

**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**

§

JBAR Holdings, LLC through its President, Randall Jackson, herein referred to as "Grantor," for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, including the agreement to move and/or rebuild the fence line after acceptance of this deed by BURNET COUNTY, TEXAS, 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 0.04 acre of land out of the John F. Torrey Survey, Abstract No. 905, Burnet County, Texas, and being a part of that tract described in a General Warranty Deed to JBAR Holdings, LLC dated January 2, 2020 and recorded as Document No. 202000066 of the Official Public Records of Burnet County, and as further exhibited and described by metes and bounds in **EXHIBIT A**, a two page document which is hereby attached. This 0.04 tract is adjacent to Burnet County Road 103. The purpose of the donation is to provide right-of-way ownership to BURNET COUNTY, TEXAS so that it may make a safety improvement to County Road 103 upon the 0.04 acre tract. 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 himself, his 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 Grantor, 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Randall Jackson, President  
JBAR Holdings, LLC

State of Texas

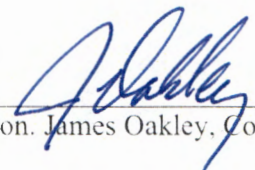
County of Burnet

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020. by Randall Jackson, President of JBAR Holdings, LLC.

\_\_\_\_\_  
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. James Oakley, County Judge

State of Texas

County of Burnet

This instrument was acknowledged before me on the 28th day of April 2020. by James Oakley.

  
Burnet County Clerk  
Janet Parker

0.04 ACRES OUT OF THE JOHN F. TORREY SURVEY,  
ABSTRACT No. 905, BURNET COUNTY, TEXAS

JOB No.: 191023-CTY

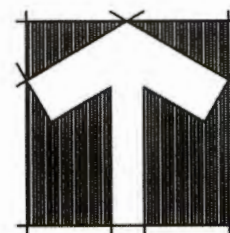
DRAWN: CCC

F.C.: DDB/DB/MB

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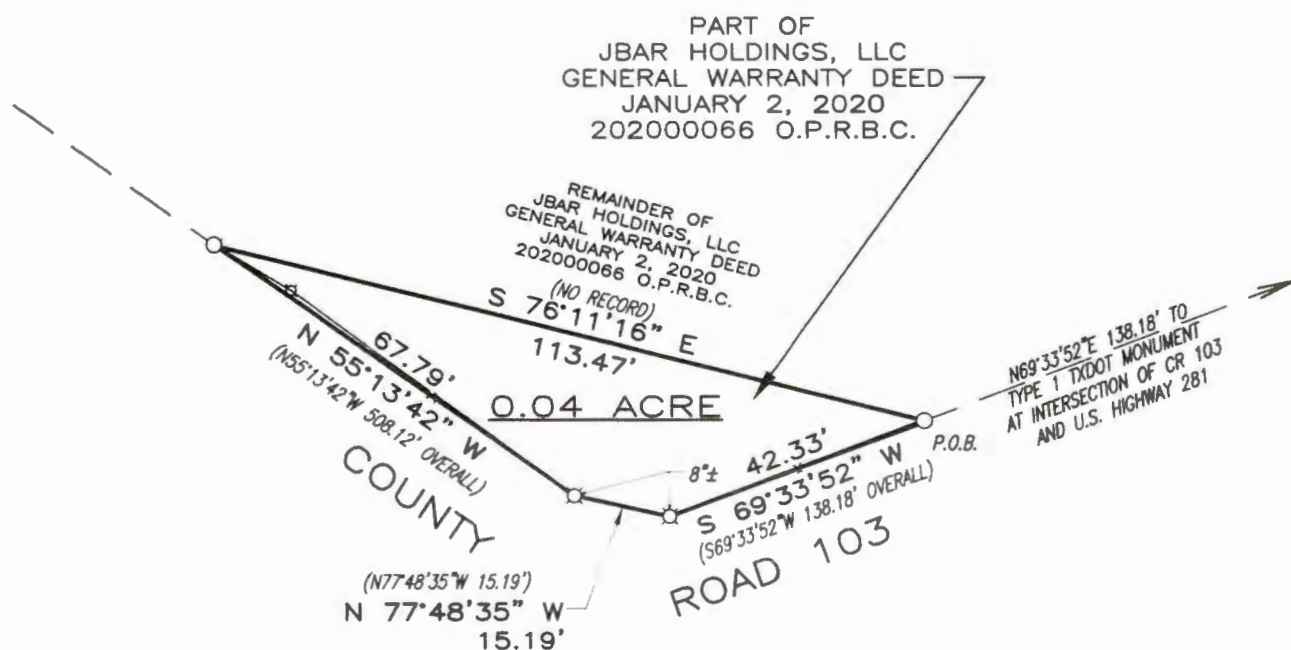
(FIELD NOTES ATTACHED)

55519039



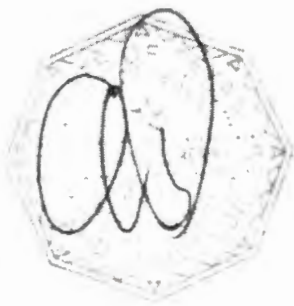
Scale: 1" = 30'

BEARINGS BASED ON  
TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE NAD 83.



**LEGEND**

- O 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- FENCE POST FOUND
- WIRE FENCE
- // WOOD FENCE
- () RECORD DATA
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.



Witness my hand and seal  
this the 26th day of  
March, 2019



**TRIPLE C SURVEYING Co.**

P.O. Box 544 — Lampasas, Texas 76550

(512) 845-5440

email: admin@triplecsurveying.com

www.triplecsurveying.com Firm No. 10193916

FIELD NOTES  
JOB NO. 191023

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Exhibit Attached

**0.04 ACRE**

BEING 0.04 acre of land out of the John F. Torrey Survey, Abstract No. 905, Burnet County, Texas, and being a part of that tract described in a General Warranty Deed to JBAR Holdings, LLC dated January 2, 2020 and recorded as Document No. 202000066 of the Official Public Records of Burnet County and described by metes and bounds as follows:

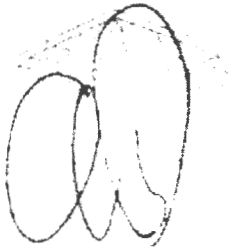
BEGINNING at 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the north margin of County Road 103 and in the south line of said JBAR Holdings, LLC tract, from which a Type 1 TXDOT monument found at the intersection of the north margin of County Road 103 and the west line of U.S. Highway 281 for the southeast corner of said JBAR Holdings, LLC bears N 69°33'52" E 138.18 feet;

THENCE: with the north margin of County Road 103 and the south line of said JBAR Holdings, LLC tract the following courses and distances:

1. S 69°33'52" W 42.33 feet to an 8" fence post found,
2. N 77°48'35" W 15.19 feet to an 8" fence post found,
3. N 55°13'42" W 67.79 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found and being the most westerly corner of this tract;

THENCE: S 76°11'16" E 113.47 feet across said JBAR Holdings, LLC tract to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



March 26, 2020

Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.  
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Lampasas, Texas 76550  
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Firm No. 10193916