

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

TCEQ WATER RIGHTS PERMITTING APPLICATION

ADMINISTRATIVE INFORMATION CHECKLIST

Complete and submit this checklist for each application. See Instructions Page 5.

APPLICANT(S): Longhorn River Ranch, Ltd.

Indicate whether the following items are included in your application by writing either Y (for yes) or N (for no) next to each item (all items are not required for every application).

Y/N

Y **Administrative Information Report**

N Additional Co-Applicant Information

N Additional Co-Applicant Signature Pages

N Written Evidence of Signature Authority

Y **Technical Information Report**

Y USGS Map (or equivalent)

Y Map Showing Project Details

N Original Photographs

N Water Availability Analysis

N **Worksheet 1.0**

N Recorded Deeds for Irrigated Land

N Consent for Irrigated Land

N **Worksheet 1.1**

N Addendum to Worksheet 1.1

Y **Worksheet 1.2**

Y **Worksheet 2.0**

Y Additional W.S. 2.0 for Each Reservoir

Y Dam Safety Documents

N Notice(s) to Governing Bodies

N Recorded Deeds for Inundated Land

N Consent for Inundated Land

Y/N

Y **Worksheet 3.0**

Y Additional W.S. 3.0 for each Point

Y Recorded Deeds for Diversion Points

Y Consent for Diversion Access

N **Worksheet 4.0**

N TPDES Permit(s)

N WWTP Discharge Data

N Groundwater Well Permit

N Signed Water Supply Contract

N **Worksheet 4.1**

Y **Worksheet 5.0**

N Addendum to Worksheet 5.0

N **Worksheet 6.0**

N Water Conservation Plan(s)

N Drought Contingency Plan(s)

N Documentation of Adoption

N **Worksheet 7.0**

N Accounting Plan

Y **Worksheet 8.0**

Y Fees

Y Public Involvement Plan

Received

Date: 10/01/2025

By: Water Availability Division

ADMINISTRATIVE INFORMATION REPORT

The following information **is required** for **all** new applications and amendments.

*****Applicants are REQUIRED to schedule a pre-application meeting with TCEQ Staff to discuss Applicant's needs prior to submitting an application. Call the Water Rights Permitting Team to schedule a meeting at (512) 239-4600.**

1. TYPE OF APPLICATION (Instructions, Page. 6)

Indicate, by marking X, next to the following authorizations you are seeking.

☐ New Appropriation of State Water

☒ Amendment to a Water Right *

☐ Bed and Banks

****If you are seeking an amendment to an existing water rights authorization, you must be the owner of record of the authorization. If the name of the Applicant in Section 2 does not match the name of the current owner(s) of record for the permit or certificate or if any of the co-owners is not included as an applicant in this amendment request, your application could be returned. If you or a co-applicant are a new owner, but ownership is not reflected in the records of the TCEQ, submit a change of ownership request (Form TCEQ-10204) prior to submitting the application for an amendment. See Instructions page. 6. Please note that an amendment application may be returned, and the Applicant may resubmit once the change of ownership is complete.***

Please summarize the authorizations or amendments you are seeking in the space below or attach a narrative description entitled "Summary of Request."

Please see the attached item titled "Summary of Request".

2. APPLICANT INFORMATION (Instructions, Page. 6)

a. Applicant

Indicate the number of Applicants/Co-Applicants 1
(Include a copy of this section for each Co-Applicant, if any)

What is the Full Legal Name of the individual or entity (applicant) applying for this permit?

Longhorn River Ranch, Ltd.

(If the Applicant is an entity, the legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal documents forming the entity.)

If the applicant is currently a customer with the TCEQ, what is the Customer Number (CN)?
You may search for your CN on the TCEQ website at
<http://www15.tceq.texas.gov/crpub/index.cfm?fuseaction=cust.CustSearch>

CN: 603695552 (leave blank if you do not yet have a CN).

What is the name and title of the person or persons signing the application? Unless an application is signed by an individual applicant, the person or persons must submit written evidence that they meet the signatory requirements in 30 TAC § 295.14.

First/Last Name: Stuart Hudson

Title: Owner

Have you provided written evidence meeting the signatory requirements in 30 TAC § 295.14, as an attachment to this application? Y/N N

What is the applicant's mailing address as recognized by the US Postal Service (USPS)? You may verify the address on the USPS website at
<https://tools.usps.com/go/ZipLookupAction!input.action>.

Name: Stuart Hudson

Mailing Address: 2701 Slow Turtle Cove

City: Austin

State: TX

ZIP Code: 78746

Indicate an X next to the type of Applicant:

☐ Individual

☐ Sole Proprietorship-D.B.A.

☒ Partnership

☐ Corporation

☐ Trust

☐ Estate

☐ Federal Government

☐ State Government

☐ County Government

☐ City Government

☐ Other Government

☐ Other _____

For Corporations or Limited Partnerships, provide:

State Franchise Tax ID Number: 320351294 SOS Charter (filing) Number: 0800698042

3. APPLICATION CONTACT INFORMATION (Instructions, Page. 9)

If the TCEQ needs additional information during the review of the application, who should be contacted? Applicant may submit their own contact information if Applicant wishes to be the point of contact.

First and Last Name: Steven Minor, P.E.

Title: Sr. Project Manager

Organization Name: Gray Engineering, inc.

Mailing Address: 8834 N. Capital of Texas Highway, Suite 140

City: Austin State: TX ZIP Code: 78759

Phone Number: 512.452.0371

Fax Number: 512.454.9933

E-mail Address: [REDACTED]

4. WATER RIGHT CONSOLIDATED CONTACT INFORMATION (Instructions, Page. 9)

This section applies only if there are multiple Owners of the same authorization. Unless otherwise requested, Co-Owners will each receive future correspondence from the Commission regarding this water right (after a permit has been issued), such as notices and water use reports. Multiple copies will be sent to the same address if Co-Owners share the same address. Complete this section if there will be multiple owners and **all** owners agree to let one owner receive correspondence from the Commission. Leave this section blank if you would like all future notices to be sent to the address of each of the applicants listed in section 2 above.

I/We authorize all future notices be received on my/our behalf at the following:

First and Last Name: _____

Title: _____

Organization Name: _____

Mailing Address: _____

City: _____ State: _____ ZIP Code: _____

Phone Number: _____

Fax Number: _____

E-mail Address: _____

5. MISCELLANEOUS INFORMATION (Instructions, Page. 9)

- a. The application will not be processed unless all delinquent fees and/or penalties owed to the TCEQ or the Office of the Attorney General on behalf of the TCEQ are paid in accordance with the Delinquent Fee and Penalty Protocol by all applicants/co-applicants. If you need assistance determining whether you owe delinquent penalties or fees, please call the Water Rights Permitting Team at (512) 239-4600, prior to submitting your application.
1. Does Applicant or Co-Applicant owe any fees to the TCEQ? **Yes / No** No
If **yes**, provide the following information:
Account number: _____ Amount past due: _____
2. Does Applicant or Co-Applicant owe any penalties to the TCEQ? **Yes / No** No
If **yes**, please provide the following information:
Enforcement order number: _____ Amount past due: _____
- b. If the Applicant is a taxable entity (corporation or limited partnership), the Applicant must be in good standing with the Comptroller or the right of the entity to transact business in the State may be forfeited. See Texas Tax Code, Subchapter F. Applicant's may check their status with the Comptroller at <https://mycpa.cpa.state.tx.us/coa/>
Is the Applicant or Co-Applicant in good standing with the Comptroller? **Yes / No** Yes
- c. The commission will not grant an application for a water right unless the applicant has submitted all Texas Water Development Board (TWDB) surveys of groundwater and surface water use - if required. See TWC §16.012(m) and 30 TAC § 297.41(a)(5). Applicants should check survey status on the TWDB website prior to filing:
https://www3.twdb.texas.gov/apps/reports/WU_REP/SurveyStatus_PriorThreeYears
Applicant has submitted all required TWDB surveys of groundwater and surface water?
Yes / No N/A

6. SIGNATURE PAGE (Instructions, Page. 11)

Applicant:

I, Stuart Hudson

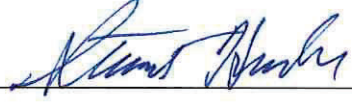
Owner

(Typed or printed name)

(Title)

certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under Title 30 Texas Administrative Code §295.14 to sign and submit this document and I have submitted written evidence of my signature authority.

Signature: 

Date: 9/30/2025

(Use blue ink)

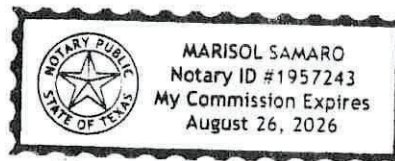
Subscribed and Sworn to before me by the said

on this 30th day of September, 2025.

My commission expires on the 26th day of August, 2026.



Notary Public



[SEAL]

Travis
County, Texas

If the Application includes Co-Applicants, each Applicant and Co-Applicant must submit an original, separate signature page

TECHNICAL INFORMATION REPORT

WATER RIGHTS PERMITTING

This Report is required for applications for new or amended water rights. Based on the Applicant's responses below, Applicants are directed to submit additional Worksheets (provided herein). A completed Administrative Information Report is also required for each application.

Applicants are REQUIRED to schedule a pre-application meeting with TCEQ Permitting Staff to discuss Applicant's needs and to confirm information necessary for an application prior to submitting such application. Please contact the Water Availability Division at (512) 239-4600 or WRPT@tceq.texas.gov to schedule a meeting.

Date of pre-application meeting: 7/25/25

1. New or Additional Appropriations of State Water. Texas Water Code (TWC) § 11.121 (Instructions, Page. 12)

State Water is: *The water of the ordinary flow, underflow, and tides of every flowing river, natural stream, and lake, and of every bay or arm of the Gulf of Mexico, and the storm water, floodwater, and rainwater of every river, natural stream, canyon, ravine, depression, and watershed in the state. TWC § 11.021.*

- a. Applicant requests a new appropriation (diversion or impoundment) of State Water? Y / N^N_____
- b. Applicant requests an amendment to an existing water right requesting an increase in the appropriation of State Water or an increase of the overall or maximum combined diversion rate? Y / N^N_____ (If yes, indicate the Certificate or Permit number:_____)

If Applicant answered yes to (a) or (b) above, does Applicant also wish to be considered for a term permit pursuant to TWC § 11.1381? Y / N^N_____

- c. Applicant requests to extend an existing Term authorization or to make the right permanent? Y / N^N_____ (If yes, indicate the Term Certificate or Permit number:_____)

If Applicant answered yes to (a), (b) or (c), the following worksheets and documents are required:

- **Worksheet 1.0 – Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 2.0 - Impoundment/Dam Information Worksheet** (submit one worksheet for each impoundment or reservoir requested in the application)
- **Worksheet 3.0 - Diversion Point Information Worksheet** (submit one worksheet for each diversion point and/or one worksheet for the upstream limit and one worksheet for the downstream limit of each diversion reach requested in the application)
- **Worksheet 5.0 – Environmental Information Worksheet**
- **Worksheet 6.0 – Water Conservation Information Worksheet**
- **Worksheet 7.0 – Accounting Plan Information Worksheet**
- **Worksheet 8.0 – Calculation of Fees**
- **Fees calculated on Worksheet 8.0 – see instructions Page. 34.**
- **Maps – See instructions Page. 15.**
- **Photographs – See instructions Page. 30.**

Additionally, if Applicant wishes to submit an alternate source of water for the project/authorization, see Section 3, Page 3 for Bed and Banks Authorizations (Alternate sources may include groundwater, imported water, contract water or other sources).

Additional Documents and Worksheets may be required (see within).

2. Amendments to Water Rights. TWC § 11.122 (Instructions, Page. 12)

This section should be completed if Applicant owns an existing water right and Applicant requests to amend the water right. ***If Applicant is not currently the Owner of Record in the TCEQ Records, Applicant must submit a Change of Ownership Application (TCEQ-10204) prior to submitting the amendment Application or provide consent from the current owner to make the requested amendment. If the application does not contain consent from the current owner to make the requested amendment, TCEQ will not begin processing the amendment application until the Change of Ownership has been completed and will consider the Received Date for the application to be the date the Change of Ownership is completed. See instructions page. 6.***

Water Right (Certificate or Permit) number you are requesting to amend: 5086

Applicant requests to sever and combine existing water rights from one or more Permits or Certificates into another Permit or Certificate? Y / N^N (if yes, complete chart below):

List of water rights to sever	Combine into this ONE water right

- a. Applicant requests an amendment to an existing water right to increase the amount of the appropriation of State Water (diversion and/or impoundment)? Y / N^N

If yes, application is a new appropriation for the increased amount, complete Section 1 of this Report (PAGE. 1) regarding New or Additional Appropriations of State Water.

- b. Applicant requests to amend existing Term authorization to extend the term or make the water right permanent (remove conditions restricting water right to a term of years)? Y / N^N

If yes, application is a new appropriation for the entire amount, complete Section 1 of this Report (PAGE. 1) regarding New or Additional Appropriations of State Water.

- c. Applicant requests an amendment to change the purpose or place of use or to add an additional purpose or place of use to an existing Permit or Certificate? Y / N^N
If yes, submit:

- **Worksheet 1.0 – Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 1.2 - Notice: “Marshall Criteria”**

- d. Applicant requests to change: diversion point(s); or reach(es); or diversion rate? Y / N^Y
If yes, submit:

- **Worksheet 3.0 - Diversion Point Information Worksheet** (submit one worksheet for each diversion point or one worksheet for the upstream limit and one worksheet for the downstream limit of each diversion reach)
- **Worksheet 5.0 – Environmental Information** (Required for any new diversion points that are not already authorized in a water right)

- e. Applicant requests amendment to add or modify an impoundment, reservoir, or dam? Y / N^Y

If yes, submit: Worksheet 2.0 - Impoundment/Dam Information Worksheet (submit one worksheet for each impoundment or reservoir)

- f. Other - Applicant requests to change any provision of an authorization not mentioned above? Y / N^Y_____ *If yes, call the Water Availability Division at (512) 239-4600 to discuss.*

Additionally, all amendments require:

- **Worksheet 8.0 – Calculation of Fees; and Fees calculated – see instructions Page. 34**
- **Maps – See instructions Page. 15.**
- **Additional Documents and Worksheets may be required (see within).**

3. Bed and Banks. TWC § 11.042 (Instructions, Page 13)

- a. Pursuant to contract, Applicant requests authorization to convey, stored or conserved water to the place of use or diversion point of purchaser(s) using the bed and banks of a watercourse? TWC § 11.042(a). Y/N^N_____

If yes, submit a signed copy of the Water Supply Contract pursuant to 30 TAC §§ 295.101 and 297.101. Further, if the underlying Permit or Authorization upon which the Contract is based does not authorize Purchaser's requested Quantity, Purpose or Place of Use, or Purchaser's diversion point(s), then either:

- 1. Purchaser must submit the worksheets required under Section 1 above with the Contract Water identified as an alternate source; or*
- 2. Seller must amend its underlying water right under Section 2.*

- b. Applicant requests to convey water imported into the state from a source located wholly outside the state using the bed and banks of a watercourse? TWC § 11.042(a-1). Y / N^N_____

If yes, submit worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 7.0, 8.0, Maps and fees from the list below.

- c. Applicant requests to convey Applicant's own return flows derived from privately owned groundwater using the bed and banks of a watercourse? TWC § 11.042(b). Y / N^N_____

If yes, submit worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 7.0, 8.0, Maps, and fees from the list below.

- d. Applicant requests to convey Applicant's own return flows derived from surface water using the bed and banks of a watercourse? TWC § 11.042(c). Y / N^N_____

If yes, submit worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, Maps, and fees from the list below.

****Please note, if Applicant requests the reuse of return flows belonging to others, the Applicant will need to submit the worksheets and documents under Section 1 above, as the application will be treated as a new appropriation subject to termination upon direct or indirect reuse by the return flow discharger/owner.***

- e. Applicant requests to convey water from any other source, other than (a)-(d) above, using the bed and banks of a watercourse? TWC § 11.042(c). Y / N^N_____

If yes, submit worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 7.0, 8.0, Maps, and fees from the list below.

Worksheets and information:

- **Worksheet 1.0 – Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 2.0 - Impoundment/Dam Information Worksheet** (submit one worksheet for each impoundment or reservoir owned by the applicant through which water will be conveyed or diverted)
- **Worksheet 3.0 - Diversion Point Information Worksheet** (submit one worksheet for the downstream limit of each diversion reach for the proposed conveyances)

- **Worksheet 4.0 – Discharge Information Worksheet** (for each discharge point)
- **Worksheet 5.0 – Environmental Information Worksheet**
- **Worksheet 6.0 – Water Conservation Information Worksheet**
- **Worksheet 7.0 – Accounting Plan Information Worksheet**
- **Worksheet 8.0 – Calculation of Fees; and Fees calculated – see instructions Page. 34**
- **Maps – See instructions Page. 15.**
- **Additional Documents and Worksheets may be required (see within).**

4. **General Information, Response Required for all Water Right Applications (Instructions, Page 15)**

- a. Provide information describing how this application addresses a water supply need in a manner that is consistent with the state water plan or the applicable approved regional water plan for any area in which the proposed appropriation is located or, in the alternative, describe conditions that warrant a waiver of this requirement (*not required for applications to use groundwater-based return flows*). Include citations or page numbers for the State and Regional Water Plans, if applicable. Provide the information in the space below or submit a supplemental sheet entitled “Addendum Regarding the State and Regional Water Plans”:

The state and regional water plans generally do not address every possible change in individual water rights. The application is consistent with the 2021 Region K Water Plan and the 2022 State Water Plan because there is nothing in the plans that conflict with the application.

- b. Did the Applicant perform its own Water Availability Analysis? Y / N N

If the Applicant performed its own Water Availability Analysis, provide electronic copies of any modeling files and reports.

- c. Does the application include required Maps? (Instructions Page. 15) Y / N Y

WORKSHEET 1.0

Quantity, Purpose and Place of Use

1. New Authorizations (Instructions, Page. 16)

Submit the following information regarding quantity, purpose and place of use for requests for new or additional appropriations of State Water or Bed and Banks authorizations:

Quantity (acre- feet) <i>(Include losses for Bed and Banks)</i>	State Water Source (River Basin) or Alternate Source <i>*each alternate source (and new appropriation based on return flows of others) also requires completion of Worksheet 4.0</i>	Purpose(s) of Use	Place(s) of Use <i>*requests to move state water out of basin also require completion of Worksheet 1.1 Interbasin Transfer</i>

_____ Total amount of water (in acre-feet) to be used annually (*include losses for Bed and Banks applications*)

If the Purpose of Use is Agricultural/Irrigation for any amount of water, provide:

a. Location Information Regarding the Lands to be Irrigated

- i) Applicant proposes to irrigate a total of _____ acres in any one year. This acreage is all of or part of a larger tract(s) which is described in a supplement attached to this application and contains a total of _____ acres in _____ County, TX.
- ii) Location of land to be irrigated: In the _____ Original Survey No. _____, Abstract No. _____.

A copy of the deed(s) or other acceptable instrument describing the overall tract(s) with the recording information from the county records must be submitted. Applicant's name must match deeds.

If the Applicant is not currently the sole owner of the lands to be irrigated, Applicant must submit documentation evidencing consent or other documentation supporting Applicant's right to use the land described.

Water Rights for Irrigation may be appurtenant to the land irrigated and convey with the land unless reserved in the conveyance. 30 TAC § 297.81.

2. Amendments - Purpose or Place of Use (Instructions, Page. 12)

- a. Complete this section for each requested amendment changing, adding, or removing Purpose(s) or Place(s) of Use, complete the following:

Quantity (acre- feet)	Existing Purpose(s) of Use	Proposed Purpose(s) of Use*	Existing Place(s) of Use	Proposed Place(s) of Use**
66.7	Irrigation	Irrigation/Recreation	Hays County	Hays County

**If the request is to add additional purpose(s) of use, include the existing and new purposes of use under "Proposed Purpose(s) of Use."*

***If the request is to add additional place(s) of use, include the existing and new places of use under "Proposed Place(s) of Use."*

Changes to the purpose of use in the Rio Grande Basin may require conversion. 30 TAC § 303.43.

- b. For any request which adds Agricultural purpose of use or changes the place of use for Agricultural rights, provide the following location information regarding the lands to be irrigated:
- Applicant proposes to irrigate a total of _____ acres in any one year. This acreage is all of or part of a larger tract(s) which is described in a supplement attached to this application and contains a total of _____ acres in _____ County, TX.
 - Location of land to be irrigated: In the _____ Original Survey No. _____, Abstract No. _____.

A copy of the deed(s) describing the overall tract(s) with the recording information from the county records must be submitted. Applicant's name must match deeds. If the Applicant is not currently the sole owner of the lands to be irrigated, Applicant must submit documentation evidencing consent or other legal right for Applicant to use the land described.

Water Rights for Irrigation may be appurtenant to the land irrigated and convey with the land unless reserved in the conveyance. 30 TAC § 297.81.

- Submit Worksheet 1.1, Interbasin Transfers, for any request to change the place of use which moves State Water to another river basin.
- See Worksheet 1.2, Marshall Criteria, and submit if required.
- See Worksheet 6.0, Water Conservation/Drought Contingency, and submit if required.

WORKSHEET 1.1

INTERBASIN TRANSFERS, TWC § 11.085

Submit this worksheet for an application for a new or amended water right which requests to transfer State Water from its river basin of origin to use in a different river basin. A river basin is defined and designated by the Texas Water Development Board by rule pursuant to TWC § 16.051.

Applicant requests to transfer State Water to another river basin within the State? Y / N N

1. Interbasin Transfer Request (Instructions, Page. 20)

- Provide the Basin of Origin. _____
- Provide the quantity of water to be transferred (acre-feet). _____
- Provide the Basin(s) and count(y/ies) where use will occur in the space below:

2. Exemptions (Instructions, Page. 20), TWC § 11.085(v)

Certain interbasin transfers are exempt from further requirements. Answer the following:

- The proposed transfer, which in combination with any existing transfers, totals less than 3,000 acre-feet of water per annum from the same water right. Y/N N
- The proposed transfer is from a basin to an adjoining coastal basin? Y/N N
- The proposed transfer from the part of the geographic area of a county or municipality, or the part of the retail service area of a retail public utility as defined by Section 13.002, that is within the basin of origin for use in that part of the geographic area of the county or municipality, or that contiguous part of the retail service area of the utility, not within the basin of origin? Y/N N
- The proposed transfer is for water that is imported from a source located wholly outside the boundaries of Texas, except water that is imported from a source located in the United Mexican States? Y/N N

3. Interbasin Transfer Requirements (Instructions, Page. 20)

For each Interbasin Transfer request that is not exempt under any of the exemptions listed above Section 2, provide the following information in a supplemental attachment titled "Addendum to Worksheet 1.1, Interbasin Transfer":

- the contract price of the water to be transferred (if applicable) (also include a copy of the contract or adopted rate for contract water);
- a statement of each general category of proposed use of the water to be transferred and a detailed description of the proposed uses and users under each category;
- the cost of diverting, conveying, distributing, and supplying the water to, and treating the water for, the proposed users (example - expert plans and/or reports documents may be provided to show the cost);

- d. describe the need for the water in the basin of origin and in the proposed receiving basin based on the period for which the water supply is requested, but not to exceed 50 years (the need can be identified in the most recently approved regional water plans. The state and regional water plans are available for download at this website: (<http://www.twdb.texas.gov/waterplanning/swp/index.asp>);
- e. address the factors identified in the applicable most recently approved regional water plans which address the following:
 - (i) the availability of feasible and practicable alternative supplies in the receiving basin to the water proposed for transfer;
 - (ii) the amount and purposes of use in the receiving basin for which water is needed;
 - (iii) proposed methods and efforts by the receiving basin to avoid waste and implement water conservation and drought contingency measures;
 - (iv) proposed methods and efforts by the receiving basin to put the water proposed for transfer to beneficial use;
 - (v) the projected economic impact that is reasonably expected to occur in each basin as a result of the transfer; and
 - (vi) the projected impacts of the proposed transfer that are reasonably expected to occur on existing water rights, instream uses, water quality, aquatic and riparian habitat, and bays and estuaries that must be assessed under Sections 11.147, 11.150, and 11.152 in each basin (*if applicable*). If the water sought to be transferred is currently authorized to be used under an existing permit, certified filing, or certificate of adjudication, such impacts shall only be considered in relation to that portion of the permit, certified filing, or certificate of adjudication proposed for transfer and shall be based on historical uses of the permit, certified filing, or certificate of adjudication for which amendment is sought;
- f. proposed mitigation or compensation, if any, to the basin of origin by the applicant; and
- g. the continued need to use the water for the purposes authorized under the existing Permit, Certified Filing, or Certificate of Adjudication, if an amendment to an existing water right is sought.

WORKSHEET 1.2

NOTICE. “THE MARSHALL CRITERIA”

This worksheet assists the Commission in determining notice required for certain **amendments** that do not already have a specific notice requirement in a rule for that type of amendment, and *that do not change the amount of water to be taken or the diversion rate*. The worksheet provides information that Applicant **is required** to submit for amendments such as certain amendments to special conditions or changes to off-channel storage. These criteria address whether the proposed amendment will impact other water right holders or the on- stream environment beyond and irrespective of the fact that the water right can be used to its full authorized amount.

*This worksheet is **not required** for Applications in the Rio Grande Basin requesting changes in the purpose of use, rate of diversion, point of diversion, and place of use for water rights held in and transferred within and between the mainstems of the Lower Rio Grande, Middle Rio Grande, and Amistad Reservoir. See 30 TAC § 303.42.*

*This worksheet is **not required** for amendments which are only changing or adding diversion points, or request only a bed and banks authorization or an IBT authorization. However, Applicants may wish to submit the Marshall Criteria to ensure that the administrative record includes information supporting each of these criteria*

1. The “Marshall Criteria” (Instructions, Page. 21)

Submit responses on a supplemental attachment titled “Marshall Criteria” in a manner that conforms to the paragraphs (a) – (g) below:

- a. Administrative Requirements and Fees. Confirm whether application meets the administrative requirements for an amendment to a water use permit pursuant to TWC Chapter 11 and Title 30 Texas Administrative Code (TAC) Chapters 281, 295, and 297. An amendment application should include, but is not limited to, a sworn application, maps, completed conservation plan, fees, etc.
- b. Beneficial Use. Discuss how proposed amendment is a beneficial use of the water as defined in TWC § 11.002 and listed in TWC § 11.023. Identify the specific proposed use of the water (e.g., road construction, hydrostatic testing, etc.) for which the amendment is requested.
- c. Public Welfare. Explain how proposed amendment is not detrimental to the public welfare. Consider any public welfare matters that might be relevant to a decision on the application. Examples could include concerns related to the well-being of humans and the environment.
- d. Groundwater Effects. Discuss effects of proposed amendment on groundwater or groundwater recharge.

- e. State Water Plan. Describe how proposed amendment addresses a water supply need in a manner that is consistent with the state water plan or the applicable approved regional water plan for any area in which the proposed appropriation is located or, in the alternative, describe conditions that warrant a waiver of this requirement. The state and regional water plans are available for download at:
<http://www.twdb.texas.gov/waterplanning/swp/index.asp>.
- f. Waste Avoidance. Provide evidence that reasonable diligence will be used to avoid waste and achieve water conservation as defined in TWC § 11.002. Examples of evidence could include, but are not limited to, a water conservation plan or, if required, a drought contingency plan, meeting the requirements of 30 TAC Chapter 288.
- g. Impacts on Water Rights or On-stream Environment. Explain how the proposed amendment will not impact other water right holders or the on-stream environment beyond and irrespective of the fact that the water right can be used to its full authorized amount.

WORKSHEET 2.0

Impoundment/Dam Information

This worksheet **is required** for any impoundment, reservoir and/or dam. Submit an additional Worksheet 2.0 for each impoundment or reservoir requested in this application.

If there is more than one structure, the numbering/naming of structures should be consistent throughout the application and on any supplemental documents (e.g., maps).

1. Storage Information (Instructions, Page. 21)

- a. Official USGS name of reservoir, if applicable: N/A
- b. Provide amount of water (in acre-feet) impounded by structure at normal maximum operating level: 10.6.
- c. The impoundment is on-channel^x _____ or off-channel _____ (mark one)
 - i. Applicant has verified on-channel or off-channel determination by contacting Surface Water Availability Team at (512) 239-4600? **Y** / **N**Y
 - ii. If on-channel, will the structure have the ability to pass all State Water inflows that Applicant does not have authorization to impound? **Y** / **N**Y
- d. Is the impoundment structure already constructed? **Y** / **N**Y
 - i. For already constructed **on-channel** structures:
 1. Date of Construction: 1985
 2. Was it constructed to be an exempt structure under TWC § 11.142? **Y** / **N**Y
 - a. If Yes, is Applicant requesting to proceed under TWC § 11.143? **Y** / **N**Y
 - b. If No, has the structure been issued a notice of violation by TCEQ? **Y** / **N**N
 3. Is it a U.S. Natural Resources Conservation Service (NRCS) (formerly Soil Conservation Service (SCS)) floodwater-retarding structure? **Y** / **N**N
 - a. If yes, provide the Site No. _____ and watershed project name _____;
 - b. Authorization to close "ports" in the service spillway requested? **Y** / **N**Y
 - ii. For **any** proposed new structures or modifications to structures:
 1. Applicant **must** contact TCEQ Dam Safety Section at (512) 239-0326, *prior to submitting an Application*. Applicant has contacted the TCEQ Dam Safety Section regarding the submission requirements of 30 TAC, Ch. 299? **Y** / **N**Y
Provide the date and the name of the Staff Person _____
 2. As a result of Applicant's consultation with the TCEQ Dam Safety Section, TCEQ has confirmed that:
 - a. No additional dam safety documents required with the Application. **Y** / **N**Y
 - b. Plans (with engineer's seal) for the structure required. **Y** / **N**Y
 - c. Engineer's signed and sealed hazard classification required. **Y** / **N**Y
 - d. Engineer's statement that structure complies with 30 TAC, Ch. 299 Rules required. **Y** / **N**Y

3. Applicants **shall** give notice by certified mail to each member of the governing body of each county and municipality in which the reservoir, or any part of the reservoir to be constructed, will be located. (30 TAC § 295.42). Applicant must submit a copy of all the notices and certified mailing cards with this Application. Notices and cards are included? Y / N^Y_____

iii. Additional information required for **on-channel** storage:

1. Surface area (in acres) of on-channel reservoir at normal maximum operating level: ^{1.52}_____.
2. Based on the Application information provided, Staff will calculate the drainage area above the on-channel dam or reservoir. If Applicant wishes to also calculate the drainage area they may do so at their option. Applicant has calculated the drainage area. Y/N^N_____ If yes, the drainage area is _____sq. miles. (If assistance is needed, call the Surface Water Availability Team prior to submitting the application, (512) 239-4600).

2. Structure Location (Instructions, Page. 23)

- a. On Watercourse (if on-channel) (USGS name): Onion Creek
- b. Zip Code: 78620
- c. In the William Johnson Survey Original Survey No. _____, Abstract No. A0803,
Hays County, Texas.

**** A copy of the deed(s) with the recording information from the county records must be submitted describing the tract(s) that include the structure and all lands to be inundated.***

*****If the Applicant is not currently the sole owner of the land on which the structure is or will be built and sole owner of all lands to be inundated, Applicant must submit documentation evidencing consent or other documentation supporting Applicant's right to use the land described.***

- d. A point on the centerline of the dam (on-channel) or anywhere within the impoundment (off-channel) is:

Latitude 30.145211°N, Longitude 98.258070°W.

****Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places***

- i. Indicate the method used to calculate the location (examples: Handheld GPS Device, GIS, Mapping Program): Mapping program
- ii. Map submitted which clearly identifies the Impoundment, dam (where applicable), and the lands to be inundated. See instructions Page. 15. Y / N^y_____

WORKSHEET 3.0

DIVERSION POINT (OR DIVERSION REACH) INFORMATION

This worksheet **is required** for each diversion point or diversion reach. Submit one Worksheet 3.0 for **each** diversion point and two Worksheets for **each** diversion reach (one for the upstream limit and one for the downstream limit of each diversion reach).

The numbering of any points or reach limits should be consistent throughout the application and on supplemental documents (e.g., maps).

1. Diversion Information (Instructions, Page. 24)

a. This Worksheet is to add new (select 1 of 3 below):

1. 1 Diversion Point No.
2. Upstream Limit of Diversion Reach No.
3. Downstream Limit of Diversion Reach No.

b. Maximum Rate of Diversion for **this new point** ^{1.96}_____ cfs (cubic feet per second)
or ⁸⁸⁰_____ gpm (gallons per minute)

c. Does this point share a diversion rate with other points? Y / N ^y_____
*If yes, submit Maximum **Combined** Rate of Diversion for all*
points/reaches ^{1.96}_____ cfs or ⁸⁸⁰_____ gpm

d. For amendments, is Applicant seeking to increase combined diversion rate? Y / N ^N_____

*** An increase in diversion rate is considered a new appropriation and would require completion of Section 1, New or Additional Appropriation of State Water.*

e. Check (✓) the appropriate box to indicate diversion location and indicate whether the diversion location is existing or proposed):

Check one		Write: Existing or Proposed
☐	Directly from stream	
☐	From an on-channel reservoir	
☒	From a stream to an on-channel reservoir	Proposed
☐	Other method (explain fully, use additional sheets if necessary)	

f. Based on the Application information provided, Staff will calculate the drainage area above the diversion point (or reach limit). If Applicant wishes to also calculate the drainage area, you may do so at their option.

Applicant has calculated the drainage area. Y / N ^N_____

If yes, the drainage area is _____ sq. miles.

(If assistance is needed, call the Surface Water Availability Team at (512) 239-4600, prior to submitting application)

2. Diversion Location (Instructions, Page 25)

- a. On watercourse (USGS name): ONION CREEK
- b. Zip Code: 78620
- c. Location of point: In the William Johnson Survey Original Survey No. A0803, Abstract No. _____, Hays County, Texas.

A copy of the deed(s) with the recording information from the county records must be submitted describing tract(s) that include the diversion structure.

For diversion reaches, the Commission cannot grant an Applicant access to property that the Applicant does not own or have consent or a legal right to access, the Applicant will be required to provide deeds, or consent, or other documents supporting a legal right to use the specific points when specific diversion points within the reach are utilized. Other documents may include, but are not limited to a recorded easement, a land lease, a contract, or a citation to the Applicant's right to exercise eminent domain to acquire access.

- d. Point is at: Latitude 30.145472 °N, Longitude 98.259472 °W.
Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places
- e. Indicate the method used to calculate the location (examples: Handheld GPS Device, GIS, Mapping Program): Mapping Program
- f. Map submitted must clearly identify each diversion point and/or reach. See instructions Page. 15.
- g. If the Plan of Diversion is complicated and not readily discernable from looking at the map, attach additional sheets that fully explain the plan of diversion.

WORKSHEET 3.0

DIVERSION POINT (OR DIVERSION REACH) INFORMATION

This worksheet **is required** for each diversion point or diversion reach. Submit one Worksheet 3.0 for **each** diversion point and two Worksheets for **each** diversion reach (one for the upstream limit and one for the downstream limit of each diversion reach).

The numbering of any points or reach limits should be consistent throughout the application and on supplemental documents (e.g., maps).

1. Diversion Information (Instructions, Page. 24)

a. This Worksheet is to add new (select 1 of 3 below):

1. 2 Diversion Point No.
2. Upstream Limit of Diversion Reach No.
3. Downstream Limit of Diversion Reach No.

b. Maximum Rate of Diversion for **this new point** 1.96 cfs (cubic feet per second)
or 880 gpm (gallons per minute)

c. Does this point share a diversion rate with other points? Y / N Y
*If yes, submit Maximum **Combined** Rate of Diversion for all points/reaches* 1.96 cfs or 880 gpm

d. For amendments, is Applicant seeking to increase combined diversion rate? Y / N N

*** An increase in diversion rate is considered a new appropriation and would require completion of Section 1, New or Additional Appropriation of State Water.*

e. Check (✓) the appropriate box to indicate diversion location and indicate whether the diversion location is existing or proposed):

Check one		Write: Existing or Proposed
☐	Directly from stream	
☐	From an on-channel reservoir	
☒	From a stream to an on-channel reservoir	Proposed
☐	Other method (explain fully, use additional sheets if necessary)	

f. Based on the Application information provided, Staff will calculate the drainage area above the diversion point (or reach limit). If Applicant wishes to also calculate the drainage area, you may do so at their option.

Applicant has calculated the drainage area. Y / N N

If yes, the drainage area is sq. miles.

(If assistance is needed, call the Surface Water Availability Team at (512) 239-4600, prior to submitting application)

2. Diversion Location (Instructions, Page 25)

- a. On watercourse (USGS name): ONION CREEK
- b. Zip Code: 78620
- c. Location of point: In the William Johnson Survey Original Survey No. A0803, Abstract No. _____, Hays County, Texas.

A copy of the deed(s) with the recording information from the county records must be submitted describing tract(s) that include the diversion structure.

For diversion reaches, the Commission cannot grant an Applicant access to property that the Applicant does not own or have consent or a legal right to access, the Applicant will be required to provide deeds, or consent, or other documents supporting a legal right to use the specific points when specific diversion points within the reach are utilized. Other documents may include, but are not limited to a recorded easement, a land lease, a contract, or a citation to the Applicant's right to exercise eminent domain to acquire access.

- d. Point is at: Latitude 30.143444 °N, Longitude 98.260278 °W.
Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places
- e. Indicate the method used to calculate the location (examples: Handheld GPS Device, GIS, Mapping Program): Mapping Program
- f. Map submitted must clearly identify each diversion point and/or reach. See instructions Page. 15.
- g. If the Plan of Diversion is complicated and not readily discernable from looking at the map, attach additional sheets that fully explain the plan of diversion.

WORKSHEET 4.0

DISCHARGE INFORMATION

This worksheet required for any requested authorization to discharge water into a State Watercourse for conveyance and later withdrawal or in-place use. Worksheet 4.1 is also required for each Discharge point location requested. **Instructions Page. 26. Applicant is responsible for obtaining any separate water quality authorizations which may be required and for insuring compliance with TWC, Chapter 26 or any other applicable law.**

- a. The purpose of use for the water being discharged will be_____.
- b. Provide the amount of water that will be lost to transportation, evaporation, seepage, channel or other associated carriage losses_____(% or amount) and explain the method of calculation:_____
- c. Is the source of the discharged water return flows? Y / N_____If yes, provide the following information:
 1. The TPDES Permit Number(s)._____(attach a copy of the **current** TPDES permit(s))
 2. Applicant is the owner/holder of each TPDES permit listed above? Y / N_____

PLEASE NOTE: If Applicant is not the discharger of the return flows, or the Applicant is not the water right owner of the underlying surface water right, or the Applicant does not have a contract with the discharger, the application should be submitted under Section 1, New or Additional Appropriation of State Water, as a request for a new appropriation of state water. If Applicant is the discharger, the surface water right holder, or the contract holder, then the application should be submitted under Section 3, Bed and Banks.

3. Monthly WWTP discharge data for the past 5 years in electronic format. (Attach and label as "Supplement to Worksheet 4.0").
 4. The percentage of return flows from groundwater_____, surface water_____?
 5. If any percentage is surface water, provide the base water right number(s)_____.
- d. Is the source of the water being discharged groundwater? Y / N____ If yes, provide the following information:
1. Source aquifer(s) from which water will be pumped:_____
 2. If the well has not been constructed, provide production information for wells in the same aquifer in the area of the application. See <http://www.twdb.texas.gov/groundwater/data/gwdbbrpt.asp>. Additionally, provide well numbers or identifiers_____.
 3. Indicate how the groundwater will be conveyed to the stream or reservoir.
 4. A copy of the groundwater well permit if it is located in a Groundwater Conservation District (GCD) or evidence that a groundwater well permit is not required.
- di. Is the source of the water being discharged a surface water supply contract? Y / N____
If yes, provide the signed contract(s).
- dii. Identify any other source of the water_____

WORKSHEET 4.1

DISCHARGE POINT INFORMATION

This worksheet is required for **each** discharge point. Submit one Worksheet 4.1 for each discharge point. If there is more than one discharge point, the numbering of the points should be consistent throughout the application and on any supplemental documents (e.g., maps).
Instructions, Page 27.

For water discharged at this location provide:

- a. The amount of water that will be discharged at this point is _____ acre-feet per year. The discharged amount should include the amount needed for use and to compensate for any losses.
- b. Water will be discharged at this point at a maximum rate of _____ cfs or _____ gpm.
- c. Name of Watercourse as shown on Official USGS maps: _____
- d. Zip Code _____
- e. Location of point: In the _____ Original Survey No. _____, Abstract No. _____, _____ County, Texas.
- f. Point is at:
Latitude _____ °N, Longitude _____ °W.
****Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places***
- g. Indicate the method used to calculate the discharge point location (examples: Handheld GPS Device, GIS, Mapping Program): _____

Map submitted must clearly identify each discharge point. See instructions Page. 15.

WORKSHEET 5.0 ENVIRONMENTAL INFORMATION

1. Impingement and Entrainment

This section is required for any new diversion point that is not already authorized. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). **Instructions, Page 28.**

Appropriate measures will be enacted to limit velocity to acceptable levels and avoid impingement and entrainment of aquatic organisms.

2. New Appropriations of Water (Canadian, Red, Sulphur, and Cypress Creek Basins only) and Changes in Diversion Point(s)

This section is required for new appropriations of water in the Canadian, Red, Sulphur, and Cypress Creek Basins and in all basins for requests to change a diversion point. **Instructions, Page 30.**

Description of the Water Body at each Diversion Point or Dam Location. (Provide an Environmental Information Sheet for each location),

a. Identify the appropriate description of the water body.

☐ Stream

☐ Reservoir

Average depth of the entire water body, in feet: _____

☐ Other, specify: _____

b. Flow characteristics

If a stream, was checked above, provide the following. For new diversion locations, check one of the following that best characterize the area downstream of the diversion (check one).

☐ Intermittent – dry for at least one week during most years

☐ Intermittent with Perennial Pools – enduring pools

☐ Perennial – normally flowing

Check the method used to characterize the area downstream of the new diversion location.

☐ USGS flow records

☐ Historical observation by adjacent landowners

☐ Personal observation

☐ Other, specify: _____

c. Waterbody aesthetics

Check one of the following that best describes the aesthetics of the stream segments affected by the application and the area surrounding those stream segments.

- ☐ Wilderness: outstanding natural beauty; usually wooded or unpastured area; water clarity exceptional
- ☐ Natural Area: trees and/or native vegetation common; some development evident (from fields, pastures, dwellings); water clarity discolored
- ☐ Common Setting: not offensive; developed but uncluttered; water may be colored or turbid
- ☐ Offensive: stream does not enhance aesthetics; cluttered; highly developed; dumping areas; water discolored

d. Waterbody Recreational Uses

Are there any known recreational uses of the stream segments affected by the application?

- ☐ Primary contact recreation (swimming or direct contact with water)
- ☐ Secondary contact recreation (fishing, canoeing, or limited contact with water)
- ☐ Non-contact recreation

e. Submit the following information in a Supplemental Attachment, labeled Addendum to Worksheet 5.0:

1. Photographs of the stream at the diversion point or dam location. Photographs should be in color and show the proposed point or reservoir and upstream and downstream views of the stream, including riparian vegetation along the banks. Include a description of each photograph and reference the photograph to the maps submitted with the application indicating the location of the photograph and the direction of the shot.
2. If the application includes a proposed reservoir, also include:
 - i. A brief description of the area that will be inundated by the reservoir.
 - ii. If a United States Army Corps of Engineers (USACE) 404 permit is required, provide the project number and USACE project manager.
 - iii. A description of how any impacts to wetland habitat, if any, will be mitigated if the reservoir is greater than 5,000 acre-feet.

3. Alternate Sources of Water and/or Bed and Banks Applications

This section is required for applications using an alternate source of water and bed and banks applications in any basins. **Instructions, page 31.**

a. For all bed and banks applications:

- i. Submit an assessment of the adequacy of the quantity and quality of flows remaining after the proposed diversion to meet instream uses and bay and estuary freshwater inflow requirements.

b. For all alternate source applications:

- i. If the alternate source is treated return flows, provide the TPDES permit number _____
- ii. If groundwater is the alternate source, or groundwater or other surface water will be discharged into a watercourse provide:
Reasonably current water chemistry information including but not limited to the following parameters in the table below. Additional parameters may be requested if there is a specific water quality concern associated with the aquifer from which water is withdrawn. If data for onsite wells are unavailable; historical data collected from similar sized wells drawing water from the same aquifer may be provided. However, onsite data may still be required when it becomes available. Provide the well number or well identifier. Complete the information below for each well and provide the Well Number or identifier.

Parameter	Average Conc.	Max Conc.	No. of Samples	Sample Type	Sample Date/Time
Sulfate, mg/L					
Chloride, mg/L					
Total Dissolved Solids, mg/L					
pH, standard units					
Temperature*, degrees Celsius					

* Temperature must be measured onsite at the time the groundwater sample is collected.

- iii. If groundwater will be used, provide the depth of the well _____ and the name of the aquifer from which water is withdrawn _____.

WORKSHEET 6.0

Water Conservation/Drought Contingency Plans

This form is intended to assist applicants in determining whether a Water Conservation Plan and/or Drought Contingency Plans is required and to specify the requirements for plans.

Instructions, Page 31.

*The TCEQ has developed guidance and model plans to help applicants prepare plans. Applicants may use the model plan with pertinent information filled in. For assistance submitting a plan call the Resource Protection Team (Water Conservation staff) at 512-239-4600, or e-mail wras@tceq.texas.gov. The model plans can also be downloaded from the TCEQ webpage. **Please use the most up-to-date plan documents available on the webpage.***

1. Water Conservation Plans

a. The following applications must include a completed Water Conservation Plan (30 TAC § 295.9) for each use specified in 30 TAC, Chapter 288 (municipal, industrial or mining, agriculture – including irrigation, wholesale):

1. Request for a new appropriation or use of State Water.
2. Request to amend water right to increase appropriation of State Water.
3. Request to amend water right to extend a term.
4. Request to amend water right to change a place of use.
**does not apply to a request to expand irrigation acreage to adjacent tracts.*
5. Request to amend water right to change the purpose of use.
**applicant need only address new uses.*
6. Request for bed and banks under TWC § 11.042(c), when the source water is State Water.
**including return flows, contract water, or other State Water.*

b. If Applicant is requesting any authorization in section (1)(a) above, indicate each use for which Applicant is submitting a Water Conservation Plan as an attachment:

1. ____Municipal Use. See 30 TAC § 288.2. **
2. ____Industrial or Mining Use. See 30 TAC § 288.3.
3. ____Agricultural Use, including irrigation. See 30 TAC § 288.4.
4. ____Wholesale Water Suppliers. See 30 TAC § 288.5. **

****If Applicant is a water supplier, Applicant must also submit documentation of adoption of the plan. Documentation may include an ordinance, resolution, or tariff, etc. See 30 TAC §§ 288.2(a)(1)(J)(i) and 288.5(1)(H). Applicant has submitted such documentation with each water conservation plan? Y / N____**

c. Water conservation plans submitted with an application must also include data and information which: supports applicant's proposed use with consideration of the plan's water conservation goals; evaluates conservation as an alternative to the proposed

appropriation; and evaluates any other feasible alternative to new water development.
See 30 TAC § 288.7.

Applicant has included this information in each applicable plan? Y / N____

2. Drought Contingency Plans

- a. A drought contingency plan is also required for the following entities if Applicant is requesting any of the authorizations in section (1) (a) above – indicate each that applies:
 1. ____Municipal Uses by public water suppliers. See 30 TAC § 288.20.
 2. ____Irrigation Use/ Irrigation water suppliers. See 30 TAC § 288.21.
 3. ____Wholesale Water Suppliers. See 30 TAC § 288.22.
- b. If Applicant must submit a plan under section 2(a) above, Applicant has also submitted documentation of adoption of drought contingency plan (*ordinance, resolution, or tariff, etc. See 30 TAC § 288.30*) Y / N____

WORKSHEET 7.0

ACCOUNTING PLAN INFORMATION WORKSHEET

The following information provides guidance on when an Accounting Plan may be required for certain applications and if so, what information should be provided. An accounting plan can either be very simple such as keeping records of gage flows, discharges, and diversions; or, more complex depending on the requests in the application. Contact the Surface Water Availability Team at 512-239-4600 for information about accounting plan requirements, if any, for your application. **Instructions, Page 34.**

1. Is Accounting Plan Required

Accounting Plans are generally required:

- For applications that request authorization to divert large amounts of water from a single point where multiple diversion rates, priority dates, and water rights can also divert from that point;
- For applications for new major water supply reservoirs;
- For applications that amend a water right where an accounting plan is already required, if the amendment would require changes to the accounting plan;
- For applications with complex environmental flow requirements;
- For applications with an alternate source of water where the water is conveyed and diverted; and
- For reuse applications.

2. Accounting Plan Requirements

- a. A **text file** that includes:
 1. an introduction explaining the water rights and what they authorize;
 2. an explanation of the fields in the accounting plan spreadsheet including how they are calculated and the source of the data;
 3. for accounting plans that include multiple priority dates and authorizations, a section that discusses how water is accounted for by priority date and which water is subject to a priority call by whom; and
 4. Should provide a summary of all sources of water.
- b. A **spreadsheet** that includes:
 1. Basic daily data such as diversions, deliveries, compliance with any instream flow requirements, return flows discharged and diverted and reservoir content;
 2. Method for accounting for inflows if needed;
 3. Reporting of all water use from all authorizations, both existing and proposed;
 4. An accounting for all sources of water;
 5. An accounting of water by priority date;
 6. For bed and banks applications, the accounting plan must track the discharged water from the point of delivery to the final point of diversion;
 7. Accounting for conveyance losses;
 8. Evaporation losses if the water will be stored in or transported through a reservoir. Include changes in evaporation losses and a method for measuring reservoir content resulting from the discharge of additional water into the reservoir;
 9. An accounting for spills of other water added to the reservoir; and
 10. Calculation of the amount of drawdown resulting from diversion by junior rights or diversions of other water discharged into and then stored in the reservoir.

WORKSHEET 8.0 CALCULATION OF FEES

This worksheet is for calculating required application fees. Applications are not Administratively Complete until all required fees are received. **Instructions, Page. 34**

1. NEW APPROPRIATION

	Description	Amount (\$)
Filing Fee	Circle fee correlating to the total amount of water* requested for any new appropriation and/or impoundment. Amount should match total on Worksheet 1, Section 1. Enter corresponding fee under Amount (\$) . <u>In Acre-Feet</u> a. Less than 100 \$100.00 b. 100 - 5,000 \$250.00 c. 5,001 - 10,000 \$500.00 d. 10,001 - 250,000 \$1,000.00 e. More than 250,000 \$2,000.00	
Recording Fee		\$25.00
Agriculture Use Fee	<i>Only for those with an Irrigation Use.</i> Multiply 50¢ x _____ Number of acres that will be irrigated with State Water. **	
Use Fee	<i>Required for all Use Types, excluding Irrigation Use.</i> Multiply \$1.00 x _____ Maximum annual diversion of State Water in acre-feet. **	
Recreational Storage Fee	<i>Only for those with Recreational Storage.</i> Multiply \$1.00 x _____ acre-feet of in-place Recreational Use State Water to be stored at normal max operating level.	
Storage Fee	<i>Only for those with Storage, excluding Recreational Storage.</i> Multiply 50¢ x _____ acre-feet of State Water to be stored at normal max operating level.	
Mailed Notice	Cost of mailed notice to all water rights in the basin. Contact Staff to determine the amount (512) 239-4600.	
TOTAL		\$

2. AMENDMENT OR SEVER AND COMBINE

	Description	Amount (\$)
Filing Fee	Amendment: \$100	100
	OR Sever and Combine: \$100 x _____ of water rights to combine	
Recording Fee		\$12.50
Mailed Notice	Additional notice fee to be determined once application is submitted.	
TOTAL INCLUDED		\$ 112.5

3. BED AND BANKS

	Description	Amount (\$)
Filing Fee		\$100.00
Recording Fee		\$12.50
Mailed Notice	Additional notice fee to be determined once application is submitted.	
TOTAL INCLUDED		\$

Marshall Criteria

a. Administrative Requirements and Fees

The application for amendment meets all administrative requirements under Texas Water Code (TWC) Chapter 11 and Title 30 Texas Administrative Code (TAC) Chapters 281, 295, and 297. A sworn application has been submitted and includes all necessary supporting documentation, such as detailed maps showing the proposed relocation, and the appropriate application fees. The requested amendment does not propose a change in the authorized diversion amount, purpose, or place of use, but only a basin reallocating and relocation of the monitoring location to ensure more accurate and efficient reporting of actual outflows from the project.

b. Beneficial Use

The amendment supports a beneficial use of state water as defined in TWC § 11.002 and § 11.023. The water under this permit is primarily used for irrigation. The relocation of the outflow monitoring point enhances the permittee's ability to accurately measure and report usage, which directly supports responsible and efficient water use in line with the permitted purpose.

c. Public Welfare

The proposed amendment is not detrimental to the public welfare. Relocating the outflow monitoring point to the last dam of the permit ensures greater transparency, more accurate flow measurement, and better compliance monitoring. These improvements promote environmental protection, enhance administrative oversight, and provide confidence to the public that water resources are being responsibly managed. No changes are proposed to water availability, flow regimes, or authorized use levels.

d. Groundwater Effects

There are no adverse effects on groundwater or groundwater recharge as a result of this amendment. The amendment involves no additional storage and a change in the monitoring location and does not alter any aspects of water withdrawal, return flow, or surface-groundwater interaction. As such, there will be no increase in groundwater use or impact to groundwater recharge.

e. State Water Plan

The proposed amendment is consistent with the applicable regional and state water plans. While the amendment does not alter the volume or purpose of water use, it enhances water accountability and efficiency in line with the State Water Plan's goals of ensuring

adequate water supply and efficient use. Because the amendment does not affect the total authorized diversion or place of use, it supports the existing water management framework without requiring further planning modifications or waivers.

f. Waste Avoidance

Reasonable diligence will continue to be applied to avoid waste and achieve conservation as defined in TWC § 11.002. The permittee remains committed to implementing best practices in water use monitoring and management. The relocation of the monitoring point to the final dam in the system allows for a more precise measurement of actual discharge, supporting enhanced conservation tracking and reporting.

g. Impacts on Water Rights or On-stream Environment

The amendment will not impact other water right holders or the on-stream environment. The relocation of the monitoring point is entirely within the boundary of the authorized diversion and use area. It will not affect the timing, quantity, or quality of water available to downstream users or aquatic habitats. The existing water right will be reduced in volume, and the amendment solely improves administrative monitoring without altering environmental flows.



Texas Commission on Environmental Quality

Public Involvement Plan Form for Permit and Registration Applications

The Public Involvement Plan is intended to provide applicants and the agency with information about how public outreach will be accomplished for certain types of applications in certain geographical areas of the state. It is intended to apply to new activities; major changes at existing plants, facilities, and processes; and to activities which are likely to have significant interest from the public. This preliminary screening is designed to identify applications that will benefit from an initial assessment of the need for enhanced public outreach.

All applicable sections of this form should be completed and submitted with the permit or registration application. For instructions on how to complete this form, see TCEQ-20960-inst.

Section 1. Preliminary Screening

- ☐ New Permit or Registration Application
☒ New Activity – modification, registration, amendment, facility, etc. (see instructions)

If neither of the above boxes are checked, completion of the form is not required and does not need to be submitted.

Section 2. Secondary Screening

- ☒ Requires public notice,
☐ Considered to have significant public interest, and
☐ Located within any of the following geographical locations:

- Austin
- Dallas
- Fort Worth
- Houston
- San Antonio
- West Texas
- Texas Panhandle
- Along the Texas/Mexico Border
- Other geographical locations should be decided on a case-by-case basis

**If all the above boxes are not checked, a Public Involvement Plan is not necessary.
Stop after Section 2 and submit the form.**

- ☒ Public Involvement Plan not applicable to this application. Provide **brief** explanation.

Section 3. Application Information

Type of Application (check all that apply):

Air ☐ Initial ☐ Federal ☐ Amendment ☐ Standard Permit ☐ Title V
Waste ☐ Municipal Solid Waste ☐ Industrial and Hazardous Waste ☐ Scrap Tire
☐ Radioactive Material Licensing ☐ Underground Injection Control

Water Quality

☐ Texas Pollutant Discharge Elimination System (TPDES)
☐ Texas Land Application Permit (TLAP)
☐ State Only Concentrated Animal Feeding Operation (CAFO)
☐ Water Treatment Plant Residuals Disposal Permit
☐ Class B Biosolids Land Application Permit
☐ Domestic Septage Land Application Registration

Water Rights New Permit

☐ New Appropriation of Water
☐ New or existing reservoir

Amendment to an Existing Water Right

☐ Add a New Appropriation of Water
☐ Add a New or Existing Reservoir
☐ Major Amendment that could affect other water rights or the environment

Section 4. Plain Language Summary

Provide a brief description of planned activities.

Section 5. Community and Demographic Information

Community information can be found using EPA's EJ Screen, U.S. Census Bureau information, or generally available demographic tools.

Information gathered in this section can assist with the determination of whether alternative language notice is necessary. Please provide the following information.

(City)

(County)

(Census Tract)

Please indicate which of these three is the level used for gathering the following information.

☐

City

☐

County

☐

Census Tract

(a) Percent of people over 25 years of age who at least graduated from high school

(b) Per capita income for population near the specified location

(c) Percent of minority population and percent of population by race within the specified location

(d) Percent of Linguistically Isolated Households by language within the specified location

(e) Languages commonly spoken in area by percentage

(f) Community and/or Stakeholder Groups

(g) Historic public interest or involvement

Section 6. Planned Public Outreach Activities

(a) Is this application subject to the public participation requirements of Title 30 Texas Administrative Code (30 TAC) Chapter 39?

☐ Yes ☐ No

(b) If yes, do you intend at this time to provide public outreach other than what is required by rule?

☐ Yes ☐ No

If Yes, please describe.

If you answered "yes" that this application is subject to 30 TAC Chapter 39, answering the remaining questions in Section 6 is not required.

(c) Will you provide notice of this application in alternative languages?

☐ Yes ☐ No

Please refer to Section 5. If more than 5% of the population potentially affected by your application is Limited English Proficient, then you are required to provide notice in the alternative language.

If yes, how will you provide notice in alternative languages?

- ☐ Publish in alternative language newspaper
- ☐ Posted on Commissioner's Integrated Database Website
- ☐ Mailed by TCEQ's Office of the Chief Clerk
- ☐ Other (specify)

(d) Is there an opportunity for some type of public meeting, including after notice?

☐ Yes ☐ No

(e) If a public meeting is held, will a translator be provided if requested?

☐ Yes ☐ No

(f) Hard copies of the application will be available at the following (check all that apply):

- ☐ TCEQ Regional Office ☐ TCEQ Central Office
- ☐ Public Place (specify)

Section 7. Voluntary Submittal

For applicants voluntarily providing this Public Involvement Plan, who are not subject to formal public participation requirements.

Will you provide notice of this application, including notice in alternative languages?

☐ Yes ☐ No

What types of notice will be provided?

- ☐ Publish in alternative language newspaper
- ☐ Posted on Commissioner's Integrated Database Website
- ☐ Mailed by TCEQ's Office of the Chief Clerk
- ☐ Other (specify)

Longhorn River Ranch

Reservoir locations

Legend

 3201 Farm to Market 165

 3201 Farm to Market 165

Google Earth

Image © 2025 Airbus

2000 ft





Summary of Request

The purpose of this amendment request is to seek authorization from the Texas Commission on Environmental Quality (TCEQ) for the following changes to Longhorn River Ranch, Ltd. existing Water Quality Permit No. 5086

We are requesting a modification to the current water permit to reallocate the impoundment capacity from Reservoir No. 5 to the upstream diversion point of proposed Reservoir No. 6. Reservoir No. 5 will be removed from the permit and designated for exempt agricultural use only. This change will result in a reduction of the permitted storage capacity of 31.1 acre-feet authorized for Reservoir No. 5 to 10.6 acre-feet, which corresponds to the normal maximum operating level of proposed Reservoir No. 6. Reducing the overall permit allocation from 87.2 ac-ft to 66.7 ac-ft. With this update we are adding a diversion to the perimeter of proposed Reservoir 6. With the reallocation we are also requesting to include recreational use into the permit with the current use of irrigation.

Additionally, we propose an amendment to the permit's special conditions to relocate the designated downstream point for flow monitoring. Specifically, we request to establish the downstream end of Reservoir No. 1 as the new monitoring location. Proposed monitoring would be utilizing visible markings by installing striping or saw cut lines on the last dam (dam 1) to clearly indicate where the flows reach the required limit of 1 CFS of flow leaving the property. Given the amount required, this marking would be made on a small section of the current dam at the lowest elevation per survey. This would ensure accurate flow measurement when the dam is full and provide clear visual references for ongoing monitoring. Additionally, the existing valve on the dam would be utilized to release flows at the required release rate, When the water surface is under the spillway.

For the upstream portion 2 24" CMP pipes feed water into reservoir 6 on the north and south inflows. For tracking inflows, we propose adding a galvanized steel strip on the inflow culverts at specified heights that would show when flow levels reach their threshold per the existing permit of 0.5 cfs. This will allow for easier monitoring of incoming water flow, as required by the special condition language in the permit. The proposed monitoring would indicate if any one of the culverts is above 0.5 cfs on its own since the flow is very minimal.

Releases from Reservoir No. 1 will continue to follow the original permit's intent for the Onion Creek crossing at CR 198: for outflows to occur when inflows to proposed Reservoir No. 6 from either inflow monitoring station are greater than 0.5 cfs, requiring outflows from Reservoir No. 1 up to a maximum of 0.5 cfs, should there be less than 1 cfs of flow at the dam 1 marker. These releases will be managed through daily flow measurements and adjustments to the release valve. This relocation will improve the accuracy of outflow monitoring by eliminating intervening structures, natural low points, and evaporation between discharging property and the current outflow monitoring location in the permit.

This amendment request is submitted in accordance with applicable provisions under the Texas Water Code and TCEQ rules. We affirm that all relevant information regarding the request has been included

and that we are committed to maintaining compliance with all applicable regulations.

Respectively,

GRAY CIVIL

A handwritten signature in blue ink, appearing to read 'Steven Minor', with a long horizontal flourish extending to the right.

Steven Minor, P.E.
Senior Project Manager

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

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

COUNTIES OF HAYS AND BLANCO

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

2006-0152
SWT
YD

THAT THE UNDERSIGNED, **KC WILDLIFE & CATTLE CO., INC.**, a Texas corporation ("**Grantor**"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by **LONGHORN RIVER RANCH, LTD.**, a Texas limited partnership ("**Grantee**"), the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note (the "Note") of even date herewith in the principal sum of \$8,828,100.00, payable to the order of Texas Land Bank, FLCA, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Charles P. Gant, Trustee, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY** unto Grantee, that certain tract of real property (the "**Property**") described as follows:

732.327 acres, more or less, out of the WILLIAM JOHNSON SURVEY, RALPH E. SEVEY SURVEY, F. B. PIPKIN SURVEY, and the M. AUSTIN SURVEY situated in Hays and Blanco County, Texas, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein for all purposes.

This conveyance, however, is made and accepted subject to the restrictions, reservations, encumbrances, easements, covenants and conditions relating to the Property as described on **Exhibit "B"** attached hereto and incorporated herein for all purposes.

GRANTOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE IN RESPECT OF THE PROPERTY, AND THE SAME IS SOLD IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS AND DEFECTS AND ATTRIBUTES KNOWN OR UNKNOWN TO GRANTOR, NONE OF WHICH ARE HEREBY WARRANTED BY GRANTOR. BY ACCEPTANCE OF DELIVERY, GRANTEE AFFIRMS THAT IT HAS NOT RELIED ON GRANTORS' SKILL OR JUDGMENT TO SELECT OR FURNISH THE PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR MAKE NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, IMPLIED, OR STATUTORY, EXCEPT THAT GRANTOR REPRESENTS AND WARRANT THAT GRANTOR OWNS THE PROPERTY FREE AND CLEAR OF ALL LIENS, EASEMENTS AND OTHER ENCUMBRANCES EXCEPTS FOR THOSE MATTERS

DESCRIBED IN **EXHIBIT "B"** ATTACHED HERETO AND HAVE FULL POWER, RIGHT, AND AUTHORITY TO CONVEY TITLE THERETO.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and/or assigns forever; and Grantors do hereby bind Grantors' heirs, executors, administrators, successors and/or assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, Grantee's successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. THAT Texas Land Bank, FLCA ("Lender"), at the instance and request of Grantee, having advanced and paid in cash to Grantor herein that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby **TRANSFERRED AND ASSIGNED** to Lender, its successors and assigns.

EXECUTED on the 28 day of Aug, 2006 to be effective the 28 day of Aug, 2006.

"GRANTOR"

K C WILDLIFE & CATTLE CO., INC.
A Texas corporation

By: [Signature]
Stephen Carrigan, President

STATE OF TEXAS §
 §
COUNTY OF HAYS §

The foregoing instrument was acknowledged before me on the 28 day of August, 2006, by Stephen Carrigan, President of K C Wildlife & Cattle Co., Inc., a Texas corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 1-13-09

AFTER RECORDING RETURN TO:
Southwestern Title
P.O. Box 1110
Dripping Springs, TX 78620



VOL 0350 PAGE 162

EXHIBIT "A"

July 31, 2006

LEGAL DESCRIPTION: BEING 732.327 ACRES OF LAND LYING IN
AND BEING SITUATED OUT OF THE VARIOUS SURVEYS IN HAYS
AND BLANCO COUNTY, TEXAS:

THE WILLIAM JOHNSON SURVEY, ABSTRACT No. 803 IN
HAYS COUNTY AND ABSTRACT 1010 IN BLANCO COUNTY;
THE RALPH E. SEVEY SURVEY, ABSTRACT 432 IN HAYS
COUNTY AND ABSTRACT 599 IN BLANCO COUNTY;
THE F. B. PIPKIN SURVEY, ABSTRACT 297 IN BLANCO
COUNTY AND
THE MICHAEL AUSTIN SURVEY, ABSTRACT 21 BLANCO
COUNTY, TEXAS

AND BEING ALL OF THAT CERTAIN 732.238 ACRE TRACT OF
LAND CONVEYED TO KC WILDLIFE & CATTLE CO. INC. BY DEED
RECORDED IN VOLUME 831, PAGE 103 OF THE OFFICIAL PUBLIC
RECORDS IN HAYS COUNTY, TEXAS AND VOLUME 133, PAGE 727
OF THE DEED RECORDS IN BLANCO COUNTY, TEXAS; SAID
732.327 ACRES BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF
JAMES E. GARON & ASSOCIATES IN JULY, 2006:

BEGINNING at an ½" iron rod found in the easterly or southeasterly
right-of-way line of Farm to Market Road 165 at the westerly most
corner of said 732.238 acre tract and the northern most corner of
that certain 104.39 acre tract of land conveyed to John Thomas and
Clare Ratliff by deed recorded in Volume 1073, Page 55 Hays
County, Texas public records and Volume 150, Page 562 Blanco
County Public Records;

THENCE with said Farm to Market Road 165 the following eight (8)
calls:

1. N 49°08'12" E a distance of 276.56 feet to a concrete highway
r-o-w monument found for an angle point;
2. N 45°10'27" E a distance of 299.87 feet to an iron rod set for
an angle point;
3. N 42°18'53" E a distance of 400.33 feet to a concrete highway
r-o-w monument (broken) found for an angle point;
4. N 45°09'52" E a distance of 746.68 feet to an iron rod found
for an angle point;
5. N 45°08'28" E a distance of 947.75 feet to an iron rod found
at the beginning of a curve to the left;

6. an arc length of 771.34 feet along said curve having a radius of 2911.49 feet and a chord bearing N 37°33'05" E, a chord length of 769.09 feet to an iron rod set for endpoint;
7. N 29°57'42" E a distance of 1318.04 feet to an iron rod set at the beginning of a curve to the right;
8. an arc length of 184.63 feet along said curve having a radius of 2822.59 feet and a chord bearing N 32°02'16" E, a chord length of 184.60 feet to an iron rod found in the center of a creek for the northwesterly corner of said 732.238 acre tract and the southwesterly corner of that certain 34.81 acre tract of land conveyed to F. Morrison by deed recorded in Volume 257, Page 750 of the deed records of Hays County, Texas;

THENCE with the center of said creek and 34.81 acre tract the following four (4) calls:

1. S 82°32'45" E a distance of 166.49 feet to a point for an angle point;
2. S 72°24'55" E a distance of 306.27 feet to a point for an angle point;
3. S 73°58'47" E a distance of 234.24 feet to a point for an angle point;
4. S 48°01'23" E a distance of 263.26 feet to a fence corner post on the bank of said creek for an ell corner hereof;

THENCE along the bank of said creek and continuing with said 34.81-acre tract the following three (3) calls:

1. N 45°07'56" E a distance of 663.70 feet to an iron rod found for an angle point hereof;
2. N 41°37'17" E a distance of 270.39 feet to an iron rod found for an angle point hereof;
3. N 51°45'16" E a distance of 197.09 feet to an iron rod found for an angle point hereof;

THENCE N 75°19'46" W a distance of 112.26 feet to a point in the center of said creek for an ell corner hereof;

THENCE with the center of said creek, N 56°13'44" E a distance of 91.38 feet to an angle point and N 88°47'09" E a distance of 181.81 feet to a corner;

THENCE S 07°22'20" E a distance of 50.33 feet to an iron rod found on the bank of said creek for an ell corner hereof;

THENCE N 85°13'18" E a distance of 47.35 feet to an iron rod found for an angle point hereof and the common corner of that certain 85 acre tract of land conveyed to Joseph and Neoma Whetstone by deed in Volume 172, Page 521 of said Hays County public records and that certain 25.22 acre tract of land conveyed to Wilson by deed recorded in Volume 930, Page 568 of said Hays County public records;

THENCE with a line common with said Whetstone tract, S 63°50'39" E a distance of 676.03 feet to an iron rod found for an angle point and S 64°10'39" E a distance of 1556.93 feet to a 3" fence corner post found for the northeasterly corner of said 732.238 acre tract and the northwesterly corner of the A. Lauterman Survey, Abstract 638 in Hays County and that certain 160 acre ("first") tract of land conveyed to George McCall by deed recorded in Volume 230, Page 27 of said Hays County public records;

THENCE with the common line hereof and said 160 acre tract the following three (3) calls;

1. S 24°01'28" W a distance of 2014.87 feet to an iron rod found for an angle point hereof;
2. S 25°38'11" W a distance of 31.95 feet to an iron rod found for an angle point hereof;
3. S 27°28'38" W a distance of 140.46 feet to an iron rod found for an angle point hereof and the northerly corner of the remainder of that certain 200 acre tract of land conveyed to Elizabeth A. Houchin et al by deed recorded in Volume 125, Page 430 of said Hays County public records;

THENCE S 56°26'40" W a distance of 633.27 feet with the remainder of said Houchin tract to an iron rod set for an angle point of said 732.238 acre tract, an ell corner of said Johnson Survey, the northwesterly corner of the C.R. Lauterman Survey, Abstract 670 in Hays County and the northwest corner that certain 80 acre ("second") tract of land conveyed to George McCall by deed recorded in Volume 230, Page 27 of said Hays County public records;

THENCE S 25°09'40" W a distance of 363.47 feet with said 80 acre tract to an iron rod found for an angle point of said 732.238 acre tract;

THENCE S 25°08'30" W a distance of 2300.37 feet to an iron rod found for an angle point of said 732.238 acre tract, the common westerly corner of the A. Lauterman Survey, Abstract 297 in Hays County and the A.M. Lauterman Survey, Abstract 296 in Hays County, the southwesterly corner of that certain 28.06 acre tract of land conveyed to Robert and Carol Freeman by deed recorded in Volume 2731, Page 516 of said Hays County public records and an ell corner of a parcel of land conveyed to Nicholson Partners Inc, by deed recorded in Volume 149, Page 540 of said Hays County public records;

THENCE S 23°27'23" W a distance of 2681.51 feet to an iron rod found in the northerly line of the G.C. & S.F. R.R. Co. Survey, Abstract 591 in Hays County for an angle point of said 732.238 acre tract, a westerly corner of said A. Lauterman Survey, Abstract 297 and angle point in said Nicholson Partners Inc, tract;

THENCE N 89°23'13" W a distance of 1144.80 feet to a iron rod found for an angle point of said 732.238 acre tract and S 89°53'52" W a distance of 206.14 feet to an iron rod found for an ell corner of said 732.238 acre tract, a corner of said Nicholson Partners Inc, tract and a corner of said G.C. & S.F. R.R. Co. Survey, Abstract 591;

THENCE S 00°51'50" W a distance of 1170.84 feet to an iron rod set for the southeastern most corner of said 732.238 acre tract and the northeasterly corner of that certain 100 acre tract of land conveyed to Robert and Carolyn Boydston by deed recorded in Volume 1000, Page 824 of said Hays County public records;

THENCE N 87°58'42" W a distance of 374.83 feet to an iron rod set for the southwestern most corner of said 732.238 acre tract and the southeasterly corner of that certain 104.39 acre tract of land conveyed to John T. and Clare Ratliff by deed recorded in Volume 1073, Page 55 Hays County public records and Volume 150, Page 562 Blanco County public records;

THENCE N 17°56'43" W a distance of 5330.11 feet to the **POINT OF BEGINNING** hereof and containing 732.327 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:


James E. Garon
Registered Professional Land Surveyor
Server; colhays\surveys\Wm. Johnson\Rancho Cuatro\b5240.dwg



EXHIBIT "B"

1. Channel easement granted to the State of Texas, recorded in Volume 66, Page 566, Deed Records of Blanco County, Texas;
2. Easement granted by Stephen P. Carrigan to G. T. E. Southwest, Inc. recorded in Volume 148, Page 631, Official Public Records of Blanco County, Texas;
3. Underground electric easement as referenced in Volume 133, Page 727, Deed Records of Blanco County, Texas and in Volume 831, Page 103, Real Property Records of Hays County, Texas;
4. Fence meanders as referenced in Deed recorded in Volume 133, Page 727, Deed Records of Blanco County, Texas and in Volume 831, Page 103, Real Property Records of Hays County, Texas.

AFTER RECORDING RETURN TO:
Southwestern Title
P.O. Box 1110
Dripping Springs, TX 78620

Filed this 14th day of Sept. 2006
12:15 P.M.
KAREN NEWMAN
County Clerk, Blanco County, Texas
By [Signature] Deputy

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal law.
STATE OF TEXAS
COUNTY OF BLANCO
I hereby certify this instrument was FILED in File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

SEP 20 2006



Karen Newman
COUNTY CLERK
BLANCO COUNTY, TEXAS

Filed for Record in:
Hays County
On: Aug 30, 2006 at 12:52P
Document Number: 06026083
Amount: 40.00
Receipt Number - 154756
By:
Rose Robinson, Deputy
Lee Carlisle, County Clerk
Hays County

VOL 0350 PAGE 167

171525

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

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS & BLANCO §

THAT **Jason Tanner Morrison, Samantha Gayle Morrison, Florence R. Morrison, also known as Florence Ruth Morrison as to a Life Estate; and Florence R. Morrison, Trustee of The Florence R. Morrison Revocable Living Trust as to the remainder interest** (referred to collectively herein as "**Grantors**"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by **Longhorn River Ranch, Ltd**, a Texas limited partnership ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note (the "**Note**") of even date herewith in the principal sum of \$328,559.00 payable to the order of **Lone Star, FLCA** ("**Lender**") as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Troy Bussmeir, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Grantee, the real property being all of that certain tract or parcel of land containing 21.872 acres, more or less, situated in the Ralph E. Sevey Survey, Abstract 432 in Hays and Blanco County, Texas and Abstract 559 in Blanco County, said tract being more particularly described by metes and bounds shown as Exhibit "A" attached hereto and made a part hereof for all purposes (the "**Property**") which grant includes, without limitation, indefeasible fee title to the Property and any life estate reserved for Florence Ruth Morrison.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the Property as the same are filed for record in the Official Public Records of Hays County and/or Blanco County, Texas.

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and assigns forever; and Grantors do hereby bind Grantors' successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto Grantee, Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Filed this 26th day of May 2017
 1:22 p.m.

Laura Walla
County Clerk, Blanco County, Texas

By [Signature] Deputy

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantors that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns.

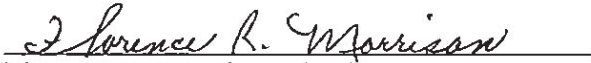
Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 16th day of May, 2017.

GRANTORS:


Jason Tanner Morrison


Samantha Gayle Morrison


Florence R. Morrison also known as
Florence Ruth Morrison as to the Life Estate


Florence R. Morrison, Trustee of The Florence R.
Revocable Living Trust as to the remainder interest

GRANTEE'S ADDRESS:

Longhorn River Ranch, Ltd.
3001 Bee Caves Rd., Suite 200
Austin, Texas 78746

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on the 16th day of May, 2017,
by Jason Tanner Morrison.





Notary Public, State of Texas

My commission expires:

5/23/21

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on the 16th day of May, 2017,
by Samantha Gayle Morrison.





Notary Public in and for the State of Texas

My Commission expires:

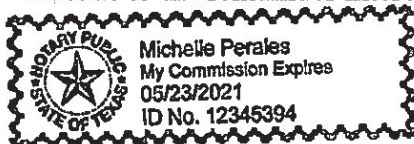
5/23/21

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on the 16th day of May, 2017,
by Florence R. Morrison also known as Florence Ruth Morrison, as to a Life Estate and by
Florence R. Morrison in her capacity as trustee of The Florence R. Morrison Revocable Living
Trust as to the remainder interest.





Notary Public of the State of Texas

My Commission expires:

5/23/21

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION: BEING A 21.872 ACRE TRACT OF LAND, LYING IN AND BEING SITUATED OUT OF THE RALPH E. SEVEY SURVEY, ABSTRACT 432 IN HAYS COUNTY, TEXAS AND THE RALPH E. SEVEY SURVEY, ABSTRACT 559 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 34.81 ACRE TRACT OF LAND CONVEYED TO FLORENCE RUTH MORRISON AND TERRANCE SHAYNE MORRISON BY DEED RECORDED IN VOLUME 257, PAGE 750 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 21.872 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN APRIL, 2017:

BEGINNING at a calculated point on the curving, southeasterly right-of-way (80') line of FM 165 for the westerly corner hereof and a corner of that certain 732.327 acre tract of land conveyed to Longhorn River Ranch, Ltd by deed recorded in Volume 2998, Page 320 of said official public records from which a 1/2" iron rod found in creek on the common line of said Morrison 34.81 acre tract and said Longhorn River Ranch, Ltd. 732.327 acre tract bears S 85°20'47" E a distance of 1.42 feet;

THENCE along FM 165, a distance of 944.45 feet along the arc of said curving right-of-way line to the right having a radius of 2824.79 feet and a chord bearing N 41°22'42" E a distance of 940.06 feet to a concrete right-of-way monument found for endpoint of curve and N 50°57'24" E a distance of 137.50 feet to a calculated point for the northerly corner hereof and the westerly corner of that certain 6.591 acre tract of land conveyed to Lawrence C. Ford by deed recorded in Volume 4334, Page 704 of said official public records from which a 1/2" iron rod found bears N 72°12'05" W a distance of 0.30 feet;

THENCE S 72°12'03" E a distance of 886.98 feet along said Ford 6.591 acre tract to a calculated point in the approximate center of Onion Creek;

THENCE S 53°28'41" W a distance of 11.51 feet to a calculated point in the approximate center of Onion Creek;

THENCE S 76°58'39" E a distance of 112.25 feet to an iron rod found in fence line and a common line with said Longhorn River Ranch, Ltd. 732.327 acre tract for the easterly corner hereof;

THENCE with said common line the following seven (7) calls:

1. S 50°09'53" W a distance of 197.00 feet to an iron rod found in fence line;
 2. S 39°58'04" W a distance of 270.39 feet to an iron rod found in fence line;
 3. S 43°28'44" W a distance of 663.70 feet to a fence corner post found for the southerly corner hereof and said Morrison 34.81 acre tract;
 4. N 49°40'36" W a distance of 263.26 feet to a calculated point in the approximate center of a creek tributary;
 5. N 75°38'00" W a distance of 234.24 feet to a calculated point in the approximate center of a creek tributary;
 6. N 74°04'08" W a distance of 306.27 feet to a calculated point in the approximate center of a creek tributary;
 7. N 85°20'47" W a distance of 169.62 feet
- to the POINT OF BEGINNING, containing 21.872 acres of land, more or less and as shown on map of survey prepared herewith.

STATE OF TEXAS
COUNTY OF BLANCO

I hereby certify that this instrument was FILED in File Number Sequence on the
date and the time stamped hereon by me and was duly RECORDED in Official
Public records of Blanco County, Texas on

MAY 26 2017



Aura Walla
COUNTY CLERK
BLANCO COUNTY, TEXAS

172325

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

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTIES OF HAYS & BLANCO §

THAT Robert Boydston and Carolyn Boydston, Trustees under the Boydston Living Trust, dated April 22, 2015 ("**Grantor**"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by **Longhorn River Ranch, Ltd.**, a Texas limited partnership ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note (the "**Note**") of even date herewith in the principal sum of \$1,270,872.00 payable to the order of **Lone Star, FLCA** ("**Lender**") as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Troy Bussmeir, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, the real property being all of that certain tract or parcel of land containing 109.229 acres, more or less, situated in the William Johnson Survey No. 328, Abstract 1010 in Blanco County, Texas and Abstract 803 in Hays County, Texas, said tract being more particularly described by metes and bounds shown as Exhibit "A" attached hereto and made a part hereof for all purposes, together with a fifteen foot wide easement being more particularly described by metes and bounds shown as Exhibit "B" attached hereto and made a part hereof for all purposes (the 109.229 tract and the easement being herein referred to as the "**Property**").

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the Property as the same are filed for record in the Official Public Records of Hays County and/or Blanco County, Texas.

GRANTOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE IN RESPECT OF THE PROPERTY, AND THE SAME IS SOLD IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS AND DEFECTS AND ATTRIBUTES KNOWN OR UNKNOWN TO GRANTOR, NONE OF WHICH ARE HEREBY WARRANTED BY GRANTOR. BY ACCEPTANCE OF DELIVERY, GRANTEE AFFIRMS THAT GRANTEE HAS NOT RELIED ON GRANTOR'S SKILL OR JUDGMENT TO SELECT OR FURNISH THE PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR MAKES NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, IMPLIED, OR STATUTORY, EXCEPT THE WARRANTY OF TITLE HEREIN DESCRIBED AND GRANTOR HAS FULL POWER, RIGHT, AND AUTHORITY TO CONVEY TITLE THERETO.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantor that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 2nd day of August, 2017.

GRANTOR:

Boydston Living Trust, dated April 22, 2015

By: Robert Boydston
Robert Boydston, Trustee

By: Carolyn Boydston
Carolyn Boydston, Trustee

GRANTEE'S ADDRESS:

Longhorn River Ranch, Ltd.
3001 Bee Caves Rd., Suite 200
Austin, Texas 78746

STATE OF TEXAS

COUNTY OF HAYS

§
§
§

The foregoing instrument was acknowledged before me on the 2 day of August, 2017, by Robert Boydston and Carolyn Boydston in their capacity as Trustees of the Boydston Living Trust, dated April 22, 2015.



Notary Public of the State of Texas

My Commission expires:

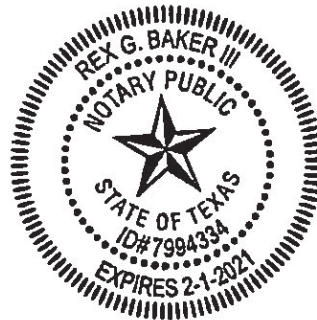


EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION: BEING A 109.229 ACRE TRACT OF LAND, LYING IN AND BEING SITUATED OUT OF THE WILLIAM JOHNSON SURVEY, ABSTRACT 803 IN HAYS COUNTY, TEXAS AND THE WILLIAM JOHNSON SURVEY, ABSTRACT 1010 IN BLANCO COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 100 ACRE TRACT OF LAND CONVEYED TO ROBERT BOYDSTON AND CAROLYN BOYDSTON, TRUSTEES OF THE BOYDSTON LIVING TRUST BY DEED RECORDED IN VOLUME 1000, PAGE 826 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND VOLUME 511, PAGE 334 OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS AND ALL OF THAT CERTAIN 10.37 ACRE TRACT OF LAND CONVEYED TO ROBERT BOYDSTON AND CAROLYN BOYDSTON, TRUSTEES OF THE BOYDSTON LIVING TRUST BY DEED RECORDED IN VOLUME 5267, PAGE 206 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND VOLUME 511, PAGE 331 OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS; SAID 109.229 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JUNE, 2017:

BEGINNING at an old cedar fence post found on the north line of Lot 180, Hill Country Ranches as recorded by plat in Volume 1, Page 39 plat records, Hays County, Texas for the southeasterly corner hereof, said Boydston 100 acre tract and the William Johnson Survey and the southwesterly corner of the G.C. & S.F. RR Co. Survey, Abstract 591 and that certain 1004.914 acre tract of land conveyed to Longhorn River Ranch, Ltd by deed recorded in Volume 4401, Page 107 official public records, Hays County, Texas;

THENCE S 89°58'42" W a distance of 2457.08 feet to a 1/2" iron rod found at fence corner post for an angle point in the north line of Lot 67, Hill Country Ranches, an angle point in the east line of that certain 335.20 acre tract of land conveyed to Douglas R. Russell and Shohreh N. Russell by deed recorded in Volume 395, Page 631 official public records, Blanco County, Texas and the southwest corner hereof, said Boydston 100 acre tract and the William Johnson Survey;

THENCE N 00°33'25" W a distance of 1754.99 feet to a 1" iron pipe found at fence corner post for the northwest corner of said Boydston 100 acre tract and the southwesterly corner of that certain 100 acre tract of land conveyed to Hall Creek Ltd. by deed recorded in Volume 93, Page 26 official public records, Blanco County, Texas;

THENCE S 89°55'38" E a distance of 699.31 feet to a 1" iron pipe found at fence corner post for the southwest corner of said Boydston 10.37 acre tract and the southeast corner of said Hall Creek Ltd. 100 acre tract;

THENCE N 00°44'27" W a distance of 1257.58 feet to a 3/8" iron rod with cap stamped "RPLS 4542" found for the north corner of said Boydston 10.37 acre tract;

THENCE with the east line of said Boydston 10.37 acre tract, common with that certain 94.06 acre tract of land conveyed to Jimmie Vaughan and Robin Vaughan by deed recorded in Volume 4025, Page 491 official public records, Hays County, Texas the following three (3) calls:

1. S 27°13'53" E a distance of 1045.94 feet to a 3/8" iron rod with cap stamped "RPLS 4542" found for angle point;
2. S 63°36'46" E a distance of 381.29 feet to a 3/8" iron rod with cap stamped "RPLS 4542" found for angle point;
3. S 13°22'07" E a distance of 154.31 feet to a 3/8" iron rod with cap stamped "RPLS 4542" found for the southeast corner of said Boydston 10.37 acre tract;

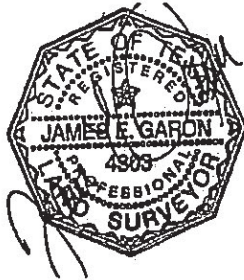
THENCE N 89°25'29" E a distance of 532.65 feet to a 3-1/2" steel fence corner post found for the southeast corner of said Vaughan 94.06 acre tract and a southwesterly corner of that certain 732.327 acre tract of land conveyed to Longhorn River Ranch, Ltd by deed recorded in Volume 2998, Page 320 official public records, Hays County, Texas;

THENCE S 89°38'34" E a distance of 374.67 feet to a 3-1/2" steel fence corner post found on the westerly line of said Longhorn River Ranch, Ltd 1004.914 acre tract for the southwest corner of said Longhorn River Ranch, Ltd 732.327 acre tract and the northeast corner of said Boydston 100 acre tract;

THENCE with east line of said Boydston 100 acre tract, common with said Longhorn River Ranch, Ltd 1004.914 acre tract the following five (5) calls:

1. S 01°16'02" E a distance of 572.66 feet;
2. S 00°12'38" W a distance of 320.08 feet;
3. S 00°26'47" W a distance of 315.78 feet;
4. S 00°01'17" E a distance of 310.22 feet;
5. S 04°23'16" E a distance of 246.10 feet

to the **POINT OF BEGINNING**, containing 109.229 acres of land, more or less and as shown on map of survey prepared herewith.



James E. Garon
Registered Professional Land Surveyor
Server; c:\hays\surveys\Wm. Johnson\455-17

EXHIBIT "B"
Description of Easement

A DESCRIPTION OF THE CENTERLINE OF A FIFTEEN (15) FOOT WIDE STRIP OF LAND WHICH PASSES OVER PART OF THE WM. JOHNSON SURVEY NO. 328, BLANCO COUNTY ABSTRACT NO. 1010 AND PART OF THE M. AULSTIN SURVEY NO. 41, BLANCO COUNTY ABSTRACT NO. 21, SITUATED IN BLANCO AND HAYS COUNTY, TEXAS; SAID CENTERLINE EXTENDING FROM THE EAST LINE OF THAT CERTAIN 100 ACRE TRACT OF LAND CONVEYED FROM H. H. ROTHELL, JR. TO THOMAS C. HALL, ET UX BY A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 93, PAGE 26 ET SEQ. OF THE BLANCO COUNTY DEED RECORDS, SAME BEING THE WEST LINE OF THAT CERTAIN 104.39 ACRE TRACT OF LAND CONVEYED FROM JACK PAUL LEON, ET UX TO RANDALL S. SHAWELL BY A WARRANTY DEED RECORDED IN VOLUME 113, PAGE 116 ET SEQ. OF THE SAID DEED RECORDS AND BEING AT THE POINT OF TERMINATION OF A CENTERLINE NO. 1 THIS DAY SURVEYED; OVER AND ACROSS THE SAID 100 ACRE TRACT TO A POINT ON THE NORTH LINE THEREOF AND SOUTH R.O.W. (RIGHT-OF-WAY) LINE OF F. M. 165; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 16p nail set on the point of intersection of an existing traveled roadway with the said east line of the 100 acre tract and west line of the 104.39 acre tract at the said Point of Termination of Centerline No. 1, for the most southerly point of the herein described centerline, from which a 2 1/2 inch iron pipe fence corner post found at the southeast corner of the said 104.39 acre tract bears S 49° 16' 13" E, a distance of 1806.17 feet;

THENCE passing over and across the said 100 acre tract with the said centerline of the existing traveled roadway, same being the herein described centerline of the said fifteen foot wide strip, the following fifty-five (55) courses:

1. N 20° 43' 07" W, a distance of 426.65 feet to a 16p nail set,
2. N 32° 39' 06" W, a distance of 60.53 feet to a 16p nail set,
3. N 43° 27' 40" W, a distance of 242.97 feet to a 16p nail set,
4. N 21° 40' 32" W, a distance of 139.91 feet to a 16p nail set,
5. N 46° 05' 51" W, a distance of 91.09 feet to a 16p nail set,
6. N 54° 47' 43" W, a distance of 80.49 feet to a 16p nail set,
7. N 66° 32' 49" W, a distance of 204.48 feet to a 16p nail set,
8. N 43° 50' 47" W, a distance of 123.67 feet to a 16p nail set,
9. N 48° 13' 03" W, a distance of 79.71 feet to a 16p nail set,
10. N 58° 34' 55" W, a distance of 104.98 feet to a 16p nail set,
11. N 64° 25' 25" W, a distance of 100.13 feet to a 16p nail set,
12. N 76° 08' 40" W, a distance of 100.26 feet to a 16p nail set,
13. N 82° 00' 02" W, a distance of 85.57 feet to a 16p nail set,
14. N 72° 43' 25" W, a distance of 102.16 feet to a 16p nail set,
15. S 85° 24' 11" W, a distance of 46.98 feet to a 16p nail set,
16. S 60° 17' 58" W, a distance of 47.04 feet to a 16p nail set,
17. S 51° 36' 00" W, a distance of 221.77 feet to a 16p nail set,

18. S 82° 14' 18" W, a distance of 33.99 feet to a 16p nail set,
19. N 43° 40' 14" W, a distance of 41.40 feet to a 16p nail set,
20. N 19° 10' 34" W, a distance of 82.53 feet to a 16p nail set,
21. N 06° 18' 20" E, a distance of 84.91 feet to a 16p nail set,
22. N 01° 26' 57" W, a distance of 109.87 feet to a 16p nail set,
23. N 03° 35' 50" E, a distance of 74.45 feet to a 16p nail set,
24. N 08° 06' 52" E, a distance of 130.30 feet to a 16p nail set,
25. N 10° 58' 54" E, a distance of 115.21 feet to a 16p nail set,
26. N 26° 20' 42" E, a distance of 52.71 feet to a 16p nail set,
27. N 54° 16' 59" E, a distance of 42.12 feet to a 16p nail set,
28. N 72° 49' 07" E, a distance of 49.56 feet to a 16p nail set,
29. N 81° 38' 47" E, a distance of 58.92 feet to a 16p nail set,
30. S 84° 03' 33" E, a distance of 127.04 feet to a 16p nail set,
31. N 55° 51' 21" E, a distance of 68.09 feet to a 16p nail set,
32. N 48° 24' 23" E, a distance of 67.24 feet to a 16p nail set,
33. N 31° 12' 29" E, a distance of 55.16 feet to a 16p nail set,
34. N 16° 17' 45" E, a distance of 86.18 feet to a 16p nail set,
35. N 01° 28' 31" E, a distance of 36.12 feet to a 16p nail set,
36. N 23° 24' 28" W, a distance of 32.77 feet to a 16p nail set,
37. N 49° 53' 56" W, a distance of 48.47 feet to a 16p nail set,
38. N 60° 09' 14" W, a distance of 117.86 feet to an unmarked point on the centerline of a creek,
39. N 71° 23' 51" W, a distance of 81.06 feet to a 16p nail set,
40. N 58° 13' 56" W, a distance of 43.13 feet to a 16p nail set,
41. N 39° 29' 26" W, a distance of 51.09 feet to a 16p nail set,
42. N 28° 35' 28" W, a distance of 76.94 feet to a 16p nail set,
43. N 25° 23' 23" E, a distance of 27.57 feet to a 16p nail set,
44. N 65° 49' 14" E, a distance of 105.80 feet to a 16p nail set,
45. N 82° 14' 19" E, a distance of 42.06 feet to a 16p nail set,
46. S 83° 27' 28" E, a distance of 75.78 feet to a 16p nail set,
47. N 78° 21' 58" E, a distance of 35.44 feet to a 16p nail set,
48. N 42° 18' 43" E, a distance of 32.88 feet to a 16p nail set,

49. N 10° 27' 32" E, a distance of 44.99 feet to a 16p nail set,
50. N 03° 12' 19" W, a distance of 128.02 feet to a 16p nail set,
51. N 07° 32' 34" E, a distance of 131.32 feet to a 16p nail set,
52. N 01° 59' 31" E, a distance of 78.63 feet to a 16p nail set,
53. N 07° 13' 32" W, a distance of 138.80 feet to a 16p nail set,
54. N 13° 38' 26" W, a distance of 102.84 feet to a 16p nail set, and
55. N 26° 34' 43" W, at a distance of 100.45 feet a 16p nail set, continuing for a total distance of 172.39 feet to an unmarked point on the said south R.O.W. line of F. M. 165 and north line of the 100 acre tract, for the northerly point and POINT OF TERMINATION of the herein described centerline; from which a concrete R.O.W. monument found 40 feet left of Engineer's Centerline Station 274 + 94.9 bears S 79° 40' 11" W, a distance of 517.67 feet.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from an on the ground survey made under my direction and supervision.

SULTEMEIER SURVEYING
 304 East Main
 Johnson City, TX 78636
 (512) 868-7308



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

Filed this 10th day of Aug-2017
1:04 p.m.

Laura Walla
 County Clerk, Blanco County, Texas

By *[Signature]* Deputy

STATE OF TEXAS
 COUNTY OF BLANCO
 I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in Official Public records of Blanco County, Texas on

AUG 10 2017



[Signature]
 COUNTY CLERK
 BLANCO COUNTY, TEXAS

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

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

2006-0152
SWT
Y0
STATE OF TEXAS

COUNTIES OF HAYS AND BLANCO

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, **KC WILDLIFE & CATTLE CO., INC.**, a Texas corporation ("**Grantor**"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by **LONGHORN RIVER RANCH, LTD.**, a Texas limited partnership ("**Grantee**"), the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note (the "Note") of even date herewith in the principal sum of \$8,828,100.00, payable to the order of Texas Land Bank, FLCA, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Charles P. Gant, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, that certain tract of real property (the "**Property**") described as follows:

732.327 acres, more or less, out of the WILLIAM JOHNSON SURVEY, RALPH E. SEVEY SURVEY, F. B. PIPKIN SURVEY, and the M. AUSTIN SURVEY situated in Hays and Blanco County, Texas, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein for all purposes.

This conveyance, however, is made and accepted subject to the restrictions, reservations, encumbrances, easements, covenants and conditions relating to the Property as described on **Exhibit "B"** attached hereto and incorporated herein for all purposes.

GRANTOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE IN RESPECT OF THE PROPERTY, AND THE SAME IS SOLD IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS AND DEFECTS AND ATTRIBUTES KNOWN OR UNKNOWN TO GRANTOR, NONE OF WHICH ARE HEREBY WARRANTED BY GRANTOR. BY ACCEPTANCE OF DELIVERY, GRANTEE AFFIRMS THAT IT HAS NOT RELIED ON GRANTORS' SKILL OR JUDGMENT TO SELECT OR FURNISH THE PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR MAKE NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, IMPLIED, OR STATUTORY, EXCEPT THAT GRANTOR REPRESENTS AND WARRANT THAT GRANTOR OWNS THE PROPERTY FREE AND CLEAR OF ALL LIENS, EASEMENTS AND OTHER ENCUMBRANCES EXCEPTS FOR THOSE MATTERS

DESCRIBED IN **EXHIBIT "B"** ATTACHED HERETO AND HAVE FULL POWER, RIGHT, AND AUTHORITY TO CONVEY TITLE THERETO.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and/or assigns forever; and Grantors do hereby bind Grantors' heirs, executors, administrators, successors and/or assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, Grantee's successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. THAT Texas Land Bank, FLCA ("Lender"), at the instance and request of Grantee, having advanced and paid in cash to Grantor herein that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby **TRANSFERRED AND ASSIGNED** to Lender, its successors and assigns.

EXECUTED on the 28 day of Aug, 2006 to be effective the 28 day of Aug, 2006.

"GRANTOR"

K C WILDLIFE & CATTLE CO., INC.
A Texas corporation

By: [Signature]
Stephen Carrigan, President

STATE OF TEXAS §
 §
COUNTY OF HAYS §

The foregoing instrument was acknowledged before me on the 28 day of August, 2006, by Stephen Carrigan, President of K C Wildlife & Cattle Co., Inc., a Texas corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 1-13-09

AFTER RECORDING RETURN TO:
Southwestern Title
P.O. Box 1110
Dripping Springs, TX 78620



**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

924 Main Street, Bk Vol Ps
Bastrop, Texas 78002 2998 322
512-303-4185
Fax 512-321-2107

EXHIBIT "A"

July 31, 2006

LEGAL DESCRIPTION: BEING 732.327 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE VARIOUS SURVEYS IN HAYS AND BLANCO COUNTY, TEXAS:

THE WILLIAM JOHNSON SURVEY, ABSTRACT No. 803 IN HAYS COUNTY AND ABSTRACT 1010 IN BLANCO COUNTY;
THE RALPH E. SEVEY SURVEY, ABSTRACT 432 IN HAYS COUNTY AND ABSTRACT 599 IN BLANCO COUNTY;
THE F. B. PIPKIN SURVEY, ABSTRACT 297 IN BLANCO COUNTY AND
THE MICHAEL AUSTIN SURVEY, ABSTRACT 21 BLANCO COUNTY, TEXAS

AND BEING ALL OF THAT CERTAIN 732.238 ACRE TRACT OF LAND CONVEYED TO KC WILDLIFE & CATTLE CO. INC. BY DEED RECORDED IN VOLUME 831, PAGE 103 OF THE OFFICIAL PUBLIC RECORDS IN HAYS COUNTY, TEXAS AND VOLUME 133, PAGE 727 OF THE DEED RECORDS IN BLANCO COUNTY, TEXAS; SAID 732.327 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2006:

BEGINNING at an ½" iron rod found in the easterly or southeasterly right-of-way line of Farm to Market Road 165 at the westerly most corner of said 732.238 acre tract and the northern most corner of that certain 104.39 acre tract of land conveyed to John Thomas and Clare Ratliff by deed recorded in Volume 1073, Page 55 Hays County, Texas public records and Volume 150, Page 562 Blanco County Public Records;

THENCE with said Farm to Market Road 165 the following eight (8) calls:

1. N 49°08'12" E a distance of 276.56 feet to a concrete highway r-o-w monument found for an angle point;
2. N 45°10'27" E a distance of 299.87 feet to an iron rod set for an angle point;
3. N 42°18'53" E a distance of 400.33 feet to a concrete highway r-o-w monument (broken) found for an angle point;
4. N 45°09'52" E a distance of 746.68 feet to an iron rod found for an angle point;
5. N 45°08'28" E a distance of 947.75 feet to an iron rod found at the beginning of a curve to the left;

● Page 2

6. an arc length of 771.34 feet along said curve having a radius of 2911.49 feet and a chord bearing N 37°33'05" E, a chord length of 769.09 feet to an iron rod set for endpoint;
7. N 29°57'42" E a distance of 1318.04 feet to an iron rod set at the beginning of a curve to the right;
8. an arc length of 184.63 feet along said curve having a radius of 2822.59 feet and a chord bearing N 32°02'16" E, a chord length of 184.60 feet to an iron rod found in the center of a creek for the northwesterly corner of said 732.238 acre tract and the southwesterly corner of that certain 34.81 acre tract of land conveyed to F. Morrison by deed recorded in Volume 257, Page 750 of the deed records of Hays County, Texas;

THENCE with the center of said creek and 34.81 acre tract the following four (4) calls:

1. S 82°32'45" E a distance of 166.49 feet to a point for an angle point;
2. S 72°24'55" E a distance of 306.27 feet to a point for an angle point;
3. S 73°58'47" E a distance of 234.24 feet to a point for an angle point;
4. S 48°01'23" E a distance of 263.26 feet to a fence corner post on the bank of said creek for an ell corner hereof;

THENCE along the bank of said creek and continuing with said 34.81-acre tract the following three (3) calls:

1. N 45°07'56" E a distance of 663.70 feet to an iron rod found for an angle point hereof;
2. N 41°37'17" E a distance of 270.39 feet to an iron rod found for an angle point hereof;
3. N 51°45'16" E a distance of 197.09 feet to an iron rod found for an angle point hereof;

THENCE N 75°19'46" W a distance of 112.26 feet to a point in the center of said creek for an ell corner hereof;

THENCE with the center of said creek, N 56°13'44" E a distance of 91.38 feet to an angle point and N 88°47'09" E a distance of 181.81 feet to a corner;

THENCE S 07°22'20" E a distance of 50.33 feet to an iron rod found on the bank of said creek for an ell corner hereof;

THENCE N 85°13'18" E a distance of 47.35 feet to an iron rod found for an angle point hereof and the common corner of that certain 85 acre tract of land conveyed to Joseph and Neoma Whetstone by deed in Volume 172, Page 521 of said Hays County public records and that certain 25.22 acre tract of land conveyed to Wilson by deed recorded in Volume 930, Page 568 of said Hays County public records;

THENCE with a line common with said Whetstone tract, S 63°50'39" E a distance of 676.03 feet to an iron rod found for an angle point and S 64°10'39" E a distance of 1556.93 feet to a 3" fence corner post found for the northeasterly corner of said 732.238 acre tract and the northwesterly corner of the A. Lauterman Survey, Abstract 638 in Hays County and that certain 160 acre ("first") tract of land conveyed to George McCall by deed recorded in Volume 230, Page 27 of said Hays County public records;

THENCE with the common line hereof and said 160 acre tract the following three (3) calls;

1. S 24°01'28" W a distance of 2014.87 feet to an iron rod found for an angle point hereof;
2. S 25°38'11" W a distance of 31.95 feet to an iron rod found for an angle point hereof;
3. S 27°28'38" W a distance of 140.46 feet to an iron rod found for an angle point hereof and the northerly corner of the remainder of that certain 200 acre tract of land conveyed to Elizabeth A. Houchin et al by deed recorded in Volume 125, Page 430 of said Hays County public records;

THENCE S 56°26'40" W a distance of 633.27 feet with the remainder of said Houchin tract to an iron rod set for an angle point of said 732.238 acre tract, an ell corner of said Johnson Survey, the northwesterly corner of the C.R. Lauterman Survey, Abstract 670 in Hays County and the northwest corner that certain 80 acre ("second") tract of land conveyed to George McCall by deed recorded in Volume 230, Page 27 of said Hays County public records;

THENCE S 25°09'40" W a distance of 363.47 feet with said 80 acre tract to an iron rod found for an angle point of said 732.238 acre tract;

THENCE S 25°08'30" W a distance of 2300.37 feet to an iron rod found for an angle point of said 732.238 acre tract, the common westerly corner of the A. Lauterman Survey, Abstract 297 in Hays County and the A.M. Lauterman Survey, Abstract 296 in Hays County, the southwesterly corner of that certain 28.06 acre tract of land conveyed to Robert and Carol Freeman by deed recorded in Volume 2731, Page 516 of said Hays County public records and an ell corner of a parcel of land conveyed to Nicholson Partners Inc, by deed recorded in Volume 149, Page 540 of said Hays County public records;

THENCE S 23°27'23" W a distance of 2681.51 feet to an iron rod found in the northerly line of the G.C. & S.F. R.R. Co. Survey, Abstract 591 in Hays County for an angle point of said 732.238 acre tract, a westerly corner of said A. Lauterman Survey, Abstract 297 and angle point in said Nicholson Partners Inc, tract;

THENCE N 89°23'13" W a distance of 1144.80 feet to a iron rod found for an angle point of said 732.238 acre tract and S 89°53'52" W a distance of 206.14 feet to an iron rod found for an ell corner of said 732.238 acre tract, a corner of said Nicholson Partners Inc, tract and a corner of said G.C. & S.F. R.R. Co. Survey, Abstract 591;

THENCE S 00°51'50" W a distance of 1170.84 feet to an iron rod set for the southeastern most corner of said 732.238 acre tract and the northeasterly corner of that certain 100 acre tract of land conveyed to Robert and Carolyn Boydston by deed recorded in Volume 1000, Page 824 of said Hays County public records;

THENCE N 87°58'42" W a distance of 374.83 feet to an iron rod set for the southwestern most corner of said 732.238 acre tract and the southeasterly corner of that certain 104.39 acre tract of land conveyed to John T, and Clare Ratliff by deed recorded in Volume 1073, Page 55 Hays County public records and Volume 150, Page 562 Blanco County public records;

THENCE N 17°56'43" W a distance of 5330.11 feet to the **POINT OF BEGINNING** hereof and containing 732.327 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon

Registered Professional Land Surveyor

Server; c:\hays\surveys\Wm. Johnson\Rancho Cuatro\b5240.doc

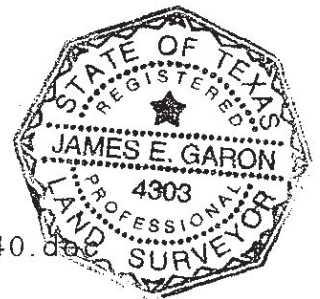


EXHIBIT "B"

1. Channel easement granted to the State of Texas, recorded in Volume 66, Page 566, Deed Records of Blanco County, Texas;
2. Easement granted by Stephen P. Carrigan to G. T. E. Southwest, Inc. recorded in Volume 148, Page 631, Official Public Records of Blanco County, Texas;
3. Underground electric easement as referenced in Volume 133, Page 727, Deed Records of Blanco County, Texas and in Volume 831, Page 103, Real Property Records of Hays County, Texas;
4. Fence meanders as referenced in Deed recorded in Volume 133, Page 727, Deed Records of Blanco County, Texas and in Volume 831, Page 103, Real Property Records of Hays County, Texas.

AFTER RECORDING RETURN TO:

Southwestern Title
P.O. Box 1110
Dripping Springs, TX 78620

Filed for Record in:
Hays County
On: Aug 30, 2006 at 12:52P
Document Number: 06026083
Amount: 40.00
Receipt Number - 154756
By:
Rose Robinson, Deputy
Lee Carlisle, County Clerk
Hays County

**** Electronically Filed Document ****

Hays County Texas
Liz Q. Gonzalez
County Clerk

Document Number: 2012-12021133
Recorded As : ELECTRONIC RECORDING

Recorded On: August 02, 2012
Recorded At: 10:08:49 am
Number of Pages: 9
Book-VI/Pg: Bk-OPR VI-4401 Pg-107
Recording Fee: \$44.00

Parties:

Direct- HAYS COUNTY
Indirect- LONGHORN RIVER RANCH LTD

Receipt Number: 310412
Processed By: Samantha Breland

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

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.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF HAYS

THAT THE UNDERSIGNED, **HAYS COUNTY**, A Political Subdivision of the State of Texas ("**Grantor**"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by **LONGHORN RIVER RANCH, LTD.**, a Texas limited partnership ("**Grantee**"), the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note (the "Note") of even date herewith in the principal sum of Twelve Million Two Hundred Ninety-One Thousand and No/100 Dollars (\$12,291,000.00), payable to the order of **Texas Land Bank, FLCA**, a federally chartered instrumentality of the United States of America ("**Lender**"), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to **Charles P. Gant, TRUSTEE**, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, that certain tract of real property (the "**Property**") and all improvements located thereon described as follows:

Being 1004.914 acres of land, more or less, out of the J. M. JENNINGS SURVEY, ABSTRACT NOS. 725 AND 726; the G.C. & S.F. RAILROAD COMPANY SURVEY, ABSTRACT NOS. 591 AND 593; and the A. LAUTERMAN SURVEY, ABSTRACT NOS. 297 AND 638, all in Hays County, Texas, and being all of Tract I (160 acres) and portions of Tract II (1285.7 acres) and Tract IV (1691 acres) of land conveyed to Nicholson Partners, Ltd. by Warranty Deed dated February 14, 1985, recorded in Volume 500, Page 817 of the Real Property Records of Hays County, Texas as more particularly described by metes and bounds attached hereto as **Exhibit "A"** and incorporated by reference (the "**Property**").

This conveyance, however, is made and accepted subject to the restrictions, reservations, encumbrances, easements, covenants and conditions relating to the Property as described on **Exhibit "B"** attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and/or assigns forever; and Grantors do hereby bind Grantors' heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the

2012-089205
Corridor Title

Property unto Grantee, Grantee's successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. That Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantor herein that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns.

EXECUTED to be effective on the 31st day of July, 2012.

GRANTOR

Hays County,
a Political Subdivision of the State of Texas

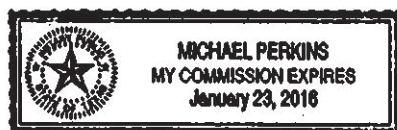
Grantee Address:

3144 Bee Cave Rd.
Austin, Tx 78746

By: Bert Cobb
Name: BERT COBB, M. D.
Title: HAYS COUNTY JUDGE

STATE OF TEXAS §
 §
COUNTY OF HAYS §

The foregoing instrument was acknowledged before me on the 30 day of July, 2012, by Bert Cobb, in his/her capacity as Judge of Hays County, a Political Subdivision of the State of Texas, and on behalf of same.



Michael Perkins
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 1-23-2016

EXHIBIT "A"
METES & BOUNDS LEGAL DESCRIPTION

August 1, 2006

LEGAL DESCRIPTION: BEING 732.327 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE VARIOUS SURVEYS IN HAYS AND BLANCO COUNTY, TEXAS:

**THE WILLIAM JOHNSON SURVEY, ABSTRACT No. 803 IN HAYS COUNTY AND ABSTRACT 1010 IN BLANCO COUNTY;
THE RALPH E. SEVEY SURVEY, ABSTRACT 432 IN HAYS COUNTY AND ABSTRACT 599 IN BLANCO COUNTY;
THE F. B. PIPKIN SURVEY, ABSTRACT 297 IN BLANCO COUNTY AND
THE MICHAEL AUSTIN SURVEY, ABSTRACT 21 BLANCO COUNTY, TEXAS**

AND BEING ALL OF THAT CERTAIN 732.238 ACRE TRACT OF LAND CONVEYED TO KC WILDLIFE & CATTLE CO. INC. BY DEED RECORDED IN VOLUME 831, PAGE 103 OF THE OFFICIAL PUBLIC RECORDS IN HAYS COUNTY, TEXAS AND VOLUME 133, PAGE 727 OF THE DEED RECORDS IN BLANCO COUNTY, TEXAS; SAID 732.327 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2006:

BEGINNING at an ½" Iron rod found in the easterly or southeasterly right-of-way line of Farm to Market Road 166 at the westerly most corner of said 732.238 acre tract and the northern most corner of that certain 104.39 acre tract of land conveyed to John Thomas and Clare Ratliff by deed recorded in Volume 1073, Page 56 Hays County, Texas public records and Volume 180, Page 562 Blanco County Public Records;

THENCE with said Farm to Market Road 166 the following eight (8) calls:

- 1. N 49°08'12" E a distance of 276.56 feet to a concrete highway r-o-w monument found for an angle point;**
- 2. N 45°10'27" E a distance of 299.87 feet to an iron rod set for an angle point;**
- 3. N 42°18'53" E a distance of 400.33 feet to a concrete highway r-o-w monument (broken) found for an angle point;**
- 4. N 45°09'52" E a distance of 746.68 feet to an iron rod found for an angle point;**
- 5. N 45°08'28" E a distance of 947.75 feet to an iron rod found at the beginning of a curve to the left;**

8. S 89°37'28" W a distance of 894.06 feet to a 3/8" Iron rod found for an angle point hereof and common northerly corner of Lots 181 and 180, Hill Country Ranches;
9. S 89°18'36" W a distance of 817.93 feet to a fence corner post found for the southwest corner of the G.C. & S.P. Railroad Survey, Abstract 881, said 1881 acre tract and the southeast corner of the M. Austin Survey, Abstract 298 and that certain 100 acre tract of land conveyed to Robert Boydston and Carolyn Boydston by deed recorded in Volume 1000, Page 824 of the Official Public Records of Hays County, Texas;

THENCE with the common line of said 1881-acre tract and Boydston 100 acre tract as found fenced on the ground, N 03°36'43" W a distance of 88.60 feet to a fence post found for an angle point and N 00°16'13" W a distance of 1075.06 feet to a 3" steel fence post found for the northwest corner of said Boydston tract, the southerly most southeast corner the William Johnson Survey, Abstract 803 and that certain 732.827 acre tract of land conveyed to Longhorn River Ranch Ltd. by deed recorded in Volume 2998, Page 320 of said deed records;

THENCE with the common line of said 1881 acre tract and Longhorn River Ranch Ltd. 732.827 acre tract the following four (4) calls:

1. N 00°48'55" W a distance of 1170.87 feet to a 1/2" Iron rod found for an ell corner hereof;
2. N 88°20'38" E a distance of 208.91 feet to a 1/2" Iron rod found in concrete for an angle point hereof;
3. N 88°58'31" E a distance of 1144.67 feet to a 1/2" Iron rod found for an ell corner hereof and the southwesterly corner of the A. Lauterman Survey, Abstract 297;
4. N 21°48'68" E a distance of 2881.58 feet to a 1/2" Iron rod found for an ell corner hereof, the northwesterly corner of said Lauterman Survey, the southwesterly corner of the A.M. Lauterman Survey, Abstract 298 and that certain 28.08 acre tract of land conveyed to Robert Freeman and Carol Freeman by deed recorded in Volume 2731, Page 818 of said Official records;

THENCE S 88°34'01" E passing an iron rod found at a distance of 842.82 feet, 9.36 feet southwest of property line and continuing for a total distance of 2678.80 feet to a 60d nail found in a fence corner post found for an ell corner of said 1881 acre tract and the southeasterly corner of that certain 80 acre tract of land conveyed to George McCall by deed recorded in Volume 230, Page 27 of said deed records;

THENCE with the common lines of said 1881-acre tract and McCall 80 acre tract the following four (4) calls:

1. N 22°32'18" E a distance of 1513.02 to an iron rod set for an angle point;
2. N 23°37'09" E a distance of 1157.06 to a fence post found for an ell corner;
3. S 87°12'58" E a distance of 339.61 feet to a fence corner for an ell corner;
4. N 10°36'44" E a distance of 815.95 feet to an iron rod set for the northerly corner hereof;

THENCE S 16°03'38" E a distance of 3246.87 feet to an iron rod set for angle point;

THENCE S 37°46'37" E a distance of 551.96 feet to an iron rod set for angle point on the northerly side of a ranch road;

THENCE S 10°10'52" E a distance of 147.92 feet, crossing said ranch road, to an iron rod set for angle point on the westerly side of a ranch road;

THENCE along the westerly and southerly side of said ranch road the following twenty-seven (27) calls:

1. S 29°47'49" E a distance of 329.41 feet to an iron rod set for angle point;
2. S 89°26'42" E a distance of 384.12 feet to an iron rod set for angle point;
3. N 70°36'41" E a distance of 185.11 feet to an iron rod set for angle point;
4. N 88°11'23" E a distance of 160.12 feet to an iron rod set for angle point;
5. S 89°48'58" E a distance of 270.10 feet to an iron rod set for angle point;
6. S 61°38'29" E a distance of 165.33 feet to an iron rod set for angle point;
7. N 62°54'88" E a distance of 414.92 feet to an iron rod set for angle point;
8. S 73°07'14" E a distance of 186.15 feet to an iron rod set for angle point;
9. S 65°42'50" E a distance of 112.84 feet to an iron rod set for angle point;
10. S 27°18'11" E a distance of 173.80 feet to an iron rod set for angle point;
11. S 11°39'09" E a distance of 186.01 feet to an iron rod set for angle point;
12. S 00°18'55" W a distance of 201.38 feet to an iron rod set for angle point;
13. S 36°49'37" W a distance of 164.71 feet to an iron rod set for angle point;
14. S 64°17'88" W a distance of 124.36 feet to an iron rod set for angle point;

15. S 40°37'51" W a distance of 180.59 feet to an iron rod set for angle point;
16. S 09°28'52" W a distance of 185.98 feet to an iron rod set for angle point;
17. S 34°52'42" W a distance of 150.30 feet to an iron rod set for angle point;
18. S 50°47'00" W a distance of 270.07 feet to an iron rod set for angle point;
19. S 33°53'31" W a distance of 195.92 feet to an iron rod set for angle point;
20. S 13°33'10" W a distance of 153.77 feet to an iron rod set for angle point;
21. S 01°03'46" E a distance of 152.32 feet to an iron rod set for angle point;
22. S 28°53'52" E a distance of 136.01 feet to an iron rod set for angle point;
23. S 22°32'17" E a distance of 132.07 feet to an iron rod set for angle point;
24. S 38°16'28" E a distance of 107.26 feet to an iron rod set for angle point;
25. S 18°02'10" E a distance of 97.97 feet to an iron rod set for angle point;
26. S 07°08'57" E a distance of 99.72 feet to an iron rod set for angle point;
27. S 12°49'27" E a distance of 93.56 feet to an iron rod set for an ell corner;

THENCE S 87°59'48" E a distance of 1225.91 feet, crossing said ranch road, to an iron rod set for an ell corner on the westerly side of a ranch road;

THENCE along the westerly and southerly side of said ranch road the following twenty (20) calls:

1. S 46°50'36" W a distance of 150.15 feet to an iron rod set for angle point;
2. S 23°08'53" W a distance of 121.19 feet to an iron rod set for angle point;
3. S 35°20'05" W a distance of 153.03 feet to an iron rod set for angle point;
4. S 18°17'09" W a distance of 229.43 feet to an iron rod set for angle point;
5. S 08°14'38" W a distance of 498.29 feet to an iron rod set for angle point;
6. S 27°14'06" W a distance of 128.99 feet to an iron rod set for angle point;
7. S 00°01'41" W a distance of 138.08 feet to an iron rod set for angle point;
8. S 33°54'11" W a distance of 302.67 feet to an iron rod set for angle point;

9. S 29°58'58" W a distance of 376.43 feet to an iron rod set for angle point;
10. S 41°22'12" W a distance of 182.26 feet to an iron rod set for angle point;
11. S 73°07'32" W a distance of 113.27 feet to an iron rod set for angle point;
12. N 64°12'08" W a distance of 124.50 feet to an iron rod set for angle point;
13. N 04°16'58" W a distance of 211.43 feet to an iron rod set for angle point;
14. N 12°58'27" W a distance of 209.02 feet to an iron rod set for angle point;
15. N 31°29'40" W a distance of 392.25 feet to an iron rod set for angle point;
16. N 60°01'04" W a distance of 105.93 feet to an iron rod set for angle point;
17. N 61°02'54" W a distance of 199.09 feet to an iron rod set for angle point;
18. N 78°29'47" W a distance of 137.40 feet to an iron rod set for angle point;
19. N 61°24'44" W a distance of 117.55 feet to an iron rod set for angle point;
20. N 44°53'56" W a distance of 112.25 feet to an iron rod set for an ell corner;

THENCE S 66°21'39" W a distance of 140.45 feet, crossing said ranch road, to an iron rod set for angle point and S 19°12'04" W a distance of 55.30 feet to the POINT OF BEGINNING, containing 1004.914 acres of land, more or less and as shown on map of survey prepared herewith. All iron rods set are 1/2" capped with plastic cap stamped "JE GARON - RPLS4303".

Surveyed by:



James E. Garon
Registered Professional Land Surveyor
Survivor; oo\Hays\Nicholson Partners\34410.dwg

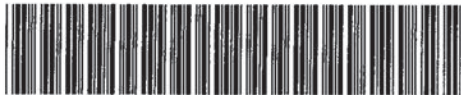
EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Mineral conveyance as shown in deed from Dr. J.R. Nicholson and wife, Elizabeth Nicholson to John Rector Nicholson, Jr. and Joe White Nicholson, dated July 7, 1954 and recorded in Volume 159, Page 542, Deed Records of Hays County, Texas.
2. Mineral reservation as shown in deed from John Rector Nicholson, Jr, Individually, and Joe White Nicholson, Individually; and John Rector Nicholson, Jr., Trustee of the Mignon Elizabeth Trust to Nicholson Partners, Ltd., a Texas limited partnership, dated February 14, 1985 and recorded in Volume 500, Page 817, Real Property Records of Hays County, Texas.
3. Terms, conditions and stipulations contained in Boundary Line Agreement executed by and between J.M. Jennings, and L.P. Scheh, recorded in Volume 91, Page 388 of the Deed Records of Hays County, Texas.
4. Terms, Conditions and stipulations contained in Mineral Deed recorded in Volume 4017, Page 761, Official Public Records of hays County, Texas.
5. Rights of parties, if any, in and to the dirt drive as shown on survey by James E. Garon, RPLS #4303, dated September 2, 2010.
6. Rights of parties, if any, in and to any portion of the property that lies outside of the meandering fence lines as shown on survey by James E. Garon, RPLS #4303, dated September 2, 2010.
7. Overhead electric line traversing the subject property as shown on survey by James E. Garon, RPLS #4303, dated September 2, 2010.
8. Old barb wire fence traversing the subject property as shown on survey by James E. Garon, RPLS #4303, dated September 2, 2010.

AFTER RECORDING, RETURN TO:

Shannon Herbert
Corridor Title, LLC
171 Benny Lane, Suite 200
Dripping Springs, Texas 78620

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



70 2012 12026457

Instrument Number: 2012-12026457

As

Recorded On: September 18, 2012

OPR RECORDINGS

Parties: HAYS COUNTY

Billable Pages: 9

To LONGHORN RIVER RANCH LTD

Number of Pages: 10

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	48.00
Total Recording:	48.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Record and Return To:

Document Number: 2012-12026457
Receipt Number: 314791
Recorded Date/Time: September 18, 2012 10:22:53A
Book-Vol/Pg: BK-OPR VL-4438 PG-605
User / Station: A Herzog - Cashiering #5

CORRIDOR TITLE LLC
PO BOX 1110
DRIPPING SRPINGS TX 78620



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

**** Electronically Filed Document ****

Hays County Texas
Liz Q. Gonzalez
County Clerk

Document Number: 2012-12021133
Recorded As : ELECTRONIC RECORDING

Recorded On: August 02, 2012
Recorded At: 10:08:49 am
Number of Pages: 9
Book-VI/Pg: Bk-OPR VI-4401 Pg-107
Recording Fee: \$44.00

Parties:

Direct- HAYS COUNTY
Indirect- LONGHORN RIVER RANCH LTD

Receipt Number: 310412
Processed By: Samantha Breland

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
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I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

* Re-record to correct
Exhibit A. *

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.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Bk Vol Pg
12026457 DPR 4438 607

STATE OF TEXAS

§

COUNTY OF HAYS

§

KNOW ALL MEN BY THESE PRESENTS:

§

2012-029205
Corridor Title

THAT THE UNDERSIGNED, **HAYS COUNTY**, A Political Subdivision of the State of Texas ("**Grantor**"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by **LONGHORN RIVER RANCH, LTD.**, a Texas limited partnership ("**Grantee**"), the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note (the "Note") of even date herewith in the principal sum of Twelve Million Two Hundred Ninety-One Thousand and No/100 Dollars (\$12,291,000.00), payable to the order of **Texas Land Bank, FLCA**, a federally chartered instrumentality of the United States of America ("**Lender**"), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to **Charles P. Gant**, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, that certain tract of real property (the "**Property**") and all improvements located thereon described as follows:

Being 1004.914 acres of land, more or less, out of the J. M. JENNINGS SURVEY, ABSTRACT NOS. 725 AND 726; the G.C. & S.F. RAILROAD COMPANY SURVEY, ABSTRACT NOS. 591 AND 593; and the A. LAUTERMAN SURVEY, ABSTRACT NOS. 297 AND 638, all in Hays County, Texas, and being all of Tract I (160 acres) and portions of Tract II (1285.7 acres) and Tract IV (1691 acres) of land conveyed to Nicholson Partners, Ltd. by Warranty Deed dated February 14, 1985, recorded in Volume 500, Page 817 of the Real Property Records of Hays County, Texas as more particularly described by metes and bounds attached hereto as **Exhibit "A"** and incorporated by reference (the "Property").

This conveyance, however, is made and accepted subject to the restrictions, reservations, encumbrances, easements, covenants and conditions relating to the Property as described on **Exhibit "B"** attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and/or assigns forever; and Grantors do hereby bind Grantors' heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the

Property unto Grantee, Grantee's successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. That Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantor herein that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns.

EXECUTED to be effective on the 31st day of July, 2012.

GRANTOR

Hays County,
a Political Subdivision of the State of Texas

By: Bert Cobb
Name: BERT COBB, M. D.
Title: HAYS COUNTY JUDGE

Grantee Address:

3144 Bee Cave Rd.
Austin, Tx 78746

STATE OF TEXAS

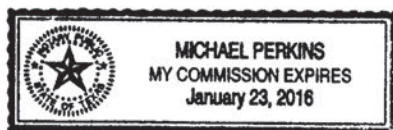
§

COUNTY OF HAYS

§

§

The foregoing instrument was acknowledged before me on the 30 day of July, 2012, by Bert Cobb, in his/her capacity as Judge of Hays County, a Political Subdivision of the State of Texas, and on behalf of same.



Michael Perkins
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 1-23-2016

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
512-303-4185
Fax 512-321-2107

EXHIBIT "A"

July 27, 2012

**LEGAL DESCRIPTION: BEING 1004.914 ACRES OF LAND LYING IN
AND BEING SITUATED OUT OF THE:**

J.M. JENNINGS SURVEY, ABSTRACTS 725 & 726;
THE G.C. & S.F. RAILROAD SURVEY, ABSTRACTS 591 & 593
AND THE A. LAUTERMAN SURVEY, ABSTRACTS 297 & 638

ALL IN HAYS COUNTY, TEXAS AND BEING ALL OF TRACT I (160
ACRES) AND PORTIONS TRACT II (1285.7 ACRES) AND TRACT IV (1691
ACRES) OF LAND CONVEYED TO NICHOLSON PARTNERS LTD. BY
DEED RECORDED IN VOLUME 500, PAGE 817 OF THE DEED RECORDS
OF HAYS COUNTY, TEXAS AND ALSO BEING ALL OF THAT CERTAIN
TRACT OF LAND CONVEYED TO HAYS COUNTY BY DEED RECORDED
IN VOLUME 4017, PAGE 750 OF SAID DEED RECORDS;

SAID 1004.914 ACRES BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E.
GARON & ASSOCIATES IN AUGUST, 2007, SEPTEMBER, 2010 AND
JULY, 2012:

BEGINNING at a ½" iron rod found in the south line of said G.C. & S.F.
Railroad Survey, Abstract 591 for an ell corner hereof, a common corner
of said 1691 acre tract and said 1285.7 acre tract, the northeast corner
of Buzzard High Street and Hill Country Ranches as recorded by plat in
Volume 1, Page 147 of the Plat Records of Hays County, Texas;

THENCE with the south line of said 1691-acre tract and north line of Hill
Country Ranches the following nine (9) calls:

1. S 89°57'18" W a distance of 547.13 feet to a ½" iron rod found
for an angle point;
2. S 89°24'29" W a distance of 2845.99 feet to an iron rod found
for an angle point hereof and common northerly corner of Lots
190 and Lot 189, Hill Country Ranches;
3. S 89°46'33" W a distance of 1277.79 feet to a ½" iron rod found
for an angle point hereof and common northerly corner of Lots
186 and 187, Hill Country Ranches;
4. S 89°23'00" W a distance of 427.81 feet to a ½" iron rod found
for an angle point hereof and common northerly corner of Lots
186 and 185, Hill Country Ranches;
5. S 88°46'39" W a distance of 431.05 feet to a ½" iron rod found
for an angle point hereof and common northerly corner of Lots
185 and 184, Hill Country Ranches;
6. S 89°10'52" W a distance of 854.98 feet to a ½" iron rod found
for an angle point hereof and common northerly corner of Lots
183 and 182, Hill Country Ranches;
7. S 89°55'09" W a distance of 428.09 feet to a ½" iron rod found
for an angle point hereof and common northerly corner of Lots
182 and 181, Hill Country Ranches;

• Page 2

July 27, 2012

8. S 89°37'28" W a distance of 894.95 feet to a 3/8" iron rod found for an angle point hereof and common northerly corner of Lots 181 and 180, Hill Country Ranches;
9. S 89°18'36" W a distance of 517.93 feet to a fence corner post found for the southwest corner of the G.C. & S.F. Railroad Survey, Abstract 591, said 1691 acre tract and the southeast corner of the M. Austin Survey, Abstract 296 and that certain 100 acre tract of land conveyed to Robert Boydston and Carolyn Boydston by deed recorded in Volume 1000, Page 824 of the Official Public Records of Hays County, Texas;

THENCE with the common line of said 1691-acre tract and Boydston 100 acre tract as found fenced on the ground, N 03°36'43" W a distance of 88.60 feet to a fence post found for an angle point and N 00°46'13" W a distance of 1675.66 feet to a 3" steel fence post found for the northwest corner of said Boydston tract, the southerly most southeast corner the William Johnson Survey, Abstract 803 and that certain 732.327 acre tract of land conveyed to Longhorn River Ranch Ltd. by deed recorded in Volume 2998, Page 320 of said deed records;

THENCE with the common line of said 1691-acre tract and Longhorn River Ranch Ltd. 732.327 acre tract the following four (4) calls:

1. N 00°46'55" W a distance of 1170.87 feet to a 1/2" iron rod found for an ell corner hereof;
2. N 88°16'12" E a distance of 206.21 feet to a 1/2" iron rod found in concrete for an angle point hereof;
3. N 88°58'31" E a distance of 1144.67 feet to a 1/2" iron rod found for an ell corner hereof and the southwesterly corner of the A. Lauterman Survey, Abstract 297;
4. N 21°48'58" E a distance of 2681.58 feet to a 1/2" iron rod found for an ell corner hereof, the northwesterly corner of said Lauterman Survey, the southwesterly corner of the A.M. Lauterman Survey, Abstract 296 and that certain 28.06 acre tract of land conveyed to Robert Freeman and Carol Freeman by deed recorded in Volume 2731, Page 516 of said Official records;

THENCE S 66°55'53" E passing an iron rod found at a distance of 642.55 feet, 9.35 feet southwest of property line and continuing for a total distance of 2678.88 feet to a 60d nail found in a fence corner post found for an ell corner of said 1691 acre tract and the southeasterly corner of that certain 80 acre tract of land conveyed to George McCall by deed recorded in Volume 230, Page 27 of said deed records;

THENCE with the common lines of said 1691-acre tract and McCall 80 acre tract the following four (4) calls:

1. N 22°32'16" E a distance of 1513.02 to an iron rod set for an angle point;
2. N 23°37'09" E a distance of 1157.96 to a fence post found for an ell corner;
3. S 67°12'58" E a distance of 339.61 feet to a fence corner for an ell corner;

● Page 3

July 27, 2012

4. N 18°35'44" E a distance of 815.95 feet to an iron rod set for the northerly corner hereof and a corner of that certain 1121.747 acre tract of land conveyed to Treehouse Realty LLC by deed recorded in Volume 4340, Page 526 of said deed records;

THENCE along the common line hereof with said Treehouse Realty LLC 1121.747 acre tract the following three (3) calls:

1. S 16°03'38" E a distance of 3246.87 feet to an iron rod set for angle point;
2. S 37°46'37" E a distance of 551.96 feet to an iron rod set for angle point on the northerly side of a ranch road;
3. S 10°18'52" E a distance of 147.92 feet, crossing said ranch road, to an iron rod set for angle point on the westerly side of a ranch road;

THENCE continuing along said common line and along the westerly and southerly side of said ranch road the following twenty-seven (27) calls:

1. S 29°47'49" E a distance of 329.41 feet to an iron rod set for angle point;
2. S 89°26'42" E a distance of 354.12 feet to an iron rod set for angle point;
3. N 70°36'41" E a distance of 185.11 feet to an iron rod set for angle point;
4. N 88°11'23" E a distance of 160.12 feet to an iron rod set for angle point;
5. S 69°45'58" E a distance of 270.10 feet to an iron rod set for angle point;
6. S 61°36'29" E a distance of 165.33 feet to an iron rod set for angle point;
7. N 62°54'58" E a distance of 414.92 feet to an iron rod set for angle point;
8. S 73°07'14" E a distance of 186.15 feet to an iron rod set for angle point;
9. S 55°42'50" E a distance of 112.84 feet to an iron rod set for angle point;
10. S 27°16'11" E a distance of 173.89 feet to an iron rod set for angle point;
11. S 11°39'09" E a distance of 186.81 feet to an iron rod set for angle point;
12. S 00°18'55" W a distance of 201.36 feet to an iron rod set for angle point;
13. S 35°49'37" W a distance of 164.71 feet to an iron rod set for angle point;
14. S 64°17'55" W a distance of 124.36 feet to an iron rod set for angle point;
15. S 40°37'51" W a distance of 180.59 feet to an iron rod set for angle point;
16. S 09°28'52" W a distance of 185.96 feet to an iron rod set for angle point;
17. S 34°52'42" W a distance of 150.30 feet to an iron rod set for angle point;
18. S 50°47'00" W a distance of 270.07 feet to an iron rod set for angle point;

July 27, 2012

19. S 33°53'31" W a distance of 195.92 feet to an iron rod set for angle point;
20. S 13°33'10" W a distance of 153.77 feet to an iron rod set for angle point;
21. S 01°03'46" E a distance of 152.32 feet to an iron rod set for angle point;
22. S 28°53'52" E a distance of 136.01 feet to an iron rod set for angle point;
23. S 22°32'17" E a distance of 132.07 feet to an iron rod set for angle point;
24. S 36°16'28" E a distance of 107.26 feet to an iron rod set for angle point;
25. S 18°02'10" E a distance of 97.97 feet to an iron rod set for angle point;
26. S 07°08'57" E a distance of 99.72 feet to an iron rod set for angle point;
27. S 12°49'27" E a distance of 93.56 feet to an iron rod set for an ell corner;

THENCE S 87°59'48" E a distance of 1225.91 feet, crossing said ranch road and continuing along said common line, to an iron rod set for an ell corner on the westerly side of a ranch road;

THENCE continuing along said common line and along the westerly and southerly side of said ranch road the following twenty (20) calls:

1. S 45°50'36" W a distance of 150.15 feet to an iron rod set for angle point;
2. S 23°08'53" W a distance of 121.19 feet to an iron rod set for angle point;
3. S 35°20'05" W a distance of 153.93 feet to an iron rod set for angle point;
4. S 16°17'09" W a distance of 229.43 feet to an iron rod set for angle point;
5. S 06°14'36" W a distance of 498.29 feet to an iron rod set for angle point;
6. S 27°14'06" W a distance of 128.99 feet to an iron rod set for angle point;
7. S 06°01'41" W a distance of 138.03 feet to an iron rod set for angle point;
8. S 33°54'11" W a distance of 302.67 feet to an iron rod set for angle point;
9. S 29°58'58" W a distance of 376.43 feet to an iron rod set for angle point;
10. S 41°22'12" W a distance of 182.26 feet to an iron rod set for angle point;
11. S 73°07'32" W a distance of 113.27 feet to an iron rod set for angle point;
12. N 54°12'03" W a distance of 124.50 feet to an iron rod set for angle point;
13. N 04°15'59" W a distance of 211.43 feet to an iron rod set for angle point;
14. N 12°58'27" W a distance of 283.02 feet to an iron rod set for angle point;
15. N 31°29'40" W a distance of 392.25 feet to an iron rod set for angle point;

• Page 5

July 27, 2012

16. N 60°01'04" W a distance of 105.93 feet to an iron rod set for angle point;
17. N 51°02'54" W a distance of 199.69 feet to an iron rod set for angle point;
18. N 75°29'47" W a distance of 137.40 feet to an iron rod set for angle point;
19. N 61°24'44" W a distance of 117.55 feet to an iron rod set for angle point;
20. N 44°53'55" W a distance of 112.25 feet to an iron rod set for an ell corner;

THENCE continuing along said common line, S 56°21'39" W a distance of 140.45 feet, crossing said ranch road, to an iron rod set for angle point and S 19°12'04" W a distance of 55.30 feet to the **POINT OF BEGINNING**, containing 1004.914 acres of land, more or less and as shown on map of survey prepared herewith. All iron rods set are 1/2" capped with plastic cap stamped "JE GARON - RPLS4303".

Surveyed by:



James E. Garon
Registered Professional Land Surveyor
Server; co\Hays\Nicholson Partners\31412.doc

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Mineral conveyance as shown in deed from Dr. J.R. Nicholson and wife, Elizabeth Nicholson to John Rector Nicholson, Jr. and Joe White Nicholson, dated July 7, 1954 and recorded in Volume 159, Page 542, Deed Records of Hays County, Texas.
2. Mineral reservation as shown in deed from John Rector Nicholson, Jr, Individually, and Joe White Nicholson, Individually; and John Rector Nicholson, Jr., Trustee of the Mignon Elizabeth Trust to Nicholson Partners, Ltd., a Texas limited partnership, dated February 14, 1985 and recorded in Volume 500, Page 817, Real Property Records of Hays County, Texas.
3. Terms, conditions and stipulations contained in Boundary Line Agreement executed by and between J.M. Jennings, and L.P. Scheh, recorded in Volume 91, Page 388 of the Deed Records of Hays County, Texas.
4. Terms, Conditions and stipulations contained in Mineral Deed recorded in Volume 4017, Page 761, Official Public Records of Hays County, Texas.
5. Rights of parties, if any, in and to the dirt drive as shown on survey by James E. Garon, RPLS #4303, dated September 2, 2010.
6. Rights of parties, if any, in and to any portion of the property that lies outside of the meandering fence lines as shown on survey by James E. Garon, RPLS #4303, dated September 2, 2010.
7. Overhead electric line traversing the subject property as shown on survey by James E. Garon, RPLS #4303, dated September 2, 2010.
8. Old barb wire fence traversing the subject property as shown on survey by James E. Garon, RPLS #4303, dated September 2, 2010.

AFTER RECORDING, RETURN TO:

Shannon Herbert
Corridor Title, LLC
171 Benny Lane, Suite 200
Dripping Springs, Texas 78620

**** Electronically Filed Document ****

Hays County Texas
Liz Q. Gonzalez
County Clerk

Document Number: 2014-14013771
Recorded As : ELECTRONIC RECORDING

Recorded On: May 20, 2014
Recorded At: 11:04:15 am
Number of Pages: 6
Book-VI/Pg: Bk-OPR VI-4925 Pg-770
Recording Fee: \$42.00

Parties:

Direct- WHETSTONE FAMILY TRUST
Indirect- LONGHORN RIVER RANCH LTD

Receipt Number: 367459
Processed By: Alisha Herzog

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

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.

GENERAL WARRANTY DEED

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENT:

COUNTY OF HAYS

§

THAT THE UNDERSIGNED, Jayne D. Rybak, Trustee of the Whetstone Family Trust ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Longhorn River Ranch, Ltd., a Texas limited partnership ("Grantee"), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, that certain tract of real property (the "Property") and all improvements located thereon described as follows:

7.156 acres of land lying in and being situated out of the Ralph E. Sevey Survey 526, Abstract 432 in Hays County, Texas and being a portion of that certain 85.00 acre tract of land conveyed to Jayne Diane Rybak, Trustee of the Whetstone Family Trust by distribution deed recorded in volume 4517, page 692 Official Public Records, Hays County, Texas; said 7.156 acres being more particularly described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference (the "Property").

This conveyance, however, is made and accepted subject to the restrictions, reservations, encumbrances, easements, covenants and conditions relating to the Property as described on Exhibit "B" attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and/or assigns forever; and Grantor does hereby bind Grantor's beneficiaries, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Ad valorem taxes with respect to the Property are prorated as of this date and by acceptance of this General Warranty Deed, Grantee assumes payment of all ad valorem taxes and special and general assessments of whatever nature applicable to the Property for the year 2014 and subsequent years, as well as all special and general assessments of whatever nature applicable to the Property.

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

EXECUTED to be effective on the 14 day of May, 2014.

GRANTOR

Jayne Diane Rybak, TTE
Jayne D. Rybak, Trustee of the
Whetstone Family Trust

STATE OF ~~TEXAS~~ ^{NEVADA} §
COUNTY OF ~~HAYS~~ ^{WASHOE} §

The foregoing instrument was acknowledged before me on the 14 day of May, 2014, by Jayne D. Rybak, in her capacity as Trustee of the Whetstone Family Trust, and on behalf of same.

Paul V. Ferrari
Notary Public of the State Of ~~Texas~~ ^{NEVADA}
PAUL V. FERRARI NOTARY PUBLIC

MY COMMISSION EXPIRES:
11/27/2016

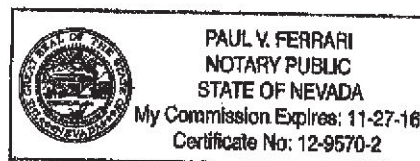


EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

BEGINNING at a game fence post found on the southwesterly line of said Whetstone 85.00 acre tract for a northerly, northeast corner of that certain 732.327 acre tract of land conveyed to Longhorn River Ranch, Ltd by deed recorded in Volume 2998, Page 320 of said official public records and a northwesterly corner of that certain 160 acre tract of land conveyed to Shawn Coleman McCall by deed recorded in Volume 4107, Page 728 of said official public records;

THENCE with the common line of said Whetstone 85.00 acre tract and Longhorn River Ranch, Ltd. 732.327 acre tract the following five (5) calls:

1. N 65°41'07" W a distance of 1557.05 feet to a 1/2" iron rod found for angle point;
2. N 65°29'25" W a distance of 675.86 feet to a 1/2" iron rod found for angle point;
3. S 83°48'13" W a distance of 47.44 feet to a 1/2" iron rod found for an ell corner;
4. N 09°00'42" W a distance of 50.32 feet to a point for corner in the centerline of Onion Creek;
5. S 87°08'56" W a distance of 65.92 feet with said creek to a point for corner;

THENCE N 02°51'04" W a distance of 19.75 feet, crossing said creek to a 3/8" iron rod found on the northwesterly bank of Onion Creek and westerly most corner of that certain tract of land described in Cause #20041276, District Court Records, Hays County, Texas;

THENCE with said line, established in Cause #20041276, as the dividing line between said Whetstone 85.00 acre tract and that certain 25.22 acre tract of land conveyed to Philip S. Wilson and Laura L. Wilson by correction deed recorded in Volume 2473, Page 22 of said official records the following five (5) calls:

1. N 82°55'57" E a distance of 86.05 feet to a 60D nail found for angle point;
2. N 78°59'21" E a distance of 179.36 feet to a 3/8" iron rod found for angle point;
3. N 89°58'38" E a distance of 49.78 feet to a 3/8" iron rod found for angle point;
4. N 81°07'19" E a distance of 155.35 feet to a 3/8" iron rod found for angle point;
5. N 72°05'01" E a distance of 126.14 feet to a 3/8" iron rod found for angle point and northerly corner hereof;

THENCE crossing Onion Creek and said Whetstone 85.00 acre tract the following four (4) calls:

1. S 52°11'14" E a distance of 454.49 feet to a 1/2" iron rod with cap stamped "JEGARON RPLS4303" set for angle point;
 2. S 46°22'23" E a distance of 569.25 feet to a 1/2" iron rod with cap stamped "JEGARON RPLS4303" set for angle point;
 3. S 61°41'56" E a distance of 289.76 feet to a 1/2" iron rod with cap stamped "JEGARON RPLS4303" set for angle point;
 4. S 62°40'59" E a distance of 613.18 feet
- to the **POINT OF BEGINNING**, containing 7.156 acres of land, more or less and as shown on map of survey prepared herewith.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Oil, gas and mineral lease with Joseph D. Whetstone and Neoma B. Whetstone, as Lessor and Sun Oil Company as Lessee as set out in Volume 206, Page 53 of the Deed Records of Hays County, Texas.
2. All terms, conditions and stipulation of that certain Final Judgment entered in Cause No. 20041276, in the District Court Records of Hays County, Texas.

AFTER RECORDING, RETURN TO:

Marie Farber
Gracy Title Company
300 W. Mercer Street, Suite 101
Dripping Springs, Texas 78620

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



70 2014 1402775

Instrument Number: 2014-1402775

As

Recorded On: September 19, 2014

OPR RECORDINGS

Parties: NICHOLSON JOHN RECTOR JR

Billable Pages: 11

To LONGHORN RIVER RANCH LTD

Number of Pages: 12

Comment:

(Parties listed above are for Clerks reference only)

**** THIS IS NOT A BILL ****

OPR RECORDINGS	66.00
Total Recording:	66.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2014-1402775

Receipt Number: 377843

Recorded Date/Time: September 19, 2014 03:42:46P

Book-Vol/Pg: BK-OPR VL-5025 PG-454

User / Station: C Rodriguez - Cashering #1

Record and Return To:

SCHOENBAUM CURPHY & SCANLAN

ATTN: BANKS M SMITH

112 E PECAN STREET STE 3000

SAN ANTONIO TX 78205



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk

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.

CORRECTION MINERAL DEED

Effective Date: November 23, 2010

Grantors: JOHN RECTOR NICHOLSON, JR., INDIVIDUALLY AND AS TRUSTEE OF THE ELIZABETH NICHOLSON KING TRUST CREATED UNDER THE WILL OF JOE WHITE NICHOLSON, AND ELIZABETH NICHOLSON KING, AS SUCCESSOR TRUSTEE OF THE ELIZABETH NICHOLSON KING TRUST CREATED UNDER THE WILL OF JOE WHITE NICHOLSON

Address: 15085 Ranch Road 1871, Mason, Texas 76856

Grantee: LONGHORN RIVER RANCH, LTD., a Texas limited partnership

Address: 3144 Bee Cave Road, Austin, Travis County, Texas 78746

Recitals

A. On May 15, 2010, John Rector Nicholson, Jr., individually and as Trustee of the following Trusts: the J.R. Nicholson 1982 Trust, the Mignon Elizabeth Nicholson 1994 Trust, the Creston Alexander King 2001 Trust, and the Mignon Elizabeth King 2004 Trust, signed a Mineral Deed to Hays County, a political division of the State of Texas, recorded at Volume 4017, Page 762, of the Official Records of Real Property of Hays County, Texas, concerning 1004.914 acres of land located in Hays County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property").

B. Simultaneously with the May 15, 2010, Mineral Deed, Nicholson Partners, Ltd. signed a General Warranty Deed to Hays County conveying the surface of the Property to Hays County, which Deed is recorded at Volume 4017, Page 751, of the Official Records of Real Property of Hays County, Texas.

C. Effective July 31, 2012, Hays County conveyed its interest in the Property to Longhorn River Ranch, Ltd., which Deed is recorded at Volume 4438, Page 607, of the Official Property Records of Hays County, Texas.

D. The May 15, 2010, Mineral Deed incorrectly identified one of the granting parties of the minerals as "John Rector Nicholson as Trustee of the following Trusts: the J.R. Nicholson 1982 Trust, the Mignon Elizabeth Nicholson 1994 Trust, the Creston Alexander King 2001 Trust, and the Mignon Elizabeth King 2004 Trust". Instead, the corrected granting party should have been "John R. Nicholson, Jr., Trustee of the Elizabeth Nicholson King Trust under the Will of Joe White Nicholson", and, additionally, Elizabeth Nicholson King, Successor Trustee, should have been named as "Successor Trustee of the Elizabeth Nicholson King Trust under the Will of Joe White Nicholson".

NOW THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the Reservations and the Exceptions to Conveyance and Warranty stated below, Grantors hereby grant, sell, transfer, assign and convey to Grantee, its successors and assigns, perpetually, twenty-five percent (25%) of Grantors' present rights, title and interests (being Grantors' interests immediately prior to November 23, 2010) in and to the oil, gas, and other minerals in, on and under the Property.

To Have and to Hold unto Grantee, its successors and assigns forever, the Mineral Conveyance set forth above, subject to the Reservations set forth below; and Grantors hereby bind Grantors and Grantors' heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claims the same or any part thereof subject to the Reservations set forth below. Grantors hereby bind Grantors and Grantors' heirs, Executors, administrators, successors and assigns to warrant and forever defend all and singular the Mineral Conveyance to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations and the Exceptions to Conveyance and Warranty set forth below.

It is understood and agreed that the above named Grantors and Grantee, their respective heirs, successors and assigns, shall fully participate, according to their respective undivided fractional interests herein reserved and granted, in the full and entire oil, gas, and mineral estate (except for the executive rights), in all royalties, overriding royalties, reserved payments out of production, lease bonuses, delay lease rental payments, shut in gas royalty payments, or other benefits or consideration of every kind or character, however described, inuring to the owners of the oil, gas and mineral estate attributable to the Property.

Reservations: Subject to the Surface Right Restrictions set forth below, Grantors expressly reserve and retain unto themselves, their successors and assigns, perpetually, (a) all (100%) of the executive rights of Grantors' present rights, title and interests in and to the mineral estate of the Property, including all of the executive rights of the mineral interest conveyed to Grantee in this Mineral Deed, and (b) seventy-five percent (75%) of Grantors' present rights, title and interests in and to the mineral estate of the Property. It

shall not be required that Grantee enter into, join in or execute any oil, gas and/or mineral lease which may be hereinafter made by the Grantors affecting all or a portion of the mineral estate of the Property.

Exceptions to Conveyance and Warranty: All declarations, restrictions, reservations, covenants, conditions, rights-of-way, grants, existing oil and gas leases, and easements now valid, outstanding, and of record, if any.

Surface Right Restrictions: Further for the consideration, Grantors hereby impose the following restrictions on the mineral interests reserved and retained by Grantors in the Property, which restrictions shall run with said mineral interests and shall be for the benefit of the Grantee (as the owner of the surface estate of the Property) and subsequent owners of the surface estate of the Property:

1. Mineral activities on the Property shall not be conducted by any surface mining methods.
2. Mineral activities on the Property shall not include the installation or operation of any amine or other hydrogen sulfide or sulphur treatment or removal facilities, gas processing facilities, refining facilities, or cathodic protection facilities.
3. All drilling and pad sites shall be placed within two (2) 5-acre area drilling sites. For each drilling and pad site, only one (1) road and one (1) pipeline shall be allowed to be constructed on the Property in conjunction with the mineral activities, unless otherwise approved by the owner of the surface of the Property.
4. The person conducting any mineral activities on the Property shall at all times use reasonable efforts and practices to prevent damage or impairment of natural values and shall restore any area damaged to its original condition.
5. Notwithstanding the above restrictions, nothing herein shall be construed to require any mineral owner to enter into any lease or engage in mineral activities on the Property.

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

This Deed is made as a Correction Mineral Deed in substitution of the Deed titled "Mineral Deed" dated November 23, 2010, and recorded in Volume 4017 Page 762, of the Official Property Records of Hays County, Texas (the "Corrected Mineral Deed"). Other than the stated correction as set forth in Recital D above, this Correction Mineral Deed is intended

to restate in all respects the Corrected Mineral Deed, and the effective date of this Correction Mineral Deed relates back to the effective date of the Corrected Mineral Deed.

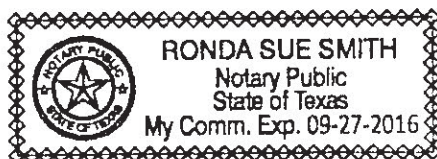
GRANTOR:

John Rector Nicholson, Jr.
John Rector Nicholson, Jr., individually and as
Trustee of the Elizabeth Nicholson King Trust
created under the Will of Joe White Nicholson

(Acknowledgment)

State of Texas §
County of Mason §

This instrument was acknowledged before me on the 25 day of January, 2014,
by John Rector Nicholson, Jr., individually and as Trustee of the Elizabeth Nicholson King
Trust created under the Will of Joe White Nicholson.



Ronda Sue Smith
Notary Public, State of Texas

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GRANTOR:

Elizabeth Nicholson King
Elizabeth Nicholson King, as Successor Trustee
of the Elizabeth Nicholson King Trust created
under the Will of Joe White Nicholson

(Acknowledgment)

State of Arizona §
County of Tucson §

This instrument was acknowledged before me on the 18th day of April, 2014, by
Elizabeth Nicholson King, as Successor Trustee of the Elizabeth Nicholson King Trust
created under the Will of Joe White Nicholson.



Lisa Brickner (formerly Dewitt)
Notary Public, State of Arizona

GRANTEE:

LONGHORN RIVER RANCH, LTD.,
a Texas limited partnership

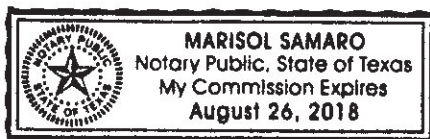
By: Longhorn River Ranch Management, LLC,
a Texas limited liability company,
General Partner

By: 
Stuart Hudson, President

(Acknowledgment)

State of Texas §
County of Travis §
§

This instrument was acknowledged before me on the 15th day of September 2014, by Stuart Hudson, President of Longhorn River Ranch Management, LLC, a Texas limited liability company, General Partner of Longhorn River Ranch, Ltd., a Texas limited partnership.




Notary Public, State of Texas

After Recording Return To:

Banks M. Smith
Schoenbaum, Curphy & Scanlan
112 E. Pecan Street, Suite 3000
San Antonio, Texas 78205

JAMES E. GARON Exhibit "A"
& ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
512-303-4185
Fax 512-321-2107

September 14, 2010

LEGAL DESCRIPTION: BEING 1004.914 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE J.M. JENNINGS SURVEY, ABSTRACTS 725 & 726; THE G.C. & S.F. RAILROAD SURVEY, ABSTRACTS 591 & 593 AND THE A. LAUTERMAN SURVEY, ABSTRACTS 297 & 638 ALL IN HAYS COUNTY, TEXAS AND BEING ALL OF TRACT I (160 ACRES) AND PORTIONS TRACT II (1285.7 ACRES) AND TRACT IV (1691 ACRES) OF LAND CONVEYED TO NICHOLSON PARTNERS LTD. BY DEED RECORDED IN VOLUME 500, PAGE 817 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1004.914 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST, 2007 AND SEPTEMBER, 2010:

BEGINNING at a ½" iron rod found in the south line of said G.C. & S.F. Railroad Survey, Abstract 591 for an ell corner hereof, a common corner of said 1691 acre tract and said 1285.7 acre tract, the northeast corner of Buzzard High Street and Hill Country Ranches as recorded by plat in Volume 1, Page 147 of the Plat Records of Hays County, Texas;

THENCE with the south line of said 1691-acre tract and north line of Hill Country Ranches the following nine (9) calls:

1. S 89°57'18" W a distance of 547.13 feet to a ½" Iron rod found for an angle point;
2. S 89°24'29" W a distance of 2845.99 feet to an iron rod found for an angle point hereof and common northerly corner of Lots 190 and Lot 189, Hill Country Ranches;
3. S 89°46'33" W a distance of 1277.79 feet to a ½" iron rod found for an angle point hereof and common northerly corner of Lots 186 and 187, Hill Country Ranches;
4. S 89°23'00" W a distance of 427.81 feet to a ½" iron rod found for an angle point hereof and common northerly corner of Lots 186 and 185, Hill Country Ranches;
5. S 88°46'39" W a distance of 431.05 feet to a ½" iron rod found for an angle point hereof and common northerly corner of Lots 185 and 184, Hill Country Ranches;
6. S 89°10'52" W a distance of 854.98 feet to a ½" iron rod found for an angle point hereof and common northerly corner of Lots 183 and 182, Hill Country Ranches;
7. S 89°55'09" W a distance of 428.09 feet to a ½" iron rod found for an angle point hereof and common northerly corner of Lots 182 and 181, Hill Country Ranches;

• Page 2

September 14, 2010

8. S 89°37'28" W a distance of 894.95 feet to a 3/8" iron rod found for an angle point hereof and common northerly corner of Lots 181 and 180, Hill Country Ranches;
9. S 89°18'36" W a distance of 517.93 feet to a fence corner post found for the southwest corner of the G.C. & S.F. Railroad Survey, Abstract 591, said 1691 acre tract and the southeast corner of the M. Austin Survey, Abstract 296 and that certain 100 acre tract of land conveyed to Robert Boydston and Carolyn Boydston by deed recorded in Volume 1000, Page 824 of the Official Public Records of Hays County, Texas;

THENCE with the common line of said 1691-acre tract and Boydston 100 acre tract as found fenced on the ground, N 03°36'43" W a distance of 88.60 feet to a fence post found for an angle point and N 00°46'13" W a distance of 1675.66 feet to a 3" steel fence post found for the northwest corner of said Boydston tract, the southerly most southeast corner the William Johnson Survey, Abstract 803 and that certain 732.327 acre tract of land conveyed to Longhorn River Ranch Ltd. by deed recorded in Volume 2998, Page 320 of said deed records;

THENCE with the common line of said 1691-acre tract and Longhorn River Ranch Ltd. 732.327 acre tract the following four (4) calls:

1. N 00°46'55" W a distance of 1170.87 feet to a 1/2" iron rod found for an ell corner hereof;
2. N 88°16'12" E a distance of 206.21 feet to a 1/2" iron rod found in concrete for an angle point hereof;
3. N 88°58'31" E a distance of 1144.67 feet to a 1/2" iron rod found for an ell corner hereof and the southwesterly corner of the A. Lauterman Survey, Abstract 297;
4. N 21°48'58" E a distance of 2681.58 feet to a 1/2" iron rod found for an ell corner hereof, the northwesterly corner of said Lauterman Survey, the southwesterly corner of the A.M. Lauterman Survey, Abstract 296 and that certain 28.06 acre tract of land conveyed to Robert Freeman and Carol Freeman by deed recorded in Volume 2731, Page 516 of said Official records;

THENCE S 66°55'53" E passing an iron rod found at a distance of 642.55 feet, 9.35 feet southwest of property line and continuing for a total distance of 2678.88 feet to a 60d nail found in a fence corner post found for an ell corner of said 1691 acre tract and the southeasterly corner of that certain 80 acre tract of land conveyed to George McCall by deed recorded in Volume 230, Page 27 of said deed records;

THENCE with the common lines of said 1691-acre tract and McCall 80 acre tract the following four (4) calls:

● Page 3

September 14, 2010

1. N 22°32'16" E a distance of 1513.02 to an iron rod set for an angle point;
2. N 23°37'09" E a distance of 1157.96 to a fence post found for an ell corner;
3. S 67°12'58" E a distance of 339.61 feet to a fence corner for an ell corner;
4. N 18°35'44" E a distance of 815.95 feet to an iron rod set for the northerly corner hereof;

THENCE S 16°03'38" E a distance of 3246.87 feet to an iron rod set for angle point;

THENCE S 37°46'37" E a distance of 551.96 feet to an iron rod set for angle point on the northerly side of a ranch road;

THENCE S 10°18'52" E a distance of 147.92 feet, crossing said ranch road, to an iron rod set for angle point on the westerly side of a ranch road;

THENCE along the westerly and southerly side of said ranch road the following twenty-seven (27) calls:

1. S 29°47'49" E a distance of 329.41 feet to an iron rod set for angle point;
2. S 89°26'42" E a distance of 354.12 feet to an iron rod set for angle point;
3. N 70°36'41" E a distance of 185.11 feet to an iron rod set for angle point;
4. N 88°11'23" E a distance of 160.12 feet to an iron rod set for angle point;
5. S 69°45'58" E a distance of 270.10 feet to an iron rod set for angle point;
6. S 61°36'29" E a distance of 165.33 feet to an iron rod set for angle point;
7. N 62°54'58" E a distance of 414.92 feet to an iron rod set for angle point;
8. S 73°07'14" E a distance of 186.15 feet to an iron rod set for angle point;
9. S 55°42'50" E a distance of 112.84 feet to an iron rod set for angle point;
10. S 27°16'11" E a distance of 173.89 feet to an iron rod set for angle point;
11. S 11°39'09" E a distance of 186.81 feet to an iron rod set for angle point;
12. S 00°18'55" W a distance of 201.36 feet to an iron rod set for angle point;
13. S 35°49'37" W a distance of 164.71 feet to an iron rod set for angle point;
14. S 64°17'55" W a distance of 124.36 feet to an iron rod set for angle point;

● Page 4

September 14, 2010

15. S 40°37'51" W a distance of 180.59 feet to an iron rod set for angle point;
16. S 09°28'52" W a distance of 185.96 feet to an iron rod set for angle point;
17. S 34°52'42" W a distance of 150.30 feet to an iron rod set for angle point;
18. S 50°47'00" W a distance of 270.07 feet to an iron rod set for angle point;
19. S 33°53'31" W a distance of 195.92 feet to an iron rod set for angle point;
20. S 13°33'10" W a distance of 153.77 feet to an iron rod set for angle point;
21. S 01°03'46" E a distance of 152.32 feet to an iron rod set for angle point;
22. S 28°53'52" E a distance of 136.01 feet to an iron rod set for angle point;
23. S 22°32'17" E a distance of 132.07 feet to an iron rod set for angle point;
24. S 36°16'28" E a distance of 107.26 feet to an iron rod set for angle point;
25. S 18°02'10" E a distance of 97.97 feet to an iron rod set for angle point;
26. S 07°08'57" E a distance of 99.72 feet to an iron rod set for angle point;
27. S 12°49'27" E a distance of 93.56 feet to an iron rod set for an ell corner;

THENCE S 87°59'48" E a distance of 1225.91 feet, crossing said ranch road, to an iron rod set for an ell corner on the westerly side of a ranch road;

THENCE along the westerly and southerly side of said ranch road the following twenty (20) calls:

1. S 45°50'36" W a distance of 150.15 feet to an iron rod set for angle point;
2. S 23°08'53" W a distance of 121.19 feet to an iron rod set for angle point;
3. S 35°20'05" W a distance of 153.93 feet to an iron rod set for angle point;
4. S 16°17'09" W a distance of 229.43 feet to an iron rod set for angle point;
5. S 06°14'36" W a distance of 498.29 feet to an iron rod set for angle point;
6. S 27°14'06" W a distance of 128.99 feet to an iron rod set for angle point;
7. S 06°01'41" W a distance of 138.03 feet to an iron rod set for angle point;
8. S 33°54'11" W a distance of 302.67 feet to an iron rod set for angle point;

● Page 5

September 14, 2010

9. S 29°58'58" W a distance of 376.43 feet to an iron rod set for angle point;
10. S 41°22'12" W a distance of 182.26 feet to an iron rod set for angle point;
11. S 73°07'32" W a distance of 113.27 feet to an iron rod set for angle point;
12. N 54°12'03" W a distance of 124.50 feet to an iron rod set for angle point;
13. N 04°15'59" W a distance of 211.43 feet to an iron rod set for angle point;
14. N 12°58'27" W a distance of 283.02 feet to an iron rod set for angle point;
15. N 31°29'40" W a distance of 392.25 feet to an iron rod set for angle point;
16. N 60°01'04" W a distance of 105.93 feet to an iron rod set for angle point;
17. N 51°02'54" W a distance of 199.69 feet to an iron rod set for angle point;
18. N 75°29'47" W a distance of 137.40 feet to an iron rod set for angle point;
19. N 61°24'44" W a distance of 117.55 feet to an iron rod set for angle point;
20. N 44°53'55" W a distance of 112.25 feet to an iron rod set for an ell corner;

THENCE S 56°21'39" W a distance of 140.45 feet, crossing said ranch road, to an iron rod set for angle point and S 19°12'04" W a distance of 55.30 feet to the **POINT OF BEGINNING**, containing 1004.914 acres of land, more or less and as shown on map of survey prepared herewith. All iron rods set are 1/2" capped with plastic cap stamped "JE GARON - RPLS4303".

Surveyed by:



James E. Garon
Registered Professional Land Surveyor
Server; co\Hays\Nicholson Partners\34410.doc

**** Electronically Filed Document ****

**Hays County Texas
Liz Q. Gonzalez
County Clerk**

Document Number: 2014-14038342

Recorded As : ELECTRONIC RECORDING

Recorded On: December 31, 2014
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Recording Fee: \$42.00

Parties: AIYANA RANCH LTD
LONGHORN RIVER RANCH LTD

Receipt Number: 385647
Processed By: Christina Rodriguez

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

THIS BEING AN "AS IS" SALE AND THAT IN MAKING ITS DECISION TO PURCHASE THE PROPERTY ON THE TERMS SET FORTH HEREIN INCLUDING, BUT NOT LIMITED TO, THE PURCHASE PRICE, IT HAS TAKEN INTO ACCOUNT AND ASSUMES SUCH RISK OF UNKNOWN AND/OR UNDISCOVERED ADVERSE CONDITIONS.

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

IN WITNESS WHEREOF, this Special Warranty Deed is executed to be effective as of the date first set forth above.

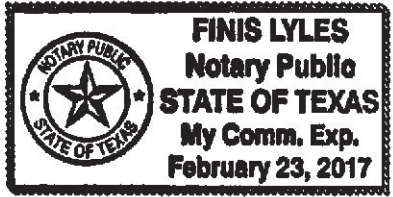
GRANTOR:

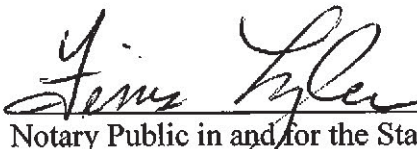
Aiyana Ranch, L.P.
By: Stedman West Land and Cattle Company, L.L.C.
Its: General Partner

By: 
Stuart W. Stedman, Sole Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was ACKNOWLEDGED before me this 15 day of December 2014, by Stuart W. Stedman, in his capacity as the sole Manager of Stedman West Land and Cattle Company, L.L.C., a Texas limited liability company, the general partner of Aiyana Ranch, L.P., a Texas limited partnership and on behalf of said company and limited partnership.




Notary Public in and for the State of Texas

My Commission Expires:
2/23/2017

EXHIBIT A
LEGAL DESCRIPTION FOR THE AR TRACT

[Attached]

EXHIBIT

"A"

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

P.O. Box 1917
Gastrop, Texas 78602
512-303-4185
Firm Reg. #10058400

December 1, 2014

LEGAL DESCRIPTION: BEING 34.158 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE J.M. JENNINGS SURVEY, ABSTRACT 726 AND THE G.C. & S.F. RAILROAD SURVEY, ABSTRACT 593, ALL IN HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 1121.747 ACRE TRACT OF LAND CONVEYED TO AIYANA RANCH, LP BY DEED RECORDED IN VOLUME 4919, PAGE 310 DEED RECORDS, HAYS COUNTY, TEXAS; SAID 34.158 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN NOVEMBER, 2014:

BEGINNING at a 1/2" iron rod set in a northeasterly of that certain 1004.914 acre tract of land conveyed to Longhorn River Ranch, Ltd. by deed recorded in Volume 4401, Page 107 of said deed records for the northwesterly corner hereof from which a game fence post found on the easterly line of that certain 240 acre tract of land conveyed to Shawn Coleman McCall by deed recorded in Volume 4107, Page 728 of said deed records and a common corner of said Longhorn River Ranch, Ltd. 1004.914 acre tract and said Aiyana Ranch, LP 1121.747 acre tract bears N 16°03'26" W a distance of 981.20 feet;

THENCE crossing said Aiyana Ranch, LP 1121.747 acre tract, N 88°38'10" E a distance of 786.60 feet to an iron rod set for the northeasterly corner hereof and S 06°51'37" E a distance of 3085.62 feet to an iron rod with cap stamped "JE GARON RPLS4303" found in the common line with said Longhorn River Ranch, Ltd. 1004.914 acre tract;

THENCE with said common line the following four (4) calls:

1. N 29°47'49" W a distance of 329.41 feet to an iron rod with cap stamped "JE GARON RPLS4303" found for angle point;
2. N 10°18'52" W a distance of 147.92 feet to an iron rod with cap stamped "JE GARON RPLS4303" found for angle point;
3. N 37°46'37" W a distance of 551.96 feet to an iron rod with cap stamped "JE GARON RPLS4303" found for angle point;
4. N 16°03'26" W a distance of 2265.53 feet to the **POINT OF BEGINNING**, containing 34.158 acres of land, more or less and as shown on map of survey prepared herewith.



Surveyed by:

James E. Garon
Registered Professional Land Surveyor
Server; co\Hays\Nicholson
Partners\65314-34ac.doc

EXHIBIT B
PERMITTED EXCEPTIONS FOR THE AR TRACT

1. Mineral and/or royalty interest in and to all coal, ignite, oil, gas and other minerals; together with all rights incident thereto in instrument recorded at Volume 500, Page 817, as partially reconveyed to surface owner by instrument recorded at Volume 4340, Page 526 and Volume 4340, Page 552, and corrected at Volume 4666, Page 401 of the Official Public Records, Hays County, Texas.
2. Mineral and/or royalty interest in and to all coal, ignite, oil, gas and other minerals; together with all rights incident thereto in instrument recorded at Volume 4936, Page 846 of the Official Public Records, Hays County, Texas.

**** Electronically Filed Document ****

**Hays County Texas
Liz Q. Gonzalez
County Clerk**

Document Number: 2014-14038344

Recorded As : ELECTRONIC RECORDING

Recorded On: December 31, 2014
Recorded At: 09:57:14 am
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Recording Fee: \$34.00

Parties: WESLEY WEST MINERALS LTD
LONGHORN RIVER RANCH LTD

Receipt Number: 385647
Processed By: Christina Rodriguez

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

15/ITC/ 1428456 -COM/GMH

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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

MINERAL DEED

THAT WESLEY WEST MINERALS, LTD., a Texas limited partnership ("Grantor"), whose address is 2727 Allen Parkway, Suite 480, Houston, Texas 77019, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid and caused to be paid in the manner hereinafter stated by LONGHORN RIVER RANCH, LTD., a Texas limited partnership ("Grantee"), whose address is c/o Agile Assets, Inc., 3001 Bee Caves Road, Suite 200, Austin, Texas 78746, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED and by these presents does hereby GRANT, SELL and CONVEY unto Grantee all of Grantor's undivided interests in the oil, gas and minerals situated in, on and under an approximately 34.158 acre tract of land out of the J. M. Jennings Survey, Abstract 726, and the G.C.& S.F. Railroad Survey, Abstract 593, Hays County, Texas, which tracts are more particularly described on **Exhibit A**, attached hereto, and all of Grantor's executive rights in the oil, gas and minerals situated in, on and under said lands (collectively, the "mineral interest"), together with all necessary and convenient easements for the purposes of exploring, drilling, producing, saving, transporting, storing, treating and owning the same and together with all strips and gores or other land adjacent or contiguous thereto.

This Deed is made by Grantor and accepted by Grantee subject to all royalties, overriding royalties, net profits obligations, production payments, and other encumbrances burdening said mineral interest which are filed of record in the Deed Records, Oil and Gas Records, Official Real Property Records, or any other official records maintained by the County or District Clerk of Hays County, Texas and all *ad valorem* taxes for the year 2014 and all subsequent years.

Grantor represents to Grantee, the following:

1. Grantor has no knowledge of any oil and gas lease affecting any portion of said mineral interest which does not appear of record in the Deed Records, Oil and Gas Records, Official Real Property Records, or any other official records maintained by the County or District Clerk of Hays County, Texas.
2. Grantor has no knowledge of any operating agreement, pooling or unitization agreement, farmout agreement or any other agreement or contract covering, affecting or pertaining to all or any portion of the mineral interest conveyed herein that does not appear of

record in the Deed Records, Oil and Gas Records, Official Real Property Records, or any other official records maintained by the County or District Clerk of Hays County, Texas.

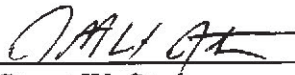
TO HAVE AND TO HOLD the mineral interest, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the mineral interest unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN TESTIMONY WHEREOF, this instrument is executed effective as of the 31st day of December, 2014.

GRANTOR:

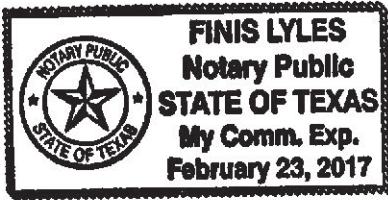
WESLEY WEST MINERALS, LTD.

By: Stedman West Land and Cattle Company, L.L.C.
Its: General Partner


By: Stuart W. Stedman
Title: Sole Manager

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me, the undersigned notary public in and for the State of Texas, on this the 15 day of December, 2014, by Stuart W. Stedman, sole manager of Stedman West Land and Cattle, L.L.C., a Texas limited liability company, general partner to Wesley West Minerals, Ltd., a Texas limited partnership, for and on behalf of said limited partnership.



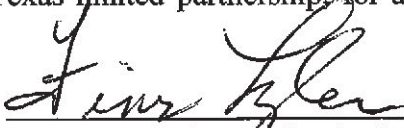

Notary Public in and for the State of Texas

EXHIBIT
"A"

JAMES E. GARON
& ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

P.O. Box 1917
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400

December 1, 2014

LEGAL DESCRIPTION: BEING 34.158 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE J.M. JENNINGS SURVEY, ABSTRACT 726 AND THE G.C. & S.F. RAILROAD SURVEY, ABSTRACT 593, ALL IN HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 1121.747 ACRE TRACT OF LAND CONVEYED TO AIYANA RANCH, LP BY DEED RECORDED IN VOLUME 4919, PAGE 310 DEED RECORDS, HAYS COUNTY, TEXAS; SAID 34.158 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN NOVEMBER, 2014:

BEGINNING at a 1/2" iron rod set in a northeasterly of that certain 1004.914 acre tract of land conveyed to Longhorn River Ranch, Ltd. by deed recorded in Volume 4401, Page 107 of said deed records for the northwesterly corner hereof from which a game fence post found on the easterly line of that certain 240 acre tract of land conveyed to Shawn Coleman McCall by deed recorded in Volume 4107, Page 728 of said deed records and a common corner of said Longhorn River Ranch, Ltd. 1004.914 acre tract and said Aiyana Ranch, LP 1121.747 acre tract bears N 16°03'26" W a distance of 981.20 feet;

THENCE crossing said Aiyana Ranch, LP 1121.747 acre tract, N 88°38'10" E a distance of 786.60 feet to an iron rod set for the northeasterly corner hereof and S 06°51'37" E a distance of 3085.62 feet to an iron rod with cap stamped "JE GARON RPLS4303" found in the common line with said Longhorn River Ranch, Ltd. 1004.914 acre tract;

THENCE with said common line the following four (4) calls:

1. N 29°47'49" W a distance of 329.41 feet to an iron rod with cap stamped "JE GARON RPLS4303" found for angle point;
2. N 10°18'52" W a distance of 147.92 feet to an iron rod with cap stamped "JE GARON RPLS4303" found for angle point;
3. N 37°46'37" W a distance of 551.96 feet to an iron rod with cap stamped "JE GARON RPLS4303" found for angle point;
4. N 16°03'26" W a distance of 2265.53 feet to the **POINT OF BEGINNING**, containing 34.158 acres of land, more or less and as shown on map of survey prepared herewith.



Surveyed by:

James E. Garon
Registered Professional Land Surveyor
Server; co\Hays\Nicholson
Partners\65314-34ac.doc

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

1

and assigns forever; and Grantors do hereby bind Grantors' successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. THAT Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantors herein that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 20 day of March, 2017.

GRANTORS:

Michael J. Pickwell
MICHAEL J. PICKWELL

Sonya K. Pickwell
SONYA K. PICKWELL

GRANTEE'S ADDRESS:

3001 Bee Caves Road, Suite 200
Austin, Texas 78746

STATE OF TEXAS §

COUNTY OF HAYS §

The foregoing instrument was acknowledged before me on the 20 day of March, 2017, by MICHAEL J. PICKWELL and SONYA K. PICKWELL.

Rebecca G. Baker III
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____



EXHIBIT "A"

Tract I:

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

P.O. Box 1917
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400

March 15, 2017

LEGAL DESCRIPTION: BEING 55.909 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE A.M. LAUTERMAN SURVEY, ABSTRACT 296 IN HAYS COUNTY, TEXAS AND BEING ALL OF THOSE TWO CERTAIN 28.06 ACRE TRACTS OF LAND CONVEYED TO MICHAEL J. PICKWELL AND SONYA K. PICKWELL BY DEEDS RECORDED IN VOLUME 2949, PAGES 357 & 388 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 55.909 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN MARCH, 2017:

BEGINNING at a 1/2" iron rod with cap stamped "JEGARON RPLS4303" set on a southerly line of that certain 240.0 acre tract of land conveyed to Shawn Coleman McCall by deed recorded in Volume 4107, Page 728 of said official public records for the northeasterly corner of that certain 28.06 acre tract of land conveyed to Robert Timothy Freeman and Carol K. Freeman by deed recorded in Volume 3932, Page 692 of said official public records and the northwesterly corner hereof and said Pickwell 28.06 acre tract of land recorded in Volume 2949, Page 388 of said official public records from which a 1/2" iron rod with cap stamped "Byrn" bears S 23°30'30" W a distance of 2.41 feet;

THENCE S 67°40'25" E a distance of 1282.22 feet along the north line hereof and the common line of the A.M. Lauterman Survey and the C.R. Lauterman Survey, Abstract 670 to a 1/2" iron rod with cap stamped "JEGARON RPLS4303" set for the northeasterly corner hereof and said Pickwell 28.06 acre tract and an ell corner of said McCall 240.0 acre tract;

THENCE S 23°36'24" W a distance of 1910.55 feet continuing along the common line of said A.M. Lauterman Survey, Abstract 296 and the C.R. Lauterman Survey, Abstract 670 to a 60D nail previously set for the southeast corner hereof and said Pickwell 28.06 acre tract of land recorded in Volume 2949, Page 357 of said official public records;

● Page 2

March 15, 2017

THENCE N 66°55'50" W a distance of 1278.71 feet along the south line hereof, the north line of that certain 1004.914 acre tract of land conveyed to Longhorn River Ranch, Ltd. by deed recorded in Volume 4401, Page 107 of said official public records and the common line of the A.M. Lauterman Survey, Abstract 296 and the A. Lauterman Survey, Abstract 297 to a 60D nail previously set for the southwest corner hereof and said Pickwell 28.06 acre tract of land recorded in Volume 2949, Page 357 of said official public records and the southeast corner of said Freeman 28.06 acre tract from which a 1/2" iron rod with cap stamped "Byrn" bears S 23°30'30" W a distance of 13.47 feet;

THENCE N 23°30'30" E, passing a 5/8" iron rod with cap stamped "Staudt" found for the southerly corner of that certain 0.50 acre tract of land conveyed to Michael J. Pickwell and Sonya K. Pickwell at a distance of 430.99 feet, continuing an additional 724.48 feet to a 5/8" iron rod with cap stamped "Staudt" found for the northerly corner of said Pickwell 0.50 acre tract, continuing an additional 100.58 feet to a 3/8" iron rod found and in all a total distance of 1893.90 feet to the **POINT OF BEGINNING**, containing 55.909 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:



James E. Garon
Registered Professional Land Surveyor
Server; co\hays\surveys\AM Lauterman A296\17517

Tract 2:

DESCRIPTION

DESCRIPTION OF A 0.50 ACRE TRACT OF LAND OUT OF THE A. M. LANTERMAN SURVEY, A-296, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED TO BE 28.06 ACRES, KNOWN AS TRACT 1, DESCRIBED IN A DEED TO ROBERT TIMOTHY FREEMAN AND CAROL K. FREEMAN, OF RECORD IN VOLUME 3932, PAGE 692, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 0.50 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with cap marked "Byrn" at the northeast corner of said 28.06 acre tract, same being the northwest corner of a tract of land called to be 28.06 acres, known as Tract 2, described in a deed to Michael J. Pickwell and Sonya K. Pickwell, of record in Volume 2949, Page 388, of the Official Public Records of Hays County, Texas;

THENCE, S 23° 04' 19" W, with the common line between said Tract 1 and said Tract 2, 736.00 feet to a 5/8 inch iron rod with cap set in said line for the POINT OF BEGINNING and the north corner of the herein described tract;

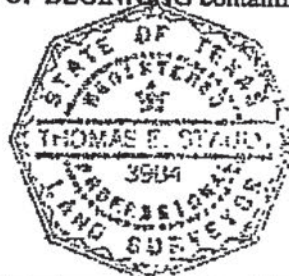
THENCE, S 23° 04' 19" W, continuing with the common line between said Tract 1 and said Tract 2, at approximately 204.9 feet, passing the southwest corner of said Tract 2, same being the northwest corner of a tract of land called to be 28.06 acres, known as Tract 3, described in a deed to Michael J. Pickwell and Sonya K. Pickwell, of record in Volume 2949, Page 357, of the Official Public Records of Hays County, Texas, and continuing with the common line between said Tract 1 and said Tract 3, for a total distance of 724.39 feet to a 5/8 inch iron rod with cap set in said line for the south corner of the herein described tract; from said iron rod, an iron rod found with cap marked "Byrn" bears S 23° 04' 19" W, 444.94 feet;

THENCE, across said Tract 1, the following three (3) courses:

- 1) N 17° 21' 57" E, 573.91 feet to a 5/8 inch iron rod with cap set;
- 2) N 36° 46' 59" E, 116.50 feet to a 5/8 inch iron rod with cap set;
- 3) N 59° 19' 57" E, 49.79 feet to the POINT OF BEGINNING containing 0.50 acres within these metes and bounds.

Description accompanied by plat.

Surveyed by: *Staudt Surveying, Inc.*
P.O. Box 1273
Dripping Springs, Texas 78620
512-858-2236



Thomas E. Staudt
Thomas E. Staudt

Registered Professional Land Surveyor No. 3984

4/4/11

Date



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

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS & BLANCO §

THAT **Jason Tanner Morrison, Samantha Gayle Morrison, Florence R. Morrison, also known as Florence Ruth Morrison as to a Life Estate; and Florence R. Morrison, Trustee of The Florence R. Morrison Revocable Living Trust as to the remainder interest** (referred to collectively herein as "**Grantors**"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by **Longhorn River Ranch, Ltd**, a Texas limited partnership ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note (the "**Note**") of even date herewith in the principal sum of \$328,559.00 payable to the order of **Lone Star, FLCA** ("**Lender**") as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Troy Bussmeir, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Grantee, the real property being all of that certain tract or parcel of land containing 21.872 acres, more or less, situated in the Ralph E. Sevey Survey, Abstract 432 in Hays and Blanco County, Texas and Abstract 559 in Blanco County, said tract being more particularly described by metes and bounds shown as Exhibit "A" attached hereto and made a part hereof for all purposes (the "**Property**") which grant includes, without limitation, indefeasible fee title to the Property and any life estate reserved for Florence Ruth Morrison.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the Property as the same are filed for record in the Official Public Records of Hays County and/or Blanco County, Texas.

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and assigns forever; and Grantors do hereby bind Grantors' successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto Grantee, Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantors that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns.

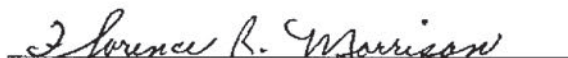
Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 16th day of May, 2017.

GRANTORS:


Jason Tanner Morrison


Samantha Gayle Morrison


Florence R. Morrison also known as
Florence Ruth Morrison as to the Life Estate


Florence R. Morrison, Trustee of The Florence R.
Revocable Living Trust as to the remainder interest

GRANTEE'S ADDRESS:

Longhorn River Ranch, Ltd.
3001 Bee Caves Rd., Suite 200
Austin, Texas 78746

STATE OF TEXAS

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§
§

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on the 16th day of May, 2017,
by Jason Tanner Morrison.





Notary Public, State of Texas

My commission expires:

5/23/21

STATE OF TEXAS

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§
§

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on the 16th day of May, 2017,
by Samantha Gayle Morrison.





Notary Public in and for the State of Texas

My Commission expires:

5/23/21

STATE OF TEXAS

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COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on the 16th day of May, 2017,
by Florence R. Morrison also known as Florence Ruth Morrison, as to a Life Estate and by
Florence R. Morrison in her capacity as trustee of The Florence R. Morrison Revocable Living
Trust as to the remainder interest.





Notary Public of the State of Texas

My Commission expires:

5/23/21

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION: BEING A 21.872 ACRE TRACT OF LAND, LYING IN AND BEING SITUATED OUT OF THE RALPH E. SEVEY SURVEY, ABSTRACT 432 IN HAYS COUNTY, TEXAS AND THE RALPH E. SEVEY SURVEY, ABSTRACT 559 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 34.81 ACRE TRACT OF LAND CONVEYED TO FLORENCE RUTH MORRISON AND TERRANCE SHAYNE MORRISON BY DEED RECORDED IN VOLUME 257, PAGE 750 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 21.872 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN APRIL, 2017:

BEGINNING at a calculated point on the curving, southeasterly right-of-way (80') line of FM 165 for the westerly corner hereof and a corner of that certain 732.327 acre tract of land conveyed to Longhorn River Ranch, Ltd by deed recorded in Volume 2998, Page 320 of said official public records from which a 1/2" iron rod found in creek on the common line of said Morrison 34.81 acre tract and said Longhorn River Ranch, Ltd. 732.327 acre tract bears S 85°20'47" E a distance of 1.42 feet;

THENCE along FM 165, a distance of 944.45 feet along the arc of said curving right-of-way line to the right having a radius of 2824.79 feet and a chord bearing N 41°22'42" E a distance of 940.06 feet to a concrete right-of-way monument found for endpoint of curve and N 50°57'24" E a distance of 137.50 feet to a calculated point for the northerly corner hereof and the westerly corner of that certain 6.591 acre tract of land conveyed to Lawrence C. Ford by deed recorded in Volume 4334, Page 704 of said official public records from which a 1/2" iron rod found bears N 72°12'05" W a distance of 0.30 feet;

THENCE S 72°12'03" E a distance of 886.98 feet along said Ford 6.591 acre tract to a calculated point in the approximate center of Onion Creek;

THENCE S 53°28'41" W a distance of 11.51 feet to a calculated point in the approximate center of Onion Creek;

THENCE S 76°58'39" E a distance of 112.25 feet to an iron rod found in fence line and a common line with said Longhorn River Ranch, Ltd. 732.327 acre tract for the easterly corner hereof;

THENCE with said common line the following seven (7) calls:

1. S 50°09'53" W a distance of 197.00 feet to an iron rod found in fence line;
 2. S 39°58'04" W a distance of 270.39 feet to an iron rod found in fence line;
 3. S 43°28'44" W a distance of 663.70 feet to a fence corner post found for the southerly corner hereof and said Morrison 34.81 acre tract;
 4. N 49°40'36" W a distance of 263.26 feet to a calculated point in the approximate center of a creek tributary;
 5. N 75°38'00" W a distance of 234.24 feet to a calculated point in the approximate center of a creek tributary;
 6. N 74°04'08" W a distance of 306.27 feet to a calculated point in the approximate center of a creek tributary;
 7. N 85°20'47" W a distance of 169.62 feet
- to the POINT OF BEGINNING, containing 21.872 acres of land, more or less and as shown on map of survey prepared herewith.



GENERAL WARRANTY DEED WITH VENDOR'S LIEN

GWD-Boydston to LRR
Page 1

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantor that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 2nd day of August, 2017.

GRANTOR:

Boydston Living Trust, dated April 22, 2015

By: Robert Boydston
Robert Boydston, Trustee

By: Carolyn Boydston
Carolyn Boydston, Trustee

GRANTEE'S ADDRESS:

Longhorn River Ranch, Ltd.
3001 Bee Caves Rd., Suite 200
Austin, Texas 78746

STATE OF TEXAS

COUNTY OF HAYS

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§
§

The foregoing instrument was acknowledged before me on the 2 day of August, 2017, by Robert Boydston and Carolyn Boydston in their capacity as Trustees of the Boydston Living Trust, dated April 22, 2015.



Notary Public of the State of Texas

My Commission expires:



EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION: BEING A 109.229 ACRE TRACT OF LAND, LYING IN AND BEING SITUATED OUT OF THE WILLIAM JOHNSON SURVEY, ABSTRACT 803 IN HAYS COUNTY, TEXAS AND THE WILLIAM JOHNSON SURVEY, ABSTRACT 1010 IN BLANCO COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 100 ACRE TRACT OF LAND CONVEYED TO ROBERT BOYDSTON AND CAROLYN BOYDSTON, TRUSTEES OF THE BOYDSTON LIVING TRUST BY DEED RECORDED IN VOLUME 1000, PAGE 826 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND VOLUME 511, PAGE 334 OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS AND ALL OF THAT CERTAIN 10.37 ACRE TRACT OF LAND CONVEYED TO ROBERT BOYDSTON AND CAROLYN BOYDSTON, TRUSTEES OF THE BOYDSTON LIVING TRUST BY DEED RECORDED IN VOLUME 5267, PAGE 206 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND VOLUME 511, PAGE 331 OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS; SAID 109.229 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JUNE, 2017;

BEGINNING at an old cedar fence post found on the north line of Lot 180, Hill Country Ranches as recorded by plat in Volume 1, Page 39 plat records, Hays County, Texas for the southeasterly corner hereof, said Boydston 100 acre tract and the William Johnson Survey and the southwesterly corner of the G.C. & S.F. RR Co. Survey, Abstract 591 and that certain 1004.914 acre tract of land conveyed to Longhorn River Ranch, Ltd by deed recorded in Volume 4401, Page 107 official public records, Hays County, Texas;

THENCE S 89°58'42" W a distance of 2457.08 feet to a 1/2" iron rod found at fence corner post for an angle point in the north line of Lot 67, Hill Country Ranches, an angle point in the east line of that certain 335.20 acre tract of land conveyed to Douglas R. Russell and Shohreh N. Russell by deed recorded in Volume 395, Page 631 official public records, Blanco County, Texas and the southwest corner hereof, said Boydston 100 acre tract and the William Johnson Survey;

THENCE N 00°33'25" W a distance of 1754.99 feet to a 1" iron pipe found at fence corner post for the northwest corner of said Boydston 100 acre tract and the southwesterly corner of that certain 100 acre tract of land conveyed to Hall Creek Ltd. by deed recorded in Volume 93, Page 26 official public records, Blanco County, Texas;

THENCE S 89°55'38" E a distance of 699.31 feet to a 1" iron pipe found at fence corner post for the southwest corner of said Boydston 10.37 acre tract and the southeast corner of said Hall Creek Ltd. 100 acre tract;

THENCE N 00°44'27" W a distance of 1257.58 feet to a 3/8" iron rod with cap stamped "RPLS 4542" found for the north corner of said Boydston 10.37 acre tract;

THENCE with the east line of said Boydston 10.37 acre tract, common with that certain 94.06 acre tract of land conveyed to Jimmie Vaughan and Robin Vaughan by deed recorded in Volume 4025, Page 491 official public records, Hays County, Texas the following three (3) calls:

1. S 27°13'53" E a distance of 1045.94 feet to a 3/8" iron rod with cap stamped "RPLS 4542" found for angle point;
2. S 63°36'46" E a distance of 381.29 feet to a 3/8" iron rod with cap stamped "RPLS 4542" found for angle point;
3. S 13°22'07" E a distance of 154.31 feet to a 3/8" iron rod with cap stamped "RPLS 4542" found for the southeast corner of said Boydston 10.37 acre tract;

THENCE N 89°25'29" E a distance of 532.65 feet to a 3-1/2" steel fence corner post found for the southeast corner of said Vaughan 94.06 acre tract and a southwesterly corner of that certain 732.327 acre tract of land conveyed to Longhorn River Ranch, Ltd by deed recorded in Volume 2998, Page 320 official public records, Hays County, Texas;

THENCE S 89°38'34" E a distance of 374.67 feet to a 3-1/2" steel fence corner post found on the westerly line of said Longhorn River Ranch, Ltd 1004.914 acre tract for the southwest corner of said Longhorn River Ranch, Ltd 732.327 acre tract and the northeast corner of said Boydston 100 acre tract;

THENCE with east line of said Boydston 100 acre tract, common with said Longhorn River Ranch, Ltd 1004.914 acre tract the following five (5) calls:

1. S 01°16'02" E a distance of 572.66 feet;
 2. S 00°12'38" W a distance of 320.08 feet;
 3. S 00°26'47" W a distance of 315.78 feet;
 4. S 00°01'17" E a distance of 310.22 feet;
 5. S 04°23'16" E a distance of 246.10 feet
- to the **POINT OF BEGINNING**, containing 109.229 acres of land, more or less and as shown on map of survey prepared herewith.



James E. Garon
Registered Professional Land Surveyor
Server; c:\hays\surveys\Wm. Johnson\455-17

EXHIBIT "B"
Description of Easement

A DESCRIPTION OF THE CENTERLINE OF A FIFTEEN (15) FOOT WIDE STRIP OF LAND WHICH PASSES OVER PART OF THE WM. JOHNSON SURVEY NO. 328, BLANCO COUNTY ABSTRACT NO. 1010 AND PART OF THE M. AULSTIN SURVEY NO. 41, BLANCO COUNTY ABSTRACT NO. 21, SITUATED IN BLANCO AND HAYS COUNTY, TEXAS; SAID CENTERLINE EXTENDING FROM THE EAST LINE OF THAT CERTAIN 100 ACRE TRACT OF LAND CONVEYED FROM H. H. ROTHELL, JR. TO THOMAS C. HALL, ET UX BY A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 93, PAGE 26 ET SEQ. OF THE BLANCO COUNTY DEED RECORDS, SAME BEING THE WEST LINE OF THAT CERTAIN 104.39 ACRE TRACT OF LAND CONVEYED FROM JACK PAUL LEON, ET UX TO RANDALL S. SHAWELL BY A WARRANTY DEED RECORDED IN VOLUME 113, PAGE 116 ET SEQ. OF THE SAID DEED RECORDS AND BEING AT THE POINT OF TERMINATION OF A CENTERLINE NO. 1 THIS DAY SURVEYED; OVER AND ACROSS THE SAID 100 ACRE TRACT TO A POINT ON THE NORTH LINE THEREOF AND SOUTH R.O.W. (RIGHT-OF-WAY) LINE OF F. M. 165; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 16p nail set on the point of intersection of an existing traveled roadway with the said east line of the 100 acre tract and west line of the 104.39 acre tract at the said Point of Termination of Centerline No. 1, for the most southerly point of the herein described centerline, from which a 2 1/2 inch iron pipe fence corner post found at the southeast corner of the said 104.39 acre tract bears S 49° 16' 13" E, a distance of 1806.17 feet;

THENCE passing over and across the said 100 acre tract with the said centerline of the existing traveled roadway, same being the herein described centerline of the said fifteen foot wide strip, the following fifty-five (55) courses:

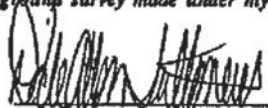
1. N 20° 43' 07" W, a distance of 426.65 feet to a 16p nail set,
2. N 32° 39' 06" W, a distance of 60.53 feet to a 16p nail set,
3. N 43° 27' 40" W, a distance of 242.97 feet to a 16p nail set,
4. N 21° 40' 32" W, a distance of 139.91 feet to a 16p nail set,
5. N 46° 05' 51" W, a distance of 91.09 feet to a 16p nail set,
6. N 54° 47' 43" W, a distance of 80.49 feet to a 16p nail set,
7. N 66° 32' 49" W, a distance of 204.48 feet to a 16p nail set,
8. N 43° 50' 47" W, a distance of 123.67 feet to a 16p nail set,
9. N 48° 13' 03" W, a distance of 79.71 feet to a 16p nail set,
10. N 58° 34' 53" W, a distance of 104.98 feet to a 16p nail set,
11. N 64° 25' 25" W, a distance of 100.13 feet to a 16p nail set,
12. N 76° 08' 40" W, a distance of 100.26 feet to a 16p nail set,
13. N 82° 00' 02" W, a distance of 85.57 feet to a 16p nail set,
14. N 72° 43' 25" W, a distance of 102.16 feet to a 16p nail set,
15. S 85° 24' 11" W, a distance of 46.98 feet to a 16p nail set,
16. S 60° 17' 58" W, a distance of 47.04 feet to a 16p nail set,
17. S 51° 36' 00" W, a distance of 221.77 feet to a 16p nail set,

18. S 82° 14' 18" W, a distance of 33.99 feet to a 16p nail set,
19. N 43° 40' 14" W, a distance of 41.40 feet to a 16p nail set,
20. N 19° 10' 34" W, a distance of 82.53 feet to a 16p nail set,
21. N 06° 18' 20" E, a distance of 84.91 feet to a 16p nail set,
22. N 01° 26' 57" W, a distance of 109.87 feet to a 16p nail set,
23. N 03° 35' 50" E, a distance of 74.45 feet to a 16p nail set,
24. N 08° 06' 52" E, a distance of 130.30 feet to a 16p nail set,
25. N 10° 58' 54" E, a distance of 115.21 feet to a 16p nail set,
26. N 26° 20' 42" E, a distance of 52.71 feet to a 16p nail set,
27. N 54° 16' 59" E, a distance of 42.12 feet to a 16p nail set,
28. N 72° 49' 07" E, a distance of 49.56 feet to a 16p nail set,
29. N 81° 38' 47" E, a distance of 58.92 feet to a 16p nail set,
30. S 84° 03' 33" E, a distance of 127.04 feet to a 16p nail set,
31. N 55° 51' 21" E, a distance of 68.09 feet to a 16p nail set,
32. N 48° 24' 23" E, a distance of 67.24 feet to a 16p nail set,
33. N 31° 12' 29" E, a distance of 55.16 feet to a 16p nail set,
34. N 16° 17' 45" E, a distance of 86.18 feet to a 16p nail set,
35. N 01° 28' 31" E, a distance of 36.12 feet to a 16p nail set,
36. N 23° 24' 28" W, a distance of 32.77 feet to a 16p nail set,
37. N 49° 53' 56" W, a distance of 48.47 feet to a 16p nail set,
38. N 60° 09' 14" W, a distance of 117.86 feet to an unmarked point on the centerline of a creek,
39. N 71° 23' 51" W, a distance of 81.06 feet to a 16p nail set,
40. N 58° 13' 56" W, a distance of 43.13 feet to a 16p nail set,
41. N 39° 29' 26" W, a distance of 51.09 feet to a 16p nail set,
42. N 28° 35' 28" W, a distance of 76.94 feet to a 16p nail set,
43. N 25° 23' 23" E, a distance of 27.57 feet to a 16p nail set,
44. N 65° 49' 14" E, a distance of 105.80 feet to a 16p nail set,
45. N 82° 14' 19" E, a distance of 42.06 feet to a 16p nail set,
46. S 83° 27' 28" E, a distance of 75.78 feet to a 16p nail set,
47. N 78° 21' 58" E, a distance of 35.44 feet to a 16p nail set,
48. N 42° 18' 43" E, a distance of 32.88 feet to a 16p nail set,

49. N 10° 27' 32" E, a distance of 44.99 feet to a 16p nail set,
50. N 03° 12' 19" W, a distance of 128.02 feet to a 16p nail set,
51. N 07° 32' 34" E, a distance of 131.32 feet to a 16p nail set,
52. N 01° 59' 31" E, a distance of 78.63 feet to a 16p nail set,
53. N 07° 13' 32" W, a distance of 138.80 feet to a 16p nail set,
54. N 13° 38' 26" W, a distance of 102.84 feet to a 16p nail set, and
55. N 26° 34' 43" W, at a distance of 100.45 feet a 16p nail set, continuing for a total distance of 172.39 feet to an unmarked point on the said south R.O.W. line of F. M. 165 and north line of the 100 acre tract, for the northerly point and POINT OF TERMINATION of the herein described centerline; from which a concrete R.O.W. monument found 40 feet left of Engineer's Centerline Station 274 + 94.9 bears S 79° 40' 11" W, a distance of 517.67 feet.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from an on the ground survey made under my direction and supervision.

SULTEMEIER SURVEYING
 304 East Main
 Johnson City, TX 78636
 (512) 868-7308


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

