

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.

GENERAL WARRANTY DEED

DATE: May 18, 2023
GRANTORS: 161 HOMES, LLC
GRANTEE: CNRG-KYLE, LP
Address: 6 Sheffield Ct., Heath TX 75032

CONSIDERATION: In consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration which is hereby acknowledged by Grantor. Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee the following described Real Property, to wit:

INTEREST IN THE FOLLOWING PROPERTY INCLUDING IMPROVEMENTS OWNED BY GRANTOR:

Being 2.0277 acres of land, more or less, also known as the Eastern one-half (1/2) of Block Three (3), D.E. MOORE ADDITION, an addition to the Town of Kyle, Hays County, Texas, according to the map or plat thereof, recorded in Volume O, Page 190, Deed Records, Hays County, Texas, containing 2.00 acres of land, more or less, save and except that certain 0.0384 acre tract, the entirety of property being more particularly described on EXHIBIT "A" attached hereto and made a part hereof.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and the property taxes for future years, which Grantee assumes and agrees to pay.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Grantor, for the same Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee, without warranty express or implied, the strips or gores, if any, between the Property and abutting properties, whether owned or claimed by deed, limitations, or otherwise, and whether located inside or outside the Property; together with all and singular the rights and appurtenances thereto, including water rights, claims and permits, easements, and cooperative or association memberships, in any wise belonging, to have and hold it to Grantee, Grantee's heirs, successors or assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to any property conveyed by this paragraph.

When the context requires, singular nouns and pronouns include the plural.

Dated as first above written.

161 HOMES, LLC

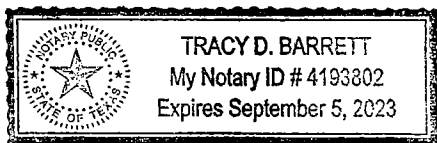
By:



BRYCE CATHCART, Manager

THE STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on May 18, 2023
By **BRYCE CATHCART, Manager and duly authorized agent of 161 HOMES, LLC.**




Notary Public, State of TEXAS

A0304tt

1 of 2
January 19, 2022

Exhibit "A"

FIELD NOTES

BEING 2.0277 ACRES OF LAND, MORE OR LESS, ALSO KNOWN AS THE EASTERN ONE-HALF (1/2) OF BLOCK THREE (3), D.E. MOORE ADDITION, AN ADDITION TO THE TOWN OF KYLE, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME O, PAGE 190, DEED RECORDS, HAYS COUNTY, TEXAS, CONTAINING 2.00 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THAT CERTAIN 0.0384 ACRE TRACT, THE ENTIRETY OF PROPERTY BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A-1" UNDER DOCUMENT NUMBER 16032147, RECORD OF HAYS COUNTY, TEXAS;

BEGINNING at a found 1/2 inch iron rod on the North right-of-way line of Schlemmer Street, also marking the Southwestern corner of herein described tract of land and the Southeastern corner of a tract of land conveyed to The Most Reverend Joe S. Vasquez, Bishop of the Catholic Diocese of Austin, and his successors in office, for the benefit of St. Anthony Marie-Claret Catholic Church of Kyle, Texas by general warranty deed recorded in Document No. 21015236, Official Public Records of Hays County, Texas, from which a found 1/2 inch iron rod on the South right-of-way line of Schlemmer Street also, being the Northeastern corner of tract of land conveyed to Deborah Spencer by general warranty deed recorded in Volume 3316, Page 827, Official Public Records of Hays County, Texas and being the Northwestern corner of tract of land conveyed to William Caldwell by warranty deed with vendor's lien recorded in Document No. 18011219 bears South 58 degrees 35 minutes 58 seconds at a distance of 65.71';

THENCE following the dividing line of herein described tract of land and said The Most Reverend Vasquez tract, North 8 degrees 45 minutes 41 seconds East at a distance of 599.92 feet to a found 1/2 inch iron rod on the South right-of-way line of St. Anthony Street also, being the Northwestern corner of herein described tract of land and the Northeastern corner of The Most Reverend Vasquez tract;

THENCE following the South right-of-way of St. Anthony South 81 degrees 14 minutes 19 seconds East at a distance of 150 feet to a set mag nail in the asphalt being on the West right-of-way line of Burleson Street and being the Northeastern corner of herein described tract of land;

THENCE following the West right-of-way of Burleson and the Eastern most line of herein described tract of land, South 8 degrees 45 minutes 41 seconds West at a distance of 485.15 to a set mag nail in asphalt, being the Northeastern most corner of SAVE AND EXCEPT tract of land called EXHIBIT "A-1", being more particularly described by metes and bounds in Document No. 16032147 of the Official Public Records, Hays County, Texas;

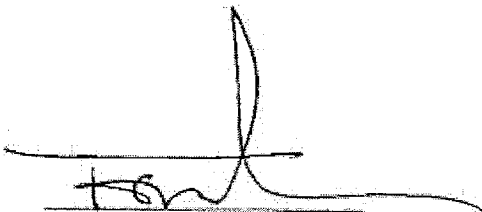
THENCE leaving the West right-of-way line of Burleson Street and following the North line of said SAVE AND EXCEPT, North 81 degrees 14 minutes 18 seconds West at a distance of 14.53 feet to a set "X" on concrete curb, being the Northwestern corner and the West line of said SAVE AND EXCEPT tract and an Eastern line of said tract of land;

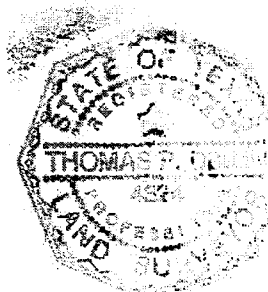
THENCE following the West line of said SAVE AND EXCEPT tract and an Eastern line of said tract of land, South 8 degrees 46 minutes 49 seconds West at a distance of 114.87 feet to a set "X" on concrete gutter, being on the North right-of-way line of Schlemmer Street and being the Southeastern most corner of said tract of land, from which a found 1/2 inch iron rod on the South right-of-way line of Schlemmer and being the Northeastern corner of Caldwell tract of land bears South 48 degrees 14 minutes 56 seconds at a distance of 56.06 feet;

THENCE following the North right-of-way line of Schlemmer and the South line of herein described tract of land, North 81 degrees 11 minutes 49 seconds West at a distance of 135.43 feet to the Point of Beginning, containing 2.0277 acres of land, more or less.

Bearing based on the Texas Coordinate System of 1983(NAD83) Central Texas Zone, based on local GPS observations.

I, Thomas P. Dixon, licensed to practice Land Surveying in the State of Texas, hereby certify that the forgoing metes and bounds description and the sketch were based on an on-the-ground survey, that all protrusions and encroachments into the easement area are accounted for including but not limited to, building footprint, caves and roof overhangs and all visible improvements whatsoever.


Thomas P. Dixon R.P.L.S. 4324



Waterloo Surveyors, Inc.
P.O. Box 160176
Austin, Tx 78716
(512) 481-9602
TBPLS FIRM# 10124400

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

23017605 DEED
05/19/2023 08:09:23 AM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

