

**POSTED**

**Vicinta Stafford  
Burnet County Clerk**

By Christy Simpson at 10:51 am, Jun 15 2026

For County Recorder's Use:

After recording, return to:

Jeffrey W. Burnett PLLC  
7702 FM 1960 East, Suite 219  
Humble, Texas 77346

**NOTICE OF TRUSTEE'S SALE**

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

EFFECTIVE DATE: June 15, 2026

TRUSTEE: JEFFREY W. BURNETT  
7702 FM 1960 East, Suite 219  
Humble, Texas 77346

HOLDER: C2R Capital Management, LLC, a Texas limited liability company

BORROWER: HCV Partners LLC, a Texas limited liability company

NOTE: Real Estate Lien Note dated December 19, 2023, in the original principal amount of \$2,017,000.00, payable to the order of Holder, as modified to date

DEED OF TRUST (Burnet County): The following, as modified to date:

Deed of Trust, Security Agreement and Financing Statement, granted by Borrower, dated December 19, 2023, and recorded under Clerk's File No. 202312639, Official Public Records, Burnet County, Texas.

Guaranty: The Note is guaranteed by a Guaranty Agreement dated December 19, 2023, and executed by Michael R. Love, as Guarantor, in favor of Lender.

DATE AND TIME OF SALE OF PROPERTY: (first Tuesday of month, at 10:00 a.m. but not later than 1:00 p.m.): **July 7, 2026**

PLACE OF SALE OF PROPERTY (including county): at such area at the courthouse designated by the Commissioners Court of Burnet County, Texas, specifically: the area on the East side of the Courthouse (outside the County Clerk's Office) as the area for public sales of real

estate or in inclement weather the East hallway inside the Courthouse, outside the doorway to the County Clerk's Office.

Because of default in performance of the obligations of the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

JEFFREY W BURNETT

By: 

Jeffrey W. Burnett

7702 FM 1960 East, Suite 219

Humble, Texas 77346

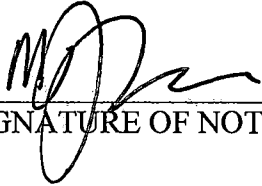
281-324-1400

STATE OF TEXAS  
COUNTY OF HARRIS

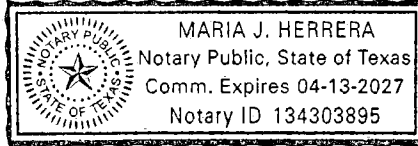
§  
§

This instrument was acknowledged before me on this the 15th day of June, 2026, by  
**JEFFREY W. BURNETT.**

Witness my hand and official seal

  
\_\_\_\_\_  
(SIGNATURE OF NOTARY)

(SEAL)



## EXHIBIT "A"

### TRACT I:

**FIELD NOTES** to accompany a Land Title Survey plat of a 136.41 acres tract of land situated in the P. H. Cummins Survey No. 145, Abstract No. 183 and the Frances S. Early Survey No. 15, Abstract No. 279 in Burnet County, Texas, and being comprised of a 11.393 acre tract of land, a 7.129 acre tract of land, a 9.635 acre tract of land, a 50.00 acre tract of land, a 1.329 acre tract of land, a 15.30 acre tract of land, a 25.44 acre tract of land, a 2.863 acre tract of land and a 9.983 acre tract of land, all described in a deed to SOF Marble Falls, LLC, recorded in Document No. 202121007 of the Official Public Records of Burnet County, Texas, a 3.222 acre tract of land and a 9.983 acre tract of land, described in a deed to Mike Love, recorded in Document No. 202206205 of the Official Public Records of Burnet County, Texas, a 0.85 acre tract of land and a 1.333 acre tract of land, described in a Final Judgement, Cause No. 52791, recorded in Document No. 202208689 of the Official Public Records of Burnet County, Texas; said 136.69 acres of land being more particularly described by metes and bounds.

**BEGINNING** at a 1/2-inch iron rod found, for the southwest corner of said 3.222 acre tract, the northwest corner of that called 11.75 acre tract of land, described in a deed to Vipul Desai and Parya R. Desai, recorded in Document No. 201912753 of the Official Public Records of Burnet County, Texas, lying the east line of Tract I, called a 229.73 acre tract of land, described in a deed to River City Partners, LTD, recorded in Document No. 201600642 of the Official Public Records of Burnet County, Texas, lying in or near the east line of said P. H. Cummins Survey and in or near the west line of said Frances S. Early Survey, for the southwest corner hereof;

**THENCE** N 28°30'31" E (N 30°52'44" E), with the west lines of said 3.222 acre tract and said 9.983 acre tract, the east line of said 229.73 acre tract, along or near the east line of said P. H. Cummins Survey and the west line of said Frances S. Early Survey, passing at a distance of 805.9 feet, the northwest corner of said 3.222 acre tract and the southwest corner of said 9.983, continuing for a total distance of 1169.43 feet, to a 1-inch iron pipe found on the north side of a 12-inch cedar post, being the northeast corner of said 229.73 acre tract, the southwest corner of said 0.85 acre tract and the southeast corner of said 50.00 acre tract, for an inside corner hereof;

**THENCE** N 62°03'05" W (N 60°39'42" W), with the north lines of said 229.73 acre tract and the south line of said 50.00 acre tract, a distance of 524.02 feet (524.17'), to a 1/2-inch iron rod found, for the southwest corner of said 50.00 acre tract and the southeast corner of that called 42.37 acre tract of land, described in a deed to HCV Subdivision, LLC, recorded in Document No. 202213283 of the Official Public Records of Burnet County, Texas, for the westerly southwest corner hereof;

**THENCE** N 30°49'06" E (N 32°11'56" E), with the west line of said 50.00 acre tract and the east line of said 42.37 acre tract, a distance of 4456.21 feet, (4455.94'), to a 3/8-inch iron rod set, for the northwest corner of said 50.00 acre tract, the northeast corner of said 42.37 acre tract and a southerly remainder corner of that called 168.00 acre tract of land, described in a deed to Don C. Holland, recorded in Volume 1180, Page 843 of the Official Public Records of Burnet County, Texas, for the northwest corner hereof;

**THENCE** N 79°38'18" E (N 80°56'31" E), with the north line of said 50.00 acre tract, and the south remainder line of said 168.00 acre tract, a distance of 508.91 feet (509.47'), to a 1/2-inch iron rod found, for the northeast corner of said 50.00 acre tract, a southeast corner of the remainder of said 168.00 acre tract, the west line of said 1.33 acre tract, lying in or near the east line of said P. H. Cummins Survey and the west line of said Frances S. Early Survey, for an inside corner hereof;

**THENCE** N 28°33'28" E (N 29°56'15), with the east line of the remainder of said 168.00 acre tract and the west line of said 1.33 acre tract, passing at a distance of 161.31 feet and 0.86 feet right of line, a 1/2-inch iron rod found, for a southwest corner of Tract I, called a 131.15 acre tract of land, described in a deed to

Desfiladero, LLC, recorded in Document No. 202001788 of the Official Public Records of Burnet County, Texas, continuing for a total distance of 368.50 feet, to a 3/8-inch iron rod set, for the northeast corner of said 1.33 acre tract, a corner in the east lines of the remainder of said 168.00 acre tract and lying in the south line of that called 1 acre tract of land, described in a deed to Lou Ann Holland, recorded in Volume 920, Page 823 of the Official Public Records of Burnet County, Texas, for the middle northwest corner hereof;

THENCE S 45°15'37" E (S 43°52'30" E), with the north line of said 1.33 acre tract and the south line of said 1 acre tract, passing at a distance of 0.70 feet, a 1/2-inch iron rod found, on a west line of said 131.15 acre tract, continuing through said 131.15 acre tract, in conflict, a total distance of 24.58 feet, (24.58'), to a 12-inch cedar fence post, for the middle northeast corner hereof;

THENCE S 27°31'10" W (S 28°54'15" W), continuing through said 131.15 acre tract, in conflict, with an east line of said 1.33 acre tract, a distance of 212.53 feet, to a 3/8-inch iron rod set, on a north line of said 131.15 acre tract and the northwest corner of said 7.129 acre tract, for an inside corner hereof;

THENCE S 36°54'10" E (S 32°06' E), with north line of said 7.129 acre tract and a south line of said 131.15 acre tract, passing at a distance of 246.76 feet, a 1/2-inch iron rod found, on a high dirt bluff on the west side of Hamilton Creek, continuing for a total distance of 555.05 feet, (657'), to a 3/8-inch iron rod found, at the approximate center line of Hamilton Creek (base on bank to bank of the creek bed), for the northeast corner of said 7.129 acre tract and the northwest corner of said 15.30 acre tract, for an angle point hereof;

THENCE, with the north lines of said 15.30 acre tract and the south lines of said 131.15 acre tract, the following four (4) calls:

S 37°11'22" E (S 37°11'22" E), a distance of 176.09 feet, (176.09'), to a 1/2-inch iron rod found, above the east bank of Hamilton Creek, for an angle point hereof,

S 58°46'32" E (S 58°49'14" E), a distance of 201.86 feet, (201.71'), to a 1/2-inch iron rod found, for an angle point hereof,

S 06°30'20" E (S 06°30'03" E), a distance of 464.82 feet, (465.04'), to a 2-3/8-inch pipe fence post found, for an angle point, and

S 86°02'50" E (S 86°03'13" E), a distance of 716.70 feet, (716.76'), to a 1/2-inch iron rod found, for the northeast corner of said 15.30 acre tract, the southeast corner of said 131.15 acre tract and being an angle point in the west line of Tract I, called a 63.54 acre tract of land, described in a deed to J. Tinsley Oden, recorded in Document No. 201008015 of the Official Public Records of Burnet County, Texas, for the northeast corner hereof;

THENCE, with the east line of said 15.30 acre tract and said 25.44 acre tract, and a west line of said 64.54 acre tract, the following two (2) calls:

S 09°31'12" W (S 09°31'21" W), a distance of 500.85 feet, (500.94'), to a 3/8-inch iron rod found, for the southeast corner of said 15.30 acre tract and the northeast corner of said 25.44 acre tract, and

S 09°31'42" W (S 09°31'21" W), a distance of 721.79 feet, (721.74'), to a 1/2-inch iron rod found, for the southeast corner of said 25.44 acre tract, the southwest corner of said 63.54 acre tract and lying in a north line of Tract I, called a 37.99 acre tract of land, described in a deed to Darrell Eugene Bible and Robin Louise Bible, recorded in Document No. 201808826 of the Official Public Records of Burnet County, Texas;

THENCE, with the south lines of said 25.44 acre tract and the north lines of said 37.99 acre tract, for the northerly south lines hereof, the following three (3) calls:

N 87°43'06" W (N 87°43'42" W), a distance of 438.83 feet, (438.84'), to a 1/2-inch iron rod found, for an angle point,

N 60°03'36" W (N 60°06'55" W), a distance of 201.90 feet, (201.71'), to a 1/2-inch iron rod found, for an angle point, and

N 60°07'15" W (N 60°06'55" W), a distance of 798.13 feet, (798.19'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for the southwest corner of said 25.44 acre tract, the northwest corner of said 37.99 acre tract and lying in an east line of a tract of land, now or formerly, a remainder of the

lands in the name of A & C Land Company, Inc., recorded in Volume 198, Page 399 of the Deed Records of Burnet County, Texas, for an eastern southwest corner hereof;

THENCE, with the center line of said Hamilton Creek (all these tracts in this string call for the center line of Hamilton Creek as their boundary line/s), as found with this survey, being the west lines of said 25.44 acre tract and said 15.30 acre tract, the east lines of said A & C tract, and the east lines of that called 10.563 acre tract of land, described in a deed to Stephen Joshua Tatum and Dmel June Tatum, recorded in Document No. 201807030 of the Official Public Records of Burnet County, Texas, the following two (2) calls:

- N 14°40'24" W (N 14°40'24" W), passing at a distance of 37.6 feet, the southeast corner of said 10.563 acre tract, continuing for a total distance of 302.72 feet, (302.72'), to a calculated point, for an angle point hereof, and
- N 28°14'01" E (N 28°14'01" E), passing at a distance of 481.83 feet, the northwest corner of said 25.44 acre tract and the southwest corner of said 15.30 acre tract, continuing for a total distance of 539.26 feet, to a calculated point, being the northeast corner of said 10.563 acre tract and the southeast corner of said 1.329 acre tract, for an inside ell corner hereof;

THENCE N 63°08'55" W (N 59°30' W), with the north line of said 10.563 acre tract, establishing the south line of said 1.329 acre tract, a distance of 267.06 feet, (273.9'), to a 3/8-inch iron rod set, for the northwest corner of said 10.563 acre tract, the southwest corner of said 1.329 acre tract and lying in the east line of a 50 Ft. wide public road, being an original right-of-way of what is now Burnet County Road No. 342C, for an outside corner hereof;

THENCE, with the west lines of said 1.329 acre tract and the east lines of said 50 Ft. wide public road, the following two (2) calls:

- N 41°03'13" E (N 47°08' E), a distance of 141.41 feet, (170.95'), to a 3/8-inch iron rod set, for an angle point hereof, and
- N 36°05'19" E (N 09°56' E), a distance of 27.27 feet, (58.92'), to a 3/8-inch iron rod set, being the southwest corner of that called 1.037 acre tract of land, described in a deed to David Bradley Short and Theisa L. Short, recorded in Volume 676, Page 221 of the Real Property Records of Burnet

County, Texas, establishing the northwest corner of said 1.329 acre tract, for an outside corner hereof;

THENCE S 63°40'16" E (N 60°46' E), with the south line of said 1.037 acre, establishing the north line hereof, a distance of 236.85 feet, (276.0'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for the southeast corner of said 1.037 acre tract, being the northeast corner of said 1.329 acre and lying in the west line of said 15.30 acre tract, for an inside corner hereof;

THENCE, with the center line of said Hamilton Creek, as found with this survey, being the east lines of said 1.037 acre tract and the west lines of said 15.30 acre tract, the following two (2) calls:

- N 28°37'36" E (N 28°14'01" E), a distance of 57.00 feet, to a calculated point, for an angle point hereof, and
- N 20°10'59" E (N 20°10'59" E), a distance of 146.03 feet, to a calculated point, being the northeast corner of said 1.037 acre tract, establishing the southeast corner of said 7.129 acre tract, for an inside corner hereof;

THENCE N 63°33'16" W (N 55°35' W), with the north lines of said 1.037 acre, the north limit of said 50 Ft. wide public road and the north line of that called 0.962 acre tract, described in a deed to David Bradley Short and Theisa Lee Short, recorded in Volume 735, Page 123 of the Official Public Records of Burnet County, Texas, establishing the south line of said 7.129 acre tract, passing at a distance of 379.1 feet, the northwest corner of said 1.037 acre tract and the northeast corner of said 50 Ft. wide public road, passing at a distance of 474.56 feet, the northwest corner of said 50 Ft. wide public road and the northeast corner of said 0.962 acre tract, continuing for a total distance of 554.85 feet, (729.5'), to a 3/8-inch iron rod found, for the northwest corner of said 0.962 acre tract, the southwest corner of said 7.129 acre tract and lying in the east line of said 1.333 acre tract, for an inside corner hereof, from which a 30-inch Live Oak tree bears N 30°29'19" E, a distance

of 40.73 feet

THENCE, with the east lines of said 1.33 acre tract, the west line of said 0.962 acre tract and along and near the west line of that called 4.422 acre tract of land, described in a deed to Jesse E. Gonzales, et al, recorded in Volume 285, Page 895 of the Deed Records of Burnet County, Texas, the following three (3) calls:

- S 30°29'19" W (S 31°52' W), passing at a distance of 198.40 feet, a 3/8-inch iron rod found, for the southwest corner of said 0.962 acre tract and the northwest corner of said 4.422 acre tract, continuing for a total distance of 346.29 feet, to a 20-inch Live Oak tree found, for an angle point hereof,
- S 30°01'08" W (S 31°24'15" W), a distance of 897.56 feet, to a 24-inch Live Oak Tree found, for an angle point hereof, and
- S 25°58'08" W (S 27°58'08" W), a distance of 244.05 feet, to a 3/8-inch iron rod set, for the southwest corner of said 4.422 acre tract and the northwest corner of said 7.129 acre tract, for an inside corner hereof;

THENCE S 61°42'16" E (S 58°17' E), with the south line of said 4.422 acre tract and the north line of said 7.129 acre tract, a distance of 46.87 feet (46.74'), to a 3/8-inch iron rod set, for the southeast corner of said 4.422 acre tract, the northeast corner of said 7.129 acre tract and lying in the west line of said 50 Ft. wide public road, for an outside corner hereof;

THENCE, with the east lines of said 7.129 acre tract and the west lines of said 50 Ft. wide public road, the following five (5) calls:

- S 12°42'08" W (S 15°11' W), a distance of 81.53 feet, (80.81'), to a 3/8-inch iron rod set, for an angle point hereof,
- S 09°14'09" E (S 6°30' W), a distance of 111.89 feet, (112.76'), to a 1/2-inch square iron rod found, for an angle point hereof,
- S 04°00'09" W (S 8°00' W), a distance of 98.60 feet, (99.00'), to a 1/2-inch square iron rod found, for an angle point hereof,
- S 23°16'58" E (S 21°14' W), a distance of 180.01 feet, (180.01'), to a 3/8-inch iron rod set, at the transition of said 50 Ft. wide public road into Burnet County Road No. 342C, for an angle point hereof, and
- S 21°29'02" W (S 23°32' W), continuing with the west line of said Burnet County Road No. 342C, a distance of 19.51 feet, (19.51'), to a 3/8-inch iron rod set, for an angle point hereof;

THENCE, continuing with the east lines of said 7.129 acre tract, said 9.635 acre tract, the said 11.393 acre tract, said 9.983 acre tract and the west lines of Burnet County Road No. 342C, the following thirty-three (33) calls:

- S 39°02'02" W (S 41°05' W), a distance of 106.92 feet, (106.92'), to a 1/2-inch iron rod found, for an angle point hereof,
- S 30°33'51" W (S 33°35' W-S 34°35' W), passing at a distance of 97.68 feet (97.68'), the southeast corner of said 7.129 acre tract and the northeast corner of said 9.635 acre tract, continuing for a total distance of 162.64 feet, to a 3/8-inch iron rod set, for an angle point hereof,
- S 46°09'49" W (S 48°23' W), a distance of 83.73 feet, (83.73'), to a 3/8-inch iron rod set, for an angle point hereof,
- S 57°15'49" W (S 59°29' W), a distance of 88.88 feet, (88.67'), to a 3/8-inch iron rod set, for an angle point hereof,
- S 39°03'58" W (S 42°18' W), a distance of 120.82 feet, (121.09'), to a 3/8-inch iron rod set, for an angle point hereof,
- S 14°10'19" W (S 17°36' W), a distance of 103.48 feet, (103.57'), to a 3/8-inch iron rod set, for an angle point hereof,
- S 00°26'09" W (S 03°46' W), a distance of 95.79 feet, (95.79'), to a 3/8-inch iron rod set, for an angle point hereof,
- S 14°42'09" W (S 18°02' W), a distance of 66.64 feet, (66.64'), to a 3/8-inch iron rod set, for an angle point hereof,
- S 30°10'09" W (S 33°30' W), a distance of 107.26 feet, (107.26'), to a 3/8-inch iron rod set, for an angle

point hereof,  
 S 40°26'09" W (S 43°46' W), a distance of 146.57 feet, (146.57'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 S 62°49'09" W (S 66°09' W), a distance of 78.54 feet, (78.54'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 55°31'09" W (S 58°51' W), a distance of 60.92 feet, (60.92'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 37°35'09" W (S 40°55' W), a distance of 42.63 feet, (42.63'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 25°41'09" W (S 29°01' W), a distance of 55.17 feet, (55.17'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 04°43'09" W (S 08°03' W), a distance of 92.03 feet, (92.03'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 18°33'38" W (S 17°31' W), a distance of 105.26 feet, (105.26'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 S 00°38'22" E (S 01°41' E), a distance of 55.75 feet, (55.75'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 13°03'22" E (S 14°06' E), a distance of 164.82 feet, (164.82'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 01°08'31" W (S 00°06' W), a distance of 64.78 feet, (59.56'), to a 3/8-inch iron rod set, being the southeast  
 corner of said 9.635 acre tract and the northeast corner of said 11.393 acre tract, for an angle point  
 hereof,  
 S 18°03'49" W (S 20°17' W), a distance of 104.28 feet (104.28'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 S 06°41'11" E (S 04°28' E), a distance of 70.25 feet (70.25'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 21°36'11" E (S 19°23' E), a distance of 127.70 feet (127.7'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 47°01'11" E (S 44°48' E), a distance of 55.61 feet (55.61'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 70°51'11" E (S 68°38' E), a distance of 71.65 feet (71.65'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 59°16'11" E (S 57°03' E), a distance of 67.70 feet (67.7'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 38°06'11" E (S 35°53' E), a distance of 41.15 feet (41.15'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 08°10'11" E (S 05°57' E), a distance of 49.58 feet (49.58'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 12°24'49" W (S 14°38' W), a distance of 277.10 feet (270.1'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 00°05'11" E (S 02°08' W), a distance of 96.71 feet (96.71'), to a 3/8-inch iron rod set, for an angle point  
 hereof,  
 S 15°10'32" W (S 18°42' W), a distance of 112.01 feet (90.31'), to a 3/8-inch iron rod set, being the southeast  
 corner of said 11.393 acre tract and the northeast corner of said 9.983 acre tract, for an angle point  
 hereof,  
 S 21°08'41" W (S 23°07' W), a distance of 115.45 feet (115.45'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 S 28°36'41" W (S 30°35' W), a distance of 100.72 feet (107.72'), to a 3/8-inch iron rod set, for an angle  
 point hereof, and  
 S 24°34'49" W (S 22°24' W), a distance of 138.02 feet (119.6'), to a 1/2-inch iron rod found, for the southeast corner  
 of said 9.983 acre tract and the northeast corner of the remainder of that called 19.691 acre tract of land,  
 described in a deed to Nancy K. Long, et al, recorded in Document No. 202311370 of the Official Public  
 Records of Burent County, Texas, for the lower southeast corner hereof;

THENCE, with the south lines of said 9.983 acre tract and the north lines of the remainder of said 19.691 acre  
 tract, the following two (2) calls:

N 59°46'11" W (N 59°30'40" W), a distance of 465.08 feet (466.8'), to a 1/2-inch iron rod found, on top of a rock bluff, for an angle point hereof, and

N 60°00'29" W (N 59°40'59" W), a distance of 132.15 feet (137.5'), to a spike found, for an angle point in the north line of the remainder of said 19.691 acre tract, the northeast corner of said 3.222 acre tract and the north limit of a 20 Ft. Wide Access Easement, referenced in Volume 305, Page 228 and Volume 501, Page 381 of the Deed Records of Burnet County, Texas, for an inside corner hereof;

THENCE, with the southeast lines of said 3.222 acre tract, the northwest lines of said 20 Ft. Wide Access Easement and along the northwest line of the remainder of said 19.691 acre tract, the following nine (9) calls:

S 68°42'16" W (S 70°16' W), a distance of 44.83 feet, (45.0'), to a spike found, for an angle point hereof,  
S 84°03'10" W (S 85°40' W), a distance of 153.37 feet, (153.4'), to a spike found, for an angle point hereof,  
N 89°33'11" W (N 87°41' W), a distance of 100.15 feet, (100'), to a spike found, for an angle point hereof,  
S 71°07'43" W (S 72°34' W), a distance of 90.66 feet, (90.7'), to a 1/2-inch iron rod found, for an angle point hereof,  
S 51°05'11" W (S 53°00' W), a distance of 79.51 feet, (79.5'), to a 1/2-inch iron rod found, for an angle point hereof,  
S 28°35'57" W (S 30°22' W), a distance of 156.75 feet, (156.9'), to a 1/2-inch iron rod found, for an angle point hereof,  
S 40°10'26" W (S 41°59' W), a distance of 115.17 feet, (115.1'), to a spike found, at the northwest corner of a 5.01 acre tract of land, described in a deed to Tony R. Last and Ann M. Last, recorded in Volume 1271, Page 559 of the Official Public Records of Burnet County, Texas, for an angle point hereof,  
S 30°33'36" W (S 32°32' W), passing at a distance of 110.10 feet, a 1/2-inch iron rod found, continuing for a total distance of 169.60 feet, (169.6'), to a 3/8-inch iron rod set, for an angle point hereof, and  
S 65°37'13" W (S 75°38' W), a distance of 91.89 feet, (83.7'), to a 3/8-inch iron rod set, for the southeast corner of said 3.222 acre tract, the southwest corner of said 5.01 acre tract and lying in the north line of said 11.75 acre tract, for a westerly southeast corner hereof;

THENCE N 61°36'31" W (N 59°28' W), with the south line of said 3.222 acre tract and the north line of said 11.75 acre tract, a distance of 40.90 feet, (40.9'), to the point of beginning and containing 136.41 acres of land, more or less.

#### TRACT II:

FIELD NOTES to accompany a Land Title Survey plat of a 61.42 acres tract of land situated in the Frances S. Early Survey No. 15, Abstract No. 279 in Burnet County, Texas, and being comprised of a 26.23 acre tract of land, a portion of a 20.00 acre tract of land, a portion of a 18.18 acre tract of land and a portion of another 18.18 acre tract of land, all described in a deed to SOF Marble Falls, LLC, recorded in Document No. 202121007 of the Official Public Records of Burnet County, Texas; said 61.43 acres of land being more particularly described by metes and bounds.

BEGINNING at a 1/2-inch iron rod found, lying in the south line of said 18.18 acre tract and lying in the north line of that called 18.18 acre tract of land, described in a deed to Eugene Bible and Robin Bible, recorded in Document No. 201606226 of the Official Public Records of Burnet County, Texas, and lying west of the west edge of Easement No. 1, a 50 Ft. Wide Roadway Easement, recorded in Volume 276, Page 109 of the Deed Records of Burnet County, Texas, and recorded in Document No. 200802359 of the Official Public Records of Burnet County, Texas, for the southeast corner hereof;

THENCE S 74°13'17" W (S 75°51'02" W), with the south line of said SOF 18.18 acre tract and the north line of said Bible 18.18 acre tract, passing at a distance of 98.96 feet, the center line of a 50 Ft. Wide Roadway Easement No. 2, recorded in Volume 276, Page 492 of the Deed Records of Burnet County, Texas, and recorded in Document No. 200802359 of the Official Public Records of Burnet County, Texas, continuing, passing at a distance of 329.55 feet, a 1/2-inch iron rod found, continuing for total distance of 414.53 feet, to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for the southwest corner of said SOF 18.18 acre tract, the northwest corner of said Bible 18.18 acre tract and lying in the east line

of that called 4.22 acre tract of land, described in a deed to Ricardo Rodriguez and Teresita Rodriguez, recorded in Document No. 201611134 of the Official Public Records of Burnet County, Texas, for the southwest corner hereof;

THENCE, with the west lines of said SOF 18.18 acre tract, said other SOF 18.18 acre tract, said 26.23 acre tract said 20.00 acre tract and the east lines of said 4.22 acre tract, the east lines of that called 3.966 acre tract of land, described in a deed to Clinton H. Rhodes, Jr., and Anita D. Rhodes, recorded in Document No. 201810801 of the Official Public Records of Burnet County, Texas, the east line of that called 1.632 acre tract of land, described in a deed to Margaret Clifton Casey, recorded in Volume 1447, Page 863 of the Official Public Records of Burnet County, Texas, the east lines of a 1.743 acre tract, a 1.813 acre tract, a 8.36 acre tract of land, all described in a deed to said SOF Marble Falls, LLC, the east line of those called 0.18 acre tract and 1.031 acre tract of land, both described in a deed to Marc T. Hamilton, recorded in Document No. 202105985 of the Official Public Records of Burnet County, Texas, the east line of that called 3.416 acre tract of land, described in said deed to SOF Marble Falls, LLC, the east line of the remainder of that called 6.482 acre tract of land, described in a deed to Timothy S. Brown and Lynda M. Brown, recorded in Volume 434, Page 908 of the Deed Records of Burnet County, Texas, and the east lines those called 2.092 acre tract, a 2.629 acre tract and a 4.750 acre tract of land, all described in a deed to Kevin W. Grillo, recorded in Document No. 202302964 of the Official Public Records of Burnet County, Texas, the following twelve (12) calls:

- N 17°09'23" W (N 15°49'01" W), passing at a distance of 103.52 feet, the northeast corner of said 4.22 acre tract and the southeast corner of said 3.966 acre tract, continuing for a total distance of 358.72 (358.33'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for an angle point hereof,
- N 01°32'25" W (N 02°1'00" W), passing at a distance of 97.28 feet, the northwest corner of said SOF 18.18 acre tract and the southwest corner of the other said SOF 18.18 acre tract, passing at a distance 98.27 feet, the northeast corner of said 3.966 acre tract and the southeast corner of said 1.632 acre tract, continuing for a total distance of 283.06 (104.74'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for an angle point hereof,
- N 17°05'01" E (N 02°11' E), passing at a distance of 44.35 feet, the northeast corner of said 1.632 acre tract and the southeast corner of said 1.743 acre tract, continuing for a total distance of 187.69 (226.03'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for an angle point hereof,
- N 25°38'43" E (N 24°21' E), a distance of 42.10 (162.04'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for an angle point hereof,
- N 10°53'49" E (N 13°16' E), passing at a distance of 44.65 feet, the northwest corner of said SOF 18.18 acre tract and the southwest corner of said 26.23 acre tract, passing at a distance of 211.33 feet, the northeast corner of said 1.743 acre tract and the southeast corner of said 1.813 acre tract, continuing for a total distance of 350.16 (358.30'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for an angle point hereof,
- N 19°52'56" E (N 27°08' E), a distance of 206.17 (565.33'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for the northeast corner of said 1.813 acre tract and the southeast corner of said 8.36 acre tract, for an angle point hereof,
- N 19°41'11" E (N 27°08' E), a distance of 338.68 (565.33'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, being the east corner of said 8.36 acre tract and the southeast corner of said 0.18 acre tract, for an angle point hereof,
  
- N 20°00'04" E (N 27°08' E), a distance of 115.74 (565.33'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, being the northeast corner of said 0.18 acre tract and the southeast corner of said 1.031 acre tract, for an angle point hereof,
- N 46°11'55" E (N 43°53'14" E), passing at a distance of 26.10 feet, the northwest corner of said 26.23 acre tract and the southwest corner of said 20.00 acre tract, continuing for a total distance of 229.45 (756.67'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for the northeast corner of said 1.031 acre tract and the southeast corner of said 3.416 acre tract, for an angle point hereof,
- N 43°41'32" E (N 43°53'14" E), a distance of 116.31 (756.67'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, being the easterly northeast corner of said 3.416

acre tract and the southeast corner of the remainder of said 6.482 acre tract, for an angle point hereof, N 49°12'50" E (N 43°53'14" E), with the east lines of said Grillo tracts, a distance of 508.22 (756.67'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for an angle point hereof, and  
N 25°03'18" E (N 27°30'08" E), a distance of 149.93 (148.21), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, being the northwest corner of said 20.00 acre tract and the southwest corner of that called 37.99 acre tract of land, described in a deed to Darrell Eugene Bible and Robin Louise Bible, recorded in Document No. 201808826 of the Official Public Records of Burnet County, Texas, and lying in the east line of said 4.750 Grillo tract, for an angle point hereof;

THENCE S 86°34'04" E (S 84°59'00" E), with the north line of said 20.00 acre tract and the south line of said 37.99 acre tract, a distance of 433.05 feet, to a 1/2-inch iron rod found, for the northerly northeast corner hereof;

THENCE, crossing through said 20.20 acre tract, for east lines hereof, the following two (2) calls:

S 22°25'33" W, a distance of 680.13 feet, to a 1/2-inch iron rod found, for an inside corner hereof, and  
S 86°25'44" E, a distance of 772.26 feet, to a 1/2-inch iron rod found, for a corner in the south line of said 20.00 acre tract and in the north line of said 26.23 acre tract, for an angle point hereof;

THENCE S 89°27'29" E (S 88°04'45" E), with the south line of said 20.00 acre tract and the north line of said 26.23 acre tract, a distance of 10.34 feet (10.34'), to a 1/2-inch iron rod found, for the southeast corner of said 20.00 acre tract, the northeast corner of said 26.23 acre tract, being the north corner of that called 0.460 acre tract of land, the north corner of that called 1.244 acre tract of land and the southwest corner of that called 23.509 acre tract of land, all three tracts described in a deed to D. Eugene Bible and Robin L. Bible, recorded in Document No. 201107742 of the Official Public Records of Burnet County, Texas, and lying in the center line of the north limit of 50 Ft. Wide Access Easement, recorded in Volume 351, Page 914 of the Deed Records of Burnet County, Texas, for the easterly northeast corner hereof;

THENCE S 16°04'51" W (S 17°25'15" W), with the east line of said 26.23 acre tract, the west line of said 0.460 acre tract and along and near the center of said 50 Ft. Wide Access Easement (Vol. 351, Pg. 914), a distance of 416.38 feet (416.19'), to a 1/2-inch iron rod found, for the southeast corner of said 26.23 acre tract, the northeast corner of the said SOF northerly 18.18 acre tract, the southwest corner of said 0.460 acre tract and an east corner of that called 22.33 acre tract of land, recorded in said Document No. 201107742, for an angle point hereof;

THENCE, crossing through both SOF 18.18 acre tracts and long and within a 50 Ft. Wide Access Easement No. 1, recorded in Volume 276, Page 109 of the Deed Records of Burnet County, Texas and recorded in Document No. 200802359 of the Official Public Records of Burnet County, Texas, with the southeast lines hereof, the following four (4) calls:

S 17°06'14" W (S 17°06'14" W), a distance of 173.58 feet (173.58'), to a 1/2-inch iron rod found, for an angle point hereof,  
S 46°33'09" W, passing at a distance of 688.55 feet, the boundary line between the two SOF 18.18 acre tracts, continuing for a total distance of 968.11 feet, to a 1/2-inch iron rod found, for an angle point hereof,  
S 65°48'19" W, a distance of 463.84 feet, to a 1/2-inch iron rod found, for an angle point hereof, and  
S 34°52'52" W, a distance of 343.62 feet, to the point of beginning and containing 61.42 acres of land, more or less.

### TRACT III:

FIELD NOTES to accompany a Land Title Survey plat of a 16.55 acres tract of land situated in the Frances S. Early Survey No. 15, Abstract No. 279 in Burnet County, Texas, and being comprised of a 1.183 acre tract of land, a 3.416 acre tract of land, 8.36 acre tract of land, a 1.743 acre tract of land, all described in a deed to SOF Marble Falls, LLC, recorded in Document No. 202121007 of the Official Public Records of Burnet

County, Texas, and a 0.83 acre tract of land, described in a to HBMT Properties, LTD, recorded in Volume 1463, Page 457 of the Official Public Records of Burnet County, Texas; said 16.55 acres of land being more particularly described by metes and bounds.

BEGINNING at a 3/8-inch iron rod set, for the northwest corner of said 0.83 acre tract, being a westerly corner of the remainder of that called 6.482 acre tract and lying in the east line of Burnet County Road No. 342C, for the northwest corner hereof;

THENCE, with the north and east line of said 0.83 acre tract and remainder lines of said 6.482 acre tract, the following two (2) calls:

- S 68°24'51" E (S 68°17'43" E), a distance of 182.75 feet (182.66'), to a 3/8-inch iron rod found, being the northeast corner of said 0.83 acre tract, for the northerly northeast corner hereof, and
- S 38°28'17" W (S 38°33'11" W), a distance of 285.74 feet (285.20'), to a 2-3/8-inch pipe fence post found, for the southeast corner of said 0.83 acre tract, lying in a southwest line of the remainder of said 6.482 and lying in a north line of said 3.416 acre tract, for an inside corner hereof;

THENCE, with the south lines of the remainder of said 6.482 acre tract and the north lines of said 3.416 acre tract, the following three (3) calls:

- S 27°35'40" E (S 18°05'00" E), a distance of 142.30 feet, to a 1/2-inch iron rod found on top of a bluff, for angle point hereof,
- S 83°45'00" E (S 74°14'40" E), passing the center line of a 20 Ft. Wide Access Easement, referenced in said Document Nos. 202121007 and 202302964 of the Official Public Records of Burnet County, Texas, continuing for a total distance of 317.89 feet (318.04'), to 1/2-inch iron rod found, for an angle point hereof, and
- N 85°01'05" E (N 85°26'37" E), passing at a distance of 180.14 feet, a 1/2-inch iron rod found on the west bank of Hamilton Creek, continuing for a total distance of 231.55 feet (231.55'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, being the northeast corner of said 3.416 acre tract, the southeast corner of the remainder of said 6.482 acre tract and lying in the west line of that called 20.00 acre tract of land, described in said SOF deed, for the easterly northeast corner hereof;

THENCE S 43°40'35" W (S 53°15'03" W), with the east line of said 3.416 acre tract, the west line of said 20.00 acre tract, being the center line of the creek, a distance of 116.27 feet (116.30'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for the southeast corner of said 3.416 acre tract, an angle point in the west line of said 20.00 acre tract and northeast corner of that called 1.031 acre tract of land, described in a deed to Marc T. Hamilton, recorded in Document No. 202105985 of the Official Public Records of Burnet County, Texas, for an outside corner hereof;

THENCE S 86°13'42" W (N 84°16'15" W), with a south line of said 3.416 acre tract and the north line of said 1.031 acre tract, passing at a distance of 29.95 feet, a 1/2-inch iron rod found, on the west bank of the creek, continuing for a total distance of 303.00 feet (303.00'), to a 1/2-inch iron rod found, for an angle point in the south lines of said 3.416 acre tract, the northwest corner of said 1.031 acre tract, the northerly northeast corner of said 8.36 acre tract and lying in the center of said 20 Ft. Wide Access Easement, for an inside corner hereof;

THENCE, with the east lines of said 8.36 acre tract, the west lines of said 1.031 acre tract and the center line of said 20 Ft. Wide Access Easement, the following three (3) calls:

- S 09°24'57" W (S 12°35'00" W), a distance of 41.00 feet (41'), to a 3/8-inch iron rod set, for an angle point hereof,
- S 28°28'33" W (S 31°35' W), a distance of 71.71 feet (71.7'), to a 3/8-inch iron rod set, for an angle point hereof, and
- S 02°18'51" W (S 05°31' W), a distance of 147.37 feet (148.5'), to a 1/2-inch iron rod found, for the south corner of said 1.031 acre tract, an inside corner of said 8.36 acre tract and the west corner of that called 0.18 acre tract of land, described in said Document No. 202105985, for an inside corner hereof;

THENCE N 88°46'26" E, with the south line of said 0.18 acre tract, a distance of 143.98 feet, to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, being the southeast corner of said 0.18 acre tract, a southerly northeast corner of said 8.36 acre tract and lying in a west line of that called 26.23 acre tract of land, described in said deed to SOF Marble Falls, LLC, for an outside corner hereof;

THENCE, with the east lines of said 8.36 acre tract, said 1.813 acre tract, said 1.743 acre tract, the west lines of said 26.23 acre tract and the west lines of that called 18.18 acre tract of land, described in said deed to SOF Marble Falls, LLC, (all these tracts in this string call for the center line of Hamilton Creek as their boundary line/s), the following five (5) calls:

- S 19°41'11" W (S 20°28' W), a distance of 338.68 feet, to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for an angle point hereof,
- S 19°52'56" W (S 25°52' W), a distance of 206.17 feet (255'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for an angle point hereof,
- S 10°53'49" W (S 14°52' W), a distance of 350.16 feet (206.25'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for an angle point hereof,
- S 25°38'43" W (S 68°17' W), a distance of 42.10 feet (30'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, for an angle point hereof, and
- S 17°05'01" W (S 27°24' W), a distance of 143.34 feet (110'), to a calculated point, lying in the center line of Hamilton Creek, as found with this survey, being the southeast corner of said 1.743 acre tract and the northeast corner of that called 1.632 acre tract, described in a deed to Margaret Clifton Casey, recorded in Volume 1447, Page 863 of the Official Public Records of Burnet County, Texas, for the southerly southeast corner hereof

THENCE, with the south lines of said 1.743 acre tract and the north lines of said 1.632 acre tract, the following two (2) calls:

- S 65°23'49" W (S 67°54' W), a distance of 229.09 feet (174'), to a 3/8-inch iron rod set, for an angle point hereof, and
- S 68°34'55" W (S 71°05' W), a distance of 41.85 feet (44.6'), to a 3/8-inch iron rod set, being the southwest corner of said 1.743 acre tract, the northwest corner of said 1.632 acre tract and lying in the east line of Burnet County Road No. 342C, for southwest corner hereof;

THENCE, with the west lines of said 1.743 acre tract, said 1.813 acre tract, said 8.36 acre tract, said 3.416 acre tract and said 0.83 acre tract, and the east lines of said Burnet County Road No. 342C, the following twenty-seven (27) calls:

- N 21°40'46" E (N 23°07' E), a distance of 127.04 feet (125.15'), to a 3/8-inch iron rod set, for an angle point hereof,
- N 07°13'41" E (N 08°42' E), a distance of 94.49 feet (94.49'), to a 3/8-inch iron rod set, for an angle point hereof,
- N 00°39'41" E (N 02°08' E), a distance of 94.09 feet (94.09'), to a 3/8-inch iron rod set, for an angle point hereof,
- N 13°09'41" E (N 14°38' E), a distance of 67.20 feet (67.2'), to a 3/8-inch iron rod set, being the northwest corner of said 1.743 acre tract and the southwest corner of said 1.813 acre tract, for an angle point hereof,
- N 12°07'50" E (N 14°38" E), a distance of 213.50 feet (213.5'), to a 3/8-inch iron rod set, for an angle point hereof,
- N 08°27'10" W (N 05°57' W), a distance of 72.02 feet (72.02'), to a 3/8-inch iron rod set, for an angle point hereof,
- N 38°23'10" W (N 35°53' W), passing at a distance of 26.10 feet, the northwest corner of said 1.813 acre tract and the southwest corner of said 8.36 acre tract, continuing for a total distance of 63.85 feet, to a 3/8-inch iron rod set, for an angle point hereof,
- N 60°06'25" W (N 57°03' W), a distance of 80.95 feet (82.1'), to a 3/8-inch iron rod set, for an angle point hereof,
- N 71°41'17" W (N 68°38' W), a distance of 66.15 feet (66.15'), to a 3/8-inch iron rod set, for an angle

point hereof,  
 N 47°51'17" W (N 44°48' W), a distance of 33.79 feet (33.79'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 N 22°26'17" W (N 19°23' W), a distance of 109.90 feet (109.9'), to a PK nail set, for an angle point hereof,  
 N 07°26'17" W (N 04°28' W), a distance of 52.75 feet (52.75'), to a PK nail set, for an angle point hereof,  
 N 17°13'43" E (N 20°17' E), a distance of 100.11 feet (101.12'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 N 02°25'56" E (N 04°46' E), a distance of 72.53 feet (72.64'), to a 1/2-inch iron rod found, for an angle  
 point hereof,  
 N 12°46'01" W (N 09°25' W), a distance of 165.72 feet (165.38'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 N 00°03'17" W (N 03°00' W), a distance of 41.25 feet (41.25'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 N 21°53'56" E (N 22°12' E), a distance of 43.47 feet (32.62'), to a 3/8-inch iron rod set, being the  
 northwest corner of said 8.36 acre tract and the southwest corner of said 3.416 acre tract, for an angle  
 point hereof,  
 N 20°42'57" E (N 30°07'20" E), a distance of 60.27 feet (60.36'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 N 04°12'38" E (N 13°39'46" E), a distance of 90.93 feet (91.22'), to a 1/2-inch iron rod found, for an  
 angle point hereof,  
  
 N 24°56'17" E (N 34°35'00" E), a distance of 41.46 feet (41.45'), to a 1/2-inch iron rod found, for an angle  
 point hereof,  
 N 37°50'05" E (N 47°06'00" E), a distance of 27.55 feet (27.73'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 N 56°24'32" E (N 66°08'00" E), a distance of 49.63 feet (49.50'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 N 62°32'34" E (N 72°03'00" E), a distance of 85.20 feet (85.25'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 N 40°32'21" E (N 50°03'47" E), a distance of 120.60 feet (120.66'), to a 1/2-inch iron rod found, being the  
 northwest corner of said 3.416 acre tract and the southwest corner of said 0.83 acre tract, for an angle  
 point hereof,  
 N 40°31'58" E (N 40°40'18" E), a distance of 40.33 feet (40.33'), to a 3/8-inch iron rod set, for an angle  
 point hereof,  
 N 30°05'03" E (N 30°13'44" E), a distance of 118.52 feet (118.52'), to a 3/8-inch iron rod set, for an angle  
 point hereof, and  
 N 14°37'03" E (N 14°45'44" E), a distance of 79.76 feet (79.60'), to the point of beginning, and containing  
 16.55 acres of land, more or less.