

DEED FROM THE STATE OF TEXAS

0712014

STATE OF TEXAS

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§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BURNET

That the TEXAS BOARD OF CRIMINAL JUSTICE, "GRANTOR" herein on behalf of the TEXAS DEPARTMENT OF CRIMINAL JUSTICE, by virtue of the authority of SB 1533 of the 80th Legislative Session 2007, for consideration to which the parties have mutually agreed, has GRANTED, CONVEYED and TRANSFERRED, and by these presents does GRANT, CONVEY and TRANSFER unto Burnet County, "GRANTEE", whose mailing address is 220 South Pierce, Burnet, Texas 78611, the following described land in Burnet County, Texas, to wit:

Being a 75.00-acre tract of land and a 70.00 foot wide Access Easement being 5.92 acres out of the 300.00 acre Texas Department of Criminal Justice Tract recorded in Cabinet 2, Slide 49-C of the Burnet County Plat Records also being out of the 300.00 acres conveyed to Texas Department of Criminal Justice in Volume 608, Page 19 of the Official Public Records of Burnet County, Texas; being more particularly described by metes and bounds in "Exhibit A".

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights, improvements, and appurtenances thereto in anywise belonging unto the GRANTEE, its successors and assigns forever; however, this conveyance is made subject to all covenants, conditions, reservations, rights-of-way, and easements, if any that are valid, existing, and of record, or visible and apparent upon the property described above.

This conveyance is made and accepted on the condition that (a) Burnet County shall use the property only for a purpose that benefits the public interest of the state; and (b) ownership of the property will automatically revert to the Texas Board of Criminal Justice on behalf of the Texas Department of Criminal Justice if Burnet County uses the property for any purpose other than the purpose specified in (a).

GRANTEE HAS FULLY INSPECTED THE ABOVE DESCRIBED PREMISES AND GRANTEE EXPRESSLY ACCEPTS THE PROPERTY AS IS. THIS DEED IS MADE

TEXAS BOARD OF CRIMINAL JUSTICE

By: Christina Melton Crain
Christina Melton Crain
Chairman
Texas Board of Criminal Justice

APPROVED AS TO LEGAL CONTENT:

By: Michael McManus
Michael McManus
Deputy General Counsel
Texas Department of Criminal Justice

APPROVED AS TO SIZE AND LOCATION:

By: Michael Corley
Michael Corley
Program Specialist III
TDCJ Agribusiness, Land and Minerals

STATE OF TEXAS §
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COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared CHRISTINA MELTON CRAIN, Chairman of the Texas Board of Criminal Justice, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given my hand and seal of office, this 19th day of September, 2007.

Susan J. McHenry
Notary Public, State of Texas

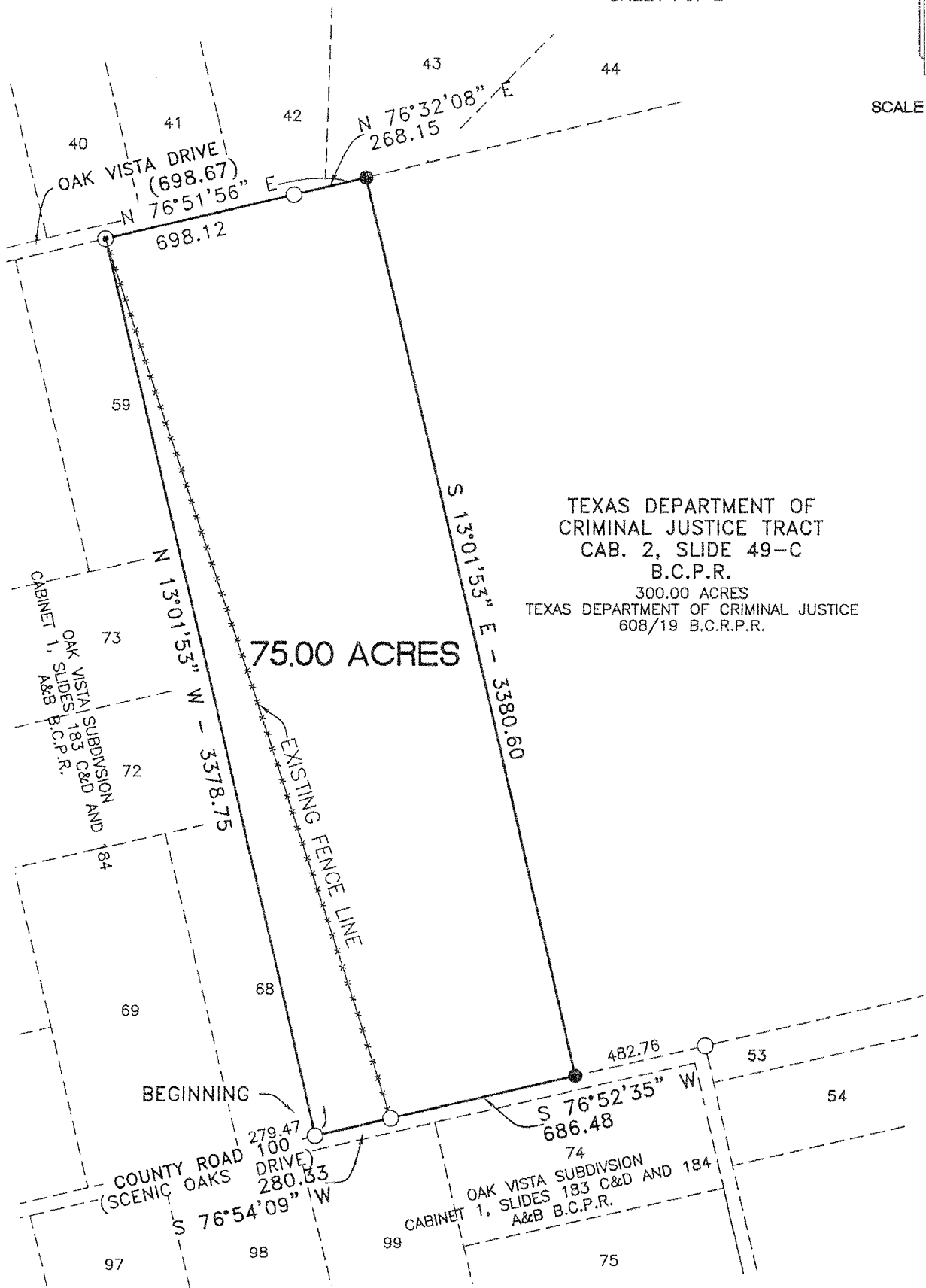
Willis - Sherman Associates, Inc.



LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362

SURVEY PLAT OF
75.00 ACRES OUT OF THE
TEXAS DEPARTMENT OF
CRIMINAL JUSTICE TRACT
CAB. 2, SLIDE 49-C
BURNET COUNTY PLAT RECORDS
BURNET COUNTY, TEXAS
SHEET 1 OF 2

SCALE : 1" = 500'



TEXAS DEPARTMENT OF
CRIMINAL JUSTICE TRACT
CAB. 2, SLIDE 49-C
B.C.P.R.
300.00 ACRES
TEXAS DEPARTMENT OF CRIMINAL JUSTICE
608/19 B.C.R.P.R.

75.00 ACRES

BEGINNING

EXISTING FENCE LINE

COUNTY ROAD
(SCENIC OAKS)

OAK VISTA SUBDIVISION
CABINET 1, SLIDES 183 C&D AND 184
A&B B.C.P.R.

Willis - Sherman Associates, Inc.



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FIELD NOTES TO ACCOMPANY
PLAT OF 75.00 ACRES
OUT OF THE TEXAS DEPARTMENT
OF CRIMINAL JUSTICE TRACT
CAB. 2, SLIDE 49-C
BURNET COUNTY PLAT RECORDS
BURNET COUNTY, TEXAS

SHEET 2 OF 2

STATE OF TEXAS:
COUNTY OF BURNET:

Field notes of a 75.00 acre tract of land out of the 300.00 acre Texas Department of Criminal Justice Tract recorded in Cabinet 2, Slide 49-C of the Burnet County Plat Records also being out of the 300.00 acres conveyed to Texas Department of Criminal Justice in Volume 608, Page 19 of the Official Public Records of Burnet County, Texas. The basis of bearing for this survey is the recorded plat of said Texas Department of Criminal Justice Tract.

Beginning at a 1/2" steel stake found in the North right-of-way line of County Road 100 (Scenic Oaks Drive as shown on the plat of Oak Vista Subdivision recorded in Cabinet 1, Slides 183 C & D and 184 A & B of the Burnet County Plat Records, Burnet County, Texas) and the South line of that certain Tract No. 68 of said Oak Vista Subdivision for the Southwest corner of said Texas Department of Criminal Justice Tract and the Southwest corner hereof;

Thence leaving the North right-of-way line of said County Road and the South line of said Tract No. 68 with the West line of said 300.00 acre tract, the West line of said Texas Department of Criminal Justice Tract and the West line hereof North $13^{\circ}01'53''$ West, at a distance of 3378.75 to a Cedar Fence Post Found in the South right-of-way line of Oak Vista Drive and the North line of Tract No. 59 of said Oak Vista Subdivision for the Northwest corner of said Texas Department of Criminal Justice Tract and the Northwest corner hereof;

Thence with the South right-of-way line of said Oak Vista Drive, the North line of said 300.00 acre tract, the North line of said Texas Department of Criminal Justice Tract, and the North line hereof with (2) calls as follows: North $76^{\circ}51'56''$ East, a distance of 698.12 feet (698.67) feet to a 1/2" steel stake found for an angle point hereof;

Thence North $76^{\circ}32'08''$ East, a distance of 268.15 feet to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877 for the Northeast corner of this 75.00 acre tract;

Thence along the East line of this 75.00 acre tract South $13^{\circ}01'53''$ East, a distance of 3380.60 feet to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877 in the North right-of-way line of said County Road 100 for the Southeast corner hereof, from which a 1/2" steel stake found bears North $76^{\circ}52'35''$ East, a distance of 482.76 feet;

Thence with the North right-of-way line of said County Road 100 and the South line of said Texas Department of Criminal Justice Tract and the South line hereof with (2) calls as follows: South $76^{\circ}52'35''$ West, a distance of 686.48 feet to a 1/2" steel stake found for an angle point hereof;

Thence South $76^{\circ}54'09''$ West, a distance of 280.33 feet to the Place of Beginning.

I HEREBY CERTIFY THAT THE FIELD NOTES HEREON REPRESENTS THE RESULTS OF AN ON
THE GROUND SURVEY MADE UNDER MY SUPERVISION

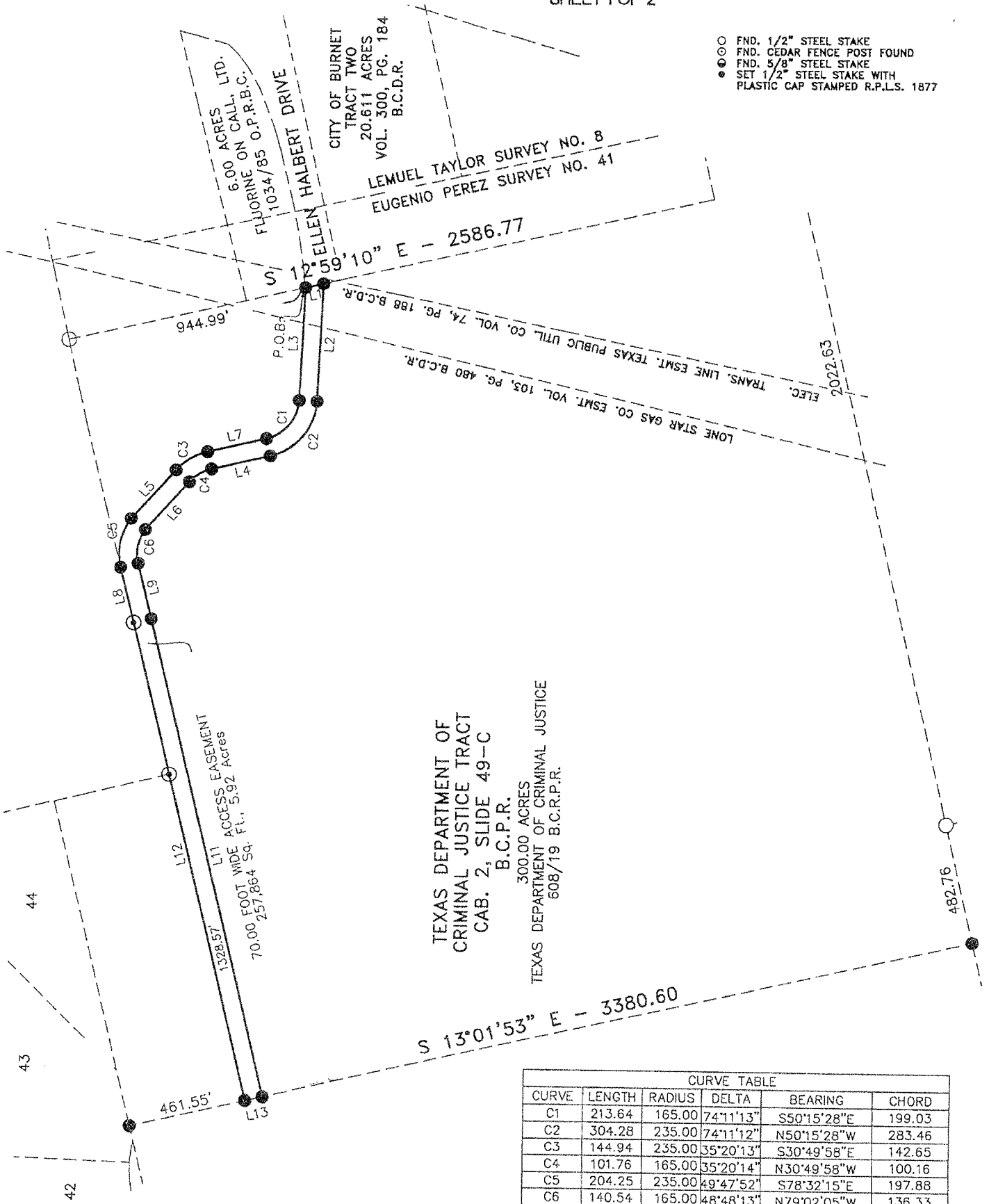


LAND SURVEYORS AND PLANNERS
 310 MAIN • MARBLE FALLS, TEXAS • 78654
 (830) 693-3566 FAX (830) 693-5362

SURVEY PLAT OF
 A 70 FOOT WIDE ACCESS EASEMENT
 OUT OF THE
 TEXAS DEPARTMENT OF
 CRIMINAL JUSTICE TRACT
 CAB. 2, SLIDE 49-C
 BURNET COUNTY PLAT RECORDS
 BURNET COUNTY, TEXAS
 SHEET 1 OF 2

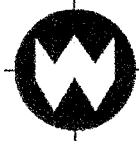
SCALE: 1" = 500'

- FND. 1/2" STEEL STAKE
- ⊙ FND. CEDAR FENCE POST FOUND
- ⊙ FND. 5/8" STEEL STAKE
- SET 1/2" STEEL STAKE WITH PLASTIC CAP STAMPED R.P.L.S. 1877



TEXAS DEPARTMENT OF
 CRIMINAL JUSTICE TRACT
 CAB. 2, SLIDE 49-C
 B.C.P.R.
 300.00 ACRES
 TEXAS DEPARTMENT OF CRIMINAL JUSTICE
 608/19 B.C.R.P.R.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	213.64	165.00	74°11'13"	S50°15'28"E	199.03
C2	304.28	235.00	74°11'12"	N50°15'28"W	283.46
C3	144.94	235.00	35°20'13"	S30°49'58"E	142.65
C4	101.76	165.00	35°20'14"	N30°49'58"W	100.16
C5	204.25	235.00	49°47'52"	S78°32'15"E	197.88
C6	140.54	165.00	48°48'13"	N79°02'05"W	136.33



SHEET 2 OF 2

STATE OF TEXAS:
COUNTY OF BURNET:

70' WIDE ACCESS EASEMENT

Field notes of a 70.00 foot wide Access Easement being 5.92 acres out of the 300.00 acre Texas Department of Criminal Justice Tract recorded in Cabinet 2, Slide 49-C of the Burnet County Plat Records also being out of the 300.00 acres conveyed to Texas Department of Criminal Justice in Volume 608, Page 19 of the Official Public Records of Burnet County, Texas. The basis of bearing for this survey is the recorded plat of said Texas Department of Criminal Justice Tract.

Beginning at a 1/2" steel stake found lying on the East line of said 300.00 acre Texas Department of Criminal Justice Tract and at the Southwest corner of a 6.00 acre tract conveyed to Fluorine on Call, LTD. recorded in Volume 1034, Page 85 of the Official Public Records of Burnet County, Texas having a tie of N 12°59'10" W, 944.99 feet to a 1/2" steel stake found at the Northeast corner of said 300.00 acre tract.

Thence along the East line of said 300.00 acre Texas Department of Criminal Justice Tract and the west line of a 29.227 acre remnant of 170.290 acres conveyed to the City of Burnet in Volume 565, Page 126 of the Official Public Records of Burnet County, Texas also being the West end of Ellen Halbert Drive an unrecorded City of Burnet street (L1) S12°59'10"E, 72.69 feet to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877 lying on the East line of said 300.00 acre Texas Department of Criminal Justice Tract and west line of said 29.237 acres.

Thence leaving the East line of said 300.00 acre Texas Department of Criminal Justice Tract and along the Southerly line of this 70.00 foot wide Access Easement with 1/2" steel stakes set with plastic cap stamped R.P.L.S. 1877 with the next eight (8) calls as follows: (L2) N87°21'03"W, 470.72 feet to a curve (C2) to the right having a radius of 235.00 feet, a delta angle of 74°11'12", and a chord bearing and distance of N 50°15'28" W, 283.46 feet.

Thence along said curve and arc distance of 304.28 feet to a point of tangency.

Thence (L4) N 13°09'52" W, 235.10 feet to a curve (C4) to the left having a radius of 165.00 feet, a delta angle of 35°20'14", and a chord bearing and distance of N 30°49'58" W, 100.16 feet.

Thence along said curve and arc distance of 101.76 feet to a point of tangency.

Thence (L6) N 48°30'05" W, 257.66 feet to a curve (C6) to the left having a radius of 165.00 feet, a delta angle of 48°48'13", and a chord bearing and distance of N 79°02'05" W, 136.33 feet. Thence along said curve an arc distance of 140.54 feet to a point of tangency.

Thence (L9) S 76°33'50" W, 226.79 feet; (L11) S 76°28'46" W, 1947.12 feet to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877 lying on the East line of the above described 75.00 acre tract.

Thence along the East line of said 75.00 acre tract, (L13) N 13°01'53" W, 70.00 feet to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877 lying on the East line of said 75.00 acre tract and having a tie of N 13°01'53" W, 461.55' to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877 being the Northeast corner of said 75.00 acre tract.

Thence leaving the East line of said 75.00 acre tract and along the Northerly line of this 70.00 foot wide Access Easement (L12) N 76°28'46" E passing a cedar fence post found at an L corner of said 300.00 acres at 1328.57 feet in all 1946.58 feet to a 60 D nail in a cedar fence post found being an angle point on the north line of said 300.00 acre tract.

Thence along said north line (L8) N 76°33'50" E, 226.84 feet to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877 and a curve (C5) to the right, having a radius of 235.00 feet, a delta angle of 49°47'52", and a chord bearing and distance of S 78°32'15" E, 197.88 feet.

Thence along said curve an arc distance of 204.25 feet to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877.

Thence (L5) S 48°30'05" E, 261.08 feet to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877 and a curve (C3) to the right having a radius of 235.00 feet, a delta angle of 35°20'13", and a chord bearing and distance of S 30°49'58" E, 142.65 feet.

Thence along said curve an arc distance of 144.94 feet to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877.

0712014

FILED

2007 SEP 26 PM 2:58

JANET PARKER
COUNTY CLERK
BURNET COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BURNET



I hereby certify that this instrument was FILED on this date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF BURNET COUNTY TEXAS.

Janet Parker
County Clerk
Burnet County, Texas

By


DEPUTY