

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.

DONATION DEED

THE STATE OF TEXAS

§

COUNTY OF BURNET

§

§

Wier Hills LTD., a Texas Limited Company served by Charles Mac Spellmann Jr. as its President, herein referred to as "Grantor," for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, to Grantor's hand paid by **BURNET COUNTY, TEXAS**, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day Donated and by these presents do Grant, Give, and Convey unto **BURNET COUNTY, TEXAS**:

A 0.608 of an acre tract out of the James Wormsley Survey No 257, abstract No. 958 in Burnet County, Texas, and being a portion of a called 52.00 acre tract described in a Warranty Deed with Vendor's Lien to Austin Maddux and wife, Meagan Maddux, of record in Document No. 202011784, Official Public Records of Burnet County, Texas.

Said tract of land is more particularly described by metes and bounds in **EXHIBIT A** attached hereto and incorporated herein for all purposes. The purpose of the donation is to provide right-of-way ownership to **BURNET COUNTY, TEXAS**, of the land for a portion of county roadway to be created and thereafter identified as CR409A. Such action serves a public purpose.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto **BURNET COUNTY, TEXAS**, and its assigns forever; and Grantor does hereby binds itself, its successors and assigns to warrant and forever defend all and singular title to the Property, unto **BURNET COUNTY, TEXAS**, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by or under the Grantors, but not otherwise.

This donation, grant and conveyance of the Property is subject to all easements, covenants, conditions and other matters of record in the Official Public Records of Burnet County, Texas and applicable to the Property.

BURNET COUNTY, TEXAS joins in the execution of this Donation Deed to acknowledge its agreement to accept the donation of the Property.

(remainder of page intentionally left blank; signature pages follow)

Executed to be effective as of the _____ day of _____, 2026.

Charles Mac Spellmann Jr., President
Wier Hills LTD.

State of Texas
County of Burnet

This instrument was acknowledged before me on the _____ day of _____, 2026, by
_____ on behalf of Wier Hills, LTD.

Notary Public Signature

BURNET COUNTY, TEXAS joins in the execution of this Donation Deed to acknowledge its
agreement to accept the donation of the Property.

BURNET COUNTY, TEXAS

By: _____
Hon. Bryan Wilson, County Judge

State of Texas

County of Burnet

This instrument was acknowledged before me on the _____ day of _____, 2026, by Bryan
Wilson.

Vicinta Stafford
Burnet County Clerk

"EXHIBIT A"
p. 1 of 2

CUPLIN & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS

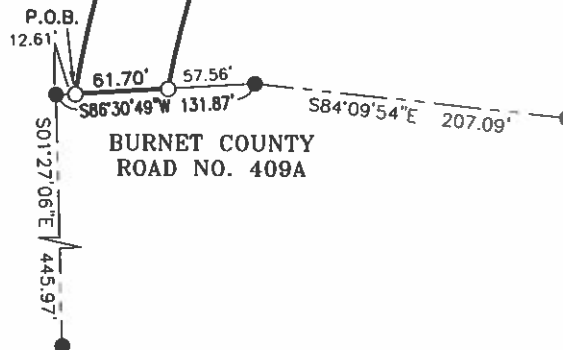


TEXAS STATE HIGHWAY NO. 71

52.00 AC.
AUSTIN & MEAGAN MADDOX
DOC. NO. 202011784
O.P.R.B.C.

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	705.00'	249.13'	247.84'	N19°32'14"E
C2	645.00'	214.15'	213.17'	S20°08'57"W

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
...	VOLUME/PAGE
D.R.B.C.	DEED RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT



NOTES:

- 1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 2) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING A 0.608 OF AN ACRE TRACT OUT OF THE JAMES WORMSLEY SURVEY NO. 257, ABSTRACT NO. 958 IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 52.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN MADDOX AND WIFE, MEAGAN MADDOX, OF RECORD IN DOCUMENT NO. 202011784, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.608 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO ACCOMPANY THIS SURVEY.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO BURNET COUNTY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2026, CUPLIN & ASSOCIATES, INC. ®.

K.C. LUST, R.P.L.S. NO. 5273

DATED 01/13/2026



1 of 2
SHEET

PROJ. NO. 23127
PREPARED FOR: BURNET COUNTY (JOE DON ROCKERY)
TECH: P. FOX
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 02/21/2026
COPYRIGHT: 2026 PROFESSIONAL FIRM NO: Y0126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 100'
0 50 100

REVISIONS	
DATE	DESCRIPTION
2	
1	

"EXHIBIT A"
p. 2 of 2

Prepared For: Burnet County

Project No. 23127

Date: 01/13/2026

BEING A 0.608 OF AN ACRE TRACT OUT OF THE JAMES WORMSLEY SURVEY NO. 257, ABSTRACT NO. 958 IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 52.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN MADDUX AND WIFE, MEAGAN MADDUX, OF RECORD IN DOCUMENT NO. 202011784, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.608 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin set with 'Cuplin' property cap along the northerly right-of-way line of Burnet County Road No. 409A, along a southerly line of said called 52.00 acres, and at the southwest corner hereof, at the beginning of a curve to the right, **WHENCE** a 1/2" iron pin found at the intersection of the west right-of-way line of said County Road No. 409A, with the north right-of-way line of said County Road No. 409A, at an inner corner of said called 52.00 acres, bears South 86°30'49" West, a distance of 12.61';

THENCE over and across said 52.00 acre tract the following courses and distances:

- 1) Along said curve to the right having a radius of 705.00', an arc length of 249.13', a chord bearing of North 19°32'14" East, and a chord length of 247.84' to a 1/2" iron pin with 'Cuplin' property cap set for corner;
- 2) North 29°39'39" East, a distance of 209.57' to a 1/2" iron pin with 'Cuplin' property cap set at the northwest corner hereof, and along the south right-of-way line of said Texas State Highway No. 71, **WHENCE** a 1/2" iron pin found at the northwest corner of said 52.00 acre tract bears North 60°27'47" West, a distance of 430.59';

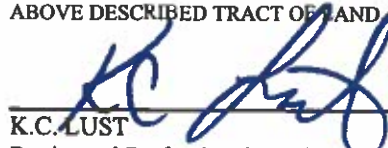
THENCE South 60°27'47" East, along the south right-of-way line of said Highway 71, a distance of 60.00' to a 1/2" iron pin with 'Cuplin' property cap set at the northeast corner hereof;

THENCE over and across said 52.00 acre tract the following courses and distances:

- 1) South 29°39'39" West, a distance of 209.70' to a 1/2" iron pin with 'Cuplin' property cap set at the beginning of a curve to the left;
- 2) Along said curve to the left having a radius of 645.00', an arc length of 214.15', a chord bearing of South 20°08'57" West, and a chord length of 213.17' to a 1/2" iron pin with 'Cuplin' property cap set along the north right-of-way line of said County Road No. 409A, and at the southeast corner hereof;

THENCE South 86°30'49" West, a distance of 61.70' to the **POINT OF BEGINNING**, containing 0.608 of an acre, more or less.

I HEREBY CERTIFY TO BURNET COUNTY AND JOE DON DOCKERY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2026, CUPLIN & ASSOCIATES, INC. ©. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND


K.C. LUST

Dated: 01/13/2026

Registered Professional Land Surveyor No. 5273

