

TERMINATION OF LEASE AND ACCESS EASEMENT

Rathgeber Investment Company LTD., as Landlord, and Capital Area Council Inc. - Boy Scouts of America, as Tenant, agree to terminate that certain lease agreement dated March 1, 2014 providing for release of approximately 65.86 acres, more or less, in Hays County Texas, described on Exhibit A attached hereto, and the access easement granted in connection with the lease, effective on the date of this agreement.

Termination agreement dated the ____ day of _____ 2020.

RATHGEBER INVESTMENT COMPANY, LTD.

By: _____
Rathgeber Investment G.P., Inc.,
its General Partner

By: _____
Edward R. Rathgeber, Jr., President

CAPITAL AREA COUNCIL, INC. - BOY SCOUTS OF AMERICA

By: _____
Name: _____
Title: _____

TERMINATION OF LEASE AND ACCESS EASEMENT

Rathgeber Investment Company LTD., as Landlord, and Capital Area Council Inc. - Boy Scouts of America, as Tenant, agree to terminate that certain lease agreement dated March 1, 2014 providing for release of approximately 65.86 acres, more or less, in Hays County Texas, described on Exhibit A attached hereto, and the access easement granted in connection with the lease, effective on the date of this agreement.

Termination agreement dated the ____ day of _____ 2020.

RATHGEBER INVESTMENT COMPANY, LTD.

By: _____
Rathgeber Investment G.P., Inc.,
its General Partner

By: _____
Edward R. Rathgeber, Jr., President

CAPITAL AREA COUNCIL, INC. - BOY SCOUTS OF AMERICA

By: _____
Name: _____
Title: _____



Land Surveyors, Inc.

8333 Cross Park Drive
 Austin, Texas 78754
 Office: 512.374.9722
 Fax: 512.873.9743

METES AND BOUNDS DESCRIPTION

BEING 65.86 ACRES OF LAND OUT OF THE MARCUS RAPER SURVEY NO. 37, ABSTRACT NO. 394 AND THE MARCUS RAPER SURVEY NO. 60, ABSTRACT NO. 383, BOTH IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF A 300.00 ACRE REMAINDER OF A 1364.31 ACRE TRACT OF LAND CONVEYED TO RATHGEBER INVESTMENT COMPANY, LTD, BY INSTRUMENT OF RECORD IN DOCUMENT NO. 04015659 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north line of said 300.00 acre remainder of a 1364.31 acre tract, the southerly line of a 40.19 acre tract of land conveyed to Virginia Taylor Buckley by instrument of record in Document No. 9921334 of the Official Public Records of Hays County, Texas, and being in the line of a Boundary Line Agreement between E.E. Townes Trust No. 2 and Vincent Taylor, et. ux, of record in Volume 485, Page 183 of the Real Property Records of Hays County, Texas, from which a 1/2" iron rebar found for an angle point in the north line of said 300.00 acre remainder of a 1364.31 acre tract, the southerly line of said 40.19 acre tract, and the line of said Boundary Line Agreement, bears South 85°12'10" West (record - South 85°40'23" West) a distance of 489.97 feet [Point of Beginning Coordinates: Northing=13,995,331.71; Easting=2,267,016.28];

THENCE North 85°12'10" East (record - North 85°40'23" East), along the north line of the 300.00 acre remainder of a 1364.31 acre tract, the southerly line of the 40.19 acre tract, and with the line of the Boundary Line Agreement, a distance of 198.52 feet to a 1/2" iron rebar found for the southeast corner of the 40.19 acre tract and the southwest corner of a 26.09 acre tract of land conveyed to William B. Mitchell and Mary G. Mitchell by instrument of record in Volume 1692, Page 322 of the Official Public Records of Hays County, Texas, therein described as "Tract 5-A";

THENCE along the north line of the 300.00 acre remainder of a 1364.31 acre tract, the south line of said 26.09 acre "Tract 5-A", and with the line of the Boundary Line Agreement the following eight (8) courses:

1. North 49°37'48" East a distance of 76.94 feet (record - North 50°04'03" East a distance of 76.94 feet) to a calculated point;
2. North 78°16'50" East a distance of 65.19 feet (record - North 78°43'49" East a distance of 65.26 feet) to a calculated point;
3. North 69°27'49" East a distance of 68.59 feet (record - North 69°57'08" East a distance of 68.57 feet) to a 5/8" iron rebar found;

4. South 69°09'54" East a distance of 107.08 feet (record - South 68°39'38" East a distance of 106.96 feet) to a 1/2" iron rebar found;
5. North 82°00'08" East a distance of 22.08 feet (record - North 82°30'24" East a distance of 22.08 feet) to a calculated point;
6. North 88°08'24" East a distance of 38.20 feet (record - North 89°21'51" East a distance of 37.80 feet) to a fence post found for corner;
7. South 84°59'10" East a distance of 41.12 feet (record - South 85°16'32" East a distance of 41.46 feet) to a calculated point;
8. South 77°07'43" East a distance of 186.40 feet (record - South 76°37'27" East a distance of 186.40 feet) to a calculated point;

THENCE South 71°53'47" East (record - South 71°26'15" East), along the north line of the 300.00 acre remainder of a 1364.31 acre tract, the south line of said 26.09 acre "Tract 5-A", the south line of a 26.09 acre tract of land conveyed to William B. Mitchell and Mary G. Mitchell by instrument of record in Volume 1692, Page 322 of the Official Public Records of Hays County, Texas, therein described as "Tract 5-B"; and with the line of the Boundary Line Agreement, a distance of 247.82 feet (record - 248.11 feet) to a 13 inch Live Oak tree at a fence post for an angle point in the north line of the remainder of a 1364.31 acre tract and the south line of said 26.09 acre "Tract 5-B";

THENCE along the north line of the 300.00 acre remainder of a 1364.31 acre tract, the south line of said 26.09 acre "Tract 5-B", and with the line of the Boundary Line Agreement the following six (6) courses:

1. South 64°20'24" East a distance of 73.25 feet (record - South 64°07'22" East a distance of 72.96 feet) to a fence post found for corner;
2. South 59°42'02" East a distance of 101.24 feet (record - South 59°14'45" East a distance of 102.03 feet) to a 13 inch Live Oak tree at a fence post;
3. South 54°29'00" East a distance of 156.96 feet (record - South 53°42'02" East a distance of 156.98 feet) to a fence post found for corner;
4. South 50°38'28" East a distance of 110.55 feet (record - South 50°25'14" East a distance of 110.56 feet) to a 23 inch Live Oak tree at a fence post;
5. South 77°38'44" East a distance of 134.79 feet (record - South 77°15'16" East a distance of 133.89 feet) to a fence post found for corner;
6. South 31°50'06" East a distance of 42.15 feet (record - South 32°00'36" East a distance of 41.96 feet) to a 1/2" iron rebar found for the southeast corner of the 26.09 acre "Tract 5-B" and the southwest corner of a 24.743 acre tract of land conveyed to William B. Mitchell and Mary G. Mitchell by instrument of record in Volume 1692, Page 322 of the Official Public Records of Hays County, Texas, therein described as "Tract 6-A";

THENCE along the north line of the 300.00 acre remainder of a 1364.31 acre tract, the south line of said 24.743 acre "Tract 6-A", and with the line of the Boundary Line Agreement the following four (4) courses:

1. South 25°02'53" East a distance of 45.82 feet (record - South 23°52'10" East a distance of 46.47 feet) to a fence post found for corner;
2. South 44°37'25" East a distance of 275.09 feet (record - South 44°24'33" East a distance of 274.22 feet) to a 12 inch Live Oak tree at a fence post;
3. South 47°59'02" East a distance of 128.82 feet (record - South 47°10'37" East a distance of 129.23 feet) to a fence post found for corner;
4. South 63°18'11" East a distance of 142.27 feet (record - South 63°03'46" East a distance of 142.40 feet) to a fence post found for corner;

THENCE South 67°03'37" East (record - South 66°33'39" East), along the north line of the 300.00 acre remainder of a 1364.31 acre tract, the south line of said 24.743 acre "Tract 6-A", the south line of a 24.743 acre tract of land conveyed to William B. Mitchell and Mary G. Mitchell by instrument of record in Volume 1692, Page 322 of the Official Public Records of Hays County, Texas, therein described as "Tract 6-B"; and with the line of the Boundary Line Agreement, a distance of 707.15 feet (record - 707.42 feet) to a 60d nail found in a fence post for the northeast corner of the remainder of a 300.00 acre tract, the southeast corner of the 24.743 acre "Tract 6-B", and being in the west line of a 323.554 acre tract of land conveyed to William B. Mitchell and Mary G. Mitchell by instrument of record in Volume 1514, Page 326 of the Official Public Records of Hays County, Texas,

THENCE South 30°09'38" West (record - South 30°37'25" West), along the easterly line of the 300.00 acre remainder of a 1364.31 acre tract, the west line of said 323.544 acre tract, and with the line of the Boundary Line Agreement, a distance of 446.82 feet (record - 446.87 feet) to a 1/2" iron rebar found with plastic cap for the eastern terminus of the Boundary Line Agreement;

THENCE South 29°26'30" West (record - South 29°55'29" West) along the easterly line of the 300.00 acre remainder of a 1364.31 acre tract and the west line of the 323.554 acre tract a distance of 376.65 feet to a 1/2" iron rebar set with plastic cap which reads "Baseline INC" for the southeast corner of the 300.00 acre remainder of a 1364.31 acre tract and the northeast corner of a 827.264 acre tract of land conveyed to Austin-Highway 290, LLC by instrument of record in Volume 3940, Page 430, of the Official Public Records of Hays County, Texas, from which a cotton spindle found for an angle point in the easterly line of said 827.264 acre tract and the west line of the 323.554 acre tract bears South 29°26'30" West (record - South 29°55'29" West) a distance of 214.87 feet;

THENCE along the southerly line of the 300.00 acre remainder of a 1364.31 acre tract and the northerly line of the 827.264 acre tract, the following six (6) courses:

1. North 60°12'00" West a distance of 285.00 feet (record - North 60°12'00" West a distance of 285.00 feet) to a 1/2" iron rebar set with plastic cap which reads "Baseline INC";
2. North 76°10'25" West a distance of 433.91 feet (record - North 76°10'25" West a distance of 433.91 feet) to a 1/2" iron rebar set with plastic cap which reads "Baseline INC";

3. North 78°33'39" West a distance of 386.79 feet (North 78°33'39" West a distance of 386.79 feet) to a 1/2" iron rebar set with plastic cap which reads "Baseline INC";
4. South 70°28'22" West a distance of 176.92 feet (record - South 70°28'22" West a distance of 176.92 feet) to a 1/2" iron rebar set with plastic cap which reads "Baseline INC";
5. South 68°53'59" West a distance of 557.32 feet (record - South 68°53'59" West a distance of 557.32 feet) to a 1/2" iron rebar set with plastic cap which reads "Baseline INC";
6. South 61°42'57" West (record - South 61°42'57" West) a distance of 136.72 feet to a calculated point in the centerline of a dirt track, from which a 1/2" iron rebar set with plastic cap which reads "Baseline INC" for an angle point in the southerly line of the 300.00 acre remainder of a 1364.31 acre tract and the northerly line of the 827.264 acre tract, bears South 61°42'57" West (record - South 61°42'57" West) a distance of 290.19 feet;

THENCE crossing through the 300.00 acre remainder of a 1364.31 acre tract and along the centerline of said dirt track the following two (2) courses:

1. North 36°30'37" West a distance of 140.29 feet to a calculated point
2. Along a non-tangential curve to the right, having a radius of 210.03 feet, an arc length of 194.35 feet, a delta angle of 53°00'58", and having a chord which bears North 00°51'53" East a distance of 187.49 feet to a calculated point;

THENCE North 10°25'20" West, departing the centerline of the dirt track and continuing through the 300.00 acre remainder of a 1364.31 acre tract, a distance of 1464.75 feet to the POINT OF BEGINNING.

This parcel contains 65.86 acres of land, more or less, out of the Marcus Raper Survey No. 37, Abstract No. 394 and the Marcus Raper Survey No. 60, Abstract No. 383, both in Hays County, Texas.

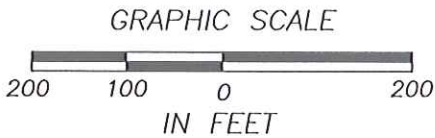
Description prepared from an on-the-ground survey made during January, 2014.

Bearing Basis: Texas State Plane Coordinate System, South Central Zone, NAD 83.

J. Scott Laswell 1/20/14
J. Scott Laswell Date
Registered Professional Land Surveyor
State of Texas No. 5583



Attachments:Baseline\Projects\Headwaters\Dwg\65.86 Acre Boy Scout Tract.dwg
File:Baseline\Projects\Headwaters\Documents\F_Notes\65.86 Acre Boy Scout Tract.doc



40.19 ACRES
VIRGINIA TAYLOR BUCKLEY
DOC. NO. 9921334
O.P.R.H.C.T.

26.09 ACRES
TRACT 5-A
WILLIAM B. MITCHELL
MARY G. MITCHELL
VOL. 1692, PG. 322
O.P.R.H.C.T.

POINT OF BEGINNING
N: 13,995,331.71
E: 2,267,016.28

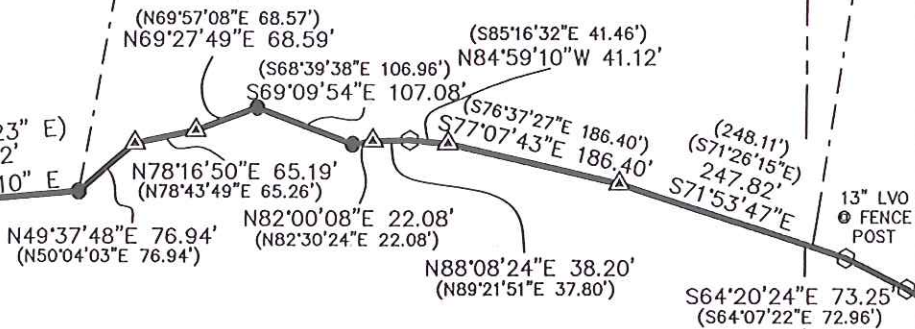
S 85°12'10" W 489.97'
(S 85°40'23" W)

BOUNDARY LINE AGREEMENT
BETWEEN E.E. TOWNES TRUST NO. 2
& VINCENT TAYLOR ET UX
VOL. 485, PG. 183
R.P.R.H.C.T.

300.00 ACRES
REMAINDER OF
1364.31 ACRES
RATHGEBER INVESTMENT COMPANY, LTD.
DOC. NO. 04015659
O.P.R.H.C.T.

65.86 ACRES
300.00 ACRE REMAINDER OF
1364.31 ACRES
RATHGEBER INVESTMENT COMPANY, LTD.
DOC. NO. 04015659
O.P.R.H.C.T.

N 10°25'20" W 1464.75'



MATCHLINE SHEET 5
SHEET 6

MATCHLINE SHEET 5
SHEET 9

MATCHLINE SHEET 5
SHEET 8

MARCUS RAPER SURVEY NO. 37
ABSTRACT NO. 394

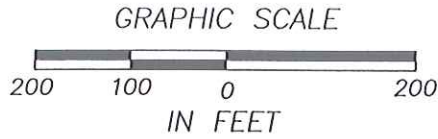
SKETCH TO ACCOMPANY FIELD NOTES OF 65.86 ACRES OF LAND OUT OF THE MARCUS RAPER SURVEY NO. 37, ABSTRACT NO. 394, AND THE MARCUS RAPER SURVEY NO. 60, ABSTRACT 383, BOTH IN HAYS COUNTY, TEXAS AND BEING A PORTION OF A 300.00 ACRE REMAINDER OF A 1364.31 ACRE TRACT OF LAND CONVEYED TO RATHGEBER INVESTMENT COMPANY, LTD. BY INSTRUMENT OF RECORD IN DOC. NO. 04015659, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
scott-baseline@austin.rr.com

File: [Projects][Headwaters][Dwg]65.86 Acre Boy Scout Tract Tract.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=200'	Scale (Vert.): 1"=10'
Date: 01/20/2014	Checked By: RLW Drawn By: JSL

SHEET
05 of 09

MATCHLINE SHEET 5
SHEET 6

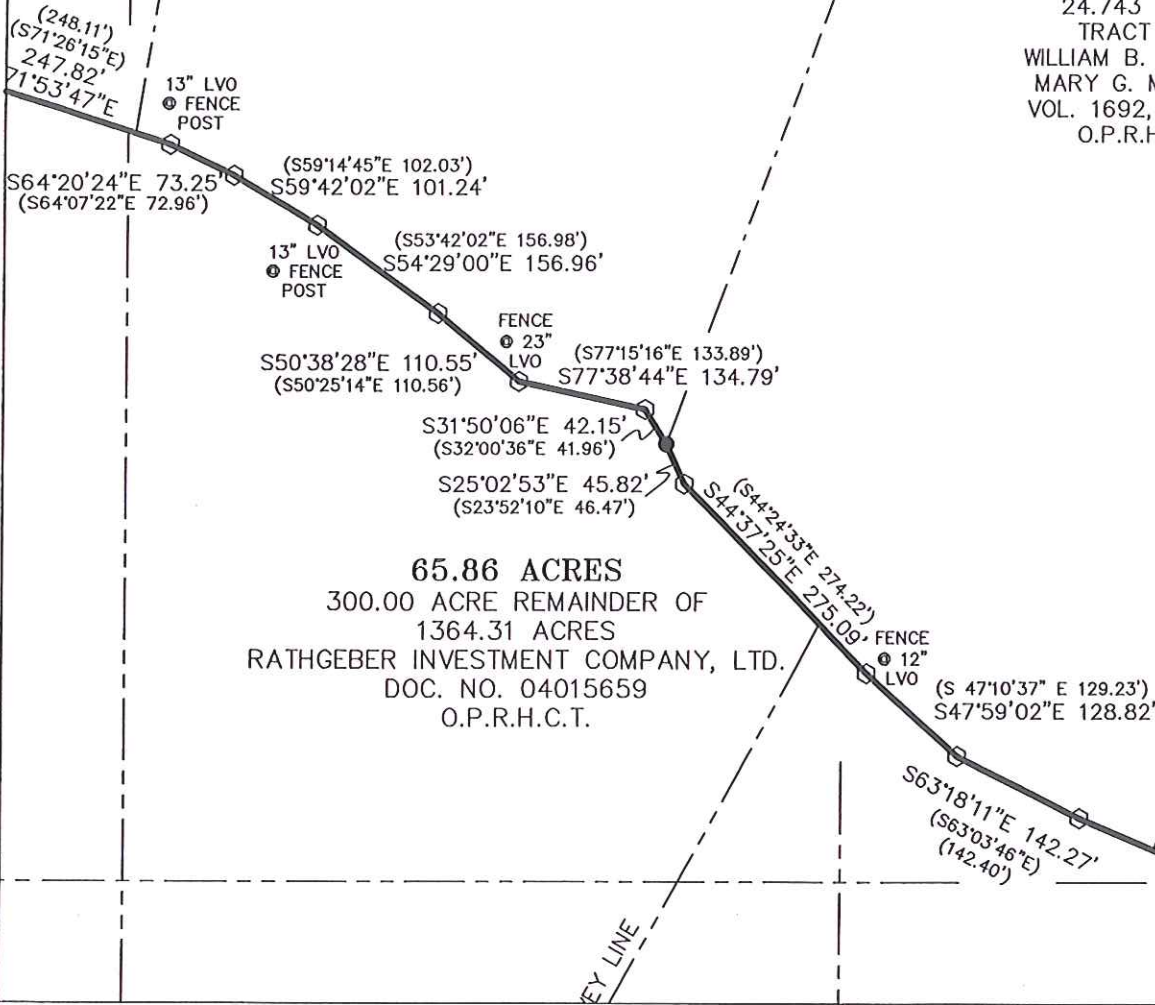


26.09 ACRES
TRACT 5-B
WILLIAM B. MITCHELL
MARY G. MITCHELL
VOL. 1692, PG. 322
O.P.R.H.C.T.

24.743 ACRES
TRACT 6-A
WILLIAM B. MITCHELL
MARY G. MITCHELL
VOL. 1692, PG. 322
O.P.R.H.C.T.

24.743 ACRES
TRACT 6-B
WILLIAM B. MITCHELL
MARY G. MITCHELL
VOL. 1692, PG. 322
O.P.R.H.C.T.

65.86 ACRES
300.00 ACRE REMAINDER OF
1364.31 ACRES
RATHGEBER INVESTMENT COMPANY, LTD.
DOC. NO. 04015659
O.P.R.H.C.T.



MATCHLINE SHEET 6
SHEET 7

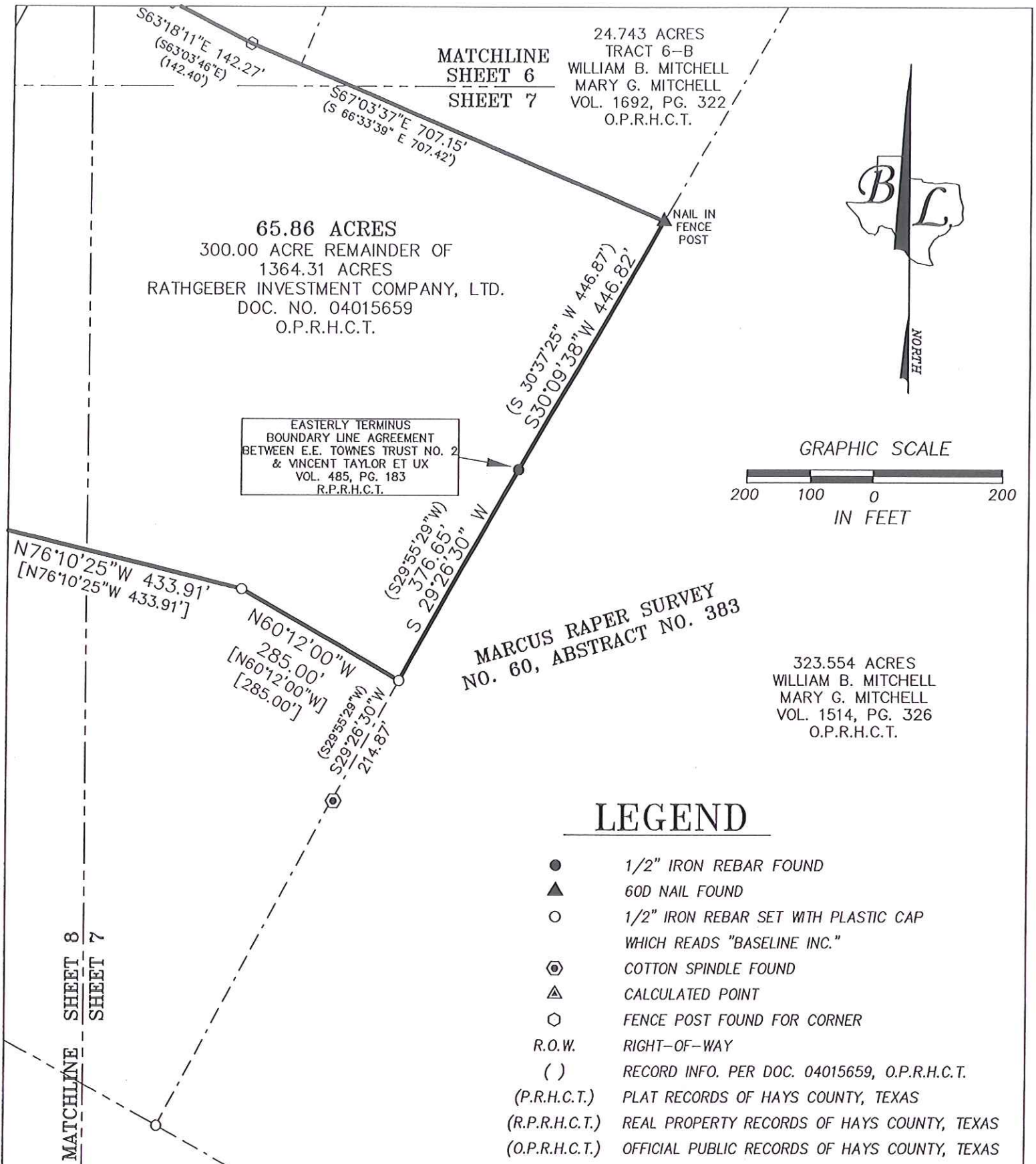
SKETCH TO ACCOMPANY FIELD NOTES OF 65.86 ACRES OF LAND OUT OF THE MARCUS RAPER SURVEY NO. 37, ABSTRACT NO. 394, AND THE MARCUS RAPER SURVEY NO. 60, ABSTRACT 383, BOTH IN HAYS COUNTY, TEXAS AND BEING A PORTION OF A 300.00 ACRE REMAINDER OF A 1364.31 ACRE TRACT OF LAND CONVEYED TO RATHGEBER INVESTMENT COMPANY, LTD. BY INSTRUMENT OF RECORD IN DOC. NO. 04015659, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
scott-baseline@austin.rr.com

File: [Projects]\Headwaters\Dwg\65.86 Acre Boy Scout Tract.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=200'	Scale (Vert.): 1"=10'
Date: 01/20/2014	Checked By:RLW Drawn By:JSL

SHEET
06 of 09



SKETCH TO ACCOMPANY FIELD NOTES OF 65.86 ACRES OF LAND OUT OF THE MARCUS RAPER SURVEY NO. 37, ABSTRACT NO. 394, AND THE MARCUS RAPER SURVEY NO. 60, ABSTRACT 383, BOTH IN HAYS COUNTY, TEXAS AND BEING A PORTION OF A 300.00 ACRE REMAINDER OF A 1364.31 ACRE TRACT OF LAND CONVEYED TO RATHGEBER INVESTMENT COMPANY, LTD. BY INSTRUMENT OF RECORD IN DOC. NO. 04015659, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
scott-baseline@austin.rr.com

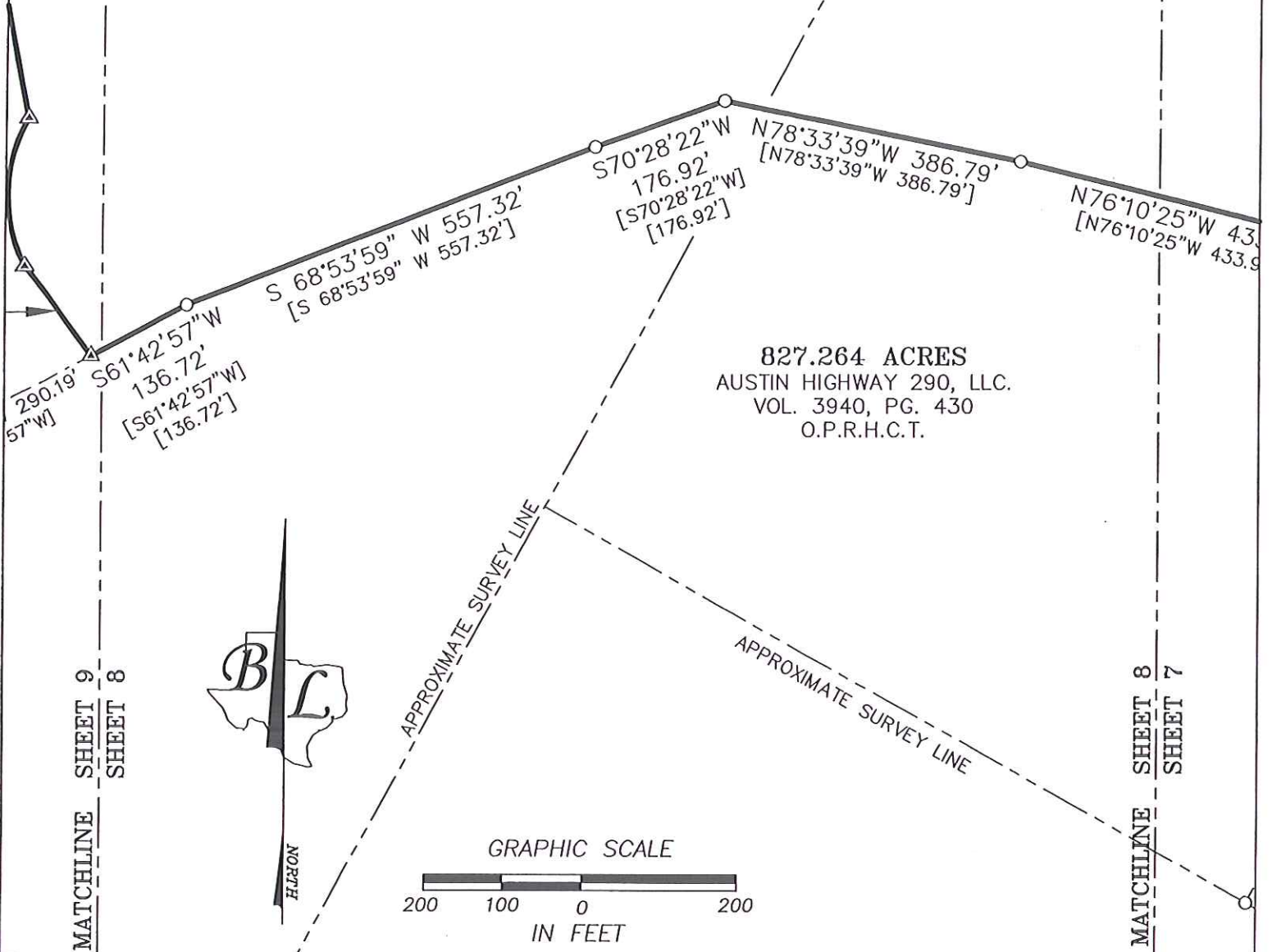
File: [Projects\Headwaters\Dwg]65.86 Acre Boy Scout Tract.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=200'	Scale (Vert.): 1"=10'
Date: 01/20/2014	Checked By:RLW Drawn By:JSL

SHEET
07 of 09

MATCHLINE
SHEET 5
SHEET 8

65.86 ACRES
300.00 ACRE REMAINDER OF
1364.31 ACRES
RATHGEBER INVESTMENT COMPANY, LTD.
DOC. NO. 04015659
O.P.R.H.C.T.

827.264 ACRES
AUSTIN HIGHWAY 290, LLC.
VOL. 3940, PG. 430
O.P.R.H.C.T.



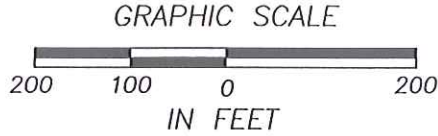
SKETCH TO ACCOMPANY FIELD NOTES OF 65.86 ACRES OF LAND OUT OF THE MARCUS RAPER SURVEY NO. 37, ABSTRACT NO. 394, AND THE MARCUS RAPER SURVEY NO. 60, ABSTRACT 383, BOTH IN HAYS COUNTY, TEXAS AND BEING A PORTION OF A 300.00 ACRE REMAINDER OF A 1364.31 ACRE TRACT OF LAND CONVEYED TO RATHGEBER INVESTMENT COMPANY, LTD. BY INSTRUMENT OF RECORD IN DOC. NO. 04015659, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
scott-baseline@austin.rr.com

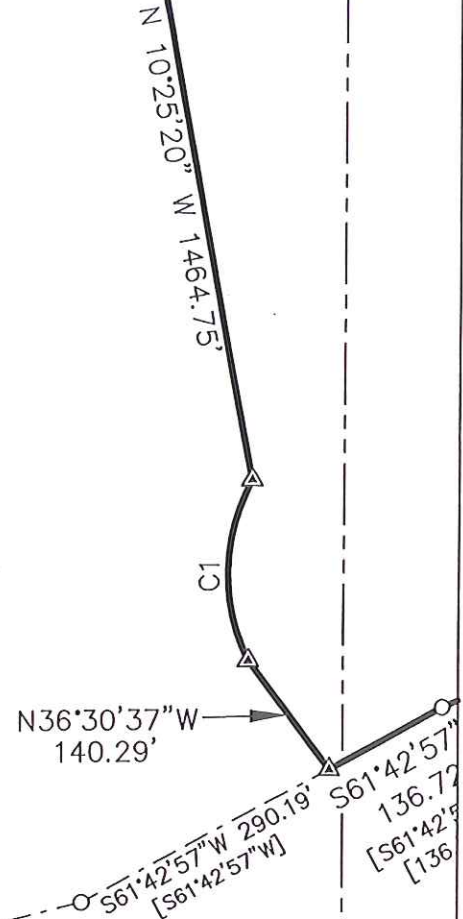
File: Projects Headwaters Dwg 65.86 Acre Boy Scout Tract.dwg	Snapshot:
Job No.	Scale (Hor.): 1"=200'
Date: 01/20/2014	Scale (Vert.): 1"=10'
Checked By: RLW	Drawn By: JSL

SHEET
08 of 09

MATCHLINE SHEET 5
SHEET 9



300.00 ACRES
REMAINDER OF
1364.31 ACRES
RATHGEBER INVESTMENT COMPANY, LTD.
DOC. NO. 04015659
O.P.R.H.C.T.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	210.03	194.35	53°00'58"	N 00°51'53" E	187.49

S. Scott Laswell
11/20/14



827.264 ACRES
AUSTIN HIGHWAY 290, LLC.
VOL. 3940, PG. 430
O.P.R.H.C.T.

MATCHLINE SHEET 9
SHEET 8

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

SKETCH TO ACCOMPANY FIELD NOTES OF 65.86 ACRES OF LAND OUT OF THE MARCUS RAPER SURVEY NO. 37, ABSTRACT NO. 394, AND THE MARCUS RAPER SURVEY NO. 60, ABSTRACT 383, BOTH IN HAYS COUNTY, TEXAS AND BEING A PORTION OF A 300.00 ACRE REMAINDER OF A 1364.31 ACRE TRACT OF LAND CONVEYED TO RATHGEBER INVESTMENT COMPANY, LTD. BY INSTRUMENT OF RECORD IN DOC. NO. 04015659, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

scott-baseline@austin.rr.com

File: |Projects|Headwaters|Dwg|65.86 Acre Boy Scout Tract.dwg

Job No. Snapshot:

Scale (Hor.): 1"=200' Scale (Vert.): 1"=10'

Date: 01/20/2014 Checked By:RLW Drawn By:JSL

SHEET
09 of 09