

1.-JF# 41567 JPB
RETURN OF HERITAGE TITLE
401 CONGRESS, SUITE 1500
AUSTIN TEXAS 78701

**FIRST AMENDMENT TO
RESERVATION OF CONSERVATION EASEMENT**

Bk Vol Pg
04022629 OPF 2519 66

This FIRST AMENDMENT TO RESERVATION OF CONSERVATION EASEMENT (this "**Amendment**") is made by and between The Nature Conservancy of Texas, Inc., a Texas non-profit corporation (the "**Conservancy**"), and Barry Walker and Michael Kenoyer (collectively "**Grantee**") to be effective as of August 2, 2004

RECITALS

A. The Conservancy and Grantee previously executed that certain Reservation of Conservation Easement attached as Exhibit "C" to the Warranty Deed recorded on May 31, 2000, under Volume 1675, Page 734, Official Public Records, Hays County, Texas (the "**Conservation Easement**") All terms not otherwise defined herein shall have the same meaning as in the Conservation Easement.

B Pursuant to Section 10 of the Conservation Easement, the provisions of the Conservation Easement may be amended at any time by written consent of the Conservancy and Grantee

C The Conservancy and Grantee now wish to amend the Conservation Easement as set forth herein

NOW THEREFORE, the Conservation Easement is hereby amended as follows

1 **Partitions.** Section 2.1 of the Conservation Easement is hereby amended and restated in its entirety as follows

2.1 **Partitions.** The Property may not be divided, subdivided or partitioned, nor conveyed or pledged to secure a debt except in its current configuration as an entirety and except as otherwise provided below Notwithstanding the foregoing, the southernmost 650.29 acres of the Property, being more particularly described on **Exhibit "A"** attached hereto (the "***Southern Tract***"), may be partitioned into one 200-acre tract, which 200-acre tract may be further subdivided or partitioned into two tracts of approximately 100 acres each This 200-acre tract may be located anywhere within the Southern Tract The balance of the Southern Tract may not be further subdivided or partitioned The northernmost 650.29 acres of the Property, being more particularly described on **Exhibit "B"** attached hereto (the "***Northern Tract***"), may be partitioned into a total of four (4) tracts, consisting of (a) three 100-acre tracts, which three 100 acre tracts (i) may not be further subdivided or partitioned, and (ii) may only be located within the Northern Tract as depicted on **Exhibit "C"** attached hereto and (b) the balance of the Northern Tract, which will contain approximately 350 acres of land The balance of the Northern Tract may not be further subdivided or partitioned.

IN WITNESS WHEREOF, the undersigned have executed this First Amendment to Reservation of Conservation Easement to be effective on the date first written above.

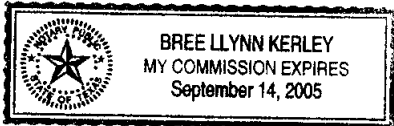
CONSERVANCY:

THE NATURE CONSERVANCY OF TEXAS, INC.,
a Texas non-profit corporation

By: *Carter Smith*
Carter Smith, State Director

THE STATE OF TEXAS §
 §
COUNTY BEXAR §

This instrument was acknowledged before me on the 3rd day of August, 2004 by Cater Smith, State Director of The Nature Conservancy of Texas, Inc., a Texas non-profit corporation, on behalf of said corporation.



Bree Lynn Kerley (SEAL)
Notary Public in and for the State of Texas

My commission expires: September 14, 2005

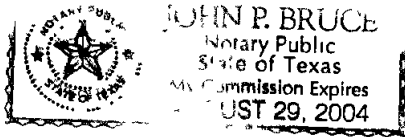
GRANTEE:

[Signature]
Barry Walker

[Signature]
Michael Kenoyer

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

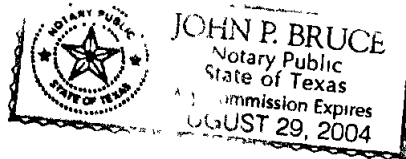
This instrument was acknowledged before me on the 2 day of August 2004 by Barry Walker



[Signature] (SEAL)
Notary Public in and for the State of Texas
My commission expires: _____

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 2 day of August 2004 by Michael Kenoyer



[Signature] (SEAL)
Notary Public in and for the State of Texas
My commission expires: _____

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE. (512) 442-1084

Bk Vol Pg
04022629 OPR 2519 70

DESCRIPTION OF 650 29 ACRES OF LAND OUT OF THE TEXAS CENTRAL RR CO SURVEY ABSTRACT No 621, THE G B MOORE SURVEY ABSTRACT No 771, THE E SANDERS SURVEY ABSTRACT No 619, THE GEORGE A HARVEY SURVEY ABSTRACT No 254, THE ABNER SMALLEY SURVEY ABSTRACT No 435, THE J R. STACY SURVEY ABSTRACT No 452, AND THE GEORGE W LINDSAY SURVEY ABSTRACT No 289, ALL IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (1298 22 ACRE) TRACT OF LAND AS CONVEYED TO BARRY WALKER AND MICHAEL KENOYER BY WARRANTY DEED RECORDED IN VOLUME 1675 PAGE 734 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING at a ½" iron rod found approximately 10 feet North of a fence corner post for the Northeast corner of the Abner Smalley Survey Abstract No 431 and for the Northwest corner of the Wm McCown Survey Abstract No 343 and for an angle corner of the G B Moore Survey Abstract No 771, and being an angle corner of that certain (1298.22 acre) tract of land as conveyed to Barry Walker and Michael Kenoyer by Warranty Deed recorded in Volume 1675 Page 734 of the Official Public Records of Hays County, Texas, and for the Northwest corner of that certain (15 acre) tract of land as conveyed to Ted M Balke, et ux, by deed recorded in Volume 257 Page 643 of the Deed Records of Hays County, Texas, and being an angle corner and **PLACE OF BEGINNING** of the herein described tract, and from which a 16" Live Oak tree (original bearing tree) bears N 41 deg 00' W 69 4 ft and also from which a 18" Live Oak tree (original bearing tree) bears N 65 deg. 23' W 160 4 ft ,

THENCE with the fenced common line of said Smalley Survey and McCown Survey and with the West line of said Balke (15 acre) tract, S 00 deg 06' 46" E 110 07 ft. to a ½" iron rod found for an angle corner of this tract and being on the North side of McGregor Lane (Hays County Road No 187),

THENCE with the North and East lines of McGregor Lane and with the South and West lines of said Walker and Kenoyer (1298 22 acre) tract, as found fenced, the following eleven (11) courses,

- 1) N 86 deg 58' 33" W 394 70 ft to a ½" iron rod found,
- 2) S 87 deg 48' 29" W 372 96 ft to a ½" iron rod found,
- 3) N 43 deg 12' 00" W 284 24 ft to a ½" iron rod found,
- 4) N 37 deg 19' 20" W 640 16 ft to a ½" iron rod found,
- 5) N 20 deg 52' 00" W 189.03 ft to a ½" iron rod found,
- 6) N 19 deg 14' 52" W 2640 30 ft to a ½" iron rod found,
- 7) N 33 deg 17' 51" W 993 03 ft to a ½" iron rod found,
- 8) N 33 deg 37' 31" W 164 55 ft to a ½" iron rod found,
- 9) N 33 deg 34' 31" W 370 14 ft to a ½" iron rod found,
- 10) N 20 deg 17' 21" W 212 31 ft to a ½" iron rod found,
- 11) N 10 deg 23' 23" W 533 69 ft to a point in the centerline of Barton Creek for the Northwest corner of this tract, and from which a ½" iron rod found for an angle corner of said Walker and Kenoyer (1298 22 acre) tract bears N 10 deg 23' 23" W 121 98 ft ,

Exhibit 'A'

Page 2
650 29 Acres

THENCE leaving the East line of McGregor Lane and crossing the interior of said Walker and Kenoyer (1298 22 acre) tract, with the North line of this tract, the following eleven (11) courses,

- 1) N 62 deg 42' 32" E 511 00 ft to a point on a concrete dam in the centerline of Barton Creek,
- 2) N 78 deg 00' 00" E 85 00 ft to an angle point in the centerline of Barton Creek,
- 3) N 63 deg 24' 31" E 335 69 ft to an angle point in the centerline of Barton Creek, and from which a 60D nail set in a twin 24" Live Oak tree bears N 51 deg 11' 50" E 93.20 ft.,
- 4) leaving the centerline of Barton Creek, N 90 deg. 00' 00" E 329 85 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 5) S 42 deg 05' 43" E 385 70 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 6) S 84 deg 32' 05" E 467 96 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 7) N 88 deg 00' 00" E 150 00 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 8) N 64 deg 25' 45" E 459 51 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 9) N 77 deg 20' 00" E 743 00 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 10) N 89 deg 00' 00" E 4040 00 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 11) S 81 deg 36' 51" E 955 25 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the East line of said Walker and Kenoyer (1298 22 acre) tract and being the Northeast corner of this tract and from which a 3/8" iron rod found in the East line of said Walker and Kenoyer (1298 22 acre) tract at a fence angle post on the South side of a dry creek, bears N 01 deg 00' W 489 52 ft ,

THENCE with the East line of said Walker and Kenoyer (1298 22 acre) tract, the following two (2) courses,

- 1) S 01 deg 00' 00" E 910 21 ft to a 60D nail found in a fence post,
- 4) S 00 deg 59' 30" E 1489 84 ft to a 60D nail found in a large fence corner post for an angle corner in the West line of Tract 9, Settlers Point Phase 1, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 8 Page 125 of the Plat Records of Hays County, Texas, and for the easterly Southeast corner of said Walker and Kenoyer (1298 22 acre) tract and being the easterly Southeast corner of this tract,

THENCE with the common line of said Walker and Kenoyer (1298 22 acre) tract and said Settlers Point Phase 1, the following five (5) courses,

- 1) S 88 deg 44' 24" W 574 61 ft to a 60D nail found in a fence angle post,
- 1) S 89 deg 46' 07" W 233 09 ft to a 60D nail found in a fence angle post,
- 2) S 89 deg 00' 19" W 575 29 ft to a 60D nail found at a fence angle post,
- 3) S 87 deg. 05' 25" W 227 83 ft to a 60D nail found in a fence angle post,
- 4) S 83 deg 38' 45" W 85 94 ft to a ½" iron rod found at a fence corner post for the Northwest corner of Tract 14 of said Settlers Point Phase 1,

Page 3
650 29 Acres

THENCE with a line of said Walker and Kenoyer (1298.22 acre) tract, the following two (2) courses,

- 1) S 81 deg 20' 42" W 1571 99 ft to a ½" iron rod found,
- 2) S 81 deg 29' 21" W 631 16 ft to a 60D nail found in a large fence corner post for the occupied Northwest corner of said Benjamin F Hanna Survey and for an angle corner of said G B Moore Survey and being an angle corner of said Walker and Kenoyer (1298 22 acre) tract and for the Northwest corner of that certain (268 5 acre) tract of land as conveyed to Ira A Combs, et ux, by deed recorded in Volume 184 Page 254 of the Deed Records of Travis County, Texas, and for the Northwest corner of that certain (282 4 acre) tract of land as conveyed to W M Littleton by deed recorded in Volume 44 Page 155 of the Deed Records of Hays County, Texas, and being an angle corner of this tract, and from which a ½" iron rod found for the easterly Southeast corner of said G B Moore Survey and for the Southwest corner of said George W Lindsay Survey bears S 89 deg 51' 35" E 3460 49 ft ,

THENCE with the common line of said Benjamin F Hanna Survey and the G.B Moore Survey and with the common line of said Walker and Kenoyer (1298.22 acre) tract and said Combs (268 5 acre) tract, S 00 deg 49' 31" E 2853.47 ft to a 60D nail found in a fence corner post for the occupied southerly Southeast corner of said G B Moore Survey and the Northeast corner of said Wm McCown Survey and for the southerly Southeast corner of said Walker and Kenoyer (1298 22 acre) tract and in the North line of the aforementioned Balke (15 acre) tract, same being the southerly Southeast corner of this tract;

THENCE with the common line of said G.B Moore Survey and the Wm McCown Survey and with the common line of said Walker and Kenoyer (1298 22 acre) tract and Balke (15 acre) tract, S 88 deg 45' 40" W 1076 54 ft. to the **PLACE OF BEGINNING**, containing 650 29 acres of land

PREPARED: July 27, 2004



Holt Carson

Registered Professional Land Surveyor No 5166
CARSON AND BUSH PROFESSIONAL SURVEYORS, INC

see accompanying map B 626002

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE (512) 442-1084

FIELD NOTE DESCRIPTION OF 650 29 ACRES OF LAND OUT OF THE TEXAS CENTRAL RR Co. SURVEY ABSTRACT No 621, THE STACY COLLINS SURVEY ABSTRACT No. 140, THE J H HOWARD SURVEY ABSTRACT No 550, THE ABNER SMALLEY SURVEY ABSTRACT No 435, THE E SANDERS SURVEY ABSTRACT No 619, THE GEORGE A. HARVEY SURVEY ABSTRACT No 254, THE GEORGE W LINDSAY SURVEY ABSTRACT No 289 AND THE PLEASANT D ALEXANDER SURVEY ABSTRACT No 22 IN HAYS COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF THAT CERTAIN (1298 22 ACRE) TRACT OF LAND AS CONVEYED TO BARRY WALKER AND MICHAEL KENOYER BY WARRANTY DEED RECORDED IN VOLUME 1675 PAGE 734 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, TOGETHER WITH ALL OF THAT CERTAIN (2 36 ACRE) TRACT OF LAND AS CONVEYED TO BARRY WALKER AND MICHAEL KENOYER BY SAID WARRANTY DEED RECORDED IN VOLUME 1675 PAGE 734 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" iron rod found with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at a fence corner post in the fenced East line of Hays County Road No 187, locally known as "McGregor Lane" for a Northwesterly angle corner of that certain (1298 22 acre) tract of land as conveyed to Barry Walker and Michael Kenoyer by Warranty Deed recorded in Volume 1675 Page 734 of the Official Public Records of Hays County, Texas, and in a Southerly line of that certain (287 06 acre) tract of land as conveyed to E T Thomassen and Donna B Thomassen by deed recorded in Volume 212 Page 319 of the Deed Records of Hays County, and being a Northwesterly corner and **PLACE OF BEGINNING** of the herein described tract,

THENCE leaving the fenced East line of McGregor Lane with the common line of said Walker and Kenoyer (1298.22 acre) tract and said Thomassen tract, the following three (3) courses,

- 1) S 74 deg 37' 00" E 431.32 ft to a 1/2" iron rod found at a fence corner post;
- 2) N 06 deg 54' 26" E 484 69 ft to a 1/2" iron rod found at a fence corner post,
- 3) S 82 deg 21' 37" E 600 91 ft to a 1/2" iron rod found at a fence corner post on the West side of an old rock fence in the East line of the J H Howard Survey Abstract No 550 and in the West line of the Pleasant D Alexander Survey Abstract No 22 for a Southeasterly corner of said Thomassen (287 06 acre) tract and for an angle corner of said Walker and Kenoyer (1298 22 acre) tract and being in the West line of that certain "Fourth Tract" as conveyed to Truman Breed by deed recorded in Volume 122 Page 412 of the Deed Records of Hays County, Texas, and being in the West line of that certain (348 7 acre) tract of land described in "Exhibit B" of Partition Deed to Benny Ray Breed and Wanda Breed Johnson as recorded in Volume 527 Page 247 of the Deed Records of Hays County, Texas, same being an angle corner of this tract,

THENCE with the common line of said Howard Survey and Alexander Survey, S 01 deg 28' 07" W 34 57 ft to a 1/2" iron rod found at the base of a fence corner post for a Southwesterly corner of said Benny Ray Breed (348 7 acre) tract, and for the Northwest corner of that certain (2 36 acre) tract of land as conveyed to Barry Walker and Michael Kenoyer by Warranty Deed recorded in Volume 1675 Page 734 of the Official Public Records of Hays County, Texas, and being an angle corner of said Walker and Kenoyer (1298 22 acre) tract, same being an angle corner of this tract,

Exhibit "B"

THENCE entering the interior of said Alexander Survey with the Northerly line of said (2 36 acre) tract, and with the Southerly line of said Benny Ray Breed (348 7 acre) tract and with an old wire fence, the following eight (8) courses,

- 1) S 72 deg 49' 22" E 129 53 ft to a ½" iron rod found,
- 2) N 48 deg 05' 19" E 71 35 ft to a 60D nail found in a 10" Live Oak tree,
- 3) S 46 deg 33' 00" E, crossing Barton Creek, 71 71 ft to a ½" iron rod found,
- 4) S 25 deg 52' 09" E 83 91 ft to a ½" iron rod found at the base of an 18" Cedar tree,
- 5) S 08 deg 54' 00" E 142 38 ft to a ½" iron rod found at the base of an 18" Cedar tree,
- 6) S 58 deg 13' 26" E 117 03 ft to a 60D nail found in an 18" Cedar tree;
- 7) S 73 deg 57' 12" E 104 91 ft to a 60D nail found in an 18" Cedar tree,
- 8) S 82 deg 28' 45" E 56 62 ft. to a 60D nail found in a fence angle post on or near the common line of said Pleasant D Alexander Survey and the Stacy Collins Survey and being the Easterly corner of this tract,

THENCE with the common line of said Walker and Kenoyer (1298 22 acre) tract and said Truman Breed "Fourth Tract" and the South line of said Alexander Survey as found fenced and used upon the ground, the following six (6) courses,

- 1) S 89 deg 21' 32" E 71 93 ft to a ½" iron rod found,
- 2) N 89 deg 46' 34" E 489 83 ft to a 60D nail found in a 20" Cedar tree,
- 3) S 87 deg 35' 00" E 376.35 ft to a ¾" iron pipe found,
- 4) N 89 deg 17' 52" E 255 12 ft to a ½" iron rod found,
- 5) N 88 deg 17' 55" E 282 22 ft to a ½" iron rod found,
- 6) N 89 deg. 31' 14" E 2436 34 ft. to a ½" iron rod found at a fence corner post for the occupied Southeast corner of said Alexander Survey and for an angle corner of the Texas Central RR Co Survey Abstract No 621 and for the Southeast corner of said Truman Breed "Fourth Tract", also being the Southeast corner of that certain (348 7 acre) tract of land described in "Exhibit A" of Partition Deed to Truman Breed, Jr. and Allene Breed as recorded in Volume 527 Page 247 of the Deed Records of Hays County, Texas, and being an angle corner of said Walker and Kenoyer (1298 22 acre) tract, same being an angle corner of this tract,

THENCE with the East line of said Truman Breed, Jr (348 7 acre) tract, being along or near the common line of said Alexander Survey and the Texas Central RR Co Survey, the following two (2) courses,

- 1) N 02 deg. 24' 13" E 980 16 ft to a 60D nail found in a 16" Live Oak tree,
- 2) N 01 deg 08' 19" E 406 95 ft. to a ½" iron rod found at a fence corner post at or near the Northeast corner of said Alexander Survey and the most northerly Northwest corner of the Texas Central RR Co Survey and at or near the Southwest corner of the Martin James Survey Abstract No 259 and at or near the Southeast corner of the N McArthur Survey Abstract No 314 and being an angle corner of this tract,

THENCE along the approximate common line of said Texas Central RR Co Survey and the Martin James Survey as found fenced, the following two (2) courses,

- 1) S 87 deg 32' 13" E 159 13 ft to a ½" iron rod set,
- 2) S 87 deg 54' 39" E 623 79 ft to a ½" iron rod found at a fence corner post for the Northwest corner of that certain (120 00 acre) tract of land as conveyed to B L Johnson by deed recorded in Volume 757 Page 587 of the Official Public Records of Hays County, Texas, and being the most Northeasterly corner of this tract,

THENCE with the common line of said Walker and Kenoyer (1298 22 acre) tract and said Johnson (120 00 acre) tract, S 01 deg 18' 16" E 4474 05 ft to a 2" metal pipe fence post in concrete for the Southwest corner of said Johnson (120 00 acre) tract, and being an angle corner of this tract,

THENCE continuing a common line of said Walker and Kenoyer (1298 22 acre) tract and said Johnson (120 00 acre) tract, N 88 deg 47' 54" E 1150 77 ft to a 3/8" iron rod found at a fence corner post in the fenced East line of said Walker and Kenoyer (1298 22 acre) tract ("Eighth Tract") for the Southeast corner of said Johnson (120.00 acre) tract and for the Northwest corner of that certain (31 63 acre) tract of land as conveyed to Harry Simon, et ux, by deed recorded in Volume 1309 Page 104 of the Official Public Records of Hays County, Texas, and being an angle corner of this tract,

THENCE with the fenced East line of said Walker and Kenoyer (1298.22 acre) tract, the following four (4) courses,

- 1) S 00 deg 21' 09" W 327 34 ft to a 3/8" iron rod found at a fence angle post on the North side of a dry creek,
- 2) S 38 deg 13' 11" E 24 63 ft to a 3/8" iron rod found at a fence angle post on the South side of said dry creek;
- 3) S 01 deg 00' 00" E 489 52 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Southeast corner of this tract, and from which a 60D nail found in a fence angle post for an angle corner in the East line of the Walker and Kenoyer (1298 22 acre) tract bears S 01 deg 00' 00" E 910 21 ft ,

THENCE crossing the interior of said Walker and Kenoyer (1298 22 acre) tract with the South line of this tract, the following eleven (11) courses;

- 1) N 81 deg 36' 51" W 955 25 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 2) S 89 deg 00' 00" W 4040 00 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 3) S 77 deg 20' 00" W 743 00 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 4) S 64 deg 25' 45" W 459 51 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 5) S 88 deg 00' 00" W 150 00 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 6) N 84 deg 32' 05" W 467 96 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 7) N 42 deg 05' 43" W 385 70 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 8) S 90 deg 00' 00" W 329 85 ft to an undated angle point in the centerline of Barton Creek, and from which a 60D nail set in a twin 24" Live Oak tree bears N 51 deg 11' 50" E 93 20 ft ,
- 9) continuing with the centerline of Barton Creek, S 63 deg 24' 31" W 335 69 ft ,
- 10) continuing with the centerline of Barton Creek, S 78 deg 00' W 85 00 ft to a point on a concrete dam,
- 11) continuing with the centerline of Barton Creek, S 62 deg 42' 32" W 511 00 ft to an undated point at the point of intersection with the East line of McGregor Lane and the West line of said Walker and Kenoyer (1298 22 acre) tract for the Southwest corner of this tract, and from which a 1/2" iron rod found at a fence angle post in the fenced East line of McGregor Lane and for an angle corner in the West line of the Walker and Kenoyer (1298 22 acre) tract bears S 10 deg 23' 23"E 533 69 ft ;

THENCE with the fenced East line of McGregor Lane and the West line of said Walker and Kenoyer (1298 22 acre) tract, the following sixteen (16) courses,

- 1) N 10 deg 23' 23" W 121 98 ft to a ½" iron rod found,
- 2) N 19 deg 11' 56" E 283 04 ft to a ½" iron rod found,
- 3) N 34 deg 39' 45" E 58 73 ft to a 60D nail found in a 14" Live Oak tree,
- 4) N 24 deg 02' 33" E 55 27 ft to a 60D nail found in a 14" Live Oak tree,
- 5) N 12 deg 20' 22" E 76 80 ft to a ½" iron rod found,
- 6) N 16 deg 24' 00" E 745 61 ft to a ½" iron rod found,
- 7) N 08 deg 08' 18" E 400.53 ft to a ½" iron rod found,
- 8) N 00 deg 09' 30" E 194 18 ft to a ½" iron rod found,
- 9) N 05 deg 38' 51" W 347 50 ft to a ½" iron rod found,
- 10) N 23 deg 40' 00" W 104 34 ft. to a ½" iron rod found,
- 11) N 09 deg 11' 00" W 376 64 ft to a ½" iron rod found,
- 12) N 02 deg 03' 33" E 115 82 ft to a ¾" iron pipe found,
- 13) N 01 deg 53' 44" E 361 28 ft to a ½" iron rod found,
- 14) N 04 deg. 46' 25" E 310 99 ft to a ½" iron rod found,
- 15) N 23 deg 19' 07" E 659 01 ft to a ½" iron rod found,
- 16) N 07 deg 44' 34" W 312 85 ft to the **PLACE OF BEGINNING**, containing 650 29 acres of land

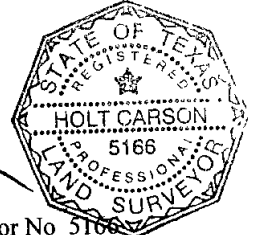
PREPARED: July 27, 2004



Holt Carson

Registered Professional Land Surveyor No 5166

CARSON AND BUSH PROFESSIONAL SURVEYORS, INC



see accompanying map B 626002



100 ACRES

100 ACRES

100 ACRES

Barton Creek

Acute Property

No Development Zones

- Slope Zone Slopes >15%
- 500' Offset from Barton Creek
- 300' Offset from Lakes
- 200' Offset from School House Hollow
- 50' Offset from Tributaries
- 100' Exception for Dressage Area
- Exception Home Site above 1280' Contour

Far Hills Ranch

0 200 400 600 ft.
Scale: 1 in = 400 ft.
Prepared by Bosse & Turner Associates
1991 001

EXHIBIT C

Bk Vol Pg
04022629 DPR 2519 78

Filed for Record in:

Hays County

On: Aug 06, 2004 at 10:13A

Document Number: 04022629

Amount: 38.00

Receipt Number - 107007

By,

Terry Kleen, Deputy

Lee Carlisle, County Clerk
Hays County