



Control Number: 48897



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PUBLIC UTILITY COMMISSION
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BILL OF SALE, ASSIGNMENT, AND ASSUMPTION

BETWEEN KERRVILLE SOUTH WATER COMPANY, INC. AND AQUA TEXAS, INC.

THIS BILL OF SALE, ASSIGNMENT, AND ASSUMPTION ("Bill of Sale") dated and effective the 1st day of July, 2019 runs from **Kerrville South Water Company, Inc.** ("Company"), a Texas corporation to **Aqua Texas, Inc.** ("Aqua Texas"), a Texas corporation. Company and Aqua Texas are collectively referred to herein as "Parties".

WITNESSETH

WHEREAS, Company and Aqua Texas have previously entered into a Plan and Agreement of Asset Transfer (the "Plan of Transfer") under which Company will transfer and Aqua Texas will acquire all of Company's assets within the State of Texas that are used and useful in the provision of water services ("Water System Business");

WHEREAS, the specific assets of the Water System Business encompassed in this Bill of Sale are located in Kerr County; are referred to herein as "Kerrville South Water System Assets" and are more fully described in **Exhibit A** which is attached hereto and incorporated herein by reference;

WHEREAS, Aqua Texas has agreed to assume certain of the liabilities of the Water System (collectively "Assumed Liabilities") within the State of Texas;

WHEREAS, Company is presently executing and delivering this Bill of Sale to Aqua Texas for the purpose of transferring and assigning to and vesting in Aqua Texas all of the right, title and interest currently held by Company in and to the Kerrville South Water System Assets, to the extent that rights, title and interest may be personal property; and

WHEREAS, Aqua Texas is presently executing and delivering this Bill of Sale to Company for the purpose of assuming the Assumed Liabilities in Kerr County;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Company hereby grants, sells, conveys, assigns, transfers, sets over to and vests in Aqua Texas, its successors and assigns all of the Company's rights, title and interest, legal and equitable, in and to all of the intangible rights and tangible personal property that are used and useful in the Water System Business, including but not limited to the Kerrville South Water System Assets, to have and to hold the same forever.

2. Company hereby makes and appoints Aqua Texas, its successors and assigns, as a true and lawful agent and attorney of Company with full power of substitution, in the same and stead of Company, but on behalf of and for the benefit of Aqua Texas, to demand and receive all of the assets of the Water System Business, including but not limited to the Kerrville South Water System Assets, which are not in the possession or under the exclusive control of Company, and to give receipts and releases for and in respect of the sale, and any part thereof, and from time to time to institute in Company's name or in the name of Aqua Texas, and their successors and assigns, as the authorized legal attorney of and for Company, for the benefit of Aqua Texas, its successors and assigns and at the expense of Aqua Texas, any and all proceedings at law, equity or otherwise, which Aqua Texas may deem proper for the collection and enforcement of any claim or right of any kind hereby granted, transferred, sold, conveyed, or assigned, or intended so to be, and to do all acts and things in relation to such assets transferred hereunder which Aqua Texas deems desirable, Company hereby declares that the foregoing power are coupled with an interests and are and shall be irrevocable by Company or by the dissolution of Company in any manner or for any reason whatsoever.

3. Aqua Texas assumes and agrees to perform and discharge all the Assumed Liabilities in Kerr County, as provided in the Plan of Asset Transfer.

4. The Parties, their successors and assigns agree that from time to time as needed after the execution of this Bill o Sale, upon the request of the other Party and without payment of further consideration, to perform, execute, acknowledge, and deliver, all and every act, conveyance, transfer, assignment or assurance as may be reasonably required to more effectively convey, transfer or vest in Aqua Texas any of the Kerrville South Water System Assets or Assumed Liabilities within Kerr County, or to otherwise put into effect the intent and purpose of the Plan of Transfer, including but not limited to real property deeds and conveyances. The Party making such request shall assume all costs arising from the request and shall reimburse the other Party for its reasonable costs in complying with such request.

5. Nothing in this Bill of Sale, express or implied, is intended or shall be construed to confer upon or give to any other person, firm, corporation, or business entity, other than the Parties and their successors and assigns, any remedy or elaim under or by reason of this instrument or any provision, covenant, condition, or promise herein. This Bill of sale is for the sole and exclusive benefit of the Parties, their successors and assigns.

6. This Bill of Sale is governed by and shall be enforced in accordance wit the laws of the State of Texas.

7. The assets transferred by this Bill of Sale shall include but not be limited to the following items in Kerr County:

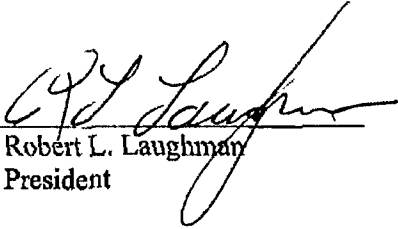
- a. All the land, buildings, pipes, pipelines, water mains, sewer mains, lift stations, treatment plants, wells, pumping stations storage tanks,

standpipes, fire hydrants, structures, improvements, fixtures, rights of way, rights, uses, licenses, and easements owned by Company or in which Company has an interest, and all hereditaments, tenements, and appurtenances belonging or appertaining thereto which relate to the Water System Business;

- b. All of the underground water, percolating water, artesian water, and any other water from any depths and reservoirs, formations, depths, and horizons beneath the surface of the Water System Business property in which Aqua Development has an interest;
- c. All supplies and inventories related to the Water System Business;
- d. All rights of Company under any written or oral contract, easement, license, agreement, lease, plan, instrument, registration, permit, surface water right, surface water permit, groundwater right, groundwater permit, groundwater conservation district right, groundwater conservation district permit, or other authorization or approval of any nature, or other document, commitment, arrangement, undertaking, practice or authorization, relating in any way to the Water System Business;
- e. All active and inactive water accounts and all agreements with third parties regarding the provision of retail or wholesale water;
- f. All rights and choses in action of Company relating to the Water System Business and Kerrville South Water System Assets, arising out of the occurrences before and/or after the date of this conveyance, including but not limited to those associated with adverse possession and ownership of the real and personal property of the Water System Business and Kerrville South Water System Assets;
- g. All information, files, records, data, plans, contracts, and recorded knowledge, including customer and supplier lists and property records in any way related to the Water System Business; and
- h. All of Company's interest in all of the personal property owned and/or controlled by Company associated with the operation and/or ownership of Water System Business, including without limitation Company's interests in any customer records, business records, applications for licenses, permits or other related governmental authorizations, all business goodwill (including the right to do business under the various names of the water facilities and systems which are part of the Water System Business).

IN WITNESS WHEREOF, the Parties have set their hands this day and year first noted above with the intention of being legally bound by its terms.

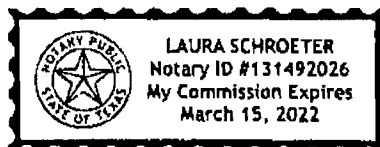
KERRVILLE SOUTH WATER COMPANY, INC.


By: 
Name: Robert L. Laughman
Title: President

State of Texas
County of Harris

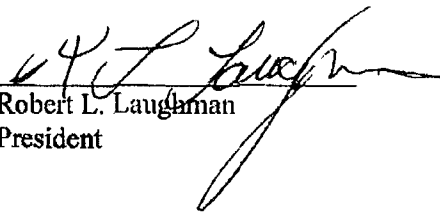
ACKNOWLEDGED, SWORN TO, AND SUBSCRIBED TO under oath by Robert. L. Laughman, President of Kerrville South Water Company, Inc. before the undersigned notary public in witness of which I place my hand and seal on this 8th of August, 2019.

SEAL




Notary Public, State of Texas
Print name: Laura Schroeter
Commission expires: March 15, 2022

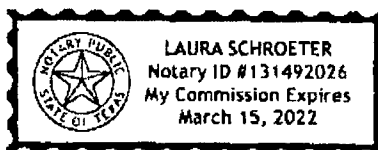
AQUA TEXAS, INC.

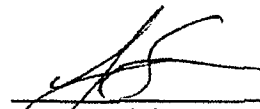
By: 
Name: Robert L. Laughman
Title: President

State of Texas
County of Harris

ACKNOWLEDGED, SWORN TO, AND SUBSCRIBED TO under oath by Robert. L. Laughman, President of Aqua Texas, Inc, before the undersigned notary public in witness of which I place my hand and seal on this 8th of August 2019.

SEAL




Notary Public, State of Texas
Print name: Laura Schroeter
Commission expires: March 15, 2022

**EXHIBIT A
WATER SYSTEMS**

All assets held in connection with undeveloped water CCN territories included in TCEQ Application No. 48897, if any, and all assets within the State of Texas that are used and useful in the provision of water services through the following systems.

PWS #	TCEQ System Name	Subdivision/Area Served	County
1330041	Loma Vista	Loma Vista	Kerr
1330028	West Creek Estates	West Creek Estates	Kerr

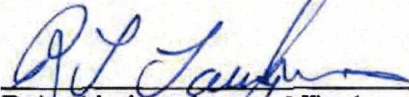
STATE OF TEXAS

COUNTY OF Travis

BUYER'S AFFIDAVIT OF CLOSING

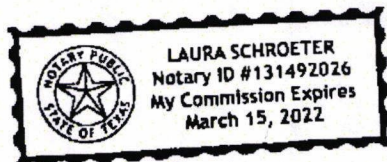
I, Robert L. Laughman, certify that I am the president of Aqua Texas, Inc., the purchaser of the assets of the Kerrville South Water Company, Inc. through a Water Code §13.301 sale. The sale, transfer, and merger of the utility and its assets closed on July 1, 2019. Management and control of the utility system transferred on July 1, 2019 at 12:01 a.m. Both events occurred after receipt of the Public Utility Commission of Texas' March 22, 2019 Order No. 4 Approving Sale/Transfer to Proceed authorizing the parties to close this transaction.

Customer deposits were transferred from Buyer to Seller in connection with the closing. These customer deposits will be held by the corporation for fiduciary management and refund in due course of business under the Public Utility Commission of Texas rules.


Robert L. Laughman, Affiant

SWORN AND SUBSCRIBED TO under oath by Robert L. Laughman, President of Buyer, Aqua Texas, Inc. before the undersigned notary public in witness of which I place my hand and seal on August 8th, 2019.

SEAL




Notary Public, State of Texas

Print name: Laura Schroeter

Commission expires: March 15, 2022

STATE OF TEXAS

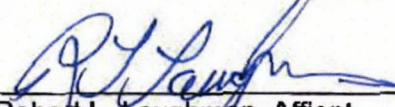
COUNTY OF Texas

SELLER'S AFFIDAVIT OF CLOSING

I, Robert L. Laughman, certify that I am the president Kerrville South Water Company, Inc., whose assets are being sold to Aqua Texas, Inc. through a Water Code §13.301 sale. The sale, transfer, and merger of the utility and its assets closed on July 1, 2019. Management and control of the utility system transferred on July 1, 2019 at 12:01 a.m. Both events occurred after receipt of the Public Utility Commission of Texas' March 22, 2019 Order No. 4 Approving Sale/Transfer to Proceed authorizing the parties to close this transaction.

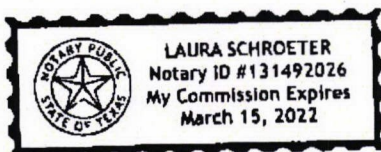
Customer deposits transferred from Buyer to Seller in connection with the closing. These customer deposits will be held by the corporation for fiduciary management and refund in due course of business under the Public Utility Commission of Texas Rules.

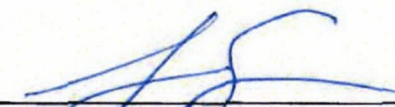
Kerrville South Water Company, Inc. consents to the transfer of the Certificate of Convenience and Necessity ("CCN") that is the subject of this application to Aqua Texas, Inc. by affixing my authorized signature below, Kerrville South Water Company, Inc. grants to Aqua Texas, Inc. an irrevocable power of attorney to undertake all actions necessary to effectuate the CCN transfer, including, but not limited to executing all necessary consent documents on behalf of Kerrville South Water Company, Inc.


Robert L. Laughman, Affiant

SWORN AND SUBSCRIBED TO under oath by Robert L. Laughman, President of Seller, Kerrville South Water Company, Inc. before the undersigned notary public in witness of which I place my hand and seal on August 8th, 2019.

SEAL




Notary Public, State of Texas

Print name: Laura Schroeter

Commission expires: March 15, 2022

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

THE STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF KERR §

THAT, Kerrville South Water Company., a Texas corporation ("Grantor"), in consideration of the sum of Ten and No/100 (\$10.00) Dollars in hand paid to Grantor by Aqua Texas, Inc., a Texas corporation ("Grantee"), the receipt of which is hereby acknowledged by Grantor, and other good and valuable consideration paid to Grantor by Grantee, the sufficiency of which consideration is hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto said Grantee, its successors and assigns, subject to the Permitted Exceptions described below, all of that certain real property located in Kerr County, Texas, more particularly described on Exhibit "1" attached hereto, and all of Grantor's right, title, and interest, if any, in and to all easements, tenements, hereditaments, privileges, and appurtenances in any way belonging to the foregoing (collectively, the "Appurtenances"), including, without limitation, (i) any land to the midpoint of the bed of any highway, street, road or avenue, open or proposed, in front of, abutting or adjoining such land, (ii) any land lying in or under the bed of any creek, stream, bayou, or river running through, abutting, or adjacent to such land, (iii) any riparian, appropriative, or other water rights of Grantor appurtenant to such land and relating to surface or subsurface waters, (iv) any oil, gas, or other minerals or mineral rights relating to such land or to the surface or subsurface thereof, (v) any strips, gores, or pieces of property abutting, abounding, or which are adjacent or contiguous to such land, and (vi) all easements, rights of way, rights of ingress or egress, and reversionary interests benefiting such land (all such land, water rights, mineral rights, easements, and other appurtenant rights being herein referred to collectively as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and subject to the above described Permitted Exceptions, grantor does hereby bind itself and its successor, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Real estate and ad valorem taxes and all other taxes, assessments, and standby fees against the Property for the year 2019 have been prorated between Grantor and Grantee as of the date hereof.

GRANTOR:

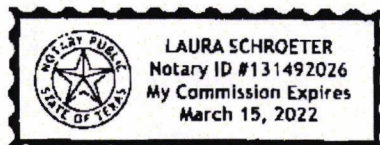
Kerrville South Water Company, Inc.

By: [Signature]
Robert L. Laughman
President, Kerrville South Water Company, Inc.

THE STATE OF TEXAS §
§
COUNTY OF Travis §

BEFORE ME, the undersigned authority on this day personally appeared Robert L. Laughman, President of Kerrville South Water Company, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of the corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of August, 2019.



[Signature]
Notary Public in and for the State of Texas

Printed Name: Laura Schroeter
My Commission Expires: March 15, 2022

GRANTEE:

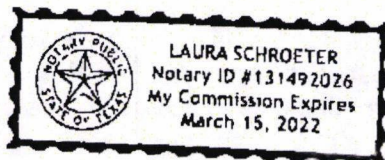
Aqua Texas, Inc.

By: [Signature]
Robert L. Laughman
President, Aqua Texas, Inc.

THE STATE OF TEXAS §
§
COUNTY OF Travis §

BEFORE ME, the undersigned authority on this day personally appeared Robert L. Laughman, President of Aqua Texas, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of the corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of August, 2019.



[Signature]
Notary Public in and for the State of Texas

Printed Name: Laura Schroeter
My Commission Expires: March 22, 2019
March 15, 2022 (S)

Exhibit "1"
To General Warranty Deed

Tract One: All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 0.11 acres, more or less, out of Survey No. 145, Thomas Waddell, Abstract No. 354, and being Lot 16-A of Spyglass Hill, and being more particularly described by metes and bounds on Exhibit "A" as follows:

Tract Two: All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 0.736 acres, more or less, out of Survey No. 146, William C. Francis, Abstract No. 137, and being more particularly described by metes and bounds on Exhibit "A" as follows:

Tract Three-Parcel A: All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 0.14 acres, more or less, out of Survey No. 146, William C. Francis, Abstract No. 137, and being more particularly described by metes and bounds on Exhibit "A" as follows:

Tract Three- Parcel B: Easement interest only in a 20 foot wide strip situated in the County of Kerr, State of Texas, comprising 0.14 acres, more or less, out of Survey No. 146, William C. Francis, Abstract No. 137, and being more particularly described by metes and bounds on Exhibit "A" as follows:

Tract Four: All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 0.09 acres, more or less, out of Tract 69 of Glen Oaks No. Four, and being more particularly described by metes and bounds on Exhibit "A" as follows:

Tract Five: All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 0.08 acres, more or less, out of Survey No. 146, William C. Francis, Abstract No. 137; being out of Lot No. 2 of Kerrville South Ranches No. One, and being more particularly described by metes and bounds on Exhibit "A" as follows:

Tract Six: All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 0.07 acres, more or less, out of Survey No. 146, Thos. L. Waddell, Abstract No. 354, and being more particularly described by metes and bounds on Exhibit "A" as follows:

Tract Seven: All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 0.35 acres, more or less, out of Survey No. 399, John Bloom, Abstract No. 31, and being more particularly described by metes and bounds on Exhibit "A" as follows:

Tract Eight-Parcel A: All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 0.76 acres, more or less, out of Lot 58, The Horizon, Section One, and being more particularly described by metes and bounds on Exhibit "A" as follows:

Tract Eight-Parcel B: An Easement interest only in all that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being within the 150 foot radius as depicted on plat of The Horizon, Section, recorded in Volume 6, Page 351, Plat Records of Kerr County, Texas.

Easement Property Acquired in 2017:

A tract of land containing 0.002 acres (83 square feet) over a portion of Lot 118, Country Manor, Section Two, a subdivision in Kerr County, Texas, according to the plat thereof, recorded in Volume 4, Page 222, Plat Records of Kerr County, Texas, said tract of land being more particularly described by metes and bounds on the attached exhibit; and

A tract of land containing 0.025 acres (1096 square feet) over a portion of Lot 118, Country Manor, Section Two, a subdivision in Kerr County, Texas, according to the plat thereof, recorded in Volume 4, Page 222, Plat Records of Kerr County, Texas, said tract of land being more particularly described by metes and bounds on the attached exhibit.

Well Site Which 2017 Easements are Appurtenant To:

A tract of land containing 0.14 acres, being the same land described in a Deed to Kerrville South Water Co., Inc., recorded at Volume 231, Page 333 of the Real Property Records of Kerr County, Texas.

Exhibit "A"

TRACT ONE - G.F.# 28742 METES AND BOUNDS DESCRIPTION 0.11 ACRE

Being a 0.11 acre tract or parcel of land situated in Kerr County, Texas; being part of the Thos. L. Waddell Survey No. 145, Abstract No. 354; being Lot 16-A of Spyglass Hill; a subdivision of record in Volume 5, Page 196, Plat Records of Kerr County, Texas; being a portion of the property conveyed from G. E. Lehmann, et ux to Gordon H. Monroe, et ux by Partition Deed dated October 16, 1975 and recorded in Volume 183, Page 659, Deed Records of Kerr County, Texas; said 0.11 acre tract being that same tract conveyed from Gordon H. Monroe and wife, Peggy S. Monroe, to Kerrville South Water Company, Inc. by Warranty Deed executed the 10th day of May, 1985, recorded in Volume 324, Page 226, Deed Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" rebar rod found marking the southwest corner of herein described tract and the northwest corner of Lot 15 of said Spyglass Hill; said rebar rod lies in the east right-of-way line of Rim Rock Road, a sixty foot wide public roadway;

THENCE with the east right-of-way line of said Rim Rock Road, **N 08°36'00" E, 50.00** feet to a ½" rebar rod set marking the northwest corner of the herein described tract and the southwest corner of Lot 16 of said Spyglass Hill;

THENCE with the common boundary of the herein described tract and said Lot 16, **S 81°24'00" E, 100.00** feet to a cotton gin spindle found marking the northeast corner of the herein described tract and a northerly corner of Lot 15;

THENCE with the common boundary of the herein described tract and said Lot 15, **S 08°36'00" W, 50.00** feet to a point for the southeast corner of the herein described tract from which a ½" rebar rod bears **S 84°32' E, 0.5** feet from said southeast corner;

THENCE continuing with the common boundary of the herein described tract and said Lot 15, **N 81°24'00" W, 100.00** feet to the **PLACE OF BEGINNING**, containing 0.11 acre of land within these metes and bounds, a companion document to a plat of this survey dated July 9, 2007. Bearings cited herein based on rotation of **N 08°36'00" E** between survey monuments found along the East right-of-way line of said Rim Rock Road. (see plat)

TRACT TWO, GP #28142
METES AND BOUNDS DESCRIPTION
0.736 ACRE

Exhibit "A"

Being a 0.736 acre tract or parcel of land situated in the County of Kerr, State of Texas; being in and a part of original Survey No. 146, William C. Francis, Abstract No. 137; being that same property to wit:

Called: WELL SITE #2 (called 0.773 ac.) having been conveyed from Energy/Land, Inc. to William D. Stevens by a Warranty Deed executed the 23rd day of November, 1977, recorded in Volume 202, Page 842, Deed Records of Kerr County, Texas;

Called: TRACT NO. 6 (called 0.773 ac.) having been conveyed from William D. Stevens and wife, Bernice Stevens to Sleepaire Mattress Corporation of America by an Assumption Warranty Deed With Vendor's Liens executed the 23rd day of November, 1977, recorded in Volume 203, Page 1, Deed Records of Kerr County, Texas;

Being also known as the Water Works Tract comprising the water works lot and a portion of future street Alto Vista Drive in Volume 307, Page 400-405, Deed Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at the most westerly corner (WNW) of the herein described tract; a ½" rebar rod found marking the northeast corner of Lot No. 2, Block 2, Loma Vista Unit One, a subdivision recorded in Volume 3, Page 24, Plat Records of Kerr County, Texas; said rebar rod lies in the southeast line of that certain tract in the name of Laureana Alvarado recorded in Volume 1467, Page 512, Real Property Records of Kerr County, Texas; said rod being also located at the southwest corner of the southerly terminus of an apparent reserve strip for a future street (ref: Vol. 203, Pg. 1); also shown on an unofficial plat of Loma Vista 3-B in Volume 307, Page 400-405, Deed Records of Kerr County, Texas;

THENCE, N 70°25'26" E, with the southerly terminus of said reserve strip, and along the southeast line of said Alvarado tract, 49.93 feet (deed 203/1: N 70°00' E, 50.0') to a 3/8" rebar rod found marking a reentrant corner of the herein described tract; the most southerly southeast corner of said Alvarado tract and southeast corner of said reserve strip;

THENCE, with a portion of the northeast boundary of said Alvarado tract, along an easterly line of said reserve strip; N 17°04'09" W, passing at 116.49 feet, a ½" rebar rod capped "Voelkel" found in the centerline of an existing access roadway within said reserve strip, continuing for a total distance of 174.91 feet (deed 203/1: N 17°30' W, 175.0') to a ½" rebar rod found marking the most northerly northwest (NNW) corner of the herein described tract;

THENCE, N 72°08'37" E, with a southerly line of said reserve strip, 29.82 feet (deed 203/1: N 72°17' E, 30.0') to a ½" rebar rod found in the southwest line of a thirty (30) foot wide roadway easement of record in Volume 186, Page 232, marking the most northerly corner of the herein described tract;

THENCE, S 52°32'40" E, with the southwest line of said thirty (30) foot wide roadway easement, passing at 61.42 feet, a ½" rebar rod found marking the northwest corner of that certain 0.31 acre tract having been conveyed to Curtis E. Waldrop as recorded in Volume 186, Page 232, passing at 226.76 feet a ½" rebar rod capped "Voelkel" marking a 150 foot sanitary easement intersection and continuing for a total distance for this course of 229.62 feet (deed 203/1: S 52°55' E, 235.0') to a ½" rebar rod set marking the most easterly corner of the herein described tract; a reentrant corner of said 0.31 acre tract;

THENCE, S 21°36'12" W, 60.83 feet (deed 203/1: S 19°45' W, 70.0') to a ½" rebar rod set and S 43°33'07" W, 31.80 feet (deed 186/232 S 41°41' W, 31.8') to a ½" rebar rod found marking the southwest corner of said 0.31 acre tract;

THENCE, with the northwest boundary of that certain 0.12 acre tract having been conveyed to Curtis E. Waldrop as recorded in Volume 200, Page 119; S 43°33'07" W, 28.20 feet (deed 463/403: S 41°41' W, 28.2') to a ½" rebar rod set and S 44°53'08" W, 78.20 feet (deed 203/1: S 54°08' W, 72.3') to a ½" rebar rod found marking the most southerly corner of the herein described tract;

THENCE, N 40°36'01" W, with the northeast line of said Lot No. 2, Block 2, Loma Vista Unit One, 134.36 feet (deed 203/1: N 41°00' W, 134.8') to the **POINT OF BEGINNING**, containing 0.736 acre of land within these metes and bounds, a companion document to a plat of this survey dated July 31, 2007. Bearings cited herein based on rotation to True North from GPS Observations

Exhibit "A"

TRACT III GF#28742 METES AND BOUNDS DESCRIPTION 0.14 ACRE

Being 0.14 acre tract or parcel of land situated in Kerr County, Texas; being out of Survey No. 146, William C. Francis, Abstract No. 137; being out of Country Manor Subdivision Section Two, recorded in Volume 4, Page 222, Plat Records of Kerr County, Texas; being out of that certain 29.14 acre tract conveyed from Joe Goldinan and wife, Floy M. Goldman to Lavern D. Harris, Trustee, by two deeds dated March 16, 1978, recorded in Volume 207, Page 751 and Page 756, Deed Records of Kerr County, Texas, said 0.14 acre tract being that same tract conveyed from Lavern D. Harris to Kerrville South Water Co., Inc. by Deed executed the 6th day of February, 1980, recorded in Volume 231, Page 333, Deed Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found marking the West corner of the herein described tract and a Southwesterly corner of Lot 119 of said Country Manor Subdivision Section Two; said rebar rod lies in the southwest boundary of said 29.14 acre tract and in the northeast boundary of Ranchero Estates recorded in Volume 3, Page 46, Plat Records of Kerr County, Texas; said rebar rod bears record calls of "approximately" 65 feet, N 45° E and 366.2 feet, S 63°30' E from the South corner of said Survey No. 145;

THENCE with the common boundary of the herein described tract and said Ranchero Estates subdivision, S 63°51'00" E, 100.57 feet (*record call: S 63°30' E, 100.0 feet*) to a 1/2" rebar rod found marking the South corner of the herein described tract and the most Southerly corner of Lot 118 of said Country Manor Subdivision Section Two;

THENCE with the common boundary of the herein described tract and said Lot 118, N 25°43'17" E, 59.37 feet (*record call: N 26°47' E, 60.0 feet*) to a 1/2" rebar rod found marking the East corner of the herein described tract and a reentrant corner of said Lot 118;

THENCE with the northeast boundary of the herein described tract, N 62°58'19" W, at 54.73 feet passing a 1/2" rebar rod found marking the most Northerly corner of said Lot 118 and a Southeasterly corner of said Lot 119; and continuing for a total distance of 99.69 feet (*record call: N 63°30' W, 100.0 feet*) to a cotton spindle found marking the North corner of the herein described tract and a reentrant corner of said Lot 119;

THENCE with the common boundary of the herein described tract and said Lot 119, S 26°34'29" W, 60.90 feet (*record call: S 26°47' W, 60.0 feet*) to the **POINT OF BEGINNING**, containing 0.14 acre of land within these metes and bounds, a companion document to a plat of this survey dated August 2, 2007. Bearings cited herein based on record rotation of S 63°35'00" E, between survey monuments found at the North and East corners of said Lot 119. **TOGETHER WITH**, a twenty (20) foot wide access easement providing ingress, egress and regress to the herein described 0.14 acre tract upon, over and across said Lot 118; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found marking the West corner of the herein described easement, the West corner of said Lot 118 and a Southeasterly corner of said Lot 119; said rebar rod bears S 62°58'19" E, 44.97 feet from the North corner of said 0.14 acre tract;

THENCE with the northwest line of the herein described access easement, N 26°51'10" E, 81.10 feet (*record call: N 26°47' E, 81.0 feet*) to a 1/2" rebar rod found marking the North corner of the herein described access easement; said rebar rod lies in the northwest right-of-way line of Ridge Grove Drive, a forty (40) foot wide public roadway;

THENCE with the northwest right-of-way line of said Ridge Grove Drive, S 63°35'00" E, 20.00 feet (*record bearing: S 63°35' E*) to a 1/2" rebar rod set marking the East corner of the herein described access easement;

THENCE through the interior of said Lot 118 with the southeast line of said access easement, S 26°51'10" W, 81.31 feet to a 1/2" rebar rod set marking the South corner of the herein described access easement; said point lies in the northeast boundary of said 0.14 acre tract;

THENCE with the southwest line of said access easement, N 62°58'19" W, 20.00 feet to the **POINT OF BEGINNING**, encumbering 0.04 acre of land within these metes and bounds, a companion document to a plat of this survey dated August 2, 2007.

Exhibit "A"

TRACT IV GF#28742
METES AND BOUNDS DESCRIPTION
0.09 ACRE

Being a 0.09 acre tract or parcel of land situated in Kerr County, Texas; being out of Lot No. 69, Glen Oaks No. Four, recorded in Volume 3, Page 65, Plat Records of Kerr County, Texas; being that same tract called "Tract No. 2" and conveyed as 0.1 acre from William D. Stevens and wife, Bernice Stevens by Assumption Warranty Deed With Vendor's Liens executed the 23rd day of November, 1977, recorded in Volume 203, Page 1, Deed Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " iron pipe found marking the Southeast corner of the herein described tract, the Southeast corner of said Lot 69 and the Northeast corner of Lot 70; said iron pipe lies in the west right-of-way line of Rock Ridge Road, a fifty (50) foot wide public roadway; formerly known as South Ridge Road;

THENCE with the common boundary of the herein described tract and said Lot 70, N $72^{\circ}18'00''$ W, 75.59 feet (*record call: N $72^{\circ}18'$ W, 75.6 feet*) to a $\frac{1}{2}$ " rebar rod set marking the Southwest corner of the herein described tract;

THENCE through the interior of said Lot 69 with the west boundary of the herein described tract, N $17^{\circ}42'00''$ E, 60.02 feet (*record call: N $17^{\circ}42'$ E, 60.0 feet*) to a $\frac{1}{2}$ " rebar rod set marking the Northwest corner of the herein described tract;

THENCE continuing through the interior of said Lot 69 with the north boundary of the herein described tract, S $72^{\circ}18'00''$ E, 60.05 feet (*record call: S $72^{\circ}18'$ E, 60.0 feet*) to a $\frac{1}{2}$ " rebar rod set marking the Northeast corner of the herein described tract; said rebar rod lies in the west right-of-way line of said Rock Ridge Road;

THENCE with the west right-of-way line of said Rock Ridge Road, S $03^{\circ}10'51''$ W, 62.00 feet (*record call: S $03^{\circ}09'$ W, 62.0 feet*) to the **POINT OF BEGINNING**, containing 0.09 acre of land within these metes and bounds, a companion document to a plat of this survey dated July 9, 2007. Bearings cited herein based on record rotation of N $72^{\circ}18'00''$ W; between survey monuments found at the South corner of Lot 69 and the West corner of Lot 69.

Exhibit "A"

TRACT V GF#28742
METES AND BOUNDS DESCRIPTION
0.08 ACRE

Being a 0.08 acre tract or parcel of land situated in Kerr County, Texas; being in and a part of original Survey No. 146, William C. Francis, Abstract No. 137; being out of Tract No. 2 of Kerrville South Ranches No. One, recorded in Volume 3, Page 40, Plat Records of Kerr County, Texas; being also that same tract conveyed from William D. Stevens and wife, Bernice Stevens by Assumption Warranty Deed With Vendor's Liens executed the 23rd day of November, 1977, recorded in Volume 203, Page 1, Deed Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" rebar rod found marking the Northwest corner of the herein described tract and a reentrant corner of that certain 1.45 acre tract in the name of Donna Swift and Charles Swift recorded in Volume 1586, Page 167, Official Public Records of Kerr County, Texas; said rebar rod located record calls of 255.12 feet S 10°44' W, from an iron stake set where the S.E. line of Tract No. 48 of Spanish Oak Estates, Section Two intersects the N.E. right-of-way of the roadway Donna Drive;

THENCE with the north boundary of the herein described tract, S 72°19'00" E, 60.00 feet (*record call: S 72°19' E, 60.0 feet*) to a 1/2" rebar rod found marking the Northeast corner of the herein described tract and a Northwest (NNW) corner of that certain 1.07 acre tract in the name of Bill A. Brandon recorded in Volume 247, Page 466, Deed Records of Kerr County, Texas; said rebar rod lies in the southwest boundary of that certain 0.3 acre tract in the name of Jean Helton recorded in Volume 713, Page 73, Real Property Records of Kerr County, Texas;

THENCE with the common boundary of the herein described tract and said 1.07 acre tract, S 17°41'00" W, 60.00 feet (*record call: S 17°41' W, 60.0 feet*) to a 3/8" rebar rod found marking the Southeast corner of the herein described tract and a reentrant corner of said 1.07 acre tract;

THENCE continuing with the common boundary of the herein described tract and said 1.07 acre tract, N 72°19'00" W, 60.00 feet (*record call: N 72°19' W, 60.0 feet*) to a 1/2" rebar rod set marking the Southwest corner of the herein described tract, a Northwest (WNW) corner of said 1.07 acre tract and a Southeasterly corner of said 1.45 acre tract;

THENCE with the common boundary of the herein described tract and said 1.45 acre tract, N 17°41'00" E, 60.00 feet (*record call: N 17°41' E, 60.0 feet*) to the **POINT OF BEGINNING** containing 0.08 acre of land within these metes and bounds, a companion document to a plat of this survey dated August 7, 2007. Bearings cited herein based on rotation of N 35°18'56" W, between survey monuments found at the Southeast corner of said 0.08 acre tract and the North corner of a 0.41 acre tract recorded in Volume 1567, Page 817, Official Public Records of Kerr County, Texas.

TRACT SIX GF#28742
METES AND BOUNDS DESCRIPTION
0.07 ACRE

Exhibit "A"

Being a 0.07 acre tract or parcel of land situated in Kerr County, Texas; being out of Survey No. 145, Thos. L. Waddell, Abstract No. 354; being part of Site No. 4 of Glen Oaks No. One, recorded in Volume 130, Page 623, Deed Records of Kerr County, Texas; being also that same tract conveyed from William D. Stevens and wife, Bernice Stevens by Assumption Warranty Deed With Vendor's Liens executed the 23rd day of November, 1977, recorded in Volume 203, Page 1, Deed Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar rod found marking the East corner of the herein described tract and a Southeasterly corner of that certain tract in the name of Thomas L. Hardee Jr. recorded in Volume 157, Page 152, Deed Records of Kerr County, Texas; said rebar rod lies in the common boundary of Site Nos. 4 & 5 of said Glen Oaks No. One; which point bears S 44°49'00" W, 433.90 feet from the common east corner of said Site Nos. 4 & 5 in the southwest right-of-way line of Valley View, a sixty (60) foot wide public roadway;

THENCE through the interior of said Site No. 4 with the common boundary of the herein described tract and said Hardee tract, N 45°11'00" W, at 20.00 feet passing a 1/2" iron pipe found and continuing for a total distance of 30.00 feet (*record call: N 45°11'00" W, 30.0 feet*) to a 1/2" rebar rod set marking the North corner of the herein described tract and a reentrant corner of said Hardee tract;

THENCE continuing through the interior of said Site No. 4 with the common boundary of the herein described tract and said Hardee tract, S 77°44'24" W, 60.00 feet (*record call: S 23°24' W, 60.0 feet*) to a 1/2" rebar rod set marking the West corner of the herein described tract and a reentrant corner of said Hardee tract;

THENCE continuing through the interior of said Site No. 4 with the common boundary of the herein described tract and said Hardee tract, S 32°48'34" E, 64.10 feet (*record call: S 80°11' E, 64.1 feet*) to a 1/2" rebar rod set marking the South corner of the herein described tract and a Southeasterly corner of said Hardee tract; said rebar rod lies in the common boundary of said Site Nos. 4 & 5;

THENCE with the southeast boundary of the herein described tract and the southeast boundary of said Site No. 4, N 44°49'00" E, 64.10 feet (*record call: N 44°49' E, 64.1 feet*) to the POINT OF BEGINNING, containing 0.07 acre of land within these metes and bounds, a companion document to a plat of this survey dated July 25, 2007. Bearings cited herein based on record rotation of N 44°49'00" E, between survey monuments found at the East corner of 0.07 acre tract and the East corner of said Site No. 4; TOGETHER WITH, a twenty (20) foot wide access easement providing ingress, egress and regress to the herein described 0.07 acre tract upon, over and across said Site No. 4; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found marking the East corner of the herein described access easement, the East corner of said Site No. 4 and the North corner of said Site No. 5; said rebar rod lies in the southwest right-of-way line of Valley View Drive, a sixty (60) foot wide public roadway; which point bears N 44°49'00" E, 433.90 feet from the East corner of said 0.07 acre tract;

THENCE with the southwest right-of-way line of said Valley View Drive, N 28°24'18" W, 20.89 feet (*record call: N 29°10' W, 20.8 feet*) to a 1/2" rebar rod set marking the North corner of the herein described access easement;

THENCE through the interior of said Site No. 4 with the northwest boundary of the herein described access easement, S 44°49'00" W, 439.93 feet (*record call: S 44°49' W, 438.0 feet*) to a 1/2" iron pipe found marking the West corner of the herein described access easement; said iron pipe lies in the northeast boundary of said 0.07 acre tract;

THENCE with the common boundary of the herein described access easement and said 0.07 acre tract, S 45°11'00" E, 20.00 feet (*record call: S 44°49' E, 20.0 feet*) to a 5/8" rebar rod found marking the South corner of the herein described access easement and the East corner of said 0.07 acre tract; said rebar rod lies in the common boundary of said Site Nos. 4 & 5;

THENCE with the southeast boundary of the herein described access easement and the southeast boundary of said Site No. 4, N 44°49'00" E, (RECORD BEARING BASIS) 433.90 feet (*record call: N 44°49' E, 433.8 feet*) to the POINT OF BEGINNING, encumbering 0.20 acre of land within these metes and bounds, a companion document to a plat of this survey dated July 25, 2007.

Exhibit "A"

TRACT VII GF#28742 METES AND BOUNDS DESCRIPTION 0.35 ACRE

Being a 0.35 acre tract or parcel of land situated in Kerr County, Texas; being out of Survey No. 399, John Bloom, Abstract No. 31; being that area marked "well & tanks" on the plat of West Creek Heights, according to the plat of record in Volume 4, Page 107, Plat Records of Kerr County, Texas; being indicated on Replat of West Creek Heights according to the plat of record in Volume 5, Page 335, Plat Records of Kerr County, Texas; being also that same tract conveyed from Steven S. Monroe and Richard S. Robertson, Jr. to Kerrville South Water Co. by Warranty Deed executed the 14th day of May, 1997, recorded in Volume 902, Page 483, Real Property Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" rebar rod found marking the Northwest corner of the herein described tract, the Northeast corner of Lot 6-A, a Westerly corner of Lot 7-D and the Southeast corner of Lot 8-D of said Replat of West Creek Heights; said rebar rod lies in the center of a fifty (50) foot radius cul-de-sac (Sandy Lane);

THENCE with the north boundary of the herein described tract, N 87°04'23" E, at 49.95 feet passing a mag nail found in the east right-of-way terminus of said cul-de-sac and continuing for a total distance of 53.99 feet (*record call: S 86°51' E, 52.24 feet*) to a lead plug found marking the Northeast corner of the herein described tract and a reentrant corner of said Lot 7-D;

THENCE with the east boundary of the herein described tract, the following courses:

S 25°24'37" E, 77.54 feet (*record call: S 26°04' E, 77.54 feet*) to a 1/2" rebar rod set for a corner;

S 14°29'23" W, 106.94 feet (*record call: S 13°50' W, 107.93 feet*) to a 1/2" rebar rod set marking the Southeast corner of the herein described tract, the Northeast corner of Lot 6-B, a Northwesterly corner of Lot 7-B and a Southwesterly corner of said Lot 7-D;

THENCE with the south boundary of the herein described tract, the following courses:

N 87°40'00" W, 46.29 feet (*record call: N 87°40' W, 46.46 feet*) to a 1/2" rebar rod set for a corner;

N 61°46'00" W, 56.49 feet (*record call: N 61°47' W, 56.49 feet*) to a 3/4" bolt found marking the Southwest corner of the herein described tract and the Southeast corner of said Lot 6-A;

THENCE with the common boundary of the herein described tract and said Lot 6-A, N 14°03'00" E, at 4.29 feet passing a 1/2" rebar rod found, at 96.60 feet passing a 1/2" rebar rod set in the southerly right-of-way portion of said cul-de-sac and continuing for a total distance of 146.60 feet (*record call: N 14°03' E, 147.37 feet*) to the **POINT OF BEGINNING**, containing 0.35 acre of land within these metes and bounds, a companion document to a plat of this survey dated August 10, 2007. Bearings cited herein based on rotation to record bearing of N 14°03'00" E, between survey monuments found at the Southwest & Northwest corners of the herein described tract.

Exhibit "A"

TRACT EIGHT, PARCEL A- G.F.# 28742 METES AND BOUNDS DESCRIPTION 0.76 ACRE

Being a 0.76 acre tract or parcel of land situated in Kerr County, Texas; being part of Lot 58 of The Horizon, Section One, a subdivision of record in Volume 6, Page 323, Plat Records of Kerr County, Texas; and Replat in Volume 6; Page 351, Plat Records of Kerr County, Texas; said 0.76 acre tract being that same tract conveyed from Landmark Ranches LTD. to Kerrville South Water Co., Inc. by Cash Warranty Deed executed the 10th day of September, 1997, recorded in Volume 916, Page 158, Real Property Records of Kerr County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" rebar rod found marking the northeast corner of the herein described tract, the northeast corner of said Lot 58, the southeast corner of Lot 57, and being in the west boundary of Lot 67 of said The Horizon, Section One;

THENCE with the east boundary of said Lot 58, the west boundary of said Lot 67, *S19°43'00"W, 333.00 feet (record call: S19°43'W, 333.0 feet)* to a ½" rebar rod found marking the southeast corner of herein described tract and the southwest corner of said Lot 67; said rebar rod lies in the north right-of-way line of Christian, a sixty (60) foot wide public roadway;

THENCE with the north right-of-way line of said Christian, *N74°12'07"W, 24.96 feet (record call: N74°09'W, 25.0 feet)* to a ½" rebar rod set marking the most southerly southwest corner of the herein described tract;

THENCE through the interior of said Lot 58, with the southwest boundary of the herein described tract, *N19°43'00"E, 165.68 feet (record call: S19°43'W, 165.8 feet)* to a ½" rebar rod found marking a reentrant corner of the herein described tract;

THENCE continuing with the southwest boundary of the herein described tract, *N67°07'15"W, 145.29 feet (record call: S 67°08'E, 145.3 feet)* to a ½" rebar rod found marking the most westerly southwest corner of the herein described tract;

THENCE continuing with southwest boundary, *N19°43'00"E, 170.32 feet (record call: S19°43'W, 170.3 feet)* to a ½" rebar rod found marking the northwest corner of herein described tract; said rebar rod lies in the north boundary of said Lot 58 and the south boundary of said Lot 57;

THENCE with the common boundary of said Lots 58 and 57, *S67°09'04"E, 170.22 feet (record call: S67°08'E, 170.3 feet)* to the **POINT OF BEGINNING**, containing 0.76 acre of land within these metes and bounds, a companion document to a plat of this survey, dated August 7, 2007. Bearings cited herein based on rotation to record bearing of *N26°38'00"E*, between survey monuments found at the north or northwest corner of said Lot 58 and a reentrant corner of said Lot 58, along the east right-of-way line of Landmark, a sixty (60) foot wide public roadway. (See plat)

EXCLUSIVE USE EASEMENT

Being an Exclusive Use Easement over a portion of Lot 118, Country Manor, Section Two, a subdivision in Kerr County, Texas, according to the Plat thereof, recorded in Volume 4, Page 222, Plat Records of Kerr County, Texas, said easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the North corner of said Lot 118, same being the East corner of Lot 119 of said Country Manor and on the southwest Right-of-Way line of Ridge Grove Road (40' R.O.W.), same also being the **POINT OF COMMENCEMENT**;

THENCE along the line common to said Lots 118 and 119, South 26 degrees 47 minutes 00 seconds West, a distance of 81.00 feet to a point for the West corner of said Lot 118, same being on the northeast line of the Well and Tank Lot of said Country Manor;

THENCE along the lines common to said Lot 118 and said Well and Tank Lot the following courses and distances:

South 63 degrees 30 minutes 00 seconds East, a distance of 55.71 feet, called 55.9 feet to a point for the East corner of said Well and Tank Lot;

South 26 degrees 47 minutes 00 seconds West, a distance of 34.35 feet to a point for the North corner of this Easement, same being the **POINT OF BEGINNING**;

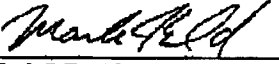
THENCE across said Lot 118 the following courses and distances:

South 03 degrees 48 minutes 37 seconds West, a distance of 20.61 feet to a point for the East corner of this Easement;

North 74 degrees 55 minutes 11 seconds West, a distance of 8.21 feet to a point for the South corner of this Easement, same being on the line common to said Well and Tank Lot and said Lot 118;

THENCE along the line common to said Well and Tank Lot and said Lot 118, North 26 degrees 47 minutes 00 seconds East, a distance of 20.64 feet to the **POINT OF BEGINNING** and containing 0.002 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
June 29, 2017



MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 8085

EXCLUSIVE USE EASEMENT

Being an Exclusive Use Easement over a portion of Lot 118, Country Manor, Section Two, a subdivision in Kerr County, Texas, according to the Plat thereof, recorded in Volume 4, Page 222, Plat Records of Kerr County, Texas, said easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the North corner of said Lot 118, same being the East corner of Lot 119 of said Country Manor and on the southwest Right-of-Way line of Ridge Grove Road (40' R.O.W.), same also being the **POINT OF COMMENCEMENT**;

THENCE along the line common to said Lots 118 and 119, South 26 degrees 47 minutes 00 seconds West, a distance of 43.56 feet to a point for the North corner of this Easement, same being the **POINT OF BEGINNING**;

THENCE across said Lot 118 the following courses and distances:

South 42 degrees 11 minutes 09 seconds East, a distance of 32.51 feet to a point for the East corner of this Easement;

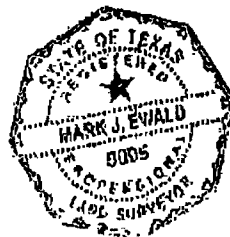
South 03 degrees 48 minutes 37 seconds West, a distance of 27.78 feet to a point for the South corner of this Easement, same being on the northeast line of the Well and Tank Lot of said Country Manor;

THENCE along the line common to said Well and Tank Lot and said Lot 118, North 63 degrees 30 minutes 00 seconds West, a distance of 41.18 feet to a point for the West corner of this Easement, same being on the northeast line of said Well and Tank Lot and the South corner of said Lot 119;

THENCE along the line common to said Lots 118 and 119, North 26 degrees 47 minutes 00 seconds West, a distance of 37.44 feet to the **POINT OF BEGINNING** and containing 0.025 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
June 29, 2017

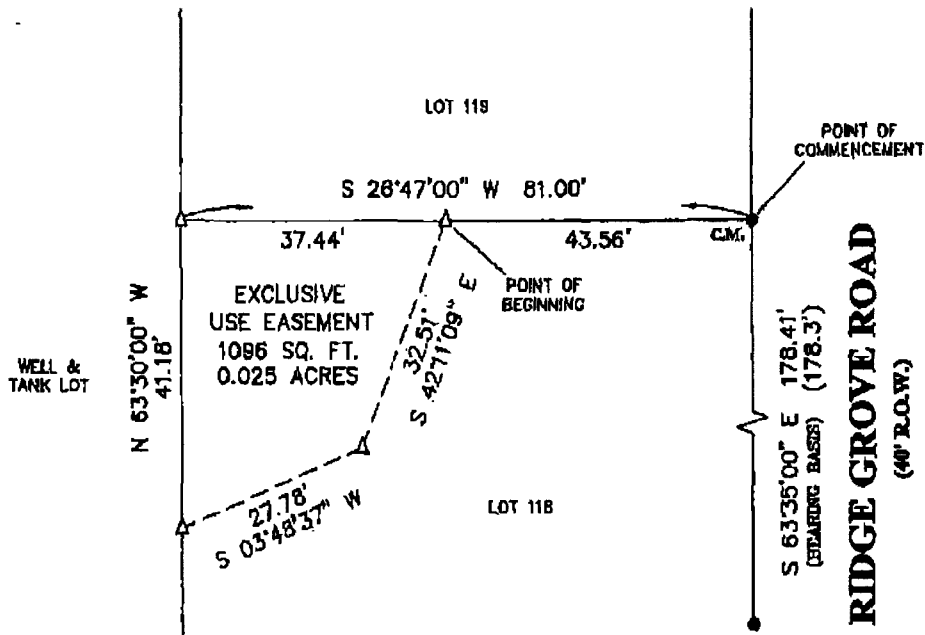


DRAWN BY: T.S.
 JOB #: 77844A
 SURVEY DATE: 06/29/2017

NOTE:
 PRIOR SURVEY (WESTAR JOB #77432)
 WAS USED FOR REFERENCE.



SCALE: 1"=20'



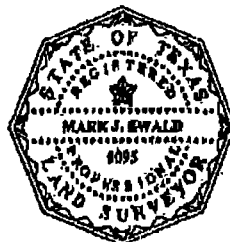
EXCLUSIVE USE EASEMENT

Being an Exclusive Use Easement over a portion of Lot 118, Country Manor, Section Two, a subdivision in Kerr County, Texas, according to the Plat thereof, recorded in Volume 4, Page 222, Plat Records of Kerr County, Texas, said easement being more particularly described by metes and bounds attached hereto.

LEGEND

- Δ - CALCULATED POINT
- - 5/16" I/C IRON ROD

Westar Alamo
 LAND SURVEYORS, LLC.
 P.O. BOX 1836 MIDLAND, TEXAS 79702-1836
 PHONE (817) 372-9500 FAX (817) 372-9999



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision.

Mark J. Ewald

MARK J. EWALD
 Registered Professional Land Surveyor
 Texas Registration No. 8095