

SO COT 19-457374-AM

GENERAL WARRANTY DEED

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.

DATE: December 13, 2019

GRANTOR: WC Kyle 200, LP

GRANTOR'S MAILING ADDRESS: 814 Lavaca Austin, TX 78701

GRANTEE: RPC Kyle LLC

GRANTEE'S MAILING ADDRESS: 1705 S. Capital of TX Hwy #400
Austin, TX 78746

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2020 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor

and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

WC Kyle 200, LP

By:

[Signature]
its General Partner

By:

[Signature]
Name: Nathan Paul

Title: Partner / President

Acknowledgment

STATE OF Texas
COUNTY OF TARRANT

This instrument was acknowledged before me on the 13 day of December, 2019, by Nathan Paul President, Partner of WC Kyle 200 GP, LLC, a Texas corporation, on behalf of said corporation, as General Partner of WC Kyle 200, LP, Texas limited partnership, on behalf of said partnership.

[Signature]
Notary Public, State of Texas

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 19-457374

After Recording Return To:

Dd7374-fw

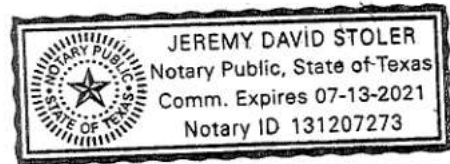


EXHIBIT "A"

BEING THAT SAME PARCEL DESCRIBED IN DEED FROM FIRST NATIONAL BANK TO WC KYLE 200, LP, DATED JUNE 26, 2009, FILED JULY 1, 2009, RECORDED IN VOLUME 3686, PAGE 67, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING 200.668 ACRES OF LAND, MORE OR LESS, OUT OF THE ROBERT CARSON SURVEY, ABSTRACT NO. 135 IN HAYS COUNTY, TEXAS, COMPRISED OF THAT TRACT CONVEYED AS 99.97 ACRES TO ALFRED J. HABERER, JR. BY DEED RECORDED IN VOLUME 680, PAGE 588, REAL PROPERTY RECORDS OF HAYS COUNTY AND THAT TRACT CONVEYED AS 94.63 ACRES TO GILBERT HABERER BY DEED RECORDED IN VOLUME 680, PAGE 590 OF SAID REAL PROPERTY RECORDS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE NORTH CORNER HEREOF AND OF SAID 99.97 ACRES, THE EAST CORNER OF THAT TRACT CONVEYED AS 98.109 ACRES TO AUSST KYLE, LTD. BY DEED RECORDED IN VOLUME 2926, PAGE 41, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY AND A POINT AND A POINT ON THE SOUTHWEST LINE OF BUNTON LANE (COUNTY ROAD NO. 151);

THENCE S 45°08'47" E, 1870.81 FEET TO A NAIL SET AT A FENCE POST AND S 20°55'03" E, 256.95 FEET ALONG THE SOUTHWEST LINE OF SAID BUNTON LANE TO AN IRON ROD SET AT A FENCE CORNER POST FOR THE EAST CORNER HEREOF AND OF SAID 94.63 ACRES AND THE NORTH CORNER OF THAT TRACT CONVEYED AS 120.31 ACRES TO BARRY C. WOKASCH BY DEED RECORDED IN VOLUME 1276, PAGE 182 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S 44°33'16" W, 1409.21 FEET TO A NAIL SET IN A FENCE CORNER POST, S 39°46'05" E, 62.42 FEET TO A NAIL FOUND IN A FENCE CORNER POST AND S 44°29' 15" W. 2038.72 FEET ALONG THE COMMON LINE OF SAID 94.63 ACRES AND SAID 120.41 ACRES TO AN IRON ROD SET FOR THE SOUTH CORNER HEREOF, THE COMMON SOUTH OR WEST CORNER OF SAID 94.63 ACRES AND SAID 120.41 ACRES AND A POINT ON THE NORTHEAST LINE OF THAT TRACT CONVEYED AS 87.36 ACRES TO THE CITY OF KYLE BY DEED RECORDED IN VOLUME 477, PAGE 874 OF SAID REAL PROPERTY RECORDS;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHWEST LINE OF SAID 94.63 ACRES AND SAID 99.97 ACRES AND THE NORTHEAST LINE OF SAID 87.36 ACRES AND LOT 70, BLOCK J, 90.050 ACRES GREENBELT AND PUBLIC PARK AND DRAINAGE EASEMENT OF WATERLEAF SUBDIVISION PHASE A, SECTION 1, A SUBDIVISION RECORDED IN VOLUME 11, PAGE 1, PLAT RECORDS OF HAYS COUNTY;

- 1) N 46°14'34" W, 196.28 FEET TO AND IRON ROD FOUND;
- 2) S 77°49'12" W, 587.97 FEET TO AN IRON ROD SET FOR THE INTERSECTION OF THE NORTHEAST LINE OF SAID 87.36 ACRES AND SAID LOT 70;
- 3) N 51°47'39" W, 1131.62 FEET TO AN IRON ROD SET;
- 4) N 51°26'36" W, 563.44 FEET TO AN IRON ROD FOUND FOR THE WEST CORNER HEREOF AND OF SAID 99.97 ACRES, A POINT ON THE WEST LINE OF SAID LOT 70 AND THE SOUTH CORNER OF SAID 98.109 ACRES;

THENCE N 45°01'24" E, 4249.35 FEET ALONG THE COMMON LINE OF SAID 99.97 ACRES AND SAID 98.109 ACRES TO THE POINT OF BEGINNING, CONTAINING 200.668 ACRES OF LAND, MORE OR LESS.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

Unofficial

**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.

19045928 DEED
12/17/2019 01:23:32 PM Total Fees: \$38.00

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

Elaine H. Cárdenas



Unofficial Copy

15/ITC/PAA/2038812 BCP
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.

AFTER RECORDING RETURN TO;
McGuireWoods LLP
1230 Peachtree Street, N.E.
Suite 2100
Atlanta, Georgia 30309-3534
Attention: Colleen K. Heibeck

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

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§

COUNTY OF HAYS

THIS SPECIAL WARRANTY DEED, is made this 9 day of February, 2021, by **BARRY C. WUKASCH**, an individual ("Grantor"), in favor of **KYLE 120 LLC**, a Delaware limited liability company, having an address at 1705 S. Capital of Texas Hwy., Ste. 400, Austin, Texas 78746 ("Grantee"). "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee all of the following described property located in Hays County, Texas as further described in Exhibit "A" (the "Property").

All or a portion of the consideration paid to Grantor was advanced by **CAPITOL LIFE INSURANCE COMPANY**, a Texas insurance company ("Beneficiary"), at the special instance and request of Grantee, which amount constitutes all or a portion of the proceeds of a loan from Beneficiary to Grantee, evidenced by that certain Promissory Note in the original principal sum of \$1,500,000.00 (the "Note"). The Note is secured by the vendor's lien and superior title herein retained by Grantor and assigned to Beneficiary and by the lien created by that certain Deed of Trust, Assignment of Leases And Rents, Security Agreement and Fixture Filing of even date herewith executed by Grantee in favor of James B. Parks, Esq., Trustee for the benefit of Beneficiary, covering the Property hereby conveyed. In consideration of Beneficiary making such loan which directly benefits Grantor, Grantor hereby transfers, sets over, assigns and conveys,

without recourse, unto Beneficiary, its successors and assigns, the vendor's lien and superior title herein retained and reserved against the Property hereby conveyed.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE WARRANTIES EXPRESSLY CONTAINED IN THIS DEED.

TO HAVE AND TO HOLD the Property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors and assigns in fee simple forever, and Grantor does hereby bind Grantor and Grantor's successors, and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property and premises 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.

This conveyance is made and accepted subject to the encumbrances and other matters described in Exhibit "B", which is attached to this deed and is incorporated herein by reference, to the extent they validly exist and affect the Property.

Taxes on the Property for the year 2021 are prorated as of the date hereof.

[Signature Appears on Next Page]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

"GRANTOR":

Barry C. Wukasz
BARRY C. WUKASCH

STATE OF ARIZONA
COUNTY OF MARICOPA

I HEREBY CERTIFY that on this day, before me, the undersigned notary public, duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Barry C. Wukasz, to me personally known to be the person described in and who executed the foregoing instrument or has produced a driver's license as identification and who did take an oath, and acknowledged the execution thereof to be his free act and deed as such duly authorized representative for the uses and purposes therein expressed, and the said instrument is his sole act and deed.

WITNESS my hand and official seal this 5th day of February, 2021.

[Signature]
Notary Public
Printed name LYNNE M. MONTGOMERY
My Commission expires: 01-07-2024

(NOTARY SEAL)



EXHIBIT ALegal Description

120.41 acres of land out of the ALBERT PACE SURVEY NO. 55, ABSTRACT NO. 367 and the ROBERT CARSON SURVEY, ABSTRACT NO. 113 in Hays County, Texas, being the same property conveyed to O. L. RANKIN, JERRY L. RANKIN and BRIGITT A. WIDMER in Volume 682, Page 788, Real Property Records of Hays County, Texas and being more particularly described by metes and bounds as follows:

BEING A PORTION OF THAT 133 1/3 ACRE TRACT DESIGNATED AS TRACT ONE AND A PORTION OF THAT 2 ACRE TRACT DESIGNATED AS TRACT TWO AS CONVEYED TO JERRY L. RANKIN, BY A & B REALTY, INC. BY DEED DATED MAY 23, 1977, AND RECORDED IN VOLUME 296, PAGE 301, HAYS COUNTY DEED RECORDS, BEING ALSO A PORTION OF THAT 133 1/3 ACRE TRACT (LESS AND EXCEPT 12.00 ACRES) DESIGNATED AS TRACT ONE AND A PORTION OF THAT 2 ACRE TRACT DESIGNATED AS TRACT TWO, EACH OF WHICH AN UNDIVIDED 1/2 INTEREST WAS CONVEYED TO O. L. RANKIN, ET UX, BY JERRY L. RANKIN, ET UX, BY DEED DATED MAY 31, 1979, AND RECORDED IN VOLUME 327, PAGE 852, HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a corner fence post on the Southwest side of Hays County Road No. 151, being in the Northwest line of said 2 acre Tract Two and in a Southeast line of that 94.63 acre tract assigned to Gilbert Haberer by Louis Haberer by instrument dated November 14, 1958, and recorded in Volume 176, Page 130, Hays County Deed Records, for the North corner of the tract herein described;

THENCE, leaving said Haberer 94.63 acre tract, with a fence along the Southwest side of said County Road No. 151, S 44° 56' E, at about 60 feet passing the Southeast line of said Carson Survey and the Northwest line of said Pace Survey, same being the Southeast line of said 2 acre Tract Two and the Northwest line of said 133 1/3 acre Tract One, and continuing on, in all, 1,200.68 feet to an iron stake found at the North corner of that 12.00 acre tract conveyed to Dennis Ray Gage, et ux, by Jerry L. Rankin by deed dated January 12, 1978, and recorded in Volume 305, Page 351, Hays County Deed Records, for the most Northerly East corner of the tract herein described;

THENCE, leaving County Road No. 151, with the Northwest and Southwest lines as fenced, of said Gage 12.00 acre tract the following courses numbered (1) through (3);

- (1) S 44° 01' W, 1050.42 feet to an iron stake found at corner of fence at the West corner of said Gage 12.00 acre tract, for a re-entrant corner of the tract herein described;
- (2) S 45° 31' E, 131.62 feet;
- (3) S 46° 02' E, 368.31 feet to an iron stake found at corner of fence at South corner of said Gage 12.00 acre tract, being also in the Southeast line, as fenced and used on

the ground, as said 133 1/3 acre Tract One, and the Northwest line of that tract (called 50 acres, more or less), conveyed to A.D. Fuchs by Albert G. Kempen, et al, by deed dated June 1, 1972, and recorded in Volume 252, Page 614, Hays County Deed Records, for the most Southerly East corner of the tract herein described;

THENCE, leaving said Gage 12.00 acre tract, with the Southeast line, as fenced and used on the ground, of said 133 1/3 acre Tract One and the Northwest line of said Fuchs 50 acre tract, the following courses numbered (4) through (8):

- (4) S 44° 33' W, 482.86 feet;
- (5) S 44° 18' W, 400.21 feet;
- (6) S 44° 53' W, 499.44 feet;
- (7) S 44° 13' W, 504.86 feet;
- (8) S 44° 04' W, 502.03 feet to a power pole being used as a corner fence post at the South corner of said 133 1/3 acre Tract One, same being the West corner of said Fuchs 50 acre tract, same being in the Northeast line, as fenced and used on the ground, of that 87.43 acre tract conveyed to William Terry Siebert and Sharan Kay Siebert by deed dated July 28, 1969, and recorded in Volume 232, Page 167, Hays County Deed Records, for the South corner of the tract herein described;

THENCE, leaving said Fuchs 50 acre tract, with the Southwest line, as fenced and used on the ground, of said 133 1/3 acre Tract One and the Northeast line of said Siebert 87.43 acre tract, the following courses numbered (9) and (10);

- (9) N 45° 41' W, 1006.59 feet;
- (10) N 46° 54' W, 45.40 feet to a corner fence post at the North corner of said Siebert 87.43 acre tract, same being the most Northerly East corner of that 87.43 acre tract conveyed to Arthur L. Schmeltekopf, Jr., et al, by Arthur L. Schmeltekopf, et ux, by deed dated December 10, 1965, and recorded in Volume 209, Page 34, Hays County Deed Records;

THENCE, leaving said Siebert 87.43 acre tract, with the Southwest line, as fenced and used on the ground of said 133 1/3 acre tract and the most Northerly Northeast line of said Schmeltekopf 87.43 acre tract, the following courses numbered (11) and (12):

- (11) N 45° 35' W, at 578.53 feet passing the center of a Valero pipeline and continuing on in all 589.40 feet;
- (12) N 53° 00' W, 23.39 feet to an iron stake with aluminum cap marked "PRO-TECH ENG 2219" set in the Northwest line of said Pace Survey and the Southeast line of said Carson Survey, same being the West corner of said 133 1/3 acre Tract One and the most Easterly South corner of the aforementioned Haberer 94.63 acre tract, for the most Southerly West corner of the tract herein described;

THENCE, leaving said Schmeltekopf 87.43 acre tract, with the Northwest line of said 133 1/3 acre Tract One and the most Southerly Southeast line of said Haberer 94.63 acre tract, same being with

the approximate Northwest line of said Pace Survey and the Southeast line of said Carson Survey, the following courses numbered (13) and (14);

- (13) N 44° 49' E, 2025.96 feet to a fence post;
- (14) with fence, N 40° 21' E, 15.54 feet to a corner fence post at the South corner of the aforementioned Rankin 2 acre Tract Two, same being the most Southerly East corner of said Haberer 94.63 acre tract, for a re-entrant corner of the tract herein described:

THENCE, leaving said 133 1/3 acre Tract One and said Pace Survey, with Southwest and Northwest lines, as fenced and used on the ground, of said 2 acre Tract Two, same being with Northeast and Southeast lines of said Haberer 94.63 acre tract, the following courses numbered (15) through (18):

- (15) N 39° 37' W, 61.65 feet to a corner fence post at the West corner of said 2 acre Tract Two and a re-entrant corner of said Haberer 94.63 acre tract, for the most Northerly West corner of the tract herein described;
- (16) N 45° 10' E, 458.22 feet (portions of fence line deviate from this course as it crosses Bunton Branch);
- (17) N 44° 15' E, 354.09 feet;
- (18) N 44° 24' E, 596.29 feet to the POINT OF BEGINNING, containing 120.41 acres of land;

BEING ALSO DESCRIBED AS:

BEING ALL OF THAT CERTAIN 120.458 ACRE TRACT OR PARCEL OF LAND OUT OF THE ROBERT CARSON SURVEY, ABSTRACT NUMBER 135, AND THE ALBERT PACE SURVEY NUMBER 55, ABSTRACT NUMBER 367, BOTH SITUATED IN HAYS COUNTY, TEXAS, SAID 120.458 TRACT OF LAND BEING ALL OF A CALLED 120.41 ACRE TRACT OF LAND CONVEYED TO BARRY C. WUKASCH IN VOLUME 1276, PAGE 182 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 120.458 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2" iron rod found, being the northernmost corner of said 120.41 acre tract, same being the easternmost corner of a called 200.668 acre tract of land conveyed to RPC Kyle, LLC., in Document Number 19045928, and being also a point on a southwestern right-of-way line of County Road 151 (R.O.W. Varies) also known as Bunton Lane, for the northernmost corner and the **POINT OF BEGINNING** of the herein described tract, from which a mag nail found, being a northern corner of said 200.668 acre tract, and being also a point on the southwestern right-of-way line of said County Road 151, bears N21°43'27"W, a distance of 257.21 feet

THENCE, with the common boundary line of said 120.41 acre tract and County Road 151, S45°48'00"E, a distance of 1200.35 feet to a 1/2" iron rod found, being a northeastern corner of said 120.41 acre tract, same being a point on a southwestern right-of-way line of said County Road

151, and being also the northernmost corner of a called 12.000 acre tract of land conveyed to Dennis Ray Gage in Volume 3086, Page 634 (O.P.R.H.C.TX.),

THENCE, with the common boundary line of said 120.41 acre tract and said 12.000 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S43°04'46"W, a distance of 1048.42 feet to a ½" iron rod found, and
2. S46°47'28"E, a distance of 495.00 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being an easternmost corner of said 120.41 acre tract, same being the southernmost corner of said 12.000 acre tract and being also a point on a northwestern boundary line of a called 48.725 acre tract of land conveyed to Diane Garoznik in Volume 2583, Page 504 (O.P.R.H.C.TX.), for the easternmost corner of the herein described tract,

THENCE, with the common boundary line of said 120.41 acre tract and said 48.725 acre tract, S43°21'08"W, a distance of 2388.19 feet to a 4" wood fence post, being the southernmost corner of said 120.41 acre tract, same being the westernmost corner of said 48.725 acre tract, and being also a point on a northeastern boundary line of a called 66.57 acre tract of land described as Tract II and conveyed to Walton Texas, LP. in Volume 3913, Page 496 (O.P.R.H.C.TX.), for the southernmost corner of the herein described tract,

THENCE, with the common boundary line of said 120.41 acre tract, and said 66.57 acre tract, N46°49'01"W, a distance of 1048.89 feet to a capped ½" iron rod found, being a southwestern corner of said 120.41 acre tract, same being the northernmost corner of said 66.57 acre tract, and being an eastern corner of a called 87.36 acre tract of land conveyed to The City of Kyle in Volume 477, Page 870 (O.P.R.H.C.TX.),

THENCE, with the common boundary line of said 120.41 acre tract and said 87.36 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. N46°23'03"W, a distance of 591.65 feet to a capped ½" iron rod set stamped "CBD SETSTONE", and
2. N53°48'03"W, a distance of 23.48 feet to a capped ½" iron rod found stamped "PRO-TECH", being the westernmost corner of said 120.41 acre tract, same being a northeastern corner of said 87.36 acre tract, and being also a southeastern corner of said 200.668 acre tract, from which a capped ½" iron rod found, stamped "C.R. Ralph", bears S58°43'27"E, a distance of 8.03 feet,

THENCE, with the common boundary line of said 120.41 acre tract and said 200.668 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. N43°50'20"E, a distance of 2040.90 feet to a capped ½" iron rod found,
2. N41°12'05"W, a distance of 62.76 feet to a capped ½" iron rod found stamped "CBD 5780", and
3. N43°42'30"E, a distance of 1409.66 feet to the **POINT OF BEGINNING** and containing 120.458 acres of land.

EXHIBIT BPermitted Exceptions

1. Standby fees, taxes and assessments by any taxing authority for the year 2021, not yet due and payable, and all subsequent years.
2. Right of Way Easement granted to County Line Water Supply Corp., dated March 12, 1974, recorded in Volume 268, Page 81, Deed Records of Hays County, Texas.
3. Access Easement by and between A.D Fuchs and Carolyn Fuchs as Grantor and A & B Realty, Inc. as Grantee dated May 22, 1977, recorded in Volume 296, Page 303, Deed Records of Hays County, Texas.
4. Development Agreement by and between the City of Kyle, Texas and Barry C. Wukasch, dated August 26, 2019, recorded as Document No. 19031783, Deed Records of Hays County, Texas.
5. Wastewater Line Easement by and between Barry C. Wukasch and City of Kyle, Hays County, Texas, dated September 21, 2020, recorded as Document No. 20046314, Deed Records of Hays County, Texas.

**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.

21006990 DEED
02/10/2021 08:05:06 AM Total Fees: \$54.00

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

Elaine H. Cárdenas



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