

FLAT CREEK ESTATES LLC

TO

THE PUBLIC

**DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, AND EASEMENTS**

THE STATE OF TEXAS §

COUNTY OF BLANCO §

WHEREAS, FLAT CREEK ESTATES, LLC, a Texas limited liability company, herein called the “Declarant”, is the record owner of all of that certain 175.190 acre tract of land, more or less, out of the O.B. Hardeman Survey No. 168, Abstract No. 278, the John Herring Survey No. 166, Abstract No. 277, and the Zeno J. Hemphill Survey No. 167, Abstract No. 262 in Blanco, County, Texas; said 175.190 acre tract of land being more particularly described by metes and bounds on Exhibit “A” attached hereto and made apart hereof and being herein called the “Property”; and

WHEREAS, Declarant will hold, sell, and convey the Property subject to certain protective covenants, conditions, restrictions, easements, stipulations, and reservations upon the Property in order to establish a uniform plan for the development, improvement, and sale of the Property, and to ensure the preservation of such uniform plan for the benefit of both the present and future Owners of Tracts within the Property.

NOW, THEREFORE, Declarant hereby adopts, establishes, and imposes upon the Property, and declares the following covenants, conditions, restrictions, easements, stipulations, and reservations applicable thereto all of which are for the purposes of enhancing and protecting the value, desirability, and attractiveness of the Property, which covenants, conditions, and restrictions shall run with the Property, or any part thereof, shall bind all parties having or acquiring any right, title, or interest therein, or any part thereof, regardless of whether or not such terms and conditions are specifically set out in said contract or deed, and shall inure to the benefit of each Owner thereof.

**SECTION 1  
DEFINITIONS**

1.01 “Declaration” shall mean and refer collectively to this instrument and the covenants, conditions, restrictions, reservations, easements, liens and charges imposed by, included, or expressed in this document.

1.02 “Tract” shall mean and refer to each separate tract of land within the Property which may be conveyed by Declarant to a third-party purchaser.

1.03 “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Tract, excluding however, those having such interest merely as security for the performance of an obligation.

1.04 “Representatives” shall mean representatives of the Declarant being Flat Creek Estates, LLC.

## **SECTION 2 RESTRICTIONS**

2.01 Residential Use. All Tracts shall be used for Residential Use. Short-Term Rentals are permitted. There shall be no more than four (4) structures per six (6) acres.

2.02 Manufactured Structures. No manufactured home, modular home, pre-manufactured home, industrial built home, trailer home, or mobile home may ever be placed on a Tract. Except as provided in Section 2.03 below, no trailer, mobile home, recreational vehicle, tent, shack, garage, storage building or other out building shall be used as a residence. Fabricated metal barndominiums shall be expressly permitted provided such structures are otherwise in compliance with all other provisions set forth herein.

2.03 Temporary Dwelling. Beginning twelve (12) months after purchasing a Tract, an Owner may place a recreational vehicle or camper on the Owner’s Tract for use as a temporary dwelling during construction of the principal dwelling for a period not to exceed twelve (12) months. The recreational vehicle or camper must be enclosed in a four-sided structure so that it is out of view from other neighbors and the road.

2.04 Setbacks. No building or structure shall be placed or constructed on any Tract nearer than fifty feet (50’) from the Access Easement described in Exhibit “B”, or fifty feet (50’) from any boundary line shared with another Tract.

2.05 Noxious or Offensive Activities Prohibited. The Property shall not be used for any noxious activity, and nothing shall be done or permitted to be done on any of said Property which is a nuisance or might become a nuisance to the Owner or Owners of any of such said Property. Nuisance means any type of conduct, action and non-action which has been declared by statute or ordinance to be a nuisance or any conduct, action, or non-action when taken together is of such concentration and of such duration as may tend to be injurious to, or to interfere with, or to adversely affect human health or the health of wildlife or the reasonable use and enjoyment of the Property.

2.06 Rubbish, Trash, Garbage. No Tract shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers of the standard type. In no event shall such containers be maintained so as to be visible from neighboring property, except to make the same available for collection on collection days. All equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. No Tract or any portion of the Subdivision Roadway shall be used as a junkyard or for storage of inoperable vehicles, boats, or machines unless said item is kept in an enclosed structure that otherwise complies with the restrictions set forth herein. No landfill or disposal of any kind, except a small waste pit for personal use only, shall be allowed that would adversely affect the natural beauty and value of any adjacent property or violate any statutes or ordinances prohibiting the placement, burial, or disposal of any prohibited substance. Garbage shall not be buried on any Tract.

2.07 Animals. There shall be no commercial feedlot of any kind. There shall be no commercial poultry or hog operations. Animals raised for FFA or 4H projects shall not be considered a commercial operation. Animals shall be kept in clean and sanitary conditions.

2.08 Excavation. The commercial or industrial excavation, digging, raining, or removal of dirt, sand, gravel, caliche or other materials from any Tract is expressly prohibited except as may be necessary in conjunction with landscaping or construction of roads or improvements on a Tract.

2.09 Water Rights. The sale of water or water rights for use beyond the Property is prohibited.

2.10 RV Parks. Recreational vehicle (RV) parks are expressly prohibited.

2.11 Commercial Signage. No commercial signs shall be placed on any Tract, provided, however, a professionally made "For Sale" sign not exceeding four (4) square feet in size shall be allowed to advertise a particular Tract for sale or identify the location of bed and breakfast or vacation rental units located on the Tract.

### SECTION 3 EASEMENTS AND ROAD MAINTENANCE

3.01 Access Easement. Each Tract Owner shall grant, own and/or hold ingress and egress easement rights, in common with others, over, on and across a 7.769 acre easement out of the Zeno J. Hemphill Survey No. 167, Abstract No. 262, the John Herring Survey No. 166, Abstract No. 277, and the O.B. Hardeman Survey No. 168, Abstract No. 278 and being more particularly described in **Exhibit "B"** attached hereto and as described in the deed to each Tract. The Easement is appurtenant to and runs with and for the benefit of all or any portion of the Property, whether or not the Access Easement is referenced or described in any conveyance of all or such portion of the Property. The Easement is appurtenant to and shall run with and for the benefit of all or any portion of the Property, whether or not the Easement is referenced or described in any conveyance of all or a portion thereof. The Declarant reserves a perpetual non-exclusive ingress & egress easement, privilege and right in and to, over, under, on, and across the 7.769 acre easement described in Exhibit "B" attached hereto, for ingress and egress to and from the Property and as required by Declarant's employees, agents, independent contractors, invitees, and/or designees for use and maintenance of the Road Improvements.

3.02 Road Maintenance. In consideration of the mutual covenants contained herein, the Owners of the Tracts agree to repair maintain the roadway and the gated entrance to its current specifications, and each Owner agrees not to construct any gates and/or roadblocks which may interfere with the use and enjoyment of the roadway by the other Owners. All decisions regarding the necessity for maintenance of the roadway and gated entrance will be made by a majority vote with each Owner receiving one (1) vote for each Acre of land owned. Decisions of a majority vote shall control with each Owner then being required to share equally in the cost of all maintenance, labor and materials. Payments shall be made within sixty (60) days of receipt of statement of costs.

3.03 Utility Easement. Declarant reserves a Utility Easement over, under, and across the 7.769 acre tract O.B. Hardeman Survey No. 168, Abstract No. 278 and the John Herring Survey No. 166, Abstract No. 277 and being more particularly described in said **Exhibit "B"**, together with the rights to convey all or part of the Utility Easement to others, including utility companies and Tract Owners. The Utility Easement and the rights and privileges herein reserved shall be used for the purpose of running utility lines (overhead and underground), including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, and/or relocating lines, distribution facilities or equipment.

3.04 Title Subject to Easements. It is expressly agreed and understood that the title conveyed by Declarant to any of the Tracts by deed shall be subject to any utility easement affecting the same and any other easement created in this Declaration or hereafter granted affecting the Tracts. The Owners of the respective Tracts shall not be deemed to own pipes, wires, conduits or other service lines running through their Tracts which are utilized for, or serve other Tracts, but each Owner shall have an easement in and to the aforesaid facilities as shall be necessary for the use, maintenance and enjoyment of their Tract.

#### **SECTION 4 GENERAL PROVISIONS**

4.01 Enforcement. Declarant, its successors or assigns, or any Owner, shall have the right to enforce, by proceedings at law or in equity, the terms, provisions, covenants, conditions, and restrictions of this Declaration. Failure of Declarant or any Owner to take any action upon any breach or default shall not be deemed a waiver of their right to take action upon any subsequent breach or default. Declarant, for itself, its successors or assigns, reserve the right to enforce this Declaration, though it may have previously sold and conveyed all Lots controlled hereby. The reservation by Declarant of this right of enforcement shall not create a duty or obligation of any kind to enforce same, and Declarant shall not be subject to any claim, demand, or cause of action from any Owner by virtue of not enforcing any term, provision, covenant, conditions, or restrictions herein contained.

4.02 Partial Invalidity. Invalidation of any one of the CC&Rs contained herein by judgment or court order shall in no way affect the validity of any other provision, and all other such other provisions shall remain in full force and effect.

4.03 Term. The covenants, conditions, and restrictions contained in this instrument shall run with and bind the land and shall inure to the benefit of, and be enforceable by the Owners of the Property and their respective legal representatives, heirs, successors and assigns, and shall be effective until December 31, 2050 (the "Initial Period"), and shall thereafter be automatically extended for successive periods of ten (10) years (an "Automatic Extension"), unless the Initial Period or any Automatic Extension is amended as provided herein.

4.04 Amendment by Declarant. The Declarant shall have the right at any time, at its sole discretion and without any joinder or consent of any other party, to amend this Declaration for the purposes of correcting any error, ambiguity, or inconsistency appearing herein or for any reason whatsoever deemed necessary for the benefit of the overall development as determined by the declarant in the exercise of its good faith judgment. An amendment shall be effective once filed of record in the office of the County Clerk of Blanco County, Texas.

4.05 Amendment by Owners. The Owners (but expressly excluding their respective mortgagees, if any) of at least eighty percent of the Tracts may amend this Declaration by executing an amendment and filing it in the office of the County Clerk of Blanco County, Texas.

4.06 Waiver. The failure of Declarant or any Owner to enforce any condition, covenant, or restriction contained in this Declaration in a timely manner shall in no event be deemed a waiver of the right to do so thereafter.

4.07 No Warranty of Enforceability. While Declarant has no reason to believe that any of the restrictive covenants or other terms and provisions contained in this Declaration are or may be invalid or

unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenants, terms or provisions. Any Owner acquiring a Tract in reliance on one or more of such restrictive covenants, terms or provisions shall assume all risks of the validity and enforceability thereof and, by acquiring the Tract agrees to hold Declarant harmless therefrom.

EXECUTED this \_\_\_\_ day of January, 2025.

DECLARANT:

FLAT CREEK ESTATES, LLC,  
a Texas limited liability company

By: \_\_\_\_\_  
Ricardo Sanchez, Manager

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on January \_\_\_\_, 2025, by Ricardo Sanchez, Manager of FLAT CREEK ESTATES, LLC, a Texas limited liability company, on behalf of said company.

\_\_\_\_\_  
Notary Public, State of Texas



LEGAL DESCRIPTION: Being 175.190 acres of land, approximately 120.262 acres out of the O.B. Hardeman Survey No. 168, Abstract No. 278, approximately 54.160 acres out of the John Herring Survey No. 166, Abstract No. 277, and 0.768 acres out of the Zeno J. Hemphill Survey No. 167, Abstract No. 262 in Blanco County, Texas, being a portion of that certain 177.430 acre tract described in Instrument No. 243675 of the Official Public Records of Blanco County, Texas, a portion of that certain 23.367 acre tract described in said Instrument No. 243675, and a portion of that certain 0.240 acre tract described in said Instrument No. 243675; Said 175.190 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in January 2025:

BEGINNING at a 60d nail in a 10 inch cedar fence corner post found for a corner of Lot 1 of the Replat of Lot 1 Section 1 and Lot 2 Section 1 of Lake on Flat Creek Subdivision in Blanco County, Texas as shown on the plat recorded in Volume 2, Page 70 of the Plat Records of Blanco County, Texas, the southeast corner of Lot 2 of said Replat of Lot 1 Section 1 and Lot 2 Section 1 of Lake on Flat Creek Subdivision, the northeast corner of said 177.430 acre tract, and the northeast corner hereof;

THENCE along the west line of said Lot 1 of the Replat of Lot 1 Section 1 and Lot 2 Section 1 of Lake on Flat Creek Subdivision the west line of that certain 9.7 acre tract, Second Tract, described in Volume 76, Page 370 of the Deed Records of Blanco County, Texas, and the east line of said 177.430 acre tract, the following 2 courses:

1. South 08°13'50" West a distance of 880.47 feet to a 1 inch iron pipe found for the northwest corner of said 9.7 acre tract, and the southwest corner of said Lot 1 of the Replat of Lot 1 Section 1 and Lot 2 Section 1 of Lake on Flat Creek Subdivision;
2. South 08°24'34" West a distance of 1665.12 feet to a smooth 1/2 inch iron rod found for the southwest corner of said 9.7 acre tract and a corner of said 177.430 acre tract;

THENCE South 65°36'14" East a distance of 112.17 feet along the southwest line of said 9.7 acre tract and the northeast line of said 177.430 acre tract to a 12 inch cedar fence corner post found in the west line of that certain 70 acre tract, First Tract, described in said Volume 76, Page 370, for the southeast corner of said 9.7 acre tract and a corner of said 177.430 acre tract;

THENCE along the west line of said 70 acre tract and the east line of said 177.430 acre tract, the following 3 courses:

1. South 23°59'12" West a distance of 448.52 feet to a 5 inch cedar fence corner post found;
2. South 43°37'47" West a distance of 284.25 feet to a 3 inch cedar fence corner post found;
3. South 36°03'36" West a distance of 422.23 feet to a 7 inch cedar fence corner post found for the northwest corner of that certain 10.2 acre tract described in Volume 78, Page 991 of the Deed of Trust Records of Blanco County, Texas and the southwest corner of said 70 acre tract;

THENCE along the west line of said 10.2 acre tract and the east line of said 177.430 acre tract, the following 3 courses:

1. South 31°20'46" West a distance of 494.51 feet to a dead tree fence corner found;
2. South 22°42'18" West a distance of 8.28 feet to a dead tree fence corner found;
3. South 44°14'18" West a distance of 252.07 feet to a 1 inch iron pipe found for the northwest corner of that certain 10 acre tract described in Volume 234, Page 695 of said Deed Records and the southwest corner of said 10.2 acre tract;

THENCE along the west line of said 10 acre tract and the east line of said 177.430 acre tract, the following 2 courses:

1. South 42°37'22" West a distance of 204.60 feet to a 1/2 inch iron rod found;
2. South 51°54'45" West a distance of 361.58 feet to a 1/2 inch iron rod found for a corner of that certain 5.00 acre tract, Tract 1, described in Volume 278, Page 273 of said Deed Records and the southwest corner of said 10 acre tract;

THENCE South 50°12'52" West a distance of 17.68 feet along the northwest line of said 5.00 acre tract and the east line of said 177.430 acre tract to a 2.5 inch pipe fence corner post found for a corner of said 5.00 acre tract, Tract 1, and a corner of said 177.430 acre tract;

THENCE South 02°09'22" East a distance of 356.77 feet along the west line of said 5.00 acre tract, Tract 1, the west line of that certain 3.68 acre tract, Tract 2, described in said Volume 278, Page 273, the west line of that certain 5.00 acre tract, Tract 3, described in said Volume 278, Page 273, and the east line of said 177.430 acre tract to a calculated point for the southeast corner hereof, and from which a 3 inch pipe fence corner post found in the north line of that certain 44.98 acre tract described in Instrument No. 180461 of said Official Public Records for the southwest corner of said 5.00 acre tract,

Tract 3, and the southeast corner of said 177.430 acre tract bears South 02°09'22" East a distance of 175.38 feet;

THENCE crossing said 177.430 acre tract, said 23.367 acre tract, and said 0.240 acre tract, the following 5 courses:

1. North 89°01'21" West a distance of 683.35 feet to a calculated point;
2. South 01°11'16" West a distance of 218.77 feet to a calculated point in the south line of said Abstract No. 277, the north line of the Zeno J. Hemphill Survey No. 167, Abstract No. 262, the south line of said 177.430 acre tract, and the north line of that certain 23.367 acre tract described in said Instrument No. 243675, for a corner hereof, and from which a 2.5 inch pipe fence corner post found in the south line of said Abstract No. 277, the north line of said Abstract No. 262, the south line of said 177.430 acre tract, and the north line of said 23.367 acre tract bears North 67°05'15" West a distance of 32.29 feet;
3. South 44°38'15" West a distance of 199.07 feet to a calculated point;
4. South 89°12'43" West a distance of 42.75 feet to a 1/2 inch iron rod set;
5. South 89°12'43" West a distance of 101.04 feet to a 1/2 inch iron rod found for a corner of said 0.240 acre tract and a corner of the remainder of that certain 21.899 acre tract described in 171146 of said Official Public Records;

THENCE along the west line of said 0.240 acre tract and the east line of the remainder of said 21.899 acre tract to a 1/2 inch iron rod found for the southeast corner of that certain 10.010 acre tract described in Instrument No. 233761 of said Official Public Records, the northwest corner of said 0.240 acre tract, the northeast corner of the remainder of said 21.899 acre tract, and the southwest corner of said 177.430 acre tract;

THENCE along the west line of said 177.430 acre tract, the following 6 courses:

1. North 10°45'13" West, along the east line said 10.010 acre tract at a distance of 455.19 feet pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for the southeast corner of that certain 10.012 acre tract described in Instrument No. 240652 of said Official Public Records and the northeast corner of said 10.010 acre tract, continuing in all for a total distance of 695.94 feet along the east line of said 10.012 acre tract to a 1/2 inch iron rod with a cap marked "HLS RPLS 5263" found for a corner of said 10.012 acre tract;
2. North 08°41'22" East, along the west line of said 10.012 acre tract at a distance of 251.37 feet pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for the southeast corner of that certain 10.016 acre tract described in Instrument No. 240089 of said Official Public Records and the northeast corner of said 10.012 acre tract, at a distance of 707.79 feet along the east line of said 10.016 acre tract pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for the southeast corner of that certain 11.020 acre tract described in



Instrument No. 233793 of said Official Public Records and the northeast corner of said 10.016 acre tract, continuing along the east line of said 11.020 acre tract in all for a total distance of 1013.74 feet to a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for a corner of said 11.020 acre tract;

3. North 25°59'51" East, along the east line of said 11.020 acre tract at a distance of 167.44 feet pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for the southeast corner of that certain 12.620 acre tract described in Volume 244948 acre tract and the northeast corner of said 11.020 acre tract, at a distance of 381.35 feet along the east line of said 12.620 acre tract pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for the south corner of that certain 11.010 acre tract described in Instrument 240654 of said Official Public Records and a corner of said 12.620 acre tract, continuing along the east line of said 11.010 acre tract at a distance of 431.42 feet pass a 1/2 inch iron rod found, continuing in all for total distance of 1048.44 feet to a 1/2 inch iron rod with a cap marked "HLS RPLS 5263" found;
4. North 46°13'05" East, along the east line of said 11.010 acre tract at a distance of 766.62 feet pass a 1/2 inch iron rod found for the southeast corner of that certain 11.539 acre tract described in Instrument No. 240044 and the northeast corner of said 11.010 acre tract, continuing along the east line of said 11.539 acre tract in all for a total distance of 792.38 feet to a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found;
5. North 07°31'12" East, along the east line of said 11.539 acre tract at a distance of 551.20 feet pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for the southeast corner of that certain 11.021 acre tract described in Instrument No. 240045 of said Official Public Records and the northeast corner of said 11.539 acre tract, at a distance of 866.75 feet along the east line of said 11.021 acre tract pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for the southeast corner of that certain 10.048 acre tract described in Instrument No. 241047 of said Official Public Records and the northeast corner of said 11.021 acre tract, continuing along said 10.048 acre tract in all for a total distance of 1166.98 feet to a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found;
6. North 19°32'22" East, at a distance of 190.39 feet along said 10.048 acre tract pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for the southeast corner of that certain 17.051 acre tract described in Instrument 240264 and the northeast corner of said 10.048 acre tract, continuing along the east line of said 17.051 acre tract in all for a total distance of 770.49 feet to a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found in the south line of Lot 2, Section 3, of the Lake on Flat Creek in Blanco County, Texas, as shown on the plat recorded in Volume 2, Page 35 of said Plat Records, for the northeast corner of said 17.051 acre tract, the northwest corner of said 177.430 acre tract, and the northwest corner hereof, and from which a 12 inch pine fence corner post found in the east line of that certain 268.5 acre tract described in Volume 54, Page 318 of

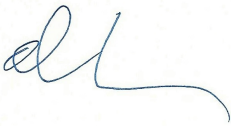
said Deed Records, for the southwest corner of Lot 4 of said Section 3, and the northwest corner of that certain 16.475 acre tract described in Instrument No. 241509 of said Official Public Records bears South 89°16'56" West a distance of 2617.21 feet;

THENCE along the north line of said 177.430 acre tract, the following 2 courses:

1. North 89°16'32" East, along the south line of said Lot 2, Section 3, at a distance of 167.44 feet pass a 3/8 inch iron rod found in concrete for the southwest corner of Lot 1 of the Replat of Lot 1 Section 3 and Lot 2 Section 1 of Lake on Flat Creek recorded in Volume 2, Page 58 of said Plat Records and the southeast corner of said Lot 2, Section 3, continuing along the south line of said Lot 1 of the Replat of Lot 1 Section 3 and Lot 2 Section 1 of Lake on Flat Creek in all for a total distance of 757.34 feet to a 1/2 inch iron rod found in concrete for the southwest corner of said Lot 2 of the Replat of Lot 1 Section 1 and Lot 2 Section 1 of Lake on Flat Creek Subdivision, and the southeast corner of said Lot 1 of the Replat of Lot 1 Section 3 and Lot 2 Section 1 of Lake on Flat Creek;
2. North 89°20'47" East a distance of 506.62 feet along the south line of said Lot 2 of the Replat of Lot 1 Section 1 and Lot 2 Section 1 of Lake on Flat Creek Subdivision to the POINT OF BEGINNING containing 175.190 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons  
Registered Professional Land Surveyor #6275  
Date: January 16, 2025  
Job# 24-7274





LEGAL DESCRIPTION: Being a 7.769 acre access easement out of the Zeno J. Hemphill Survey No. 167, Abstract No. 262, the John Herring Survey No. 166, Abstract No. 277 and the O.B. Hardeman Survey No. 168, Abstract No. 278 in Blanco County, Texas and being a portion of that certain 177.430 acre tract, Tract I, a portion of that certain 0.240 acre tract, Tract II, and a portion of that certain 23.367 acre tract, Tract IV, described in Instrument No. 243675 of the Official Public Records of Blanco County, Texas and crossing that certain 21.899 acre tract described in Instrument No. 171146 of said Official Public Records and being a portion of said 177.430 acre tract; Said 7.769 acre access easement being more particularly described as follows and as surveyed under the supervision of Searchers in January 2025:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said 0.240 acre tract and the southwest corner hereof;

THENCE crossing said 21.899 acre tract, the following 2 courses:

1. North 16°40'17" East, along the east line of that certain 60 foot wide access easement described in said Instrument No. 243675, the east line of that certain 1.208 acre, 60 foot wide, access easement surveyed by Searchers on November 18, 2024, being a portion of said 21.899 acre tract, and the west line of said 0.240 acre tract at a distance of 65.83 feet pass a 1/2 inch iron rod set for the northeast corner of said 1.208 acre, 60 foot wide, access easement, continuing along the east line of said 60 foot wide access easement and the west line of said 0.240 acre tract, in all for a total distance of 78.74 feet to a 1/2 inch iron rod found for a corner of said 0.240 acre tract;
2. North 89°12'43" East a distance of 101.04 feet crossing said 0.240 acre tract and said 23.367 acre tract to a 1/2 inch iron rod set;

THENCE crossing said 177.430 acre tract and said 23.367 acre tract, the following 27 courses:

1. North 44°38'15" East a distance of 217.56 feet to a 2.5 inch pipe fence end post found in the south line of said Abstract No. 277, the north line of said Abstract No. 262, the south line of said 177.430 acre tract, and the north line of said 23.367 acre tract, and from which a 1/2 inch iron rod found in the south line of said Abstract No. 277, the north line of said Abstract No. 262 and the south line of

said 177.430 acre tract, for the northwest corner of said 23.367 acre tract, the northeast corner of said 21.899 acre tract, and the northeast corner of said 0.240 acre tract bears South 88°29'21" West a distance of 216.49 feet;

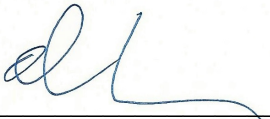
2. North 01°11'16" East a distance of 622.39 feet to a 1/2 inch iron rod set;
3. North 13°27'55" East a distance of 407.96 feet to a 1/2 inch iron rod set;
4. North 30°36'34" East a distance of 615.00 feet to a 1/2 inch iron rod set;
5. North 49°14'51" East a distance of 671.55 feet to a 1/2 inch iron rod set;
6. North 38°20'45" East a distance of 228.39 feet to a 1/2 inch iron rod set;
7. North 08°09'49" East a distance of 200.87 feet to a 1/2 inch iron rod set;
8. North 31°17'49" East a distance of 456.23 feet to a 1/2 inch iron rod set;
9. North 15°28'18" East a distance of 296.84 feet to a 1/2 inch iron rod set;
10. North 12°12'20" East a distance of 418.38 feet to a 1/2 inch iron rod set;
11. North 02°09'27" East a distance of 464.50 feet to a 1/2 inch iron rod set;
12. North 14°48'49" East a distance of 637.60 feet to a 1/2 inch iron rod set;
13. Along a non-tangent curve to the right having an arc length of 173.02 feet, a radius of 65.00 feet, and a chord that bears North 28°33'24" East a distance of 126.28 feet to a 1/2 inch iron rod set, and from which a 60d nail in a 10 inch cedar fence corner post found for the northeast corner of said 177.430 acre tract, a corner of Lot 1 of the Replat of Lot 1 Section 1 and Lot 2 Section 1 of Lake on Flat Creek Subdivision in Blanco County, Texas as shown on plat recorded in Volume 2, Page 70 of the Plat Records of Blanco County Texas and the southeast corner of Lot 2 of said Replat of Lot 1 Section 1 and Lot 2 Section 1 of Lake on Flat Creek Subdivision bears North 59°31'17" East a distance of 842.46 feet and a 1/2 inch iron rod found with a cap marked "Searchers RPLS 6275" in the south line of that certain Lot 2, Section 3, of the Lake on Flat Creek in Blanco County, Texas as shown on plat recorded in Volume 2, Page 35 of said Plat Records, for the northeast corner of that certain 17.051 acre tract described in Instrument No. 240264 of said Official Public Records and the northwest corner of said 177.430 acre tract bears North 52°32'54" West a distance of 677.46 feet;
14. Along a non-tangent curve to the right having an arc length of 173.02 feet, a radius of 65.00 feet, and a chord that bears South 01°04'13" West a distance of 126.28 feet to a 1/2 inch iron rod set;
15. South 14°48'49" West a distance of 630.95 feet to a 1/2 inch iron rod set;
16. South 02°09'27" West a distance of 463.13 feet to a 1/2 inch iron rod set in rock;
17. South 12°12'20" West a distance of 425.37 feet to a 1/2 inch iron rod set;
18. South 15°28'18" West a distance of 306.89 feet to a 1/2 inch iron rod set;
19. South 31°17'49" West a distance of 452.28 feet to a 1/2 inch iron rod set;
20. South 08°09'49" West a distance of 204.77 feet to a 1/2 inch iron rod set;
21. South 38°20'45" West a distance of 250.29 feet to a 1/2 inch iron rod set;
22. South 49°14'51" West a distance of 667.43 feet to a 1/2 inch iron rod set;
23. South 30°36'34" West a distance of 596.11 feet to a 1/2 inch iron rod set;
24. South 13°27'55" West a distance of 392.46 feet to a 1/2 inch iron rod set;
25. South 01°11'16" West a distance of 639.84 feet to a 1/2 inch iron rod set;

26. South 44°38'15" West a distance of 287.61 feet to a 1/2 inch iron rod set;
27. South 89°12'43" West a distance of 66.11 feet to a 1/2 inch iron rod found in the west line of said 23.367 acre tract and the east line of said 21.899 acre tract, for the southeast corner of said 0.240 acre tract, and from which a 1/2 inch iron rod found in the north line of U.S. Highway 290 for the southeast corner of said 21.899 acre tract and the southwest corner of said 23.367 acre tract bears South 01°43'55" East a distance of 791.06 feet;

THENCE South 89°13'21" West a distance of 67.79 feet crossing said 21.899 acre tract along the south line of said 0.240 acre tract to the POINT OF BEGINNING containing 7.769 acres, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons  
Registered Professional Land Surveyor #6275  
Date: January 16, 2025 Rev.  
Job# 24-7274

