

#33



THE COUNTY OF BURNET
Burnet, Texas 78611

To: Burnet County Commissioners Court

RE: Street Name/Change

Date: 7-26-22

WITH THE UNDERSTANDING THAT THIS WILL CHANGE THE ADDRESSES ALREADY ASSIGNED TO STRUCTURES/PROPERTY ON EXISTING ROADS, WE, THE PROPERTY OWNERS ASSOCIATION AND/OR THE UNDERSIGNED FULL-TIME RESIDENTS/DEVELOPER/OWNER (PLEASE PROVIDE PROOF OF OWNERSHIP) OF THIS ROAD DO HEREBY AGREE TO THE NAMING OF SAID ROAD TO BE:

Daisy Lane

NAME (PRINT)	ADDRESS	SIGNATURE
Copper Ridge Investments (Developer)	PO BOX 102 Liberty Hill, TX 78642	

APPROVED COMMISSIONERS COURT

202209116
ELECTRONICALLY RECORDED
Official Public Records
6/14/2022 12:41 PM



Janet Parker
Janet Parker, County Clerk
Burnet County, TX
Pages: 4 D Fee: \$38.00

Independence Title/GF# 218930 LBH/DLH

General Warranty Deed
(with Vendor's Lien)

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: June 10th, 2022

Grantor: SHHs Property Ventures LLC, a Texas limited liability company

Grantor's Mailing Address: 10817 Straw Flower Dr., Austin, Texas 78733

Grantee: Urban Gravity, LLC, a Texas series limited liability company, DBA Urban Gravity LLC DBA US HWY 183 Lampasas

Grantee's Mailing Address: 8733 Shoal Creek Blvd., Austin, Texas 78757

Consideration: Cash and a note, dated June 10th, 2022, executed by Grantee and payable to the order of Prosperity Bank ("Lender") in the principal amount of \$660,000.00. The note is secured by a first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of Prosperity Bank and is also secured by a first-lien deed of trust, of even date, to David Zaiman, Trustee, recorded in the real property records of Burnet County, Texas.

The vendor's lien against and superior title to the Property are retained for the benefit of Prosperity Bank until the \$660,000.00 note described above is fully paid according to its terms, at which time this deed will become absolute as to the lien securing this note. The vendor's lien and superior title are transferred to Prosperity Bank without recourse.

Property (including any improvements):

BEING 49.24 acres, more or less, out of the FANNY WAPAS SURVEY NO. 1374, ABSTRACT NO. 1362, and the J.S. TUMLINSON SURVEY NO. 10, ABSTRACT NO. 1626, in Burnet County, Texas, being part of that tract described in Document No. 200810746, Official Public Records, Burnet County, Texas, and a part of that tract described in Document No. 201204256, Official Public Records, Burnet County, Texas; said 49.24 acres being more fully described by metes and bounds in Exhibit "A" attached hereto.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor warrants that Grantor owns all of the Property in fee simple, has the right to convey the Property, and binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Limitation of Warranties: Pursuant to Section 7 of the purchase and sale contract between Grantor, as Seller, and Grantee, as Buyer, Grantee accepts the Property "AS IS". "As is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in the purchase and sale contract.

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

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLP (HMB) at the request of Independence Title or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the Grantor, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek**

Independent legal counsel for advice concerning the effect and consequences of this instrument.

SIHills Property Ventures LLC

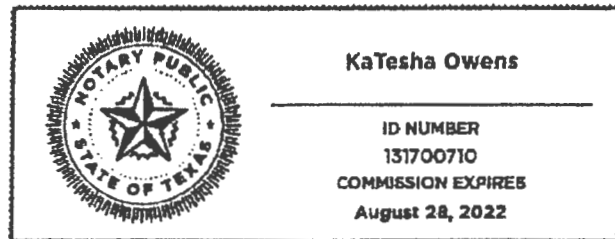
By: Madhusudhan Reddy Gumma
Name: Madhusudhan Reddy Gumma
Title: Manager

State of Texas
County of Harris

This document was acknowledged before me on June 10th, 2022 by Madhusudhan Reddy Gumma, Manager of SIHills Property Ventures LLC on behalf of the Texas limited liability company.

KaTasha Owens 06/10/2022
Notary Public, State of Texas

State of Texas, County of Harris
Notary Public, State of Texas
Prepared By:
Hancock McGill & Bleau, L.L.P.
Attorneys at Law
File No. 2218930-Fw



Notarized online using audio-video communication

After Recording Return To:

Exhibit "A"

FIELD NOTES

49.24 ACRES

BEING 49.24 acres of land out, approximately 48.88 acres being out of the Fanny Wipac Survey No. 1374, Abstract No. 1362 and approximately 0.36 acre being out of the J.S. Tumlinson Survey No. 10, Abstract No. 1626, Burnet County, Texas, and being a part of that tract described in a Warranty Deed with Vendor's Lien to General Warranty Deed to Pat E. Cavness, Joel Cavness and Blue Mule #1, Ltd. dated October 14, 2008 and recorded as Document No. 200810746 of the Official Public Records of Burnet County and a part of that tract described in a General Warranty Deed to Lorrilyn Haden and Patrick Cavness, Trustees dated October 12, 2011 and recorded as Document No. 201204256 of said official records and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with a yellow plastic cap inscribed "Maples RPLS 5043" found in the north line of U.S. Highway 183 for the southwest corner of that tract described in a Warranty Deed with Vendor's Lien to Jens K. Hasse, et ux, dated October 14, 2015 and recorded as Document No. 201508953 of said official records and being the most southerly southeast corner of this tract, from which a Type 1 TXDOT monument found bears S 62°18'55" E 45.83 feet;

THENCE: N 62° 17' 45" W 715.96 feet with the north line of U.S. Highway 183 to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for a southeasterly corner of that tract described in a Partition Deed to Robert Douglas Campbell dated April 1, 1964 and recorded in Volume 142, Page 306 of the Deed Records of Burnet County and being the southwest corner of said Haden/Cavness tract and this tract;

THENCE: N 17° 45' 13" W 712.54 feet to a 1/2" iron pin with a yellow plastic cap inscribed "Maples RPLS 5043" found for the northwest corner of said Haden/Cavness tract and this tract;

THENCE: N 69° 01' 58" E 2639.72 feet to a 1/2" iron pin with a yellow plastic cap inscribed "Maples RPLS 5043" found for the most northerly corner of that tract described in a Warranty Deed to Jennifer Clark dated October 4, 2013 and recorded as Document No. 201308656 of said official records and being the northeast corner of this tract;

THENCE: with the west line of said Clark and Hasse tracts and the east line of this tract the following courses and distances:

1. S 25° 39' 00" W 1753.27 feet to a 1/2" iron pin with no cap found for the northeast corner of said Hasse tract,
2. N 64° 21' 47" W 608.25 feet to a 1/2" iron pin with a yellow plastic cap (illegible inscription) found for the northwest corner of said Hasse tract;
3. S 25° 37' 56" W 708.43 feet to the Point of Beginning.

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