

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

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COUNTY OF BELL

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KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc. ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by KACHINA DEVELOPMENT LLC, a Texas limited liability company ("Grantee"), whose address is 4425 S. MoPac Expressway, Suite 404, Austin TX 78735, the receipt and sufficiency of which are hereby acknowledged by Grantor, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith (the "Note") in the principal sum of \$1,050,000.00, payable to the order of Adm Bank ("Lender"), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note being secured by the vendor's lien herein retained, and being additionally secured by a deed of trust of even date herewith to David Grove, TRUSTEE, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, that certain tract of real property situated in Bell County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

The conveyance of the Property is being made by Grantor and accepted by Grantee subject to the matters (the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof for all purposes and the Restrictions (as defined below)

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor but not otherwise, subject however, to the Permitted Exceptions.

But it is expressly agreed that the Vendor's Lien, as well as superior title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

THAT Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantor herein that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the superior title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns, without recourse on Grantor.


Grantor, as the fee simple owner of the Property, establishes the following restrictions (the "Restrictions") as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the integrity, appearance, and uses of the Property and the improvements placed on it. Accordingly, Grantee covenants and agrees: (i) the Property shall only be developed and thereafter used as a single family home subdivision, and in no event shall any portion of the Property be used for any of the prohibited uses set forth on **Exhibit "C"**, (ii) no more than thirty (30) dwelling units (whether on subdivided lots, condominium units or otherwise) may be contained on the Property, (iii) until such time as the roadway labeled on **Exhibit "D"** as "Camp Kachina Road" is accepted for maintenance by Bell County, Grantee shall maintain the road in good condition and repair; and (iv) prior to the first sale of any subdivided lots or individual parcels out of the Property to third parties, Grantee shall cause restrictive covenants to be recorded against the Property substantially similar to the Declaration of Covenants, Conditions and Restrictions recoded under Document No. 2017-48429 of the Real Property Records of Bell County, Texas, and such restrictive covenants may not be terminated or amended in any manner adverse to Grantor without Grantor's consent.

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EXECUTED to be effective the 29 day of November, 2022.

GRANTOR:

Girl Scouts of Central Texas, Inc., successor-in-interest to
Bluebonnet Girl Scout Council, Inc.

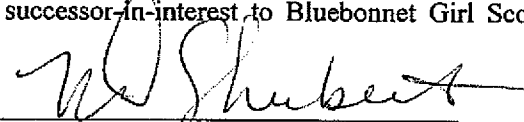
By: 
Name: Paula Bookidis
Title: CEO

STATE OF TEXAS

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COUNTY OF Travis

This instrument was acknowledged before me on this 29th day of November, 2022, by Paula Bookidis, CEO of Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc.


Notary Public

My Commission Expires: 7/10/2025
My Commission No.: #126953705

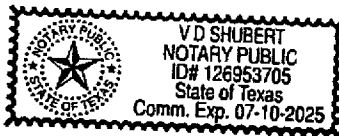


EXHIBIT "A"

LEGAL DESCRIPTION

17.644 acre tract, more or less, out of the F. C. Frailey Survey, Abstract No. 327, Bell County, Texas, consisting of a 10.154 acre tract of land and a 7.490 acre tract of land, all being more particularly described by metes and bounds on Exhibit "A-1" attached hereto.

EXHIBIT "A-1"

LEGAL DESCRIPTION

BEING 17.644 acres of land situated in the G. C. FRAILEY SURVEY, ABSTRACT No. 327, Bell County, Texas and being a part or portion of that certain called 114.85 acre tract of land described in a Deed dated November 10, 1961 from Frank Morgan to North Central Texas Girl Scout Council, Inc. and being of record in Volume 831, Page 564, Deed Records of Bell County, Texas (description contained in said Volume 831, Page 564 does not form a mathematically closed figure) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found being an interior point of the said called 114.85 acre tract and being the northwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas for corner;

THENCE N. 17° 01' 45" E., 191.61 feet departing the said right-of-way and over and across the said 114.85 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the evidenced north boundary line of the said 114.85 acre tract and being in the south boundary line of the Belton Reservoir according to maps provided by the Corps of Engineers for corner;

THENCE with the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Belton Reservoir the following three (3) calls:

- 1) S. 72° 59' 59" E., 1033.74 feet (Corps of Engineers maps call S. 72° 59' 59" E., 2073.68 feet) to a Corps of Engineers brass cap monument No. F-527-1 found for corner;
- 2) N. 19° 38' 31" E., 349.08 feet (Corps of Engineers maps call N. 19° 39' 20" E., 349.50 feet) to a Corps of Engineers brass cap monument No. F-527-2 found for corner;
- 3) S. 69° 56' 55" E., 407.87 feet (Corps of Engineers maps call S. 69° 58' 05" E., 408.08 feet) to a Corps of Engineers brass cap monument No. F-527-3 found being the southwest corner of that certain tract of land described in a Gift Deed dated August 9, 2001 from Lyle Julius Fredrick to Harold E. Fredrick, II and being of record in Volume 4503, Page 575, Official Public Records of Bell County, Texas for corner;

THENCE S. 72° 51' 59" E., 13.73 feet departing the said Belton Reservoir continuing with the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Fredrick tract to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of the said 114.85 acre tract and being the northwest corner of that certain Lot 8, Villas Del Sol Subdivision according to the map or plat of record in Cabinet D, Slides 282-D and 283-A, Plat Records of Bell County, Texas (plat references S. 67° 28' 08" E., 13.75 feet from Corps of Engineers monument No. F-527-3) for corner;

THENCE S. 17° 09' 59" W., 553.72 feet departing the said Fredrick tract and with the east boundary line of the said 114.85 acre tract and with the west boundary line of the said Lot 8, Villas Del Sol Subdivision (calls N. 17° 28' 51" E., 553.72 feet) to a cotton spindle found being the southwest corner of the said Lot 8 and being the northeast corner of the aforementioned right-of-way of Camp Kachina Road and being at the beginning of a curve to the left having a radius equals 647.05 feet (calls 647.05 feet), chord bearing equals N. 63° 37' 40" W., 10.08 feet (calls S. 63° 14' 12" E., 9.82 feet) for corner;

THENCE departing the said Lot 8 and the said east boundary line and with the north right-of-way line of the said Camp Kachina Road and over and across the said 114.85 acre tract the following fourteen (14) calls:

- 1) 10.08 feet along the arc of said curve to the left (calls 9.82 feet) to a cotton spindle found for corner;

- 2) N. 63° 36' 58" W., 113.79 feet (calls S. 63° 40' 17" E., 113.94 feet) to a cotton spindle found being at the beginning of a curve to the left having radius equals 1540.00 feet (calls 1540.00 feet), chord bearing equals N. 65° 30' 14" W., 93.13 feet (calls S. 65° 24' 13" E., 93.11 feet) for corner;
- 3) 93.15 feet along the arc of said curve to the left (calls 93.12 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 4) S. 17° 10' 43" W., 15.07 feet (calls N. 17° 10' 43" E., 15.07 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the left having a radius equals 1525.00 feet (calls 1525.00 feet), chord bearing equals N. 70° 00' 59" W., 156.30 feet (calls S. 70° 00' 59" E., 156.30 feet) for corner;
- 5) 156.37 feet along the arc of said curve to the left (calls 156.37 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 6) N. 72° 57' 13" W., 101.28 feet (calls S. 72° 57' 13" E., 101.28 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 275.00 feet (calls 275.00 feet), chord bearing equals N. 66° 08' 23" W., 65.26 feet (calls S. 66° 08' 23" E., 65.26 feet) for corner;
- 7) 65.41 feet along the arc of said curve to the right (calls 65.41 feet) to a cotton spindle found for corner;
- 8) N. 59° 14' 49" W., 101.49 feet (calls S. 59° 19' 32" E., 101.40 feet) to a cotton spindle found being at the beginning of a curve to the left having a radius equals 225.00 feet (calls 225.00 feet), chord bearing equals N. 77° 59' 31" W., 143.02 feet (calls S. 77° 54' 51" E., 143.45 feet) for corner;
- 9) 145.54 feet along the arc of said curve to the left (calls 145.99 feet) to a 5/8" iron rod found for corner;
- 10) S. 83° 39' 03" W., 97.45 feet (calls N. 83° 29' 50" E., 97.40 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 175.00 feet (calls 175.00 feet), chord bearing equals N. 81° 16' 01" W., 91.98 feet (calls S. 81° 16' 01" E., 91.98 feet) for corner;
- 11) 93.07 feet along the arc of said curve to the right (calls 93.07 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 12) N. 66° 02' 40" W., 180.15 feet (calls S. 66° 01' 53" E., 179.69 feet) to a 5/8" iron rod found being at the beginning of a curve to the left having a radius equals 1525.00 feet (calls 1525.00 feet), chord bearing equals N. 69° 09' 51" W., 166.52 feet (calls S. 69° 10' 11" E., 166.98 feet) for corner;
- 13) 166.60 feet along the arc of said curve to the left (calls 167.06 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 1975.00 feet (calls 1975.00 feet), chord bearing equals N. 69° 52' 27" W., 166.32 feet (calls S. 69° 53' 43" E., 166.28 feet) for corner;
- 14) 166.37 feet along the arc of said curve to the right (calls 166.33 feet) to the Point of BEGINNING and containing 10.154 acres of land.

Together with the following tract of land:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being an interior point of the said called 114.85 acre tract and being the southwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas and which bears S. 21° 44' 43" W., 50.06 feet from the southwest corner of the above described 10.154 acre tract and being at the beginning of a curve to the left having a radius equals 2025.00 feet (calls 2025.00 feet), chord bearing equals S. 69° 54' 15" E., 169.85 feet (calls N. 69° 54' 15" W., 169.85 feet) for corner;

THENCE over and across the said 114.85 acre tract and with the south right-of-way line of the said Camp Kachina Road the following four (4) calls:

- 1) 169.90 feet along the arc of said curve to the left (calls 169.90 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 1475.00 feet (calls 1475.00 feet), chord bearing equals S. 69° 10' 11" E., 161.50 feet (calls N. 69° 10' 11" W., 161.50 feet) for corner;
- 2) 161.58 feet along the arc of said curve to the right (calls 161.58 feet) to a 5/8 iron rod found for corner;
- 3) S. 66° 01' 53" E., 179.69 feet (calls N. 66° 01' 53" W., 179.69 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the left having a radius equals 225.00 feet (calls 225.00 feet), chord bearing equals S. 73° 02' 45" E., 54.95 feet (calls N. 73° 02' 45" W., 54.95 feet) for corner;
- 4) 55.09 feet along the arc of said curve to the left (calls 55.09 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of Lot 7, Block 2, said Cliffs at Lake Belton Phase I, Amended for corner;

THENCE departing the said south right-of-way line and with the west boundary line of the said Block 2 and continuing over and across the said 114.85 acre tract the following four (4) calls:

- 1) S. 23° 10' 29" W., 152.49 feet (calls N. 23° 06' 02" E., 152.29 feet) to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 7, Block 2 and being the northwest corner of Lot 8, said Block 2 for corner;
- 2) S. 12° 34' 01" W., 81.70 feet (calls N. 12° 37' 46" E., 81.77 feet) to a 5/8" iron rod with cap stamped "ACS" found being an angle point in the west boundary line of the said Lot 8, Block 2 and being at the beginning of a curve to the left having a radius equals 725.00 feet (calls 725.00 feet), chord bearing equals S. 10° 02' 52" W., 67.17 feet (calls N. 09° 58' 42" E., 67.07 feet) for corner;
- 3) 67.20 feet along the arc of said curve to the left (calls 67.09 feet) to a 5/8 iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 8, Block 2 and being the northwest corner of Lot 9, said Block 2 for corner;
- 4) S. 04° 06' 09" W., 164.68 feet (calls N. 04° 06' 42" E., 164.71 feet) to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 9, Block 2 and being in the north boundary line of Lot 10, said Block 2 for corner;

THENCE with a northerly boundary line of the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following five (5) calls;

- 1) N. 68° 10' 17" W., 238.91 feet (calls S. 68° 12' 29" E., 238.89 feet) to a cotton spindle found being the northwest corner of the said Lot 10, Block 2 for corner;
- 2) S. 16° 30' 40" W., 16.24 feet (calls N. 16° 45' 59" E., 16.28 feet) to a "MAG" brand nail found being the northeast corner of Lot 16, said Block 2 for corner;
- 3) N. 68° 12' 29" W., 326.41 feet (calls S. 68° 12' 29" E., 326.41 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of the said Lot 16, Block 2 and being in the east right-of-way line of Lakeview Estates Drive as described in said plat of Cliffs at Lake Belton Phase I, Amended and being at the beginning of a curve to the left having a radius equals 50.02 feet (calls 50.00 feet), chord bearing equals N. 59° 33' 37" W., 98.88 feet (calls N. 59° 33' 42" W., 98.86 feet) for corner;
- 4) 141.90 feet along the arc of said curve to the left (calls 141.99 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of Lot 21, Block 1, said Cliffs at Lake Belton Phase I, Amended for corner;
- 5) N. 65° 22' 34" W., 165.05 feet (calls S. 65° 23' 36" E., 165.12 feet) to a 5/8" iron rod with cap stamped "ACS" found being the northwest corner of the said Lot 21, Block 1 and being at the beginning of a curve to the right having a radius equals 602.58 feet, chord bearing equals N. 35° 36' 54" E., 286.31 feet for corner;

THENCE departing the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following three (3) calls:

- 1) 289.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) N. 51° 26' 58" E., 108.05 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 64° 31' 35" E., 97.05 feet to the Point of BEGINNING and containing 7.490 acres of land.

The two above described tracts yield a net total acreage of 17.644 acres of land.

EXHIBIT "B"**PERMITTED EXCEPTIONS**

1. Easements to Texas Power and Light Company recorded in Volume 807, Page 485, Volume 815, Page 180, Volume 816, Page 61, Volume 828, Page 380, Volume 896, Page 349, Volume 1327, Page 33 and Volume 2135, Page 656, Deed Records of Bell County, Texas.
2. Easement to Oncor Electric Delivery Company, LLC recorded under Document No. 2018-00006700, Real Property Records of Bell County, Texas.
3. The subject property contains an On-Site Sewage Facility and requires a continuous maintenance contract as evidenced by that certain "Affidavit to the Public" recorded under Document No. 2019-00015722, Real Property Records of Bell County, Texas. Affidavit to the Public regarding an On-Site Sewage Facility as recorded in Document No. 201802598, Official Public Records, Bastrop County, Texas.
4. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in this Exhibit B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

Exhibit "C"**Prohibited Uses**

The Property shall never be used for any of the following uses:

- (a) As a location for a manufactured home park or place where spaces are rented to persons upon which to locate a manufactured home (the term "manufactured home" includes without limitation house trailers and mobile homes);
- (b) a recreational vehicle park;
- (c) a hog farm;
- (d) a poultry farm;
- (e) a trash dump;
- (f) a place to store inoperable vehicles;
- (g) a place to use, generate, release, discharge, store or dispose of any Hazardous Materials. For the purposes hereof, "Hazardous Materials" shall refer to any substances, materials or wastes that are or become regulated as hazardous or toxic substances under any applicable local, state or federal law, regulation or order;
- (h) as a gravel pit, sand pit or rock pit; gravel, sand, rock and similar materials may not be mined on the Property; or
- (i) as a location for commercial communication tower or towers.



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2022072265

**As
DEED**

Recorded On: December 06, 2022

Parties: GIRL SCOUTS OF CENTRAL TEXAS INC SII

To KACHINA DEVELOPMENT LLC

Comment:

Billable Pages: 11

Number of Pages: 12

(Parties listed above are for Clerks' reference only)

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

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$45.00
Total Fees:	\$51.00

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

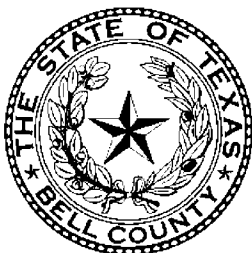
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2022072265
Receipt Number: 319588
Recorded Date/Time: 12/06/2022 2:56:02 PM
User / Station: zbranead - BCCCD0642

Record and Return To:

First Community Title, LLC



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk