

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 6-15-18

OWNER'S NAME: ELIZABETH ANN WIESE

MAILING ADDRESS: P.O. BOX 458
FLORENCE, TX 76527

OWNER'S PHONE #: 512-639-6919

PROPERTY ID FROM C.A.D.: 101739

(Central Appraisal District)

LEGAL DESCRIPTION: ABS A0181 BEN M. CLOTON TRACT AND ABSIS
1357, TCR CO & ABSIS 1492 RM HALL 17.99 ACRES

REASON FOR DIVIDING PROPERTY
SELLING 10.093 ACRES

A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

I hereby acknowledge that all lots will remain subject to the on-site wastewater rules and development permit requirements of the County. I am also aware that other entities may have restrictions to the division of property that may limit the use of that property. Those entities include but are not limited to the Central Texas Groundwater Conservation District and the Lower Colorado River Authority.

Elizabeth Ann Wiese

Signature (Notarized)

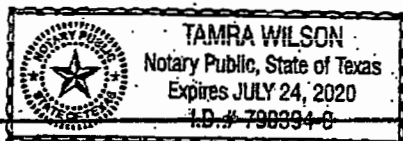
ELIZABETH ANN WIESE

Printed Name

STATE OF TEXAS

COUNTY OF BURNET Williamson

This instrument was sworn to before me on the 15th day of June, 2018.



Tamra Wilson
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: _____ Date: _____



D
5 PGS

200810879

WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS }

COUNTY OF BURNET }

KNOW ALL MEN BY THESE PRESENTS

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.

DATE October 20, 2008.

GRANTOR Daniel Moon, Individually and Daniel Gill Moon as custodian for Danielle Dineen Moon, now an adult.

GRANTOR'S COUNTY AND STATE Williamson County, Texas.

GRANTEE William R. Wiese, Elizabeth Ann Wiese and Barbara Prussiano.

GRANTEE'S ADDRESS P.O. Box 458, Florence, Texas 76527-0458.

CONSIDERATION Ten and No/100 Dollars (\$10.00) and other valuable consideration the receipt of which is hereby acknowledged and a note of even date that is in the principal amount of EIGHT FIVE THOUSAND FOUR HUNDRED FIFTY TWO DOLLARS AND 50/100 (\$85,452.50.00) and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Camm Lary, Jr., Trustee.

PROPERTY Being all of my interest in the following described real property in Burnet County, Texas.

BEING 17.99 acres of land out of the B.M. Clopton Survey No. 906, Abstract No. 181, in Burnet County, Texas, being a portion of that certain 137.42 acres tract of land described in deed recorded in Vol. 607, Page 799, Real Property Records of Burnet County, Texas, said 17.99 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof, TOGETHER WITH a 30 foot wide access easement described in instrument recorded in Vol. 486, Page 628, Real Property Records of Burnet County, Texas.

RESERVATIONS from and Exceptions to Conveyance and Warranty.

Subject to the 300 foot wide access easement described by metes and bounds in Exhibit "B" attached hereto and made a part hereof. Having been recorded in Vol. 486, Page 628, Real Property Records of Burnet County, Texas.

Subject to a Oil, Gas and Mineral Lease as recorded in Vol. 11, Page 743 and subsequent ratification as recorded in Vol. 11, Page 747 and assignment recorded in Vol. 12, Page 392, of the Oil, Gas and Mineral Records of Burnet County, Texas.

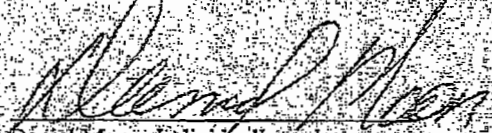
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD: it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors 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, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

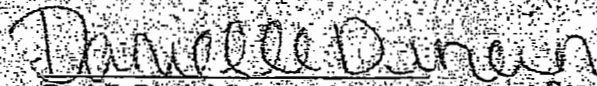
When the context requires, singular nouns and pronouns include the plural.

This conveyance is made and accepted subject to any and all easements, conditions, reservations and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Burnet County, Texas.

EXECUTED this 20th day of October, 2008.



Daniel Moon, Individually and
Daniel Gil Moon as custodian for
Danielle Dineen Moon, now an adult.



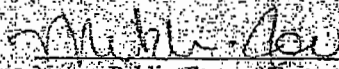
Danielle Dineen Moon, an adult

MOON

STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me on the 21ST day of October, 2008, by Daniel Moon, Individually and Daniel Gil Moon as custodian for Danielle Dineen Moon, now an adult.

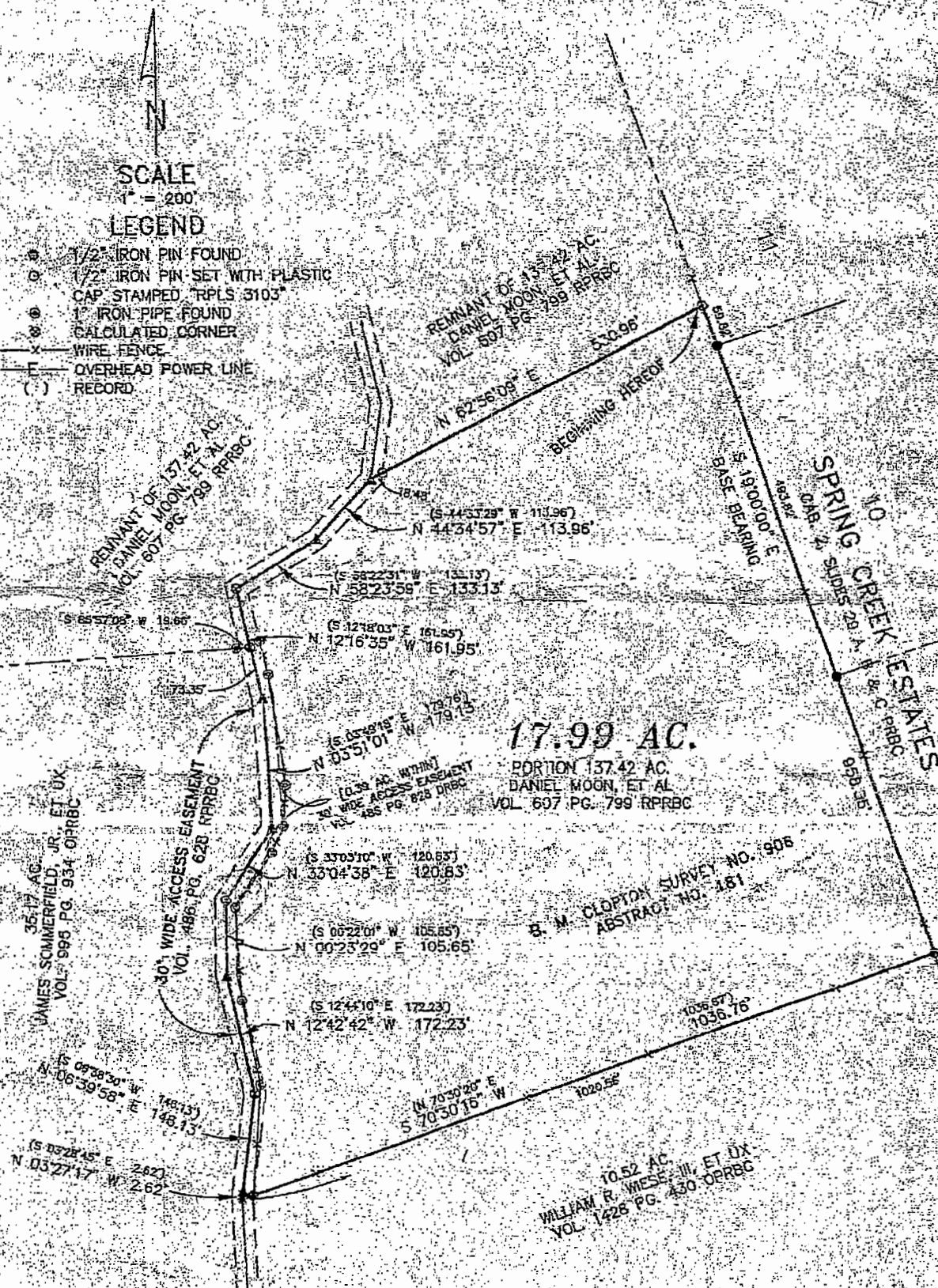
(seal)


Notary Public, State of Texas

$$N^* = 200$$

LEGEND

- O 1/2" IRON PIN FOUND
 O 1/2" IRON PIN SET WITH PLASTIC
 CAP STAMPED "RPLS 3103"
 O 1" IRON PIPE FOUND
 X CALCULATED CORNER
 X WIRE FENCE
 E OVERHEAD POWER LINE
 () RECORD



FIELD NOTES

OF 17.99 ACRES OF LAND
IN BURNET COUNTY, TEXAS

BEING 17.99 acres of land in Burnet County, Texas out of the B. M. Clopton Survey No. 906, Abstract No. 181 and further being out of that 137.42 acre tract described in Deed to Daniel Moon, et al as recorded in Vol. 607 at Page 799 of the REAL PROPERTY RECORDS of Burnet County, Texas and including 0.39 acre within that 30 foot wide access easement of record in Vol. 486 Page 628 of the REAL PROPERTY RECORDS of Burnet County, Texas, said 17.99 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin set with a plastic cap stamped "RPLS 3103" in the easterly line of said Moon tract and the westerly line of Tract 11 in SPRING CREEK ESTATES, a subdivision of record in Cabinet 2, Slides 29A, B, and C of the PLAT RECORDS of Burnet County, Texas, for the Northeast corner hereof, whence the Northeast corner of said Moon tract bears N 19° 00' 00" W 2958.97 ft.,

THENCE S 19° 00' 00" E with the easterly line of said Moon tract and the westerly line of said SPRING CREEK ESTATES generally along a fence at 59.82 ft., pass a 1/2 inch iron pin found at the common westerly corner of said Tract 11 and Tract 10 in said subdivision, at 553.64 ft., pass a 1/2 inch iron pin found at the common westerly corner of said Tract 10 and Tract 9 in said subdivision, and at 958.35 ft., in all to a 1/2 inch iron pin found at the Northeast corner of that 10.52 acre tract described in Deed to William R. Wiese, III, et ux as recorded in Vol. 1428 at Page 430 of the OFFICIAL PUBLIC RECORDS of Burnet County, Texas, for the Southeast corner hereof,

THENCE S 70° 30' 16" W with the northerly line of said Wiese tract generally along a fence at 1020.56 ft., pass a 1/2 inch iron pin found in the easterly line of said 30 foot wide access easement, and at 1036.76 ft., in all to a steel spindle found in the center of said easement, the westerly line of said Moon tract and the easterly line of that 35.17 acre tract described in Deed to James Sommerfield, Jr., et ux as recorded in Vol. 995 at Page 934 of the OFFICIAL PUBLIC RECORDS of Burnet County, Texas, for the Southwest corner hereof,

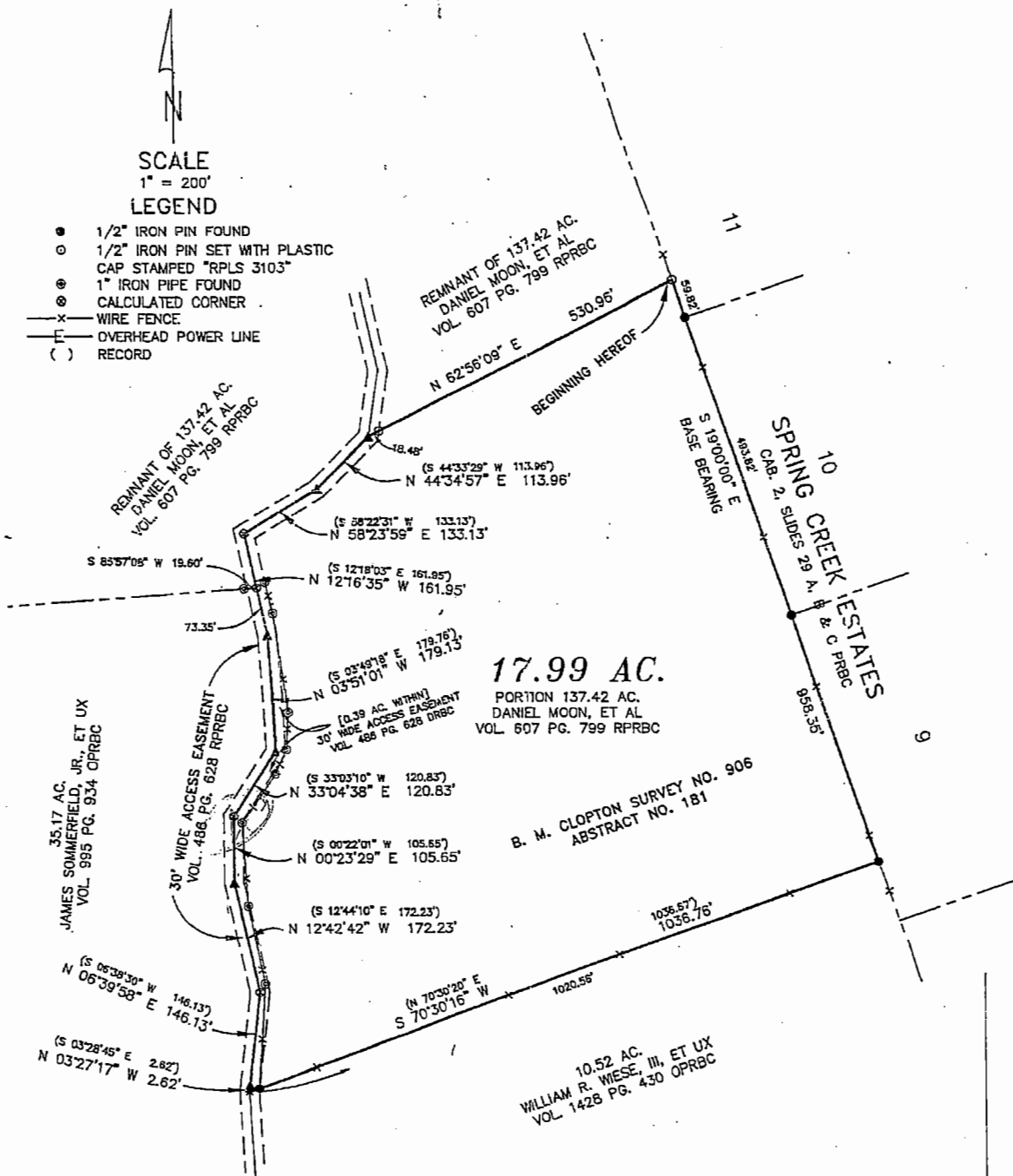
THENCE with the center of said access easement with the common boundary of said Moon tract and said Sommerfield tract in the following courses and distances:

- 1) N 03° 27' 17" W 2.62 ft., a 60d nail found;
- 2) N 06° 39' 58" E 146.13 ft., a calculated corner;
- 3) N 12° 42' 42" W 172.23 ft., a 60d nail found;
- 4) N 00° 23' 29" E 105.65 ft., a calculated corner;
- 5) N 33° 04' 38" E 120.83 ft., a 60d nail found;
- 6) N 03° 51' 01" W 179.13 ft., a 60d nail found; and
- 7) N 12° 16' 35" W at 73.35 ft., pass a calculated corner at the Northeast corner of said Sommerfield tract, whence a 1 inch iron pipe found on the northerly boundary of said Sommerfield tract and a southerly line of said Moon tract bears S 85° 57' 08" W 19.50 ft., and at 161.95 ft., in all to a calculated corner in the center of said access easement;

THENCE across said Moon tract continuing along the center of said access easement: N 58° 23' 59" E 133.13 ft., a 60d nail found; and N 44° 34' 57" E 113.96 ft., to a 60d nail found, for a northerly corner hereof,

THENCE N 62° 56' 09" E leaving said access easement and continuing across said Moon tract at 18.48 ft., pass a capped 1/2 inch iron pin set in the easterly line of said access easement, and at 530.96 ft., in all to the place of BEGINNING hereof and containing 17.99 acres of land.

STATE OF TEXAS:
COUNTY OF BURNET:



STATE OF TEXAS:
COUNTY OF BURNET:

The undersigned does hereby certify that the foregoing plat and accompanying field notes represents the result of an on the ground survey made under my direction and supervision in September, 2008.

WITNESS MY HAND AND SEAL this the 3rd day of October, 2008.

Wallace Dale Bergman
Reg. Prof. Land Surveyor
Reg. No. 3103
110/66/MOON10-08



BERGMAN ENGINEERING
916 BROADWAY
MARBLE FALLS, TEXAS 78654
(830)693-2231

FIELD NOTES
OF 17.99 ACRES OF LAND
IN BURNET COUNTY, TEXAS

BEING 17.99 acres of land in Burnet County, Texas out of the B. M. Clopton Survey No. 906, Abstract No. 181 and further being out of that 137.42 acre tract described in Deed to Daniel Moon, et al as recorded in Vol. 607 at Page 799 of the REAL PROPERTY RECORDS of Burnet County, Texas and including 0.39 acre within that 30 foot wide access easement of record in Vol. 486 Page 628 of the REAL PROPERTY RECORDS of Burnet County, Texas, said 17.99 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin set with a plastic cap stamped "RPLS 3103" in the easterly line of said Moon tract and the westerly line of Tract 11 in SPRING CREEK ESTATES, a subdivision of record in Cabinet 2, Slides 29A, B, and C of the PLAT RECORDS of Burnet County, Texas, for the Northeast corner hereof, whence the Northeast corner of said Moon tract bears N 19° 00' 00" W 2958.97 ft.;

THENCE S 19° 00' 00" E with the easterly line of said Moon tract and the westerly line of said SPRING CREEK ESTATES generally along a fence at 59.82 ft., pass a 1/2 inch iron pin found at the common westerly corner of said Tract 11 and Tract 10 in said subdivision, at 553.64 ft., pass a 1/2 inch iron pin found at the common westerly corner of said Tract 10 and Tract 9 in said subdivision, and at 958.35 ft., in all to a 1/2 inch iron pin found at the Northeast corner of that 10.52 acre tract described in Deed to William R. Wiese, III, et ux as recorded in Vol. 1428 at Page 430 of the OFFICIAL PUBLIC RECORDS of Burnet County, Texas, for the Southeast corner hereof;

THENCE S 70° 30' 16" W with the northerly line of said Wiese tract generally along a fence at 1020.56 ft., pass a 1/2 inch iron pin found in the easterly line of said 30 foot wide access easement, and at 1036.76 ft., in all to a steel spindle found in the center of said easement, the westerly line of said Moon tract and the easterly line of that 35.17 acre tract described in Deed to James Sommerfield, Jr., et ux as recorded in Vol. 995 at Page 934 of the OFFICIAL PUBLIC RECORDS of Burnet County, Texas, for the Southwest corner hereof;

THENCE with the center of said access easement with the common boundary of said Moon tract and said Sommerfield tract in the following courses and distances:

- 1) N 03° 27' 17" W 2.62 ft., a 60d nail found;
- 2) N 06° 39' 58" E 146.13 ft., a calculated corner;
- 3) N 12° 42' 42" W 172.23 ft., a 60d nail found;
- 4) N 00° 23' 29" E 105.65 ft., a calculated corner;
- 5) N 33° 04' 38" E 120.83 ft., a 60d nail found;
- 6) N 03° 51' 01" W 179.13 ft., a 60d nail found; and
- 7) N 12° 16' 35" W at 73.35 ft., pass a calculated corner at the Northeast corner of said Sommerfield tract, whence a 1 inch iron pipe found on the northerly boundary of said Sommerfield tract and a southerly line of said Moon tract bears S 85° 57' 08" W 19.60 ft., and at 161.95 ft., in all to a calculated corner in the center of said access easement;

THENCE across said Moon tract continuing along the center of said access easement: N 58° 23' 59" E 133.13 ft., a 60d nail found; and N 44° 34' 57" E 113.96 ft., to a 60d nail found, for a northerly corner hereof;

THENCE N 62° 56' 09" E leaving said access easement and continuing across said Moon tract at 18.48 ft., pass a capped 1/2 inch iron pin set in the easterly line of said access easement, and at 530.96 ft., in all to the place of BEGINNING hereof and containing 17.99 acres of land.

STATE OF TEXAS:
COUNTY OF BURNET:

The undersigned does hereby certify that the foregoing field notes and accompanying plat represents the result of an on the ground survey made under my direct supervision in September, 2008.

WITNESS MY HAND AND SEAL this the 3rd day of October, 2008.

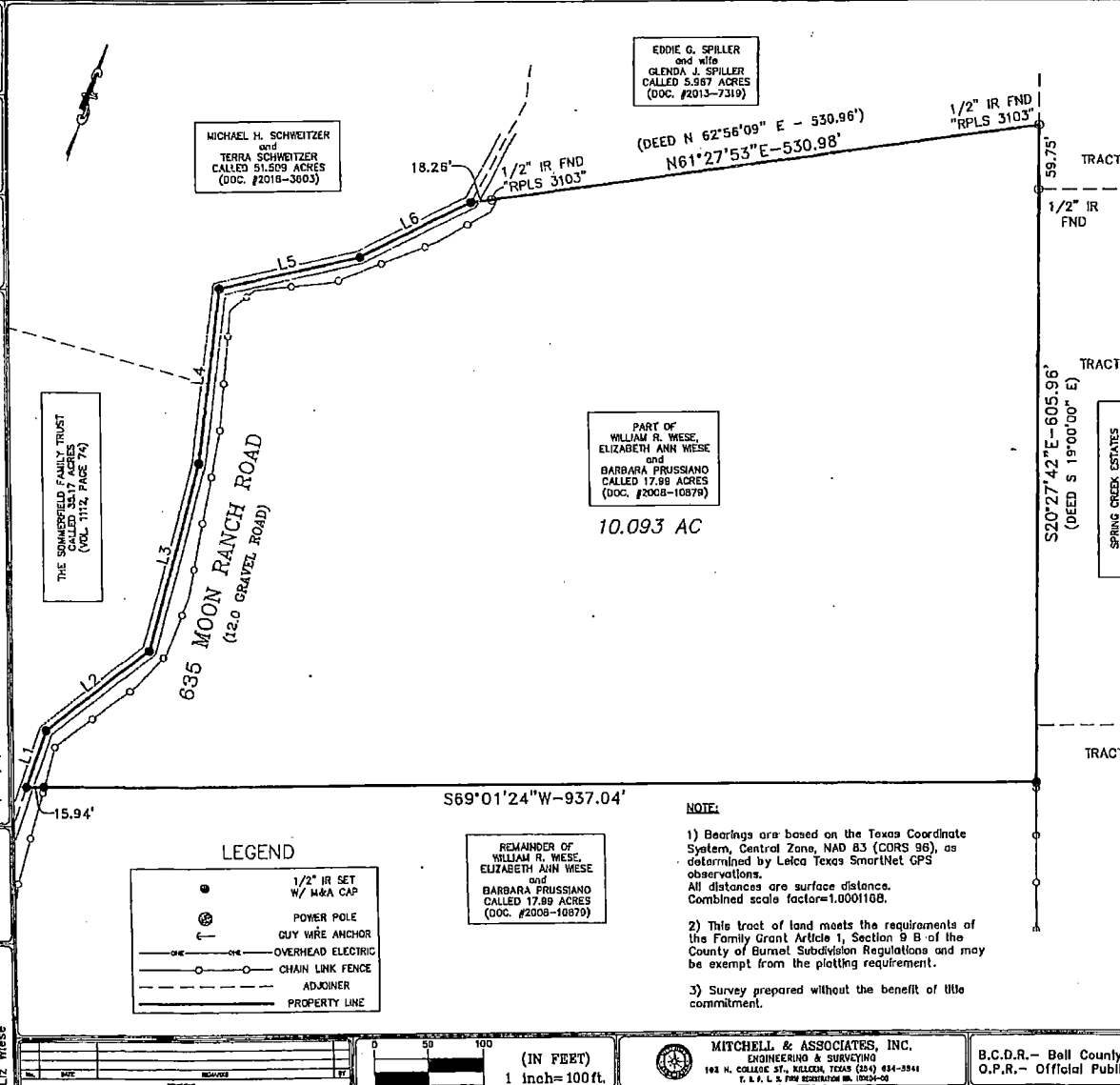
Wallace Dale Bergman
Wallace Dale Bergman

Reg. Prof. Land Surveyor
Reg. No. 3103
110/66/moon10-08



BERGMAN ENGINEERING
916 BROADWAY
MARBLE FALLS, TEXAS 78654
(830)693-2231

REQUESTED BY: Liz Wieser
TAX I.D. NO.:
DIGITAL FILE: S:\Survey\635 Moon Ranch\dwg\635 Moon Ranch.dwg
FIELD CREW: KT
FIELD BOOK: 1894/8
DRAWN BY: RSC



***** SEE FIELD NOTES *****

10.093 Acres of Land out of the
BENJAMIN M. CLOPTON SURVEY No. 908,
ABSTRACT No. 181,
in Burnet County, Texas.

LINE TABLE			
LINE	LENGTH	BEARING	RECORD CALLS
L1	55.03'	N1°06'57\"W	(DEED N 0°23'29\" W)
L2	120.95'	N31°36'51\"E	(DEED N 33°04'38\" E - 120.83')
L3	179.13'	N5°20'55\"W	(DEED N 3°51'01\" W - 179.13')
L4	161.96'	N13°43'54\"W	(DEED N 12°18'35\" W - 161.95')
L5	133.08'	N56°57'20\"E	(DEED N 58°23'59\" E - 133.13')
L6	114.02'	N43°05'30\"E	(DEED N 44°34'57\" E - 113.96')

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

I hereby state that to best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 5th day of April, 2018.

REX D. HAAS R.P.L.S. 4378

ALL RIGHTS RESERVED
BY: MITCHELL & ASSOC., INC. 2018

STATE OF TEXAS
REGISTERED
REX D. HAAS
4378
PROFESSIONAL
LAND SURVEYOR

SURVEY COMPLETED 04/04/2018

MOON RANCH ROAD
10.093 ACRES

FIELD NOTES for a 10.093 acre tract of land in Burnet County, Texas, being part of the Benjamin M. Clopton Survey No. 906, Abstract No. 181, and the land herein described being part of a called 17.99 acre tract conveyed to William R. Wiese, et al, of record in Document #2008-10879, Official Public Records of Burnet County, Texas (O.P.R.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" set in the approximate center of a 12 feet wide gravel road known as Moon Ranch Road at the northwest corner of said 17.99 acre tract, same being the southwest corner of a called 5.967 acre tract conveyed to Eddie G. Spiller and wife, Glenda J. Spiller, of record in Document #2013-7319, O.P.R.B.C.T., and being on the east line of a called 51.509 acre tract conveyed to Michael H. Schweitzer and Terra Schweitzer, of record in Document #2016-3603, O.P.R.B.C.T., for the northwest corner of this tract;

THENCE N. 61° 27' 53" E., with the north line of said 17.99 acre tract and the south line of said 5.967 acre tract, at a distance of 18.26 feet, pass a 1/2" iron rod with cap stamped "RPLS 3103" found for reference on the east side of said road, continuing on same course for a total distance in all of 530.98 feet, to a 1/2" iron rod with cap stamped "RPLS 3103" found at the northeast corner of said 17.99 acre tract and the southeast corner of said 5.967 acre tract, being on the west line of Spring Creek Estates, a subdivision in Burnet County, Texas, of record in Cabinet 2, Slide 29 A, B & C, P.R.B.C.T., for the northeast corner of this tract;

THENCE S. 20° 27' 42" E., with the east line of said 17.99 acre tract and the west line of said Spring Creek Estates, at a distance of 59.75 feet, pass a 1/2" iron rod found at the southwest corner of Tract 11 and the northwest corner of Tract 12, said Spring Creek Estates, continuing on same course for a total distance in all of 605.96 feet, to a 1/2" iron rod with cap stamped "M&A" set for the southeast corner of this tract;

THENCE S. 69° 01' 24" W., over and across said 17.99 acre tract, at a distance of 921.10 feet, pass a 1/2" iron rod with cap stamped "M&A" set for reference on the east side of said road, continuing on same course for a total distance in all of 937.04 feet, to a 1/2" iron rod with cap stamped "M&A" set in the approximate center of said Moon Ranch Road on the west line of said 17.99 acre tract and the east line of a called 35.17 acre tract conveyed to The Sommerfield Family Trust, of record in Volume 1112, Page 74, D.R.B.C.T., for the southwest corner of this tract;

THENCE in a northerly direction with the approximate center of said Moon Ranch Road, the west line of said 17.99 acre tract, the east line of said 35.17 acre tract and the east line of said 51.509 acre tract, the following six (6) calls:

1. N. 01° 06' 57" W., 55.03 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
2. N. 31° 36' 51" E., 120.95 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
3. N. 05° 20' 55" W., 179.13 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
4. N. 13° 43' 54" W., 161.96 feet, to a 1/2" iron rod with cap stamped "M&A" set for the northwest corner of this tract;
5. N. 56° 57' 20" E., 133.08 feet, to a 1/2" iron rod with cap stamped "M&A" set for the northwest corner of this tract;
6. N. 43° 05' 30" E., 114.02 feet, to the POINT OF BEGINNING and containing 10.093 acres of land.

The bearings for the above description are grid bearings based on the Texas Coordinate System, Central Zone (NAD 83), as determined by Leica Texas SmartNet GPS observations.

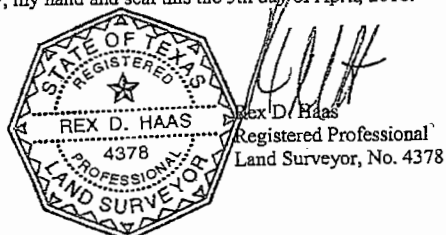
See accompanying drawing.

STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground April 4, 2018.

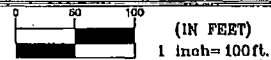
IN WITNESS THEREOF, my hand and seal this the 5th day of April, 2018.



REQUESTED BY: LIZ WIESE
TAX ID. NO.:
DIGITAL FILE: S:\Survey\635 Moon Ranch\635 Moon Ranch.dwg
FIELD CREW: KT
FIELD BOOK: 1894/B
DRAWN BY: TSC

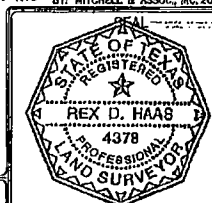
LINE TABLE			
LINE	LENGTH	BEARING	RECORD CALLS
L1	2.65'	N9°09'42"W	DEED N 3°27'17" W - 2.82'
L2	146.15'	N5°13'16"E	DEED N 6°39'58" E - 146.13'
L3	172.28'	N14°10'20"W	DEED N 12°42'42" W - 172.23'
L4	50.59'	N1°06'37"W	DEED N 0°23'29" W

NO.	DATE	REMARKS	BY

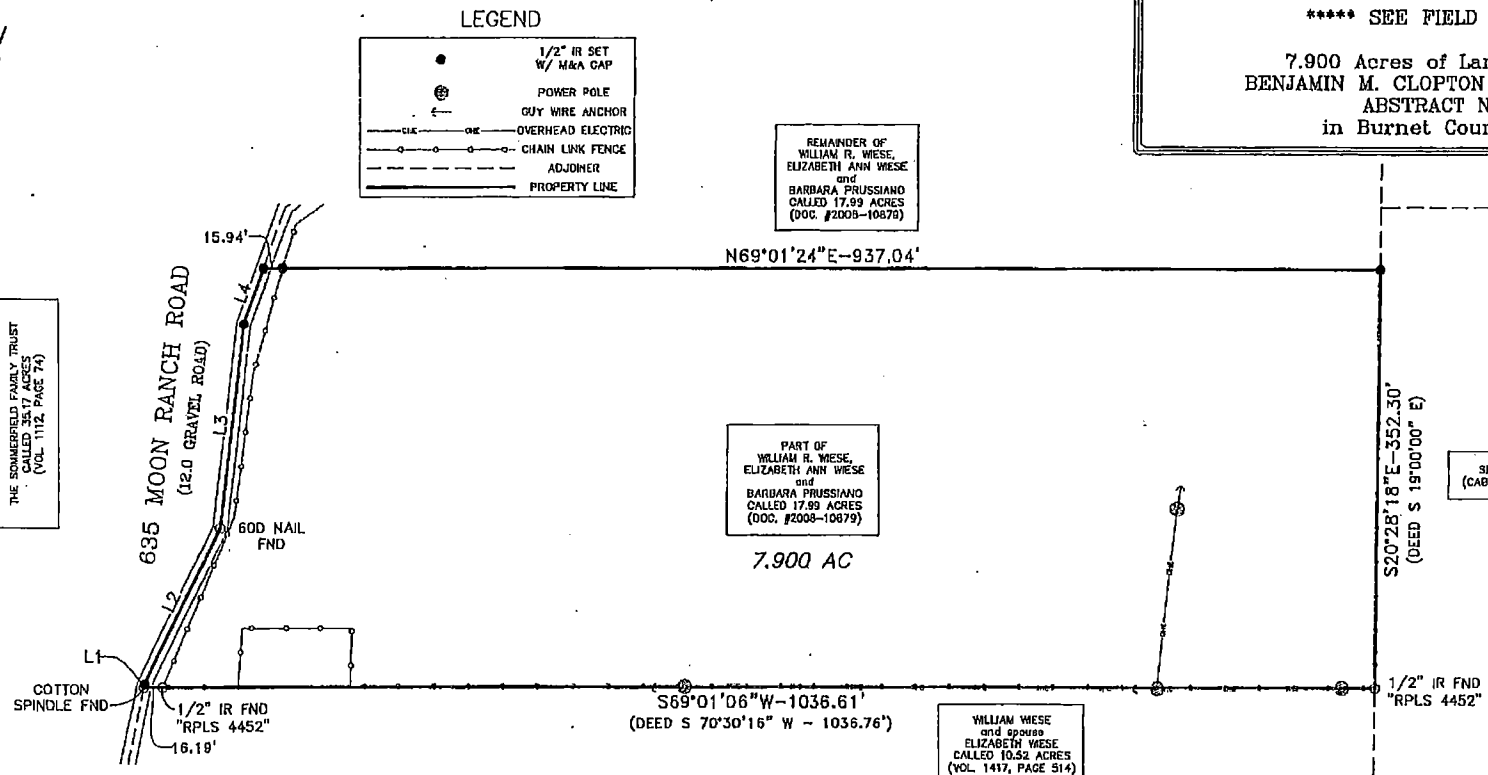


MITCHELL & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
102 N. COLLINS ST., SUITE 1000, DALLAS, TEXAS 75201 (214) 834-5544
E. & A. L. & S. P. M. REGISTRATION NO. 00104-00

B.C.D.R. - Bell County Dead Records.
O.P.R. - Official Public Records of Real Property of Bell County, Texas.



SURVEY COMPLETED 04/04/2018



***** SEE FIELD NOTES *****
7.900 Acres of Land out of the
BENJAMIN M. CLOPTON SURVEY No. 908,
ABSTRACT No. 181,
in Burnet County, Texas.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

I hereby state that to best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 5th day of April, 2018.

REX D. HAAS R.P.L.S. 4378

MOON RANCH ROAD
7.900 ACRES

FIELD NOTES for a 7.900 acre tract of land in Burnet County, Texas, being part of the Benjamin M. Clopton Survey No. 906, Abstract No. 181, and the land herein described being part of a called 17.99 acre tract conveyed to William R. Wiese, et al, of record in Document #2008-10879, Official Public Records of Burnet County, Texas (O.P.R.B.C.T.), and being more particularly described as follows:

BEGINNING at a cotton spindle found in the approximate center of a 12 feet wide gravel road known as Moon Ranch Road at the southwest corner of said 17.99 acre tract, same being the northwest corner of a called 10.52 acre tract conveyed to William Wiese and spouse Elizabeth Wiese, of record in Volume 1417, Page 514, Deed Records of Burnet County, Texas (D.R.B.C.T.) and being on the east line of a called 35.17 acre tract conveyed to The Sommerfield Family Trust, of record in Volume 1112, Page 74, D.R.B.C.T., for the southwest corner of this tract;

THENCE in a northerly direction with the approximate center of said Moon Ranch Road, the west line of said 17.99 acre tract and the east line of said 35.17 acre tract, the following four (4) calls:

1. N. 09° 09' 42" W., 2.65 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
2. N. 05° 13' 16" E., 146.15 feet, to a 60D nail found for an angle corner of this tract;
3. N. 14° 10' 20" W., 172.28 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
4. N. 01° 06' 37" W., 50.59 feet, to a 1/2" iron rod with cap stamped "M&A" set for the northwest corner of this tract;

THENCE N. 69° 01' 24" E., over and across said 17.99 acre tract, at a distance of 15.94 feet, pass a 1/2" iron rod with cap stamped "M&A" set for reference on the east side of said road, continuing on same course over and across said 17.99 acre tract, for a total distance in all of 937.04 feet, to a 1/2" iron rod with cap stamped "M&A" set on the west line of Spring Creek Estates, a subdivision in Burnet County, Texas, of record in Cabinet 2, Slide 29 A, B & C, P.R.B.C.T., for the northeast corner of this tract;

THENCE S. 20° 28' 18" E., 352.30 feet, with the east line of said 17.99 acre tract and the west line of said Spring Creek Estates, to a 1/2" iron rod found with cap stamped "RPLS 4452" at the southeast corner of said 17.99 acre tract and the northeast corner of said 10.52 acre tract, for the southeast corner of this tract;

THENCE S. 69° 01' 08" W., with the south line of said 17.99 acre tract and the north line of said 10.52 acre tract, at a distance of 1020.42 feet, pass a 1/2" iron rod with cap stamped "RPLS 4452" found for reference on the east side of said road, continuing on same course for a total distance in all of 1036.61 feet, to the POINT OF BEGINNING containing 7.900 acres of land.

The bearings for the above description are grid bearings based on the Texas Coordinate System, Central Zone (NAD 83), as determined by Leica Texas SmartNet GPS observations.

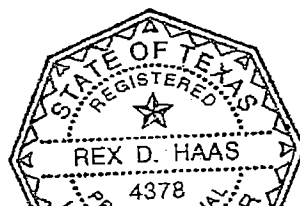
See accompanying drawing.

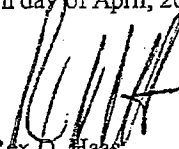
STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground April 4, 2018.

IN WITNESS THEREOF, my hand and seal this the 5th day of April, 2018.




Rex D. Haas
Registered Professional
Land Surveyor, No. 4378

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.

CASH WARRANTY DEED

Date: May 2, 2018

Grantor: WILLIAM R. WIESE a/k/a WILLIAM R. WIESE, III and ELIZABETH ANN WIESE

Grantee: BARBARA PRUSSIANO

Grantee's Mailing Address :

136 Lake Meadow Dr.
Nothix, TX 78365

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

TRACT I:

Being 10.093 acres of land, more or less, out of the BENJAMIN M. CLOPTON SURVEY NO. 906, ABSTRACT NO. 181 in Burnet County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

TRACT II:

Being a thirty (30) foot wide non-exclusive access easement as described in Volume 486, Page 628 of the Real Property Records of Burnet County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

Subject to Deed of Trust recorded under Document No. 201002102 of the Official Public Records of Burnet County, Texas.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors 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, except as to the reservations from and exceptions to conveyance and warranty.

This conveyance is a Family Partition for purposes of the Burnet County Subdivision and Development Regulations.

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

William R. Wiese, III
WILLIAM R. WIESE, III

Elizabeth Ann Wiese
ELIZABETH ANN WIESE

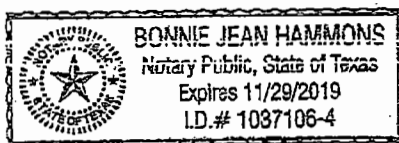
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§

This instrument was acknowledged before me on May 2, 2018 by
WILLIAM R. WIESE, III.



Bonnie Hammons
Notary Public, State of Texas

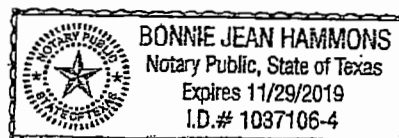
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

§
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§

This instrument was acknowledged before me on May 2, 2018 by
ELIZABETH ANN WIESE.



Bonnie Hammons
Notary Public, State of Texas

EXHIBIT A

MOON RANCH ROAD
10.093 ACRES

FIELD NOTES for a 10.093 acre tract of land in Burnet County, Texas, being part of the Benjamin M. Clepton Survey No. 906, Abstract No. 181, and the land herein described being part of a called 17.99 acre tract conveyed to William R. Wiese, et al, of record in Document #2008-10879, Official Public Records of Burnet County, Texas (O.P.R.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" set in the approximate center of a 12 feet wide gravel road known as Moon Ranch Road at the northwest corner of said 17.99 acre tract, same being the southwest corner of a called 5.967 acre tract conveyed to Eddie G. Spiller and wife, Glenda J. Spiller, of record in Document #2013-7319, O.P.R.B.C.T., and being on the east line of a called 51.509 acre tract conveyed to Michael H. Schweitzer and Terra Schweitzer, of record in Document #2016-3603, O.P.R.B.C.T., for the northwest corner of this tract;

THENCE N. 61° 27' 53" E., with the north line of said 17.99 acre tract and the south line of said 5.967 acre tract, at a distance of 18.26 feet, pass a 1/2" iron rod with cap stamped "RPLS 3103" found for reference on the east side of said road, continuing on same course for a total distance in all of 530.98 feet, to a 1/2" iron rod with cap stamped "RPLS 3103" found at the northeast corner of said 17.99 acre tract and the southeast corner of said 5.967 acre tract, being on the west line of Spring Creek Estates, a subdivision in Burnet County, Texas, of record in Caddo 2, Slide 29 A, B & C, P.R.B.C.T., for the northeast corner of this tract;

THENCE S. 20° 27' 42" E., with the east line of said 17.99 acre tract and the west line of said Spring Creek Estates, at a distance of 59.75 feet, pass a 1/2" iron rod found at the southwest corner of Tract 11 and the northwest corner of Tract 12, said Spring Creek Estates, continuing on same course for a total distance in all of 605.96 feet, to a 1/2" iron rod with cap stamped "M&A" set for the southeast corner of this tract;

THENCE S. 69° 01' 24" W., over and across said 17.99 acre tract, at a distance of 921.10 feet, pass a 1/2" iron rod with cap stamped "M&A" set for reference on the east side of said road, continuing on same course for a total distance in all of 937.04 feet, to a 1/2" iron rod with cap stamped "M&A" set in the approximate center of said Moon Ranch Road on the west line of said 17.99 acre tract and the east line of a called 35.17 acre tract conveyed to The Sommerfield Family Trust, of record in Volume 1112, Page 74, D.R.B.C.T., for the southwest corner of this tract;

THENCE in a northerly direction with the approximate center of said Moon Ranch Road, the west line of said 17.99 acre tract, the east line of said 35.17 acre tract and the east line of said 51.509 acre tract, the following six (6) calls:

1. N. 01° 06' 57" W., 55.63 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
2. N. 31° 36' 51" E., 120.95 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
3. N. 05° 20' 55" W., 179.13 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
4. N. 13° 43' 54" W., 161.96 feet, to a 1/2" iron rod with cap stamped "M&A" set for the northwest corner of this tract;
5. N. 56° 57' 20" E., 133.08 feet, to a 1/2" iron rod with cap stamped "M&A" set for the northwest corner of this tract;
6. N. 43° 05' 30" E., 114.02 feet, to the POINT OF BEGINNING and containing 10.093 acres of land.

The bearings for the above description are grid bearings based on the Texas Coordinate System, Central Zone (NAD 83), as determined by Leica Texas SmartNet GPS observations.

See accompanying drawing.

STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground April 4, 2018.

IN WITNESS THEREOF, my hand and seal this the 5th day of April, 2018.



Rex D. Haas
Registered Professional
Land Surveyor, No. 4378