Freestone County
County, Texas

Freestone

Commissioner's Court

ORDER

Whereas, on the 20th day of May, 2026, the Commissioner's Court of Freestone County has met in a regularly scheduled meeting, and;

Whereas, notice of this meeting was duly posted pursuant to Chapter 551 of the Texas Government Code, and;

Whereas, pursuant to Section 251.058 of the Texas Transportation Code, a Commissioner's Court may, on its own initiative, close, abandon and vacate a public road, and;

Whereas, after due consideration the Commissioner's Court has considered the abandonment of a portion of Freestone County Road 298. The portion to be abandoned will consist of approximately 1.1 miles of County Road 298 beginning at the Southern Point of the property described in Freestone County under Document Number: 2021-2100443 attached here as Exhibit A and continuing into the property described in Freestone County Records at Volume #1594 Page #227 attached here as Exhibit B. The beginning of the abandonment of approximately 1.1 miles of County Road 298 is also marked by the placement of a gate at the Northern terminus of County Road 298 where County Road 298 meets the southern point of the property described in Exhibit A.;

Whereas, the Court has determined that the portion of said road is no longer utilized by the public as a road, and;

Whereas, the Court has determined that it is in the best interest of the County to abandon any interest the County and/or the public may have in the described portion of County Road 298.

NOW THEREFORE, it is hereby ordered by the Commissioner's Court of Freestone County, Texas the portion of Freestone County Road 298 described in Exhibit A and B is abandoned.

Pursuant to Section 251.058, Texas Transportation Code, the Court finds that the following is true and correct:

1. The following property owner is the owner of real property which abuts the portion of the abandoned road:
    a. Blue Lake Ranch, LLC and Blue Lake Quarry Series
2. The dimensions of the abandoned right-of-way vesting in Blue Lake Ranch, LLC and Blue Lake Quary Series is as described in Exhibits A and B.
3. That the County be shown as the Grantor in the Freestone County Official Records and that Blue Lake Ranch, LLC and Blue Lake Quarry Series be shown as the Grantee in said Official Records, pursuant to the dictates of Section 251.058(3) of the Texas Transportation Code.

Approved this day 20th of May, 2026.

County Judge

Andy Bonner
Freestone County Commissioner Pct 1

Will
Freestone County Commissioner Pct 2

Freestone County Commissioner Pct 3

Freestone County Commissioner Pct 4

COMMISSIONERS COURT
FREESTONE COUNTY, TEXAS

FILED FOR RECORD
At 9 ,o'clock A M

MAY 20 2026

RENEE GREGORY
Clerk, County Court, Freestone County, Texas
By Renee Gregory

Exhibit A

2021 - 2100443 02/03/2021 1:34PM Page 1 of 14 Linda Jarvis, Freestone County Clerk

VG-970-2021-2100443

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2100443

Real Property Recordings

GENERAL W/D

Recorded On: February 03, 2021 01:34 PM

Number of Pages: 14

" Examined and Charged as Follows: "

Total Recording: $74.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	2100443
Receipt Number:	20210203000017
Recorded Date/Time:	February 03, 2021 01:34 PM
User:	Amanda G
Station:	Clerk Station

Record and Return To:

FREESTONE COUNTY TITLE COMPANY (BOX)

PO BOX 517

FAIRFIELD TX 75840

TRUE AND CORRECT COPY OF ORIGINAL FILED IN FREESTONE COUNTY CLERK'S OFFICE

STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

Linda Jarvis

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

General Warranty Deed

Date: February 2, 2021

Grantor: Sharon J. Johnson and James M. Bonner, each Individually and as Independent Co-Executors of the Estate of D. A. Bonner, deceased, under Cause No. 8695, County Court of Freestone County, Texas; Donald L. Bonner, Individually; Randall H. Bonner, Individually; and Thomas L. Bonner, Individually

Grantor's Mailing Address:

Sharon J. Johnson
109 CR 529
Fairfield, TX 75840

James M. Bonner
121 N. 9th Ave.
Teague, TX 75860

Donald L. Bonner
P.O. Box 1033
Fairfield, TX 75840

Randall H. Bonner
109 CR 529
Fairfield, TX 75840

Thomas L. Bonner
P.O. Box 123
Streetman, TX 75859

Grantee: Blue Lake Ranch, LLC, a Texas limited liability company

Grantee's Mailing Address:

Attn: James Curtis
16400 Addison Rd.
Addison, TX 75001-3211

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Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

See the attached Exhibit "A".

Reservations from Conveyance:

There is reserved unto Grantor and Grantor's heirs, beneficiaries, personal representatives, successors, and assigns all of the Mineral Estate in and under and that may be produced from the Property herein described in Exhibit "A". The term "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property. Without limiting the generality of the foregoing, it is expressly agreed that the reservation of the Mineral Estate herein made includes the right of ingress and egress across any and all of the Property herein described, for the purposes of exploring and prospecting for such minerals whether by geological, geophysical, seismograph or other method, and for the purposes of developing, producing, treating and transporting such minerals (whether by truck or by pipeline) as may be necessary to develop the Mineral Estate in and under and that may be produced from the lands herein described.

In the exercise of Grantor's rights with respect to the Mineral Estate reserved, Grantor agrees any oil, gas, or other mineral lease which is entered into by Grantor, or Grantor's heirs, successors or assigns, shall contain the following provisions, unless otherwise consented to by Grantee in a document signed and filed in the real property records of Freestone County, Texas:

"Lessee shall consult with the surface owner regarding the location of drillsites and access roads and pipelines.

Lessee will pay the surface estate owner for all damages to the surface of the leased lands, and for damages to the crops or improvements on the leased lands, including, without limitation, livestock, grass, pasture, timber, fences and improvements, or from ditches and erosion of the lands of the surface estate owner or other damages suffered by the surface estate owner and caused by or arising out of operations under this lease, such payment being made within 30 days of the occurrence of the damage; provided, however,

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in lieu of actual damages relating to a drillsite, Lessee shall pay the sum of $10,000 per drillsite, which the surface estate owner shall accept as stipulated damages for a drillsite. Such payment shall be made prior to any work commencing on the surface related to the drillsite. A drillsite for the purpose of this stipulated damage provision includes:

(i) a padsite of 400' x 400'
(ii) One frac pit adjacent to the padsite with a size of approximately 85' x 125'
(iii) landfarm acreage adjacent to the padsite
(iv) an access road not to exceed 500'

Landfarm acreage is acreage on which Lessee, in a manner consistent with Railroad Commission rules and the best industry practices, spreads the mud pit contents.

Should the access road requirement of Lessee exceed 500', Lessee shall pay, as additional stipulated damages to the surface owner, an amount equal to the length of access road over 500' measured in rods multiplied by $20/rod.

Should the pad site, frac pit, or landfarm acreage exceed the dimensions set forth above then Lessee shall pay surface owner an amount equal to the additional acreage multiplied by $2500 per acre.

Notwithstanding anything to the contrary, only one drillsite payment shall be owed for any one drillsite regardless of the number of wells on the drillsite.

Lessee agrees to use existing roads whenever possible, to keep all gates used in its operations in good condition, and to keep said gates either open or closed according to the instructions of the surface owner.

Lessee will bury all pipelines below ordinary plow depth, and no well shall be drilled within four hundred (400') feet of any residence or barn now on said land without the surface owner's consent.

Lessee shall restore the portion of the surface of the leased premises damaged by its operations to its original condition, including the filling and leveling of all holes, pits, ruts, roads or excavations caused by Lessee's operations in the areas no longer to be used by Lessee, and upon termination hereof to restore the land not already repaired so the land will be rendered to its original condition.

Lessee shall have free use of water from the leased premises for all operations hereunder, except water from the surface owner's wells, tanks, creeks, rivers stream, and spring; provided that no surface water or underground fresh water will be used for water flood or pressure maintenance purposes. Lessee shall, within 180 days after the expiration of this lease remove all property and fixtures placed by Lessee on said land, including all casing except as to water wells in which Lessee shall have the right to remove all property and fixtures except casing and shall do nothing that will in any way damage said water well or prevent its future use by the owner of the surface estate.

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Lessee will, at the request of the owner of the surface estate, remove the casing from and plug and abandon such water well at Lessee's sole expense.

Prior to any use of the surface, Lessee shall furnish the surface owner with details of the projected use of the surface and include a plat of the property showing the area proposed to be used and specify the type of use to be made. The Lessee shall consult with the surface owner regarding such plan and shall consider any reasonable changes requested by the surface owner. Lessee will so conduct its operations hereunder as not to interfere unreasonably with the surface estate owner or its assigns in the use of the surface of the lands covered by this lease. Lessee will provide at Lessee's expense all reasonable protective measures to prevent any loss or damage to the property of the surface estate owner on account of any operations by Lessee.

The surface owner shall be considered a third-party beneficiary of this Lease with respect to the provision regarding damages to, and use of, the surface estate. The surface owner shall have the right to bring any action to enforce such provisions without the necessity of joinder of Lessor, his heirs, and assigns."

Exceptions to Conveyance and Warranty:

All interest in minerals or royalties previously severed or vested in third parties and not currently owned by Grantor; all valid oil and gas leases; all valid royalty agreements, pooling agreements and designations of pooled units; the rights of any person lawfully in possession of the premises by recorded instrument (provided, that, these exceptions do not constitute any acknowledgment of the existence or viability of any of the foregoing, nor a ratification, adoption or revivor of any expired or terminated interest); validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; rights of any adjoining owners in any walls, fences, and turn rows situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

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Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Sharon Johnson

Sharon J. Johnson, Individually and as Independent Co-Executor of the Estate of D. A. Bonner, deceased, under Cause No. 8695, County Court of Freestone County, Texas

STATE OF TEXAS)

COUNTY OF Freestone)

This instrument was acknowledged before me on February 2, 2021, by Sharon J. Johnson, both in her individual capacity and in her capacity as Independent Co-Executor of the Estate of D. A. Bonner, deceased, under Cause No. 8695, County Court of Freestone County, Texas.

Notary Public, State of Texas
My commission expires: _____

ANDY L. AWALT
NOTARY PUBLIC
STATE OF TEXAS
ID # 12554590-8
My Comm. Expires 01-11-2022

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James M. Bonner, Individually and as Independent Co-Executor of the Estate of D. A. Bonner, deceased, under Cause No. 8695, County Court of Freestone County, Texas

STATE OF TEXAS)

COUNTY OF Freestone)

This instrument was acknowledged before me on February 2, 2021, by James M. Bonner, both in his individual capacity and in his capacity as Independent Co-Executor of the Estate of D. A. Bonner, deceased, under Cause No. 8695, County Court of Freestone County, Texas.

Notary Public, State of Texas
My commission expires: _____

ANDY L. AWALT
NOTARY PUBLIC
STATE OF TEXAS
ID # 12554590-8
My Comm. Expires 01-11-2022

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CLERK'S OFFICE

Donald L. Bonner, Individually

STATE OF TEXAS)

COUNTY OF Freestone)

This instrument was acknowledged before me on January 29, 2021, by Donald L. Bonner.

N HOLCOMB NOTARY PUBLIC STATE OF TEXAS ID 125257351 EXP. 05-08-2021

Notary Public, State of Texas
My commission expires: _____

THE STATE OF TEXAS FREESTONE COUNTY
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Randall H. Bonner

Randall H. Bonner, Individually

STATE OF TEXAS)

COUNTY OF Freestone)

This instrument was acknowledged before me on January 29, 2021, by Randall H. Bonner.

N HOLCOMB NOTARY PUBLIC STATE OF TEXAS ID 12525795 EXP 05-08 2021

Notary Public, State of Texas
My commission expires: 5/8/2021

THE STATE OF TEXAS FREESTONE COUNTY

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Thomas L. Bonner, Individually

STATE OF TEXAS)
COUNTY OF Freestone)

This instrument was acknowledged before me on February 2, 2021, by Thomas L. Bonner.

Notary Public, State of Texas
My commission expires: _____

ANDY L. AWALT
NOTARY PUBLIC
STATE OF TEXAS
ID # 12554590-8
My Comm. Expires 01-11-2022

PREPARED IN THE OFFICE OF:

SIMMONS & ODLE, P.C.
623 N. Main Street
P.O. Box 273
Hereford, TX 79045
Tel: (806) 364-6801
Fax: (806) 364-2526

AFTER RECORDING RETURN TO:

FREESTONE COUNTY TITLE COMPANY
121 E. Commerce
Fairfield, TX 75840

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EXHIBIT "A"
Legal Description of the Property

Blue Lake Ranch, LLC Tract 1
254.85 Acres

Simon Sanchez Survey
Abstract No. 31

STATE OF TEXAS §

COUNTY OF FREESTONE §

A METES & BOUNDS description of a certain 254.85 acre tract situated in the Simon Sanchez Survey, Abstract No. 31 in Freestone County, Texas, being all of a called 154.1 acre tract conveyed by Warranty Deed with Vendor's Lien to D. A. Bonner recorded in Volume 362, Page 589 of the Deed Records of Freestone County and all of a called 100.00 acre tract conveyed by Quitclaim Deed to D. A. Bonner recorded in Volume 993, Page 399 of the Official Records of Freestone County; said 254.85 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone (4203);

BEGINNING at a found 3/4-inch iron pipe marking the west corner of the herein described subject tract, being common with the west corner of said 100.00 acre tract, the north corner of a called 62.75 acre tract conveyed by Warranty Deed with Vendor's Lien to Tony L. Brackens, Sr. and wife, Sherry A. Brackens recorded in File No. 1201228 of the Official Records of Freestone County and a southeast interior angle of a called 22.00 acre tract conveyed by Deed Without Warranty to Darlene Sandifer Homsby recorded in File No. 1603839 of the Official Records of Freestone County;

THENCE North 56°37'26" East, along the common line of said 100.00 acre tract and said 22.00 acre tract, 605.53 feet to a found 1/2-inch iron rod marking a northwest angle of the herein described subject tract, being common with a northwest angle of said 100.00 acre tract, the east corner of said 22.00 acre tract and the southwest corner of a called 222.1 acre tract conveyed by Special Warranty Deed to James R. Curtis recorded in File No. 1205439 of the Official Records of Freestone County;

THENCE North 57°21'50" East, along the common line of said 100.00 acre tract and said 222.1 acre tract, 4054.82 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking a north corner of the herein described subject tract, being common with a north corner of aforementioned 154.1 acre tract and an interior corner of a called 2099.65 acre tract conveyed by Special Warranty Deed to Blue Lake Ranch, LLC recorded in File No. 1202031 of the Official Records of Freestone County;

THENCE along the common line of said 154.1 acre tract and said 2099.65 acre tract, the following four (4) courses and distances:

1. South 12°50'55" West, 564.31 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter");
2. South 80°15'17" East, 741.96 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter");
3. North 11°39'10" East, 1410.31 feet to a found 5/8-inch iron rod;
4. North 58°46'39" East, 1294.15 feet to a found 1/2-inch iron rod (with cap stamped "Affiliated") marking the northeast corner of the herein described subject tract, being common with the northeast corner of said 154.1 acre tract, a northwest corner of a called 1880.2 acre tract conveyed by Warranty Deed with Vendor's Lien to James Darren Kolkhorst recorded in File No. 1902663 of the Official Records of Freestone County and in the southeast line of said 2099.64 acre tract;

THENCE along the common line of said 154.1 acre tract and said 1880.2 acre tract, the following four (4) courses and distances:

1. South 11°30'29" West, 2149.64 feet to a found 1/2-inch iron rod;
2. South 32°45'58" East, 416.99 feet to a found 1/2-inch iron rod (with cap stamped "Affiliated");
3. South 56°37'16" West, 1451.30 feet to a found t-post;
4. South 57°36'16" West, passing at 425.53 feet, 2.16 feet to the right a found 60d nail, continuing in all a total distance of 822.44 feet to a found PTO shaft marking a southeast angle of the herein described subject tract, being common with a southeast angle of said 154.1 acre tract, a west corner of said 1880.2 acre tract and the north corner of a called 4.7 acre tract conveyed by Deed to Sallie Ann Woodard recorded in Volume 125, Page 108 of the Deed Records of Freestone County;

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THENCE South 56°09'52" West, along the common line of said 154.1 acre tract and said 4.7 acre tract, 1125.71 feet to a found 5/8-inch iron rod marking a south angle of the herein described subject tract, being common with a south angle of aforementioned 100.00 acre tract, the west corner of said 4.7 acre tract and the north corner of a called 61.99 acre tract conveyed by Warranty Deed with Vendor's Lien to Shaun Michael Werner and Julie Anneke Perry, husband and wife recorded in File No. 1102932 of the Official Records of Freestone County;

THENCE South 57°16'09" West, along the common line said 100.00 acre tract and said 61.99 acre tract, passing at 2113.74 feet a found railroad spike marking the west corner of said 61.99 acre tract, continuing in all a total distance of 2152.97 feet to a found 5/8-inch iron rod marking the south corner of the herein described subject tract, being common with the south corner of said 100.00 acre tract, the east corner of aforementioned 62.75 acre tract and in the northwest line of a called 22.85 acre tract conveyed by Warranty Deed with Vendor's Lien to Tony L. Brackens, Sr. and wife, Sherry A. Brackens recorded in File No. 1201228 of the Official Records of Freestone County;

THENCE North 33°43'22" West, along the common line of said 100.00 acre tract and said 62.75 acre tract, 1912.72 feet to the **POINT OF BEGINNING, CONTAINING** 254.85 acres of land in Freestone County, Texas as shown on Dwg No. 15229 filed in the offices of Jones|Carter in College Station, Texas.

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Blue Lake Ranch, LLC Tract 2
4.857 Acres

Simon Sanchez Survey
Abstract No. 31

STATE OF TEXAS §

COUNTY OF FREESTONE §

A METES & BOUNDS description of a certain 4.857 acre tract situated in the Simon Sanchez Survey, Abstract No. 31 in Freestone County, Texas, being all of a called 4.75 acre tract conveyed by Warranty Deed to D. A. Bonner recorded in Volume 625, Page 292 of the Deed Records of Freestone County; said 4.857 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone (4203);

COMMENCING at a found 5/8-inch iron rod marking the west corner of a called 4.7 acre tract conveyed by Deed to Sallie Ann Woodard recorded in Volume 125, Page 108 of the Deed Records of Freestone County, the north corner of a called 61.99 acre tract conveyed by Warranty Deed with Vendor's Lien to Shaun Michael Werner and Julie Anneke Perry, husband and wife recorded in File No. 1102932 of the Official Records of Freestone County and a southeast angle of a called 100.00 acre tract conveyed by Quitclaim Deed to D. A. Bonner recorded in Volume 993, Page 399 of the Official Records of Freestone County;

THENCE South 33°33'17" East, along the common line of said 4.7 acre tract and said 61.99 acre tract, 201.51 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking the **POINT OF BEGINNING** and west corner of the herein described subject tract, being common with the west corner of aforementioned 4.75 acre tract, the south corner of said 4.7 acre tract and in the northeast line of said 61.99 acre tract;

THENCE North 55°25'28" East, along the common line of said 4.75 acre tract and said 4.7 acre tract, 1129.84 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking the north corner of the herein described subject tract, being common with the north corner of said 4.75 acre tract, the east corner of said 4.7 acre tract and in a southwest line of a called 1880.2 acre tract conveyed by Warranty Deed with Vendor's Lien to James Darren Kolkhorst recorded in File No. 1902663 of the Official Records of Freestone County and from which a found PTO shaft marking the north corner of said 4.7 acre tract bears North 34°46'14" West, 186.94 feet;

THENCE South 34°46'14" East, along the common line of said 4.75 acre tract and said 1880.2 acre tract, 185.00 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking the east corner of the herein described subject tract, being common with the east corner of said 4.75 acre tract, the north corner of a called 10.0 acre tract conveyed to Eddie M. Durham, Et Al (Freestone County CAD, no deed of record found) and in a southwest line of said 1880.2 acre tract;

THENCE South 55°13'48" West, along the common line of said 4.75 acre tract and said 10.0 acre tract, 1133.84 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking the south corner of the herein described subject tract, being common with the south corner of said 4.75 acre tract, the west corner of said 10.0 acre tract and in the northeast line of aforementioned 61.99 acre tract;

THENCE North 33°33'17" West, along the common line of said 4.75 acre tract and said 61.99 acre tract, 188.89 feet to the **POINT OF BEGINNING, CONTAINING** 4.857 acres of land in Freestone County, Texas as shown on Dwg No. 15229 filed in the offices of Jones|Carter in College Station, Texas.

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Blue Lake Ranch, LLC Tract 3
14.250 Acres

Simon Sanchez Survey
Abstract No. 31

STATE OF TEXAS §

COUNTY OF FREESTONE §

A METES & BOUNDS description of a certain 14.250 acre tract situated in the Simon Sanchez Survey, Abstract No. 31 in Freestone County, Texas, being all of a called 14.25 acre tract conveyed by Warranty Deed to D. A. Bonner recorded in Volume 584, Page 85 of the Deed Records of Freestone County; said 14.250 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone (4203);

COMMENCING at a found 5/8-inch iron rod marking the west corner of a called 4.7 acre tract conveyed by Deed to Sallie Ann Woodard recorded in Volume 125, Page 108 of the Deed Records of Freestone County, the north corner of a called 61.99 acre tract conveyed by Warranty Deed with Vendor's Lien to Shaun Michael Werner and Julie Anneke Perry, husband and wife recorded in File No. 1102932 of the Official Records of Freestone County and a southeast angle of a called 100.00 acre tract conveyed by Quitclaim Deed to D. A. Bonner recorded in Volume 993, Page 399 of the Official Records of Freestone County;

THENCE South 33°33'17" East, along the common line of said 4.7 acre tract and said 61.99 acre tract, 722.69 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking the **POINT OF BEGINNING** and west corner of the herein described subject tract, being common with the west corner of aforementioned 14.25 acre tract, the south corner of a called 10.0 acre tract conveyed to Eddie M. Durham, Et Al (Freestone County CAD, no deed of record found) and in the northeast line of said 61.99 acre tract;

THENCE North 55°13'46" East, along the common line of said 14.25 acre tract and said 10.0 acre tract, 1140.90 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking the north corner of the herein described subject tract, being common with the north corner of said 14.25 acre tract, the east corner of said 10.0 acre tract and in a southwest line of a called 1880.2 acre tract conveyed by Warranty Deed with Vendor's Lien to James Darren Kolkhorst recorded in File No. 1902863 of the Official Records of Freestone County;

THENCE South 34°46'14" East, along the common line of said 14.25 acre tract and said 1880.2 acre tract, 539.38 feet to a found 1/2-inch iron rod (with cap stamped "Affiliated") marking the east corner of the herein described subject tract, being common with the east corner of said 14.25 acre tract, the north corner of a called 27.31 acre tract conveyed to F. B. Bowman Estate (Freestone County CAD, no deed of record found) and in a southwest line of said 1880.2 acre tract;

THENCE South 55°05'04" West, along the common line of said 14.25 acre tract and said 27.31 acre tract, 1159.78 feet to a found t-post marking the south corner of the herein described subject tract, being common with the south corner of said 14.25 acre tract, the west corner of said 27.31 acre tract and in the northeast line of a called 76.137 acre tract conveyed by Deed to Richard Scott Morrision & Lyndia D Morrison recorded in Volume 1378, Page 490 of the Official Records of Freestone County;

THENCE North 30°54'00" West, along the common line of said 14.25 acre tract and said 76.137 acre tract, 158.98 feet found 3/8-inch iron rod marking an angle of the herein described subject tract, being common with the an angle of said 14.25 acre tract, the north corner of said 76.137 acre tract and the east corner of aforementioned 61.99 acre tract;

THENCE North 33°33'17" West, along the common line of said 14.25 acre tract and said 61.99 acre tract, 383.79 feet to the **POINT OF BEGINNING, CONTAINING** 14.250 acres of land in Freestone County, Texas as shown on Dwg No. 15229 filed in the offices of Jones|Carter in College Station, Texas.

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CLERK'S OFFICE

Exhibit B

01205441

OR 0159 0227

SPECIAL WARRANTY DEED

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.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FREESTONE §

That Ideas & Innovations, LLC, a Texas series limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid to Grantor by Blue Lake Quarry Series, a Series of Ideas & Innovations, LLC, a Texas series limited liability company ("Grantee"), whose address is 2325 E. Belt Line Road, Suite D, Carrolton, Texas 75006, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, all of the real property situated in Freestone County, Texas, described as Being 222.1 acres of land, more or less, situated in the Simon Sanchez XI League Grant, A-30 and A-31, Freestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all improvements attached thereto (collectively, the "Property"), subject to (i) all easements, restrictions, covenants, agreements, liens, encumbrances and all other matters of record and remaining in effect; (ii) rights of parties in possession; (iii) all visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or use; and (iv) any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.

TO HAVE AND TO HOLD the Property, subject to those matters described above, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's heirs, executors, administrators and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's heirs, executors, administrators and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through or under Grantor, but not otherwise

Grantee hereby expressly assumes and agrees to pay any and all standby fees and taxes for the year 2012 and subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership.

This Special Warranty Deed may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

TRUE AND CORRECT COPY
OF ORIGINAL FILED IN
FREESTONE COUNTY
CLERK'S OFFICE

EXECUTED as of December 11, 2012.

GRANTOR:

Ideas & Innovations, LLC,
a Texas series limited liability company

By: _____
James R. Curtis, Manager

STATE OF TEXAS §
§
COUNTY OF Collin §

This instrument was acknowledged before me on this 11th day of December, 2012, by James R. Curtis, Manager of Ideas & Innovations, LLC, a Texas series limited liability company.

Adam Plunk
Commission Expires
06-15-2016

_____
Notary Public, State of Texas

After Recording Return To:

Kendall & Plunk, PLLC
6988 Lebanon Road, Suite 102
Frisco, Texas 75034
Attn.: Adam D. Plunk, Esq.

TRUE AND CORRECT COPY
OF ORIGINAL FILED IN
FREESTONE COUNTY
CLERK'S OFFICE

EXHIBIT A

Beginning at a 5/8" iron rod set at the base of a 5" corner post at the most occupied Southwest corner of said 2321.74 acre survey, said point being in the West fenced right-of-way of a blacktop road into 'East Texas Stone Plant", said point also being the Northwest corner of the N.W. Keeling Est., 100 acre tract, also being the Southeast corner of the H.B. Steward and O.M. Wroe, 32.6 acre tract;

THENCE N 14°43'14" W for 4900.0 feet;
THENCE N 85° W for 500.0 feet;
THENCE N 10° W for 1600.0 feet;
THENCE N 36°30' E for 1755.9 feet;
THENCE S 37°30' E for 3476.4 feet;
THENCE S 09° W for 800.0 feet;
THENCE S 67°30' W for 800.0 feet;
THENCE S 35° W for 550.0 feet;
THENCE S 19° E for 400.0 feet;
THENCE S 11° W for 750.0 feet;
THENCE S 03°22'26" E for 2516.73 feet;

to a point of bearing N 59°45'28" E and being 70.0 feet from the Point of Beginning, thence S 59°45'28" W for 70.0 feet to the Point of Beginning and comprising 222.1 acres, more or less.

THE REMAINING (RETAINED) PORTION COMPRISING 2098.65 ACRES (2321.74 acres less 222.1 acres) MORE OR LESS.

A CERTIFIED COPY
ATTEST:_____

RENEE REYNOLDS, County Clerk
Freestone County, TX

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Dec 20,2012 AT 10:18A
as Recordings
Document Number: 01205441
Total Fees : 24.00
Receipt Number - 117463
By, Levi Whiteside, Deputy