



70 2011 11011538

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666

Instrument Number: 2011-11011538

As

Recorded On: May 23, 2011

OPR RECORDINGS

Parties: FELLERS DOYLE M

Billable Pages: 17

To CYPRESS FORK RANCH LP

Number of Pages: 18

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	80.00
Total Recording:	80.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

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Record and Return To:

STEVEN RAY HAKE ATTORNEY AT LAW
1306 GUADALUPE ST
AUSTIN TX 78701



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

Special Warranty Deed

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

Date: May 5, 2011

Grantor: Doyle M. Fellers and wife Claireen Fellers

Grantor's Mailing Address: 1300 Creek Road
Dripping Springs, Hays County, TX 78620

Grantee: Cypress Fork Ranch, L.P., a Texas limited partnership

Grantee's Mailing Address: 1300 Creek Road
Dripping Springs, Hays County, TX 78620

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

That certain property in Hays County described on the attached Exhibit "A".

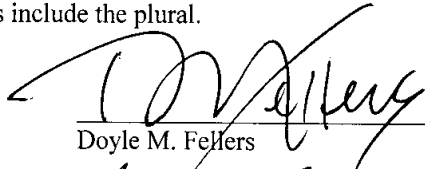
Reservations from Conveyance: Grantor reserves a perpetual, non-exclusive easement for Grantor and Grantor's successors for ingress and egress to and from Grantor's homestead property (referenced and described in Exhibit "A" and not conveyed herein) and Creek Road, Roger Hanks Parkway, and any other public streets or roadways adjacent to the Property now or in the future, including an easement over, on, and across the existing private drive currently providing access from Grantor's homestead property to Creek Road as shown on the attached Exhibit "B". The easement binds and inures to the benefit of both parties and their respective heirs, successors, and assigns. The easement is appurtenant to and runs with the Grantor's retained property, whether or not it is referenced in any conveyance of such property.

Exceptions to Conveyance and Warranty: All easements and rights-of-way of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, that certain Lease dated December 30, 2009 between Doyle and Claireen Fellers as Lessor and Forestar (USA) Real Estate Group, Inc. as Lessee, and other instruments, other than conveyances of the surface fee estate, that affect the Property; any encroachments or overlapping of improvements; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to

claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS", with any and all latent and patent defects, and that there is no warranty by Grantor that the Property is fit for a particular purpose. Grantee acknowledges that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for the limited warranties of title set forth in this deed. When the context requires, singular nouns and pronouns include the plural.



Doyle M. Fellers



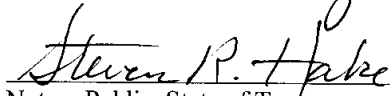
Claireen Fellers

State of Texas §

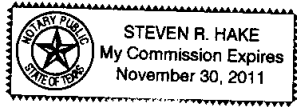
§

County of Hays §

This instrument was acknowledged before me on this 5th day of May, 2011 by Doyle M. Fellers and wife, Claireen Fellers.



Notary Public, State of Texas



After recording, please return to:

Doyle Fellers
Cypress Fork Ranch, LP
1300 Creek Road
Dripping Springs, TX 78620

Exhibit "A"

Legal Description

The Property conveyed is described in this Exhibit "A" and may be generally described as a tract of land consisting of 111.181 acres out of the B. G. Hanna League, Hays County, Texas, as described by metes and bounds in this Exhibit "A", SAVE AND EXCEPT the following four (4) tracts of land which are also described in this Exhibit "A" and excluded from the Property as conveyed:

- (1) Excluding that certain parcel containing a 1.304 acre tract of land as described in that certain Deed Without Warranties from Doyle M. Fellers and Claireen H. Fellers to Hays County, Texas, recorded as document number 9815804 in the Real Property Records of Hays County, Texas;
- (2) And also excluding that certain parcel containing approximately 17.746 acres which comprise Lots 1, 2, and 3 as described in the plat of Cypress Fork Ranch, a Subdivision of Hays County, Texas, as recorded in the Real Property Records of Hays County, Texas, a copy of which plat is included as part of this Exhibit "A";
- (3) And also excluding that certain parcel containing 12.374 acres of land previously conveyed by Warranty Deed from Doyle Fellers and wife, Claireen Fellers to Forestar (USA) Real Estate Group and described by metes and bounds in the legal description included as part of this Exhibit "A";
- (4) And also excluding the Fellers homestead property consisting of a 7.0532 acre tract of land that is reserved and retained by Grantor and which is described by metes and bounds in the legal description and drawing included as part of this Exhibit "A".

Thus the Property conveyed consists of a tract of land of 111.181 acres less 1.304 acres, less 17.746 acres, less 12.374 acres, and less 7.5032 acres, for a resulting tract of approximately 72.7038 acres more or less, as described in this Exhibit "A".

111.181 ACRES
OUT OF THE B. F. HANNA LEAGUE
HAYS COUNTY, TEXAS

700 523

Being 111.181 acres out of the Benjamin F. Hanna League number 428, abstract 222, Hays County, Texas, and also being the same property described in deed from M. Z. Piland, receiver of the estate of Nona Ennis Follis, to Billy Floyd Peel recorded in volume 229, page 295, of the Real Property Records of Hays County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the centerline of Onion Creek also known as Archers Creek, and the centerline of Boiling Springs Branch, a point for corner of the herein described tract.

Thence S 64° 39' 27" E with the centerline of Onion Creek 2.91 feet to a point for corner of the herein described tract and the southwest corner of a 5.24 acre tract conveyed by Nona E. Follis to N. B. Hutto and wife by deed recorded in volume 217 page 340 of the Real Property Records of Hays County, Texas.

Thence with the west line of said 5.24 acre tract N 64° 53' 57" E, at 147.60 feet pass a fence corner and a 12 inch corner post in the south margin of County Road 190 (also known as Dripping Springs-Mt. Sharp Road) a total distance in all of 181.42 feet to a point in the centerline of said road and the northwest corner of the said 5.24 acre tract.

Thence with the centerline of County Road 190 the following courses and distances:

- 1) S 82° 36' 05" E 14.77 feet;
- 2) S 69° 50' 44" E 1327.88 feet;
- 3) S 82° 46' 16" E at 49.39 feet pass the northeast corner of said 5.24 acre tract and the northwest corner of a 3.5 acre tract exempted out of Tract One in volume 229 page 295 of the Hays County Real Property Records, a total distance in all of 85.67 feet;
- 4) N 67° 25' 45" E 76.81 feet;
- 5) N 44° 38' 27" E 310.65 feet;
- 6) N 28° 23' 27" E 70.85 feet;

Thence S 62° 23' 33" E 25.60 feet to a 5/8 inch iron rod set in the east margin of the said county road.

Thence N 02° 49' 45" E with the east line of the B. F. Hanna League as occupied and the west line of a 388 acre tract of land conveyed to Lois E. Slaughter by deed recorded in volume 184 page 597 of the Real Property Records of Hays County, Texas, at 600.99 feet pass a fence corner in the south margin of County Road 190 a total distance in all of 739.97 feet to a point in the north margin of County Road 190.

Thence N 85° 20' 15" W with an existing fence line 37.84 feet to a found fence corner.

Thence continuing with the east line of the B. F. Hanna League as fenced and occupied the following courses and distances:

- 1) N 04° 39' 45" E 636.32 feet to fence corner;
- 2) N 81° 02' 23" W 16.44 feet to a fence corner;
- 3) N 02° 21' 24" E 1426.91 feet to angle point;
- 4) N 03° 40' 47" E 275.86 feet to a fence post for angle point on the break of high bank of Cave Springs Branch;
- 5) N 29° 58' 14" E 33.90 feet to a point in the centerline of a stream known as Cave Springs Branch.

700 52.

111.181 Acres
Page 2 of 2:

Thence with the centerline of said Cave Spring Branch the following meanders:

- 1) N 79° 46' 10" W 236.15 feet;
- 2) S 18° 53' 53" W 275.86 feet;
- 3) N 88° 36' 12" W 95.57 feet;
- 4) S 57° 07' 24" W 299.07 feet;
- 5) S 54° 04' 50" W 250.12 feet;
- 6) S 30° 01' 34" W 265.33 feet to the southeast corner of a called 8.35 acre tract described as Tract Two in volume 229, page 295 of the Hays County Real Property Records.

Thence leaving the centerline of Cave Spring Branch N 45° 31' 46" W at 25.29 feet pass a 1/2 inch iron rod found at a fence corner, a total distance in all of 204.83 feet to a 1/2 inch iron rod found at a fence corner.

Thence N 04° 56' 28" W with an existing fence line 277.78 feet to a 1/2 inch iron rod found for corner.

Thence N 44° 24' 00" W 277.89 feet to a 1/2 inch iron rod found for corner.

Thence S 86° 00' 39" W with the north line of the said 8.35 acre tract at 304.57 feet pass a 2 inch diameter iron fence post a total distance in all of 342.09 feet to the centerline of Boiling Springs Branch.

Thence with the centerline of Boiling Springs Branch the following meanders:

- 1) S 22° 16' 51" E 381.36 feet;
- 2) S 03° 50' 08" W 155.83 feet;
- 3) S 01° 59' 34" W 72.67 feet;
- 4) S 01° 47' 39" E 223.94 feet;
- 5) S 06° 22' 14" E 212.65 feet;
- 6) S 00° 31' 37" W 80.91 feet to the intersection with the centerline of Cave Springs Branch;
- 7) S 05° 41' 47" W 336.24 feet;
- 8) S 24° 36' 40" W 261.13 feet;
- 9) S 62° 01' 53" W 56.80 feet;
- 10) S 24° 40' 24" W 205.33 feet;
- 11) S 21° 51' 23" W 422.89 feet;
- 12) S 31° 26' 29" W 294.74 feet;

Thence continuing with the centerline of said Boiling Springs Branch S 24° 18' 47" E at 352.62 pass a "+" in the deck of a concrete bridge across Onion Creek a total distance in all of 361.97 feet to the place of beginning containing in all 4,843,041 square feet or 111.181 acres more or less.



5/6/87
870601
GWH/ts

G. W. Hans
Gordon W. Hans
Registered Public Surveyor #1748
COBB, FENDLEY AND ALLEN COMPANY
3355 BEE CAVE, SUITE 606
AUSTIN, TEXAS, 78746
(512) 329-8208

STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED, in the Volume and Page of the named RECORDS of Hays County, Texas, as stamped hereon by:

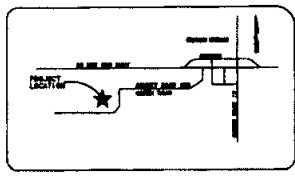


James D. Jamally
COUNTY CLERK
HAYS COUNTY, TEXAS

OCT 9 1987

LINE	BEARING	DISTANCE
L 1	S 89°30'56"E	30.00'
L 2	S 89°52'27"E	99.20'
L 3	S 87°45'15"E	82.70'
L 4	S 82°46'13"E	74.30'
L 5	S 82°38'46"E	104.82'
L 6	S 71°58'08"E	41.80'
L 7	S 87°22'45"E	76.81'
L 8	S 82°22'37"E	79.82'
L 9	S 82°23'33"E	25.80'
L 10	S 87°30'13"E	37.94'
L 11	S 82°40'15"E	49.30'
L 12	S 82°40'15"E	30.20'

DOYLE M. FELLERS
CLAIREEN FELLERS
VOL. 1001, PG. 730
(111.181 AC.)



LEGEND
 () MISSING INFORMATION
 O 1000' ROAD SET
 @ 6000' ROAD SET
 @ 6000' ROAD SET

B. F. HANNA
ABSTRACT

LEAGUE
NO. 222

LOT 1
5.907 AC.

LOT 2
5.903 AC.

LOT 3
5.936 AC.

CREEK ROAD
(C.R. 190)

LOUIS E. SLAUGHTER
VOL. 184, PG. 307

40' ROADWAY
DEDICATION
TO HAYS COUNTY

30' ROADWAY
DEDICATION
TO HAYS COUNTY

OWNER AND DEVELOPER
DOYLE AND CLAIREEN FELLERS
1305 CREEK ROAD
DRIPPING SPRINGS, TEXAS 78628

ENGINEER
POLAD ENGINEERING CONSULTANTS, L.L.P.
5405 FOREST GROVE
AUSTIN, TEXAS 78737

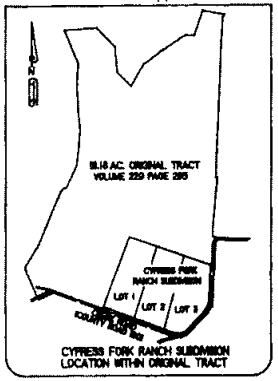
SURVEYOR
SOUTHWEST LAND SURVEYORS INC.
1305 CREEK ROAD
DRIPPING SPRINGS, TEXAS 78628

TOTAL NO. OF LOTS	3
TOTAL ACREAGE	19.888 ACRES
PROPOSED LAND USE	RESIDENTIAL LOTS
TOTAL ACREAGE IN LOTS	17.748 ACRES
AVERAGE LOT AREA	5.918 ACRES
NO. OF LOTS LARGER THAN 5 AC. BUT LESS THAN 10 AC.	3

H.C. CARTER
VOL. 232, PG. 056

VOL. 229, PG. 203
(3.5 AC.)

- NOTES:
- THIS PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS BUT IS EXEMPT FROM THE DRIPPING SPRINGS SUBDIVISION ORDINANCE.
 - THE LOTS IN THIS SUBDIVISION ARE GREATER THAN 5 ACRES IN SIZE. THE FOLLOWING ARE PROHIBITED: (A) FURTHER REDEVELOPMENT OF A LOT INTO LOTS FIVE ACRES IN SIZE OR SMALLER AND (B) ANY DEVELOPMENT OTHER THAN THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AND ASSOCIATED CUSTOMER OUT BUILDINGS, SUCH AS A GARAGE OR GARAGE APPOINTMENT, THAN SUCH DEVELOPMENT ON THE LOT SHALL BE CONSIDERED EXCLUDED FROM THE TERM "TRADITIONAL DEVELOPMENT" FOR PURPOSES OF THE HAYS COUNTY SUBDIVISION & DEVELOPMENT REGULATIONS.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMPLIANCE PAGE, NO. 4836C, DATED FEB. 19, 1998, THE SOUTHERN PORTION OF THIS TRACT LIES IN THE 100 YEAR FLOOD PLAIN OF DRIPPING CREEK. THE GENERAL LOCATION OF DRIPPING CREEK, THE LIMITS OF THE FLOOD PLAIN, THE CRITICAL WATER QUALITY ZONE, AND THE WATER QUALITY BUFFER ZONE ARE LOCATED AS SHOWN ON THIS PLAN.
 - THIS PROPERTY LIES OUTSIDE THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONE.
 - IN ADDITION TO THE BUILDING SETBACKS AND DRAINAGE EASEMENTS SHOWN HEREON THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED:
 10' P.U.E. ALONG STREET PROPERTY LINES
 15' P.U.E. ALONG REAR PROPERTY LINES
 7.5' P.U.E. ALONG EACH SIDE OF ALL SIDE LOT LINES
 - WATER SERVICE IS BY ON-SITE WATER WELLS.
 - ALL ON-SITE SEWER FACILITIES SHALL BE APPROVED BY DEPARTMENT OF ENVIRONMENTAL HEALTH, HAYS COUNTY, TEXAS.
 - THIS SUBDIVISION IS WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT BOUNDARIES.
 - ELECTRICITY - FEDERATED ELECTRIC COOPERATIVE
TELEPHONE - G.T.E.
 - ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF HAYS COUNTY FOR ON-SITE SEWAGE FACILITIES.



SHARED ACCESS DRIVEWAY NOTES

- NO MORE THAN THREE (3) SINGLE FAMILY RESIDENCES MAY SHARE USE OF THE SHARED ACCESS DRIVEWAY.
- THE HOMEOWNERS OF THE SINGLE FAMILY RESIDENCES OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY SHALL BE JOINTLY RESPONSIBLE FOR ALL MAINTENANCE OF THE DRIVEWAY, INCLUDING MAINTAINING ANY DRAINAGE STRUCTURES ASSOCIATED WITH THE DRIVEWAY. THE DRIVEWAY SHALL BE MAINTAINED AT ALL TIMES IN A CONDITION THAT WILL PERMIT UNIMPEDED VEHICULAR ACCESS BY EMERGENCY VEHICLES.
- EACH OF THE LOTS SHARING THE USE OF THE SHARED ACCESS DRIVEWAY SHALL HOLD EQUAL, UNDIVISIBLE AND UNRESTRICTED RIGHTS IN THE SHARED ACCESS DRIVEWAY WHICH RIGHTS ARE ESTABLISHED BY SEPARATE ACCESS EASEMENTS AND SHALL RUN WITH THE LAND OF EACH OF THE RESPECTED LOTS. EACH LOT SHALL HAVE A RESPONSIBILITY TO PAY A PRO RATA SHARE OF ALL MAINTENANCE OR REPAIR COSTS AS ESTABLISHED BY THE ACCESS EASEMENT OCCUMENT.

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITION OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ON TO A PUBLICLY DEDICATED ROADWAY UNLESS (a) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN SECTIONS 7.4 AND 7.3 OF THE HAYS COUNTY SUBDIVISION REGULATIONS.

CYPRESS FORK RANCH
A SUBDIVISION IN HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS: THAT WE, DOYLE M. FELLERS AND WIFE, CLAIREEN FELLERS OWNERS OF 111.181 ACRES OF LAND OUT OF THE B.P. MANNA LEAGUE, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, AS CONVEYED TO US BY DEED DATED JUNE 28, 1923, AND RECORDED IN VOLUME 1001, PAGE 730, HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE 18.050 ACRES OUT OF SAID 111.181 ACRE TRACT, TO BE KNOWN AS "CYPRESS FORK RANCH" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON.

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, WARRANT THAT ANY RIGHT, PRIVILEGE, OBLIGATION, OR REMEDY GRANTED TO ME BY THE SUBDIVISION ORDINANCE AND OTHER RELEVANT LAWS OF HAYS COUNTY, TEXAS, SHALL ALSO RUN IN FAVOR OF MY SUCCESSORS IN INTEREST, ASSIGN, AGENTS, EMPLOYEES OR ANY OTHER PERSON PURSUANT TO THE DIRECTIONS OF ANY OF THE FOREGOING, OR UNDER COLOR OF THE SAME.

IN WITNESS WHEREOF, DOYLE M. FELLERS AND CLAIREEN FELLERS HAS CAUSED THESE PRESENTS TO BE EXECUTED, AND THERE DULY AUTHORIZED.

THIS THE 9th DAY OF JULY A.D., 1998.

Doyle M. Fellers
DOYLE M. FELLERS
OWNER

Claireen Fellers
CLAIREEN FELLERS
OWNER

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY SUBDIVISION SPECIFICATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Gary P. Pennington
GARY P. PENNINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4808 - STATE OF TEXAS
SOUTHWEST LAND SURVEYORS, INC.
400-C HIGHWAY 250 WEST
DRIPPING SPRINGS, TEXAS 76620

7-14-98
DATE



HEALTH DEPARTMENT NOTES:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SUPPLY. SUBDIVISION OWNERS ARE CAUTIONED BY THE COUNTY TO QUESTION THE SELLER CONCERNING SOUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Allen G. Walther
ALLEN G. WALTHER, DIRECTOR
HAYS COUNTY ENVIRONMENTAL HEALTH
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOYLE M. FELLERS AND CLAIREEN FELLERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

Debra A. Pound
NOTARY PUBLIC IN AND FOR HAYS
COUNTY, TEXAS.
COMMISSION EXPIRES 1-22-02
PRINT NAME Debra A. Pound



IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE APPLICABLE PROVISIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS COURT OF HAYS COUNTY RESOLVE NO. 168-169 TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

STATE OF TEXAS
COUNTY OF HAYS

I, MARGIE T. VILLALPANDO, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 14th DAY OF JULY A.D., 1998,

THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN ENTERED IN THE MINUTES OF SAID COURT IN BOOK P, PAGE 72.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF JULY A.D., 1998.

Margie T. Villalpando
MARGIE T. VILLALPANDO
COUNTY CLERK
HAYS COUNTY, TEXAS



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON.

Debra A. Pound
DALE A. POUND, P.E.
P.E. NO. 01576
7-14-98
DATE



STATE OF TEXAS
COUNTY OF HAYS

I, MARGIE T. VILLALPANDO, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF JULY A.D., 1998 AT 4:38 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK P PAGE(S) 167-168. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF JULY A.D., 1998.



Margie T. Villalpando
MARGIE T. VILLALPANDO
COUNTY CLERK
HAYS COUNTY, TEXAS

CYPRESS FORK RANCH
A SUBDIVISION IN HAYS COUNTY, TEXAS

DESCRIPTION

OF 12.374 ACRES OF LAND OUT OF THE B.F. HANNA SURVEY, ABSTRACT NO. 222; SITUATED IN HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 111.181 ACRE TRACT DESCRIBED IN THE DEED TO DOYLE M. FELLERS AND WIFE, CLAIREEN FELLERS, OF RECORD IN VOLUME 1001, PAGE 750, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 12.374 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the southerly most corner of that certain 18.37 acre "Tract One" described in the deed to Lester E. R. Doty, of record in Volume 1197, Page 162, of the said Official Public Records, being an angle point in the northerly line of said 111.181 acre tract, also being in the approximate centerline of a creek locally known as Cave Springs Branch, for an angle point in the easterly line hereof, from which a 1/2-inch iron rod found in the southerly line of said 18.37 acre tract, bears along the approximate centerline meanders of Cave Springs Branch, N24°50'24"E, a distance of 120.80 feet;

THENCE, leaving the southerly line of said 18.37 acre tract, over and across said 111.181 acre tract along a portion of the easterly and irregular southerly lines hereof, the following ten (10) courses and distances:

- 1) S09°42'35"E, a distance of 23.08 feet to a 1/2-inch iron rod with cap set;
- 2) S62°49'07"E, a distance of 67.45 feet to a 1/2-inch iron rod with cap set;
- 3) S15°12'57"W, a distance of 309.27 feet to a 1/2-inch iron rod with cap set;
- 4) S47°32'45"W, a distance of 188.44 feet to a 1/2-inch iron rod with cap set;
- 5) S43°49'18"W, a distance of 191.91 feet to a 1/2-inch iron rod with cap set;

- 6) N42°24'49"W, a distance of 263.24 feet to a 1/2-inch iron rod with cap set;
- 7) S77°25'19"W, a distance of 43.88 feet to a 1/2-inch iron rod with cap set;
- 8) S05°23'39"E, a distance of 287.17 feet to a 1/2-inch iron rod with cap set;
- 9) S25°06'46"W, a distance of 37.38 feet to a 1/2-inch iron rod with cap set;
- 10) N87°22'16"W, a distance of 21.35 feet to a 1/2-inch iron rod with cap set in the approximate centerline meander of a creek locally known as Boiling Springs Creek, being on the easterly line of that certain 361.83 acre tract described in the deed to Forestar (USA) Real Estate Group, Inc., of record in Volume 3083, Page 733, of said Official Public Records, for the southwesterly corner hereof;

THENCE, along the approximate centerline meanders of said Boiling Springs Creek, being a portion of the easterly line of said 361.83 acre tract, for the westerly line hereof, the following seven (7) courses and distances:

- 1) N02°45'03"E, a distance of 240.39 feet to a calculated point;
- 2) N02°25'07"W, a distance of 80.90 feet to a calculated point;
- 3) N09°18'58"W, a distance of 212.62 feet to a 1/2-inch iron rod with cap set;
- 4) N04°44'23"W, a distance of 223.91 feet to a calculated point;
- 5) N08°20'46"W, a distance of 245.40 feet to a calculated point;
- 6) N28°21'28"W, a distance of 295.23 feet to a calculated point;

- 7) N03°42'45"E, a distance of 51.04 feet to a calculated point for the southwesterly corner of said 18.37 acre tract, and the northwesterly corner of said 111.181 acre tract and hereof, from which a 1/2-inch iron rod found for an angle point in the westerly line of said 18.37 acre tract, same being the easterly line of said 361.83 acre tract, bears N03°42'45"E, a distance of 173.70 feet;

THENCE, leaving the easterly line of said 361.83 acre tract and the approximate centerline meanders of Boiling Springs Creek, along a portion of the northerly line of said 111.181 acre tract, being a portion of the southerly line of said 18.37 acre tract, the following five (5) courses and distances:

- 1) N82°55'33"E, a distance of 340.85 feet to a 1/2-inch iron rod found;
- 2) S47°24'23"E, a distance of 277.77 feet to a 1/2-inch iron rod found;
- 3) S08°01'22"E, a distance of 277.75 feet to a 1/2-inch iron rod found;
- 4) S48°33'56"E, a distance of 179.56 feet to a 1/2-inch iron rod found;

- 5) S52°45'32"E, a distance of 26.36 feet to the **POINT OF BEGINNING**, and containing an area of 12.374 acres of land, more or less, within these metes and bounds.

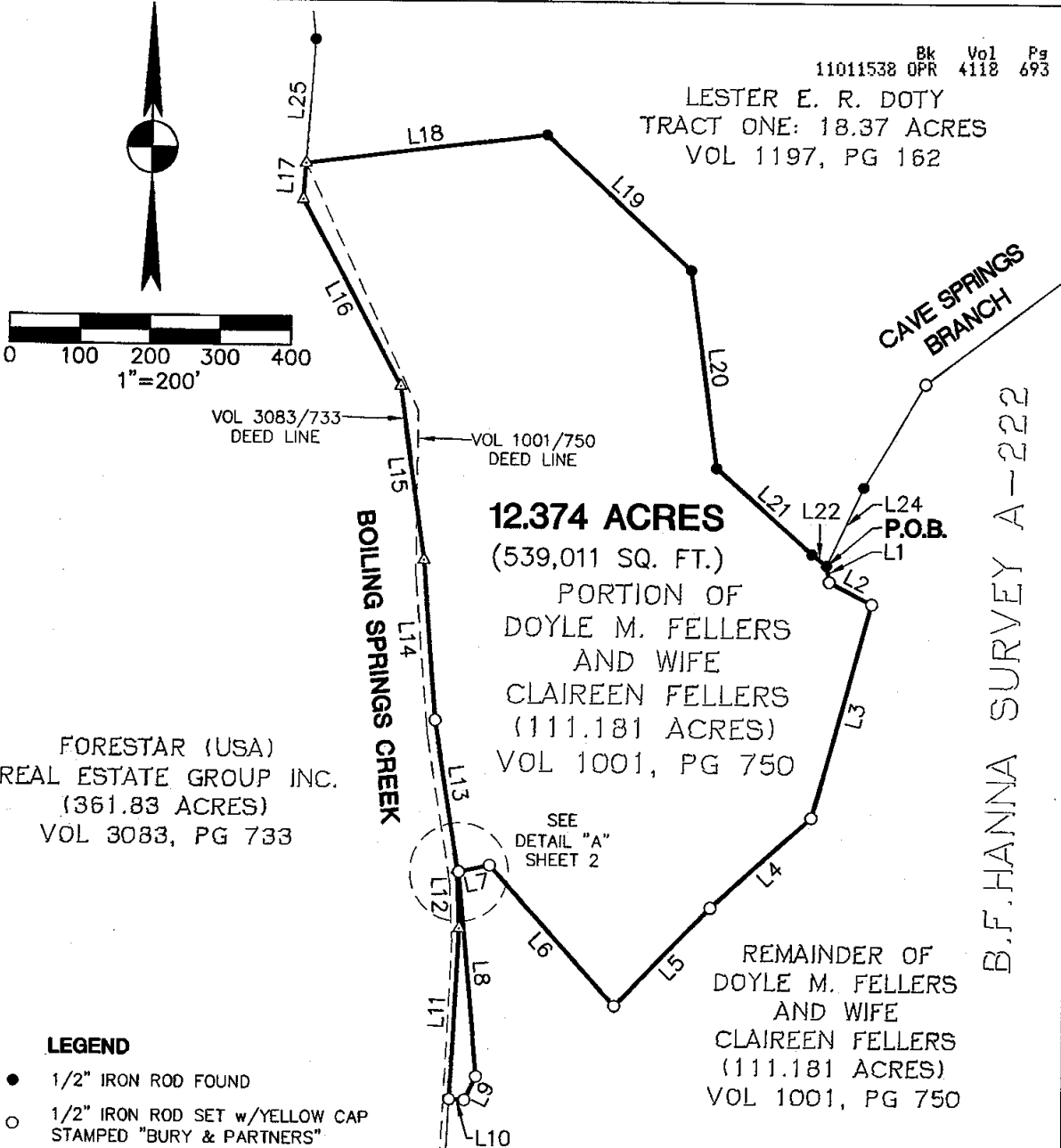
BEARING BASIS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NAD83-HARN CENTRAL ZONE, UTILIZING GPS CALIBRATION TO LCRA HARN NETWORK CONTROL STATIONS AZB4, AZB5, A728, & A730,

I, MARK A. ZIENTEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES. A SURVEY SKETCH PLAT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION

BURY + PARTNERS, INC.
ENGINEERING-SOLUTIONS
221 SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

MARK A. ZIENTEK, R.P.L.S.
NO. 5683
STATE OF TEXAS

LESTER E. R. DOTY
TRACT ONE: 18.37 ACRES
VOL 1197, PG 162



FORESTAR (USA)
REAL ESTATE GROUP INC.
(361.83 ACRES)
VOL 3083, PG 733

12.374 ACRES
(539,011 SQ. FT.)
PORTION OF
DOYLE M. FELLERS
AND WIFE
CLAIREEN FELLERS
(111.181 ACRES)
VOL 1001, PG 750

REMAINDER OF
DOYLE M. FELLERS
AND WIFE
CLAIREEN FELLERS
(111.181 ACRES)
VOL 1001, PG 750

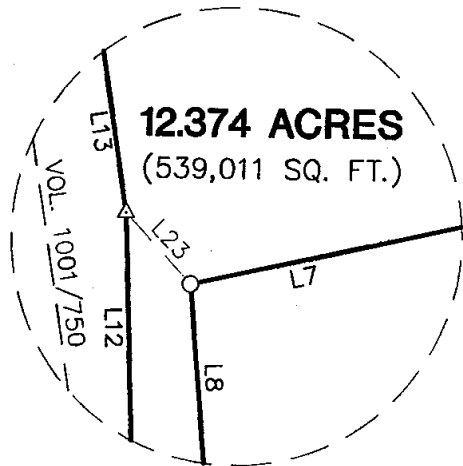
B.F. HANNA SURVEY A-222

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET w/YELLOW CAP STAMPED "BURY & PARTNERS"
 - △ CALCULATED POINT
 - (XXX) RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING

SEE
DETAIL "A"
SHEET 2

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(96) CENTRAL ZONE, UTILIZING LCRA HARN STATIONS AZB4, A727, D202, AZB5, A729 & A730. DISTANCES SHOWN HEREON ARE SURFACE; CSF=1.00003

<p>Bury+Partners ENGINEERING SOLUTIONS 221 West Sixth Street, Suite 600 Austria, Texas 78701 Tel. (512)328-0011 Fax (512)328-0325 Bury+Partners, Inc. ©Copyright 2007</p>	<p>SKETCH TO ACCOMPANY DESCRIPTION OF A 12.374 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 111.181 ACRE TRACT DESCRIBED IN THE DEED TO DOYLE M. FELLERS AND WIFE CLAIREEN FELLERS, OF RECORD IN VOLUME 1001, PAGE 750 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.</p>	<p>FORESTAR REAL ESTATE</p>
		<p>ARROWHEAD RANCH</p>
<p>DATE: 12/27/2007 FILE: H:\177901EX4.dwg</p>	<p>FN No.: FN07-836TM</p>	<p>DRAWN BY: TM</p>
		<p>PROJ. No: 1779-01</p>



DETAIL "A"
NOT TO SCALE

LINE TABLE

NO.	BEARING	DISTANCE
L1	S09°42'35"E	23.08'
L2	S62°49'07"E	67.45'
L3	S15°12'57"W	309.27'
L4	S47°32'45"W	188.44'
L5	S43°49'18"W	191.91'
L6	N42°24'49"W	263.24'
L7	S77°25'19"W	43.88'
L8	S05°23'39"E	287.17'
L9	S25°06'46"W	37.38'
L10	N87°22'16"W	21.35'
L11	N02°45'03"E	240.39'
L12	N02°25'07"W	80.90'
L13	N09°18'58"W	212.62'
L14	N04°44'23"W	223.91'
L15	N08°20'46"W	245.40'
L16	N28°21'28"W	295.23'
L17	N03°42'45"E	51.04'
L18	N82°55'33"E	340.85'
L19	S47°24'23"E	277.77'
L20	S08°01'22"E	277.75'
L21	S48°33'56"E	179.56'
L22	S52°45'32"E	26.36'
L23	N43°37'48"W	3.00'
L24	N24°50'24"E	120.80'
L25	N03°42'45"E	173.70'

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2008

SKETCH TO ACCOMPANY DESCRIPTION
OF A 12.374 ACRE TRACT, BEING A PORTION OF THAT
CERTAIN 111.181 ACRE TRACT DESCRIBED IN THE DEED TO
DOYLE M. FELLERS AND WIFE CLAIREEN FELLERS, OF RECORD
IN VOLUME 1001, PAGE 750 OF THE OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS.

**FORESTAR
REAL ESTATE**
**ARROWHEAD
RANCH**

EXHIBIT "A"

DESCRIPTION OF A TRACT OF LAND CONTAINING 7.0532 ACRE (307,237 SQUARE FEET), SITUATED IN HAYS COUNTY TEXAS, BEING OUT OF THE BENJAMIN F. HANNA LEAGUE SURVEY NO. 428, ABSTRACT NO. 222, AND BEING A PORTION OF THE DOYLE M. FELLERS, AND WIFE, CLAIREEN FELLERS TRACT PER DEED RECORDED IN VOLUME 1001, PAGE 750, OF OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 7.0532 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080832644):

BEGINNING, at a 1/2-inch iron rod with "Bury" cap found at the most southerly corner of that certain 12.374 acre tract conveyed by Doyle Fellers and wife, Claireen Fellers to Forestar (USA) Real Estate Group, Inc., per warranty deed recorded as Instrument No. 2010-10000170, in Volume 3802, Page 475 of the Official Public Records of Hays County, Texas;

THENCE, along the boundary of said 12.374 acre tract the following four (4) courses:

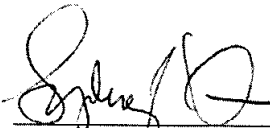
1. N25°48'45"E, a distance of 37.37 feet to a found ½-inch iron rod with "Bury" cap,
2. N04°41'40"W, a distance of 287.17 feet to a found ½-inch iron rod with "Bury" cap,
3. N78°18'13"E, a distance of 44.20 feet to a found ½-inch iron rod with "Bury" cap, and the most northerly corner hereof,
4. S41°41'26"E, a distance of 263.28 feet to a found ½-inch iron rod with "Bury" cap,

THENCE, departing the boundary of said 12.374 acre tract, and continuing over and across said Doyle Fellers and wife, Claireen Fellers tract the following nine (9) courses and distances:

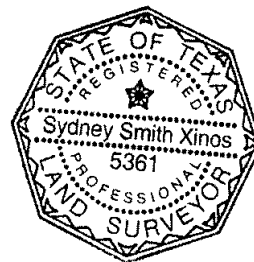
1. S48°57'59"E, a distance of 355.80 feet to a calculated point for the most easterly corner hereof and the beginning of a non-tangent 387.00 foot radius curve concave southeasterly, a radial to which bears N48°57'59"W,
2. Southwesterly along the arc of said curve a distance of 63.26 feet through a central angle of 9°21'58" to a calculated point,
3. Tangent to said curve, S31°40'03"W, a distance of 191.17 feet to a calculated point and the beginning of a tangent 237.00 foot radius curve concave easterly,

4. Southerly along the arc of said curve a distance of 169.33 feet through a central angle of 40°56'08" to a calculated point,
5. S83°09'01"W, a distance of 563.50 feet to a calculated point for the most westerly corner hereof,
6. N22°25'39"E, a distance of 195.10 feet to a calculated point,
7. N59°47'08"E, a distance of 56.79 feet to a calculated point,
8. N22°21'55"E, a distance of 261.10 feet to a calculated point,
9. N03°27'02"E, a distance of 95.81 feet to a found ½-inch iron rod with "Bury" cap at a corner of said 12.374 acre tract;

THENCE, S86°40'21"E, a distance of 21.35 feet along the boundary of said 12.374 acre tract to the **POINT OF BEGINNING** and containing 7.0532 acres of land, more or less.



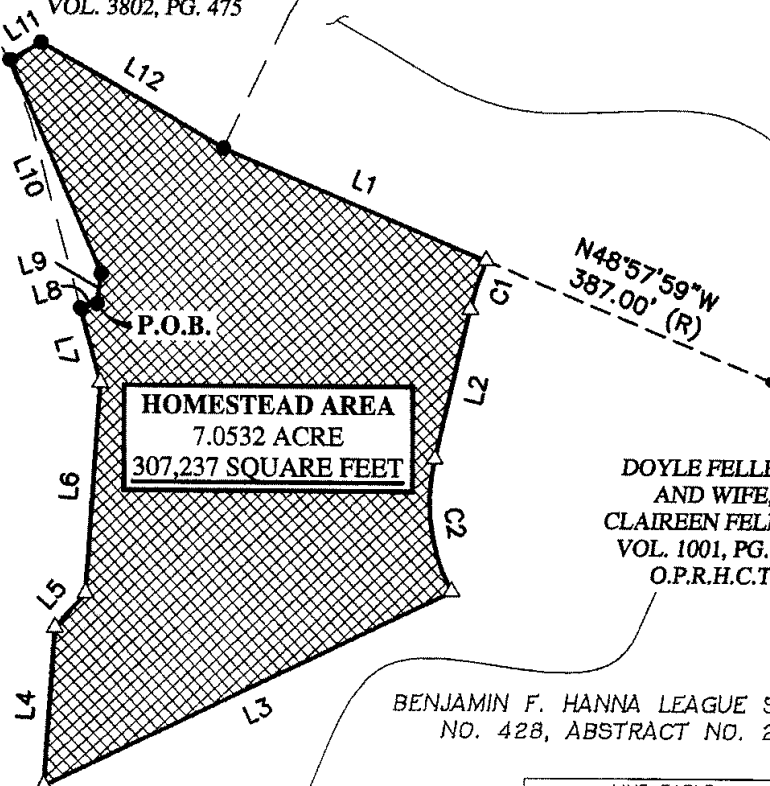
Sydney Smith Xinos, R.P.L.S. 5361 Date 12/3/10
Doucet & Associates Inc.,
7401 B Hwy. 71 West, Suite 160,
Austin, Texas 78735



FORESTAR (USA)
REAL ESTATE GROUP, INC.
VOL. 3802, PG. 475

Bk Vol Ps
11011538 OPR 4118 697

FORESTAR (USA)
REAL ESTATE GROUP, INC.
VOL. 3083, PG. 733



DOYLE FELLERS
AND WIFE,
CLAIREEN FELLERS
VOL. 1001, PG. 750
O.P.R.H.C.T.

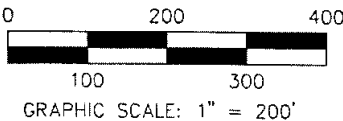
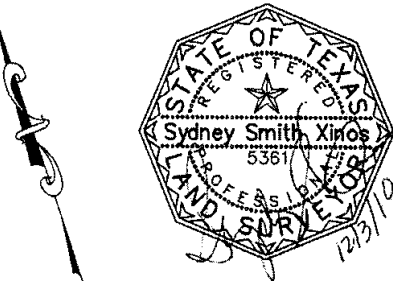
BENJAMIN F. HANNA LEAGUE SURVEY
NO. 428, ABSTRACT NO. 222

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S48°57'59\"E	355.80'
L2	S31°40'03\"W	191.17'
L3	S83°09'01\"W	563.50'
L4	N22°25'39\"E	195.10'
L5	N59°47'08\"E	56.79'
L6	N22°21'55\"E	261.10'
L7	N03°27'02\"E	95.81'
L8	S86°40'21\"E	21.35'
L9	N25°48'45\"E	37.37'
L10	N04°41'40\"W	287.17'
L11	N78°18'13\"E	44.20'
L12	S41°41'26\"E	263.28'

CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C1	63.26'	387.00'	9°21'58\"
C2	169.33'	237.00'	40°56'08\"

LEGEND

- EASMENT BOUNDARY
- EXISTING PROPERTY LINES
- 1/2\" IRON ROD FOUND BURY & PARTNERS
- CALCULATED POINT
- VOL. VOLUME
- PG. PAGE
- D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080832644.

**A TRACT OF LAND TOTALING
7.0532 ACRE
HOMESTEAD AREA
CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS**

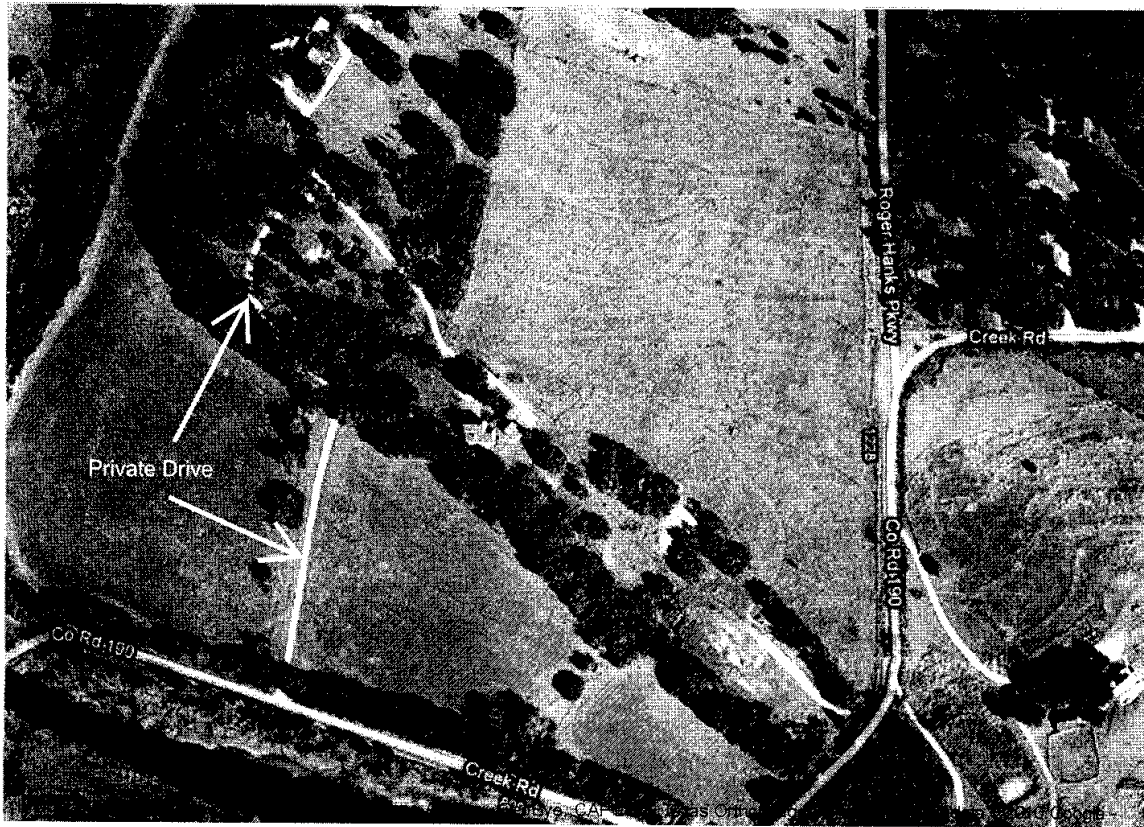
D&A Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601
AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA
www.doucetandassociates.com

Date:	12/3/2010
Scale:	1\"=200'
Drawn by:	RC
Reviewer:	SSX
Project:	1039-002
Sheet:	3 of 3
Field Book:	-
Party Chief:	-
Survey Date:	-

P:\1039-002\survey\DA_drawings\1039-001_HOMESTEAD.dwg

To see all the details that are visible on the screen, use the "Full Screen" button in the top right corner.

Homestead Location



Map showing existing private drive to Creek Road

Exhibit "B"

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



70 2012 12008148

Instrument Number: 2012-12008148

As

Recorded On: March 30, 2012

OPR RECORDINGS

Parties: FELLERS DOYLE M

Billable Pages: 2

To CYPRESS FORK RANCH LP

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	20.00
Total Recording:	20.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

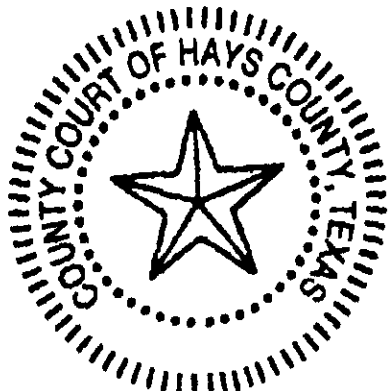
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-12008148
Receipt Number: 299689
Recorded Date/Time: March 30, 2012 03:04:06P
Book-Vol/Pg: BK-OPR VL-4310 PG-698
User / Station: L Curry - Cashiering #4

Record and Return To:

STEVEN RAY HAKE
1306 GUADALUPE STREET
AUSTIN TX 78701



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

Correction Deed

State of Texas §
County of Hays §

This deed of correction is made on March 28, 2012, by Doyle M. Fellers and wife Claireen Fellers of 1300 Creek Road, Dripping Springs, Hays County, Texas 78620, referred to as Grantor, and Cypress Fork Ranch, L.P., a Texas limited partnership, of 1300 Creek Road, Dripping Springs, Hays County, Texas 78620, referred to as Grantee.

Recitals

1. Grantor conveyed a parcel of land to Grantee by Special Warranty Deed dated May 5, 2011, which instrument is recorded as Instrument Number 2011-11011538 in the Real Property Records of Hays County, Texas.

2. In that instrument, the property conveyed was, by mistake, incorrectly described in that the legal description failed to exclude from the parcel described a strip of land comprising 2.14 acres of land that was not conveyed and should have been excluded from the legal description, for that 2.14 acres had previously been dedicated by Grantor to the public for roadway purposes as shown on the face of the final approved plat for the Roger Hanks Park Subdivision, recorded in Volume 11, Page 324-326, of the Official Public Records of Hays County, Texas.

3. In order to correct the error and to reflect the true agreement of the parties in every respect, Grantor and Grantee desire to make and execute this Correction Deed.

Now, therefore, Grantor, in and for the considerations expressed in the above-described Special Warranty Deed paid by Grantee, the receipt and sufficiency of which are acknowledged and confessed, grants, sells, and conveys to Grantee that certain property in Hays County, Texas described on the Exhibit "A" attached to that certain Special Warranty Deed dated May 5, 2011 recorded as Instrument Number 2011-11011538 in the Real Property Records of Hays County, Texas, except that the following described tract of land is hereby excluded from the legal description of the property as conveyed:

- (5) And also excluding that certain parcel containing 2.14 acres of land previously dedicated by Grantor to the public for roadway purposes as shown on the final approved plat for the Roger Hanks Park Subdivision, recorded in Volume 11, Page 324-326, of the Official Public Records of Hays County, Texas.

Thus, the Property conveyed consists of a tract of land of 111.181 acres (1) less 1.304 acres, (2) less 17.746 acres, (3) less 12.374 acres, (4) less 7.0532 acres, and (5) less 2.14 acres, **for a resulting tract of approximately 70.5638 acres more or less.**

This Correction Deed is subject to the same Reservations from Conveyance and the same Exceptions to Conveyance and Warranty as stated in the original Special Warranty Deed described above.

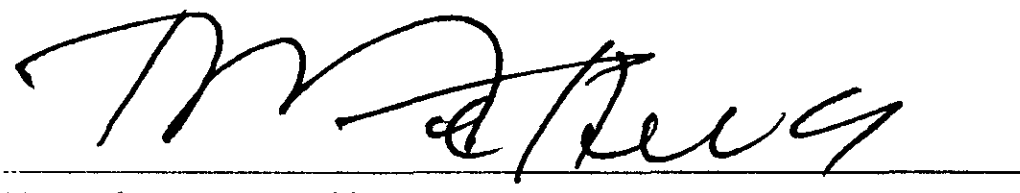
To have and to hold the above-described Property, together with all and singular the rights, ways, and appurtenances belonging or appertaining to the premises, to Grantee and Grantee's heirs, successors, and assigns, and Grantor by this instrument binds Grantor and Grantor's heirs,

successors, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS", with any and all latent and patent defects, and that there is no warranty by Grantor that the Property is fit for a particular purpose. Grantee acknowledges that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for the limited warranties of title set forth in this deed. When the context requires, singular nouns and pronouns include the plural.

This deed is executed as a correction deed given and accepted in place of that deed executed by the Grantor to the Grantee as above set forth and is made to correct the above-mentioned error and confirm the deed, and it will be effective as of, and retroactive to, the date of the original deed. Except as corrected, the original deed shall remain in full force and effect.

Executed on the date first above mentioned.



Doyle M. Fellers



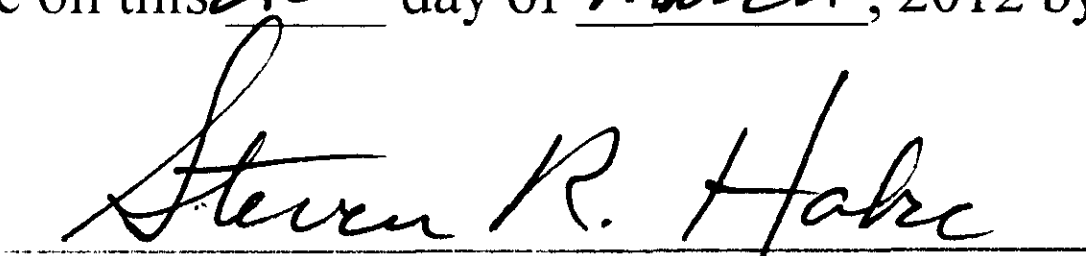
Claireen Fellers

State of Texas §

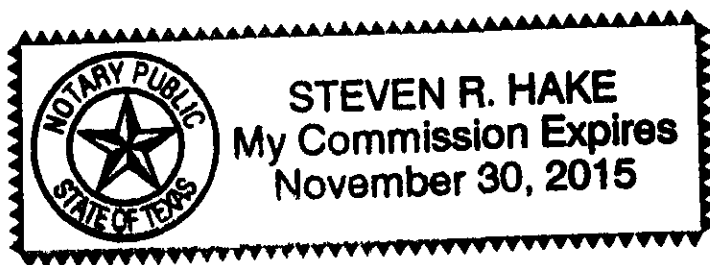
§

County of Hays §

This instrument was acknowledged before me on this 28th day of March, 2012 by Doyle M. Fellers and wife, Claireen Fellers.



Notary Public, State of Texas



After recording, please return to:

Steven R. Hake
1306 Guadalupe Street
Austin, TX 78701