

WARRANTY DEED
(Burnet County, Texas)

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.

Date: October 1st, 2018

Grantor: Leslie Paul Stephens

Grantor Mailing Address: Leslie Paul Stephens
6630 CR 120
Marble Falls, TX 78654

Grantee: COUNTY OF BURNET, TEXAS

Consideration: Cash and other good and valuable consideration acknowledged as received

Property (Including any improvements if any) to convey by through and under Grantor, but not otherwise: Please see Attached Exhibit "A" map of area which is fully described below:

BEING A 0.05 Acre tract of land out of the William Engles Survey No. 35, Abstract No. 280, Burnet County, Texas and being a portion of Tract II:44.991 Acres conveyed to Leslie Paul Stephens in Document No. 2012506738, Official Public Records, Burnet County, Texas. The basis of bearing for this survey is the State Plane Grid, Central Zone, NAD 83. () denotes record information

BEGINNING at a 1/2" rebar set with cap stamped "WILLIS: with a tie to a 60D nail found in a 10" cedar fence post being a monument of record dignity for this survey, at the southwest corner of said 44.991 Acres and the southeast corner of a called 22.16 Acre tract of land conveyed to Hopi Farms and Minerals, LTD. Recoded in document No. 201402710, Official Public Records of Burnet County, Texas, in the north fenced right-of-way of Burnet County, Road No. 120, for the west corner hereof which bears north 63°15'31" west 35.00 feet;

THENCE traversing through said 44.991 Acres for two courses, L1, South 67°48'28" east 154.18 feet along the north line of this 0.05 Acre tract of land to a 1/2" rebar set with cap stamped "WILLIS" for an angle point hereof and L2, south 66°45'01" east 161.90 feet along the north line of this 0.05 Acre tract of land to a 3" metal pipe fence post being another monument of record dignity, at the east corner hereof and an angle point in the south line of said 44.991 Acres and in the north right-of-way of said Burnet County, Road No. 120;

THENCE L3, north 72°01'34" west 163 feet (N72°03'03" W 163.05") along the south fenced line of this 0.05 Acre tract of land and of said 44.991 Acres and the north right-of-way of Burnet County, Road No. 120, to a 3" metal pipe fence post being another monument of record dignity, and an angle point hereof;

THENCE L4, north 63°15'31" west 153.90 feet (N63°17'00" W 188.90') Continuing along the south fenced line of this 0.05 Acre tract of land and of said 44.991 Acres and the north right-of-way of Burnet County, road No. 120, to the place of beginning;

Reservations from Conveyance: None

Exceptions to Conveyances and Warranty: Restrictions, covenants, conditions, easements, if any, relating to the Property, but only to the extent they are still in effect, shown of record in Burnet County, Texas; all zoning laws; regulations; and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the property; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt is acknowledged, and subject to the Reservations from Conveyance 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, 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 or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

The contract between Grantor as the Seller and Grantee as the Buyer may contain obligations or limitations as to warranties. To the extent the contract provides for such limitations and obligations to survive the contract or this conveyance, then the obligations and limitations shall be deemed incorporated in this deed by reference. The warranty of title in this deed is not affected by and is expressly excluded from the limitations described in this paragraph.

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


Leslie Paul Stephens

STATE OF TEXAS

COUNTY OF BURNET

This instrument was acknowledged before me on October 1st, 2018, by Leslie Paul Stephens.


Notary Public, State of Texas

Grantee's Mailing Address:
(REQUIRED FOR FILING)
220 S. Pierce
Burnet, Texas 78611

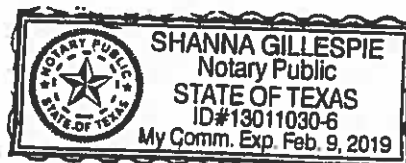


Exhibit A

Willis - Sherman Associates, Inc.



LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78664
(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600

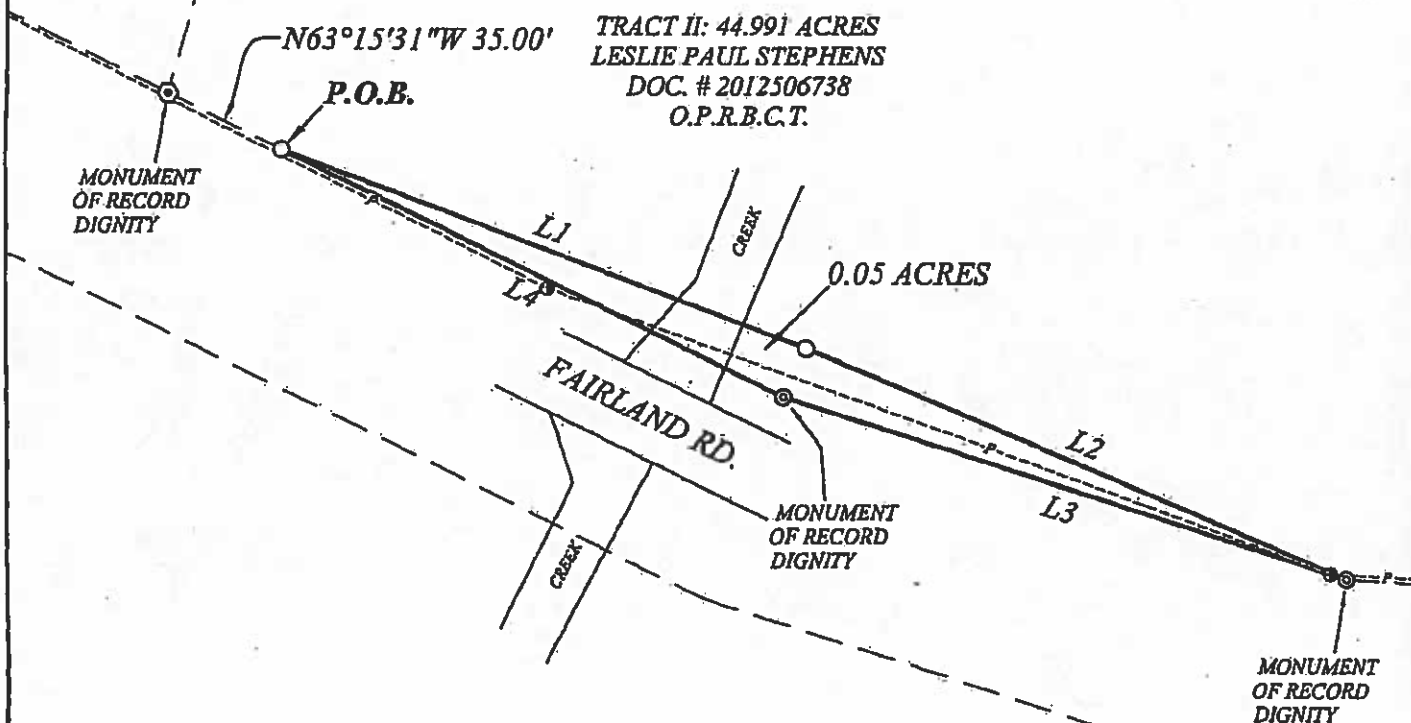
ADDITIONAL RIGHT-OF-WAY
FOR BURNET COUNTY ROAD 120
OUT OF THE WILLIAM ENGLES
SURVEY NO. 35, ABSTRACT NO. 280,
BURNET COUNTY, TEXAS

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CALLED 22.16 ACRES
HOPI FARMS &
MINERALS, LTD.
DOC. # 201402710
O.P.R.B.C.T.

LEGEND	
	1/2" REBAR SET WITH CAP STAMPED "WILLIS"
	60D NAIL FOUND IN 10" CEDAR FENCE POST
	3" METAL PIPE FENCE POST
	POWER POLE
()	RECORD INFORMATION



LINE TABLE		
LINE	BEARING	LENGTH
L1	S68° 50' 22"E	154.18'
L2	S66° 45' 01"E	161.90'
L3	N72° 01' 34"W	163.05'
L4	N63° 15' 31"W	153.90'

RECORD LINE TABLE		
LINE	BEARING	LENGTH
L3	N72° 03' 03"W	163.05'
L4	N63° 17' 00"W	188.90'



Donald Sherman 9/7/18
JOB #: 15133 OFFICE: J. FRALEY