

HPI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Robertson County**

**Deed of Trust Dated:** February 2, 2021  
**Original Principal Amount of Note:** \$550,000.00  
**Grantor(s):** Juan G. Castellano and Veronica B. Castellano  
**Mortgagee:** Hardy Realty EPSP LLC, a Texas limited liability company  
**Mortgagee Address:** P.O. Box 161775, Austin, Texas 78716

Filed for Record in:  
Robertson County  
On: Mar 02, 2023 at 02:38P  
By: Carol Bancroft

**Recording Information:** Document No. 2021-20210413 in the Official Public Records of Robertson County, Texas

**Property Description:** See Exhibit "A" attached hereto and incorporated herein by reference

**Date of Sale:** April 4, 2023 between the hours of 11:00 a.m. and 2:00 p.m.

**Earliest Time Sale Will Begin:** 11:00 a.m.

**Place of Sale:** The foreclosure sale will be conducted in the area designated by the **ROBERTSON COUNTY** Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted in **ROBERTSON COUNTY**.

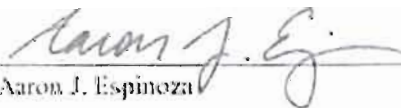
Pete Florez, Sharon St. Pierre, Robert Lamont, Sheryl Lamont, David Sims, Harriett Fletcher, Kristopher Holub, Kathleen Adkins, Reid Ruple, Allan Johnston, Ronnie Hubbard, Zachary Florez, Orlando Rosas and/or Bobby Brown have been appointed as Substitute Trustees (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of the original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

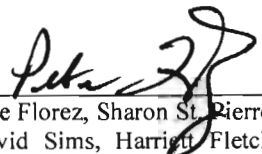
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. Without limiting the generality of the foregoing, no warranty or representation exists as to the merchantability or fitness for use or a particular purpose of any personal property included in the Property.


**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AT LAW OF THE MORTGAGEE OR MORTGAGE SERVICER.**

EXECUTED as of February 28, 2023.

  
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Aaron J. Espinoza

Attorney at Law  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana St., 28th Floor  
Houston, Texas 77002  
Reference: 2021-002411

  
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Pete Florez, Sharon St. Pierre, Robert Lamont, Sheryl Lamont,  
David Sims, Harriett Fletcher, Kristopher Holub, Kathleen  
Adkins, Reid Ruple, Allan Johnston, Ronnie Hubbard, Zachary  
Florez, Orlando Rosas and/or Bobby Brown  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

I, undersigned, County Clerk, do hereby certify that  
the above notice was duly posted on 20<sup>th</sup> day of  
March, 2023 at 2:38 a.m./p.m.  
Stephanie M. Sanders, Robertson County Clerk  


**EXHIBIT "A"**

**TRACT 1:**

METES AND BOUNDS DESCRIPTION OF A 167.319 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE JAMES FARRIS SURVEY, ABSTRACT NO. 147, ROBERTSON COUNTY, TEXAS AND BEING ALL OF A CALLED 100 ACRE TRACT OF LAND AS DESCRIBED AS FIRST TRACT AND ALL OF A CALLED 67.18 ACRE TRACT OF LAND AS DESCRIBED AS SECOND TRACT IN A DEED TO JUAN G. CASTELLANO AND VERONICA B. CASTELLANO RECORDED IN VOLUME 636, PAGE 326 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS (O.P.R.R.C.T.). SAID 167.319 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 183.41 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO TERRY LYNN FRIER RHODES RECORDED IN VOLUME 554, PAGE 198 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS (D.R.R.C.T.) MARKING THE MOST EASTERLY NORTH CORNER OF SAID 67.18 ACRE TRACT AND THE MOST EASTERLY CORNER OF A CALLED 63.77 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO JAMIE STOWE, JAMES BROWN AND SUSAN BROWN RECORDED IN VOLUME 1419, PAGE 586 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS; FOR REFERENCE, AN AXLE FOUND MARKING A COMMON CORNER OF SAID REMAINDER OF 183.41 ACRE TRACT AND SAID 63.77 ACRE TRACT BEARS: N 32° 41' 11" W A DISTANCE OF 2,886.04 FEET AND A 1/2 INCH IRON ROD FOUND AT THE OCCUPIED COMMON CORNER OF A CALLED 47.97 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO CARRIE CALLEY FRONEK RECORDED IN VOLUME 1195, PAGE 713 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS AND A CALLED 82.480 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HAI THANH VO AND WIFE, MY HANH T BUI RECORDED IN VOLUME 1404, PAGE 661 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS BEARS; S 44° 07' 23" E A DISTANCE OF 69.52 FEET; BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH MULTI-YEAR CORS SOLUTION 2 (MYCS2); DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS SHOWN AS "MEASURED" ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00013260284769 (CALCULATED USING GEOID12B):

THENCE: S 32° 46' 05" E ALONG THE NORTHEAST LINE OF SAID 100 ACRE TRACT AND SAID 67.18 ACRE TRACT FOR A DISTANCE OF 2,067.66 FEET (DEED CALL: S 30° E - 2,051.92 FEET [738.69 VARAS], 636/326, O.P.R.R.C.T.) TO A POINT IN THE FENCED ROADWAY OF W. BOONE PRAIRIE ROAD ON THE SOUTHEAST LINE OF THE JAMES FARRIS SURVEY MARKING THE EAST CORNER OF SAID 100 ACRE TRACT AND THE SOUTH CORNER OF SAID 47.97 ACRE TRACT; FOR REFERENCE, A 1/2 INCH IRON ROD

FOUND ON THE NORTHWEST SIDE OF W. BOONE PRAIRIE ROAD BEARS: N 32° 22' 33" W A DISTANCE OF 25.49 FEET;

THENCE: S 57° 32' 58" W ALONG THE SOUTHEAST LINE OF SAID 100 ACRE TRACT AND THE JAMES FARRIS SURVEY, CROSS AN EXISTING FENCE ON THE NORTHWEST SIDE OF W. BOONE PRAIRIE ROAD AT 1,069.22 FEET, FOR A TOTAL DISTANCE OF 1,274.75 FEET (DEED CALL BEARING: S 60° W, 636/326, O.P.R.R.C.T.) TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF A CALLED 47.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO MARGARET ELLEN JOHNSON SPANGLE RECORDED IN VOLUME 745, PAGE 508 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS;

THENCE: S 57° 30' 12" W CONTINUING ALONG SAID SOUTHEAST LINE FOR A DISTANCE OF 1,559.28 FEET (DEED CALL BEARING: S 60° W, 636/326, O.P.R.R.C.T.) TO A 1 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 100 ACRE TRACT AND THE EAST CORNER OF A CALLED 173.117 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO SHARON MORGAN TOWNS RECORDED IN VOLUME 857, PAGE 791 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS;

THENCE: N 32° 21' 50" W ALONG THE NORTHEAST LINE OF SAID 173.117 ACRE TRACT, PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 100 ACRE TRACT AND SAID 67.18 ACRE TRACT AT 1,528.25 FEET, FOR A TOTAL DISTANCE OF 1,560.99 FEET (DEED CALL BEARING: N 30° W, 636/326, O.P.R.R.C.T.)(DEED CALL: N 29° 40' 30" W - 1,561.31 FEET, 857/791, O.P.R.R.C.T.) TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'RPLS 2547' FOUND MARKING THE NORTH CORNER OF SAID 173.117 ACRE TRACT AND THE EAST CORNER OF A CALLED 153.346 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO FRED EDWARD MIZENMAYER AND PATSY MORGAN MIZENMAYER RECORDED IN VOLUME 1204, PAGE 762 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS;

THENCE: N 32° 22' 44" W ALONG THE COMMON LINE OF SAID 67.18 ACRE TRACT AND SAID 153.346 ACRE TRACT FOR A DISTANCE OF 1,314.94 FEET (DEED CALL BEARING: N 30° W, 636/326, O.P.R.R.C.T.)(DEED CALL: N 29° 40' 30" W - 1,315.09 FEET, 1204/762, O.P.R.R.C.T.) TO A 3/4 INCH IRON PIPE FOUND MARKING THE WEST CORNER OF SAID 67.18 ACRE TRACT, THE NORTH CORNER OF SAID 153.346 ACRE TRACT, THE EAST CORNER OF A CALLED 162.182 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO RANDY R. MITCHELL AND WIFE, KELLY A. MITCHELL RECORDED IN VOLUME 777, PAGE 447 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS AND THE SOUTH CORNER OF A CALLED 72.37 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO VLI POULTRY FARM, LLC RECORDED IN VOLUME 1386, PAGE 623 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS;

THENCE: N 56° 53' 24" E ALONG THE COMMON LINE OF SAID 67.18 ACRE TRACT AND SAID 72.37 ACRE TRACT FOR A DISTANCE OF 1,764.06 FEET (DEED CALL: N 60° E - 1,763.89 FEET [635 VARAS], 636/326, O.P.R.R.C.T.)(DEED CALL: N 58° 50' 54"E-1,762.72

FEET, 1419/586, O.P.R.R.C.T.) TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'RPLS 2547' FOUND ON THE SOUTHWEST LINE OF SAID 63.77 ACRE TRACT (1419/586) MARKING THE MOST WESTERLY NORTH CORNER OF SAID 67.18 ACRE TRACT; FOR REFERENCE, A 1/2 INCH IRON PIPE FOUND MARKING THE MOST EASTERLY CORNER OF SAID 72.37 ACRE TRACT BEARS: N 57° 38' 21" E A DISTANCE OF 33.15 FEET (TOTAL DEED CALL: N 59° 26' 58" E - 1,797.44 FEET, 1386/623, O.P.R.R.C.T.);

THENCE: S 32° 42' 38" E ALONG THE COMMON LINE OF SAID 67.18 ACRE TRACT AND SAID 63.77 ACRE TRACT FOR A DISTANCE OF 829.56 FEET (DEED CALL: S 30° E - 825 FEET [297 VARAS], 636/326, O.P.R.R.C.T.)(DEED CALL: S 30° 46' 09" E - 832.84 FEET, 1419/586, O.P.R.R.C.T.) TO A 1 INCH IRON PIPE FOUND MARKING THE SOUTH CORNER OF SAID 63.77 ACRE TRACT;

THENCE: N 57° 25' 46" E CONTINUING ALONG THE COMMON LINE OF SAID 67.18 ACRE TRACT AND SAID 63.77 ACRE TRACT FOR A DISTANCE OF 1,050.87 FEET (DEED CALL: N 30° E - 1,050 FEET [378 VARAS], 636/326, O.P.R.R.C.T.)(DEED CALL: N 59° 13' 51" E - 1,050.47 FEET, 1419/586, O.P.R.R.C.T.) TO THE POINT OF BEGINNING CONTAINING 167.319 ACRES OF LAND AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY 2021.

#### **TRACT 2:**

METES AND BOUNDS DESCRIPTION OF A 70.882 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT NO. 341 AND THE HOWARD F. THORNTON SURVEY, ABSTRACT NO. 352, ROBERTSON COUNTY, TEXAS AND BEING ALL OF A CALLED 28.591 ACRE TRACT OF LAND AS DESCRIBED AS FIRST TRACT, ALL OF A CALLED 36.478 ACRE TRACT OF LAND AS DESCRIBED AS SECOND TRACT, AND THE REMAINDER OF A CALLED 25.81 ACRE TRACT AS DESCRIBED AS THIRD TRACT IN A DEED TO JUAN G. CASTELLANO AND WIFE, VERONICA BONNE CASTELLANO RECORDED IN VOLUME 545, PAGE 364 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS (D.R.R.C.T.).

SAID 70.882 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID SMITH AND THORNTON SURVEYS AND THE NORTHEAST LINE OF A CALLED 10.35 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO CHARLES FRANK BUNYARD, JR. RECORDED IN VOLUME 1355, PAGE 134 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS (O.P.R.R.C.T.) MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF 25.81 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 36.478 ACRE TRACT; BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH MULTI-YEAR CORS SOLUTION 2 (MYCS2); DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" ARE CALCULATED

FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00012881839795 (CALCULATED USING GEOID12B);

THENCE: N 31° 57' 36" W ALONG THE COMMON LINE OF SAID 36.478 ACRE TRACT AND SAID 10.35 ACRE TRACT FOR A DISTANCE OF 352.35 FEET (DEED CALL: N 32° 01' 19" W - 352.38 FEET, 1355/134, O.P.R.R.C.T.) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 10.35 ACRE TRACT AND THE EAST CORNER OF A CALLED 5.27 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO BILL CARTWRIGHT AND WIFE, CAROL CARTWRIGHT RECORDED IN VOLUME 1050, PAGE 381 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS;

THENCE: N 31° 38' 20" W ALONG THE COMMON LINE OF SAID 36.478 ACRE TRACT AND SAID 5.27 ACRE TRACT FOR A DISTANCE OF 448.26 FEET (DEED CALL: N 31° 18' 57" W - 448.21 FEET, 1050/381, O.P.R.R.C.T.) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 5.27 ACRE TRACT AND THE EAST CORNER OF A CALLED 297.83 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO B. W. CARTWRIGHT AND WIFE, CAROL CARTWRIGHT RECORDED IN VOLUME 872, PAGE 132 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS;

THENCE: N 30° 47' 39" W ALONG THE COMMON LINE OF SAID 36.478 ACRE TRACT AND SAID 297.83 ACRE TRACT FOR A DISTANCE OF 934.02 FEET (DEED CALL: N 28° 24' 18" W - 934.18 FEET, 872/132, O.P.R.R.C.T.) TO A 1/2 INCH IRON ROD FOUND;

THENCE: N 30° 56' 49" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 1,763.16 FEET (DEED CALL: N 28° 34' 10" W - 1,763.49 FEET, 872/132, O.P.R.R.C.T.) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 139.594 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO BREMOND RANCH TRUST RECORDED IN VOLUME 1127, PAGE 317 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS MARKING THE MOST EASTERLY NORTH CORNER OF SAID 297.83 ACRE TRACT;

THENCE: N 59° 24' 37" E ALONG THE SOUTHEAST LINE OF SAID 139.594 ACRE TRACT FOR A DISTANCE OF 58.99 FEET TO THE CENTERLINE OF LITTLE SANDY CREEK;

THENCE: ALONG THE CENTERLINE OF LITTLE SANDY CREEK, BEING THE NORTHEAST LINE OF SAID 139.594 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 36.478 ACRE TRACT AND SAID 28.591 ACRE TRACT, FOR THE FOLLOWING CALLS:

N 79° 25' 52" W FOR A DISTANCE OF 111.91 FEET;

S 81° 27' 47" W FOR A DISTANCE OF 39.90 FEET;

N 41° 21' 26" W FOR A DISTANCE OF 92.33 FEET;

N 05° 28' 14" W FOR A DISTANCE OF 41.52 FEET;  
N 54° 42' 02" E FOR A DISTANCE OF 12.17 FEET;  
N 01° 52' 30" E FOR A DISTANCE OF 16.33 FEET;  
N 28° 37' 21" W FOR A DISTANCE OF 29.59 FEET;  
S 89° 55' 19" W FOR A DISTANCE OF 39.29 FEET;  
S 13° 53' 01" W FOR A DISTANCE OF 92.65 FEET;  
S 51° 10' 44" W FOR A DISTANCE OF 36.37 FEET;  
N 70° 04' 44" W FOR A DISTANCE OF 35.99 FEET;  
S 88° 54' 09" W FOR A DISTANCE OF 85.59 FEET;  
N 54° 54' 55" W FOR A DISTANCE OF 175.68 FEET;  
N 48° 18' 26" W FOR A DISTANCE OF 177.35 FEET;  
N 04° 44' 54" W FOR A DISTANCE OF 119.06 FEET;  
N 21° 00' 38" E FOR A DISTANCE OF 204.76 FEET;  
N 05° 28' 58" E FOR A DISTANCE OF 95.54 FEET;  
N 00° 04' 29" W FOR A DISTANCE OF 128.79 FEET;  
N 73° 03' 49" W FOR A DISTANCE OF 125.37 FEET;  
S 78° 10' 13" W FOR A DISTANCE OF 74.19 FEET;  
N 39° 01' 03" W FOR A DISTANCE OF 92.19 FEET;  
N 33° 15' 19" W FOR A DISTANCE OF 152.10 FEET;  
N 02° 43' 40" E FOR A DISTANCE OF 101.29 FEET;

N 22° 18' 47" W FOR A DISTANCE OF 92.22 FEET TO THE NORTHWEST LINE OF THE WILLIAM SMITH SURVEY AND THE SOUTHEAST LINE OF THE JOSIIUA HUDSON SURVEY, A-190, BEING THE SOUTHEAST LINE OF A CALLED 112.053 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO JOHN LEW ANDOWSKI RECORDED IN VOLUME 664, PAGE 476 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS MARKING THE NORTHWEST CORNER OF SAID 28.591 ACRE TRACT

AND THE MOST NORTHERLY EAST CORNER OF SAID 139.594 ACRE TRACT; FOR REFERENCE, THE SOUTH CORNER OF SAID 112.053 ACRE TRACT BEARS: S 57° 44' 10" W A DISTANCE OF 899.80 FEET (DEED CALL BEARING: S 60° W, 664/476, O.P.R.R.C.T.), FROM WHICH A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 112.053 ACRE TRACT BEARS: N 32° 15' 50" W A DISTANCE OF 2,814.84 FEET (DEED CALL BEARING: N 30° W, 664/476, O.P.R.R.C.T.);

THENCE: N 57° 44' 10" E ALONG THE COMMON LINE OF SAID 112.053 ACRE TRACT AND SAID 28.591 ACRE TRACT, BEING THE COMMON LINE OF SAID SMITH AND HUDSON SURVEYS, PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE NORTHEAST SIDE OF LITTLE SANDY CREEK AT 36.39 FEET, PASS THE EAST CORNER OF SAID 112.053 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 97.211 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO JOHN LEW ANDOWSKI RECORDED IN VOLUME 1397, PAGE 623 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS, PASS ANOTHER 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTHWEST SIDE OF A CREEK AT 871.26 FEET, FOR A TOTAL DISTANCE OF 888.18 FEET (DEED CALL BEARING: N 60° E, 664/476 AND 1397/623, O.P.R.R.C.T.) TO THE CENTERLINE OF SAID CREEK MARKING THE NORTH CORNER OF SAID 28.591 ACRE TRACT AND THE MOST NORTHERLY WEST CORNER OF A CALLED 123.70 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO BB BEACH LLC RECORDED IN VOLUME 1390, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 97.211 ACRE TRACT BEARS: N 57° 44' 10" E A DISTANCE OF 1,364.58 FEET;

THENCE: ALONG THE CENTERLINE OF SAID CREEK, BEING THE NORTHEAST LINE OF SAID 28.591 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 123.70 ACRE TRACT, FOR THE FOLLOWING CALLS:

S 59° 58' 32" E FOR A DISTANCE OF 107.78 FEET;

S 47° 05' 39" E FOR A DISTANCE OF 96.95 FEET;

S 09° 24' 15" E FOR A DISTANCE OF 85.05 FEET;

S 45° 23' 31" E FOR A DISTANCE OF 60.19 FEET;

S 20° 13' 13" E FOR A DISTANCE OF 24.03 FEET;

S 06° 20' 08" W FOR A DISTANCE OF 67.59 FEET;

S 26° 07' 14" E FOR A DISTANCE OF 120.44 FEET;

S 58° 12' 29" E FOR A DISTANCE OF 124.08 FEET;

S 04° 34' 28" E FOR A DISTANCE OF 261.86 FEET;

S 09° 30' 08" E FOR A DISTANCE OF 346.36 FEET;

S 28° 48' 02" W FOR A DISTANCE OF 128.17 FEET;

S 43° 43' 58" W FOR A DISTANCE OF 28.68 FEET TO THE NORTH CORNER OF SAID 36.478 ACRE TRACT;

THENCE: S 31° 26' 57" E ALONG THE COMMON LINE OF SAID 36.478 ACRE TRACT AND SAID 123.70 ACRE TRACT, PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTH SIDE OF SAID CREEK AT 33.82 FEET, PASS ANOTHER 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET AT 3,686.91 FEET, FOR A TOTAL DISTANCE OF 3,815.58 FEET (DEED CALL: S 31° 29' 18" E - 3,836.83 FEET, 545/364, D.R.R.C.T.) TO A POINT ON THE COMMON LINE OF SAID SMITH AND THORNTON SURVEYS MARKING THE EAST CORNER OF SAID 36.478 ACRE TRACT, THE SOUTH CORNER OF SAID 123.70 ACRE TRACT, THE NORTH CORNER OF SAID REMAINDER OF 25.81 ACRE TRACT AND THE MOST NORTHERLY WEST CORNER OF A CALLED 53.40 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO CODY BEASLEY RECORDED IN VOLUME 1395, PAGE 297 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS;

THENCE: S 18° 32' 27" E ALONG THE WEST LINE OF SAID 53.40 ACRE TRACT, PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET AT 43.37 FEET, PASS A 3 INCH IRON PIPE FENCE CORNER POST FOUND ON THE FENCED NORTH SIDE OF BOYD ROAD MARKING A WEST CORNER OF SAID 53.40 ACRE TRACT AT 742.24 FEET (DEED CALL: S 16° 35' 55" E - 742.12 FEET, 1395/297, O.P.R.R.C.T.), FOR A TOTAL DISTANCE OF 769.88 FEET TO THE SOUTHEAST CORNER OF SAID REMAINDER OF 25.81 ACRE TRACT;

THENCE: ALONG THE SOUTH LINE OF SAID REMAINDER OF 25.81 ACRE TRACT FOR THE FOLLOWING CALLS:

S 37° 56' 09" W FOR A DISTANCE OF 8.28 FEET (DEED CALL BEARING: S 37° 52' 12" W, 545/364, D.R.R.C.T.);

S 76° 58' 34" W FOR A DISTANCE OF 198.05 FEET (DEED CALL: S 76° 54' 37" W - 66.82 FEET, 545/364, D.R.R.C.T.);

S 60° 07' 49" W FOR A DISTANCE OF 66.81 FEET (DEED CALL: S 60° 03' 52" W - 66.82 FEET, 545/364, D.R.R.C.T.) TO THE SOUTHWEST CORNER OF SAID REMAINDER OF 25.81 ACRE TRACT;

THENCE: N 31° 25' 13" W ALONG THE SOUTHWEST LINE OF SAID REMAINDER OF 25.81 ACRE TRACT, PASS A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 10.35 ACRE TRACT (1355/134) AT 25.40 FEET, FOR A TOTAL DISTANCE OF 683.86 FEET (DEED CALL: N 31° 29' 18" W - 658.54 FEET, 1355/134, O.P.R.R.C.T.) (DEED CALL: N 31° 29' 18" W - 683.94 FEET, 545/369, D.R.R.C.T.) TO THE POINT OF BEGINNING CONTAINING 70.882 ACRES OF LAND AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY 2021.