

15/ITC/DAR/ 1726717 -WIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: July 28, 2017

Grantor: Patrick Brazil and wife, Suzanna Brazil

Grantor's Mailing Address (including county):

2121 Ella Boulevard, Apt. 1307
Houston, Texas 77008
Harris County

Grantee: Ewing Rae, LLC, a Texas limited liability company

Grantee's Mailing Address (including County):

401 Obst Road
Bulverde, Texas 78163
Comal County

Consideration: TEN AND NO/100 DOLLARS cash and other good and valuable consideration.

Property (including any improvements):

BEING 2.32 acres of land, more or less, out of the POLLY MAYES SURVEY, A-558, Hays County, Texas; said 2.32 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following Restrictive Covenants:

1. No mobile, manufactured, modular, or prefabricated homes shall be permitted on the property, provided, however, this will not preclude Modular Code homes built to IRC Code on permanent foundations.

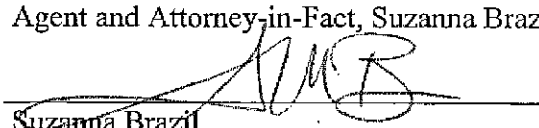
2. No commercial breeding of any animals will be permitted on the property.
3. No commercial livestock will be permitted on the property.

This conveyance is further made and accepted subject to any and all other covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

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

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

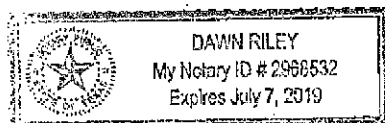
Patrick Brazil by Suzanna Brazil, Attorney in Fact
Patrick Brazil herein by and through his
Agent and Attorney-in-Fact, Suzanna Brazil

Suzanna Brazil

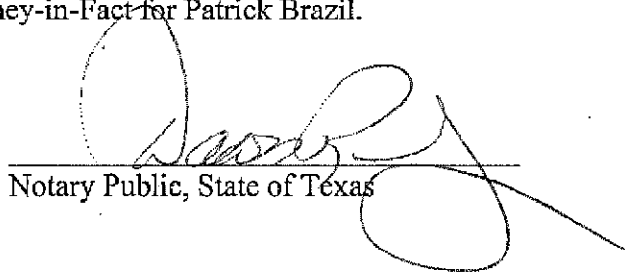
ACKNOWLEDGMENT

STATE OF TEXAS

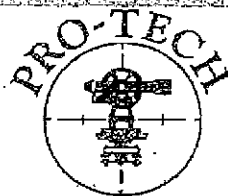
COUNTY OF HAYS

This instrument was acknowledged before me on this 28 day of July, 2017 Suzanna Brazil; Individually and as Agent and Attorney-in-Fact for Patrick Brazil.




Notary Public, State of Texas

100 E. San Antonio St. Suite 100
San Marcos, TX 78666-5568



512 / 353-3335
FAX 512 / 396-0224

**ENGINEERING
GROUP**
INCORPORATED

FIELD NOTE DESCRIPTION OF
2.32 ACRES OF LAND
IN THE
POLLY MAYES SURVEY A-558
HAYS COUNTY, TEXAS

BEING A PORTION OF THAT TRACT CALLED 5.49 ACRES CONVEYED BY LARRY EVERETT FOWLER TO THOMAS D. KENNEDY AND BERNADINE A. KENNEDY BY DEED DATED OCTOBER 4, 1995 AS RECORDED IN VOLUME 1182, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at an iron stake found at the base of a fence corner post in the north line of Hays County Road #220, locally known as Mt. Sharp Road, and the south line of that tract called 206.0 acres described in an assignment of contract of sale and purchase by Alfred Clem Pierce to Robert L. Mauldin by instrument dated July 17, 1957 as recorded in Volume 174, Page 65 of the Hays County Deed Records for the southeast corner of the Kennedy 5.49 acre tract and the tract herein described, also being the southeast corner of a 50 foot wide roadway easement as described in Volume 478, Page 438 of the Real Property Records of Hays County, Texas;

THENCE, with the north line of Hays County Road #220 S89°23'40"W, at 30.9 feet passing the centerline of a 12 foot wide gravel road, locally known as Fawn Drive, at 50 feet passing the southwest corner of the previously mentioned 50 foot roadway easement, at 62.0 feet passing a fence corner, at 382.8 feet passing the east side of a 14 foot wide gate, and continuing on in all 396.75 feet to an iron stake with aluminum cap marked "PRO-TECH ENG 2219" set at the base of a fence intersection for the southeast corner of that tract called 4.732 acres conveyed by Graydon D. Nodruft and Barbara A. Nodruft to Don G. Cole and Gertrude S. Cole by deed dated June 5, 1998 as recorded in Volume 1421, Page 597 of the Official Public Records of Hays County, Texas and the southwest corner of the Kennedy 5.49 acres and the tract herein described;

THENCE, leaving Hays County Road #220 with the common line of the Nodruft and Kennedy tracts N09°55'46"W 241.09 feet to an iron stake with aluminum cap marked "PRO-TECH ENG 2219" set at the base of a fence corner post for the northwest corner of the tract herein described;

THENCE, leaving the Nodruft 4.732 acre tract, crossing the Kennedy 5.49 acre tract N88°18'28"E, at 116 feet, 203.7 feet, 240.3 feet, and 276.3 feet passing fence corner posts, at 387.9 feet passing a fence corner post at the west side of said 50 foot roadway easement, at 417.2 feet passing the centerline of the 12 foot wide gravel road, and continuing on in all 438.32 feet to an iron stake with aluminum cap marked "PRO-TECH ENG 2219" set under fence in the common line of the 50 foot roadway easement, the Mauldin tract, and the Kennedy 5.49 acre tract for the northeast corner of the tract herein described from which an iron stake with aluminum cap marked "PRO-TECH ENG 2219" found for the southeast corner of that tract called 2.946 acres conveyed by Graydon D. Nodruft and Barbara A. Nodruft to Don G. Cole to Gertrude S. Cole by deed dated September 13, 1999 as recorded in Document #9821924 of the Official Public

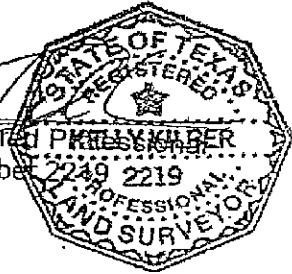
EXHIBIT A

Records of Hays County, Texas and the northeast corner of the Kennedy tract
bears N00°02'19"W 374.13 feet;

THENCE, with the common line of the Mauldin and Kennedy tracts as fenced,
occupied, and used upon the ground S00°02'19"E 246.23 feet to the POINT OF
BEGINNING, containing 2.32 acres of land. Surveyed on the ground May 28,
2004.

BY


Kelly Kilber, Registered Professional
Land Surveyor Number 2249 2219



2.32 AC – POLLY MAYES SURVEY
TOM KENNEDY TRACT
EO# 13949
PLAN# 6843
FB. 561, PG. 6
FNF# 9588
9588 2.32 AC. 060104.DOC

