



GF#2021124336B-BU

**WARRANTY DEED**  
(Burnet County, Texas)

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.

**Date:** Executed as of date of acknowledgement to be effective January 19, 2022

**Grantor:** WILLIAM B. THOMAS, a single man

**Grantor's Mailing Address:** 4768 FM 2340, Burnet, Burnet County, Texas 78611

**Grantee:** BRENT DUPPER and MELINDA DUPPER

**Consideration:** Cash and other good and valuable consideration.

**Property (including any improvements):**

**Tract I:**

Being 8.192 acres of land, more or less, out the James B. Allen Survey, Abstract No. 5, Burnet County, Texas, being more fully described in Exhibit "A" attached hereto and made a part hereof.

**Tract II:**

Being a fifty foot (50') wide non-exclusive access easement out the James B. Allen Survey, Abstract No. 5, Burnet County, Texas, being more fully described in Exhibit "B" attached hereto and made a part hereof.

Together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

(1) Restrictions, covenants, conditions, easements and reservations, if any, relating to the Property, but only to the extent they are still in effect, shown of record in Burnet County, Texas;

(2) All zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the Property;

(3) Ad valorem taxes and assessments for the current calendar year have been prorated as of the date hereof, and Grantee assumes and agrees to pay all taxes and assessments for the current year prior to delinquency. This conveyance of the Property to Grantee, or a subsequent change in the use of the Property, may result in the imposition of additional tax plus interest as a penalty for the conveyance or the change in use of the Property. Grantee assumes and agrees to pay any additional taxes which may be assessed against the Property for any prior years as a result of this conveyance or any change in usage of the Property by Grantee, or Grantee's heirs, successors and assigns.

Grantor, for the Consideration, receipt of which is acknowledged, and subject to the Reservations from Conveyance and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, 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 Exceptions to Conveyance and Warranty.

The contract between Grantor as the Seller and Grantee as the Buyer may contain obligations or limitations as to warranties. To the extent the contract provides for such obligations or limitations to survive the contract or this conveyance, then the obligations or limitations shall be deemed incorporated in this deed by reference. The warranty of title in this deed is not affected by and is expressly excluded from the limitations described in this paragraph.

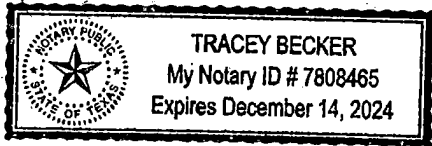
When the context requires, singular nouns and pronouns include the plural.

  
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WILLIAM B. THOMAS

ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF BURNET       §

This instrument was acknowledged before me on January 19, 2022 by  
WILLIAM B. THOMAS.



*Tracey Becker*  
Notary Public, State of TEXAS

**Grantee's Mailing Address:  
(REQUIRED FOR FILING)**

513 Cortona Lane  
Georgetown, TX 78628

**After Recording Return To:  
HIGHLAND LAKES TITLE  
PO Box 520  
Burnet, Texas 78611**

**TRACT I**

**BEING A 8.192 ACRE TRACT OF LAND IN THE J. B. ALLEN SURVEY, ABSTRACT NO. 5, IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED 14.16 ACFRES IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ALBERT A. HUDGINS AND WIFE, MARY HUDGINS TO WILLIAM B. THOMAS, OF RECORD IN VOLUME 1112, PAGE 939, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 8.192 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod found along the south line of a called 61.83 acre tract described in General Warranty Deed to Michael Garance, recorded in Document No. 202108217 of the Official Public Records of Burnet County, Texas, also in the South line of a 50 foot wide access easement, of record in Volume 949, Page 745, Official Public Records of Burnet County, Texas, along the north line of said 14.16 acre tract, at the northeast corner of a called 1.832 acre tract of land described in Warranty Deed with Vendor's Lien to Jennifer Dan Engen and James Allen Engen, recorded in Document No. 202118438 of the Official Public Records of Burnet County, Texas, at the northwest corner hereof;

**THENCE** along the south line of said 61.83 acre tract, the north line of said 14.16 acre tract, and hereof, the following two (2) courses and distances:

- 1) S 84°30'48" E, a distance of 451.16 feet to a fence post found at an angle point hereof;
- 2) S 66°38'56" E, a distance of 619.79 feet to a fence post found at the northeast corner of a called 32.11 acre tract, described in Warranty Deed with Vendor's Lien to Eugene Arellano and Belinda Arellano, recorded in Document No. 201101927 of the Official Public Records of Burnet County, Texas, at the most easterly corner hereof;

**THENCE** S 66°51'47" W, along the north line of said 32.11 acre tract, the south line of said 14.16 acre tract and hereof, a distance of 729.55 feet to a fence post found at the southeast corner hereof;

**THENCE** over and across said 14.16 acre tract, the following three (3) courses and distances:

- 1) N 52°50'32" W, a distance of 423.38 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" at an angle point hereof;
- 2) N 84°32'57" W, a distance of 281.75 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" at the southwest corner hereof;
- 3) N 05°29'01" E, a distance of 49.98 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" at a point in the south line of said 1.832 acre tract, at a point in the west line hereof;

**THENCE** along the south and east line of said 1.832 acre tract, the following two (2) courses and distances;

- 1) S 84°33'17" E, a distance of 241.41 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" at the southeast corner of said 1.832 acre tract, at an angle point hereof;
- 2) N 05°29'01" E, a distance of 292.35 feet to the **POINT OF BEGINNING** and calculated to contain 8.192 acres.

**TRACT II**  
 BEING A 50 FOOT WIDE, 0.277 ACRE EASEMENT TRACT IN THE J. B. ALLEN SURVEY, ABSTRACT NO. 5, IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED 14.16 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ALBERT A. HUDGINS AND WIFE, MARY HUDGINS TO WILLIAM B. THOMAS, OF RECORD IN VOLUME 1112, PAGE 939, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.277 ACRE EASEMENT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod set with plastic cap stamped "CUPLIN" in the Eastern Right of Way line of R. M. Highway 2340 and the Southern boundary line of a tract of land called 1.832 acres in a Warranty Deed with Vendor's Lien to Jennifer Dawn Engen and James Allen Engen, of record in Document No. 202118438, Official Public Records of Burnet County, Texas, for the Northwest corner of the remainder of said 14.16 acre (Parent) tract, and the Northwest corner, **WHENCE** a 1/2" iron rod found stamped "RPLS-4452" bears S 03°13'43" W, a distance of 25.02 feet, and from that point a concrete highway monument found bears N 81°38'03" W, a distance of 0.24 feet;

**THENCE** S 84°32'57" E, a distance of 51.78 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" at the Southeast corner of the herein described 1.832 acre Tract I, for the Northeast corner hereof,

**THENCE** over and across said Parent tract, the following three (3) courses and distances:

1. S 05°29'01" W, a distance of 49.98 feet to a 1/2" iron rod set with plastic cap stamped "EASEMENT" for an angle point hereof,
2. S 03°09'33" W, a distance of 190.18 feet to a 1/2" iron rod set with plastic cap stamped "EASEMENT" for the Southernmost Southeast corner hereof, and
3. N 86°48'55" W, a distance of 50.00 feet to a 1/2" iron rod set with plastic cap stamped "EASEMENT" in the Eastern Right of Way line of said Highway 2340 and the Western boundary line of said Parent tract, for the Southwest corner hereof, **WHENCE** a 1/2" iron rod found for reference at the Southwest corner of said Parent tract bears S 03°13'32" W, a distance of 142.01 feet;

**THENCE** N 03°13'43" E, with the Eastern Right of Way line of said Highway 2340 and the Western boundary line of said Parent tract a distance of 242.19 feet to the **POINT OF BEGINNING** and calculated to contain 0.277 acres.

EXHIBIT " B " PAGE 1 OF 1



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Janet Parker*

Janet Parker, County Clerk

Burnet County Texas

1/19/2022 3:17:24 PM

FEE: \$42.00

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