

RESTRICTIVE COVENANTS & CONDITIONS

STATE OF TEXAS           §  
COUNTY OF HAMILTON   §

KNOW ALL MEN BY THESE PRESENTS:

Be it known that Creekside Ranch Group, LLC., a Texas limited liability company ("Declarant"), for the purpose of attaching these Restrictions & Conditions ("Restrictions") upon the Tract(s), as set out below and any other property added to the Tract(s) in the future (as described in Section 18.03), does hereby adopt and impose on behalf of itself, its legal representatives, successors and assigns, the following Restrictions, conditions and use limitations upon the Tract(s). All these Restrictions, conditions, and use limitations set forth herein shall become part of all contracts of sale, contracts for deed, deeds, and other legal instruments whereby the title or possession of any part or portion of the Tract(s) is hereafter conveyed or transferred.

DEFINITIONS:

As used in these Restrictions, the terms set forth below have the following meanings:

**BUILDER-** a person or entity other than Declarant who either purchases a Tract(s) for the purpose of constructing a Residential Dwelling for sale or is engaged by the Owner of a Tract for the purpose of constructing a Residential Dwelling on the Tract.

**DECLARANT-** Creekside Ranch Group, LLC., a Texas limited liability company, its successors or assigns.

**MANUFACTURED HOME(S)-** a mobile home, manufactured home, modular home, or other similar structure originally designed for habitation and is not a site-built residence permanently affixed to the land. Manufactured Home(s) as per Article X shall not be allowed on any Tract.

**OWNER or OWNERS-** any person, firm, corporation or other entity or any combination thereof that is the record Owner of fee simple title to a Tract, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

**RESIDENTIAL DWELLING-** A structure constructed on a Tract for single-family residential use meeting the requirements as described in Article 3 below.

**TCEQ-** the Texas Commission on Environmental Quality.

**TRACT or TRACT(S)-** shall mean and refer to each tract or parcel of land described as Tracts 1 - 19 on Exhibits "A-S" attached hereto and incorporated herein by reference. In the event any Tract is subdivided as allowed in accordance with these Restrictions, the resulting parcel(s) shall then each also be referred to as a Tract. Should any property be added to these Restrictions in accordance with Section 18.03 the additional property shall then each also be referred to as a Tract(s).

**Article I.     GENERAL**

Section 1.01 **LIMITATIONS:** The Tract(s) will be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions, restrictions, easements, charges, and liens set forth in these Restrictions, which run with the land.

Section 1.02 **UTILITY EASEMENTS:** The Tract(s) shall have a forty foot (40') wide utility and drainage easement along any public road right-of-way and along the private Access Easement referenced by Declarant in that one certain Declaration of Access and Utility Easements, of record in the deed records of Hamilton County, Texas, (both the public right-of-way and the private Access Easement referred to herein as ROW) which shall run outside of and along the outside edge of the ROW, and a forty foot (40') wide utility and drainage easement along the portion of the side property lines extending from the edge of the ROW to six hundred feet (600') from the ROW, along with any additional easements necessary for guy wires and anchors. Said easements may be used non-exclusively by Tract Owners, their heirs, successors and assigns. Declarant specifically reserves the non-exclusive right to use, clean, and maintain said easements on the Tract(s) for itself, its' successors and assigns. In addition to the above:

- (a) There shall be a twenty foot (20ft) wide utility easement centered along all existing electrical lines presently installed on the Tracts described in the Exhibits, unless a utility easement of greater size is already of record.
- (b) If utility lines are installed and present within the utility easements described in Section 1.02 at any time, said utility easements may only be amended or revised with the joinder of each utility company which has a utility line installed on that portion of the easement to be amended or revised.
- (c) Said utility easements contained in Section 1.02 (a) may also be used, cleaned, and maintained by any utility company providing utility services to one or more Tracts covered herein.

**Article II. USE RESTRICTIONS**

Section 2.01 BUSINESS & COMMERCIAL USE: No Tract may be used for commercial use. Agricultural and ranching operations shall not be considered a commercial use, trade or business for the purposes of these Restrictions; provided that no commercial feed lots, commercial bird operations, racing or betting operations, or similar commercial enterprises shall occur on a Tract. Agricultural and ranching operations must be typical for the area and quality agri-management practices must be utilized.

Section 2.02 INCIDENTAL BUSINESS USE: No trade or business may be conducted in or from any Tract, except such use within a Residential Dwelling (or another suitable building as appropriate for the purposes of this paragraph, and any such Residential Dwelling or suitable building shall be referred to collectively as "Building" for the purposes of this Section) where:

- (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Building;
- (b) the business activity conforms to all zoning requirements and other Restrictions applicable to the Tract(s);
- (c) the business activity does not involve substantial visitation to the Building or Tract by clients, customers, suppliers or other business invitees or door-to-door solicitation of residents of the Tract(s), other than incidental mail delivery and other incidental delivery services; and
- (d) the business activity is consistent with the rural-residential character of the Tract(s) and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Tract(s).
- (e) The uses set out in the preceding (a) through (d) shall be referred to singularly or collectively as an "Incidental Business Use." The terms "business" or "trade" as used in this Section shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis that involves the manufacture or providing of goods or services for or to persons other than the provider's family, regardless of whether:
  - (i) such activity is engaged in full or part-time;
  - (ii) such activity is intended to or does not generate a profit; or
  - (iii) a license is required therefor.
- (iv) Notwithstanding the above, the leasing of a Residential Dwelling or Tract shall not be considered a commercial use, or trade or business within the meaning of this Section.

Section 2.03 GARAGE SALES: One garage sale, attic sale, estate sale, moving sale, or yard sale (or any similar vending of merchandise) will be allowed once per year on each Tract.

Section 2.04 DECLARANT EXEMPTION: This Article does not apply to any activity conducted by the Declarant, or by a Builder with approval of the Declarant, with respect to its development and sale of any part of the Tract(s).

**Article III. STRUCTURES**

Section 3.01 TYPES: Each Residential Dwelling shall contain not less than 800 square feet of heated living area, exclusive of open porches, breezeways, carports, and garages.

Section 3.02 QUANTITY & STYLE: Only one Residential Dwelling is allowed for every five (5) acres, with a maximum of three (3) Residential Dwellings per Tract. Additionally:

- (a) Residential Dwellings must be constructed on-site.

- (b) Residential Dwellings shall be built of materials and by practices considered reasonably standard and acceptable to the area. All structures and surrounding premises shall be kept in good repair and in a reasonably clean and orderly condition by their respective Owners.
- (c) A site-built structure with a total square footage of at least 1,000 square feet and a minimum of 500 square feet of heated living area exclusive of open porches, breezeways, carports, and garages, may also be used as a Residential Dwelling, but shall count towards the maximum allotment described above.
- (d) Only a Residential Dwelling referenced in this Section shall be inhabited as a residence.

**Section 3.03 SETBACKS:** All Residential Dwellings, buildings, garages, barns and other buildings constructed or placed on any part of any Tract must be set back at least one hundred fifty feet (150') from any property line fronting any ROW, and at least fifty feet (50') from any side or rear property line. No side or rear set back lines shall exist for property lines that do not join another Tract(s)(except that no improvements shall be constructed within a utility easement that would interfere with the utility easement).

**Section 3.04 COMPLETION OF CONSTRUCTION:** Any Residential Dwelling or other improvement shall be constructed and completed within eighteen (18) months of the earliest to occur of:

- (a) the placement of building materials on the Tract, or
- (b) the commencement of foundation work, or
- (c) the commencement of on-site work for the structure or improvement itself.

#### **Article IV. ANIMALS:**

**Section 4.01 SWINE:** No hogs or pigs will be allowed on any tract, except that one hog or pig per child residing on said tract shall be allowed to be kept for FFA (or similar organization) project so long as said animal is kept in a reasonably sanitary manner at least one hundred fifty feet (150') from any property line joining another tract(s) and at least two hundred feet (200) from any property line fronting any ROW.

**Section 4.02 NUMBER & TYPE OF ANIMALS:** The number and type of animals kept on each Tract must be controlled so as not to create a substantial visual, noise, odor, or safety nuisance to the users of the surrounding Tracts and so as not to endanger the condition of each Tract by overgrazing.

**Section 4.03 LOCATION OF ANIMALS:** All animals (except domestic cats) shall not be allowed to roam beyond the perimeter of the Tract.

**Section 4.04 CANINES:** A maximum of one outside dog per two and a half (2.5) acres shall be allowed to be kept on each Tract.

#### **Article V. MAINTENANCE**

**Section 5.01** Each Tract Owner will be responsible for the maintenance, repair and upkeep of their respective Tracts and any and all Residential Dwellings, buildings, and improvements thereon.

#### **Article VI. SIGNS**

**Section 6.01 SIGN TYPES:** No sign, billboard, or advertising device may be displayed on any Tract which is within the public's view except the following:

- (a) Signs advertising a Tract for sale provided that it does not exceed five (5) square feet in size.
- (b) Signs used for the initial development, construction and/or sale of the Tracts by the Declarant or by a Builder.
- (c) A reasonable number of typical small, four (4) square feet or less, "no trespassing" signs
- (d) One typical, four (4) square feet or less sign indicating the address of the Tract.

#### **Article VII. VEHICLES**

**Section 7.01** Two or more vehicles in disrepair placed on any Tract for more than two (2) weeks shall constitute a junk yard, and is hereby prohibited, unless said vehicles are kept in a fully enclosed building. Any vehicle not possessing a current license plate and/or inspection sticker, or which is not in drivable condition, shall be considered in disrepair.

**Article VIII. STORAGE**

Section 8.01 Materials or equipment of any kind stored outside on any Tract shall be arranged in an orderly manner on the rear two thirds of the Tract and no closer than fifty feet (50') from any property line that joins another Tract(s).

**Article IX. CAMPING**

Section 9.01 Habitation camping on any Tract is limited to six (6) weeks per calendar year. Any camping facilities (ie. tents, camping trailers, RVs, etc.) shall be located at least one hundred feet (100') from any property line that joins another Tract(s) and at least three hundred feet (300') from any property line fronting any ROW. Camping facilities shall not be left on the property except during the six-week period provided for herein unless contained within a fully enclosed building or placed where said camping facilities are not visible from an adjoining Tract.

**Article X. MANUFACTURED HOME(S)**

Section 10.01 ALLOWED TYPE: No Manufactured Homes shall be allowed on any Tract.

**Article XI. NUISANCE AND ANNOYANCE**

Section 11.01 TYPES: No activity of any type shall be allowed that would create an unreasonable noise, visual, odor, safety concern involving an unreasonable risk, or other nuisance to the users of the Tract(s). No portion of the Tract(s) shall be used, in whole or in part, in a way that creates a nuisance. Activities or conditions constituting a nuisance are incapable of exhaustive definition which will fit all cases, but they can include those activities and conditions that endanger life or health, give unreasonable offense to senses, or obstruct reasonable use of property. In addition:

- (a) No substance, thing, animal, or material shall be kept upon any portion of the Tract(s) that will emit foul or obnoxious odors or that will cause any noise or other condition that will substantially disturb the peace, quiet, comfort, or serenity of the Owners and/or occupants of the Tracts.
- (b) Unless otherwise specifically authorized herein, no noxious, illegal, or offensive activity shall be carried on upon any portion of the Tract(s), nor shall anything be done to cause a nuisance.
- (c) There shall not be maintained any plants, animals, device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Tract(s).
- (d) No part of any Tract shall be used or maintained as a dumping ground for rubbish, debris or junk.
- (e) No speaker, horn, whistle, bell or other sound device, except alarm devices used exclusively for residential monitoring purposes, shall be installed or operated on the Tracts, unless required by federal, state or local regulation.
- (f) The use and discharge of firecrackers and other fireworks is prohibited on the Tract(s).

Section 11.02 HEIGHT NUISANCE: An improvement of any kind that exceeds forty feet (40') in height is considered a nuisance pursuant to this Section.

**Article XII. WATER WELLS AND SEPTIC SYSTEMS**

Section 12.01 Sanitary control easements must be maintained by the Owner of each Tract around any water wells in compliance with TCEQ Standards. Water wells must be placed a minimum of fifty feet (50') from any property line, or in accordance with any greater requirements of the TCEQ or the county in which the Tract is located. This fifty-foot (50') limitation does not apply to any water well existing as of the date of the recording of these Restrictions, and such water wells are considered grandfathered from this restriction. An Owner must adhere to the requirements of any applicable water district or county for water wells and septic systems. An Owner must also comply with all requirements of the applicable county and the TCEQ before installing a private sewage system.

**Article XIII. GROUNDWATER AND WATER SUPPLIES**

Section 13.01 Any groundwater arising from a Tract or originating from a well on such Tract must be used in a reasonable matter. No amount of groundwater may be withdrawn from a well on a Tract that would substantially deplete the groundwater on any other Tract. As the groundwater originating on each Tract is primarily intended for use on said Tract, no more than an incidental amount of groundwater may be removed beyond the perimeter of each Tract.

**Article XIV. FIREARMS AND HUNTING**

Section 14.01 USE: The use of firearms on the Tract(s) is not barred unless prohibited by law; however, anyone who discharges a firearm must comply with all local, state, and federal laws and is liable for any resulting property damage or injury. Extreme caution must be used when discharging any firearm.

Section 14.02 LIMITATIONS: The recreational discharge of firearms, except game hunting, (ie. "sport" shooting/target practice) shall be conducted during daylight hours only and shall not exceed four (4) hours of cumulative noise generation during any 7-day period. Additionally, any recreational discharge of firearms shall be setback a distance of at least 300ft from any Residential Dwelling on a Tract, unless written permission is granted by an Owner otherwise.

**Article XV. SUBDIVISION OF TRACTS**

Section 15.01 BY OWNERS: No Tract will be further subdivided into a Tract of less than 10.01 acres without the joinder of the Owners representing at least sixty-seven percent (67%) of all the Tract(s), evidenced by the signature of at least one Owner of each Tract (county approval may be required on any subdivided Tracts - Tract Owners shall also comply with all current county requirements before subdividing).

Section 15.02 BY DECLARANT: Declarant reserves the right to combine tracts and re-subdivide Tracts, without Owner approval, for so long as Declarant owns any portion of the Tract(s).

**Article XVI. FLOODPLAIN/LOW-LYING AREAS**

Section 16.01 A portion of the Tract(s) lie in a floodplain or low-lying areas that are subject to flooding or water saturation and may constitute wetland areas. The Owner of each Tract must use caution and conservative judgment when installing any improvements in or near the flood plain, wetland, or low-lying areas. An Owner is solely responsible for determining the location of such floodplain, wetland, or low-lying areas, any floodplain elevations that are pertinent to an Owner's plans and deciding at what elevation and location improvements will be constructed.

**Article XVII. TEXAS 811**

Section 17.01 Before performing any construction, excavation, or soil disturbance on a Tract, an Owner or prospective Owner, or a representative on his behalf should contact Texas 811, at (800) DIG-TESS (344-8377), or its successor.

**Article XVIII. AMENDMENT, DURATION, AND ANNEXATION**

Section 18.01 AMENDMENT:

- (a) By Declarant: Declarant retains the right to execute amendments to and grant variances from these Restrictions without the joinder of any Owners so long as Declarant owns any portion of the Tract(s). Any such amendment or variance must be evidenced in writing and must be signed by the Declarant. Further, such amendment or variance may not adversely impact an Owner's legitimate existing use already in effect when said variance or amendment is made and said use will be grandfathered as to that Owner.
- (b) By Owners: These Restrictive Covenants may be amended, altered, or cancelled by the affirmative vote of the Owners representing sixty-seven percent (67%) of the total Tracts (one vote per Tract, and any one Owner may cast the vote for a Tract). Such amendment, alteration, or cancellation of any of the above must be in writing and must be filed of record in the Official Public Records of Hamilton County, Texas to be valid and effective. Provided however, if the Declarant owns any portion of the Tract(s), any amendment, alteration, or cancellation of these Restrictions requires the joinder of the Declarant.
- (c) Challenge: Any challenge to the validity of an amendment or variance must be asserted within two (2) years of the recordation of such amendment.

Section 18.02 DURATION: These Restrictions are to run with the Tract(s) until December 31, 2040, and shall extend automatically for additional periods of five (5) years each unless the Owners of Tracts representing at least sixty-seven percent (67%) of the total Tract(s) determine to terminate these

Restrictions at the eve of any of said additional five (5) year periods (any one Owner may cast the vote for a Tract) through a duly recorded written instrument terminating these Restrictions.

Section 18.03 ANNEXATION: Other land not originally referenced as "Tract(s)" in this instrument may be added to this instrument to become part of the "Tract(s)" by the recording of an instrument adding said land and said instrument shall be executed by the Declarant and any other Owner of the additional land. Any such land that is added shall become a part of these Restrictions to the same extent as if it had been originally included.

**Article XIX. MISCELLANEOUS**

Section 19.01 PROPERTY OWNERS ASSOCIATION: A property owners association may be formed for the Tract(s) by an affirmative vote of owners representing sixty-seven percent (67%) of the total Tracts (one vote per Tract, any one Owner may cast the vote for the Tract). The property owners association formed shall have the right to enforce these Restrictions as well as the right to collect an annual fee from all Owners of Tracts to pay the costs related to maintaining any common areas, enforcing these Restrictions as well as any other action that is normally and routinely undertaken by property owners associations and non-profit corporations in the State of Texas. The formal establishment of such property owners association may be accomplished by the property Owners, by the filing of the certificate of formation for such association with the Texas Secretary of State.

Section 19.02 ENFORCEABILITY: The Restrictions constitute covenants running with the land and inure to the benefit of the undersigned and its successors and assigns, the County in which the property is located, as well as each and every Owner of a Tract, their heirs, successors, and assigns. Any one of said beneficiaries shall have the right to enforce these Restrictions in equity or at law. Provided however, if a property owners association is formed, such property owners association shall have the sole and exclusive right to collect assessments except for any road maintenance fees provided for otherwise in a separately recorded document affecting the Tract(s), unless those road maintenance fees are taken over by such property owners association during the term of existence of any such property owners association.

- (a) Tract Owners, County officials acting in their official capacity, and the Declarant are empowered to enforce the covenants, conditions and restrictions contained in these Restrictions. Enforcement of these Restrictions must be by proceedings at law or in equity against any person or persons violating or attempting to violate these Restrictions, either to restrain or prevent such violation or proposed violation, or obtain any other relief authorized by law. Such enforcement may be by the Owner of any Tract, the County in which the property is located, or by the Declarant, or their heirs, successor or assigns. The violation of the Restrictions will never at any time work an estoppel upon any person entitled to claim benefits of these Restrictions. In the event of litigation enforcing any Restrictions, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs.

Section 19.03 SEVERABILITY: If one or more of such provisions contained in the Restrictions shall be held invalid, none of the others shall be affected or impaired by such holding, but shall remain in full force and effect.

Section 19.04 NO WAIVER: Failure at any time to enforce these Restrictions, whether any violations thereof are known or not, shall not constitute a waiver or estoppel of the right to do so from time to time thereafter. The Declarant, its partners, employees, affiliates, successor and assigns shall have no liability for the applicability, validity, or non-enforcement of any of the restrictive covenants and documents referenced in these Restrictions.

Section 19.05 CONFLICTS: Should any conflict arise between these Restrictions and any earlier, recorded, valid restrictive covenants still in effect, these Restrictions will be deemed to control and govern land use for the Tract(s).

Section 19.06 INTERPRETATION: These Restrictions must be liberally construed to effect their purposes and intent.

Section 19.07 ARTICLES & SECTIONS: Article and Section headings in these Restrictions are for convenience of reference and do not affect the construction or interpretation of these Restrictions. Unless the context otherwise requires, references herein to articles and sections are to articles and sections of these Restrictions.

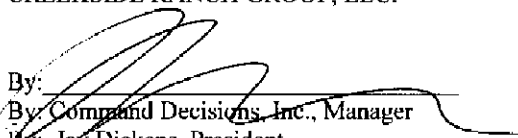
Section 19.08 NUMBER AND GENDER: Pronouns, whenever used herein, and of whatever gender, include natural persons and corporations, entities and associations of every kind and character, and the singular includes the plural, and vice versa, whenever and as often as may be appropriate.

**Article XX. SECURITY**

Section 20.01 NEITHER THE DECLARANT, ITS PARTNERS, DIRECTORS, OFFICERS, MANAGERS, AGENTS, OR EMPLOYEES, NOR ANY SUCCESSOR DECLARANT ("DECLARANT PARTIES") SHALL IN ANY WAY BE CONSIDERED AN INSURER OR GUARANTOR OF SECURITY WITHIN THE TRACT(S) NOR SHALL THEY BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY OR INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN. EACH OWNER AND OCCUPANT OF ANY TRACT, AS APPLICABLE, ACKNOWLEDGES AND UNDERSTANDS THAT THE DECLARANT PARTIES ARE NOT INSURERS AND THAT EACH OWNER AND OCCUPANT OF ANY TRACT, OR OWNER OR USER OF AN IMPROVEMENT ON THE TRACT(S), ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO STRUCTURES AND IMPROVEMENTS AND TO THE CONTENTS OF STRUCTURES AND IMPROVEMENTS ON THE TRACT(S).

Executed this 29<sup>th</sup> day of March, 2019, to be effective the 29<sup>th</sup> day of March, 2019.

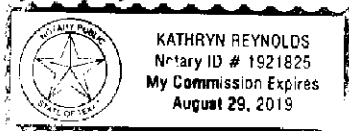
CREEKSIDE RANCH GROUP, LLC.


By:   
By: ~~Command Decisions, Inc., Manager~~  
By: Jay Dickens, President

THE STATE OF TEXAS §

COUNTY OF TOM GREEN §

This instrument was acknowledged before me on this the 29<sup>th</sup> day of March 2019, by Jay Dickens, President of Command Decisions, Inc., a Texas corporation, on behalf of said corporation, and the corporation acknowledged this instrument as manager on behalf of Creekside Ranch Group, LLC., a Texas limited liability company.



  
Notary Public, State of Texas

RETURN TO:  
Creekside Ranch  
3030 W Beauregard Ave  
San Angelo, Texas 76901

**18.79 ACRES -TRACT 1**

BEING 18.79 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 1 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 42°00'41" E 2136.57 feet and a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 59°30'46" W 1469.48 feet;

THENCE: along the irregular south line of this tract in the following courses and distances:

1. N 39° 20' 48" W 75.00 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found in the northwest line of said access easement,
2. N 24° 12' 57" W 593.55 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
3. N 76° 40' 14" W 511.70 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for the northeast corner of a proposed boundary line agreement between Creekside Ranch Group, LLC and Kathleen Overton to be filed by a separate instrument, said Overton tract described as 40 acres (Tract Two) in a Gift Deed granted to Kathleen Overton, dated December 19, 1994 and recorded in Volume 290, Page 699 of said real property records,
4. N 30° 53' 02" W 487.08 feet with the northeasterly line of said boundary line agreement to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for the northwest corner of said boundary line agreement,
5. and N 71° 57' 34" W 596.69 feet along the irregular west line of said Creekside Ranch Group, LLC tract with the north line of said Overton tract, adjacent to a wire fence, to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found in a 6" diameter hackberry used as a fence corner for an interior ell corner of said Overton tract, an exterior ell corner in the irregular west line of said Creekside Ranch, LLC tract and the the southwest corner of this tract;

THENCE: continuing along the irregular west line of said Creekside Ranch Group, LLC tract and with the west line of this tract, adjacent to a fence, in the following courses and distances:

1. N 16° 19' 36" E 271.06 feet with the irregular north line of said Overton tract to a 2-1/2" diameter pipe fence corner found for an exterior ell corner in said Overton tract and the southeast corner of that tract described as 82.20 acres in a deed granted to James W. Jordan, et ux, dated July 11, 1974 and recorded in Volume 223, Page 826 of said real property records and continuing with the east line of said Jordan tract,
2. N 16° 54' 04" E 356.26 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northwest corner of this tract;

THENCE: into said Creekside Ranch Group, LLC along the north line of this tract in the following courses and distances:

1. S 70° 40' 48" E, at 478.69 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the west high bank of Logan Branch, in all 515.45 feet to a calculated point in the approximate center of Logan Branch and continuing along the approximate center of Logan Branch,
2. S 64° 28' 26" E 10.85 feet to a calculated point,
3. S 83° 23' 53" E 294.48 feet to a calculated point,
4. N 47° 21' 01" E 25.33 feet to a calculated point,
5. S 84° 15' 54" E 19.89 feet to a calculated point,
6. N 83° 21' 04" E 60.28 feet to a calculated point,

Exhibit "A"  
Pg 2

FIELD NOTES  
JOB NO. 180606 - T1

20190601 B: RP V: 546 P: 853  
04/29/2019 11:54:01 AM Page 9 of 36

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Exhibit Attached

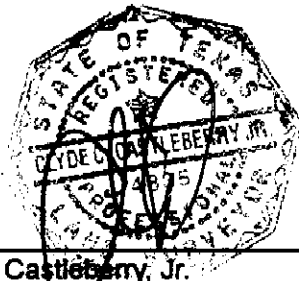
**18.79 ACRES -TRACT 1** (continued)

7. S 69° 15' 46" E 29.16 feet to a calculated point,
8. and S 41° 14' 51" E 11.54 feet to a calculated point for the northeast corner of this tract;

THENCE: along the irregular east line of this tract in the following courses and distances:

1. S 24° 51' 43" W, leaving Logan Branch at 11.17 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of said branch, in all 511.70 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. S 45° 23' 52" E 425.48 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. S 24° 12' 57" E 965.07 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the northwest line of said access easement and continuing into the same,
4. and S 16° 13' 38" E 75.00 feet to the Point of Beginning.

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



January 31, 2019

Clyde C. Castberry, Jr.  
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.  
21214 FM 963  
Lampasas, Texas 76550  
www.triplecsurveying.com  
Firm No. 10193916

**12.55 ACRES - TRACT 2**

BEING 12.55 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 2 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 42° 00' 41" E 2136.57 feet and a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 59° 30' 46" W 1469.48 feet;

THENCE along the west line of this tract in the following courses and distances:

1. N 16° 13' 38" W 75.00 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of said access easement,
2. N 24° 12' 57" W 965.07 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. N 45° 23' 52" W 425.48 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
4. and N 24° 51' 43" E, at 500.53 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the high bank of Logan Branch, in all 511.70 feet to a calculated point in the center of Logan Branch for the northwest corner of this tract;

THENCE: along the north and northeasterly line of this tract with the center of Logan Branch in the following courses and distances:

1. S 81° 58' 02" E 101.17 feet to a calculated point,
2. S 82° 37' 33" E 96.60 feet to a calculated point,
3. S 62° 23' 20" E 71.22 feet to a calculated point,
4. S 25° 09' 11" E 30.53 feet to a calculated point,
5. S 38° 20' 38" E 135.32 feet to a calculated point,
6. S 08° 12' 12" E 94.05 feet to a calculated point,
7. S 23° 04' 03" E 78.84 feet to a calculated point,
8. S 49° 17' 09" E 17.62 feet to a calculated point,
9. S 03° 42' 54" E 29.46 feet to a calculated point,
10. and S 07° 32' 53" E 117.76 feet to a calculated point for the northeast corner of this tract;

THENCE: along the east line of this tract in the following courses and distances:

1. S 04° 49' 46" W leaving Logan Branch, at 35.66 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the high bank of said branch, in all 146.31 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. S 09° 43' 14" E 820.19 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. and S 12° 08' 47" W, at 174.31 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of said access easement and continuing into said easement, in all 250.03 feet to the Point of Beginning.

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

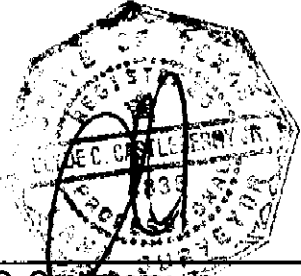
Exhibit "B"  
pg 2

FIELD NOTES  
JOB NO. 180606 - T2

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Exhibit Attached

12.55 ACRES - TRACT 2 - (continued)



January 31, 2019

Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

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Firm No. 10193916

**10.45 ACRES – TRACT 3**

BEING 10.45 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 3 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 59°30'46" W 1469.48 feet;

THENCE along the west line of this tract in the following courses and distances:

1. N 12° 08' 47" E , at 75.72 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement, in all 250.03 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. N 09° 43' 14" W 820.19 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. and N 04° 49' 46" E, at 110.65 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of Logan Branch, in all 146.31 feet to a calculated point in the approximate center of Logan Branch for the northwest corner of this tract;

THENCE: along the north line of this tract with the approximate center of Logan Branch in the following courses and distances:

1. S 42° 50' 39" E 29.72 feet to a calculated point,
2. S 47° 12' 48" E 60.75 feet to a calculated point,
3. S 77° 53' 07" E 66.11 feet to a calculated point,
4. N 31° 26' 03" E 20.22 feet to a calculated point,
5. N 71° 38' 21" E 94.21 feet to a calculated point,
6. N 50° 31' 17" E 24.77 feet to a calculated point,
7. N 70° 15' 08" E 41.16 feet to a calculated point,
8. and N 51° 38' 04" E 163.52 feet to a calculated point for the northeast corner of this tract;

THENCE: along the east line of this tract in the following courses and distances:

1. S 27° 27' 52" E, leaving Logan Branch, at 33.43 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of said branch, in all 131.51 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. S 04° 40' 50" W, at 1250.68 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement and continuing into the same, in all 1281.45 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center of said access easement for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 37°09'41" E 1873.94 feet;

THENCE: N 72° 28' 37" W 312.48 feet along the south line of this tract with the center of said access easement to the Point of Beginning.

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

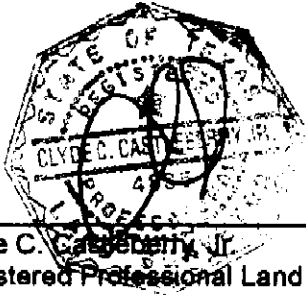
Exhibit "C"  
PS 2

FIELD NOTES  
JOB NO. 180606 - T3

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Exhibit Attached

10.45 ACRES - TRACT 3 - (continued)



January 31, 2019

Clyde C. Casberry, Jr.  
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**14.52 ACRES – TRACT 4**

BEING 14.52 acres out of the James Hamilton Survey No. 19, Abstract No. 413, Hamilton County, Texas, also known as Tract 4 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 30° 21' 47" E 1615.38 feet;

THENCE: N 72° 28' 37" W 330.79 feet along the south line of this tract with the center line of said access easement to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 67° 23' 27" W 1694.53 feet;

THENCE: along the east line of this tract in the following courses and distances:

1. N 04° 40' 50" E, at 30.77 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement, in all 1281.45 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. N 27° 27' 52" W, at 98.08 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south bank of Logan Branch, in all 131.51 feet to a calculated point in the approximate center of Logan Branch for the northwest corner of this tract;

THENCE: along the north line of this tract with the approximate center of Logan Branch in the following courses and distances:

1. N 20° 28' 57" E 147.76 feet to a calculated point,
2. N 02° 59' 24" E 68.65 feet to a calculated point,
3. N 15° 38' 11" E 73.38 feet to a calculated point,
4. S 81° 53' 41" E 66.93 feet to a calculated point,
5. N 45° 19' 59" E 79.92 feet to a calculated point,
6. S 86° 00' 04" E 126.46 feet to a calculated point,
7. N 66° 23' 16" E 15.57 feet to a calculated point,
8. S 52° 32' 42" E 132.57 feet to a calculated point,
9. S 11° 30' 08" W 30.34 feet to a calculated point,
10. S 20° 44' 42" E 76.62 feet to a calculated point,
11. and S 78° 56' 57" E 32.12 feet to a calculated point for the northeast corner of this tract;

THENCE: along the east line of this tract in the following courses and distances:

1. S 13° 02' 12" W, leaving Logan Branch at 19.54 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of Logan Branch, in all 357.94 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. and S 06° 26' 07" W, at 1255.93 feet passing to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set, for reference in the north line of said access easement and continuing into the same, in all 1286.50 feet to the Point of Beginning.

Exhibit "D"  
pg 2

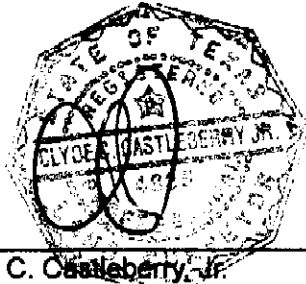
FIELD NOTES  
JOB NO. 180606 - T4

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Exhibit Attached

**14.52 ACRES - TRACT 4** (continued)

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



January 31, 2019

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**12.71 ACRES - TRACT 5**

BEING 12.71 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 5 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 24° 53' 48" E 1467.42 feet;

THENCE: N 72° 28' 37" W 208.46 feet along the south line of this tract with the center line of said access easement to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 73° 38' 20" W 1959.07 feet;

THENCE: along the west line of this tract in the following courses and distances:

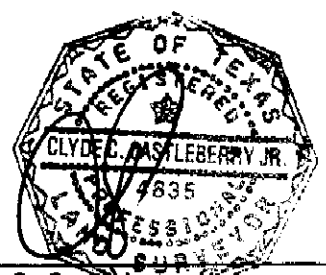
1. N 06° 26' 07" E, at 30.57 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement, in all 1286.50 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. and N 13° 02' 12" E, at 338.40 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of Logan Branch, in all 357.94 feet to a calculated point in the approximate center of Logan Branch for the northwest corner of this tract;

THENCE: along the north line of this tract with the approximate center of Logan Branch in the following courses and distances:

1. S 78° 58' 57" E 61.64 feet to a calculated point,
2. S 33° 11' 57" E 40.85 feet to a calculated point,
3. S 44° 58' 16" E 222.20 feet to a calculated point,
4. and S 79° 30' 03" E 197.69 feet to a calculated point, for the northeast corner of this tract;

THENCE: S 17° 36' 33" W, leaving Logan Branch along the east line of this tract, at 21.29 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of said branch, at 1491.97 feet a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement and continuing into said access easement, in all 1521.97 feet to the Point of Beginning.

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



January 31, 2019

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**12.32 ACRES – TRACT 6**

BEING 12.32 acres out of the James Hamilton Survey No. 19, Abstract No. 413, Hamilton County, Texas, also known as Tract 6 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 11° 52' 49" E 1243.46 feet;

THENCE: N 72° 28' 37" W 379.38 feet along the south line of this tract with the center line of said access easement to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 76° 45' 32" W 2135.29 feet;

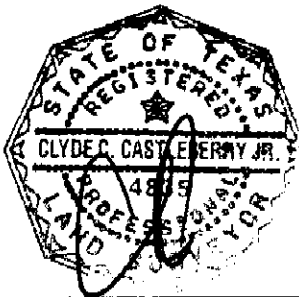
THENCE: N 17° 36' 33" E, at 30.00 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement, at 1500.68 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of Logan Branch, in all 1521.97 feet to a calculated point in the approximate center of Logan Branch for the northwest corner of this tract;

THENCE: along the north line of this tract with the approximate center of Logan Branch in the following courses and distances:

1. S 79° 30' 03" E 72.94 feet to a calculated point,
2. N 80° 58' 15" E 18.72 feet to a calculated point,
3. N 47° 14' 42" E 17.38 feet to a calculated point,
4. N 84° 44' 44" E 126.07 feet to a calculated point,
5. S 37° 40' 17" E 109.87 feet to a calculated point,
6. and S 46° 04' 45" E 5.60 feet to a calculated point for the northeast corner of this tract;

THENCE: S 14° 59' 48" W, leaving Logan Branch along the east line of this tract, at 10.51 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of said branch, at 1509.30 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement and continuing into said access easement, in all 1539.46 feet to the Point of Beginning

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



January 31, 2019

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**11.08 ACRES – TRACT 7**

BEING 11.08 acres out of the James Hamilton Survey No. 19, Abstract No. 413, Hamilton County, Texas, also known as Tract 7 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 04° 45' 27" E 1170.69 feet;

THENCE: N 72° 28' 37" W 166.62 feet along the south line of this tract with the center line of said access easement to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 81° 16' 00" W 2468.92 feet;

THENCE: N 14° 59' 48" E along the west line of this tract, at 30.03 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement, at 1528.70 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of Logan Branch, in all 1539.33 feet to a calculated point in the approximate center of Logan Branch;

THENCE: along the northeasterly line of this tract with the approximate center of Logan Branch in the following courses and distances:

1. S 46° 07' 04" E 158.03 feet to a calculated point,
2. S 32° 08' 08" E 121.23 feet to a calculated point,
3. S 16° 57' 53" E 227.82 feet to a calculated point,
4. S 67° 34' 34" W 48.21 feet to a calculated point,
5. S 04° 44' 32" E 131.13 feet to a calculated point,
6. S 16° 20' 12" W 26.39 feet to a calculated point,
7. S 24° 22' 06" E 87.49 feet to a calculated point,
8. S 58° 23' 27" E 28.96 feet to a calculated point,
9. and S 84° 04' 09" E 29.51 feet to a calculated point for the northeast corner of this tract;

THENCE: along the east line of this tract in the following courses and distances:

1. S 23° 18' 21" W, leaving Logan Branch at 55.54 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of of said branch, in all 276.73 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. and S 36° 07' 50" W, at 687.06 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement and continuing into the same, in all 718.72 feet to the Point of Beginning.

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

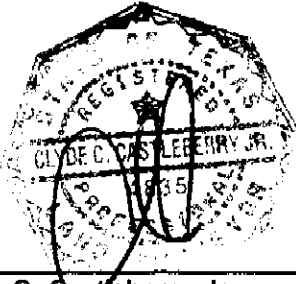
Exhibit "G"  
PS2

FIELD NOTES  
JOB NO. 180606 - T7

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04/29/2019 11:54:01 AM Page 19 of 36

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Exhibit Attached

11.08 ACRES - TRACT 7 (continued)



January 31, 2019

Clyde C. Oastberry, Jr.  
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Firm No. 10193916

**10.51 ACRES – TRACT 8**

BEING 10.51 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 8 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 20°21' 41" W 1084.62 feet;

THENCE: N 72° 28' 37" W 497.57 feet along the south line of this tract with the center line of said access easement to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 82° 52' 46" W 2619.39 feet;

THENCE: along the west line of this tract in the following courses and distances:

1. N 36° 07' 50" E, at 31.65 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement, in all 718.72 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. and N 23° 18' 21" E, at 221.19 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of Logan Branch, in all 276.73 feet to a calculated point in the approximate center of Logan Branch for the northwest corner of this tract;

THENCE: along the north line of this tract with the approximate center of Logan Branch in the following courses and distances:

1. S 84° 04' 10" E 134.81 feet to a calculated point,
2. N 76° 04' 13" E 183.24 feet to a calculated point,
3. and N 63° 13' 54" E 191.75 feet to a calculated point for the northeast corner of this tract;

THENCE: along the east line of this tract in the following courses and distances:

1. S 21° 41' 46" E, leaving Logan Branch at 77.68 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of said branch, in all 169.82 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. S 45° 05' 34" W 454.48 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. and S 24° 26' 18" W, at 653.39 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of said access easement and continuing into the same, in all 683.61 feet to the Point of Beginning.

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

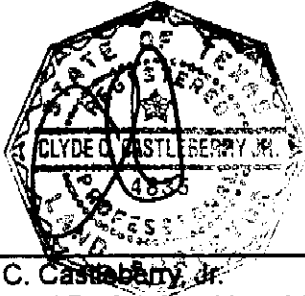
Exhibit "H"  
pg 2

FIELD NOTES  
JOB NO. 180606 - T8

20190601 B: RP V: 546 P: 865  
04/29/2019 11:54:01 AM Page 21 of 36

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Exhibit Attached

10.51 ACRES - TRACT 8 (continued)



January 31, 2019

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Firm No. 10193916

**15.54 ACRES – TRACT 9**

BEING 15.54 acres out of the James Hamilton Survey No. 19, Abstract No. 413, Hamilton County, Texas, also known as Tract 9 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 36° 36' 56" W 1183.22 feet;

THENCE: along the south line of this tract with the center line of said access easement in the following courses and distances:

1. S 87° 38' 05" W 102.44 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
2. and N 72° 28' 37" W 236.98 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 86° 44' 37" W 3078.63 feet;

THENCE: along the west line of this tract in the following courses and distances:

1. N 24° 26' 18" E, at 30.22 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement, in all 683.61 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. N 45° 05' 34" E 454.48 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. and N 21° 41' 46" W, at 92.14 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of Logan Branch, in all 169.82 feet to a calculated point in the approximate center of Logan Branch for the northwest corner of this tract;

THENCE: along the north line of this tract with the approximate center of Logan Branch in the following courses and distances:

1. N 18° 50' 55" E 127.75 feet to a calculated point,
2. N 68° 53' 12" E 138.16 feet to a calculated point,
3. S 59° 56' 29" E 165.72 feet to a calculated point,
4. S 73° 36' 53" E 43.35 feet to a calculated point,
5. S 87° 55' 10" E 234.64 feet to a calculated point,
6. and S 85° 48' 17" E 184.26 feet to a calculated point for the northeast corner of this tract;

THENCE: S 38° 56' 18" W, leaving Logan Branch along the east line of this tract, at 49.46 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of said branch, at 1530.54 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement and continuing into the same, in all 1570.47 feet to the Point of Beginning.

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

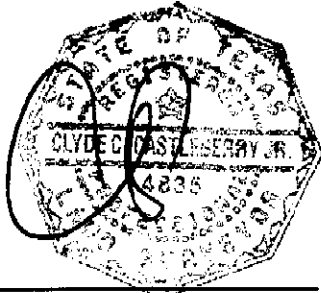
Exhibit "I"  
pg 2

FIELD NOTES  
JOB NO. 180606 - T9

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Exhibit Attached

**15.54 ACRES – TRACT 9** (continued)



January 31, 2019

Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

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**21.00 ACRES - TRACT 10**

BEING 21.00 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 10 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at the east center line terminus of a proposed access easement of varying width, to be dedicated by a separate instrument, in the east line of said Creekside Ranch Group, LLC tract and the west line of Farm to Market Road 2905 for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 62° 15' 05" W 1833.44 feet;

THENCE: into said Creekside Ranch Group, LLC along the south line of this tract with the center line of said access easement in the following courses and distances:

1. N 42° 21' 53" W 111.11 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
2. N 67° 21' 54" W 115.28 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
3. and S 87° 38' 05" W 736.22 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 88° 11' 09" W 3403.71 feet;

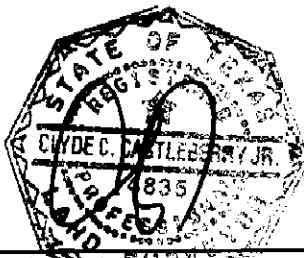
THENCE: N 38° 56' 18" E along the west line of this tract, at 39.93 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement, in all 1443.30 feet a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northwest corner of this tract;

THENCE: S 48° 17' 38" E 886.63 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the east line of said Creekside Ranch Group, LLC tract and the west line of Farm to Market Road 2905 for the northeast corner of this tract;

THENCE: along the east line of said Creekside Ranch Group, LLC tract and this tract with the west line of Farm to Market Road 2905 in the following courses and distances:

1. S 41° 42' 22" W 181.06 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
2. S 45° 48' 37" W 203.20 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
3. and S 47° 38' 07" W, at 492.40 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for the northeast corner of said access easement and continuing with the east line of the same, in all 522.40 feet to the Point of Beginning.

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



January 31, 2019

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**10.19 ACRES – TRACT 11**

BEING 10.19 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 11 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 42°00'41" E 2136.57 feet;

THENCE: over said Creekside Ranch Group, LLC tract along the south line of said this tract in the following courses and distances:

1. S 77°28'58" W 75.00 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the southwest line of said access easement,
2. N 78°12'13" W 487.47 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. and S 85°05'48" W 453.41 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the east line of a proposed boundary line agreement between Creekside Ranch Group, LLC and Kathleen Overton to be filed by a separate instrument, said Overton tract described as 40 acres (Tract Two) in a Gift Deed granted to Kathleen Overton, dated December 19, 1994 and recorded in Volume 290, Page 699 of said real property records, for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 18°29'11" W 833.17 feet;

THENCE: along the west line of this tract with said proposed boundary line agreement in the following courses and distances:

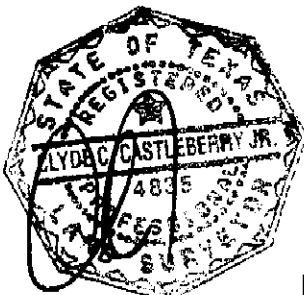
1. N 18°44'16" E 334.43 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
2. and N 16°33'03" E 371.33 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for the northwest corner of this tract;

THENCE: S 76°40'14" E 511.70 feet into said Creekside Ranch Group, LLC tract along the north line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northeast corner of this tract;

THENCE: continuing over said Creekside Ranch Group, LLC tract along the east line of this tract in the following courses and distances:

1. S 24°12'57" E 593.55 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the northwest line of said access easement and continuing into said access easement,
2. S 39° 20' 48" E 75.00 feet to the Point of Beginning.

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



November 30, 2018

Clyde C. Castleberry, Jr.  
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**10.16 ACRES - TRACT 12**

BEING 10.16 acres out of the James Hamilton Survey No. 19, Abstract No. 413, Hamilton County, Texas, also known as Tract 12 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the northeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 42°00'41" E 2136.57 feet;

THENCE: S 16°09'03" W, over said Creekside Ranch Group, LLC tract along the east line of this tract, at 75.00 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south line of said access easement, in all 426.19 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of this tract;

THENCE: continuing over said Creekside Ranch Group, LLC tract along the south line of this tract in the following courses and distances:

1. S 82°44'02" W 370.21 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. and N 73°36'53" W 649.99 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set adjacent to the east line of that tract described as 40 acres (Tract Two) in a Gift Deed granted to Kathleen Overton, dated December 19, 1994 and recorded in Volume 290, Page 699 of said real property records and the west line of said Creekside Ranch Group, LLC tract for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 18°21'58" W 498.07 feet;

THENCE: along the west line of this tract in the following courses and distances:

1. N 18°21' 58" E 65.50 feet with the west line of said Creekside Ranch Group, LLC tract adjacent to said Overton tract to a magnetic nail with shiner stamped "CCC 4835" set in the top of a fence post for the beginning of a proposed boundary line agreement between Creekside Ranch Group, LLC and Kathleen Overton, to be filed by a separate instrument, and continuing along the common line of said boundary line agreement,
2. N 18°44'16" E 269.61 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northwest corner of this tract;

THENCE: into said Creekside Ranch Group, LLC tract along the north line of this tract in the following courses and distances:

1. N 85°05'48" E 453.41 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. S 78°12'13" E 487.47 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the southwest line of said access easement,
3. N 77° 28' 58" E 75.00 feet continuing into said access easement to the Point of Beginning.

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

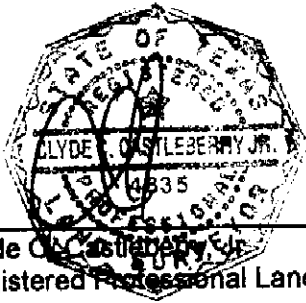
Exhibit "L"  
pg 2

FIELD NOTES  
JOB NO. 180606 - T12(S)

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Exhibit Attached

10.16 ACRES - TRACT 12 - (continued)



November 30, 2018

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**13.02 ACRES – TRACT 13**

BEING 13.02 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 13 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the northeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 41°35'54" E 2110.76 feet;

THENCE: S 16°09'03" W, along the east line of this tract, at 68.02 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south line of said access easement, in all 1094.60 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of that tract described as 10.00 acres (Tract One) in a Warranty Deed with Vendor's Lien granted to Jim Oosterof, dated January 26, 2007 and recorded in Volume 409, Page 756 of said real property records and the south line of said Creekside Ranch Group, LLC tract for the southeast corner of this tract;

THENCE: along the south line of said Creekside Ranch Group, LLC tract and this tract in the following courses and distances:

1. N 72°42'19" W 138.42 feet with the north line of said Oosterof (Tract One) tract to an uncapped 3/8" iron pin found and continuing with the north line of said Oosterof (Tract One) tract,
2. N 72°44'05" W 42.96 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for the northwest corner of said Oosterof (Tract One) tract and the northeast corner of that tract described as 10.00 acres (Tract Two) in said Oosterof deed and continuing with the north line of the same,
3. N 72°44'05" W 199.41 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
4. N 71°44'24" W 288.00 feet to an uncapped 3/8" iron pin found for the northwest corner of said Oosterof (Tract Two) and the northeast corner of that tract described as 35.92 acres in a General Warranty Deed granted to O & B Farms, dated December 13, 2006 and recorded in Volume 408, Page 363 of said real property records and continuing with the north line of the same,
5. N 72°28'30" W 370.54 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner adjacent to the southeast corner of that tract described as 40 acres (Tract Two) in a Gift Deed granted to Kathleen Overton, dated December 19, 1994 and recorded in Volume 290, Page 699 of said real property records and for the southwest corner of said Creekside Ranch Group, LLC tract and this tract;

THENCE: N 18°21'58" E 498.07 feet along the west line of said Creekside Ranch Group, LLC tract and this tract adjacent to the east line of said Overton tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northwest corner of this tract;

THENCE: into said Creekside Ranch Group, LLC tract along the north line of this tract in the following courses and distances:

1. S 73°36'53" E 649.99 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. and N 82°44'02" E 370.21 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at an angle point;

THENCE: N 16°09'03" E, along the northerly west line of this tract, at 351.19 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south line of said access easement, in all 426.19 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northerly northwest corner of this tract;

THENCE: S 72°28'37" E 30.01 feet along the easterly north line of this tract with the center line of said access easement to the Point of Beginning.

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

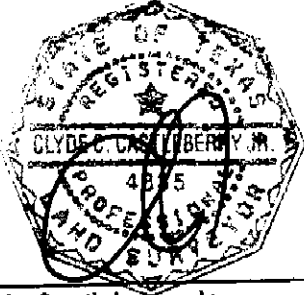
Exhibit "M"  
pg 2

FIELD NOTES  
JOB NO. 180606 - T13(S)

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Exhibit Attached

13.02 ACRES - TRACT 13 - (continued)



November 30, 2018

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FIELD NOTES

JOB NO. 180606 - T14(S)

**10.69 ACRES - TRACT 14**

BEING 10.69 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 14 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 3/8" iron pin with yellow cap stamped "RPLS 5233" found in the northwest line of Farm-to-Market Road 2905 at a fence corner for the east corner of that tract described as 10.00 acres in a Texas Warranty Deed granted to Wesely A. Tucker, dated June 30, 2014 and recorded in Volume 486, Page 857 of said real property records and for the southeast corner of said Creekside Ranch Group, LLC tract and this tract;

THENCE: along the south line of said Creekside Ranch Group, LLC tract and this tract in the following courses and distances:

1. N 72°50'35" W 1051.68 feet with the north line of said Tucker tract to an uncapped 3/8" iron pin found and continuing with the north line of said Tucker tract,
2. N 73°00'14" W 261.15 feet to an uncapped 1/2" iron pin found for the northwest corner of said Tucker tract and the northeast corner of that tract described as 10.00 acres (Tract One) in a Warranty Deed with Vendor's Lien granted to Jim Oosterof, dated January 26, 2007 and recorded in Volume 409, Page 756 of said real property records and continuing with the north line of the same,
3. N 72°42'19" W 472.57 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears N 72°21'45" W 1039.30 feet;

THENCE: N 16°09'03" E 532.84 feet into said Creekside Ranch Group, LLC tract along the west line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northwest corner of this tract;

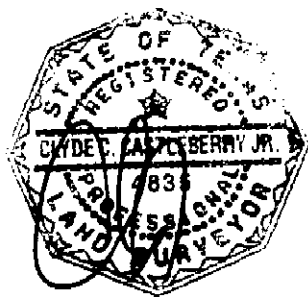
THENCE: S 72°28'37" E 821.99 feet continuing over said Creekside Ranch Group, LLC tract along the north line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northeast corner of this tract;

THENCE: S 16°09'03" W 497.98 feet continuing over said Creekside Ranch Group, LLC tract along the east line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an interior ell corner of this tract;

THENCE: S 72°50'35" E 1007.03 feet contining over said Creekside Ranch Group, LLC tract along the easterly north line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the southeast line of said Creekside Ranch Group, LLC tract and the northwest line of Farm-to-Market Road 2905 for the easterly northeast corner of this tract;

THENCE: S 72°15'02" W 52.43 feet along the southeast line of said Creekside Ranch Group, LLC tract and this tract with the northwest line of Farm-to-Market Road 2905 to the Point of Beginning.

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



November 30, 2018

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**10.60 ACRES - TRACT 15**

BEING 10.60 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 15 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width to be dedicated by a separate instrument within said Creekside Ranch Group, LLC tract for the northwest corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 41°35'54" E 2110.76 feet;

THENCE: S 72°28'37" E 821.99 feet over said Creekside Ranch Group, LLC tract along the north line of this tract with the center line of said access easement to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northeast corner of this tract;

THENCE: S 16°09'03" W, continuing over said Creekside Ranch Group, LLC tract along the east line of this tract, at 30.01 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south line of said access easement, in all 561.77 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of this tract;

THENCE: N 72°28'37" W 821.99 feet continuing over said Creekside Ranch Group, LLC tract along the south line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 80°11'21" W 1155.57 feet;

THENCE: N 16°09'03" E, continuing over said Creekside Ranch Group, LLC tract along the west line of this tract, at 493.75 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south line of said access easement, in all 561.77 feet to the Point of Beginning.

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



November 30, 2018

Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

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**11.08 ACRES – TRACT 16**

BEING 11.08 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 16 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the northeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 02°21'41" E 1151.97 feet;

THENCE: over said Creekside Ranch Group, LLC along the east line of this tract in the following courses and distances:

1. S 33°19'45" W, at 31.18 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south line of said access easement, in all 559.38 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. and S 24°21'48" W 522.65 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of this tract;

THENCE: N 72°50'35" W 357.79 feet continuing over said Creekside Ranch Group, LLC tract along the south line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears N 73°29'10" W 1860.75 feet;

THENCE: N 16°09'03" E, continuing over said Creekside Ranch Group, LLC tract along the west line of this tract, at 1029.74 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south line of said access easement and continuing into the same, in all 1059.75 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of said access easement for the northwest corner of this tract;

THENCE: S 72°28'37" E 597.77 feet continuing over said Creekside Ranch Group, LLC tract along the north line of this tract with the center line of said access easement to the Point of Beginning.

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



November 30, 2018

Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.  
21214 FM 963  
Lampasas, Texas 76550  
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Firm No. 10193916

**10.28 ACRES - TRACT 17**

BEING 10.28 acres out of the James Hamilton Survey No. 19, Abstract No. 413, Hamilton County, Texas, also known as Tract 17 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the east line of said Creekside Ranch Group, LLC tract and the west line of Farm-to-Market Road 2905 for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 72°15'02" W 52.43 feet;

THENCE: N 72°50'35" W 649.24 feet into said Creekside Ranch Group, LLC tract along the south line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears N 73°22'56" W 2218.52 feet;

THENCE: N 24°21'48" E 522.65 feet continuing over said Creekside Ranch Group, LLC tract along the west line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northwest corner of this tract;

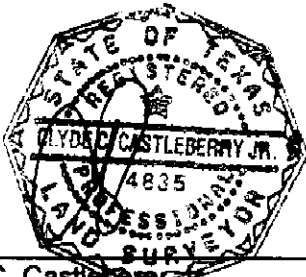
THENCE: continuing over said Creekside Ranch Group, LLC tract along the north line of this tract in the following courses and distances:

1. S 69°26'05" E 897.80 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. and S 72°50'35" E 247.02 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the east line of said Creekside Ranch Group, LLC tract and the west line of Farm-to-Market Road 2905 for the northeast corner of this tract;

THENCE: along the east line of said Creekside Ranch Group, LLC tract and this tract with the west line of Farm-to-Market Road 2905 in the following courses and distances:

1. S 62°01'42" W 30.33 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
2. S 68°54'22" W 196.98 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
3. S 61°31'22" W 238.47 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
4. and S 72°15'02" W 264.26 feet to the Point of Beginning.

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



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## FIELD NOTES

JOB NO. 180606 - T18(S)

20190601 B: RP V: 546 P: 878

04/29/2019 11:54:01 AM

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Page 2 of 2  
Exhibit Attached**10.51 ACRES - TRACT 18**

BEING 10.51 acres out of the James Hamilton Survey No. 19, Abstract No. 413, Hamilton County, Texas, also known as Tract 18 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in said Creekside Ranch Group, LLC tract for an angle point in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, for the northeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 32°32'29" W 1121.61 feet;

THENCE: over said Creekside Ranch Group, LLC tract along the east line of this tract in the following courses and distances:

1. S 07°34'44" W 30.46 feet across said access easement to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at an angle point in the south line of said access easement,
2. and S 07°16'21" W 564.61 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of this tract;

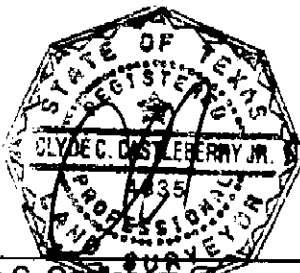
THENCE: continuing over said Creekside Ranch Group, LLC tract along the south line of this tract in the following courses and distances:

1. N 72°50'35" W 44.07 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. and N 69°26'05" W 897.80 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears N 86°07'52" W 2346.81 feet;

THENCE: N 33°19'45" E continuing over said Creekside Ranch Group, LLC tract along the west line of this tract, at 528.20 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south line of said access easement and continuing into the same, in all 559.38 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of said access easement for the northwest corner of this tract;

THENCE: S 72°28'37" E 682.51 feet continuing over said Creekside Ranch Group, LLC tract along the north line of this tract with the center line of said access easement to the Point of Beginning

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



November 30, 2018

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**10.74 ACRES - TRACT 19**

BEING 1074 acres out of the James Hamilton Survey No. 19, Abstract No. 413, Hamilton County, Texas, also known as Tract 19 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the east line of said Creekside Ranch Group, LLC tract and the west line of Farm-to-Market Road 2905, the same being the east terminus of the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, for the northeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 62°15'05" W 1833.44 feet;

THENCE: along the east line of said Creekside Ranch Group, LLC tract and this tract with the west line of Farm-to-Market Road 2905 in the following courses and distances:

1. S 47°38'07" W 8.28 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
2. S 52°02'57" W. at 21.79 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of said easement, in all 395.22 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
3. and S 62°01'42" W 660.16 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of this tract;

THENCE: N 72°50'35" W 202.94 feet into said Creekside Ranch Group, LLC tract along the south line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears N 81°24'55" W 3260.69 feet;

THENCE: continuing over said Creekside Ranch Group, LLC tract along the west line of this tract in the following courses and distances:

1. N 07°16'21" E 564.61 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south line of said access easement and continuing into said access easement,
2. N 07°34'44" E 30.46 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at an angle point in the center line of said access easement for the northwest corner of this tract;

THENCE: continuing over said Creekside Ranch Group, LLC tract along the north line of this tract with the center line of said access easement in the following courses and distances:

1. N 87°38'05" E 838.66 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. S 67°21'54" E 115.28 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. and S 42°21'53" E 111.11 feet to the Point of Beginning.

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



November 30, 2018

Clyde C. Castleberry, Jr.

Registered Professional Land Surveyor No. 4835

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## FILED and RECORDED

Instrument Number: 20190601 B: RP V: 546 P: 845

Filing and Recording Date: 04/29/2019 11:54:01 AM Recording Fee: 162.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



*Kiesha Bagwell*

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Kiesha Bagwell, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.