

11-23-15414

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

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

HVPR4, LLC, a Texas limited liability company ("Grantor"), whose mailing address is 13240 Pond Springs Road, Austin, Texas 78729, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to Grantor in hand paid by **BURNET RANCH INVESTMENTS, LLC, a Delaware limited liability company** ("Grantee"), whose mailing address is 1107 Ranch Road 620 South, Lakeway, Texas 78734, the receipt and sufficiency of which consideration is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, the real property described on Exhibit A attached hereto, together with all improvements thereon (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to the title matters and exceptions set forth on Exhibit B attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions, and Grantor does hereby bind itself, and its successors, 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.

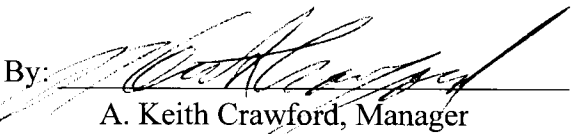
Current ad valorem taxes on the Property have been prorated between Grantor and Grantee. Grantee assumes the payment thereof for the year 2023 and subsequent years.

EXCEPT FOR GRANTOR'S GENERAL WARRANTY OF TITLE, GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE "AS IS, WHERE IS", AND WITH ALL FAULTS AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF GRANTOR.

EXECUTED AS OF AND EFFECTIVE the 18th day of December, 2023.

GRANTOR:

HVPR4, LLC,
a Texas limited liability company

By: 
A. Keith Crawford, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS

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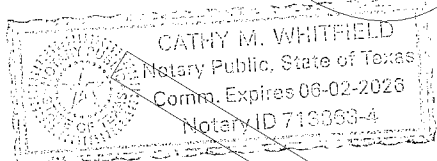
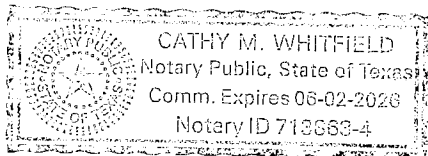
COUNTY OF Burnet

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Before me, a Notary Public, on the 18th day of December, 2023, personally appeared **A. Keith Crawford**, Manager of HVPR4, LLC, a Texas limited liability company, who acknowledged that he did sign the foregoing instrument on behalf of **HVPR4, LLC**, and acknowledged to me that he executed the same for the uses and purposes and consideration therein expressed.

Cathy M. Whitfield
Notary Public, State of Texas



Unofficial Copy

Exhibit A
Legal Description

FIELD NOTE DESCRIPTION FOR A 710.32 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 710.32 ACRE TRACT OF LAND, CONSISTING OF 252.32 ACRES OUT OF THE HT & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, 143.53 ACRES OUT OF THE CONRAD ROARER SURVEY NO 112, ABSTRACT NO. 738, 257.43 ACRES OUT OF THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, 47.24 ACRES OUT OF THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, AND 9.80 ACRES OUT OF THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, ALL SITUATED IN BURNET COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LEIN TO HVPR4, LLC. AS RECORDED IN DOCUMENT NO. 202014118 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

BEGINNING at a 1/2" iron rod, lying in the south right-of-way line of Farm to Market 3509 (FM 3509), a public road, common with the north line of said HVPR4, LLC tract, marking the northeast corner of a 101.33 acre tract of land, conveyed by Warranty Deed to Lera Carolyn Hall, as recorded in Document No. 202007616 of the Official Public Records of Burnet County, Texas, for the northwest corner of this tract;

THENCE, along the north line of this tract, common with the north line of said HVPR4, LLC tract, common with the south right-of-way line of said FM 3509, the following five (5) courses and distances:

- 1) North 75°03'18" East, a distance of 93.98 feet, to a 1/2" iron rod set, at the point-of-curvature of a curve to the left, for an angle corner of this tract;
- 2) Along said curve to the left, an arc length of 335.59 feet, said curve having a radius of 2,362.20 feet, and a chord which bears North 70°57'29" East, for a distance of 335.31 feet, to a 1/2" iron rod set, at the point-of-tangency of said curve to the left, for an angle corner of this tract;
- 3) North 66°53'15" East, a distance of 933.82 feet, to a 1/2" iron rod set, at the point-of-curvature of a curve to the left, for an angle corner of this tract;
- 4) Along said curve to the left, an arc length of 2,860.98 feet, said curve having a radius of 11,531.65 feet, and a chord which bears North 59°46'14" East, for a distance of 2,853.65 feet, to a 1/2" iron rod set, at the point-of-tangency of said curve to the left, for an angle corner of this tract, and;
- 5) North 52°39'44" East, a distance of 330.22 feet, to a 2" pipe post, marking an angle corner of said HVPR4, LLC tract, for the northeast corner of this tract;

THENCE, South 13°04'57" East, leaving the south right-of-way line of said FM 3509, along the east line of this tract, through and across said HVPR4, LLC tract, a distance of 6,831.95 feet, to a 1/2" iron rod set, for the southeast corner of this tract;

THENCE, South 80°24'59" West, along the south line of this tract, through and across said HVPR4, LLC tract, a distance of 6,082.56 feet, to a 2" pipe post, lying in the east line of a 100.00 acre tract of land conveyed by Warranty Deed to Robert J. and Nancy L. Manning, as recorded in Document No. 201405109 of the Official Public Records of Burnet County, Texas, for the southwest corner of this tract;

THENCE, North 01°56'00" East, along the west line of this tract, common with the west line of said HVPR4, LLC tract, common with the east line of said Manning tract, a distance of 1,822.64 feet, to a 1/2" iron rod set, marking the southwest corner of said Hall tract, common with the northeast corner of said Manning tract, marking an angle corner of said HVPR4, LLC tract, common with an angle corner of said HVPR4, LLC tract, for an angle corner of this tract;

THENCE, North 06°04'45" East, along the west line of this tract, common with the west line of said HVPR4, LLC tract, common with the east line of said Hall tract, a distance of 3,729.46 feet, to the POINT OF BEGINNING, containing 710.32 acres of land, more or less.

Exhibit B

Permitted Exceptions to Deed

- a. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- b. That certain Order dated January 28, 2002, adopting Burnet County Subdivision and Development Regulations, and recorded in Volume 1043, Page 85 and amended in Volume 1377, Page 722 and under Document No. 201100417 rerecorded under Document No. 201100547, Official Public Records of Burnet County, Texas.

**THE STATE OF TEXAS
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Burnet County, Texas.

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12/18/2023 12:59:43 PM Total Fees: \$38.00

Vicinta Stafford, County Clerk
Burnet County, Texas

Vicinta Stafford



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