



STATE OF TEXAS

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QUITCLAIM DEED

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COUNTY OF BURNET

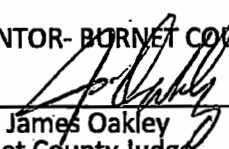
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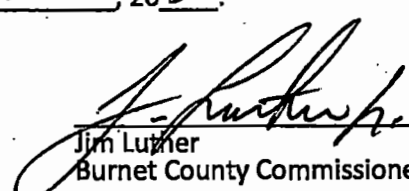
Burnet County, as Grantor, for a good and valuable consideration of \$1.00 and acknowledged as received, QUITCLAIMS, TRANSFERS, AND ASSIGNS to **WENRUS HOLDINGS, LLC SERIES 102** of 122 Dallas Drive, Burnet, Texas 78611 all Grantor's right, title, and interest, if any, in and to that certain tract of real property located at 1518 CR 135, Burnet, Texas 78611, comprising of 198 square feet out of Kings Cove Drive (AKA Burnet C.R. 135), a 50' wide roadway exhibited on the plat of Kings Cove Estate per Plat in Cabinet 1, Slide 13-B of the Burnet County Plat Records. Said 198 sq. foot is located within Burnet County, Texas, and described in EXHIBIT A, a two-page exhibit, which is hereto attached and incorporated as a part of this document as if worded verbatim.

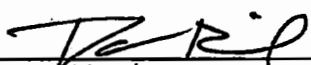
TO HAVE AND TO HOLD all of Grantor's right, title, and interest in and to the Property, together with all and singular the rights and appurtenances belonging in any way to Grantor, to the Grantee, its successors and assigns forever. Grantor, its successors or assigns shall have no claim, or demand any right, title, or interest in all or any part of the Property.

EXECUTED on this 13th day of October, 2020.

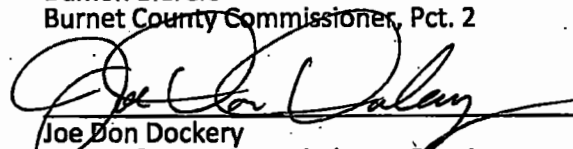
GRANTOR- BURNET COUNTY


Hon. James Oakley
Burnet County Judge

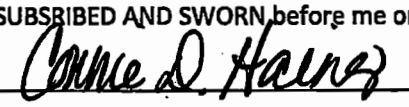

Jim Luther
Burnet County Commissioner, Pct. 1


Darnoff Bierele
Burnet County Commissioner, Pct. 2


Billy Wall
Burnet County Commissioner, Pct. 3


Joe Don Dockery
Burnet County Commissioner, Pct. 4

SUBSIBED AND SWORN before me on this 13 day of October, 2020.


Connie D. Haines

Notary Public

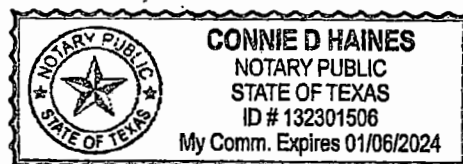


EXHIBIT A- Page 1 of 2

SULTEMEIER

SURVEYING & ENGINEERING

TEXAS LICENSED SURVEYING FIRM: 100930-00
TEXAS REGISTERED ENGINEERING FIRM: F-10608

501 West Main, Suite 109
Fredericksburg, TX 78624
Tel: (830) 990-1221

198 SQUARE FEET
BURNET COUNTY, TEXAS

FN-20-6819
SEPTEMBER 10TH, 2020

A DESCRIPTION OF A 198 SQUARE FOOT TRACT OF LAND OUT OF THE WILLIAM SIMMONS SURVEY NO. 119, SITUATED IN BURNET COUNTY; BEING PART OF KINGS COVE DRIVE (AKA COUNTY ROAD 135) AS SHOWN ON THE PLAT OF KINGS COVE ESTATES PER PLAT OF RECORD IN CABINET 1, SLIDE 13-B OF THE PLAT RECORDS OF SAID COUNTY; SAID 198 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch Iron rod (capped Cuplin 5936) found on the southwest line of said Kings Cove Drive, at the common east corner of Lot 21 & 22 in said Kings Cove Estates, for the north corner hereof;

THENCE with the said southwest line of Kings Cove Drive, being the northeast line of said Lot 21 and continuing with the northeast line of Lot 20 in said Kings Cove Estates, S 23° 12' 08" E, a distance of 79.09 feet to a ½ inch Iron rod found at the southeast corner of the north 20 feet of said Lot 20, for the south corner hereof;

THENCE departing from said southwest line and passing over and across said Kings Cove Drive with the following three (3) courses:

1. N 13° 36' 03" W, a distance of 23.33 feet to a mag-nail set,
2. N 23° 23' 36" W, a distance of 24.07 feet to a mag-nail set, and
3. N 29° 59' 17" W, a distance of 32.25 feet to the POINT OF BEGINNING, containing 198 square feet of land, more or less.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed by me or under my direction and supervision.

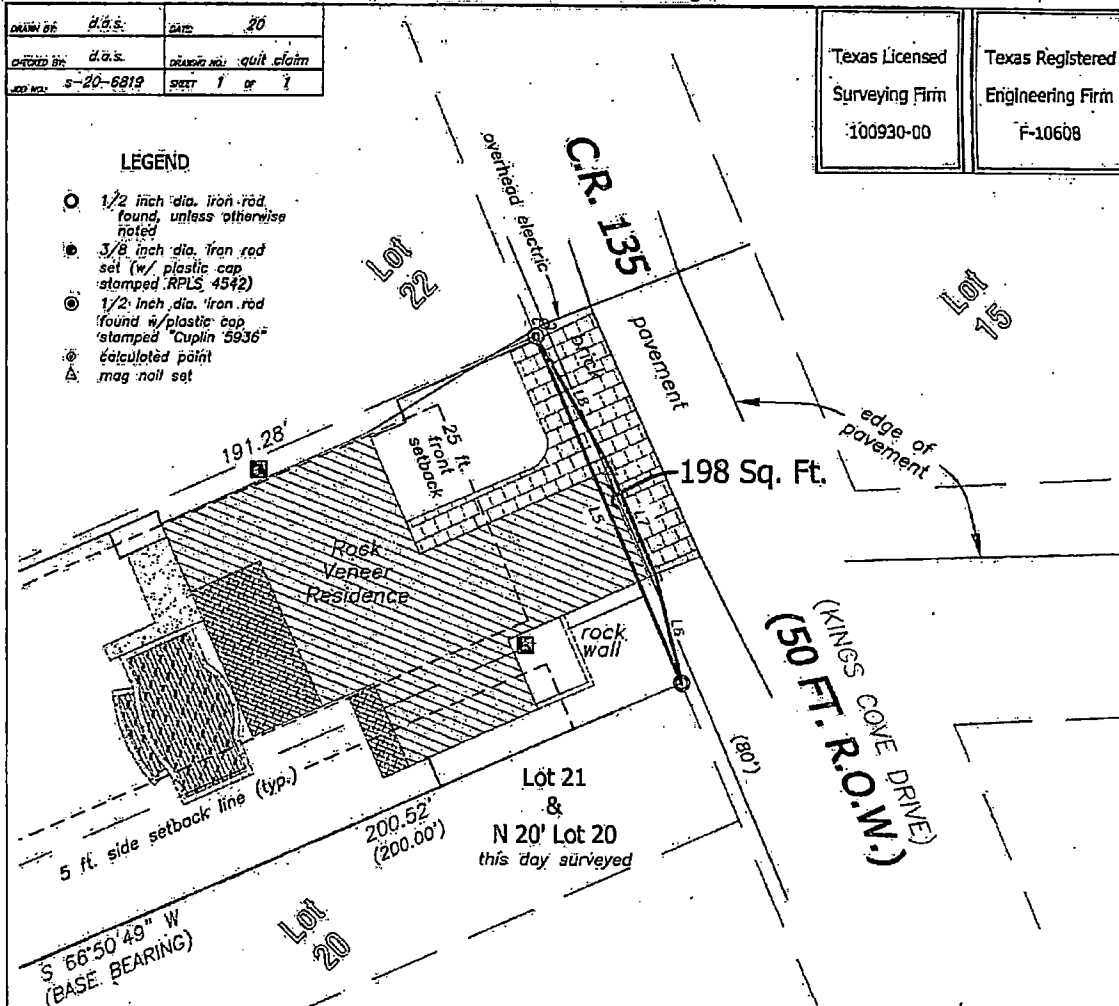
SULTEMEIER SURVEYING &
ENGINEERING, LLC
501 West Main, Suite 109
Fredericksburg, Texas 78624
(830) 990-1221



Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas

Texas Licensed Surveying Firm 100930-00	Texas Registered Engineering Firm F-10608
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- 1/2 inch dia. iron rod
found, unless otherwise
noted
- 3/8 inch dia. iron rod
set (w/ plastic cap
stamped RPLS 4542)
- 1/2 inch dia. iron rod
found w/ plastic cap
stamped "Cuplin 5936"
- calculated point
- ▲ mag. noll set



LINE TABLE		
LINE	BEARING	LENGTH
L5	S 23°12'08" E	79.09'
L6	N 13°36'03" W	23.33'
L7	N 23°23'36" W	24.07'
L8	N 29°59'17" W	32.25'

PREPARED FOR:
Hoppe - Odiorne Ranch Ltd.
1518 County Road 135
Burnet, TX

THIS SURVEY WAS RELEASED WITHOUT BENEFIT OF A TITLE COMMITMENT/SCHEDULE B. THERE MAY BE EASEMENTS AND/OR EXCEPTIONS OF RECORD WHICH AFFECT THIS TRACT THAT ARE NOT LISTED OR SHOWN HEREON.

Plot and accompanying field notes prepared from an on the ground survey performed by me or under my direction and supervision.


Dale Allen Suttermeister
Registered Professional Land
Surveyor
No. 4542 — State of Texas



09-10-20

() $1'' = 30'$
plat/record



SULTEMEIER
SURVEYING & ENGINEERING

**Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
501 West Main, Suite 109
Fredericksburg, Texas 78624
(850) 930-1221**

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sullemeiersurveying.com

**A PLAT SHOWING A 198 SQ. FT.
TRACT OF LAND OUT OF KINGS
COVE DRIVE (AKA C. R. 135), A 50
FT. WIDE ROADWAY SHOWN ON
THE PLAT OF KINGS COVE
ESTATES PER PLAT IN CABINET 1,
SLIDE 13-B; BURNET COUNTY
PLAT RECORDS.**



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

10/13/2020 10:13:47 AM

FEE: \$0.00

202013128

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