

DONATION DEED
4.4 ACRES ON CR 328 (aka COW CREEK ROAD)

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

BACKGROUND

A. Hickory Pass LP ("**Hickory Pass**") owns 4.4 acres on CR 328, in Burnet County, Texas.

B. Hickory Pass wishes to donate the 4.4 acres to Burnet County, Texas ("**Burnet County**") so that the county will have right-of-way ownership for public access purposes.

Effective Date: December 31, 2025

Grantor: Hickory Pass LP, a Texas limited partnership
802 Forest View Drive, West Lake Hills, Texas 78746 (Travis County)

Grantee: Burnet County, Texas, a political subdivision of the State of Texas
220 South Pierce Street, Burnet, Texas 78611 (Burnet County)

Consideration: Hickory Pass's intention to make a gift as a charitable contribution under applicable income tax laws and regulations.

Property (including any improvements): All that certain 4.40 acre tract of land, consisting of approximately 4.40 acres of land in the G.C.&S.F.R.R. Co. Survey No. 27, Abstract No. 1382 and approximately 96 square feet of land in the S.J. Thompson Survey No. 563, Abstract No. 888, located in Burnet County, Texas, as more particularly described in the attached Exhibit A, together with any and all related and/or associated rights and appurtenances.

Reservation from Conveyance: The Property shall not be used as a road materials/maintenance yard (or any similar storage yard) and no road materials or equipment will be stored on it except for when CR 328 is actively being repaired or maintained. In no circumstances shall road materials or equipment be stored on the Property for more than 2 weeks in any calendar year.

Exceptions to Conveyance and Warranty: All applicable matters recorded in the Official Public Records of Burnet County, Texas.

Hickory Pass, for the Consideration and subject to the Reservations from Conveyance, the Exceptions to Conveyance and Warranty, and the other stated terms and conditions, donates, grants, and conveys the Property to Burnet County, to have and hold by it and its successors and assigns, forever. Hickory Pass binds Hickory Pass and its successors to warrant and forever defend all and singular the Property and Burnet County and its successors and assigns against every person whomsoever lawfully claiming or to claim any part or all the Property when the claim

is by, through, or under Hickory Pass but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Burnet County joins in the execution of this Donation Deed to acknowledge its agreement to accept the Property as a donation for public purposes subject to this Donation Deed's terms and conditions. Burnet County agrees to give Hickory Pass notice of any significant road maintenance or road expansion on or of CR 328 at least 2 weeks before that activity begins, except in emergency situations. To preserve Cow Creek's environmental quality and minimize any impact from future development, Burnet County further agrees that any widening of CR 328, from its existing paved location, MUST be to the northeast/north and NOT onto Hickory Pass's adjoining property to the southwest/south.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

Hickory Pass LP,
a Texas limited partnership

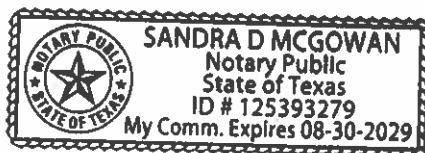
By: Mojo LLC
Its General Partner

By: [Signature]
DH Johnston
Manager

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on NOVEMBER 18, 2025,
by DH Johnston in his capacity as manager of Mojo LLC on behalf of Hickory Pass LP.



[Signature]
Notary Public, State of Texas

[Burnet County's execution and acknowledgement follow on the next page]

GRANTEE:

Burnet County, Texas

a political subdivision of the State of Texas

By: _____
Hon. Bryan Wilson
County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me on _____, 2025,
by Bryan Wilson in his capacity as County Judge of Burnet County, Texas.

Notary Public, State of Texas

HOLLAND

PROFESSIONAL SURVEYING AND MAPPING
SERVICES

P.O. BOX 1847
MARBLE FALLS, TEXAS 78654
830-798-6850

SCALE: 1" = 300'

G. C. & S. F. R. R. CO.
SURVEY NO. 27
ABSTRACT NO. 1382

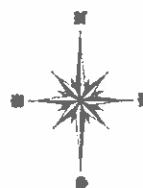
LAND SURVEY

BEING A 4.40 ACRE TRACT OF LAND, CONSISTING OF APPROXIMATELY 4.40 ACRES OF LAND IN THE G. C. & S. F. R. R. CO. SURVEY NO. 27, ABSTRACT NO. 1382 AND APPROXIMATELY 98 SQUARE FEET OF LAND IN THE S. J. THOMPSON SURVEY NO. 563, ABSTRACT NO. 888 LOCATED IN BURNET COUNTY, TEXAS, SAID 4.40 ACRES OF LAND BEING MORE FULLY DESCRIBED IN EXHIBIT 'A' BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 69°01'18" E	230.00	L11	N 70°09'49" E	230.00
L2	S 31°05'32" E	815.54	L12	S 29°57'02" E	815.54
L3	S 50°08'01" E	323.42	L13	S 48°57'30" E	323.42
L4	S 73°35'56" E	221.75	L14	S 72°27'25" E	221.75
L5	S 27°41'39" E	431.36	L15	S 26°33'08" E	431.36
L6	S 23°24'03" E	55.77	L16	S 22°15'43" E	56.32
L7	S 16°29'08" E	203.36	L17	S 15°18'41" E	203.37
L8	S 03°11'47" W	309.48	L18	S 04°22'13" W	309.48
L9	S 25°10'35" E	433.60	L19	S 24°00'10" E	433.60
L10	S 07°59'54" E	346.51	L20	S 06°49'29" E	346.51
L11	S 31°13'28" E	146.19	L21	S 30°03'02" E	146.19
L12	S 30°41'52" E	149.66	L22	S 29°31'27" E	149.66
L13	S 25°51'38" E	137.08	L23	S 24°41'12" E	137.08
L14	S 23°12'13" W	39.13			
L15	N 32°59'21" W	351.19			
L16	N 22°57'59" W	121.07			
L17	N 08°13'52" W	342.41			
L18	N 26°37'56" W	55.42			
L19	N 38°42'40" W	121.44			
L20	N 35°28'02" W	72.42			
L21	N 22°07'42" W	48.31			
L22	N 17°24'04" W	48.75			
L23	N 05°46'19" W	48.72			
L24	N 03°43'26" E	330.26			
L25	N 09°10'10" W	85.67			
L26	N 16°53'55" W	134.62			
L27	N 26°45'02" W	74.64			
L28	N 45°42'51" W	123.93			
L29	N 42°40'05" W	160.39			
L30	N 43°03'29" W	118.46			
L31	N 44°38'23" W	211.36			
L32	N 48°47'57" W	188.21			
L33	N 48°37'32" W	78.55			
L34	N 43°30'29" W	43.40			
L35	N 31°09'35" W	694.18			
L36	N 42°58'49" W	58.76			
L37	N 75°00'56" W	30.27			
L38	S 84°11'05" W	36.59			
L39	S 63°59'28" W	131.15			
L40	N 24°26'32" W	43.50			

LEGEND

- 1/2" IRON ROD FOUND
- 3/8" IRON ROD SET
- PK NAIL SET
- 1" IRON PIPE FOUND
- 8" CEDAR POST FOUND
- [] RECORD INFORMATION



THE BASIS OF BEARINGS FOR THE SURVEY SHOWN
HEREON IS TEXAS STATE PLANE, LAMBERT GRID,
CENTRAL ZONE.

I, TODD HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING SEPTEMBER, 2025, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY.

10-1-2015
DATE

CLIENT: DAVID JOHNSTON
HOLLAND # 2025-124
DRAWN BY: T. HOLLAND

TODD HOLLAND
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 5421, STATE OF TEXAS



TRACT 1-3246.102 ACRES
HICKORY PASS L.P.
DOC # 202213453 O.P.R.B.C.T.

S. J. THOMPSON
SURVEY NO. 563
ABSTRACT NO. 888
BURNET COUNTY LINE
T. C. R. R. CO.
SURVEY NO. 186-C
LEIGH KATHRYN HARVEY
VOL. 11024, PG. 374
O.P.R.B.C.T.

10.00 ACRES
LEIGH KATHRYN HARVEY
DOC # 202306278
O.P.R.B.C.T.

10.00 ACRES
FRANCES RICE GRIFFIN
DOC # 202409188
O.P.R.B.C.T.

G. C. & S. F. R. R. CO.
SURVEY NO. 27
ABSTRACT NO. 1382

S. J. THOMPSON
SURVEY NO. 563
ABSTRACT NO. 888

TRACT 1-3246.102 ACRES
HICKORY PASS L.P.
DOC # 202213453 O.P.R.B.C.T.

12.00 ACRES
GENE VANDIVER
VOL. 312, PG. 493
O.P.R.B.C.T.

6.23 ACRES
DONNA PARDOE
VOL. 318, PG. 276
O.P.R.B.C.T.

COW CREEK ROAD
VOL. 312, PG. 174
O.P.R.B.C.T.

10.00 ACRES
UNITED STATE OF AMERICA
VOL. 786, PG. 392
O.P.R.B.C.T.

STATE OF TEXAS:
COUNTY OF BURNET:

FIELD NOTES of a 4.40 acre tract of land, consisting of approximately 4.40 acres of land in the G. C. & S. F. R.R. Co. Survey No. 27, Abstract No. 1382 and approximately 96 square feet of land in the S. J. Thompson Survey No. 563, Abstract No. 888, being a portion of Tract 1-Main Ranch, called a 3246.102 acre tract of land, described in a deed to Hickory Pass, L.P., as recorded in Document No. 202213453 of the Official Public Records of Burnet County, Texas, said 4.40 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch iron pipe found at the base of a cedar fence corner post, in the north margin of Burnet County Road No. 328 (A.K.A. Cow Creek Road), an angle point in the north lines of said 3246.102 acre tract, the northeast corner of said S. J. Thompson Survey No. 563, the southeast corner of Tract I, called a 51.85 acre tract of land, described in a deed to JoAnn Snow, as recorded in Volume 1121, Page 404 of the Official Public Records of Burnet County, Texas, the southwest corner of that called 12.00 acre tract of land conveyed to Gene Vandiver, by deed recorded in Volume 312, Page 493 of the Deed Records of Burnet County, Texas, and an inside ell corner of said G. C. & S. F. R.R. Co. Survey No. 27, for the northwest corner hereof;

THENCE N 69°01'18" E [N 70°09'49" E], along or near a fence, with a north line of said 3246.102 acre tract and the south line of said 12.00 acre tract, a distance of 230.00 feet [230.00'], to a 1/2-inch iron rod found, the northeast corner of said 3246.102 acre tract and being an inside corner of said 12.00 acre tract, for the northeast corner hereof;

THENCE along or near a fence and east of said County Road No. 328, with the east lines of said 3246.102 acre tract, the following twelve (12) calls:

1. S 31°05'32" E [S 29°57'02" E], with a southerly line of said 12.00 acre tract, passing at a distance of 118.92 feet, the center line of an access road, described as Cow Creek Road, a 50 foot wide road easement in Volume 312, Page 174 of the Deed Records of Burnet County, Texas, also passing the southwest corner of said 12.00 acre tract and the northwest corner of that called 10.00 acre tract of land conveyed to the United States of America (U.S.A.), by deed recorded in Volume 786, Page 392 of the Official Public Records of Burnet County, Texas, continuing with the west line of said U.S.A. tract for a total distance of 815.54 feet [815.54'], to a 1-inch iron pipe found at the base of cedar tree used as a fence corner post, for an angle point hereof and an angle point in the west lines of said U.S.A. tract,
2. S 50°06'01" E [S 48°57'30" E], a distance of 323.42 feet [323.42'], to a 1/2-inch iron rod found at the base of cedar fence corner post, for an angle point hereof and an angle point in the west lines of said U.S.A. tract,
3. S 73°35'56" E [S 72°27'25" E], a distance of 221.75 feet [221.75'], to a 1/2-inch iron rod found at the base of a cedar fence corner post for an angle point hereof, being the southwest corner of said U.S.A. tract and the northwest corner of that called 10.00 acre tract of land, described in a deed to Frances Rice Griffin, as recorded in Document No. 202409188 of the Official Public Records of Burnet County, Texas,
4. S 27°41'39" E [S 26°33'08" E], with the westerly lines of said Griffin 10.00 acre tract, a distance of 431.36 feet [436.36'], to a 1/2-inch iron rod found, at the base of cedar tree used as a fence post, for an angle point hereof and an angle point in the west line of said Griffin tract,
5. S 23°24'03" E [S 22°15'43" E], a distance of 55.77 feet [56.32'], to a 1-inch iron pipe found, for an angle point hereof and an angle point in the west line of said Griffin tract,
6. S 16°29'08" E [S 15°18'41" E], a distance of 203.36 feet [203.37'], to an 8-inch cedar post found, for an angle point hereof and an angle point in the west line of said Griffin tract,
7. S 03°11'47" E [S 04°22'13" W], a distance of 309.48 feet [309.48'], to a 1-inch iron pipe found, for an angle point hereof and an angle point in the west line of said Griffin tract,
8. S 25°10'35" E [S 24°00'10" E], passing at a distance of 193.57 feet, the center line of an access road described as Mountain Creek Road, a 50 foot wide road easement in Volume 312, Page 174 of the Deed Records of Burnet County, Texas, also passing the southwest corner of said Griffin tract and the northwest corner of that called 10.00 acre tract of land, described in a document to Leigh Kathryn Harvey, as recorded in Document No. 202306278 of the Official Public Records of Burnet County, Texas, continuing with the west lines of said Harvey tract for a total distance of 433.60 feet [433.60'], to a 1-inch iron pipe found, for an angle point hereof and an angle point in the west line of said Harvey tract,

9. S 07°59'54" E [S 06°49'29" E], a distance of 346.51 feet [346.51'], to a 3/8-inch iron rod set, for an angle point hereof and an angle point in the west line of said Harvey tract,

10. S 31°13'28" E [S 30°03'02" E], a distance of 146.19 feet [146.19'], to a 1-inch iron pipe found, for an angle point hereof and an angle point in the west line of said Harvey tract,

11. S 30°41'52" E [S 29°31'27" E], a distance of 149.66 feet [149.66'], to a 1-inch iron pipe found, for an angle point hereof and an angle point in the west line of said Harvey tract, and

12. S 25°51'38" E [S 24°41'12" E], a distance of 137.08 feet [137.08'], to a 3/8-inch iron rod set, a southeast corner of said 3246.102 acre tract, the south corner of said Harvey Tract, a southeast line of said G. C. & S. F. R.R. Co. Survey No. 27, a northwest line of that called 85.46 acre tract of land, described in a document to Leigh Kathryn Harvey, as recorded in Volume 11024, Page 369 of the Official Public Records of Travis County, Texas, the northwest line of the T. C. R.R. Co. Survey No. 186-C located in Travis County, Texas, and lying on the Burnet-Travis County line, for the southeast corner hereof;

THENCE S 23°12'13" W [S 24°22'39" W], with a southeast line of said 3246.102 acre tract, a southeast line of said G. C. & S. F. R.R. Co. Survey No. 27, a northwest line of said 85.46 acre tract, a northwest line of said T. C. R.R. Co. Survey No. 186-C and the Burnet-Travis County line, crossing County Road No. 328, a distance of 39.13 feet, to a 3/8-inch iron rod set, for the south corner hereof;

THENCE N 32°59'21" W, along the west margin of County Road No. 328, a distance of 351.19 feet, to a 3/8-inch iron rod set, on the east side of a pipe fence line post, for an angle point hereof;

THENCE, continuing along the west margin of County Road No. 328 and approximately 0.75 feet east of the existing fence line, for the west lines hereof, the following twenty-four (24) calls:

13. N 22°57'59" W, a distance of 121.07 feet, to a 3/8-inch iron rod set, for an angle point hereof,

14. N 08°13'52" W, a distance of 342.41 feet, to a 3/8-inch iron rod set, for an angle point hereof,

15. N 26°37'56" W, a distance of 55.42 feet, to a 3/8-inch iron rod set, for an angle point hereof,

16. N 38°42'40" W, a distance of 121.44 feet, to a 3/8-inch iron rod set, for an angle point hereof,

17. N 35°28'02" W, a distance of 72.42 feet, to a 3/8-inch iron rod set, for an angle point hereof,

18. N 22°07'42" W, a distance of 48.31 feet, to a 3/8-inch iron rod set, for an angle point hereof,

19. N 17°24'04" W, a distance of 48.75 feet, to a 3/8-inch iron rod set, for an angle point hereof,

20. N 05°46'19" W, a distance of 48.72 feet, to a 3/8-inch iron rod set, for an angle point hereof,

21. N 03°43'26" E, a distance of 330.26 feet, to a PK nail set, for an angle point hereof,

22. N 09°10'10" W, a distance of 85.87 feet, to a 3/8-inch iron rod set, for an angle point hereof,

23. N 16°53'55" W, a distance of 134.62 feet, to a 3/8-inch iron rod set, for an angle point hereof,

24. N 26°45'02" W, a distance of 74.64 feet, to a 3/8-inch iron rod set, for an angle point hereof,

25. N 45°42'51" W, a distance of 123.93 feet, to a 3/8-inch iron rod set, for an angle point hereof,

26. N 42°40'05" W, a distance of 160.39 feet, to a 3/8-inch iron rod set, for an angle point hereof,

27. N 43°03'29" W, a distance of 118.46 feet, to a 3/8-inch iron rod set, for an angle point hereof,

28. N 44°38'23" W, a distance of 211.36 feet, to a 3/8-inch iron rod set, for an angle point hereof,

29. N 48°47'37" W, a distance of 188.21 feet, to a 3/8-inch iron rod set, for an angle point hereof,

30. N 46°37'32" W, a distance of 78.55 feet, to a 3/8-inch iron rod set, for an angle point hereof,

31. N 43°30'29" W, a distance of 43.40 feet, to a 3/8-inch iron rod set, for an angle point hereof,

32. N 31°09'35" W, a distance of 694.18 feet, to a 3/8-inch iron rod set, for an angle point hereof,

33. N 42°58'49" W, a distance of 58.76 feet, to a 3/8-inch iron rod set, for an angle point hereof,

35. N 75°00'56" W, a distance of 30.27 feet, to a 3/8-inch iron rod set, for an angle point hereof,

36. S 84°11'05" W, a distance of 36.59 feet, to a 3/8-inch iron rod set, for an angle point hereof,

37. S 63°59'28" W, a distance of 131.15 feet, to a 3/8-inch iron rod set, for an angle point hereof,

38. N 24°26'32" W, crossing County Road No. 328, a distance of 43.50 feet, to the point of beginning and containing 4.40 acres of land.

THE BASIS OF BEARINGS FOR THIS SURVEY IS TEXAS STATE PLANE,
LAMBERT GRID, CENTRAL ZONE.



Todd Holland
Registered Professional Land Surveyor No. 5421
October 1, 2025

