

LEASE FOR GRAZING

THE STATE OF TEXAS
COUNTY OF GILLESPIE

KNOW ALL MEN BY THESE PRESENTS:

That this Lease is made between Daniel Weller and Kathleen Weller, known herein as the "Lessor" and Lester Meier Ranches, known herein as the "Lessee".

WITNESSTH:

That Lessor, for and in consideration of the agreement of Lessee to pasture and graze livestock upon the leased premises, and the sum of TEN AND NO/100 (\$10.00) DOLLARS, and good and valuable consideration, the receipt of sufficiency of which is acknowledged, does by these presents lease and demise unto the Lessee the following property situated in Gillespie County, Texas, to wit:

Lot/Tract 20 of Scenic Oaks Subdivision according to the Plat of Record in Gillespie County Plat Records, subject to all matters of record; a copy of the description of said Tract is attached as Exhibit "A".

The term of this Lease shall be for a period of 5 years commencing 11/01/2024 and ending 10/31/2029 unless sooner terminated as provided herein, upon the following conditions and covenants.

CONDITIONS AND COVENANTS

1. Lessee shall use said property for the grazing of livestock only. Lessor shall otherwise enjoy the use and possession of the property to the extent it does not materially conflict or substantially impair the use by the Lessee of the property for the grazing of livestock.
2. Lessee shall be responsible for any breaches in the perimeter fencing, if any, situated upon the leased premises.
3. The number of livestock to be maintained on the property shall not exceed the carrying capacity of the property.
4. Lessee shall be responsible for the removal of, if any, deceased livestock, within a reasonable period of time after the death and, in any case, no later than three days.
5. Lessee shall be responsible for the payment of all electricity charges for the well pump that fills the stock tank located on Lot/Tract 3, Scenic Oaks.
6. Lessee will maintain an agricultural insurance umbrella policy and provide proof to the Lessors prior to November 1, 2024, the anniversary date, and annually thereafter on the anniversary date during the term of the Lease.
7. At anytime, Lessor or Lessor's successors or assigns, may cancel this Lease and may enclose a portion of the leased premises by a fence which is constructed to restrain livestock, and the portion of the leased premises being enclosed shall be discharged and omitted from the obligations of this Lease Agreement.

**FIELD NOTE DESCRIPTION OF A 10.03 ACRE
PARCEL DESIGNATED AS TRACT 20
SCENIC OAKS SOUTH DEVELOPMENT (UNRECORDED)
BEING PART OF THAT CERTAIN 567.89 ACRE
PARCEL WITHIN THE C. SCHREINER SURVEY No. 102,
ABSTRACT No. 1261, GILLESPIE COUNTY, TEXAS**

Tract 20, being a 10.03 acre parcel within Scenic Oaks South Development, an un-recorded subdivision being a portion of the C. Schreiner Survey No. 102, Abstract No. 1261 being that part of a certain 567.89 acre tract conveyed to Dale A. Crenweige according to the Warranty Deed filed as Document No. 20154213, Deed Records of Gillespie County, Texas; more particularly described by its metes and bounds as follows:

(NOTE: The following courses are based on an RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

BEGINNING at a 5/8 inch diameter steel rod with cap stamped "WES RPLS 5907" set in the center of a sixty-foot (60) wide easement known as easement #3 or "Scenic Oak Road" as reserved according to the documents filed as Document No. 20204820, being the northeast corner of the herein described tract from which a 1/2 inch diameter steel rod found at the base of a 2 inch diameter metal fence post marking an interior corner of said 567.89 acre tract bears S52°30'24"E, 1,303.83 feet;

THENCE southwesterly across said "Scenic Oak Road" between Tract 19 and the herein described tract, S36°31'14"W, (S36°32'02"W) at 30.00 feet pass a 5/8 inch diameter steel rod with cap stamped "HOWARD" marking the southwest edge of the said 60 foot wide easement, continuing across wooded pasture in total 719.80 feet (719.80 feet) to a 5/8 inch diameter steel rod with cap stamped "HOWARD" at a point of intersection with the northeast line of Tract 23 of said subdivision marking the southwest corner of said Tract 19 and the southeast corner of the herein described tract;

THENCE northwesterly along the common line between said Tract 23 and the herein described tract, N53°27'58"W (N53°27'58"W) at 247.32 feet pass a 5/8 inch diameter steel rod with cap stamped "HOWARD" marking the southeast edge of a 60 foot wide easement in total 298.38 feet (298.21 feet) to a 60d spike found driven into the center of a paved road easement being sixty feet (60) in width being the northeast corner of Tract 22, the southeast corner of Tract 21 and the southwesterly most corner of the herein described tract;

THENCE northwesterly along the center of said 60 foot wide road easement between the herein described tract and said Tract 21, and remainder of the said 567.89 acre tract the following courses, each point marked with a 60d spike found driven into the said pavement centerline and common lines;

WELLBOR
ENGINEERING &
SURVEYING
FIELD NOTES TRACT 1

631 WATER STREET
KERRVILLE, TX 78028

EXHIBIT "A"
Tract 20

PS. [1]

N25°53'24"W, 64.04 feet (N26°00'15"W, 64.01 feet);
 N19°24'41"W, 62.95 feet (N19°20'44"W, 63.01 feet);
 N02°53'56"W, 74.89 feet (N02°46'14"W, 74.83 feet);
 N09°35'03"E, 203.17 feet (N09°34'26"E, 203.13 feet);
 N05°53'50"W, 338.43 feet (N05°52'52"W, 338.35 feet) and;

THENCE N06°15'41"E, 115.61 feet (N06°09'56"E, 115.74 feet) to a 5/8 inch diameter steel rod with cap stamped "WES RPLS 5907" set in the center of said 60 foot wide road easement for an angle point and;

THENCE N17°08'20"E, 62.02 feet (N17°27'45"E, 62.05 feet) to a 60d spike found driven into the pavement at a point of intersection with the centerline of said "Scenic Oak Road" marking a point on the southwest line of Tract 1 of said subdivision identical to the northerly most corner of the herein described tract;

THENCE continuing southeasterly with and along said center of "Scenic Oak Road" between said Tract 1 and the herein described tract, S53°59'26"E (S53°58'51"E), 853.70 feet to the Point of Beginning the whole of which contains 10.03 acres more or less.

Based upon a survey conducted on the ground
 Under my direction and supervision January 27, 2021



Dated: 02/03/2021

R. Scott McClintock, Sr.
 Registered Professional Land Surveyor
 State of Texas
 Registration No. 5907



WELLBORN
 ENGINEERING &
 SURVEYING

TEPLS FIRM NO. 10194410
 PHONE: 830.217.7100
WWW.WELLBORNENGINEERING.COM

631 WATER STREET
 KERRVILLE, TX 78028

FIELD NOTES TRACT 20-10.03 ACRES, SCENIC OAKS SOUTH

Pg. (2)

FIELD NOTES TO DESCRIBE

A 60-foot Road Easement being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenweige by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being 30 feet left of and 30 feet right of the centerline more particularly described as follows:

BEGINNING: At the East terminus of this easement in the West line of Zerner-Ahrens Road and East line of said 567.89 Acre Tract from which a 3" pipe post found for an exterior corner of said 567.89 Acre Tract bears N 01° 51' 06" E 41.18 feet;

THENCE: Along the centerline of this easement as follows:

N 44° 54' 24" W 73.36 feet to an angle point;

N 63° 34' 44" W 1426.67 feet to an angle point;

N 17° 11' 17" W 65.90 feet to an angle point;

N 48° 18' 04" W 215.23 feet to an angle point;

Continuing along the centerline of this easement with the Southwest line of a 20.49 Acre Tract (Tract 17, this day surveyed) and a 20.01 Acre Tract (Tract 16, this day surveyed) as follows:

N 53° 45' 07" W 164.23 feet to an angle point;

N 47° 34' 10" W 196.80 feet to an angle point;

N 60° 18' 12" W 576.00 feet to an angle point;

N 57° 37' 52" W 1287.72 feet to an angle point;

N 33° 58' 51" W 463.24 feet to the Northwest corner of Tract 17, the Southwest corner of Tract 16, and an angle point of this easement;

N 53° 58' 50" W 824.51 feet to a 5/8" iron pin set for the Northwest corner of Tract 15, the Southwest corner of a 20.03 Acre Tract (Tract 15, this day surveyed), the Southeast corner of a 20.50 Acre Tract (Tract 1, this day surveyed), and an angle point of this easement;

THENCE: Continuing along the centerline of this easement with the East line of Tract 1, a 20.97 Acre Tract (Tract 2, this day surveyed), a 20.63 Acre Tract (Tract 3, this day surveyed), a 20.22 Acre Tract (Tract 4, this day surveyed), a 20.40 Acre Tract (Tract 5, this day surveyed), and a 20.89 Acre Tract (Tract 6, this day surveyed) and the West line of Tract 15, a 20.09 Acre Tract (Tract 14, this day surveyed), a 20.07 Acre Tract (Tract 13, this day surveyed), a 20.04 Acre Tract (Tract 12, this day surveyed), a 20.08 Acre Tract (Tract 11, this day surveyed), a 20.04 Acre Tract (Tract 10, this day surveyed), and a 20.77 Acre Tract (Tract 9, this day surveyed) as follows:

N 25° 40' 23" E 185.56 feet to an angle point;

N 03° 21' 16" E 211.91 feet to an angle point;

EXHIBIT "A"

Cont'd

N 17° 57' 08" E 191.61 feet, at 55.80 feet pass the Northwest corner of Tract 15 and the Southwest corner of Tract 14, continuing to an angle point of this easement;

N 03° 36' 44" W 355.35 feet, at 322.01 feet pass the Northwest corner of Tract 14 and the Southwest corner of Tract 15, continuing to an angle point of this easement;

N 40° 05' 25" E 193.84 feet to the Northeast corner of Tract 1, the Southeast corner of Tract 2, and an angle point of this easement;

N 26° 42' 26" E 539.55 feet, at 340.76 feet pass the Northwest corner of Tract 13 and the Southwest corner of Tract 12 and at 517.41 feet pass the Northeast corner of Tract 2 and the Southeast corner of Tract 3, continuing to an angle point of this easement;

N 05° 38' 23" W 169.63 feet to an angle point of this easement;

N 52° 36' 57" W 349.70 feet, at 308.65 feet pass the Northwest corner of Tract 12 and the Southwest corner of Tract 11, continuing to an angle point of this easement;

N 05° 01' 02" W 964.05 feet, at 22.88 feet pass the Northeast corner of Tract 3 and the Southeast corner of Tract 4, at 443.94 feet pass the Northwest corner of Tract 11 and the Southwest corner of Tract 10, at 486.624 feet pass the Northeast corner of Tract 4 and the Southeast corner of Tract 4, and at 903.58 feet pass the Northwest corner of Tract 10 and the Southwest corner of Tract 9 continuing to the Northeast corner of Tract 5 and the Southeast corner of Tract 6, and an angle point of this easement;

N 06° 49' 45" E 273.22 feet to the Northeast corner of Tract 6, the Southeast corner of a 55.31 Acre Tract (Tract 7, this day surveyed), the Southwest corner of a 58.64 Acre Tract (Tract 8, this day surveyed), the Northwest corner of Tract 9, and the North terminus of this easement in center of a 60-foot radius cul-de-sac from which a 5/8" iron pin set for the Northeast corner of Tract 9 and the Southeast corner of Tract 8 bears N 81° 21' 27" E 1907.69 feet from which a 1/2" iron pin found by 6" cedar post for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 1223.83 feet.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

Keith Howard
Keith Howard, R.P.L.S. No. 5949
Howard Surveying
TBPLS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Giles County Texas

June 24, 2020 02:51:36 PM

FEE: \$58.00 LMOOSE
LD

EXHIBIT "A"
Cont'd



STATE OF TEXAS
COUNTY OF GILLESPIE

PREPARED FOR: Dale Crenwelge
60-foot Road Easement #2

FIELD NOTES TO DESCRIBE

A 60-foot Road Easement #2 being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being 30 feet left of and 30 feet right of the centerline more particularly described as follows:

BEGINNING: At a 5/8" iron pin set for the Southwest corner of a 20.03 Acre Tract (Tract 1, this day surveyed), the Northwest corner of a 20.01 Acre Tract (Tract 1, this day surveyed), the Southeast corner of a 20.50 Acre Tract (Tract 1, this day surveyed), and angle point of the centerline of a 60-foot Road Easement (this day surveyed), and the East terminus of this easement;

THENCE: With the Southwest line of Tract 1 and a 20.97 Acre Tract (Tract 2, this day surveyed) and along the centerline of this easement as follows:

N 33° 58' 51" W 1340.10 feet to an angle point;

N 47° 13' 45" W 823.40 feet, at 406.37 feet pass the Northwest corner of Tract 1 and the Southwest corner of Tract 2, continuing to an angle point of this easement from which a 5/8" iron pin set for an angle point of Tract 2 bears N 49° 13' 45" W 41.27 feet;

THENCE: N 00° 36' 41" W 582.33 feet 30 feet right of a parallel to the West line of said 567.89 Acre Tract and Tract 2 and a 20.63 Acre Tract (Tract 3, this day surveyed) to the North terminus of this easement from which a 5/8" iron pin set for the Northwest corner of Tract 3 bears N 30° 55' 22" W 59.41 feet.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.

Keith Howard
Keith Howard, R.P.L.S. No. 5949
Howard Surveying
TBPLS Firm No. 10125700
402 State Hwy 173 South
Honda, Texas 78861
(830) 426-4776



EXHIBIT "A"
Cont'd

STATE OF TEXAS
COUNTY OF GILLESPIE

PREPARED FOR: Dale Crenweige
60-foot Road Easement #3

FIELD NOTES TO DESCRIBE

A 60-foot Road Easement #3 being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and Survey No. 177, Abstract No. 775, G. B. & C. N. G. R.R. Co., original grantee, and being out of a 567.89 Acre Tract conveyed from Beauregard Eldred Sutherland, et al to Dale A. Crenweige by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being 30 feet left of and 30 feet right of the centerline more particularly described as follows:

BEGINNING: At the East terminus of this easement in the West line of Zerner-Ahrens Road and East line of said 567.89 Acre Tract from which a 3" pipe post found for an exterior corner of said 567.89 Acre Tract bears N 01° 51' 06" E 41.18 feet;

THENCE: Along the centerline of this easement as follows:

N 44° 34' 24" W 73.38 feet to an angle point;

N 63° 34' 44" W 1428.67 feet to an angle point;

N 17° 11' 17" W 65.80 feet to an angle point;

N 48° 18' 04" W 215.23 feet to an angle point;

Continuing along the centerline of this easement with the Southwest line of a 20.49 Acre Tract (Tract 17, surveyed February 5, 2020), a 20.01 Acre Tract (Tract 16, surveyed February 5, 2020), and a 20.50 Acre Tract (Tract 1, surveyed February 5, 2020) as follows:

N 53° 45' 07" W 164.23 feet to an angle point;

N 47° 34' 10" W 196.80 feet to an angle point;

N 60° 18' 12" W 576.00 feet to an angle point;

N 57° 37' 52" W 1287.72 feet to an angle point;

N 53° 58' 51" W 463.24 feet to the Northwest corner of Tract 17, the Southwest corner of Tract 16, the East corner of a 10.43 Acre Tract (Tract 18, this day surveyed), and an angle point of this easement;

N 53° 58' 50" W 824.51 feet with the Northeast line of Tract 18 and a 10.09 Acre Tract (Tract 19, this day surveyed) to a 5/8" iron pin set for the Northwest corner of Tract 16, the Southwest corner of a 20.03 Acre Tract (Tract 15, surveyed February 5, 2020), the Southeast corner of a 20.56 Acre Tract (Tract 1, surveyed February 5, 2020), and an angle point of Tract 19 and of this easement;

N 53° 58' 51" W 1338.10 feet with the Northeast line of Tract 19 and a 10.03 Acre Tract (Tract 20, this day surveyed) to a 5/8" iron pin set for the North corner of Tract 20 and an intersection of this easement;

THENCE: Continuing along said centerline with the West line of Tract 20 and a 16.97 Acre Tract (Tract 23, this day surveyed) and the East line of an 11.78 Acre Tract (Tract 21, this day surveyed), a 12.31 Acre Tract (Tract 22, this day surveyed), and a 10.19 Acre Tract (Tract 24, this day surveyed), and the Northeast line of a 19.29 Acre Tract (Tract 25, this day surveyed) and a 21.90 Acre Tract (Tract 26, this day surveyed) as follows:

EXHIBIT "A"
Cont'd

60-foot Road Easement #3 - Dale Crenwelge

S 17° 27' 45" W 62.05 feet to an angle point;
S 06° 09' 56" W 115.74 feet to an angle point;
S 06° 52' 52" E 338.35 feet to an angle point;
S 09° 34' 26" W 203.13 feet to an angle point;
S 02° 46' 14" E 74.83 feet to an angle point;
S 34° 20' 44" E 63.01 feet to an angle point;
S 26° 00' 15" E 64.01 feet to an angle point;
S 17° 30' 27" E 66.12 feet to an angle point;
S 03° 14' 30" E 51.85 feet to an angle point;
S 02° 35' 37" W 89.06 feet to an angle point;
S 12° 57' 12" E 52.64 feet to an angle point;
S 43° 32' 26" E 81.34 feet to an angle point;
S 26° 15' 30" E 59.58 feet to an angle point;
S 09° 21' 25" E 114.21 feet to an angle point;
S 01° 34' 30" E 98.91 feet to an angle point;
S 13° 01' 09" E 171.48 feet to an angle point;
S 00° 15' 53" E 135.96 feet to an angle point;
S 49° 01' 41" E 312.73 feet to a 1/2" iron pin found by 2" pipe post for the
South corner of Tract 23, the Northeast corner of Tract 26, and the South
terminus of this easement.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note
description and accompanying plat were prepared
from an actual survey performed on the ground,
under my supervision and that to the best of my belief
and knowledge they are true and correct.

This the 4th day of August 2020.

Keith Howard
Keith Howard, R.P.L.S. No. 5949
Howard Surveying
TSPLS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk
Giles County Texas

August 05, 2021 01:54:20 PM

\$118.00 FELICIA

CLERK


20210878

EXHIBIT "A"
Cont'd

8. In the event the Lessee should fail to comply with any of the foregoing conditions or should violate any of the foregoing covenants, the Lessor may declare this Lease forfeited at their discretion and, in such event, shall have the right to enter, hold, occupy and repossess the entire property hereinbefore described, as before the execution of this Lease.
9. This Lease Agreement may be renewed for successive periods of Five (5) years each, provided Lessor or Lessor's successors and assigns and Lessee shall mutually agree to the renewal and extension of the Lease Agreement.

This Lease shall inure to the benefit of Lessor or Lessor's successors and assigns. Lessor, and any party who may acquire any portion of the leased premises, shall be bound by the terms of the Lease Agreement and agree to acquire the property subject to the terms of this Lease Agreement.

LESSOR:


By: Daniel Weller


By: Kathleen Weller

LESSEE:

Lester Meier Ranch
By: 
for Lester Meier Ranches

DATE:

10/16/24

DATE:

10-14-24