T.C. STEINER DATED DECEMBER 30, 1988, OF RECORD IN VOLUME 527, PAGE 518 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 132 ACRE TRACT DESCRIBED AS TRACT THREE IN A WARRANTY DEED TO T.C. STEINER DATED OCTOBER 3, 1972, OF RECORD IN VOLUME 209, PAGE 783 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 163 ACRE TRACT DESCRIBED AS FIRST TRACT, ALL OF A 650.8 ACRE TRACT DESCRIBED AS SECOND TRACT, ALL OF AN 800 ACRE TRACT DESCRIBED AS FIRST TRACT OF THE THIRD TRACT IN A DEED TO T.C. STEINER DATED SEPTEMBER 5, 1942, OF RECORD IN VOLUME 108, PAGE 422 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 487 ACRE TRACT DESCRIBED AS FIRST TRACT, AND ALL OF A 500 ACRE TRACT DESCRIBED AS SECOND TRACT IN A DEED TO T.C. STEINER DATED APRIL 24, 1939, OF RECORD IN VOLUME 101, PAGE 645 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

A PORTION OF A 130 ACRE TRACT DESCRIBED IN A DEED TO T.C. STEINER DATED SEPTEMBER 15, 1946, OF RECORD IN VOLUME 117, PAGE 584 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A TRACT CALLED 100 ACRES, BEING ALL OF A 331 ACRE TRACT (LESS A 131 ACRE TRACT, A 76.8 ACRE TRACT, AND A 23 ACRE TRACT) DESCRIBED IN A DEED TO T.C. STEINER, DATED FEBRUARY 15, 1946, OF RECORD IN VOLUME 118, PAGE 200 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 28 ACRE TRACT DESCRIBED IN A GUARDIAN'S DEED TO T.C. STEINER, DATED JULY 24, 1964, OF RECORD IN VOLUME 166, PAGE 12 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 121 ACRE TRACT (LESS 6 ACRES IN A SQUARE OUT OF THE NORTHWEST CORNER OF SAID 121 ACRE TRACT) DESCRIBED IN A DEED TO T.C. STEINER DATED FEBRUARY 17, 1959, OF RECORD IN VOLUME 149, PAGE 55 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

A PORTION OF A 110 ACRE TRACT DESCRIBED AS FIRST TRACT AND A 139 ACRE TRACT DESCRIBED AS SECOND TRACT IN A DEED TO T.C. STEINER DATED MARCH 4, 1969, OF RECORD IN VOLUME 149, PAGE 131 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 164.654 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO T.C. STEINER DATED DECEMBER 30, 1988, OF RECORD IN VOLUME 527, PAGE 511 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 48 ACRE TRACT DESCRIBED IN A DEED TO T.C. BUCK STEINER DATED NOVEMBER 9, 1944, OF RECORD IN VOLUME 114, PAGE 615 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 85 ACRE TRACT DESCRIBED IN A DEED TO T.C. BUCK STEINER DATED NOVEMBER 9, 1944, OF RECORD IN VOLUME 114, PAGE 813 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 64 ACRE TRACT DESCRIBED IN A DEED TO T.C. STEINER DATED SEPTEMBER 7, 1943, OF RECORD IN VOLUME 112, PAGE 89 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 60 ACRE TRACT DESCRIBED IN A DEED TO T.C. STEINER DATED JUNE 15, 1960, OF RECORD IN VOLUME 128, PAGE 131 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 10.0 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO STEINER & SONS, LTD., DATED NOVEMBER 7, 2008, OF RECORD IN VOLUME 1690, PAGE 398 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS;

SAID 6,568.770 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with cap set in the west right-of-way line of the Union Pacific Railroad (100' right-of-way width), being the northernmost corner of the said Steiner 800 acre tract, being also the easternmost corner of a 94.6 acre tract of land described in Volume 205, Page 404 of the Deed Records of Bastrop County, Texas;

**THENCE** with the west right-of-way line of the Union Pacific Railroad, with the east line of the said Steiner 800 acre tract, over and across the said Steiner 464 acre tract, with the east line of the said Steiner 18.042 acre tract, and with the east line of the said Steiner 792.931 acre tract the following five (5) courses:

1. South 12°36'28" East, a distance of 4258.58 feet to a 1/2" rebar with cap set;
2. Along a curve to the left, an arc length of 1184.55 feet, having a radius of 1482.37 feet and a chord which bears South 35°29'00" East, a distance of 1153.28 feet to a 1/2" rebar with cap set;
3. South 58°22'32" East, a distance of 2814.83 feet to a 1/2" rebar with cap set;
4. Along a curve to the right, an arc length of 4583.08 feet, having a radius of 1352.37 feet and a chord which bears South 25°34'07" East, a distance of 1497.95 feet to a 1/2" rebar with cap set;

5. South  $07^{\circ}14'40''$  West, a distance of 3222.47 feet to a  $5/8''$  rebar found for an angle point in the east line of the said Steiner 792.931 acre tract, being the northernmost corner of a 90.021 acre tract of land described in Volume 280, Page 28 of the Deed Records of Bastrop County, Texas;

THENCE leaving the west right-of-way line of the Union Pacific Railroad, South  $41^{\circ}58'17''$  West with the southeast line of the said Steiner 792.931 acre tract and the northwest line of the said 90.021 acre tract, a distance of 3655.00 feet to a  $1/2''$  rebar with cap set for the northernmost corner of the said Steiner 502.96 acre tract, being the westernmost corner of the said 90.021 acre tract;

THENCE South  $48^{\circ}00'02''$  East with the northeast line of the said Steiner 502.96 acre tract and the southwest line of the said 90.021 acre tract, a distance of 1698.00 feet to a  $1/2''$  rebar with cap set for the easternmost corner of the said Steiner 502.96 acre tract, being the southernmost corner of the said 90.021 acre tract, being also in the northwest line of a 100.714 acre tract of land described in Volume 278, Page 839 of the Deed Records of Bastrop County, Texas;

THENCE with the common line of the said Steiner 502.96 acre tract and the said 100.714 acre tract the following two (2) courses:

1. South  $41^{\circ}50'22''$  West, a distance of 3243.40 feet to a  $1/2''$  rebar with cap set;
2. South  $48^{\circ}02'42''$  East, a distance of 1600.00 feet to a  $1/2''$  rebar found in the west right-of-way line of the Union Pacific Railroad, being an angle point in the east line of the said Steiner 502.96 acre tract, being also the southernmost corner of the said 100.714 acre tract;

THENCE South  $28^{\circ}48'40''$  West with the west right-of-way line of the Union Pacific Railroad and the east line of the said Steiner 502.96 acre tract, a distance of 4189.17 feet to a  $1/2''$  rebar with cap set in the fenced north line of County Road 157 (no apparent defined right-of-way width), being the southernmost corner of the said Steiner 502.96 acre tract;

THENCE North  $70^{\circ}54'45''$  West with the fenced north line of County Road 157 and the south line of the said Steiner 502.96 acre tract, a distance of 588.40 feet to a fence post found for the southeast corner of a cemetery (no record description found);

THENCE leaving the fenced north line of County Road 157, with the south line of the said Steiner 502.96 acre tract, and the fenced line of said cemetery the following three

(3) courses:

1. North  $27^{\circ}36'53''$  East, a distance of 285.98 feet to a fence post found;
2. North  $59^{\circ}21'01''$  West, a distance of 213.06 feet to a fence post found;
3. South  $46^{\circ}04'59''$  West, a distance of 334.28 feet to a fence post found in the fenced north line of County Road 157, being the south line of the said Steiner 502.96 acre tract;

ADJACENT with the fenced north line of County Road 157, the south line of the said Steiner 502.96 acre tract, the south line of the said Steiner 792.931 acre tract, and the south line of the said Steiner 151.311 acre tract the following thirty-three (33) courses:

1. North  $48^{\circ}55'26''$  West, a distance of 1197.98 feet to a fence post found;
2. Along a curve to the right, an arc length of 270.39 feet, having a radius of 959.87 feet and a chord which bears North  $35^{\circ}25'39''$  West, a distance of 288.50 feet to a fence post found;
3. North  $29^{\circ}09'39''$  West, a distance of 163.78 feet to a fence post found;
4. North  $40^{\circ}47'14''$  West, a distance of 839.59 feet to a fence post found;
5. North  $34^{\circ}04'48''$  West, a distance of 832.33 feet to a fence post found;
6. North  $31^{\circ}21'24''$  West, a distance of 118.29 feet to a fence post found;
7. North  $24^{\circ}22'16''$  West, a distance of 176.75 feet to a fence post found;
8. North  $18^{\circ}56'11''$  West, a distance of 120.47 feet to a fence post found;
9. North  $10^{\circ}15'52''$  West, a distance of 264.46 feet to a fence post found;
10. North  $07^{\circ}51'48''$  West, a distance of 327.03 feet to a fence post found;
11. North  $12^{\circ}13'41''$  West, a distance of 81.49 feet to a fence post found;
12. Along a curve to the left, an arc length of 230.63 feet, having a radius of 290.65 feet and a chord which bears North  $35^{\circ}03'33''$  West, a distance of 224.62 feet to a fence post found;

13. North  $80^{\circ}03'33''$  West, a distance of 88.80 feet to a fence post found;
14. North  $82^{\circ}48'40''$  West, a distance of 325.21 feet to a fence post found, from which a  $1/2''$  rebar found, bears South  $58^{\circ}18'36''$  West, a distance of 69.73 feet;
15. North  $74^{\circ}52'39''$  West, a distance of 98.90 feet to a  $1/2''$  rebar with cap set;
16. North  $84^{\circ}31'25''$  West, a distance of 548.44 feet to a fence post found;
17. South  $86^{\circ}27'29''$  West, a distance of 73.98 feet to a fence post found;
18. South  $78^{\circ}51'37''$  West, a distance of 39.75 feet to a fence post;
19. South  $73^{\circ}16'07''$  West, a distance of 141.68 feet to a fence post;
20. Along a curve to the right, an arc length of 189.35 feet, having a radius of 290.37 feet and a chord which bears South  $87^{\circ}41'13''$  West, a distance of 138.02 feet to a fence post found;
21. Along a curve to the right, an arc length of 165.02 feet, having a radius of 774.91 feet and a chord which bears North  $68^{\circ}44'53''$  West, a distance of 164.71 feet to a fence post found;
22. North  $52^{\circ}54'38''$  West, a distance of 123.41 feet to a fence post found;
23. North  $81^{\circ}56'08''$  West, a distance of 79.58 feet to a fence post found;
24. North  $21^{\circ}29'47''$  West, a distance of 191.24 feet to a fence post found;
25. North  $22^{\circ}51'02''$  West, a distance of 86.71 feet to a fence post found;
26. Along a curve to the left, an arc length of 228.67 feet, having a radius of 548.81 feet and a chord which bears North  $38^{\circ}10'48''$  West, a distance of 227.02 feet to a fence post found, from which a  $1/2''$  rebar with cap found, bears South  $11^{\circ}31'55''$  West, a distance of 58.42 feet;
27. North  $48^{\circ}39'12''$  West, a distance of 119.84 feet to a fence post found, from which a  $1/2''$  rebar with cap found, bears South  $74^{\circ}52'45''$  West, a distance of 58.06 feet;

28. Along a curve to the right, an arc length of 124.62 feet, having a radius of 489.39 feet and a chord which bears North 37°58'09" West, a distance of 124.29 feet to a fence post found;

29. North 30°09'55" West, a distance of 171.71 feet to a fence post found;

30. North 34°49'38" West, a distance of 193.48 feet to a fence post found;

31. North 41°24'11" West, a distance of 112.93 feet to a fence post found;

32. North 55°09'35" West, a distance of 71.44 feet to a fence post found;

33. North 72°20'33" West, a distance of 137.95 feet to a fence post found for the easternmost corner of the said Steiner 151.311 acre tract, being an angle-point in the southeast line of a 22.43 acre tract of land described in Volume 176, Page 62 of the Deed Records of Bastrop County, Texas;

THENCE leaving the north line of County Road 167, with the fenced southeast line of the said 22.43 acre tract the following five (5) courses:

1. North 37°28'32" East, a distance of 131.53 feet to a fence post found;

2. North 49°29'58" East, a distance of 92.82 feet to a fence post found;

3. North 46°23'18" East, a distance of 180.81 feet to a fence post found;

4. North 55°47'54" East, a distance of 214.81 feet to a fence post found;

5. North 42°08'04" East, a distance of 117.88 feet to a calculated point in the centerline of Big Sandy Creek, being the east line of a 62.6 acre tract described in Volume 149, Page 477 of the Deed Records of Bastrop County, Texas;

THENCE with the centerline of Big Sandy Creek, being the east and north lines of the said 62.6 acre tract and the southwest line of the said Steiner 132 acre tract the following twenty-one (21) courses:

1. North 89°51'48" East, a distance of 60.71 feet to a calculated point;

2. North 53°48'39" East, a distance of 241.84 feet to a calculated point;

3. North 33°15'35" East, a distance of 125.20 feet to a calculated point;

4. North 16°49'27" East, a distance of 251.77 feet to a calculated point;
5. North 08°07'24" West, a distance of 268.24 feet to a calculated point;
6. North 77°49'21" West, a distance of 86.41 feet to a calculated point;
7. North 84°22'20" West, a distance of 114.31 feet to a calculated point;
8. North 73°25'41" West, a distance of 66.76 feet to a calculated point;
9. North 48°46'46" West, a distance of 80.01 feet to a calculated point;
10. North 08°05'04" West, a distance of 176.42 feet to a calculated point;
11. North 23°04'02" West, a distance of 72.56 feet to a calculated point;
12. North 35°42'24" West, a distance of 263.21 feet to a calculated point;
13. North 11°55'01" West, a distance of 102.35 feet to a calculated point;
14. South 80°17'23" West, a distance of 87.22 feet to a calculated point;
15. South 39°04'47" West, a distance of 173.78 feet to a calculated point;
16. South 28°31'20" West, a distance of 368.09 feet to a calculated point;
17. South 16°11'31" West, a distance of 79.88 feet to a calculated point;
18. South 45°55'56" West, a distance of 120.39 feet to a calculated point;
19. South 79°00'50" West, a distance of 181.88 feet to a calculated point;
20. North 56°40'22" West, a distance of 485.01 feet to a calculated point;
21. North 70°44'15" West, a distance of 188.14 feet to a calculated point for the westernmost corner of the said Steiner 132 acre tract, being the southernmost corner of a 122.444 acre tract of land described in Volume 148, Page 171 of the Deed Records of Bastrop County, Texas;

THENCE leaving the centerline of Big Sandy Creek, North 41°36'15" East with the

southeast line of the said 122.444 acre tract a distance of 3841.12 feet to a fence post found for the easternmost corner of the said 122.444 acre tract; being a southeast corner of a 278.88 acre tract of land described in Volume 176, Page 82 of the Deed Records of Bastrop County, Texas;

THENCE with the southeast line of the said 278.89 acre tract the following five (5) courses:

1. North 43°30'50" East, a distance of 1950.80 feet to a 1/2" rebar with cap set;
2. North 39°14'50" East, a distance of 283.60 feet to a 1/2" rebar with cap set;
3. North 41°56'50" East, a distance of 657.20 feet to a 1/2" rebar with cap set;
4. North 41°49'50" East, a distance of 1188.20 feet to a 1/2" rebar with cap set;
5. North 41°42'50" East, a distance of 757.40 feet to a 1/2" rebar with cap set for the southernmost corner of the said Steiner 800 acre tract, being in the northwest line of the said Steiner 48.88 acre tract, being also the easternmost corner of the said 278.88 acre tract, from which a 31" Post Oak, bears North 42°59'50" East, a distance of 282.05 feet;

THENCE with the southwest line of the said Steiner 800 acre tract, the northeast line of the said 278.89 acre tract, and the northeast line of a 521.94 acre tract described in Volume 173, Page 4-12 of the Deed Records of Bastrop County, Texas the following three (3) courses:

1. North 47°23'16" West, a distance of 3253.08 feet to a fence post found;
2. South 44°09'12" West, a distance of 409.37 feet to a fence post found;
3. North 46°44'34" West, a distance of 1200.98 feet to a fence post found for the easternmost corner of the said Steiner 650.8 acre tract, being the northernmost corner of the said 521.94 acre tract;

THENCE South 42°36'54" West with the southeast line of the said Steiner 650.8 acre tract and the northwest line of the said 521.94 acre tract, a distance of 5098.99 feet to a fence post found;

THENCE with the southwest line of the said 521.94 acre tract (varies from the said Steiner 650.8 acre tract) the following sixteen (16) courses:

1. South 55°26'29" East, a distance of 441.27 feet to a fence post found;
2. South 62°46'51" East, a distance of 837.23 feet to a fence post found;
3. South 05°17'56" West, a distance of 253.40 feet to a 1/2" rebar with cap set;
4. South 21°27'56" West, a distance of 43.48 feet to a 1/2" rebar with cap set;
5. South 15°22'04" East, a distance of 273.84 feet to a 1/2" rebar with cap set;
6. South 45°15'04" East, a distance of 125.98 feet to a 1/2" rebar with cap set;
7. South 05°22'04" East, a distance of 258.11 feet to a 1/2" rebar with cap set;
8. South 39°37'56" West, a distance of 311.40 feet to a 1/2" rebar with cap set;
9. South 39°23'56" West, a distance of 407.35 feet to a 1/2" rebar with cap set;
10. South 26°08'58" West, a distance of 512.87 feet to a 1/2" rebar with cap set;
11. South 46°38'56" West, a distance of 257.11 feet to a 1/2" rebar with cap set;
12. South 57°13'56" West, a distance of 552.69 feet to a fence post found;
13. South 47°42'14" West, a distance of 261.59 feet to a 1/2" rebar with cap set;
14. South 42°59'14" West, a distance of 415.67 feet to a 1/2" rebar with cap set;
15. South 47°42'14" West, a distance of 642.19 feet to a 1/2" rebar with cap set;
16. South 40°53'50" West, a distance of 1387.20 feet to a 1/2" rebar with cap set in the southwest line of County Road 157, being the northeast line of the said Steiner 660.6 acre tract, being also the southwest line of the said 521.94 acre tract;

THENCE South 46°37'37" East with the southwest line of County Road 157, the northeast line of the said Steiner 660.6 acre tract, and the southwest line of the said 521.94 acre tract, a distance of 483.43 feet to a 5/8" rebar found for the northernmost corner of a 200.00 acre tract of land described in Volume 819, Page 733 of the Deed Records of Bastrop County, Texas, from which a 5/8" rebar found bears South

49°34'20" East, a distance of 310.00 feet;

THENCE leaving the southwest line of County Road 157, South 38°09'41" West with the southeast line of the said Steiner 850.8 acre tract and the northwest line of the said 200.00 acre tract, a distance of 5247.42 feet to a 1/2" rebar with cap set on the north bank of the Colorado River;

THENCE with the gradient boundary of the Colorado River the following twenty-six (26) courses:

1. South 85°05'44" West, a distance of 730.40 feet to a 1/2" rebar with cap set;
2. South 85°40'17" West, a distance of 707.27 feet to a 1/2" rebar with cap set;
3. South 83°44'43" West, a distance of 278.16 feet to a 1/2" rebar with cap set;
4. South 82°00'05" West, a distance of 216.47 feet to a 1/2" rebar with cap set;
5. North 87°42'49" West, a distance of 509.38 feet to a 1/2" rebar with cap set;
6. North 76°45'21" West, a distance of 635.73 feet to a 1/2" rebar with cap set;
7. North 67°45'32" West, a distance of 696.58 feet to a 1/2" rebar with cap set;
8. North 60°30'49" West, a distance of 400.67 feet to a 1/2" rebar with cap set;
9. North 61°57'52" West, a distance of 176.15 feet to a 1/2" rebar with cap set;
10. North 56°48'32" West, a distance of 172.52 feet to a 1/2" rebar with cap set;
11. North 34°12'07" West, a distance of 315.00 feet to a 1/2" rebar with cap set;
12. North 17°49'08" West, a distance of 194.48 feet to a 1/2" rebar with cap set;
13. North 00°42'03" West, a distance of 330.38 feet to a 1/2" rebar with cap set;
14. North 08°51'28" East, a distance of 216.57 feet to a 1/2" rebar with cap set;
15. North 34°17'48" East, a distance of 325.17 feet to a 1/2" rebar with cap set;
16. North 78°35'08" East, a distance of 86.26 feet to a 1/2" rebar with cap set;

17. North 25°28'50" East, a distance of 805.50 feet to a 1/2" rebar with cap set;
18. North 15°28'15" East, a distance of 822.47 feet to a 1/2" rebar with cap set;
19. North 19°50'23" East, a distance of 477.88 feet to a 1/2" rebar with cap set;
20. North 21°16'22" East, a distance of 808.54 feet to a 1/2" rebar with cap set;
21. North 23°34'42" East, a distance of 654.28 feet to a 1/2" rebar with cap set;
22. North 17°12'19" East, a distance of 788.35 feet to a 1/2" rebar with cap set;
23. North 15°03'41" East, a distance of 419.54 feet to a 1/2" rebar with cap set;
24. North 21°34'10" East, a distance of 294.05 feet to a 1/2" rebar with cap set;
25. North 09°53'29" East, a distance of 485.10 feet to a 1/2" rebar with cap set;
26. North 11°31'48" East, a distance of 255.87 feet to a 1/2" rebar with cap set in the west line of a 92.556 acre tract of land described in Volume 1595, Page 649 of the Deed Records of Bastrop County, Texas;

THENCE leaving the east bank of the Colorado River, South 02°59'18" East with the west line of the said 92.556 acre tract, a distance of 144.84 feet to a 1/2" rebar found for the southernmost corner of the said 92.556 acre tract;

THENCE with the east line of the said 92.556 acre tract the following ten (10) courses:

1. North 22°21'42" East, a distance of 780.54 feet to a 1/2" rebar with cap set;
2. North 15°51'42" East, a distance of 152.78 feet to a 1/2" rebar found;
3. North 00°01'40" West, a distance of 444.47 feet to a 1/2" rebar found;
4. North 08°35'35" East, a distance of 168.24 feet to a 1/2" rebar found;
5. North 21°26'11" West, a distance of 91.82 feet to a 1/2" rebar found;
6. North 07°09'32" West, a distance of 111.27 feet to a 1/2" rebar found;

7. North  $16^{\circ}07'13''$  West, a distance of 172.22 feet to a  $1/2''$  rebar with cap set;
8. North  $10^{\circ}07'13''$  West, a distance of 2799.94 feet to a  $1/2''$  rebar found, from which a 36" Post Oak tree referenced in a survey done by Louis Knox (R.P.L.S. No. 875) on June 02, 1989, bears South  $51^{\circ}15'14''$  West, a distance of 66.40 feet;
9. South  $57^{\circ}24'17''$  West, a distance of 472.15 feet to a  $1/2''$  rebar found;
10. North  $33^{\circ}04'28''$  West, a distance of 1180.07 feet to the center of a large circular sandstone found on the east bank of Wilbarger Creek;

THENCE South  $63^{\circ}56'17''$  West with the north line of the said 82.656 acre tract, a distance of 12.65 feet to a calculated point in the centerline of Wilbarger Creek, being the northwest corner of the said 82.656 acre tract, being the west line of the said Steiner 100 acre tract, being also the east line of a 120.01 acre tract of land described in Volume 1023, Page 237 of the Deed Records of Bastrop County, Texas;

THENCE North  $06^{\circ}03'43''$  West with the centerline of Wilbarger Creek, the west line of the said Steiner 100 acre tract, and the east line of the said 120.01 acre tract, a distance of 397.88 feet to a calculated point for the southernmost corner of the said Steiner 110 acre tract;

THENCE with the centerline of Wilbarger Creek and the common line of the said Steiner 110 acre tract and the said 120.01 acre tract the following nine (9) courses:

1. North  $07^{\circ}16'36''$  West, a distance of 108.33 feet to a calculated point;
2. South  $75^{\circ}45'13''$  West, a distance of 428.01 feet to a calculated point;
3. North  $79^{\circ}09'13''$  West, a distance of 537.35 feet to a calculated point;
4. North  $50^{\circ}52'08''$  West, a distance of 392.75 feet to a calculated point;
5. North  $89^{\circ}13'33''$  West, a distance of 286.04 feet to a calculated point;
6. North  $37^{\circ}23'11''$  West, a distance of 328.57 feet to a calculated point;
7. North  $46^{\circ}00'34''$  West, a distance of 289.79 feet to a calculated point;
8. North  $42^{\circ}25'33''$  West, a distance of 280.88 feet to a calculated point;

9. North 48°23'28" West, a distance of 125.14 feet to a calculated point for the westernmost corner of the said Steiner 110 acre tract, being the northernmost corner of the said 120.01 acre tract for the southernmost corner of a 25.931 acre tract described in Volume 1817, Page 142 of the Deed Records of Bastrop County, Texas, being also in the southeast line of a 1189.390 acre tract of land described in Volume 962, Page 195 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found for the westernmost corner of the said 120.01 acre tract, bears South 27°27'49" West, a distance of 2918.20 feet;

THENCE leaving the centerline of Wilbarger Creek, North 27°27'49" East with the northwest line of the said Steiner 110 acre tract and the southeast line of the said 25.931 acre tract, a distance of 409.00 feet to a 1/2" rebar with cap set for the westernmost corner of a 19.149 acre tract of land described in Volume 1608, Page 671 of the Deed Records of Bastrop County, Texas;

THENCE South 87°31'15" East with the south line of the said 19.149 acre tract, a distance of 1000.00 feet to a 1/2" rebar with cap set for the southeast corner of the said 19.149 acre tract;

THENCE with the east line of the said 19.149 acre tract the following two (2) courses:

1. North 06°01'15" West, a distance of 1428.00 feet to a 1/2" rebar with cap set;
2. North 15°15'57" East, a distance of 569.21 feet to a 1/2" rebar with cap set for the northernmost corner of the said 19.149 acre tract, being in the northwest line of the said Steiner 139-acre tract, being also in the southeast line of the said Steiner 164.654 acre tract;

THENCE South 27°30'07" West with the southeast line of the said Steiner 164.654 acre tract and the northwest line of the said 19.51-acre tract, a distance of 870.17 feet to a 1/2" rebar found for a southeast corner of the said Steiner 164.654 acre tract, being also the easternmost corner of the said 25.931-acre tract;

THENCE with the common line of the said Steiner 164.654 acre tract and the said 25.931 acre tract, a 7.993 acre tract and a 21.026 acre tract all described in Volume 1615, Page 123 of the Deed Records of Bastrop County, Texas, the following two (2) courses:

1. North 82°30'47" West, a distance of 1311.95 feet to a fence post found;

2. South 43°06'06" West, a distance of 1727.12 feet to a calculated point in the center of Wilberger Creek, being the southernmost corner of the said Steiner 164.654-acre tract, being the easternmost corner of a 45.41 acre tract of land described in Volume 1630, Page 227 of the Deed Records of Bastrop County, Texas, from which a 5/8" rebar found, bears South 43°06'06" West, a distance of 183.76 feet;

THENCE with the centerline of Wilberger Creek and the common line of the said Steiner 164.654-acre tract and the said 45.41 acre tract the following nine (9) courses:

1. North 86°30'05" West, a distance of 416.74 feet to a calculated point;
2. North 42°00'42" West, a distance of 245.40 feet to a calculated point;
3. North 22°01'16" West, a distance of 525.05 feet to a calculated point;
4. North 45°02'25" East, a distance of 181.27 feet to a calculated point;
5. North 37°28'34" East, a distance of 163.28 feet to a calculated point;
6. North 02°53'35" West, a distance of 147.58 feet to a calculated point;
7. North 55°30'50" West, a distance of 200.15 feet to a calculated point;
8. North 62°53'27" West, a distance of 211.80 feet to a calculated point;
9. North 79°10'31" West, a distance of 98.93 feet to a calculated point for the westernmost corner of the said Steiner 164.654 acre tract, being in the southeast line of a 920-acre tract of land described in Volume 9, Page 257 of the Deed Records of Bastrop County, Texas, from which a 3/8" rebar found, bears South 58°06'49" West, a distance of 3865.10 feet.

THENCE leaving the centerline of Wilberger Creek, North 58°06'49" East with the northwest line of the said Steiner 164.654-acre tract and the southeast line of the said 920-acre tract, a distance of 3811.78 feet to a 1/2" rebar found for the northernmost corner of the said Steiner 164.654-acre tract, being the easternmost corner of the said 920-acre tract, and the south line of a 1164.671-acre tract described in Volume 1642, Page 41 of the Deed Records of Bastrop County, Texas;

THENCE South 62°40'28" East with the northeast line of the said Steiner 164.654-acre tract and the south line of the 1164.671-acre tract, a distance of 1477.73 feet to a 1/2"

rebar found for the easternmost corner of the said 164.654 acre tract, being the northernmost corner of the said Stalner 139 acre tract, being also in the southwest line of a 758.026 acre tract of land described in Volume 1642, Page 33 of the Deed Records of Bastrop County, Texas;

THENCE with the common line with the 758.026 acre tract and the boundary line agreed upon in a boundary line agreement between T.O. Stalner and E.O. Beck described in Volume 618, Page 730 of the Deed Records of Bastrop County, Texas the following fifty-six (56) courses:

1. South 80°34'20" East, a distance of 876.32 feet to a 1/2" rebar with cap set;
2. South 70°54'37" East, a distance of 877.94 feet to a 1/2" rebar with cap set;
3. South 67°41'55" East, a distance of 501.58 feet to a 1/2" rebar with cap set;
4. South 60°15'28" East, a distance of 416.50 feet to a fence post found;
5. South 00°31'39" East, a distance of 152.98 feet to a fence post found;
6. South 20°50'21" West, a distance of 194.83 feet to a 1/2" rebar with cap set;
7. South 27°03'25" West, a distance of 574.75 feet to a 1/2" rebar with cap set;
8. South 26°20'13" West, a distance of 822.41 feet to a 1/2" rebar with cap set;
9. South 27°34'02" West, a distance of 410.98 feet to a 1/2" rebar with cap set;
10. South 26°28'38" West, a distance of 843.17 feet to a 1/2" rebar with cap set;
11. South 24°44'04" West, a distance of 327.65 feet to a fence post found;
12. South 54°41'33" East, a distance of 100.33 feet to a 1/2" rebar with cap set;
13. South 47°55'22" East, a distance of 115.67 feet to a 1/2" rebar with cap set;
14. South 49°28'11" East, a distance of 88.17 feet to a fence post found;
15. South 69°16'49" East, a distance of 83.90 feet to a 1/2" rebar with cap set;
16. South 72°00'03" East, a distance of 163.67 feet to a fence post found;

17. South  $39^{\circ}21'46''$  East, a distance of 241.05 feet to a fence post found;
18. South  $44^{\circ}21'18''$  East, a distance of 133.17 feet to a fence post found;
19. South  $32^{\circ}57'50''$  East, a distance of 125.40 feet to a fence post found;
20. South  $28^{\circ}21'56''$  East, a distance of 202.85 feet to a 1/2" rebar with cap set;
21. South  $22^{\circ}14'45''$  East, a distance of 162.74 feet to a fence post found;
22. South  $26^{\circ}34'08''$  East, a distance of 222.22 feet to a fence post found;
23. South  $28^{\circ}54'45''$  East, a distance of 225.33 feet to a fence post found;
24. South  $34^{\circ}58'59''$  East, a distance of 136.52 feet to a fence post found;
25. South  $57^{\circ}47'57''$  East, a distance of 112.30 feet to a 1/2" rebar with cap set;
26. South  $73^{\circ}59'12''$  East, a distance of 102.88 feet to a fence post found;
27. North  $47^{\circ}32'45''$  East, a distance of 251.21 feet to 36" Post Oak tree;
28. North  $42^{\circ}19'51''$  East, a distance of 100.81 feet to a 1/2" rebar with cap set;
29. North  $40^{\circ}28'42''$  East, a distance of 736.31 feet to a fence post found;
30. North  $64^{\circ}43'05''$  East, a distance of 658.40 feet to a fence post found for the northernmost corner of the said Steiner 121 acre tract;
31. South  $36^{\circ}52'17''$  East, a distance of 2164.12 feet to a fence post found for the westernmost corner of the said Steiner 48 acre tract, being the southernmost corner of the said 758.026 acre tract;
32. North  $22^{\circ}35'05''$  East, a distance of 160.78 feet to a 1/2" rebar with cap set;
33. North  $23^{\circ}04'21''$  East, a distance of 1642.53 feet to a 1/2" rebar with cap set;
34. North  $23^{\circ}17'50''$  East, a distance of 411.94 feet to a fence post found;
35. North  $81^{\circ}39'54''$  East, a distance of 400.11 feet to a fence post found;

36. North 47°15'45" East, a distance of 585.34 feet to a 1/2" rebar with cap set in the west line of County Road 157;

THENCE South 21°44'49" West with the west line of County Road 157, a distance of 318.80 feet to a 1/2" rebar with cap set;

THENCE South 74°14'51" East crossing County Road 157, a distance of 30.24 feet to a fence post found for the westernmost corner of a 161.3 acre tract of land described in Volume 1834, Page 210 of the Deed Records of Bastrop County, Texas;

THENCE with the south line of the said 161.3 acre tract the following three (3) courses:

1. South 74°14'51" East, a distance of 585.22 feet to a 1/2" rebar with cap set;
2. North 79°30'09" East, a distance of 1195.33 feet to a 1/2" rebar with cap set;
3. South 24°29'51" East, a distance of 986.30 feet to a fence post found in the northwest line of the said Steiner 650.6 acre tract, being the southernmost corner of the said 161.3 acre tract;

THENCE with the northwest line of the said Steiner 650.6 acre tract, the northwest line of the said Steiner 600 acre tract, and the southeast line of the said 161.3 acre tract the following two (2) courses:

1. North 42°23'39" East, a distance of 1668.67 feet to a 1/2" rebar with cap set;
2. North 39°57'16" East, a distance of 1698.30 feet to a calculated point in the center of Big Sandy Creek for the easternmost corner of the said 161.3 acre tract, being the southernmost corner of a 289 acre tract of land described in Volume 189, Page 843 of the Deed Records of Bastrop County, Texas;

THENCE North 42°29'40" East with the northwest line of the said Steiner 600 acre tract and the southeast line of the said 289 acre tract, a distance of 4623.26 feet to a fence post found for the westernmost corner of the said 94.6 acre tract;

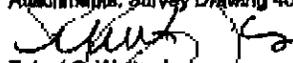
THENCE with the common line of the said Steiner 600 acre tract and the said 94.6 acre tract the following two (2) courses:

1. South 48°06'21" East, a distance of 1682.88 feet to a 1/2" rebar found for the southernmost corner of the said 94.6 acre tract;

2. North 42°31'01" East, a distance of 2088.48 feet to the POINT OF BEGINNING, containing 5,588,770 acres of land, more or less, a portion of which lies within the roadway, and approximately 1,425 acres within fenced cemetery.

Included in this gross acreage is a 200,000 acre tract described in Volume 972, Page 767 of the Deed Records of Bastrop County, Texas, shown as Tract Three on the survey map referenced hereon.

Surveyed on the ground in August, September and October, 2005. Bearing base is grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network.  
Attachments: Survey Drawing 457-001-BD1.

  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4985



12-15-06

# SCHEDULE B

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-448-1724  
Fax: 512-888-0943

8500 McCall Lane  
Austin, Texas 78744

12.286 ACRES  
JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 12.286 ACRES IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 107 ACRE TRACT (SECOND TRACT) CONVEYED TO JOHN H. WIETING, JR. IN A GIFT DEED DATED JANUARY 25, 1990 AND RECORDED IN VOLUME 561, PAGE 808 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 12.286 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap set for the southernmost corner of the said 107 acre tract, being the easternmost corner of a 215.79 acre tract of land described in Volume 1890, Page 542 of the Deed Records of Bastrop County, Texas, from which a calculated point in the northeast right-of-way line of F.M. 969 (80' right-of-way width) as described in Volume 149, Page 59 of the Deed Records of Bastrop County, Texas, being the southernmost corner of the said 215.79 acre tract, bears South 42°21'38" West, a distance of 1645.00 feet, from which a 1/2" rebar found, bears from calculated point, South 42°21'38" West, a distance of 0.14 feet;

THENCE North 48°39'53" West with the southwest line of the said 107 acre tract and the northeast line of the said 215.79 acre tract, a distance of 430.04 feet to a 1/2" rebar with Chaparral cap set, from which a fence post found for an angle point in the southwest line of the said 107 acre tract, being an angle point in the northeast line of the said 215.79 acre tract, bears North 48°39'53" West, a distance of 1988.69 feet;

THENCE over and across the said 107 acre tract, the following three (3) courses and distances:

1. North 17°55'22" East, a distance of 66.38 feet to a 1/2" rebar with Chaparral cap set;
2. With a curve to the right, a delta angle of 58°09'23", an arc length of 913.52 feet, having a radius of 900.00 feet and a chord which bears North 47°00'03" East, a distance of 874.80 feet to a 1/2" rebar with Chaparral cap set;
3. North 78°04'45" East, passing a 1/2" rebar with Chaparral cap set for reference on line at a distance of 250.00 feet, and continuing for a total distance of 861.04 feet to a calculated point at the top of the west cut bank of the Colorado River;

THENCE with the top of the west cut bank of the Colorado River, the following four (4) courses and distances:

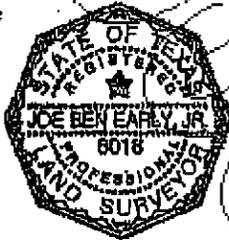
1. South 19°29'48" West, a distance of 142.82 feet to a calculated point;
2. South 14°02'33" West, a distance of 98.13 feet to a calculated point;
3. South 10°35'28" West, a distance of 138.24 feet to a calculated point;
4. South 16°12'36" West, a distance of 45.95 feet to a calculated point in the southeast line of the said 107 acre tract;

THENCE South 44°05'47" West, leaving the top of the west cut bank of the Colorado River and with the southeast line of the said 107 acre tract, passing a 5/8" rebar found next to apparent large post hole and 6" old fence post, referenced as an "Iron rod set" in a 20.001 acre "Tract IV" description in Volume 551, Page 808 of the Deed Records of Bastrop County, Texas, at a distance of 148.78 feet and continuing for a total distance of 883.34 feet to the POINT OF BEGINNING, containing 12.286 acres of land, more or less.

Surveyed on the ground on April 16, 2009. Grid azimuth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority 1983/83 HARN, with a combined scale factor of 0.999958496. Attachments: Survey Drawing 457-001-WIETING12.3AC.

*JE* 4/24/09

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



# SCHEDULE C

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

8.944 ACRES  
JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 6  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 8.944 ACRES IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 6, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 215.79 ACRE TRACT CONVEYED TO DOT FORD PARTNERSHIP, LP IN A WARRANTY DEED DATED JANUARY 13, 2009 AND RECORDED IN VOLUME 1890, PAGE 542 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 8.944 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the northeast right-of-way line of F.M. 969 (80' right-of-way width) as described in Volume 149, Page 39 of the Deed Records of Bastrop County, Texas, being the southernmost corner of the said 215.79 acre tract, being the easternmost corner of a 0.460 acre tract described in Volume 746, Page 215 of the Deed Records of Bastrop County, Texas, being also in the northwest line of a 99.23 acre tract of land described in Volume 134, Page 466 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found, bears South 42°21'38" West, a distance of 0.14 feet and from which a 1/2" rebar found at the intersection of the northeast right-of-way line of F.M. 969 and the northeast right-of-way line of Bastrop & Elgin Road (Doc Bryson Lane) (no apparent right-of-way width) referenced in Volume 106, Page 469 of the Deed Records of Bastrop County, Texas, being also in the southwest line of the said 0.460 acre tract, bears with a curve to the left, a delta angle of 02°55'05", an arc length of 147.94 feet, having a radius of 2804.79 feet and a chord which bears North 52°07'40" West, a distance of 147.93 feet;

THENCE North 47°15'30" West with the southwest line of the said 215.79 acre tract and the northeast line of the said 0.460 acre tract, a distance of 200.00 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar found in the southwest line of the said 215.79 acre tract, being the westernmost corner of the said 0.460 acre tract, bears North 47°15'30" West, a distance of 2516.72 feet;

THENCE over and across the said 215.79 acre tract, the following three (3) courses and distances:

1. North 42°21'38" East, a distance of 960.00 feet to a 1/2" rebar with Chaparral cap set;
2. With a curve to the left, a delta angle of 24°26'16", an arc length of 383.87 feet, having a radius of 900.00 feet and a chord which bears North 30°08'30" East, a

distance of 380.98 feet to a 1/2" rebar with Chaparral cap set;

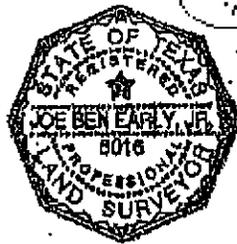
3. North  $17^{\circ}55'22''$  East, a distance of 360.98 feet to a 1/2" rebar with Chaparral cap set in the northeast line of the said 215.79 acre tract, being in the southwest line of a 107 acre tract of land described in Volume 561, Page 808 of the Deed Records of Bastrop County, Texas, from which a fence post found for an angle point in the northeast line of the said 215.79 acre tract, being an angle point in the southwest line of the said 107 acre tract, bears North  $46^{\circ}39'53''$  West, a distance of 1988.69 feet.

THENCE South  $46^{\circ}39'53''$  East with the northeast line of the said 215.79 acre tract and the southwest line of the said 107 acre tract, a distance of 430.04 feet to a 1/2" rebar with Chaparral cap set for the easternmost corner of the said 215.79 acre tract, being the southernmost corner of the said 107 acre tract, from which a 5/8" rebar found next to apparent large post hole and 5" old fence post, referenced as an "Iron rod set" in a 20.001 acre "Tract IV" description in Volume 561, Page 808 of the Deed Records of Bastrop County, Texas, being in the southeast line of the said 107 acre tract, bears North  $44^{\circ}05'47''$  East, a distance of 736.56 feet.

THENCE South  $42^{\circ}21'38''$  West with the southeast line of the said 215.79 acre tract, a distance of 1645.00 feet to the POINT OF BEGINNING, containing 8.944 acres of land, more or less.

Surveyed on the ground on April 16, 2009. Grid azimuth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority 1983/93 HARN, with a combined scale factor of 0.999958498. Attachments: Survey Drawing 457-001-DOTFORD8.9AC.

*JE* 4/24/09  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 8016



# SCHEDULE D-1

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-989-0943

3500 McCall Lane  
Austin, Texas 78744

0.166 ACRES  
JOSE MANUEL BANGS SURVEY, ABS. 5  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 0.166 ACRES (APPROXIMATELY 6,785 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABS. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 0.460 ACRE TRACT DESCRIBED IN VOLUME 748, PAGE 215 AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2008 AND RECORDED IN VOLUME 1610, PAGE 1, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.166 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap set in the northeast right-of-way line of Doc Bryson Lane (no apparent defined right-of-way width) called Bastrop & Elgin Road in Volume 108, Page 469 of the Deed Records of Bastrop County, Texas and called Old Elgin-Jolley Road in Volume 748, Page 215 of the Deed Records of Bastrop County, Texas, being in the southwest line of the said 0.460 acre tract, being also the westernmost corner of a 0.034 acre tract described in Document No. 200908334 of the Official Public Records of Bastrop County, Texas;

THENCE with the northeast right-of-way line of Doc Bryson Lane and the southwest line of the said 0.460 acre tract, the following two (2) courses and distances:

1. North 47°24'37" West, a distance of 254.57 feet to a 1/2" rebar found;
2. North 48°55'11" West, a distance of 252.52 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar found in the northeast right-of-way line of said Doc Bryson Lane, being the westernmost corner of the said 0.460 acre tract, being also in the southwest line of a 215.79-acre tract of land described in Volume 1890, Page 642 of the Deed Records of Bastrop County, Texas, bears North 48°55'11" West, a distance of 2009.78 feet;

THENCE over and across the said 0.460 acre tract, the following two (2) courses and distances:

1. With a curve to the left, having a radius of 130.00 feet, a delta angle of 20°41'04", an arc length of 48.93 feet, and a chord which bears North 36°30'59" West, a distance of 46.88 feet to a 1/2" rebar with Chaparral cap set;

2. North 43°08'35" East, a distance of 3.18 feet to a 1/2" rebar with Chaparral cap set in the northeast line of the said 0.460 acre tract, being in the southwest line of the said 215.79 acre tract, from which a 1/2" rebar found in the northeast right-of-way line of said Doc Bryson Lane, being the westernmost corner of the said 0.460 acre tract, being also in the southwest line of the said 215.79 acre tract, bears North 47°15'30" West, a distance of 1963.89 feet;

THENCE South 47°15'30" East with the northeast line of the said 0.460 acre tract and the southwest line of the said 215.79 acre tract, a distance of 552.83 feet to a 1/2" rebar with Chaparral cap set for the northernmost corner of the said 0.034 acre tract, being the westernmost corner of an 8.944 acre tract of land described in Document No. 200907876 of the Official Public Records of Bastrop County, Texas;

THENCE South 42°21'36" West over and across the said 0.460 acre tract and with the northwest line of the said 0.034 acre tract, a distance of 12.70 feet to the POINT OF BEGINNING, containing 0.156 acres of land, more or less.

Surveyor's Note: Area of uncertain title

*The said 0.460 acre tract does not appear to be in the grantee's chain of title. (See surveyor's note in Volume 746, Page 215), Surveyor's note in Volume 746, Page 215 also refers to the 0.460 acre tract as an "unused portion of the old Elgin-Utley Road". No other description or record of the 0.460 acre tract was found during the research for this survey.*

Surveyed on the ground on April 16, 2009, Bearing basis is grid azimuth for Texas central zone. Coordinates contained in this description are based on the Lower Colorado River Authority 1983/83 HARN, with a combined scale factor of 0.999958498. All distances contained in this description are surface distances. Attachments: Survey Drawing 457-001-OSBORN-0.156AC.

*JE* 5/4/10  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



## SCHEDULE D-2

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-889-0943

3500 McCall Lane  
Austin, Texas 78744

0.112 ACRES  
JOSE MANUEL BANGS SURVEY, ABS. 5  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 0.112 ACRES (APPROXIMATELY 4,878 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABS. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 47.334 ACRE TRACT DESCRIBED IN VOLUME 748, PAGE 215 AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2008 AND RECORDED IN VOLUME 1610, PAGE 1, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.112 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with Chaparral cap set in the north right-of-way line of F.M. 969 (80' right-of-way width) as described in Volume 149, Page 39 of the Deed Records of Bastrop County, Texas, being in the south line of the said 47.334 acre tract, from which a 1/2" rebar found at the intersection of the north right-of-way line of F.M. 969 and the southwest right-of-way line of Doc Bryson Lane (no apparent defined right-of-way width) called Bastrop & Elgin Road in Volume 106, Page 469 of the Deed Records of Bastrop County, Texas and called Old Elgin-Utley Road in Volume 746, Page 215 of the Deed Records of Bastrop County, Texas, being also the easternmost corner of the said 47.334 acre tract, bears with a curve to the right, having a radius of 2904.79 feet, a delta angle of 4°22'36", an arc length of 221.89 feet, and a chord which bears South 61°01'22" East, a distance of 221.83 feet;

**THENCE** with the north right-of-way line of F.M. 969 and the south line of the said 47.334 acre tract, with a curve to the left, having a radius of 2904.79 feet, a delta angle of 1°11'03", an arc length of 60.03 feet, and a chord which bears North 63°46'11" West, a distance of 60.03 feet to a 1/2" rebar with Chaparral cap set, from which a TxDOT type 1 monument found in the south right-of-way line of F.M. 969 at highway station 1395+95.45, 40' right, bears with a curve to the left, having a radius of 2904.79 feet, a delta angle of 4°28'37", an arc length of 225.97 feet, and a chord which bears North 66°38'01" West, a distance of 226.91 feet, then South 21°07'40" West, a distance of 80.00 feet;

**THENCE** over and across the said 47.334 acre tract, the following three (3) courses and distances:

1. North 24°19'20" East, a distance of 13.45 feet to a 1/2" rebar with Chaparral cap set;

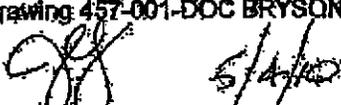
2. With a curve to the left, having a radius of 70.00 feet, a delta angle of  $71^{\circ}10'45''$ , an arc length of 86.96 feet, and a chord which bears North  $11^{\circ}15'02''$  West, a distance of 81.48 feet to a  $1/2''$  rebar with Chaparral cap set;
3. North  $43^{\circ}08'35''$  East, a distance of 11.90 feet to a  $1/2''$  rebar with Chaparral cap set in the southwest right-of-way of Doc Bryson Lane, being the northeast line of the said 47.334 acre tract, from which a fence post found for an angle point in the southwest right-of-way of Doc Bryson Lane, being in the northeast line of the said 47.334 acre tract, bears North  $45^{\circ}54'50''$  West, a distance of 2025.33 feet;

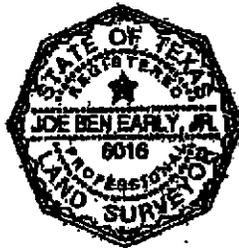
THENCE South  $46^{\circ}54'50''$  East with the southwest right-of-way of Doc Bryson Lane and the northeast line of the said 47.334 acre tract, a distance of 101.36 feet to a  $1/2''$  rebar with Chaparral cap set, from which a  $1/2''$  rebar found at the intersection of the north right-of-way line of F.M. 869 and the southwest right-of-way line of Doc Bryson Lane, being also the easternmost corner of the said 47.334 acre tract, bears South  $46^{\circ}54'50''$  East, a distance of 241.75 feet;

THENCE over and across the said 47.334 acre tract, the following two (2) courses and distances:

1. With a curve to the right, having a radius of 130.00 feet, a delta angle of  $19^{\circ}56'44''$ , an arc length of 45.28 feet, and a chord which bears South  $14^{\circ}20'58''$  West, a distance of 45.03 feet to a  $1/2''$  rebar with Chaparral cap set;
2. South  $24^{\circ}19'20''$  West, a distance of 15.41 feet to the POINT OF BEGINNING, containing 0.112 acres of land, more or less.

Surveyed on the ground on April 16, 2009. Bearing basis is grid azimuth for Texas central zone. Coordinates contained in this description are based on the Lower Colorado River Authority 1983/93 HARN, with a combined scale factor of 0.999958496. All distances contained in this description are surface distances. Attachments: Survey Drawing 457-001-DOC BRYSON NEW DRIVE.

  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



# SCHEDULE D-3

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0843

3500 McCall Lane  
Austin, Texas 78744

**0.146 ACRES**  
**JOSE MANUEL BANGS SURVEY, ABS. 5**  
**BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 0.140 ACRES (APPROXIMATELY 6,164 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABS. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 47.334 ACRE TRACT DESCRIBED IN VOLUME 746, PAGE 213 AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2006 AND RECORDED IN VOLUME 1610, PAGE 1, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.140 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found at the intersection of the north right-of-way line of F.M. 969 (80' right-of-way width) as described in Volume 149, Page 39 of the Deed Records of Bastrop County, Texas and the southwest right-of-way line of Doc Bryson Lane (no apparent defined right-of-way width) called Bastrop & Elgin Road in Volume 108, Page 469 of the Deed Records of Bastrop County, Texas and called Old Elgin-Utley Road in Volume 746, Page 215 of the Deed Records of Bastrop County, Texas, being also the easternmost corner of the said 47.334 acre tract,

**THENCE** with the north right-of-way line of F.M. 969 and the south line of the said 47.334 acre tract, with a curve to the left, having a radius of 2904.79 feet, a delta angle of  $4^{\circ}22'36''$ , an arc length of 221.89 feet, and a chord which bears North  $61^{\circ}01'22''$  West, a distance of 221.83 feet to a 1/2" rebar with Chaparral cap set, from which a TxDOT type I monument found in the south right-of-way line of F.M. 969 at highway station 1305+95.45, 40' right, bears with a curve to the left, having a radius of 2904.79 feet, a delta angle of  $5^{\circ}39'49''$ , an arc length of 287.00 feet, and a chord which bears North  $66^{\circ}02'30''$  West, a distance of 286.89 feet, then South  $21^{\circ}07'40''$  West, a distance of 80.00 feet;

**THENCE** over and across the said 47.334 acre tract, the following two (2) courses and distances:

1. North  $24^{\circ}19'20''$  East, a distance of 15.41 feet to a 1/2" rebar with Chaparral cap set;
2. With a curve to the left, having a radius of 130.00 feet, a delta angle of  $18^{\circ}56'44''$ , an arc length of 45.28 feet, and a chord which bears North  $14^{\circ}20'58''$  East, a distance of 45.03 feet to a 1/2" rebar with Chaparral cap set in the southwest right-of-way of Doc Bryson Lane, being the northeast line of the said 47.334 acre

Page 2

tract, from which a fence post found for an angle point in the southwest right-of-way of Doc Bryson Lane, being in the northeast line of the said 47.334 acre tract, bears North  $45^{\circ}54'50''$  West, a distance of 2126.69 feet;

THENCE South  $48^{\circ}54'50''$  East, with the southwest right-of-way of Doc Bryson Lane and the northeast line of the said 47.334 acre tract, a distance of 241.75 feet to the POINT OF BEGINNING, containing 0.140 acres of land, more or less.

Surveyed on the ground on April 18, 2009. Bearing basis is grid azimuth for Texas central zone. Coordinates contained in this description are based on the Lower Colorado River Authority 1983-93 NAD83, with a combined scale factor of 0.999958496. All distances contained in this description are surface distances. Attachments: Survey Drawing 457-001-OSBORN EASTERN TRIANGLE.

 5/4/10  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6018



# SCHEDULE E

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

0.034 ACRES  
JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 0.034 ACRES (APPROXIMATELY 1,496 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 0.460 ACRE TRACT (TRACT 3) REFERRED TO AS THE UNUSED PORTION OF THE OLD ELGIN-UTLEY ROAD AND DESCRIBED IN VOLUME 746, PAGE 215 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2006 AND RECORDED IN VOLUME 1810, PAGE 1 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.034 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the northeast right-of-way line of F.M. 969 (80' right-of-way width), being the easternmost corner of the said 0.460 acre tract, being the southernmost corner of a 215.78 acre tract of land described in Volume 1890, Page 542 of the Deed Records of Bastrop County, Texas, being also in the northwest line of a 99.23 acre tract of land described in Volume 134, Page 466 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found, bears South 42°21'38" West, a distance of 0.14 feet;

**THENCE** with the northeast right-of-way line of F.M. 969 and the southwest line of the said 0.460 acre tract, with a curve to the left, a delta angle of 02°56'05", an arc length of 147.94 feet, having a radius of 2904.79 feet and a chord which bears North 52°07'40" West, a distance of 147.93 feet to a 1/2" rebar found at the intersection of the northeast right-of-way line of F.M. 969 and the northeast right-of-way of way line of Bastrop & Elgin Road (Doc Bryson Lane) (no apparent right-of-way width) referenced in Volume 106, Page 469 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found at the intersection of the northeast right-of-way line of F.M. 969 and the southwest right-of-way of way line of Bastrop & Elgin Road (Doc Bryson Lane), being the easternmost corner of a 47.334 acre tract of land described in Volume 746, Page 215 of the Deed Records of Bastrop County, Texas, bears with a curve to the left, a delta angle of 05°14'51", an arc length of 268.04 feet, having a radius of 2904.79 feet and a chord which bears North 56°12'38" West, a distance of 265.95 feet;

**THENCE** North 47°24'37" West with the northeast right-of-way of way line of Bastrop & Elgin Road (Doc Bryson Lane) and the southwest line of the said 0.460 acre tract, a distance of 52.53 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar found in the northeast right-of-way of way line of Bastrop & Elgin Road (Doc Bryson

Lane), being in the southwest line of the said 0.460 acre tract, bears North 47°24'37" West, a distance of 254.57 feet;

THENCE North 42°21'38" East over and across the said 0.460 acre tract, a distance of 12.70 feet to a 1/2" rebar with Chaparral cap set in the northeast line of the said 0.460 acre tract, being in the southwest line of the said 215.79 acre tract, from which a 1/2" rebar found for the westernmost corner of the said 0.460 acre tract, being in the southwest line of the said 215.79 acre tract, bears North 47°16'30" West, a distance of 2516.72 feet;

THENCE South 47°15'30" East with the northeast line of the said 0.460 acre tract and the southwest line of the said 215.79 acre tract, a distance of 200.00 feet to the POINT OF BEGINNING, containing 0.034 acres of land, more or less.

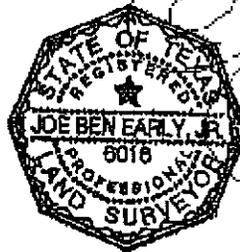
Surveyor's Note: Area of uncertain title

*The said 0.460 acre tract does not appear to be in the grantee's chain of title. (See surveyor's note in Volume 746, Page 215). Surveyor's note in Volume 746, Page 215 also refers to the 0.460 acre tract as an "unused portion of the old Elgin-Utley Road". No other description or record of the 0.460 acre tract was found during the research for this survey.*

Surveyed on the ground on April 16, 2009. Grid azimuth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority 1983/93 HARN, with a combined scale factor of 0.999958496. Attachments: Survey Drawing 457-001-OSBORN-0.034AC.

*JBE 4/23/09*

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



# SCHEDULE F

**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-388-0943

3500 McCall Lane  
Austin, Texas 78744

8.953 ACRES  
S.F. AUSTIN SURVEY, ABSTRACT 3  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 8.953 ACRES (APPROXIMATELY 389,978 SQ. FT.) IN THE S.F. AUSTIN SURVEY, ABS. 3, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 154.20 ACRE TRACT CONVEYED TO RALPH MOCK AND WIFE, MARGARET A. MOCK IN A DEED DATED MAY 24, 1968 AND RECORDED IN VOLUME 191, PAGE 185 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 8.953 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the northwest line of the said 154.20 acre tract, being the easternmost corner of a 1.98 acre tract and the southernmost corner of a 1.00 acre tract, both described in Volume 1816, Page 40 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found in the southeast right-of-way line of County Road 36 - Pheah Road (no defined right-of-way width found), being the northernmost corner of the said 1.98 acre tract, being also the westernmost corner of the said 1.00 acre tract, bears North 62°53'01" West, a distance of 204.43 feet;

**THENCE** North 42°30'04" East with the northwest line of the said 154.20 acre tract and the southeast line of the said 1.00 acre tract, a distance of 138.09 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar found in the northwest line of the said 154.20 acre tract, being the easternmost corner of the said 1.00 acre tract, being also the southernmost corner of a 1.000-acre tract described in Volume 578, Page 406 of the Deed Records of Bastrop County, Texas, bears North 42°30'04" East, a distance of 54.26 feet;

**THENCE** crossing the said 154.20 acre tract, the following five (5) courses and distances:

1. South 61°11'07" East, a distance of 181.24 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 300.00 feet, a delta angle of 21°56'43", an arc length of 114.86 feet, and a chord which bears South 50°13'01" East, a distance of 114.16 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 450.00 feet, a delta angle of 43°06'01", an arc length of 377.78 feet, and a chord which bears South 63°17'56" East, a distance of 366.78 feet to a 1/2" rebar with "Chaparral" cap set;

4. With a curve to the left, having a radius of 1140.00 feet, a delta angle of  $28^{\circ}59'58''$ , an arc length of 578.95 feet, and a chord which bears North  $78^{\circ}09'09''$  East, a distance of 670.82 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" iron pipe found at the southwest intersection of County Road 45 - B.J. Mayes Road and County Road 36 - Phejan Road, being also the northeast corner of the said 154.20 acre tract, bears North  $19^{\circ}19'49''$  East, a distance of 2340.63 feet;
5. North  $63^{\circ}39'14''$  East, a distance of 924.84 feet to a 1/2" rebar with "Chaparral" cap set in the apparent west right-of-way line of County Road 45 - B.J. Mayes Road as fenced (no defined right-of-way width found), being the east line of the said 154.20 acre tract, from which a 4" wood fence post found in the apparent west right-of-way line of County Road 45 - B.J. Mayes Road as fenced, being in the east line of the said 154.20 acre tract, bears North  $00^{\circ}08'51''$  East, a distance of 29.45 feet;

THENCE South  $00^{\circ}08'51''$  West with the apparent west right-of-way line of County Road 45 - B.J. Mayes Road as fenced and the east line of the said 154.20 acre tract, a distance of 134.08 feet to a 1/2" rebar with "Chaparral" cap set, from which a 4" wood fence post found in the apparent west right-of-way line of County Road 45 - B.J. Mayes Road as fenced, being in the east line of the said 154.20 acre tract, bears South  $00^{\circ}08'51''$  West, a distance of 52.93 feet;

THENCE crossing the said 154.20 acre tract, the following three (3) courses and distances:

1. South  $63^{\circ}39'14''$  West, a distance of 865.03 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 1260.00 feet, a delta angle of  $29^{\circ}07'08''$ , an arc length of 640.34 feet, and a chord which bears South  $78^{\circ}12'47''$  West, a distance of 633.48 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the right, having a radius of 1000.00 feet, a delta angle of  $48^{\circ}57'20''$ , an arc length of 854.43 feet, and a chord which bears North  $79^{\circ}59'35''$  West, a distance of 828.68 feet to a 1/2" rebar with "Chaparral" cap set in the northwest line of the said 154.20 acre tract, being in the southeast line of the said 1.98 acre tract, from which a 1/2" rebar found in the northwest line of the said 154.20 acre tract, being in the southeast line of the said 1.98 acre tract, being also the northernmost corner of a 10.00 acre tract described in Volume 1534,

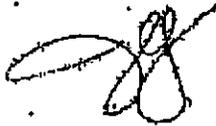
Page 658 of the Deed Records of Bastrop County, Texas, bears South 42°36'28" West, a distance of 78.52 feet;

THENCE North 42°36'28" East with the northwest line of the said 154.20 acre tract and the southeast line of the said 1.98 acre tract, a distance of 257.48 feet to the POINT OF BEGINNING, containing 8.953 acres of land, more or less.

Surveyed on the ground on May 8, 2012.

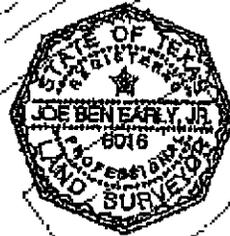
Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

Attachments: Survey Drawing 628-001-MOCK.



5/8/12

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



# SCHEDULE G

U  
Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-388-0943

3500 McCall Lane  
Austin, Texas 78744

6.117 ACRES  
S.F. AUSTIN SURVEY, ABSTRACT 3  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 6.117 ACRES (APPROXIMATELY 266,451 SQ. FT.) IN THE S.F. AUSTIN SURVEY, ABS. 3, BASTROP COUNTY, TEXAS, BEING ALL OF A 4 ACRE TRACT CONVEYED TO THOMAS WHITE IN A DEED DATED OCTOBER 30, 1917 AND RECORDED IN VOLUME 71, PAGE 69 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 6.117 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of State Highway 95 (100' right-of-way width) as described in Volume 95, Page 416 of the Deed Records of Bastrop County, Texas, being an angle point in the east line of the said 4 acre White tract, being also the northernmost corner of a 0.81 acre tract described in Volume 288, Page 441 of the Deed Records of Bastrop County, Texas, from which a TxDOT type 1 monument found in the west right-of-way line of State Highway 95 at TxDOT highway station 777+98.3, 50' right, bears with a curve to the left, having a radius of 5779.58 feet, a delta-angle of 11°35'44", an arc length of 1169.69 feet, and a chord which bears South 02°35'10" East, a distance of 1167.69 feet;

THENCE South 38°40'27" West with the southeast line of the said 4 acre White tract and the northwest line of the said 0.81 acre tract as fenced, passing a 1/2" rebar found at a distance of 3.12 feet, passing a 1/2" rebar with "Chaparral" cap set for reference at a distance of 354.99 feet and continuing for a total distance of 364.99 feet to a calculated point underneath a large fallen tree trunk for the southernmost corner of the said 4 acre White tract, being the southwest corner of the said 0.81 acre tract, being also in the north line of a 4 acre tract conveyed to Perry Taylor in Volume 118, Page 96 of the Deed Records of Bastrop County, Texas;

THENCE North 77°07'30" West with the south line of the said 4 acre White tract and the north line of the said 4 acre Taylor tract as fenced, passing a 1/2" rebar with "Chaparral" cap set for reference at a distance of 10.00 feet and continuing for a total distance of 368.37 feet to a 1/2" rebar with "Chaparral" cap set in the apparent east right-of-way line of County Road 45 - B.J. Mayes Road as fenced (no defined right-of-way width found), being the southwest corner of the said 4 acre White tract, being also the apparent northwest corner of the said 4 acre Taylor tract;

THENCE North 01°12'36" East with the apparent east right-of-way line of County Road 45 - B.J. Mayes Road and the west line of the said 4 acre White tract as fenced, a distance of 131.38 feet to a 1/2" rebar with "Chaparral" cap set for the southernmost

corner of the Zion Chapel Missionary Baptist Church tract described in Volume 56, Page 282 of the Deed Records of Bastrop County, Texas;

THENCE North  $42^{\circ}22'56''$  East with the northwest line of the said 4 acre White tract and the southeast line of the said Zion Chapel Missionary Baptist Church tract, a distance of 381.24 feet to a  $1/2''$  rebar found for the easternmost corner of the said Zion Chapel Missionary Baptist Church tract, being an angle point in the southeast line of a 3.92 acre tract described in Volume 862, Page 101 of the Deed Records of Bastrop County, Texas, from which a  $1/2''$  rebar found in the north line of the said Zion Chapel Missionary Baptist Church tract, being a southwest corner of the said 3.92 acre tract, bears North  $89^{\circ}21'22''$  West, a distance of 57.02 feet;

THENCE North  $42^{\circ}22'56''$  East with the northwest line of the said 4 acre White tract and the southeast line of the said 3.92 acre tract, a distance of 488.97 feet to a  $1/2''$  rebar with "Chaparral" cap set for the northernmost corner of the said 4 acre White tract, being the westernmost corner of a 169  $4/10$  acre tract described in Volume 64, Page 460 of the Deed Records of Bastrop County, Texas, same being the westernmost corner of a 38 yard by 27 yard by 20 yard triangle tract described in Volume 104, Page 273 of the Deed Records of Bastrop County, Texas, from which a  $1/2''$  rebar found in the southeast line of the said 3.92 acre tract, being in the northwest line of the said 169  $4/10$  acre tract, same being the northwest line of the said 38 yard by 27 yard by 20 yard triangle tract, bears North  $42^{\circ}22'56''$  East, a distance of 48.40 feet;

THENCE South  $26^{\circ}56'32''$  East with the northeast line of the said 4 acre White tract and the southwest line of the said 169  $4/10$  acre tract, same being the southwest line of the said 38 yard by 27 yard by 20 yard triangle tract, a distance of 58.83 feet to a  $1/2''$  rebar with "Chaparral" cap set in the west right-of-way line of State Highway 95, being the southernmost corner of the said 38 yard by 27 yard by 20 yard triangle tract, from which a TxDOT type I monument found in the west right-of-way line of State Highway 95, bears North  $04^{\circ}39'58''$  East, a distance of 544.12 feet;

THENCE with the west right-of-way line of State Highway 95 and crossing the said 4 acre White tract, the following two (2) courses and distances:

1. South  $04^{\circ}39'58''$  West, a distance of 367.24 feet to a  $1/2''$  rebar with "Chaparral" cap set at TxDOT highway station 764+91.3, 50' right;
2. With a curve to the left, having a radius of 5779.58 feet, a delta angle of  $01^{\circ}27'16''$ , an arc length of 146.71 feet, and a chord which bears South  $03^{\circ}58'20''$  West, a distance of 146.70 feet to the POINT OF BEGINNING, containing 6.117 acres of land, more or less.

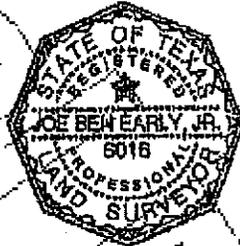
Surveyed on the ground on April 13, 2012.

Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Survey Drawing 828-001-BASE.

*JB Early*  
*4/16/12*

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



## SCHEDULE H

**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

2.984 ACRES  
S.E. AUSTIN SURVEY, ABSTRACT 3  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 2.984 ACRES (APPROXIMATELY 130,003 SQ. FT.) IN THE S.F. AUSTIN SURVEY, ABS. 3, BASTROP COUNTY, TEXAS, CONSISTING OF:

TRACT 1: BEING ALL OF A 1.00 ACRE TRACT CONVEYED TO CHARLES C. COX IN A GENERAL WARRANTY DEED DATED FEBRUARY 29, 2008 AND RECORDED IN VOLUME 1816, PAGE 40 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

TRACT 2: BEING ALL OF A 1.98 ACRE TRACT CONVEYED TO CHARLES C. COX IN A GENERAL WARRANTY DEED DATED FEBRUARY 29, 2008 AND RECORDED IN VOLUME 1816, PAGE 40 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

SAID 2.984 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the southeast right-of-way line of County Road 36 - Phefan Road (no defined right-of-way width found), being the northernmost corner of the said 1.00 acre tract, being also the westernmost corner of a 1.000 acre tract described in Volume 578, Page 406 of the Deed Records of Bastrop County, Texas;

THENCE South 52°51'50" East with the northeast line of the said 1.00 acre tract and the southwest line of the said 1.000 acre tract, a distance of 250.61 feet to a 1/2" rebar found for the easternmost corner of the said 1.00 acre tract, being the southernmost corner of the said 1.000 acre tract, being also in the northwest line of a 154.20 acre tract described in Volume 191, Page 166 of the Deed Records of Bastrop County, Texas;

THENCE South 42°30'04" West with the southeast line of the said 1.00 acre tract and the northwest line of the said 154.20 acre tract, a distance of 192.35 feet to a 1/2" rebar found for the southernmost corner of the said 1.00 acre tract, being the easternmost corner of the said 1.98 acre tract;

THENCE South 42°36'28" West with the southeast line of the said 1.98 acre tract and the northwest line of the said 154.20 acre tract, a distance of 336.00 feet to a 1/2" rebar found for the northernmost corner of a 10.00 acre tract described in Volume 1534, Page B5B of the Deed Records of Bastrop County, Texas;

THENCE with the southeast line of the said 1.98 acre tract and the northwest line of the said 10.00 acre tract, the following three (3) courses and distances:

1. South  $43^{\circ}00'28''$  West, a distance of 145.46 feet to a 1/2" rebar found;
2. South  $42^{\circ}03'33''$  West, a distance of 150.19 feet to a 1/2" rebar found;
3. South  $44^{\circ}08'50''$  West, a distance of 203.73 feet to a 1/2" iron pipe found in the southeast right-of-way line of County Road 36 - Phelan Road, being the southernmost corner of the said 1.98 acre tract, from which a 1/2" rebar found in the southeast right-of-way line of County Road 36 - Phelan Road, being the westernmost corner of the said 10.00 acre tract, bears South  $28^{\circ}29'00''$  West, a distance of 49.98 feet;

THENCE North  $28^{\circ}55'39''$  East with the southeast right-of-way line of County Road 36 - Phelan Road and the northwest line of the said 1.98 acre tract, a distance of 839.58 feet to a 1/2" rebar found for the northernmost corner of the said 1.98 acre tract, being the westernmost corner of the said 1.00 acre tract;

THENCE North  $28^{\circ}45'47''$  East with the southeast right-of-way line of County Road 36 - Phelan Road and the northwest line of the said 1.00 acre tract, a distance of 183.64 feet to the POINT OF BEGINNING, containing 2.984 acres of land, more or less.

Surveyed on the ground on April 25, 2012.

Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Survey Drawing 828-001-COX.

 4/26/12

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



# SCHEDULE I-1

Being a 0.210 Acre tract or parcel of land out of and being a part of the Jose Manuel Benge Survey, A-6, in Bastrop County, Texas, and being a part of that certain 0.611 Acre tract described in a deed from Edward Charles Haywood to Shirley Jean Haywood, dated April 24, 1988, recorded in Volume 908, Page 448, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by Meas and Bounds as follows:

Beginning at the Southwest corner of the said 0.611 Acre tract, a concrete right-of-way marker found at the intersection of the North or Northeast line of State Highway No. 71, with the East out-back line of Farm to Market Road No. 1200 for the Southwest corner of this tract;

THENCE with the East out-back line of Farm to Market Road No. 1200 and West line of the 0.611 Acre tract, North 11 degrees 40 minutes 49 seconds West, 61.56 feet to a 5/8 inch iron rod found for the Northwest corner of this tract;

THENCE on being said 0.611 Acre tract, South 68 degrees 30 minutes 17 seconds East, 172.00 feet to a 5/8 inch iron rod found in the Southeast line of same, the Northwest line of that certain 2 Acre tract described in a deed from Charles Hodges, et ux, to Henrietta Houston, recorded in Volume 167, Page 182, Bastrop County Deed Records for the East or Northeast corner of this tract;

THENCE with the East or Southeast line of the 0.611 Acre tract and Northwest line of the Houston 2 Acre tract, South 40 degrees 58 minutes 48 seconds West, 82.57 feet to a 5/8 inch iron rod found in the North line of State Highway No. 71, the South or Southeast corner of the 0.611 Acre tract, the West or Southwest corner of the Houston 2 Acre tract for the South or Southeast corner of this tract;

THENCE with the North line of State Highway No. 71 and South line of the 0.611 Acre tract, North 68 degrees 34 minutes 42 seconds West, 118.71 feet to the point of beginning, containing 0.210 Acres of land.

## SCHEDULE I-2

Being a 0.402 Acre tract or parcel of land, more or less, out of and being a part of the Jose Manuel Bange Survey, A-5, in Bastrop County, Texas, and being a part of that certain 0.811 Acre tract described in a deed from Edward Charles Haywood to Shirley Jean Haywood, dated April 24, 1988, recorded in Volume 808, Page 445, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by Metes and Bounds as follows:

Commencing for reference at the Southwest corner of the said 0.811 Acre tract, a concrete right-of-way marker found at the intersection of the North or Northeast line of State Highway No. 71, with the East cut-back line of Farm to Market Road No. 1208,

THENCE with the East cut-back line of Farm to Market Road No. 1208 and West line of the 0.811 Acre tract, North 11 degrees 57 minutes 32 seconds West, 61.31 feet to a 6/8 inch iron rod set for the point of beginning, the Southwest corner of this tract;

THENCE continuing with the East cut-back line of Farm to Market Road No. 1208 and West line of the 0.811 Acre tract, North 11 degrees 57 minutes 32 seconds West, 60.43 feet to the Northwest corner of the 0.811 Acre tract, a 1/2 inch iron rod found at the Southwest remainder portion of that certain 1.0 Acre tract described in a deed from Charles and Clara Hodge to Lawrence J. Thome, et ux, recorded in Volume 163, Page 431, Bastrop County Deed Records, for the Northwest corner of this tract;

THENCE with the North line of the 0.811 Acre tract, South 84 degrees 32 minutes 26 seconds East, 259.17 feet to a 1/2 inch iron rod found in the Northwest line of that certain 2 Acre tract described in a deed from Charles Hodge, et ux, to Henselle Houston, recorded in Volume 187, Page 192, Bastrop County Deed Records, the Northeast corner of the 0.811 Acre tract for the East or Northeast corner of this tract;

THENCE with the Northwest line of the Houston 2 Acre tract and East or Southeast line of the 0.811 Acre tract, South 40 degrees 48 minutes 19 seconds West, 125.37 feet to a 5/8 inch iron rod set for the Southeast corner of this tract;

THENCE crossing said 0.811 Acre tract, North 89 degrees 30 minutes 17 seconds West, 171.82 feet to the point of beginning, containing 0.402 Acres of land.

## SCHEDULE J

BEING a 0.740 Acre tract or parcel of land, more or less, out of and being a part of the Jose Manuel Bange Survey, Abstract No. 6, in Bastrop County, Texas, and being a part of that certain 1.0 Acre Tract described in a deed from Charles and Clara Hodge to Lawrence J. Thome, et ux., recorded in Volume 183, Page 431, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by notes and bounds as follows:

BEGINNING at the east corner of the 1.0 Acre tract, a 5/8-inch iron rod set near a chain link fence corner in the Northwest line of that certain 2 Acre Tract described in a deed from Charles Hodge, et ux., to Hensetta Houston in a deed recorded in Volume 187, Page 102, Bastrop County Deed Records, an angle corner of that certain 5.083 Acre Tract described as Tract One in a deed from Norman D. Hansen, et ux., to Johnny L. Chapman, recorded in Volume 659, Page 351, Bastrop County Official Records, for the East corner of this tract;

THENCE with the Southeast line of the 1.0 Acre Tract and Northwest line of the Houston 2 Acre Tract, South 40 degrees 07 minutes 42 seconds West, 28.88 feet to a 1/2-inch iron rod found at the Northeast corner of that certain 0.402 Acre Tract described in a deed from Shirley Jean Haywood to Shirley Jean Haywood and husband, Edward C. Haywood, recorded in Volume 1608, Page 106, Bastrop County Official Records, for the Southeast corner of this tract;

THENCE crossing said 1.0 Acre Tract with the North line of the Haywood 0.402 Acre Tract, North 84 degrees 32 minutes 25 seconds West, 250.77 feet to the Northwest corner of same, a 1/2-inch iron rod found in the East line of Farm to Market Road No. 1209 and West line of the 1.0 Acre Tract for the Southwest corner of this tract;

THENCE with the West line of the 1.0 Acre Tract and East line of Farm to Market Road No. 1209, North 11 degrees 58 minutes 33 seconds West, 168.62 feet to a concrete right of way marker found North 20 degrees 54 minutes 07 seconds East, 32.50 feet to a 5/8-inch iron rod found near a fence corner, the Southwest corner of that certain 1.193 Acre tract described as Tract Two in the before mentioned deed to Chapman, the North or Northwest corner of the 1.0 Acre Tract for the North or Northwest corner of this tract;

THENCE with the South or Southwest line of the Sampson 1.193 Acre and 5.083 Acre Tracts, the North or Northeast corner of the 1.0 Acre Tract, South 66 degrees 00 minutes 18 seconds East, at approx. 188.08 feet pass a common corner of the Sampson 1.193 Acre and 5.083 Acre Tracts, in all 366.88 feet to the point of beginning, containing 0.740 Acres of land, more or less.

# SCHEDULE K-1

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1784  
Fax: 512-441-8987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

883.069 ACRES  
JOSEPH ROGERS SURVEY NO. 8 ABS. NO. 66 &  
JOSIAH WILBARGER SURVEY NO. 5 ABS. NO. 70  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 883.069 ACRES IN THE JOSEPH ROGERS SURVEY NO. 8 ABS. NO. 66 AND THE JOSIAH WILBARGER SURVEY NO. 5 ABS. NO. 70 IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A 920 ACRE TRACT OF LAND CONVEYED TO LAY & LAY, LTD. IN A SPECIAL WARRANTY DEED EXECUTED NOVEMBER 23, 1997 AND RECORDED IN VOLUME 881, PAGE 189 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 9, PAGE 257 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 883.069 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" rebar with cap set at the intersection of the north right-of-way line of F.M. 989 (right-of-way width varies) as described in Volume 148, Page 428 of the Deed Records of Bastrop County, Texas and the east right-of-way line of County Road No. 88 (Lower Elgin Road) (apparent 40' right-of-way width), being also in the west line of the said 920 acre tract, from which a 1/2" rebar found, bears South 27°44'29" West, a distance of 84.83 feet, and a nail found, bears North 22°28'49" West, a distance of 1.16 feet;

THENCE North 27°44'29" East with the east right-of-way line of County Road No. 88 and the west line of the said 920 acre tract, passing a 1/2" rebar with cap set for reference, at a distance of 3042.70 feet, continuing for a distance of 288.29 feet, for a total distance of 3298.99 feet to a calculated point for an angle point in the north line of the said 920 acre tract, being an angle point in the south line of a 30 acre tract of land described as Lot 7 in Volume 40, Page 678 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found, bears South 36°29'55" West, a distance of 271.85 feet;

THENCE North 82°47'14" East with the north line of the said 920 acre tract and the south line of Lots 6 and 7 described in Volume 40, Page 678 of the Deed Records of Bastrop County, Texas, passing a 1/2" rebar with cap set for reference, at a distance of 1627.56 feet, continuing for a distance of 1634.36 feet, for a total distance of 3261.94 feet to a 1/2" rebar found for an angle point in the west line of the said 920-acre tract, being the eastmost corner of said Lot 6;

THENCE North 11°36'22" West with the west line of the said 920 acre tract and the east line of Lots 6 and 7 described in Volume 40, Page 678 of the Deed Records of Bastrop

County, Texas, passing a 3/8" rebar found, 8.68 feet left of said line, at a distance of 810.55 feet and continuing with said line for a total distance of 1437.68 feet to a 1/2" rebar found in a creek for an angle point in the west line of the said 820 acre tract, being an angle point in the east line of a 15,385 acre tract of land described in Volume 1017, Page 1 of the Deed Records of Bastrop County, Texas, being also an angle point in the east line of a 13,108 acre tract described in Volume 1017, Page 1 of the Deed Records of Bastrop County, Texas.

THENCE with the west line of the said 820 acre tract and the east line of the said 13,108 acre tract and along said creek, the following approximate six (6) courses:

1. North 76°51'58" East, a distance of 121.58 feet to a 1/2" rebar found;
2. North 85°59'36" East, a distance of 181.75 feet to a 1/2" rebar found;
3. North 83°47'10" East, a distance of 174.18 feet to a 1/2" rebar found;
4. North 59°06'55" East, a distance of 113.09 feet to a 1/2" rebar found;
5. North 54°33'37" East, a distance of 188.40 feet to a 1/2" rebar found;
6. North 51°22'18" East, a distance of 64.23 feet to a 1/2" rebar found for the northeast corner of the said 13,108 acre tract, being the southeast corner of a 58 acre tract of land described in Volume 224, Page 423 of the Deed Records of Bastrop County, Texas;

THENCE continuing with said creek, with the west line of the said 820 acre tract and the east line of the said 58 acre tract, the following approximate two (2) courses:

1. North 68°22'45" East, a distance of 271.19 feet to a rebar post found for monument;
2. North 69°36'10" East, a distance of 385.22 feet to a 1/2" rebar found for the northeast corner of the said 58 acre tract, being the southeast corner of a 19,021 acre tract of land described in Volume 854, Page 703 of the Deed Records of Bastrop County, Texas;

THENCE North 28°21'29" East with the east line of the said 19,021 acre tract, the east line of a 50 acre tract of land described in Volume 144, Page 319 of the Deed Records of Bastrop County, Texas, and with the east line of a 159,807 acre tract of land described in Volume 882, Page 188 of the Deed Records of Bastrop County, Texas.

passing a 1/2" rebar found, 1.47 feet left of said line, at a distance of 441.61 feet, then passing a 1/2" rebar found, 1.22 feet right of said line, at a distance of 386.93 feet, and continuing with said line for a total distance of 2806.06 feet to a 1/2" rebar found on the south bank of Wilbarger Creek;

THENCE North 12°58'58" East, crossing Wilbarger Creek, a distance of 148.50 feet to a 1/2" rebar found on the north bank of Wilbarger Creek in the west line of the said 920 acre tract, being the east line of a 45.49 acre tract of land described in Volume 513, Page 676 of the Deed Records of Bastrop County, Texas;

THENCE North 27°13'17" East with the west line of the said 920 acre tract and the east line of the said 45.49 acre tract, a distance of 1532.78 feet to a 1/2" rebar found for the northwest corner of the said 920 acre tract, being the southwest corner of a 818.745 acre tract of land described in Volume 1386, Page 90 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found for the northeast corner of the said 45.49 acre tract, being in the west line of the said 818.745 acre tract, being also the southeast corner of a 6.81 acre tract of land described in Volume 484, Page 84 of the Deed Records of Bastrop County, Texas, bears North 27°31'37" East, a distance of 183.57 feet;

THENCE with the north line of the said 920 acre tract and the south line of the said 818.745 acre tract, the following four (4) courses:

1. South 82°30'48" East, a distance of 942.34 feet to a 1/2" rebar with "Garon" cap found;
2. South 62°57'17" East, a distance of 916.82 feet to a 1/2" rebar with "Garon" cap found;
3. South 63°21'06" East, a distance of 634.93 feet to a 1/2" rebar with "Garon" cap found;
4. South 53°08'18" East, a distance of 880.81 feet to a 5/8" rebar found for the southeast corner of the said 818.745 acre tract, being the southwest corner of a 66.858 acre tract of land described in Volume 1058, Page 728 of the Deed Records of Bastrop County, Texas;

THENCE with the common line of the said 920 acre tract and the said 66.858 acre tract, the following five (5) courses;

1. South 88°11'35" East, a distance of 341.87 feet to a 1/2" rebar with "Garon" cap found;
2. South 62°53'36" East, a distance of 543.52 feet to a 1/2" rebar with "Garon" cap found;
3. South 62°36'20" East, a distance of 501.08 feet to a nail found;
4. South 63°42'58" East, a distance of 476.81 feet to a 1/2" rebar with "Garon" cap found;
5. North 25°08'55" East, a distance of 92.78 feet to a 1/2" rebar with "Chaparral Boundary" cap found for a southwest corner of a 1184.571 acre tract of land described in Volume 1842, Page 41 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar with "Garon" cap found in the east line of the said 58,858 acre tract, being in the west line of the said 1184.571 acre tract, bears North 25°02'55" East, a distance of 113.46 feet;

THENCE South 61°24'05" East with the north line of the said 820 acre tract and the south line of the said 1184.571 acre tract, a distance of 488.43 feet to a 1/2" rebar found for the northeast corner of the said 820 acre tract, being a northwest corner of a 5586.770 acre tract of land described in Document No. 200618028 of the Official Public Records of Bastrop County, Texas, from which a 1/2" rebar found in the south line of the said 1184.571 acre tract, being the north line of the said 5586.770 acre tract, bears South 62°40'25" East, a distance of 1477.78 feet;

THENCE South 58°09'48" West with the east line of the said 820 acre tract, the west line of the said 5586.770 acre tract, the west line of a 45.41 acre tract of land described in Volume 1690, Page 227 of the Deed Records of Bastrop County, Texas, the west line of a 114,588 acre tract of land described in Volume 1806, Page 407 of the Deed Records of Bastrop County, Texas, passing a 1/2" rebar found, 0.19 feet left of said line, at a distance of 4895.48 feet, continuing for a distance of 2784.65 feet, for a total distance of 7476.88 feet to a 3/8" rebar found for the west-southwest corner of the said 114,588 acre tract, being in the north line of a 208.578 acre tract of land described in Volume 1647, Page 788 of the Deed Records of Bastrop County, Texas;

THENCE with the common line of the said 820 acre tract and the said 208.578 acre tract the following five (5) courses;

1. North 28°43'10" West, a distance of 1283.09 feet to a rock found;

- 2. South 59°12'42" West, a distance of 1353.55 feet to a 1/2" rebar found;
- 3. South 24°52'43" East, a distance of 1245.48 feet to a 1/2" rebar found;
- 4. South 57°49'10" West, a distance of 2309.82 feet to a 1/2" rebar with "Olson" cap found;
- 5. South 28°28'35" West, a distance of 3220.57 feet to a 1/2" rebar with cap set in the north right-of-way line of F.M. 989, from which a TxDOT type I monument found in the north right-of-way line of F.M. 989 at highway station 1150+53.8, 40' left, bears with a curve to the right with a delta angle of 13°06'31", an arc length of 446.10 feet, having a radius of 1049.83 feet and a chord which bears South 05°16'34" East, a distance of 445.13 feet;

TRENDS with the north right-of-way line of F.M. 989 and crossing the said 620 acre tract, the following two (2) courses:

- 1. With a curve to the left with a delta angle of 33°06'39", an arc length of 1125.81 feet, having a radius of 1049.86 feet and a chord which bears North 29°22'09" West, a distance of 1111.20 feet to a calculated point at highway station 1151+12.8, 40' left, from which a TxDOT type I monument found, bears North 30°27'59" West, a distance of 0.78 feet;
- 2. North 48°55'28" West, a distance of 1768.14 feet to the POINT OF BEGINNING, containing 885.060 acres of land, more or less.

Surveyed on the ground in July & August, 2007. Bearing Basis is Grid azimuth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority 1983/83 HARN, with a combined scale factor of 0.999958488. Elevations are NGVD 1988 from the same source. Attachments: Survey Drawing 487-001-LAY. Caps placed on set rebars are plastic, stamped, "Onparent Boundary".

*[Signature]* 8-17-07  
 James Redman  
 Registered Professional Land Surveyor  
 State of Texas No. 6548



# SCHEDULE K-2

## LEGAL DESCRIPTION

Solve and EXCEPT

465.838 ACRES  
JOSEPH ROGERS SURVEY NO. 6, ABS. NO. 55 &  
JOSIAH WILBARGER SURVEY NO. 5, ABS. NO. 70  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 465.838 ACRES IN THE JOSEPH ROGERS SURVEY NO. 6, ABS. NO. 55 AND THE JOSIAH WILBARGER SURVEY NO. 5, ABS. NO. 70 IN BASTROP COUNTY, TEXAS, BEING A PORTION OF AN 885.050 ACRE TRACT CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED DATED NOVEMBER 9, 2007 AND RECORDED IN VOLUME 1781, PAGE 504 OR DOCUMENT NO. 200718505 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 465.838 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the southeast right-of-way line of County Road No. 55 (Lower Elgin Road) (apparent 40' right-of-way width), being in the northwest line of the said 885.050 acre tract, from which a 1/2" rebar with "Chaparral" cap found at the intersection of the northeast right-of-way line of P.M. 889 (right-of-way width varies) as described in Volume 148, Page 426 of the Deed Records of Bastrop County, Texas and the southeast right-of-way line of County Road No. 65 (Lower Elgin Road), being also the westernmost corner of the said 885.050 acre tract, bears South 27°44'28" West, a distance of 2801.16 feet;

THENCE North 27°44'28" East with the southeast right-of-way line of County Road No. 55 and the northwest line of the said 885.050 acre tract, passing a 1/2" rebar with "Chaparral" cap found for reference, at a distance of 241.55 feet, continuing for a distance of 268.29 feet, for a total distance of 497.84 feet to a calculated point for an angle point in the north line of the said 885.050 acre tract, being an angle point in the south line of a 30 acre tract of land described as Lot 7 in Volume 40, Page 578 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found, bears South 35°29'38" West, a distance of 271.88 feet;

THENCE North 82°47'14" East with the north line of the said 885.050 acre tract and the south line of Lots 6 and 7 described in Volume 40, Page 578 of the Deed Records of Bastrop County, Texas, passing a 1/2" rebar with "Chaparral" cap found for reference, at a distance of 1527.58 feet, continuing for a distance of 1634.98 feet, for a total distance of 3161.94 feet to a 1/2" rebar found for an angle point in the west line of the said 885.050 acre tract, being the easternmost corner of said Lot 6.

THENCE North 11°36'22" West with the west line of the said 885.050 acre tract and the east line of Lots 5 and 8 described in Volume 40, Page 578 of the Deed Records of

Bastrop County, Texas, passing a 3/8" rebar found, 9.68 feet left of said line, at a distance of 910.65 feet, and continuing with said line for a total distance of 1437.89 feet to a 1/2" rebar found in a creek for an angle point in the north line of the said 885.050 acre tract, being an angle point in the east line of a 15.385 acre tract of land described in Volume 1017, Page 1 of the Deed Records of Bastrop County, Texas, being also an angle point in the south line of a 13.106 acre tract described in Volume 1017, Page 1 of the Deed Records of Bastrop County, Texas;

THENCE with the north line of the said 885.050 acre tract and the south line of the said 13.106 acre tract and along said creek, the following six (6) courses and distances:

1. North 78°51'58" East, a distance of 121.56 feet to a 1/2" rebar found;
2. North 88°56'36" East, a distance of 181.78 feet to a 1/2" rebar found;
3. North 83°47'10" East, a distance of 174.18 feet to a 1/2" rebar found;
4. North 58°08'55" East, a distance of 113.09 feet to a 1/2" rebar found;
5. North 54°39'37" East, a distance of 188.40 feet to a 1/2" rebar found;
6. North 51°22'18" East, a distance of 54.23 feet to a 1/2" rebar found for the easternmost corner of the said 13.106 acre tract, being the southeast corner of a 58 acre tract of land described in Volume 224, Page 423 of the Deed Records of Bastrop County, Texas;

THENCE continuing with said creek, with the northwest line of the said 885.050 acre tract and the southeast line of the said 58 acre tract, the following two (2) courses and distances:

1. North 66°22'45" East, a distance of 271.18 feet to a fence post found for monument;
2. North 53°36'10" East, a distance of 385.22 feet to a 1/2" rebar found for the northeast corner of the said 58 acre tract, being the southeast corner of a 19.021 acre tract of land described in Volume 854, Page 708 of the Deed Records of Bastrop County, Texas;

THENCE North 28°21'29" East with the northwest line of the said 885.050 acre tract, the southeast line of the said 19.021 acre tract, the southeast line of a 50 acre tract of land described in Volume 144, Page 319 of the Deed Records of Bastrop County,

Texas, and the southeast line of a 159.907 acre tract of land described in Volume 982, Page 185 of the Deed Records of Bastrop County, Texas, passing a 1/2" rebar found, 1.47 feet left of said line, at a distance of 441.81 feet, then passing a 1/2" rebar found, 1.22 feet right of said line, at a distance of 396.63 feet, and continuing with said line for a total distance of 2505.08 feet to a 1/2" rebar found referenced in Volume 982, Page 185 on the south bank of Wilbarger Creek;

THENCE North  $12^{\circ}58'52''$  East with the west line of the said 885.050 acre tract, a distance of 51.82 feet to a calculated point in the center of Wilbarger Creek;

THENCE over and across the said 885.050 acre tract and with the centerline of Wilbarger Creek, the following thirty-four (34) courses and distances:

1. South  $67^{\circ}14'38''$  East, a distance of 231.11 feet to a calculated point;
2. South  $66^{\circ}38'28''$  East, a distance of 187.57 feet to a calculated point;
3. South  $64^{\circ}54'05''$  East, a distance of 208.72 feet to a calculated point;
4. South  $71^{\circ}39'48''$  East, a distance of 221.11 feet to a calculated point;
5. South  $75^{\circ}44'03''$  East, a distance of 210.01 feet to a calculated point;
6. South  $81^{\circ}52'32''$  East, a distance of 398.18 feet to a calculated point;
7. South  $73^{\circ}39'35''$  East, a distance of 252.88 feet to a calculated point;
8. South  $85^{\circ}59'26''$  East, a distance of 162.86 feet to a calculated point;
9. South  $86^{\circ}38'00''$  East, a distance of 289.97 feet to a calculated point;
10. South  $68^{\circ}55'02''$  East, a distance of 165.81 feet to a calculated point;
11. South  $38^{\circ}42'22''$  East, a distance of 320.04 feet to a calculated point;
12. South  $30^{\circ}01'04''$  East, a distance of 300.55 feet to a calculated point;
13. South  $14^{\circ}10'20''$  East, a distance of 267.19 feet to a calculated point;
14. South  $80^{\circ}07'57''$  West, a distance of 186.25 feet to a calculated point;

15. South 88°13'05" West, a distance of 147.14 feet to a calculated point;
16. South 89°17'07" West, a distance of 287.42 feet to a calculated point;
17. South 19°07'20" East, a distance of 213.81 feet to a calculated point;
18. South 85°88'24" East, a distance of 155.15 feet to a calculated point;
19. South 16°27'05" East, a distance of 138.69 feet to a calculated point;
20. South 88°37'26" East, a distance of 144.78 feet to a calculated point;
21. South 24°49'25" West, a distance of 114.88 feet to a calculated point;
22. South 57°37'28" West, a distance of 119.88 feet to a calculated point;
23. North 84°23'02" West, a distance of 420.27 feet to a calculated point;
24. North 80°16'46" West, a distance of 249.70 feet to a calculated point;
25. North 85°34'32" West, a distance of 216.72 feet to a calculated point;
26. South 59°26'21" West, a distance of 227.89 feet to a calculated point;
27. South 36°02'45" West, a distance of 129.47 feet to a calculated point;
28. South 05°19'56" West, a distance of 147.82 feet to a calculated point;
29. South 28°00'33" East, a distance of 116.32 feet to a calculated point;
30. South 79°07'39" East, a distance of 355.85 feet to a calculated point;
31. North 65°17'02" East, a distance of 262.84 feet to a calculated point;
32. South 55°59'54" East, a distance of 282.22 feet to a calculated point;
33. South 24°38'07" East, a distance of 376.61 feet to a calculated point;
34. South 63°42'39" East, a distance of 172.89 feet to a calculated point in the southeast line of the said 885.050 acre tract, being in the northwest line of a 45.41 acre tract described in Volume 1590, Page 227 of the Deed Records of

DUPLICATE

Barstrop County, Texas, from which a 1/2" rebar found for the easternmost corner of the said 885.050 acre tract, being an angle point in the northwest line of a 8588.770 acre tract described in Document No. 200318023 of the Official Public Records of Barstrop County, Texas, being also in the southwest line of a 1164.571 acre tract described in Document No. 200708087 of the Official Public Records of Barstrop County, Texas, bears North 88°08'49" East, a distance of 4340.48 feet;

THENCE with the southeast line of the said 885.050 acre tract and the northwest line of the said 45.41 acre tract, the following two (2) courses and distances:

1. South 58°08'49" West, a distance of 159.84 feet to a 1/2" rebar found;
2. South 58°08'49" West, a distance of 225.19 feet to a calculated point for the westernmost corner of the said 45.41 acre tract, being the northernmost corner of a 114.588 acre tract described in Volume 1808, Page 407 of the Deed Records of Barstrop County, Texas, from which a 1/2" rebar found, bears South 81°53'11" East, a distance of 0.19 feet;

THENCE South 58°08'49" West with the southeast line of the said 885.050 acre tract and the northwest line of the said 144.500 acre tract, a distance of 2781.46 feet to a 3/8" rebar found for the westernmost corner of the said 114.588 acre tract, being in the northeast line of a 209.578 acre tract of land described in Volume 1647, Page 755 of the Deed Records of Barstrop County, Texas;

THENCE with the common line of the said 885.050 acre tract and the said 209.578 acre tract, the following four (4) courses and distances:

1. North 23°43'10" West, a distance of 1283.09 feet to a rock found;
2. South 58°12'43" West, a distance of 1353.55 feet to a 1/2" rebar found;
3. South 24°52'43" East, a distance of 1248.48 feet to a 1/2" rebar found;
4. South 57°42'57" West, a distance of 2393.85 feet to a 1/2" rebar found, from which a 1/2" rebar with "Olson" cap found, bears North 55°19'42" East, a distance of 84.10 feet, and a 1/2" rebar found, bears North 22°23'44" East, a distance of 180.58 feet and a 1/2" rebar with "Chaparral" cap found in the east right-of-way line of P.M. 989, being the southernmost corner of the said 885.050 acre tract, bears South 27°44'00" West, a distance of 3145.51 feet;

THENCE North 48°13'03" West over and across the said 885.050 acre tract, a distance of 2735.96 feet to the POINT OF BEGINNING, containing 465.838 acres of land, more or less.

SCHEDULE K-3

LEGAL DESCRIPTION

SAVE EXCEPT

171.693 ACRES  
JOSEPH ROGERS SURVEY NO. 6, ABS. NO. 68  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 171.693 ACRES IN THE JOSEPH ROGERS SURVEY NO. 6, ABS. NO. 68 IN BASTROP COUNTY, TEXAS, BEING A PORTION OF AN 885.050 ACRE TRACT CONVEYED TO XS RANCH FUND VI, LP, IN A SPECIAL WARRANTY DEED DATED NOVEMBER 8, 2007 AND RECORDED IN VOLUME 1761, PAGE 604 OR DOCUMENT NO. 200718606 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 171.693 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

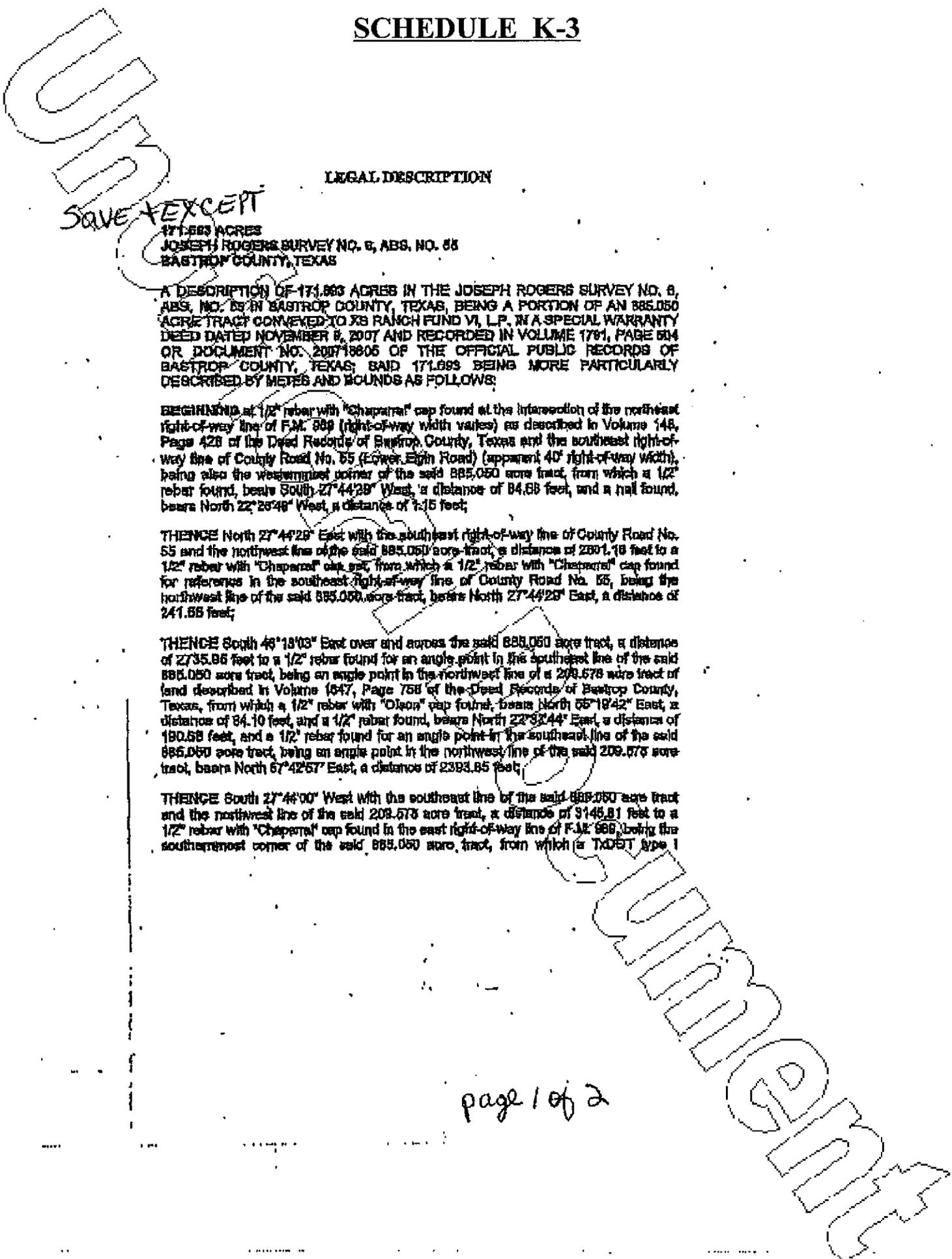
BEGINNING at 1/2" rebar with "Chaparral" cap found at the intersection of the northeast right-of-way line of F.M. 989 (right-of-way width varies) as described in Volume 148, Page 428 of the Deed Records of Bastrop County, Texas and the southeast right-of-way line of County Road No. 65 (Lower Eighth Road) (apparent 40' right-of-way width), being also the west-southwest corner of the said 885.050 acre tract, from which a 1/2" rebar found, bears South 27°44'28" West, a distance of 84.68 feet, and a nail found, bears North 22°28'48" West, a distance of 7.15 feet;

THENCE North 27°44'28" East with the southeast right-of-way line of County Road No. 65 and the northwest line of the said 885.050 acre tract, a distance of 2001.18 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar with "Chaparral" cap found for reference in the southeast right-of-way line of County Road No. 65, being the northwest line of the said 885.050 acre tract, bears North 27°44'28" East, a distance of 241.66 feet;

THENCE South 46°18'03" East over and across the said 885.050 acre tract, a distance of 2735.86 feet to a 1/2" rebar found for an angle point in the southeast line of the said 885.050 acre tract, being an angle point in the northwest line of a 209.678 acre tract of land described in Volume 1647, Page 768 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar with "Olson" cap found, bears North 66°18'42" East, a distance of 84.10 feet, and a 1/2" rebar found, bears North 22°32'44" East, a distance of 190.68 feet, and a 1/2" rebar found for an angle point in the southeast line of the said 885.050 acre tract, being an angle point in the northwest line of the said 209.678 acre tract, bears North 67°42'57" East, a distance of 2393.85 feet;

THENCE South 27°44'00" West with the southeast line of the said 885.050 acre tract and the northwest line of the said 209.678 acre tract, a distance of 9146.81 feet to a 1/2" rebar with "Chaparral" cap found in the east right-of-way line of F.M. 989, being the southernmost corner of the said 885.050 acre tract, from which a TxDOT type 1

page 1 of 2



monument found in the northeast right-of-way line of F.M. 989 at highway station 1788+53.5, 40' left, bears with a curve to the right with a delta angle of  $13^{\circ}08'31''$ , an arc length of 448.10 feet, having a radius of 1949.88 feet and a chord which bears South  $06^{\circ}15'34''$  East, a distance of 446.13 feet;

THENCE with the northeast right-of-way line of F.M. 989 and the southwest line of the said 585 acre tract, the following two (2) courses and distances:

1. With a curve to the left with a delta angle of  $83^{\circ}00'00''$ , an arc length of 1129.81 feet, having a radius of 1949.88 feet and a chord which bears North  $29^{\circ}22'08''$  West, a distance of 1111.20 feet to a calculated point at highway station 1787+12.5, 40' left, from which a TxDOT type I monument found, bears North  $30^{\circ}27'30''$  West, a distance of 0.79 feet;
2. North  $45^{\circ}55'25''$  West, a distance of 1768.14 feet to the POINT OF BEGINNING, containing 174.693 acres of land, more or less.

**SCHEDULE K-4**

Umo  
Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office 512-442-1724  
Fax 512-441-8857

2307 Miraflores Road  
Building One  
Austin, Texas 78704

5.608 ACRES  
JOSEPH ROGERS SURVEY NO. 6 ASS. NO. 68  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 5.608 ACRES IN THE JOSEPH ROGERS SURVEY NO. 6 ASS. NO. 68 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 5.61 ACRE TRACT OF LAND CONVEYED TO LAY & LAY, LTD. IN A SPECIAL WARRANTY DEED EXECUTED NOVEMBER 28, 1997 AND RECORDED IN VOLUME 884, PAGE 188 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 494, PAGE 84 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 5.608 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for the northeast corner of the said 5.61 acre tract, being the southwest corner of Tract 28, Forest Ridge Estates, a subdivision of record in Cabinet 2, Pages 823A-823A of the Plat Records of Bastrop County, Texas, being also a point in the east line of a remainder of a 248.720 acre tract of land described in Volume 411, Page 472 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found in the curving south right-of-way line of Forest Ridge Drive (70' right-of-way width), being an angle point in the west line of said Tract 28, being also the northeast corner of the said remainder of a 248.720 acre tract, bears North 27°14'18" East, a distance of 13.70 feet;

**THENCE** South 82°45'31" East with the north line of the said 5.61 acre tract and the south line of said Tract 28, a distance of 785.02 feet to a 1/2" rebar found for the northeast corner of the said 5.61 acre tract, being the southwest corner of said Tract 28, being also in the west line of a 316.745 acre tract of land described in Volume 1288, Page 90 of the Deed Records of Bastrop County, Texas;

**THENCE** South 27°14'53" West with the east line of the said 5.61 acre tract and the west line of the said 316.745 acre tract, a distance of 490.05 feet to a 1/2" rebar found for the southeast corner of the said 5.61 acre tract, being the northeast corner of a 48.49 acre tract of land described in Volume 513, Page 878 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found for the southwest corner of the said 316.745 acre tract, being in the east line of the said 48.49 acre tract, being also the northwest corner of a 920 acre tract of land described in Volume 9, Page 257 of the Deed Records of Bastrop County, Texas, bears South 27°31'37" West, a distance of 133.37 feet

page 1 of 2

Umo  
Chaparral

Page 2

THENCE North  $48^{\circ}38'52''$  West with the south line of the said 5.61 acre tract and the north line of the said 45.45 acre tract, a distance of 796.95 feet to a  $1/2''$  rebar found for the southwest corner of the said 5.61 acre tract, being also the southeast corner of the said remainder of a 248.720 acre tract;

THENCE North  $27^{\circ}14'16''$  East with the west line of the said 5.61 acre tract and the east line of the said remainder of a 248.720 acre tract, a distance of 208.62 feet to the POINT OF BEGINNING, containing 5.606 acres of land, more or less.

Surveyed on the ground in July & August, 2007, Bearing Basis is Grid azimuth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority, 1988/93 HARN, with a combined scale factor of 0.999968498. Elevations are NAVD-1988 from the same source, Attachment: Survey Drawing 457.001-LAY-5AC.

8-20-07  
James Redman  
Registered Professional Land Surveyor  
State of Texas No. 5848



Page 2 of 2

# SCHEDULE L

**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**1.604 ACRES  
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 1.604 ACRES (APPROXIMATELY 89,868 SQ. FT.) IN THE ISAAC HARRIS SURVEY NO. 2, ABS. NO. 38 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 1.599 ACRE TRACT CONVEYED TO SHARP FAMILY PARTNERSHIP IN A GENERAL WARRANTY DEED DATED JANUARY 13, 2003 AND RECORDED IN DOCUMENT NO. 200300763 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS. SAID 1.604 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap found in the west right-of-way line of State Highway 95 (100' right-of-way width), being the southeast corner of the said 1.599 acre tract, being also the northeast corner of a 8.114 acre tract described in Document No. 200818026 of the Official Public Records of Bastrop County, Texas, from which a 1/2" iron pipe found in the west right-of-way line of State Highway 95, being in the east line of the said 8.114 acre tract, bears South 04°45'50" West, a distance of 1102.72 feet;

THENCE North 85°14'10" West with the south line of the said 1.599 acre tract and the north line of the said 8.114 acre tract, a distance of 179.80 feet to a 1/2" rebar with Chaparral cap found in the east right-of-way line of The Union Pacific Railroad (100' right-of-way width), being the southwest corner of the said 1.599 acre tract, being also the northwest corner of the said 8.114 acre tract, from which a 1/2" rebar with Chaparral cap found in the east right-of-way line of The Union Pacific Railroad, being the southernmost corner of the said 8.114 acre tract, bears South 07°14'40" West, a distance of 1489.53 feet;

THENCE North 07°14'40" East with the east right-of-way line of The Union Pacific Railroad and the west line of the said 1.599 acre tract, a distance of 408.85 feet to a 1/2" rebar with Chaparral cap found for the northwest corner of the said 1.599 acre tract, being the southwest corner of a 2.064 acre tract of land described in Document No. 200619026 of the Official Public Records of Bastrop County, from which a 1/2" rebar with Chaparral cap found in the east right-of-way line of The Union Pacific Railroad, being in the west line of the said 2.064 acre tract, bears North 07°14'40" East, a distance of 476.39 feet;

THENCE South 85°14'10" East with the north line of the said 1.599 acre tract and the south line of the said 2.064 acre tract, a distance of 182.20 feet to a 1/2" rebar with Chaparral cap found in the west right-of-way line of State Highway 95, being the northeast corner of the said 1.599 acre tract, being also the southeast corner of the said

2.064 acre tract, from which a 1/2" rebar found in the west right-of-way line of State Highway 96, being the northernmost corner of the said 2.064 acre tract, bears North 04°45'30" East, a distance of 663.60 feet;

THENCE South 04°45'50" West with the west right-of-way line of State Highway 95 and the east line of the said 1.539 acre tract, a distance of 406.47 feet to the POINT OF BEGINNING, containing 1.604 acres of land, more or less.

Surveyed on the ground on November 22, 2008. Grid azimuth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority 188143 HARN, with a combined scale factor of 0.896958496. Attachments: Survey Drawing 457-001-HWY95-1.8AC.

*[Signature]* 12/5/08

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 8016



# SCHEDULE M-1

U  
Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-441-8987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

2.064 ACRES  
TRACT TWO-A  
STEINER RANCH  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 2.064 ACRES IN THE ISAAC HARRIS SURVEY NO. 2, ABSTRACT NO. 38 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 2.058-ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN A CORRECTION GENERAL WARRANTY DEED TO STEINER & SONS, LTD. DATED APRIL 25, 2005, OF RECORD IN VOLUME 1529, PAGE 517 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 2.064 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the west right-of-way line of State Highway 95 (100' public right-of-way width), being on the north side of County Road 48 (no apparent defined right-of-way width), being the northeast corner of the said Steiner 2.058 acre tract, being also the southeast corner of a 21.721 acre tract of land described in Volume 305, Page 466 of the Deed Records of Bastrop County, Texas;

THENCE South 04°45'50" West, crossing County Road 48, with west right-of-way line of State Highway 95 and the east line of the said Steiner 2.058 acre tract, a distance of 693.60 feet to a 1/2" rebar with cap set for the southeast corner of the said Steiner 2.058 acre tract, from which a 1/2" rebar with cap set for the northeast corner of a 6.096 acre tract of land conveyed to Steiner & Sons, Ltd. in Volume 1529, Page 517 of the Deed Records of Bastrop County, Texas, bears South 04°45'50" West, a distance of 408.47 feet;

THENCE North 85°14'10" West with the south line of the said Steiner 2.058 acre tract, a distance of 162.20 feet to a 1/2" rebar with cap set in the east right-of-way line of The Union Pacific Railroad (100' right-of-way width), being the southwest corner of the said Steiner 2.058 acre tract, from which a 1/2" rebar with cap set for the northwest corner of the said 6.096 acre tract, bears South 07°14'40" West, a distance of 408.85 feet;

THENCE with the east right-of-way line of The Union Pacific Railroad and the west line of the said Steiner 2.058 acre tract the following two (2) courses:

1. North 07°14'40" East, a distance of 476.39 feet to a 1/2" rebar with cap set;
2. Along a curve to the left, an arc length of 32.90 feet, having a radius of 1462.37 feet and a chord which bears North 06°36'10" East, a distance of 32.90 feet to a 1/2" rebar with cap set for the northwest corner of the said Steiner 2.058 acre

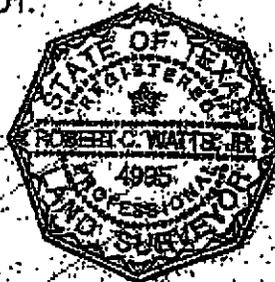
Full Ranch

tract, being the southwest corner of the said 21.721 acre tract;

THENCE North 42°01'01" East, crossing County Road 48, with the north line of the said Steiner 2.058 acre tract and the south line of the said 21.721 acre tract, passing a 1/2" rebar found at a distance of 1.92 feet, and continuing a distance of 230.22 feet; for a total distance of 232.14 feet to the POINT OF BEGINNING, containing 2.064 acres of land, more or less, a portion of which lies within the roadway of County Road 48.

Surveyed on the ground in August, September and October, 2005. Bearing basis is grid azimuth for Texas Central zone, 1983/03 HARN values from LCRA control network. Attachments: Survey Drawing 457-001-BD1.

*Robert C. Watts, Jr.*  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



12-15-06

UNRECORDED

## SCHEDULE M-2

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-441-8987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

6.114 ACRES  
TRACT TWO-B  
STEINER KARCH  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 6.114 ACRES IN THE ISAAC HARRIS SURVEY NO. 2, ABSTRACT NO. 38 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 6.096 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A CORRECTION GENERAL WARRANTY DEED TO STEINER & SONS, LTD. DATED APRIL 25, 2005, OF RECORD IN VOLUME 1529, PAGE 617 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 6.114 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron pipe found in the west right-of-way line of State Highway 95, being the southeast corner of the said Steiner 6.096 acre tract, being in the northwest line of a Department of Justice 163.41 acre tract, from which a concrete highway monument found bears, South  $04^{\circ}44'18''$  West, a distance of 9494.37 feet;

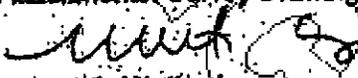
**THENCE** South  $38^{\circ}26'28''$  West with the southeast line of the said Steiner 6.096 acre tract and the northwest line of the said 163.41 acre tract, passing a 1/2" iron pipe found at a distance of 438.05 feet, continuing for a distance of 1.08 feet, for a total distance of 439.13 feet to a 1/2" rebar with cap set in the east right-of-way line of The Union Pacific Railroad (100' right-of-way width), being the southwest corner of the said Steiner 6.096 acre tract;

**THENCE** North  $07^{\circ}14'40''$  East with the east right-of-way line of The Union Pacific Railroad and the west line of the said Steiner 6.096 acre tract, a distance of 1469.53 feet to a 1/2" rebar with cap set for the northwest corner of the said Steiner 6.096 acre tract, from which a 1/2" rebar with cap set for the southwest corner of a 2.058 acre tract of land conveyed to Steiner & Sons, Ltd. in Volume 1529, Page 617 of the Deed Records of Bastrop County, Texas, bears North  $07^{\circ}14'40''$  East, a distance of 408.85 feet;

**THENCE** South  $85^{\circ}14'10''$  East with the north line of the said Steiner 6.096 acre tract, a distance of 179.90 feet to a 1/2" rebar with cap set in the west right-of-way line of State Highway 95, being the northeast corner of the said Steiner 6.096 acre tract, from which a 1/2" rebar with cap set for the southeast corner of the said Steiner 2.058 acre tract, bears North  $04^{\circ}45'50''$  East, a distance of 408.47 feet;

THENCE South  $04^{\circ}45'50''$  West with the west right-of-way line of State Highway 95 and the east line of the said Steiner 6.096 acre tract, a distance of 1102.72 feet to the POINT OF BEGINNING, containing 6.114 acres of land, more or less.

Surveyed on the ground in August, September and October, 2005. Bearing basis is grid azimuth for Texas central zone, 1983/83 NAD83 values from LCRA control network. Attachments: Survey Drawing 457-001-BD1.

  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



12-15-06

# SCHEDULE N

**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-441-9957

2907 Manchaca Road  
Building One  
Austin, Texas 78704

19.149 ACRES  
TRACT FIVE (ALSO MINERAL TRACT 5 OF 440 AC.)  
S.M. WILLIAMS SURVEY NO. 4, ABS. NO. 71  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 19.149 ACRES IN THE S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 19.149 ACRE TRACT OF LAND CONVEYED TO STEINER & SONS, LTD. IN A SPECIAL WARRANTY DEED DATED FEBRUARY 07, 2006 AND RECORDED IN VOLUME 1606, PAGE 671 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 19.149 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with cap set for the southwest corner of the said 19.149 acre tract, being the northwest corner of a 4.455 acre tract of land described in Volume 1606, Page 671 of the Official Public Records of Bastrop County, Texas, being also in the southeast line of a 25.931 acre tract of land described in Volume 1617, Page 142 of the Official Public Records of Bastrop County, Texas;

**THENCE** North 27°27'49" East with the northwest line of the said 19.149 acre tract and the southeast line of the said 25.931 acre tract, a distance of 1289.83 feet to a 1/2" rebar found for the easternmost corner of the said 25.931 acre tract, being a southeast corner of a 164.654 acre tract of land described in Volume 527, Page 511 of the Deed Records of Bastrop County, Texas;

**THENCE** North 27°30'07" East with the northwest line of the said 19.149 acre tract and the southeast line of the said 164.654 acre tract, a distance of 870.17 feet to a 1/2" rebar with cap set for the northernmost corner of the said 19.149 acre tract, being in the northwest line of a 139 acre tract of land described in Volume 149, Page 131 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found for the easternmost corner of the said 164.654 acre tract, being the northernmost corner of the said 139 acre tract, bears North 27°30'07" East, a distance of 1440.22 feet;

**THENCE** with the east line of the said 19.149 acre tract the following two (2) courses:

1. South 15°16'57" West, a distance of 559.21 feet to a 1/2" rebar with cap set;
2. South 06°01'15" East, a distance of 1428.00 feet to a 1/2" rebar with cap set for the southeast corner of the said 19.149 acre tract;

FILED



# SCHEDULE O

U  
Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-441-8987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

54.912 ACRES  
TRACT SIX (ALSO MINERAL TRACT 6 OF 440 AC.)  
JOSIAH WILBARGER SURVEY NO. 5, ABB. NO. 70  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 54.912 ACRES IN THE JOSIAH WILBARGER SURVEY NO. 5,  
ABSTRACT NO. 70 IN BASTROP COUNTY, TEXAS, CONSISTING OF:

BEING ALL OF A 25.931 ACRE TRACT OF LAND CONVEYED TO STEINER & SONS,  
LTD. IN A SPECIAL WARRANTY DEED DATED MARCH 18, 2006 AND RECORDED  
IN VOLUME 1617, PAGE 142 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP  
COUNTY, TEXAS, AND

BEING ALL OF A 21.026 ACRE TRACT AND A 7.993 ACRE TRACT OF LAND  
CONVEYED TO STEINER & SONS, LTD. IN A SPECIAL WARRANTY DEED DATED  
MARCH 10, 2006 AND RECORDED IN VOLUME 1616, PAGE 123 OF THE OFFICIAL  
PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 54.912 ACRES BEING  
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the easternmost corner of the said 25.931 acre  
tract; being a southeast corner of a 164.954 acre tract of land described in Volume 527,  
Page 511 of the Deed Records of Bastrop County, Texas; being also in the northwest  
line of a 19.149 acre tract of land described in Volume 1606, Page 671 of the Official  
Public Records of Bastrop County, Texas, from which a 1/2" rebar with cap set for the  
northernmost corner of the said 19.149 acre tract, bears North 27°30'07" East, a  
distance of 870.17 feet;

THENCE South 27°27'49" West with the southeast line of the said 25.931 acre tract and  
the northwest line of the said 19.149 acre tract, a distance of 1289.83 feet to a 1/2"  
rebar with cap set for the southwest corner of the said 19.149 acre tract, being the  
northwest corner of a 4.455 acre tract of land described in Volume 1606, Page 671 of  
the Official Public Records of Bastrop County, Texas;

THENCE South 27°27'49" West with the southeast line of the said 25.931 acre tract and  
the northwest line of the said 4.455 acre tract, a distance of 409.00 feet to a calculated  
point in the centerline of Wilbarger Creek for the southernmost corner of the said 25.931  
acre tract, being the westernmost corner of the said 4.455 acre tract;

THENCE with the centerline of Wilbarger Creek and the south line of the said 25.931  
acre tract, the said 7.993 acre tract, and the said 21.026 acre tract the following eight  
(8) courses:

Full Ranch

page 1 of 2

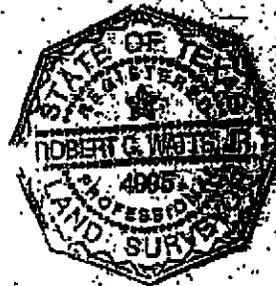
1. North 49°12'01" West, a distance of 111.23 feet to a calculated point;
2. North 37°08'08" West, a distance of 298.62 feet to a calculated point;
3. North 37°17'45" West, a distance of 179.22 feet to a calculated point;
4. North 49°00'32" West, a distance of 191.23 feet to a calculated point;
5. North 60°13'38" West, a distance of 62.78 feet to a calculated point;
6. North 78°01'38" West, a distance of 186.28 feet to a calculated point;
7. North 84°04'00" West, a distance of 523.37 feet to a calculated point;
8. North 62°23'15" West, a distance of 323.37 feet to a calculated point for the westernmost corner of the said 21.026 acre tract; being the southernmost corner of the said 164.654 acre tract from which a 5/8" rebar found; bears South 43°08'06" West, a distance of 133.75 feet;

THENCE leaving the centerline of Willbarger Creek, North 43°08'06" East with the northwest line of the said 21.026 acre tract and the southeast line of the said 164.654 acre tract, a distance of 1727.12 feet to a fence corner post found for the northernmost corner of the said 21.026 acre tract;

THENCE South 62°30'47" East with the northeast line of the said 21.026 acre tract, the 7.993 acre tract, the said 25.931 acre tract, and the southwest line of the said 164.654 acre tract, a distance of 1311.95 feet to the POINT OF BEGINNING, containing 54.912 acres of land, more or less.

Surveyed on the ground in August, September and October, 2005. Bearing basis is grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing 457-001-BD1.

*Robert C. Watts, Jr.*  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



12-15-06

# SCHEDULE P

U  
**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-441-8987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

92.556 ACRES  
TRACT SEVEN  
S.M. WILLIAMS SURVEY NO. 4, ABS. NO. 71  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 92.556 ACRES IN THE S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 92.556 ACRE TRACT OF LAND CONVEYED TO STEINER & SONS, LTD. IN A SPECIAL WARRANTY DEED DATED DECEMBER 21, 2005 AND RECORDED IN VOLUME 1595, PAGE 649 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 92.556 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for the southernmost corner of the said 92.556 acre tract; near the confluence of the Colorado River and Wilbarger Creek;

**THENCE** North 02°59'18" West with the west line of the said 92.556 acre tract, a distance of 144.84 feet to a 1/2" rebar with cap set on the east bank of the Colorado River; from which a 1/2" rebar with cap set on the east bank of the Colorado River, bears South 11°31'48" West, a distance of 355.87 feet;

**THENCE** leaving the east bank of the Colorado River, North 53°49'09" West with the southwest line of the said 92.556 acre tract, a distance of 69.34 feet to a calculated point where the centerline of Wilbarger Creek intersects the Colorado River, being the southeast corner of a 136.212 acre tract of land described in Volume 892, Page 193 of the Official Records of Bastrop County, Texas;

**THENCE** with the centerline of Wilbarger Creek, the west line of the said 92.556 acre tract, the east line of the said 136.212 acre tract, the east line of a 81.191 acre tract of land described in Volume 892, Page 193 of the Official Records of Bastrop County, Texas, and the east line of a 120.01 acre tract of land described in Volume 1023, Page 237 of the Official Records of Bastrop County, Texas, the following fourteen (14) courses:

1. North 18°10'09" East, a distance of 356.21 feet to a calculated point;
2. North 44°41'35" West, a distance of 227.87 feet to a calculated point;
3. North 53°29'52" West, a distance of 698.05 feet to a calculated point;
4. North 36°33'37" West, a distance of 235.46 feet to a calculated point;

Full Ranch

page 1 of 3

5. North 37°59'00" West, a distance of 265.07 feet to a calculated point;
6. North 02°23'23" West, a distance of 270.27 feet to a calculated point;
7. North 00°10'50" West, a distance of 941.81 feet to a calculated point;
8. North 03°41'38" East, a distance of 331.45 feet to a calculated point;
9. North 01°15'11" West, a distance of 215.82 feet to a calculated point;
10. North 12°30'42" East, a distance of 662.97 feet to a calculated point;
11. North 02°35'44" West, a distance of 192.80 feet to a calculated point;
12. North 21°53'58" West, a distance of 662.71 feet to a calculated point;
13. North 26°15'09" West, a distance of 385.97 feet to a calculated point;
14. North 04°18'25" West, a distance of 270.75 feet to a calculated point;

THENCE leaving the centerline of Wilbarger Creek, North 83°56'17" East with the north line of the said 92.556 acre tract, a distance of 12.55 feet to the center of a large circular sandstone found on the east bank of Wilbarger Creek for the northernmost corner of the said 92.556 acre tract;

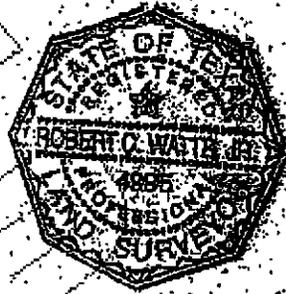
THENCE with the east line of the said 92.556 acre tract the following ten (10) courses:

1. South 33°04'28" East, a distance of 1180.07 feet to a 1/2" rebar found;
2. North 57°24'17" East, a distance of 472.15 feet to a 1/2" rebar found, from which a 38" Post Oak tree referenced in a survey made by Louis Knox (R.P.L.S. No. 875) on June 02, 1989, bears South 51°15'14" West, a distance of 66.40 feet;
3. South 10°07'13" East, a distance of 2799.94 feet to a 1/2" rebar with cap set;
4. South 16°07'13" East, a distance of 172.22 feet to a 1/2" rebar found;
5. South 07°09'32" East, a distance of 111.27 feet to a 1/2" rebar found;
6. South 21°26'11" East, a distance of 91.82 feet to a 1/2" rebar found;

7. South 08°35'35" West, a distance of 166.24 feet to a 1/2" rebar found;
8. South 00°01'40" East, a distance of 444.47 feet to a 1/2" rebar found;
9. South 16°51'42" West, a distance of 152.78 feet to a 1/2" rebar with cap set;
10. South 22°21'42" West, a distance of 780.54 feet to the POINT OF BEGINNING, containing 92.566 acres of land, more or less.

Surveyed on the ground in August, September and October, 2005. Bearing basis is grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing 457-001-BD1.

*Robert C. Watts, Jr.*  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4095



12-15-06

# SCHEDULE Q

**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

160.346 ACRES  
TRACT EIGHT (ALSO MINERAL TRACT B OF 440 AC.)  
S.M. WILLIAMS SURVEY NO. 4, ABS. NO. 71  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 160.346 ACRES IN THE S.M. WILLIAMS SURVEY NO. 4, ABS. NO. 71 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 161.3 ACRE TRACT OF LAND CONVEYED TO STEINER & SONS, LTD. IN A WARRANTY DEED FILED MAY 12, 2006 AND RECORDED IN VOLUME 1634, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 160.346 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 23" Post Oak in the northwest right-of-way line of County Road 157 (no apparent defined right-of-way width), being the northernmost corner of the said 161.3 acre tract, being the westernmost corner of a 38 acre tract of land described in Volume 140, Page 543 of the Deed Records of Bastrop County, Texas, being also in the southeast line of a 474.985 acre tract of land described in Volume 209, Page 783 of the Deed Records of Bastrop County, Texas;

**THENCE** with the common line of the said 161.3 acre tract and the said 38 acre tract the following three (3) courses:

1. South 33°31'23" East, a distance of 1216.18 feet to a fence post found;
2. South 76°56'50" East, a distance of 721.09 feet to a fence post found;
3. North 37°12'24" East, a distance of 975.83 feet to fence post found in the south line of a 30' lane described in Volumes 49, Page 614, Volume 118, Page 150, Volume 209, Page 783 and Volume 211, Page 602, all of the Deed Records of Bastrop County, Texas;

**THENCE** with the north line of the said 161.3 acre tract and the south line of the said 30' lane the following five (5) courses:

1. South 78°03'11" East, a distance of 286.11 feet to a 1/2" rebar with cap set;
2. North 85°41'49" East, a distance of 216.67 feet to a 1/2" rebar with cap set;
3. South 89°48'11" East, a distance of 500.00 feet to a 1/2" rebar with cap set;
4. South 10°48'11" East, a distance of 336.11 feet to a 1/2" rebar with cap set;

Full Ranch

5. South  $46^{\circ}09'11''$  East, a distance of 222.22 feet to a calculated point in the centerline of Big Sandy Creek, being the easternmost corner of the said 161.3 acre tract, being also in the northwest line of an 800 acre tract of land described in Volume 108, Page 422 of the Deed Records of Bastrop County, Texas;

THENCE with the southeast line of the said 161.3 acre tract and the northwest line of the said 800 acre tract and the northwest line of a 650.6 acre tract of land described in Volume 108, Page 422 of the Deed Records of Bastrop County, Texas the following two (2) courses:

1. South  $39^{\circ}57'16''$  West, a distance of 1693.30 feet to a  $1/2''$  rebar with cap set;
2. South  $42^{\circ}23'39''$  West, a distance of 1666.67 feet to a fence post found for the southernmost corner of the said 161.3 acre tract;

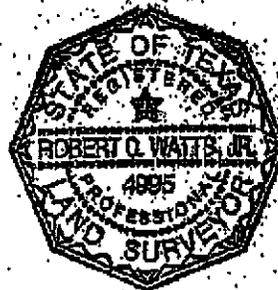
THENCE with the south line of the said 161.3 acre tract and the apparent north line of a 54 acre tract of land described in Volume 112, Page 39 of the Deed Records of Bastrop County, Texas the following three (3) courses:

1. North  $24^{\circ}29'51''$  West, a distance of 986.30 feet to a  $1/2''$  rebar with cap set;
2. South  $79^{\circ}30'09''$  West, a distance of 1136.33 feet to a  $1/2''$  rebar with cap set;
3. North  $74^{\circ}14'51''$  West, a distance of 586.22 feet to a fence post found in the southeast right-of-way line of County Road 157, being the westernmost corner of the said 161.3 acre tract;

THENCE North  $23^{\circ}12'48''$  East over and across County Road 157, a distance of 2837.55 feet to the POINT OF BEGINNING, containing 160.346 acres of land, more or less;

Surveyed on the ground in August, September and October, 2005. Bearing basis is grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: None.

*Robert C. Waits, Jr.*  
Robert C. Waits, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



## SCHEDULE R

Office: 512-443-1724

Fax: 512-389-0943

**Professional Land Surveying, Inc.  
Surveying and Mapping**

3500 McCall Lane  
Austin, Texas 78744

**106.542 ACRES**

**TRACT 18**

**S.M. WILLIAMS SURVEY NO. 4, ABS. NO. 71**

**BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 106.542 ACRES IN THE S.M. WILLIAMS SURVEY NO. 4, ABS. NO. 71 IN BASTROP COUNTY, TEXAS, BEING A PORTION OF AN 112.676 ACRE TRACT OF LAND CONVEYED TO CL BASTROP, L.L.C. IN A GENERAL WARRANTY DEED DATED APRIL 6, 2020 AND RECORDED IN DOCUMENT NO. 202005532 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 106.542 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1**

**103.608 ACRES**

**BEGINNING** at a fence post found for the easternmost corner of the said 112.676 acre tract, being an angle point in the northwest line of a 507.061 acre tract of land described in Document No. 20200532 of the Official Public Records of Bastrop County, Texas;

**THENCE** with the common line of the said 112.676 acre tract and the said 507.061 acre tract the following three (3) courses:

1. South 44°11'45" West, a distance of 1333.77 feet to a fence post found;
2. South 29°39'55" West, a distance of 502.95 feet to a fence post found for the southernmost corner of the said 112.676 acre tract;
3. North 46°19'25" West, a distance of 2578.20 feet to a fence post found for the westernmost corner of the said 112.676 acre tract, being an angle point in the northwest line of the said 507.061 acre tract, being also in the southeast line of a 1164.571 acre tract of land described in Document No. 202005532 of the Official Public Records of Bastrop County, Texas;

**THENCE** North 27°22'22" East, with the common line of the said 112.676 acre tract and the said 1164.571 acre tract, a distance of 827.04 feet to a 1/2" rebar with "Chaparral" cap found in the west line of a 10.101 acre tract described in Document No. 201001915 of the Official Public Records of Travis County, Texas:

457-001-BAILEY1-REV

**THENCE** with the west and south lines of the said 10.101 acre tract, crossing the said 112.676 acre tract, the following three (3) courses and distances:

1. With a curve to the left, having a radius of 1138.00 feet, a delta angle of  $16^{\circ}34'19''$ , an arc length of 329.15 feet, and a chord which bears South  $32^{\circ}08'45''$  East, a distance of 328.00 feet to a 1/2" rebar with "Chaparral" cap found;
2. North  $27^{\circ}20'05''$  East, a distance of 565.14 feet to a 1/2" rebar with "Chaparral" cap found;
3. North  $65^{\circ}44'25''$  East, a distance of 562.39 feet to a 1/2" rebar with "Chaparral" cap found in the northeast line of the said 112.676 acre tract, same being a southwest line of the said 1164.571 acre tract

**THENCE** South  $47^{\circ}14'43''$  East, with the northeast line of the said 112.676 acre tract, same being a southwest line of the said 1164.571 acre tract, a distance of 1231.74 feet to a 1" iron pipe found for an angle point in the southeast line of the said 1164.571 acre tract, being an angle point in a northwest line of the said 507.061 acre tract;

**THENCE** South  $47^{\circ}37'25''$  East, with the northeast line of the said 112.676 tract and a southwest line of the said 507.061 acre tract, a distance of 1099.14 feet to the **POINT OF BEGINNING**, containing 103.608 acres of land, more or less.

**PART 2**  
**2.934 ACRES**

**BEGINNING** at a fence post found for the north corner of the said 112.676 acre tract, being an angle point in a southwest line of a 1164.571 acre tract described in Document No. 202005532 of the Official Public Records of Bastrop County, Texas;

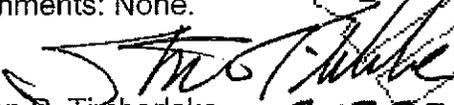
**THENCE** South  $47^{\circ}14'43''$  East, with the northeast line of the said 112.676 acre tract, same being a southwest line of the said 1164.571 acre tract, a distance of 507.29 feet to a 1/2 " rebar with "Chaparral" cap found in the north line of a 10.101 acre tract described in Document No. 201001915 of the Official Public Records of Bastrop County, Texas;

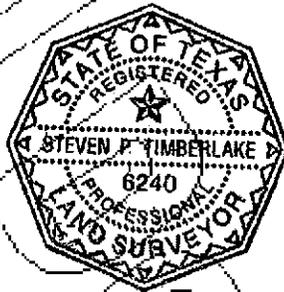
**THENCE** with the north line of the said 10.101 acre tract, crossing the said 112.676 acre tract, the following two (2) courses and distances:

1. South  $70^{\circ}51'07''$  West, a distance of 339.40 feet to a 1/2 " rebar with "Chaparral" cap found;
2. North  $68^{\circ}14'46''$  West, a distance of 256.81 feet to a 1/2 " rebar with "Chaparral" cap found in the northwest line of the said 112.676 acre tract, same being a southeast line of the said 1164.571 acre tract;

**THENCE** North  $27^{\circ}22'22''$  East, with the northwest line of the said 112.676 acre tract, same being a southeast line of said 1164.571 acre tract, a distance of 405.98 feet to the **POINT OF BEGINNING** containing 2.934 acres of land more or less.

Surveyed on the ground in August, September and October, 2005 and March and April, 2006; March 02, 2007; November 26, 2019; Updated March 19, 2021. Bearing basis is grid azimuth for Texas central zone, 1983/93 NARN values from LCRA control network. Attachments: None.

  
Steven P. Timberlake  
Registered Professional Land Surveyor  
State of Texas No. 6240



## SCHEDULE S

Easement estate created under Miscellaneous Easement No. ME20100046 executed by the State of Texas to XS Ranch Fund, VI, LP, a Delaware limited partnership filed June 7, 2010 recorded under Document No. 201006716 Official Public Records, Bastrop County, Texas. Being in, on, over and across that certain tract of land described as

**2.044 ACRES  
PORTION OF THE COLORADO RIVER  
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 2.044 ACRES (APPROXIMATELY 89,058 SQ. FT.), BEING A PORTION OF THE COLORADO RIVER SITUATED BETWEEN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5 AND THE LEMAN BARKER SURVEY NO. 3, ABSTRACT NO. 6 IN BASTROP COUNTY, TEXAS; SAID 2.044 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point (Texas Central Zone State Plane Coordinates: N 10036488.41, E 3228675.07) in the top of west cut bank of the Colorado River, being in the east line of the Jose Manuel Bangs Survey, same being an angle point in the southeast line of a 12.286 acre tract described in Document No. 200907875 of the Official Public Records of Bastrop County, Texas, from which a 5/8" rebar found next to apparent large post hole and 5' old fence post, referenced as an "iron rod set" in a 20,001 acre "Tract IV" description recorded in Volume 591, Page 808 of the Deed Records of Bastrop County, Texas and being in the southeast line of the said 12.286 acre tract, bears South 44°05'47" West, a distance of 146.78 feet;

**THENCE** with the top of west cut bank of the Colorado River, the east line of the Jose Manuel Bangs Survey, same being the east line of the said 12.286 acre tract, the following four (4) courses and distances:

1. North 16°12'36" East, a distance of 45.95 feet to a calculated point;
2. North 10°35'28" East, a distance of 138.24 feet to a calculated point;
3. North 14°02'33" East, a distance of 98.13 feet to a calculated point;
4. North 16°29'48" East, a distance of 140.50 feet to a calculated point, from which a calculated point in the top of west cut bank of the Colorado River, being in the east line of the Jose Manuel Bangs Survey, same being the northernmost corner of the said 12.286 acre tract, bears North 16°29'48" East, a distance of 2.32 feet and from which a calculated point for the northernmost corner of the Lemman Barker Survey No. 3, Abstract No. 6, bears approximately North 40°45'50" East, a distance of 28,455 feet;

**THENCE** North 76°04'45" East over and across the Colorado River, a distance of 312.26 feet to a calculated point in the east gradient boundary of the Colorado River, being in the west line of the Lemman Barker Survey No. 3, same being the west line of a

5,566.770 acre tract "Tract One-D" described in Document No. 200619026 of the Official Public Records of Bastrop County, Texas, from which a 1/2" rebar with Chaparral cap found in the east gradient boundary of the Colorado River, being in the west line of the Leman Barker Survey No. 3, same being in the west line of the said 5,566.770 acre tract, bears North 34°17'46" East, a distance of 37.57 feet;

THENCE with the east gradient boundary of the Colorado River, the west line of the Leman Barker Survey No. 3, same being the west line of the said 5,566.770 acre tract, the following two (2) courses and distances:

1. South 34°17'46" West, a distance of 290.60 feet to a 1/2" rebar with Chaparral cap found;
2. South 05°51'25" West, a distance of 120.99 feet to a calculated point, from which a 1/2" rebar with Chaparral cap found in the east gradient boundary of the Colorado River, being in the west line of the Leman Barker Survey No. 3, same being in the west line of the said 5,566.770 acre tract, bears South 05°51'25" West, a distance of 25.58 feet;

THENCE South 76°04'45" West over and across the Colorado River, a distance of 228.51 feet to the POINT OF BEGINNING, containing 2.044 acres of land, more or less.

Surveyed on the ground on April 18, 2009. Bearing basis is grid azimuth for Texas central zone. Coordinates contained in this description are based on the Lower Colorado River Authority 1983/93-HARN, with a combined scale factor of 0.999958496. All distances contained in this description are surface distances. Attachments: Survey Drawing 457-001-BRIDGE-ESMT.

*JE* 3/30/10  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6018



## SCHEDULE T

Non-exclusive easement for ingress, egress and regress as described in Easement Deed dated September 9, 1988 recorded in Vol. 516 Page 589 Official Public Records, Bastrop County, Texas, being over, along and across the following:

FIELD NOTE DESCRIPTION OF 10410 SQUARE FEET OF LAND SITUATED IN THE JOSEPH ROGERS SURVEY IN BASTROP COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 248.720 ACRES IN A DEED TO ROBERT E. GILFILLAN RECORDED IN VOLUME 411, PAGE 472 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 10410 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Beginning at an iron rod found at the Southwest corner of that certain tract of land described as containing 5.61 acres of land in a deed to C.M. Rogers recorded in Volume 484, Page 34 of the Deed Records of Bastrop County, Texas for the southeast corner and POINT OF BEGINNING hereof;

THENCE with the South line hereof, N 47° 45' 46" N for a distance of 51.25 feet to an iron rod found at the Southeast corner of Tract 11, Forest Ridge Estates, a subdivision in Bastrop County, Texas recorded in Cabinet 2, Slides 323A to 325B of the Plat Records of Travis County, Texas, for the Southwest corner hereof;

THENCE with the East line of said Tract 11, N 29° 33' 05" E for a distance of 201.77 feet to an iron rod found in the curving right-of-way line of the Southern termination of Forest Ridge Drive, for the Northwest corner hereof;

THENCE with the North line of the herein described tract being the curving right-of-way line of the Southern termination of said Forest Ridge Drive, 53.37 feet along the arc of a curve to the left whose radius is 66.00 feet and whose chord bears, S 71° 03' 39" E for a distance of 50.87 feet to an iron rod found in the West line of Tract 28 of said Forest Ridge Estates for the Northeast corner hereof;

THENCE with the East line of the herein described tract being the West line of said Tract 28, N 29° 33' 05" W at a distance of 13.73 feet pass an iron rod found at the Southwest corner of said Tract 28 same being the Northwest corner of the said Rogers tract, continue on the same course with the West line of said Rogers tract for a total distance of 222.39 feet to the POINT OF BEGINNING and containing 10410 square feet of land, more or less.

## SCHEDULE U

Office: 512-443-1724  
Fax: 512-389-0943

**Professional Land Surveying, Inc.  
Surveying and Mapping**

3500 McCall Lane  
Austin, Texas 78744

**1160.603 ACRES  
TRACT 21**

**S.M. WILLIAMS SURVEY NO. 4, ABS. NO. 71 &  
JOHN CRUTCHFIELD SURVEY NO. 12, ABS. NO. 122  
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 1160.603 ACRES, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 1,164.571 ACRES, MORE OR LESS, IN THE S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71 AND THE JOHN CRUTCHFIELD SURVEY NO. 12, ABSTRACT NO. 122 IN BASTROP COUNTY, TEXAS, CONVEYED TO CL BASTROP, L.L.C. IN A GENERAL WARRANTY DEED DATED APRIL 6, 2020 AND RECORDED IN DOCUMENT NO. 202005532 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 1160.603 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 15" Live Oak for the southernmost corner of the said 1164.571 acre tract, being the westernmost corner of a 758.026 acre tract of land described in Document No. 202005532 of the Official Public Records of Bastrop County, Texas, being also in the northeast line of a 5566.770 acre tract of land described in Document No. 202005532 of the Official Public Records of Bastrop County, Texas, from which a 1/2" rebar found in the southwest line of the said 758.026 acre tract, being the northeast line of the said 5566.770 acre tract, bears South 62°40'28" East, a distance of 94.31 feet;

**THENCE** North 62°40'28" West with the southwest line of the said 1164.571 acre tract and the northeast line of the said 5566.770 acre tract, a distance of 1383.42 feet to a 1/2" rebar found for a northwest corner of the said 5566.770 acre tract, being the easternmost corner of a 247.619 acre tract of land described in Document No. 202005532 of the Official Public Records of Bastrop County, Texas;

**THENCE** North 61°24'05" West with the southwest line of the said 1164.571 acre tract and the northeast line of the said 247.619 acre tract, a distance of 463.43 feet to a 1/2" rebar with cap set for the westernmost corner of the said 1164.571 acre tract, being in the southeast line of a 66.858 acre tract of land described in Volume 1058, Page 728 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar with cap found for the southernmost corner of the said 66.858 acre tract, being an angle point in the northeast line of the said 247.619 acre tract, bears South 25°09'55" West, a distance of 32.78 feet;

457-001-BECK2-REV

**THENCE** with the northwest line of the said 1164.571 acre tract and the southeast line of the said 66.858 acre tract, the following five (5) courses:

1. North 25°09'55" East, a distance of 113.46 feet to a 1/2" rebar with cap found;
2. North 28°53'47" East, a distance of 758.30 feet to a 1/2" rebar with cap found;
3. North 27°45'53" East, a distance of 362.70 feet to a 1/2" rebar with cap found;
4. North 27°20'28" East, a distance of 287.70 feet to a 1/2" rebar with cap found;
5. North 27°47'34" East, a distance of 52.47 feet to a 1/2" rebar with cap found for the easternmost corner of the said 66.858 acre tract, being the southernmost corner of a 24.701 acre tract of land described in Volume 1058, Page 717 of the Deed Records of Bastrop County, Texas;

**THENCE** with the northwest line of the said 1164.571 acre tract and the southeast line of the said 24.701 acre tract, the following two (2) courses:

1. North 27°47'05" East, a distance of 312.70 feet to a 1/2" rebar with cap set;
2. North 27°02'55" East, a distance of 1087.10 feet to a 1/2" rebar with cap found for the easternmost corner of the said 24.701 acre tract, being the southernmost corner of a 48.609 acre tract of land described in Volume 1084, Page 597 of the Deed Records of Bastrop County, Texas;

**THENCE** North 27°12'21" East with the northwest line of the said 1164.571 acre tract and the southeast line of the said 48.609 acre tract, a distance of 545.66 feet to a 1/2" rebar with cap set for the easternmost corner of the said 48.609 acre tract, being the southernmost corner of a 53.86 acre tract of land described in Volume 289, Page 444 of the Deed Records of Bastrop County, Texas;

**THENCE** with the common line of the said 1164.571 acre tract and the said 53.86 acre tract, the following two (2) courses:

1. North 26°28'49" East, a distance of 1052.53 feet to a 1/2" rebar with cap set;

2. North  $61^{\circ}23'59''$  West, a distance of 330.48 feet to a fence post found for the southernmost corner of a 63.426 acre tract of land described in Document N. 201809915 of the Official Public Records of Bastrop County, Texas, from which a buggy spring found for the northernmost corner of the said 53.86 acre tract, being an angle point in the southwest line of the said 63.426 acre tract, bears North  $62^{\circ}57'21''$  West, a distance of 1913.76 feet;

**THENCE** North  $27^{\circ}35'36''$  East with the northwest line of the said 1164.571 acre tract and the southeast line of the said 63.426 acre tract, a distance of 1773.67 feet to a 1/2" rebar with cap found for the easternmost corner of the said 63.426 acre tract, being the south corner of a 63.426 acre tract of land described in Document No. 201415803 of the Official Public Records of Bastrop County, Texas;

**THENCE** with the common line of the said 1164.571 acre tract and the said 63.426 acre tract, the following two (2) courses:

1. North  $27^{\circ}35'36''$  East, a distance of 633.98 feet to a fence post found for the easternmost corner of the said 63.426 acre tract;
2. North  $62^{\circ}33'42''$  West, a distance of 2293.69 feet to a 1/2" rebar with cap found for the northernmost corner of the said 63.426 acre tract, being in the southeast line of a 11.068 acre tract of land described in Volume 429, Page 271 of the Deed Records of Bastrop County, Texas; from which an axle found in the northwest line of the said 63.426 acre tract, being in the southeast line of the said 11.068 acre tract, bears South  $21^{\circ}54'50''$  West, a distance of 26.68 feet;

**THENCE** North  $22^{\circ}22'27''$  East with the northwest line of the said 1164.571 acre tract and the southeast line of the said 11.068 acre tract, a distance of 130.88 feet to a fence post found for the easternmost corner of the said 11.068 acre tract, being the southernmost corner of a 145.5 acre tract of land described in Volume 119, Page 236 of the Deed Records of Bastrop County, Texas;

**THENCE** North  $27^{\circ}26'14''$  East with the northwest line of the said 1164.571 acre tract and the southeast line of the said 145.5 acre tract, a distance of 2555.76 feet to a fence post found for the northernmost corner of the said 1164.571 acre tract, being the easternmost corner of the said 145.5 acre tract, being also in the southwest line of a 548 acre tract of land described in Volume 70, Page 116 of the Deed Records of Bastrop County, Texas;

**THENCE** with the common line of the said 1164.571 acre tract, the said 548 acre tract, and a 227 acre tract of land described in Volume 42, Page 234 of the Deed Records of Bastrop County, Texas, the following three (3) courses:

1. South  $63^{\circ}18'35''$  East, a distance of 2311.22 feet to a fence post found;
2. South  $63^{\circ}46'52''$  East, a distance of 2344.71 feet to a fence post found for the southernmost corner of the said 227 acre tract;
3. North  $29^{\circ}01'34''$  East, a distance of 1324.43 feet to a fence post found for an easternmost north corner of the said 1164.571 acre tract, being the easternmost corner of the said 227 acre tract, being also in the being in the southwest line of a 416.6 acre tract of land described in Volume 42, Page 511 of the Deed Records of Bastrop County, Texas;

**THENCE** South  $49^{\circ}17'46''$  East with the northeast line of the said 1164.571 acre tract, the southwest line of the said 416.6 acre tract, the southwest line of a 50 acre tract of land and a 100 acre tract of land described in Volume 42, Page 636 of the Deed Records of Bastrop County, Texas, and the southwest line of an 89 acre tract of land described in Volume 47, Page 129 of the Deed Records of Bastrop County, Texas, a distance of 2611.04 feet to a  $5/8''$  rebar found for the northernmost corner of a 408.48 acre tract of land described in Volume 248, Page 498 of the Deed Records of Bastrop County, Texas, from which a  $1/2''$  rebar with cap found, bears South  $48^{\circ}41'08''$  East, a distance of 2813.70 feet;

**THENCE** with the common line of the said 1164.571 acre tract and the said 408.48 acre tract, the following three (3) courses:

1. South  $28^{\circ}40'50''$  West, a distance of 936.94 feet to a 60d nail in fence corner post found;
2. South  $28^{\circ}23'43''$  West, a distance of 1830.59 feet to a  $5/8''$  rebar found for the westernmost corner of the said 408.48 acre tract;
3. South  $47^{\circ}43'25''$  East, a distance of 2201.53 feet to a  $1/2''$  rebar with cap set for the easternmost corner of the said 1164.571 acre tract, being the northernmost corner of a 507.061 acre tract of land described in Document No. 200619026 of the Official Public Records of Bastrop County, Texas, from which a  $5/8''$  rebar found in the southwest line of a 274.814 acre tract of land described in Volume 1288, Page 317 of the Deed Records of Bastrop County, Texas, bears North

39°13'25" West, a distance of 219.15 feet;

**THENCE** with the southeast line of the said 1164.571 acre tract and the northwest line of the said 507.061 acre tract, the following two (2) courses:

1. South 39°47'35" West, a distance of 889.06 feet to a 1/2" rebar with cap set;
2. South 43°37'35" West, a distance of 492.78 feet to a 1" iron pipe found in the northeast line of a 112.676 acre tract of land described in Document No. 202005532 of the Official Public Records of Bastrop County, Texas, from which a fence post found for the easternmost corner of the said 112.676 acre tract, bears South 47°37'25" East, a distance of 1099.14 feet;

**THENCE** North 47°14'43" West with the common line of the said 1164.571 acre tract and the said 112.676 acre tract, a distance of 1231.74 feet to a 1/2" rebar with "Chaparral" cap found in the south line of a 10.101 acre tract described in Document No. 201001915 of the Official Public Records of Bastrop County, Texas:

**THENCE** with the south, east and north lines of the said 10.101 acre tract, crossing the said 1164.571 acre tract, the following three (3) courses and distances:

1. North 65°44'25" East, a distance of 170.42 feet to a 1/2" rebar with "Chaparral" cap found;
2. North 21°41'30" West, a distance of 115.08 feet to a 1/2" rebar with "Chaparral" cap found;
3. South 70°51'07" West, a distance of 234.12 feet to a 1/2" rebar with "Chaparral" cap found in a southwest line of the said 1164.571 acre tract, same being the northeast line of said 112.676 acre tract;

**THENCE** with the common line of the said 1164.571 acre tract and the said 112.676 acre tract, the following two (2) courses and distances:

1. North 47°14'43" West, a distance of 507.29 feet to a fence post found;
2. South 27°22'22" West, a distance of 405.98 feet to a 1/2" rebar with "Chaparral" cap found in the north line of the said 10.101 acre tract;

**THENCE** with the north and west lines of the said 10.101 acre tract, crossing the

1164.571 acre tract, the following three (3) courses and distances:

1. North  $68^{\circ}14'46''$  West, a distance of 450.09 feet to a 1/2" rebar with "Chaparral" cap found;
2. South  $07^{\circ}24'06''$  East, a distance of 395.79 feet to a 1/2" rebar with "Chaparral" cap found;
3. With a curve to the left, having a radius of 1138.00 feet, a delta angle of  $16^{\circ}27'30''$ , an arc length of 326.89 feet, and a chord which bears South  $15^{\circ}37'51''$  East, a distance of 325.77 feet to a 1/2" rebar with "Chaparral" cap found in a southeast line of the said 1164.571 acre tract, same being the northwest line of the said 112.676 acre tract;

**THENCE** South  $27^{\circ}22'22''$  West, with a southeast line of the said 1164.571 acre tract, same being the northwest line of the said 112.676 acre tract, a distance of 827.04 feet to a fence post found for the westernmost corner of the said 112.676 acre tract, being an angle point in the northwest line of the said 507.061 acre tract;

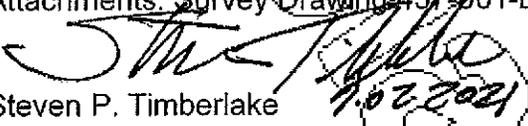
**THENCE** South  $27^{\circ}37'38''$  West with a southeast line of the said 1164.571 acre tract and a northwest line of the said 507.061 acre tract, a distance of 1165.31 feet to a fence post found for an angle point in the northwest line of the said 758.026 acre tract, from which a 1/2" rebar with cap set in the southwest line of the said 507.061 acre tract, being the northeast line of the said 758.026 acre tract, bears South  $46^{\circ}44'01''$  East, a distance of 2523.11 feet;

**THENCE** with the common line of the said 1164.571 acre tract and the said 758.026 acre tract, the following five (5) courses:

1. South  $29^{\circ}35'31''$  West, a distance of 758.87 feet to a fence post found;
2. North  $62^{\circ}26'03''$  West, a distance of 2621.73 feet to a 27" Post Oak;
3. South  $29^{\circ}26'54''$  West, a distance of 502.70 feet to a fence post found;
4. South  $27^{\circ}50'19''$  West, a distance of 923.55 feet to a 30" Post Oak;

5. South  $27^{\circ}34'37''$  West, a distance of 1125.72 feet to the **POINT OF BEGINNING**, containing 1160.603 acres of land, more or less.

Surveyed on the ground in August, September and October, 2005 and March and April, 2006; March 02, 2007; November 26, 2019; Updated March 19, 2021. Bearing basis is grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing 457-001-BECK2.

  
Steven P. Timberlake  
Registered Professional Land Surveyor  
State of Texas No. 6240



SCHEDULE V

Umo  
Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-445-1724  
Fax: 512-441-8987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

758.028 ACRES  
S.M. WILLIAMS SURVEY NO. 4, ABS. NO. 71 &  
JOHN CRITCHFIELD SURVEY NO. 12, ABS. NO. 122  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 758.028 ACRES IN THE S.M. WILLIAMS SURVEY NO. 4, ABS. NO. 71 AND THE JOHN CRITCHFIELD SURVEY NO. 12, ABS. NO. 122 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 758.028 ACRE TRACT CONVEYED TO BASTROP SEED INVESTMENTS, LTD. IN A GENERAL WARRANTY DEED DATED MAY 30, 2008 AND RECORDED IN VOLUME 1642, PAGE 38 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 758.028 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 15" Live Oak for the westernmost corner of the said 758.028 acre tract, being the southernmost corner of a 1164.671 acre tract of land described in Volume 1642, Page 41 of the Deed Records of Bastrop County, Texas, being also in the northeast line of a 6568.770-acre tract of land described in Document No. 200819028 of the Official Public Records of Bastrop County, Texas, from which a 1/2" rebar found for a northwest corner of the said 6568.770-acre tract, bears North 62°40'28" West, a distance of 1383.42 feet;

THENCE with the common line of the said 758.028-acre tract and the said 1164.671-acre tract, the following five (5) courses:

1. North 27°34'37" East, a distance of 1125.72 feet to a 30" Post Oak;
2. North 27°50'19" East, a distance of 923.55 feet to a fence post found;
3. North 29°28'54" East, a distance of 602.70 feet to a 27" Post Oak for the northernmost corner of the said 758.028-acre tract;
4. South 62°28'03" East, a distance of 2821.73 feet to a fence post found;
5. North 29°35'21" East, a distance of 768.87 feet to a fence post found for an angle point in the north line of the said 758.028-acre tract, being the westernmost corner of a 507.061-acre tract of land described in Document No. 200819028 of the Official Public Records of Bastrop County, Texas;

THENCE with the northeast line of the said 758.026 acre tract and the southwest line of the said 607.061 acre tract, the following two (2) courses:

1. South 46°44'01" East, a distance of 2528.11 feet to a 1/2" rebar with cap set;
2. South 47°07'07" East, a distance of 2409.11 feet to a fence post found in the northwest right-of-way line of County Road 157 (no apparent defined right-of-way width);

THENCE with the northwest right-of-way line of County Road 157 and the southeast line of the said 758.026 acre tract, the following four (4) courses:

1. South 22°52'52" West, a distance of 1870.35 feet to a 1/2" rebar with cap set;
2. South 25°28'27" West, a distance of 192.28 feet to a fence post found;
3. South 30°59'34" West, a distance of 69.07 feet to a 1/2" rebar with cap set;
4. South 34°35'16" West, a distance of 72.35 feet to a 1/2" rebar with cap set for an angle point in the north toe of the said 5588.770 acre tract, from which a 1/2" rebar with cap set, bears South 21°44'48" West, a distance of 318.80 feet;

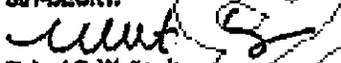
THENCE leaving the northwest right-of-way line of County Road 157, along the agreed boundary line as described in the boundary line agreement between T.O. Gleiser and E.O. Beck, recorded in Volume 513, Page 730 of the Deed Records of Bastrop County, Texas, and the common line of the 758.026 acre tract and the said 6538.770 acre tract, the following thirty-seven (37) courses:

1. South 47°16'45" West, a distance of 585.24 feet to a fence post found;
2. South 61°38'54" West, a distance of 409.11 feet to a fence post found;
3. South 22°17'50" West, a distance of 411.04 feet to a 1/2" rebar with cap set;
4. South 28°04'21" West, a distance of 1942.53 feet to a 1/2" rebar with cap set;
5. South 22°35'05" West, a distance of 180.76 feet to a fence post found;
6. North 26°52'17" West, a distance of 2164.12 feet to a fence post found;
7. South 54°43'05" West, a distance of 558.40 feet to a fence post found;

8. South 40°28'42" West, a distance of 735.51 feet to a 1/2" rebar with cap set;
9. South 42°19'51" West, a distance of 100.51 feet to a 38" Post Oak;
10. South 47°32'48" West, a distance of 251.21 feet to a fence post found;
11. North 73°58'12" West, a distance of 102.66 feet to a 1/2" rebar with cap set;
12. North 57°47'57" West, a distance of 112.30 feet to a fence post found;
13. North 34°58'39" West, a distance of 138.52 feet to a fence post found;
14. North 28°54'45" West, a distance of 225.33 feet to a fence post found;
15. North 28°34'06" West, a distance of 222.22 feet to a fence post found;
16. North 22°14'45" West, a distance of 182.74 feet to a 1/2" rebar with cap set;
17. North 28°21'58" West, a distance of 202.85 feet to a fence post found;
18. North 32°57'50" West, a distance of 125.40 feet to a fence post found;
19. North 44°21'15" West, a distance of 158.17 feet to a fence post found;
20. North 39°21'48" West, a distance of 244.05 feet to a fence post found;
21. North 72°00'03" West, a distance of 153.67 feet to a 1/2" rebar with cap set;
22. North 69°18'49" West, a distance of 53.00 feet to a fence post found;
23. North 49°28'11" West, a distance of 88.17 feet to a 1/2" rebar with cap set;
24. North 47°55'22" West, a distance of 115.67 feet to a 1/2" rebar with cap set;
25. North 54°41'33" West, a distance of 100.33 feet to a fence post found;
26. North 24°44'04" East, a distance of 827.88 feet to a 1/2" rebar with cap set;
27. North 26°28'38" East, a distance of 643.17 feet to a 1/2" rebar with cap set;

- 28. North 27°34'02" East, a distance of 410.88 feet to a 1/2" rebar with cap set;
- 29. North 28°20'18" East, a distance of 822.41 feet to a 1/2" rebar with cap set;
- 30. North 27°03'28" East, a distance of 574.78 feet to a 1/2" rebar with cap set;
- 31. North 20°50'21" East, a distance of 194.63 feet to a fence post found;
- 32. North 00°31'39" West, a distance of 152.88 feet to a fence post found;
- 33. North 89°16'28" West, a distance of 416.60 feet to a 1/2" rebar with cap set;
- 34. North 67°41'55" West, a distance of 501.58 feet to a 1/2" rebar with cap set;
- 35. North 70°54'37" West, a distance of 577.94 feet to a 1/2" rebar with cap set;
- 36. North 60°34'28" West, a distance of 875.32 feet to a 1/2" rebar found;
- 37. North 62°40'28" West, a distance of 94.31 feet to the POINT OF BEGINNING, containing 758.028 acres of land, more or less.

Surveyed on the ground in August, September and October, 2006 and March and April, 2006; Updated March 02, 2007. Bearing basis is grid azimuth for Texas central zone, 1983/93 NAD values from LORA control network. Attachments: Survey Drawing 457-001-BECK1.

  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4096



3-16-07

# SCHEDULE W

**Chaparral**

**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-441-8887

2907 Manchaca Road  
Building One  
Austin, Texas 78704

**507.061 ACRES  
TRACT ONE-C  
STEINER RANCH  
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 507.061 ACRES IN THE S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 474.985 ACRE TRACT OF LAND (TRACT FIVE) DESCRIBED IN A WARRANTY DEED TO T.C. STEINER DATED OCTOBER 03, 1972, OF RECORD IN VOLUME 209, PAGE 783 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, AND BEING ALL OF A 38 ACRE TRACT OF LAND DESCRIBED IN A DEED TO T.C. STEINER DATED JANUARY 21, 1955, OF RECORD IN VOLUME 140, PAGE 543 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 507.061 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a fence post found for the westernmost corner of the said Steiner 474.985 acre tract, being the northernmost corner of a 758.026 acre tract of land described in Volume 1634, Page 33 of the Deed Records of Bastrop County, Texas, being also in the southeast line of a 1164.571 acre tract of land described in Volume 1642, Page 41 of the Deed Records of Bastrop County, Texas;

**THENCE** North  $27^{\circ}37'38''$  East with the northwest line of the said Steiner 474.985 acre tract and the southeast line of the said 1164.571 acre tract, a distance of 1165.31 feet to a fence post found for the west corner of a 26 acre tract of land described in Volume 1634, Page 210 of the Deed Records of Bastrop County, Texas ;

**THENCE** South  $46^{\circ}19'25''$  East with the northeast line of the said Steiner 474.985 acre tract and the southwest line of the 26 acre tract, a distance of 2578.20 feet to a fence post found;

**THENCE** North  $29^{\circ}39'55''$  East with the northwest line of the said Steiner 474.985 acre tract (varies from the southeast line of the said 26 acre tract), a distance of 502.95 feet to a fence post found for an angle point in the northwest line of the said Steiner 474.985 acre tract, being the easternmost corner of the said 26 acre tract, being also the southernmost corner of a 76 acre tract of land described in said Volume 1634, Page 210 of the Deed Records of Bastrop County, Texas;

**THENCE** with the common line of the said Steiner 474.985 acre tract and the said 76 acre tract the following two (2) courses:

1. North  $44^{\circ}11'45''$  East, a distance of 1333.77 feet to a fence post found for the

easternmost corner of the said 76 acre tract;

2. North  $47^{\circ}37'25''$  West, a distance of 1099.14 feet to a 1" iron pipe found for a western corner of the said Steiner 474.985 acre tract, being a southeasterly corner of the said 1164.571 acre tract;

THENCE with the northwest line of the said Steiner 474.985 acre tract and the southeast line of the said 1164.571 acre tract, the following two (2) courses:

1. North  $43^{\circ}37'35''$  East, a distance of 492.78 feet to a 1/2" rebar with cap set;
2. North  $39^{\circ}47'35''$  East, a distance of 889.06 feet to a 1/2" rebar with cap set for the northernmost corner of the said Steiner 474.985 acre tract, being in the southwest line of a 408.48 acre tract of land described in Volume 248, Page 498 of the Deed Records of Bastrop County, Texas, from which a 5/8" rebar found, bears North  $39^{\circ}15'25''$  West, a distance of 219.15 feet;

THENCE with the common line of the said Steiner 474.985 acre tract and the said 408.48 acre tract the following six (6) courses:

1. South  $47^{\circ}44'36''$  East, a distance of 1304.52 feet to a 1/2" rebar with cap set;
2. South  $48^{\circ}19'36''$  East, a distance of 1563.89 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found, bears North  $22^{\circ}39'14''$  West, a distance of 84.41 feet;
3. North  $54^{\circ}10'24''$  East, a distance of 96.67 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found, bears North  $16^{\circ}46'28''$  East, a distance of 45.98 feet;
4. South  $49^{\circ}19'36''$  East, a distance of 416.11 feet to a fence post found in the northwest line of County Road 157 (no apparent defined right-of-way width);
5. South  $41^{\circ}56'51''$  West with the northwest line of County Road 157, a distance of 93.59 feet to a 1/2" rebar with cap set;
6. South  $46^{\circ}59'50''$  East, passing a fence post found at a distance of 56.24 feet, continuing for a distance of 640.29 feet, for a total distance of 696.53 feet to a calculated point in the centerline of Big Sandy Creek for the northeast corner of the said Steiner 474.985 acre tract, being the southernmost corner of the said 408.48 acre tract, being also in the west line of a 269 acre tract of land described in Volume 199, Page 843 of the Deed Records of Bastrop County, Texas;

**THENCE** with the centerline of Big Sandy Creek and the common line of the said Steiner 474.985 acre tract and the said 289 acre tract the following eleven (11) courses:

1. South  $00^{\circ}16'10''$  West, a distance of 100.83 feet to a calculated point;
2. South  $05^{\circ}56'52''$  West, a distance of 170.09 feet to a calculated point;
3. South  $10^{\circ}01'24''$  West, a distance of 683.13 feet to a calculated point;
4. South  $07^{\circ}23'34''$  East, a distance of 296.19 feet to a calculated point;
5. South  $23^{\circ}56'10''$  East, a distance of 121.78 feet to a calculated point;
6. South  $14^{\circ}45'47''$  East, a distance of 95.81 feet to a calculated point;
7. South  $05^{\circ}54'11''$  East, a distance of 473.59 feet to a calculated point;
8. South  $19^{\circ}31'37''$  East, a distance of 207.16 feet to a calculated point;
9. South  $01^{\circ}42'40''$  West, a distance of 287.95 feet to a calculated point;
10. South  $07^{\circ}47'17''$  West, a distance of 166.47 feet to a calculated point;
11. South  $06^{\circ}27'49''$  East, a distance of 44.60 feet to a calculated point for the northeast corner of a 5 acre tract of land described in Volume 211, Page 502 of the Deed Records of Bastrop County, Texas;

**THENCE** leaving the centerline of Big Sandy Creek, with the common line of the said Steiner 474.985 acre tract and the said 5 acre tract the following three (3) courses:

1. North  $85^{\circ}20'06''$  West, a distance of 92.50 feet to a  $1/2''$  rebar with cap set;
2. South  $07^{\circ}54'55''$  West, a distance of 339.17 feet to a  $1/2''$  rebar with cap set;
3. South  $15^{\circ}09'55''$  West, a distance of 307.78 feet to a  $1/2''$  rebar with cap set on the north line of a 30' lane referenced in said Volume 211, Page 502 of the Deed Records of Bastrop County, Texas;

**THENCE** with the common line of the said Steiner 474.985 acre tract and the said 5 acre tract, with the north line of the said 30' lane a distance of 30' from and parallel to the north line of a 161.3 acre tract of land described in Volume 1634, Page 210 of the Deed Records of Bastrop County, Texas the following three (3) courses:

1. North 89°48'11" West, a distance of 281.68 feet to a 1/2" rebar with cap set;
2. South 85°41'49" West, a distance of 213.58 feet to a 1/2" rebar with cap set;
3. North 78°03'11" West, a distance of 267.67 feet to a 1/2" rebar with cap set;

**THENCE** South 37°12'24" West, over and across said 30' lane, passing a fence corner post found for the easternmost corner of the said Steiner 38 acre tract, being angle point in the north line of the said 161.3 acre tract, at a distance of 33.18 feet, continuing a distance of 975.83 feet, for a total distance of 1009.01 feet to a fence post found for the southernmost corner of the said Steiner 38 acre tract;

**THENCE** with the common line of the said Steiner 38 acre tract and the said 161.3 acre tract the following two (2) courses:

1. North 76°56'50" West, a distance of 721.09 feet to a fence post found;
2. North 33°31'23" West, a distance of 1216.18 feet to a 23" Post Oak referenced in said Volume 118, Page 150, being in the northwest line of County Road 157, being the westernmost corner of the said Steiner 38 acre tract, being also in the south line of the said Steiner 474.985 acre tract, being also the northernmost corner of the said 161.3 acre tract;

**THENCE** with the northwest line of County Road 157 and the south line of the said Steiner 474.985 acre tract the following two (2) courses:

1. South 38°49'44" West, a distance of 132.14 feet to a 1/2" rebar with cap set;
2. South 21°29'33" West, a distance of 203.85 feet to a fence post found for a southern corner of the said Steiner 474.985 acre tract, being the easternmost corner of the said 758.026 acre tract;

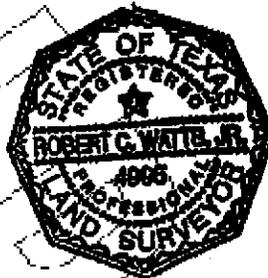
**THENCE** with the southwest line of the said Steiner 474.985 acre tract and the northeast line of the said 758.026 acre tract, with the agreed boundary line described in Volume 613, Page 730 of the Deed Records of Bastrop County, Texas the following two (2) courses:

1. North  $47^{\circ}07'07''$  West, a distance of 2409.11 feet to a  $1/2''$  rebar with cap set;
2. North  $46^{\circ}44'01''$  West, a distance of 2523.11 feet to the POINT OF BEGINNING, containing 507.061 acres of land, more or less, a portion of which lies within the roadway.

Surveyed on the ground in August, September and October, 2005. Bearing basis is grid azimuth for Texas central zone, 1983/83 HARN values from LCRA control network. Attachments: Survey Drawing 457-001-BD1.

*Watts*  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995

12-15-06



# SCHEDULE X

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCull Lane  
Austin, Texas 78744

10.101 ACRES  
S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71  
BASTROP COUNTY, TEXAS

A DESCRIPTION OF 10.101 ACRES (APPROXIMATELY 440,009 SQ. FT.) IN THE S.M. WILLIAMS SURVEY NO. 4, ABS. NO. 71, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 112.676 ACRE TRACT CALLED TRACT NINE AND CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 19, 2006 AND RECORDED IN DOCUMENT NO. 200619026 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS AND BEING A PORTION OF AN 1164.571 ACRE TRACT CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED DATED JUNE 4, 2007 AND RECORDED IN DOCUMENT NO. 200708087 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 10.101 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with Chaparral cap set, from which a 5/8" rebar found for an angle point in the northeast line of the said 1164.571 acre tract, being the westernmost corner of a 408.48 acre tract described in Volume 248, Page 498 of the Deed Records of Bastrop County, Texas, bears North 02°43'17" East, a distance of 1509.37 feet;

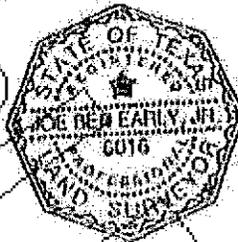
**THENCE** over and across the said 1164.571-acre tract and the said 112.676 acre tract, the following seven (7) courses and distances:

1. South 21°41'30" East, a distance of 115.08 feet to a 1/2" rebar with Chaparral cap set;
2. South 65°44'25" West, a distance of 732.81 feet to a 1/2" rebar with Chaparral cap set;
3. South 27°20'03" West, a distance of 565.14 feet to a 1/2" rebar with Chaparral cap set;
4. With a curve to the right, having a radius of 1138.00 feet, a delta angle of 33°01'48", an arc length of 656.04 feet and a chord which bears North 23°55'01" West, a distance of 646.99 feet to a 1/2" rebar with Chaparral cap set;
5. North 07°24'06" West, a distance of 395.79 feet to a 1/2" rebar with Chaparral cap set, from which a fence post found for the northernmost corner of the said 112.676 acre tract, being an angle point in the southwest line of the said 1164.571 acre tract, bears North 72°14'13" East, a distance of 634.97 feet;

6. South  $68^{\circ}14'46''$  East, a distance of 706.90 feet to a 1/2" rebar with Chaparral cap set;
7. North  $70^{\circ}51'07''$  East, a distance of 573.52 feet to the POINT OF BEGINNING, containing 10.10± acres of land, more or less.

Surveyed on the ground on December 4, 2009. Grid azimuth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority 1983/93 HARN, with a combined scale factor of 0.999958498. Attachments: Survey Drawing 457-001-DIRECTOR LOT.

  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



**EXHIBIT B**

**PERMITTED ENCUMBRANCES**

1. Any visible and/or apparent unrecorded easement, public or private, located in, on, over, across or above the insured land, including various unpaved roadways and existing utility lines. (Tracts 9.1, 9.2, 10, 19 & 24)
2. Rights of parties in and to portions of the insured land that is within areas used as public roadways, including but not limited to the following public roadways:
  - (i) Sayers Road;
  - (ii) CR 157;
  - (iii) CR 48 (Waugh Way); and
  - (iv) Bastrop Road.
3. Rights of parties in and to portions of the insured land that is within areas used or occupied by streams and waterways deemed navigable in fact or in law, including but not limited to the following:
  - (i) Colorado River;
  - (ii) Big Sandy Creek; and
  - (iii) Wilbarger Creek.
4. Rights of tenants, as tenants only, under any and all unrecorded lease agreements.
5. Easement Deed By Court Order In Settlement Of Landowner Action:

Recorded: Document No. 201509667, Official Public Records, Bastrop County, Texas.

(Does not affect Tracts 2, 3, 4.1, 4.2, 4.3, 5, 6, 7, 8, 11.1, 11.2, 12, 20, 21, and 22)
6. Amended and Restated Warranty Water Deed, Bill of Sale and Assignment of Permit Rights:

Recorded: Volume 2317, Page 746 Official Public Records, Bastrop County, Texas.

(Does not affect Tract 21)
7. Irrevocable Request and Petition to the City Council of the City of Bastrop, Texas for Voluntary Annexation of Sparsely Occupied Property:

Recorded: Document No. 201402872, Official Public Records of Bastrop County, Texas.

(Does not affect Tracts 2, 3, 4.1, 4.2, 4.3, 5, 6, 7, 8, 11.2, 20, and 22)

8. Utility Easement and Access Agreement:

Recorded: Document No. 201703997, Official Public Records, Bastrop County, Texas.

(Does not affect Tracts 2, 3, 4.1, 4.2, 4.3, 5, 6, 7, 8, 11.1, 11.2, 12, 20, 21, and 22)

9. Certificate For Order Canvassing Returns and Declaring Results of Confirmation and Director Election:

Recorded: Volume 2235, Page 648, Volume 2303, Page 674, and Official Public Records of Bastrop County, Texas.

(Does not affect Tracts 3, 4.1, 4.2, 4.3, 5, 6, 7, 8, 11.2, and 20)

10. Certificate for Order (excluding certain lands from XS Ranch Municipal Utility District):

Recorded: Volume 2251, Page 502, Official Public Records of Bastrop County, Texas.

(Does not affect Tracts 2, 3, 4.1, 4.2, 4.3, 5, 6, 7, 8, 11.2, 12, and 20)

11. Public Utility Commission of Texas Notice regarding XS Ranch Municipal Utility District:

Recorded: Document No. 201602433, Official Public Records of Bastrop County, Texas.

(Does not affect Tracts 6, 7, 8, 11.2, and 20)

12. Easement and Assignment of Lease Agreement by and between XS Ranch Fund VI, L.P. and Landmark Infrastructure Holding Company, LLC as recorded in Document No. 201312886, Vol. 2267, Page 854, Official Public Records, Bastrop County, Texas. (Does not affect Tracts 2, 3, 4.1, 4.2, 4.3, 5, 6, 7, 8, 11.2, 12, 20, and 21)

13. Sanitary Control Easement recorded in Document No. 201901982, Official Public Records of Bastrop County, Texas. (Does not affect Tracts 2, 3, 4.1, 4.2, 4.3, 5, 6, 7, 8, 11.1, 11.2, 12, 20, 21, and 22)

14. Groundwater Rights Purchase Agreement recorded in Document No. 201405874, Official Public Records of Bastrop County, Texas. First Amendment to the Groundwater Rights Purchase Agreement recorded in Document No. 201505198, Official Public Records of Bastrop County, Texas. Third Amendment to the Ground Water Rights Purchase Agreement recorded in Document No. 201703544, Official Public Records of Bastrop County, Texas. (Affects Tracts 1, 2, 3, 4.1, 4.2, 4.3, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 17,

18, 19, 20, 22, and 23)

15. Unrecorded Ranch Lease Agreement between XS Ranch Fund VI, L.P., Lessor, and Clayton Williams Ranch Co., Lessee, dated November 1, 2013.

**AS TO TRACT 1:**

16. Pipeline and telephone line easement granted to Texas-Louisiana Pipe Line Corp., recorded in Volume 88, Page 563, Deed Records of Bastrop County, Texas.
17. Pipeline and telephone line easement granted to Texas-Louisiana Pipe Line Corp., recorded in Volume 88, Page 566, Deed Records of Bastrop County, Texas.
18. Electric line easement granted to the Lower Colorado River Electric Cooperative, Inc., recorded in Volume 106, Page 479, Deed Records of Bastrop County, Texas.
19. Telephone line easement granted to Southwestern Bell Telephone Company, recorded in Volume 106, Page 487, Deed Records of Bastrop County, Texas.
20. Pipeline and telephone line easement granted to United Gas Pipe Line Company, recorded in Volume 106, Page 576, Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
21. Pipeline and telephone line easement granted to United Gas Pipe Line Company, recorded in Volume 106, Page 602, Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
22. Pipeline and telephone line easement granted to United Gas Pipe Line Company, recorded in Volume 106, Page 607, Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
23. Pipeline, telegraph and telephone easement/right of way to United Gas Pipe Line Company, recorded in Volume 107, Page 146, Deed Records of Bastrop County, Texas, as modified by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
24. Pipeline, telegraph and telephone easement/right of way to United Gas Pipe Line Company, recorded in Volume 107, Page 591, Deed Records of Bastrop County, Texas, as modified by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
25. Pipeline, telegraph, telephone and electric line easement/right of way granted to United Gas Pipe Line Company, recorded in Volume 139, Page 128, Deed Records of Bastrop County, Texas, as modified by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
26. 125' wide electric and telephone line easement granted to Lower Colorado River Authority, recorded in Volume 184, Page 58, Deed Records of Bastrop County, Texas.

27. 125' wide electric and telephone line easement granted to the Lower Colorado River Authority, recorded in Volume 185, Page 404, Deed Records of Bastrop County, Texas.
28. 125' electric and telephone line easement granted to the Lower Colorado River Authority, recorded in Volume 185, Page 487, Deed Records of Bastrop County, Texas.
29. 125' wide electric and telephone line easement granted to the Lower Colorado River Authority, recorded in Volume 193, Page 674, Deed Records of Bastrop County, Texas.
30. 125' wide electric and telephone line easement granted to the Lower Colorado River Authority, recorded in Volume 193, Page 908, Deed Records of Bastrop County, Texas, as amended and modified in Volume 1007, Page 606, Official Records of Bastrop County, Texas.
31. 30' wide electric and telephone line easement granted to the City of Austin, recorded in Volume 261, Page 669, Deed Records of Bastrop County, Texas.
32. 30' wide electric and telephone line easement granted to the City of Austin, recorded in Volume 261, Page 711, Deed Records of Bastrop County, Texas.
33. 20' wide transmission line easement awarded to the City of Austin by Final Judgment entered in Cause No. 17, Proceeding in Eminent Domain in the 21st Judicial District Court of Bastrop County, Texas, styled City of Austin vs. T. C. Steiner, dated July 28, 1979, filed in Volume 277, Page 75, Deed Records of Bastrop County, Texas.
34. 30' wide transmission line easement awarded to the City of Austin by Final Judgment entered in Cause No. 18, Proceeding in Eminent Domain in the 21st Judicial District Court of Bastrop County, Texas, styled City of Austin vs. Myrtle Denison, et al, dated March 22, 1979, filed in Volume 277, Page 82, Deed Records of Bastrop County, Texas.
35. 40' wide pipeline easement granted to Valeco Transmission Company, recorded in Volume 324, Page 865, Deed Records of Bastrop County, Texas.
36. Pipeline easement granted to Koch Refining Company, recorded in Volume 757, Page 595, Official Records of Bastrop County, Texas.
37. 25' x 50' wide pipeline facility easement granted to Koch Refining Company, recorded in Volume 775, Page 539, Official Records of Bastrop County, Texas.
38. 30' wide electric and telecommunications line easement granted to Bluebonnet Electric Cooperative, Inc., recorded in Volume 845, Page 400, Official Records of Bastrop County, Texas.
39. 30' electric and telecommunications line easement granted to Bluebonnet Electric Cooperative, Inc., recorded in Volume 871, Page 101, Official Records of Bastrop County, Texas.
40. 30' wide electric and telecommunications line easement granted to Bluebonnet Electric

Cooperative, Inc., recorded in Volume 962, Page 820, Official Records of Bastrop County, Texas.

41. 10' wide underground telecommunication line easement granted to Southwestern Bell Telephone Company, recorded in Volume 1060, Page 307, Official Records of Bastrop County, Texas.
42. Boundary Line Agreement, dated October 11, 1991, by and between T. C. Steiner and E. O. Beck, recorded in Volume 613, Page 730, Official Records of Bastrop County, Texas.
43. Application of Landowner to Condition and Abandoned Well for Fresh Water Production, recorded on May 1, 1996, in Volume 795, Page 334, Official Records of Bastrop County, Texas.
44. Application of Landowner to Condition an Abandoned Well for Fresh Water Production, recorded on July 23, 1997, in Volume 859, Page 663, Official Records of Bastrop County, Texas.
45. Rights and/or privileges of parties arising from location of graves and/or grave stones on the insured land and/or for which rights of access across the insured land may exist in fact or in law.
46. Easement/right of way to United Gas Pipe Line Company, recorded in Volume 106, Page 555 of the Deed Records of Bastrop County, Texas, as modified by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
47. Easement and Assignment of Lease Agreement by and between XS Ranch Fund VI, L.P., a Delaware limited partnership, as Grantor, and Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, as Grantee, dated August 22, 2013, recorded in Volume 2267, Page 854, Official Public Records of Bastrop County, Texas.
48. Special Warranty Water Deed and Bill of Sale recorded in Document No. 201902236, Official Public Records of Bastrop County, Texas.
49. Water System Easement Agreement recorded in Document No. 201902237, Official Public Records of Bastrop County, Texas.
50. Fence does not conform with the property lines as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
51. Easement rights, if any, related to that Overhead Utility Line that runs along the southwest line as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
52. Portion of County Road crosses the subject tract as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

53. Company hereby excepts to any rights to travel over or across the Union Pacific Railroad from County Road 48 (Waugh Way), as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 2:**

54. Fence does not conform with the property lines as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
55. Lack of a right of access to and from the land.

**AS TO TRACT 3:**

56. Fence does not conform with the property lines as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
57. Easement rights, if any, related to that Overhead Utility Line that runs along the southwest line as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 4.1:**

58. Fences do not conform with all property lines as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
59. Easement rights, if any, related to that Overhead Utility Line that runs along the property as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 4.3:**

60. Fences do not conform with all property lines as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 5:**

61. Rights and claims, if any, of adjoining property owners in and to that part of the land lying outside the fence along the southerly property line(s), as shown on the survey, dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land

Surveying, Inc., R.P.L.S. No. 5240.

62. Easement rights, if any, related to that Overhead Utility Line that runs along the northerly property side as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 7:**

63. Easement.
- Recorded: Volume 848, Page 491, Official Records, Bastrop County, Texas.  
To: Bluebonnet Electric Cooperative, Inc.  
Purpose: electric distribution line and system
64. Matters reflected on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
- (i) Asphalt Drive extends across the northern portion of subject property, together with all related easement rights.
  - (ii) Fences do not conform with all property lines

**AS TO TRACT 8:**

65. Matters reflected on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
- (i) Easement rights related to the Overhead Utility Lines that traverse the northeast property line.
  - (ii) Fences do not conform with all property lines

**AS TO TRACT 9:**

66. Right of way Deed dated February 3, 1960, executed by Charley Hodge and Clara Hodge, to State of Texas, for 1.48 acres of land along FM 1209 and US Highway 71, recorded in Volume 151, Page 395, Deed Records of Bastrop County, Texas.
67. Encroachment of concrete slab and driveway along a portion of the north property line(s), recorded in Volume 736, Page 762, Official Records of Bastrop County, Texas. (Tract 9.2)

**AS TO TRACT 10:**

68. Right of way Deed dated February 3, 1960, executed by Charley Hodge and Clara Hodge, to State of Texas, for 1.48 acres of land along FM 1209 and US Highway 71, recorded in Volume 151, Page 395, Deed Records of Bastrop County, Texas.
69. Any unrecorded or prescriptive easement existing or claimed to exist in connection with

the electric line(s) crossing the land, as shown on the survey, prepared by DALE L. OLSON, R.P.L.S. No. 1753, dated May 19, 2014.

**AS TO TRACTS 11.1 AND 11.2:**

70. Easement:

Recorded: Volume 106, Page 574, Deed Records, Bastrop County, Texas.  
To: United Gas Pipe Line Company  
Purpose: Pipeline

(Tract 11.1)

71. Easement:

Recorded: Volume 194, Page 430, Deed Records, Bastrop County, Texas.  
To: Lower Colorado River Authority  
Purpose: Electric transmission and/or distribution line

(Tract 11.1)

72. Easement:

Recorded: Volume 234, Page 184, Deed Records, Bastrop County, Texas.  
To: Lo Vaca Gathering Company  
Purpose: Pipeline

(Tract 11.1)

73. Easement:

Recorded: Volume 266, Page 306, Deed Records, Bastrop County, Texas.  
To: City of Austin  
Purpose: Electric and telephone line

(Tract 11.1)

74. Easement:

Recorded: Volume 185, Page 401, Deed Records, Bastrop County, Texas.  
To: Lower Colorado River Authority  
Purpose: Electric transmission and/or distribution line

(Tract 11.2)

75. Easement:

Recorded: Volume 261, Page 672, Deed Records, Bastrop County, Texas.

To: City of Austin  
Purpose: Electric and telephone line(s)

(Tract 11.2)

76. Easement

Recorded: Volume 1646, Page 73, Official Public Records, Bastrop County, Texas.

To: Bluebonnet Electric Cooperative, Inc.  
Purpose: Electric utility and right of way

(Tract 11.1)

77. Easement and Assignment of Lease Agreement by and between:

Recorded: Document No. 201312886, Official Public Records, Bastrop County, Texas.

Parties: XS Ranch Fund VI, LP  
Type: Landmark Infrastructure Holding Company, LLC

(Tract 11.1)

78. Rights and/or privileges of parties arising from location of graves and/or grave stones on the insured land and/or for which rights of access across the insured land may exist in fact or in law, including but not limited those shown on the survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

79. Matters reflected on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

- (i) Fences do not conform to the subject property lines.
- (ii) Unpaved road apparent access to 246.209 acres.

(Tract 11.1)

80. Matters reflected on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

- (i) Fences do not conform to the subject property lines.
- (ii) Unpaved road apparent access to 246.209 acres

(Tract 11.2)

**AS TO TRACT 13:**

81. Telephone utilities as evidenced by telephone cable sign at the northeast corner of property, located outside a described easement, and any possible easement rights appurtenant thereto, and as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

82. Portion of County Road crosses the subject tract, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 14:**

83. Electric and telephone line easement granted to Lower Colorado River Authority recorded in Vol. 193 Page 674, Deed Records, Bastrop County, Texas.

84. Fences not following the property lines as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 15:**

85. Fences not following the property lines as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 16:**

86. Fences not following the property lines as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 17:**

87. Cathodic Protection easement granted to PA&E Texas Pipeline, L.P., dated February 18, 1999, recorded in Volume 972, Page 54, Official Records of Bastrop County, Texas and as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

88. Cathodic Protection easement granted to PG&E Texas Pipeline, L.P., dated February 10, 1999, recorded in Volume 972, Page 57, Official Records of Bastrop County, Texas, and as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

89. Cathodic Protection easement granted to PG&E Texas Pipeline L.P., dated February 10, 1999, recorded in Volume 972, Page 60, Official Records of Bastrop County, Texas, and

as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

90. Underground gas line and overhead utilities, utility poles and down guys, and any possible easement rights associated therewith, shown traversing subject tract per survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
91. Fences not following the property lines as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
92. Modification, Ratification and Partial Release of Right of Way Agreement recorded in Volume 1886, Page 766, Official Public Records, Bastrop County, Texas and as shown on the survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
93. Portion of County Road crosses the subject tract, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 18:**

94. Pipe line easement granted to Texas-Louisiana Pipe Line Corp., dated October 27, 1930, recorded in Volume 88, Page 564, Deed Records of Bastrop County, Texas, as stated on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
95. Fences not following the property lines, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
96. Portion of County Road crosses the subject tract, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 19:**

97. Miscellaneous easement No. ME20100046, granted to XS Ranch Fund VI, L.P., by the State of Texas, dated May 17, 2010, recorded in Volume 1998, Page 259, Official Public Records of Bastrop County, Texas. (2.044 acres)

**AS TO TRACT 20:**

98. Easement Deed dated September 9, 1988 recorded in Vol. 516 Page 589 Official Public

Records, Bastrop County, Texas.

**AS TO TRACT 21:**

99. Easement:

Recorded: Volume 89, Page 131 and assigned in Volume 209, Page 747, Deed Records, Bastrop County, Texas.

To: Texas-Louisiana Pipe Line Corp. assigned to Lo-Vaca Gathering Company

Purpose: Pipeline

100. Easement:

Recorded: Volume 139, Page 163, and assigned in Volume 209, Page 747 Deed Records, Bastrop County, Texas.

To: United Gas Pipe Line Company assigned to Lo-Vaca Gathering Company

Purpose: Pipeline

101. Easement:

Recorded: Volume 139, Page 173, and assigned in Volume 209, Page 747 Deed Records, Bastrop County, Texas.

To: United Gas Pipe Line Company assigned to Lo-Vaca Gathering Company

Purpose: Pipeline

102. Easement:

Recorded: Volume 209, Page 741, Deed Records, Bastrop County, Texas, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

To: Allie Bailey

Purpose: Access

103. Easement:

Recorded: Volume 735, Page 156, Official Records, Bastrop County, Texas, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

To: Eugene O. Beck

Purpose: Access

104. Easement:

Recorded: Volume 735, Page 158, Official Records, Bastrop County, Texas, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.  
To: Allie Bailey  
Purpose: Access

105. Boundary Line Agreement:

Recorded: Volume 613, Page 730, Official Records, Bastrop County, Texas, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.  
Parties: T.C. Steiner and E.O. Beck

106. Easement:

Recorded: Volume 763, Page 346, Official Records, Bastrop County, Texas.  
To: Koch Refining Company  
Purpose: Pipeline

107. Fences not following the property lines, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACTS 22 AND 23:**

108. Pipeline and telephone line easement granted to Texas-Louisiana Pipe Line Corp., recorded in Volume 88, Page 563, Deed Records of Bastrop County, Texas. (Tract 23)

109. Pipeline and telephone line easement granted to United Gas Pipe Line Company, recorded in Volume 106, Page 607, Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Records of Bastrop County, Texas. (Tract 22)

110. Ingress and egress easement for the purpose of constructing, maintaining, operating and removing a previously granted pipeline, telegraph and telephone line easement, and said ingress and egress easement being granted to United Gas Pipe Line Company, recorded in Volume 107, Page 146, Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.

111. Terms, conditions and stipulations of that one certain Boundary Line Agreement, dated October 11, 1991, by and between T. C. Steiner and E. O. Beck, recorded in Volume 613, Page 730, Official Records of Bastrop County, Texas.

112. Any and all rights and/or privileges existing or which may later exist by virtue of those

grave stones located on subject property, including but not limited to rights of sepulcher and inter, and the rights of ingress and egress in and to said grave stones.

113. Easement executed by Mrs. H. N. Bell, to United Gas Pipe Line Company, dated February 2, 1942, recorded in/under Volume 106, Page 555 of the Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas. (Tract 22)
114. Easement executed by Mrs. H.N. Bell, to United Gas Pipe Line Company, dated February 2, 1942, recorded in/under Volume 106, Page 601 of the Deed Records of Bastrop County, Texas. (Tract 22)
115. Easement executed by H.N. Bell, to United Gas Pipe Line Company, dated February 20, 1942, recorded in/under Volume 107, Page 56 of the Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas. (Tract 22)
116. Easement executed by H.N. Bell, Jr., to United Gas Pipe Line Company, dated March 27, 1954, recorded in/under Volume 138, Page 558 of the Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas. (Tract 22)
117. Easement executed by Henry N. Bell, Jr., to Lower Colorado River Authority, dated March 20, 1968, recorded in/under Volume 184, Page 439 of the Deed Records of Bastrop County, Texas. (Tract 22)
118. Easement recovered from Henry N. Bell, III and Pamela Bell, by City of Austin, by virtue of Final Judgment dated July 28, 1979, in Eminent Domain Cause No. 7, Bastrop County Court, as recorded in/under Volume 277, Page 33, of the Deed Records of Bastrop County, Texas. (Tract 22)
119. Easement executed by Regan Beck, to Koch Refining Company, L.P., dated June 24, 1995, recorded in/under Volume 763, Page 348 of the Official Records of Bastrop County, Texas. (Tract 22)
120. Fences not following the property lines, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
121. Portion of County Road traverses Tract 23, as shown on survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.
122. Easement rights, if any, related to that Overhead Utility Line that runs along Tract 23 as shown on that survey dated 3/19/2021, and prepared by Steven P. Timberlake of Chaparral Professional Land Surveying, Inc., R.P.L.S. No. 5240.

**AS TO TRACT 24:**

123. Pipe line easement granted to Texas-Louisiana Pipe Line Corp., dated October 27, 1930, recorded in Volume 88, Page 564, Deed Records of Bastrop County, Texas.

**MINERAL PERMITTED ENCUMBRANCES**

**AS TO TRACT 1:**

1. ~~1/16 being 1/2 of 1/8 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 484, Oil and Gas Records of Bastrop County, Texas.~~
2. ~~Undivided 1/16 being 1/2 of 1/8 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 485, Oil and Gas Records of Bastrop County, Texas.~~
3. ~~Undivided 1/32 being 1/4 of 1/8 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 533, Oil and Gas Records of Bastrop County, Texas.~~
4. ~~1/32 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 540, Oil and Gas Records of Bastrop County, Texas.~~
5. ~~Undivided 1/4 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 574, Oil and Gas Records of Bastrop County, Texas.~~
6. ~~Undivided 1/2 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 629, Oil and Gas Records of Bastrop County, Texas.~~
7. ~~One half interest in royalty in minerals as set out in instrument recorded in Volume 9, Page 154, Oil and Gas Records of Bastrop County, Texas.~~
8. ~~Undivided (1/4) one fourth interest in royalty in minerals as set out in instrument recorded in Volume 9, Page 346, Oil and Gas Records of Bastrop County, Texas.~~
9. ~~Undivided one half interest in royalty in minerals as set out in instrument recorded in Volume 45, Page 382, Oil and Gas Records of Bastrop County, Texas.~~
10. ~~Undivided one thirty second (1/32nd), (one fourth of one eighth) interest in royalty in minerals as set out in instrument recorded in Volume 45, Page 403, Oil and Gas Records of Bastrop County, Texas.~~
11. ~~Undivided one half interest in royalty in minerals as set out in instrument recorded in Volume 53, Page 218, and ratified in Volume 126, Page 552, Oil and Gas Records of Bastrop County, Texas.~~
12. ~~Undivided one thirty second (1/32) (being 1/4 of 1/8) interest in royalty in minerals as set out in instrument recorded in Volume 66, Page 596, Oil and Gas Records of Bastrop County, Texas.~~
13. ~~Undivided one sixty fourth (1/64) (being 1/8 of 1/8) interest in royalty in minerals as set out in instrument recorded in Volume 67, Page 104, Oil and Gas Records of Bastrop~~

County, Texas.

14. Undivided one half interest in royalty in minerals as set out in instrument recorded in Volume 71, Page 81, Oil and Gas Records of Bastrop County, Texas.
15. Undivided one thirty second (1/32) (being 1/4 of 1/8) interest in royalty in minerals as set out in instrument recorded in Volume 71, Page 91, Oil and Gas Records of Bastrop County, Texas.
16. Undivided 1/32 interest in royalty in minerals as set out in instrument recorded in Volume 71, Page 99, Oil and Gas Records of Bastrop County, Texas.
17. Undivided 1/32 interest in royalty in minerals as set out in instrument recorded in Volume 71, Page 100, Oil and Gas Records of Bastrop County, Texas.
18. Undivided one sixteenth (1/16th) interest in royalty in minerals as set out in instrument recorded in Volume 99, Page 480, Deed Records of Bastrop County, Texas.
19. Undivided one half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 108, Page 137, Deed Records of Bastrop County, Texas, as affected by instrument recorded in Volume 54, Page 376, Oil and Gas Records of Bastrop County, Texas.
20. One half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 108, Page 422, Deed Records of Bastrop County, Texas.
21. One half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 109, Page 125, Deed Records of Bastrop County, Texas.
22. Interest in royalty in minerals as set out in instrument recorded in Volume 116, Page 456, Deed Records of Bastrop County, Texas.
23. One half interest in royalty in minerals as set out in instrument recorded in Volume 125, Page 534, as affected by Volume 134, Page 282, Deed Records of Bastrop County, Texas.
24. One sixteenth (1/16) interest in royalty in minerals as set out in instrument recorded in Volume 129, Page 131, Deed Records of Bastrop County, Texas.
25. Undivided one half (1/2) non participating interest in royalty in minerals as set out in instrument recorded in Volume 152, Page 418, Deed Records of Bastrop County, Texas.
26. One half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 197, Page 93, Deed Records of Bastrop County, Texas.
27. One half interest in royalty in minerals as set out in instrument recorded in Volume 199, Page 563, Deed Records of Bastrop County, Texas.
28. Undivided one half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 357, Page 329, Official Records of Bastrop County, Texas.

29. Undivided one half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 357, Page 330, Official Records of Bastrop County, Texas.
30. One half interest in royalty in minerals as set out in instrument recorded in Volume 507, Page 248, Official Records of Bastrop County, Texas.
31. All oil, gas, and other minerals, as set out in Judgment Deleting Mineral Estate, entered on December 18, 1943, in Cause No. 119, in the Western District Court-Austin Division, styled The United States of America vs. 52,162.12 acres of land in Bastrop County, Texas, et al, recorded in Volume 165, Page 493, Deed Records of Bastrop County, Texas.
32. Undivided 1/4th interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed by Clabon Stanly and Mary Stanly to T. E. Nelson and Chas H. Houston by Deed dated January 2, 1929, recorded in Volume 20, Page 361, Oil and Gas Records of Bastrop County, Texas.
33. Undivided 1/64th interest in and to all oil, gas, and other minerals, in, on, under, or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed by Clabon Stanly and Mary Stanly to E. B. Germany by Deed dated January 5, 1929, recorded in Volume 20, Page 401, Oil and Gas Records of Bastrop County, Texas.
34. Undivided 1/2 interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, excluding lignite and any other minerals or substances that may be strip mined, as reserved unto the grantor in Deed executed by Steiner & Sons, Ltd. to XS Ranch Fund VI, L.P., dated December 19, 2006, recorded in Document No. 1701, Page 145, Official Records of Bastrop County, Texas. This document provides a Waiver of the Surface Rights.
35. Undivided one half (1/2) interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, reserved unto the grantor in Deed executed by Bastrop Beck Investments, Ltd, to XS Ranch Fund VI, L.P., dated June 4, 2007, recorded in Volume 1747, Page 407, Official Public Records of Bastrop County, Texas. Corrected in Document No. 201510209, Official Public Records of Bastrop County, Texas. (Waiver of Surface Rights contained therein.)

**AS TO TRACT 2:**

36. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:

Recorded: Volume 1923, Page 879, Official Public Records, Bastrop County, Texas.

**AS TO TRACT 3:**

37. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:

Recorded: Volume 1923, Page 885, Official Public Records, Bastrop County, Texas.

**AS TO TRACT 4 (ALL PARCELS):**

38. 1/2 interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, reserved unto the grantor in Deed executed by Cal Farley's Boys Ranch, to Ben A. Osborn and Audrey J. Osborn, dated March 27, 1995, recorded in Volume 746, Page 215, Official Records of Bastrop County, Texas.

**AS TO TRACT 5:**

39. 1/2 interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, reserved unto the grantor in Deed executed by Cal Farley's Boys Ranch, to Ben A. Osborn and Audrey J. Osborn, dated March 27, 1995, recorded in Volume 746, Page 215, Official Records of Bastrop County, Texas. (47.334 acres, 5.50 acres and 0.460 acres)

**AS TO TRACT 6:**

40. Undivided 1/2 interest of all, gas and other minerals and rights associated therewith as reserved by Theo Ruth Perkins Townsend, W. B. Townsend, Dorothy Lee Perkins Ash, Jr. in Deed recorded in Volume 191, Page 165, Deed Records, Bastrop County, Texas.

**AS TO TRACT 9:**

41. Reservation of all oil, gas, and other minerals, contained in Deed dated February 9, 1929, recorded in Volume 85, Page 562, Deed Records of Bastrop County, Texas, executed by Citizens State Bank of Bastrop, to Charlie Hodge.

**AS TO TRACT 10:**

42. Reservation of all oil, gas, and other minerals, contained in Deed dated February 9, 1929, recorded in Volume 85, Page 562, Deed Records of Bastrop County, Texas, executed by Citizens State Bank of Bastrop, to Charlie Hodge.

**AS TO TRACT 12:**

43. The vesting of all lignite and other minerals lying on, in, or under the acreage 9.794 acres into R. W. Carr and E. P. Carr, as more fully described in a Judgment dated June 23, 1964, recorded in Volume 165, Page 494, Deed Records of Bastrop County, Texas.

**AS TO TRACT 15:**

44. Undivided 1/2 interest in and to all oil, gas, and other minerals, in, on, under, or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed by Clabon Stanly and Mary Stanly to J.W. Kennedy by Deed dated March 27, 1924, recorded in Volume 9, Page 597, Oil and Gas Records of Bastrop County, Texas.

**AS TO TRACT 16:**

45. Undivided 1/4th interest in and to all oil, gas, and other minerals, in, on, under, or that may be produced from the herein described property, together with all rights relating thereto, express or implied conveyed by Clabon Stanly and Mary Stanly to T.E. Nelson and Chas H. Houston by Deed dated January 2, 1929, recorded in Volume 20, Page 361, Oil and Gas Records of Bastrop County, Texas.
46. Undivided 1/64th interest in and to all oil, gas, and other minerals, in, on, under, or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed by Clabon Stanly and Mary Stanly to E. B. Germany by Deed dated January 5, 1929, recorded in Volume 20, Page 401, Oil and Gas Records of Bastrop County, Texas.

**AS TO TRACT 21:**

47. Mineral and/or royalty interest:

Recorded: Volume 94, Page 168, Deed Records, Bastrop County, Texas.  
By: Citizens State Bank  
To: A.B. Bailey

48. Mineral and/or royalty interest:

Recorded: Volume 137, Page 29, corrected in Volume 146, Page 460, Deed Records, Bastrop County, Texas.  
By: H.H. Jones, et al  
To: William Mick and Leona Mick

49. Mineral and/or royalty interest:

Recorded: Document No. 200708067, corrected in Document No. 201510209,  
Official Public Records, Bastrop County, Texas.

Retained by: Bastrop Beck Investments, Ltd.

Waiver of Surface Rights contained therein.

**AS TO TRACTS 22 AND 23:**

50. 1/16 being 1/2 of 1/8 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 484, Oil and Gas Records of Bastrop County, Texas.
51. Undivided 1/16 being 1/2 of 1/8 interest in royalty in minerals as set out in instrument Recorded in Volume 7, Page 485, Oil and Gas Records of Bastrop County, Texas.
52. Undivided 1/32 being 1/4 of 1/8 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 533, Oil and Gas Records of Bastrop County, Texas.
53. 1/32 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 540, Oil and Gas Records of Bastrop County, Texas.
54. Undivided 1/4 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 574, Oil and Gas Records of Bastrop County, Texas.
55. Undivided 1/2 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 629, Oil and Gas Records of Bastrop County, Texas.
56. One half interest in royalty in minerals as set out in instrument recorded in Volume 9, Page 154, Oil and Gas Records of Bastrop County, Texas.
57. Undivided (1/4) one fourth interest in royalty in minerals as set out in instrument recorded in Volume 9, Page 346, Oil and Gas Records of Bastrop County, Texas.
58. Undivided one thirty second (1/32nd), (one fourth of one eighth), interest in royalty in minerals as set out in instrument recorded in Volume 45, Page 403, Oil and Gas Records of Bastrop County, Texas.
59. Undivided one thirty second (1/32) (being 1/4 of 1/8) interest in royalty in minerals as set out in instrument recorded in Volume 66, Page 596, Oil and Gas Records of Bastrop County, Texas.
60. Undivided one sixty fourth (1/64) (being 1/8 of 1/8) interest in royalty in minerals as set out in instrument recorded in Volume 67, Page 104, Oil and Gas Records of Bastrop County, Texas.
61. Undivided one half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 108, Page 137, Deed Records of Bastrop County, Texas, as affected by instrument

recorded in Volume 54, Page 376, Oil and Gas Records of Bastrop County, Texas.

62. One half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 108, Page 422, Deed Records of Bastrop County, Texas.
63. One sixteenth (1/16) interest in royalty in minerals as set out in instrument recorded in Volume 129, Page 131, Deed Records of Bastrop County, Texas.
64. Undivided one half (1/2) non-participating interest in royalty in minerals as set out in instrument recorded in Volume 152, Page 418, Deed Records of Bastrop County, Texas.
65. Undivided 1/4th interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed by Clabon Stanly and Mary Stanly to T. E. Nelson and Chas H. Houston by Deed dated January 2, 1929, recorded in Volume 20, Page 361, Oil and Gas Records of Bastrop County, Texas.
66. Undivided 1/64th interest in and to all oil, gas, and other minerals, in, on, under, or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed by Clabon Stanly and Mary Stanly to E. B. Germany by Deed dated January 5, 1929, recorded in Volume 20, Page 401, Oil and Gas Records of Bastrop County, Texas.
67. Undivided 1/2 interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, excluding lignite and any other minerals or substances that may be strip mined, as reserved unto the grantor in Deed executed by Steiner & Sons, Ltd. to XS Ranch Fund VI, L.P., dated December 19, 2006, recorded in Document No. 1701, Page 145, Official Public Records of Bastrop County, Texas. This document provides a Waiver of the Surface Rights.
68. Undivided one half (1/2) interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, reserved unto the grantor in Deed executed by Bastrop Beck Investments, Ltd, to XS Ranch Fund VI, L.P., dated June 4, 2007, recorded in Volume 1747, Page 407, Official Public Records of Bastrop County, Texas. Corrected in Document No. 201510209, Official Public Records of Bastrop County, Texas. (Waiver of Surface Rights contained therein)