

**VILLAGE DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS,  
RESERVATIONS, EASEMENTS AND RIGHTS  
FOR MILLICAN RESERVE**

*(Annexation of Approximately 164 Acres into Millican Reserve to be known as The Meadows)*

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF BRAZOS    §

KNOW ALL PERSONS BY THESE PRESENTS:

**WHEREAS**, that certain Master Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for Millican Reserve (the “Master Declaration”) dated as of October 27, 2015, recorded on October 30, 2015, under Clerk’s File No. 2015-1247518, in the office of the County Clerk of Brazos County, Texas, imposed covenants, conditions, restrictions, reservations, easements and rights on Millican Reserve, a subdivision in Brazos County, Texas, as more fully set forth therein (“Millican Reserve”); and

**WHEREAS**, as contemplated by the Master Declaration, and pursuant to the applicable provisions thereof, The Millican Reserve Land Conservancy, a Texas non-profit corporation (the “Conservancy”) has been formed, the purposes of which include providing for the maintenance, preservation and architectural control of the residential lots and common property located within Millican Reserve and any additions thereto which may be subsequently brought within the jurisdiction of the Conservancy; and

**WHEREAS**, Article III, Section 3.01(a) of the Master Declaration provides that during the Development Period (as defined in the Master Declaration and herein so called) Rock Barn Conservation Partners, LLC, a Texas limited liability company (the “Town Founder”) shall have the unilateral right, in its sole and absolute discretion, to bring within the scheme of the Master Declaration additional properties in future stages of the development (including without limitations, subsequent sections of Millican Reserve and all or portions of other properties developed by the Town Founder or affiliated or subsidiary entities) without the consent or approval of owners of any parcels in Millican Reserve or otherwise; and

**WHEREAS**, Article III, Section 3.01(a) of the Master Declaration further provides that as additional properties are added into Millican Reserve, the Town Founder shall, with respect to said properties, record village declarations which may incorporate the Master Declaration, and which may supplement or modify the Master Declaration, with such additional covenants, restrictions and conditions which may be appropriate for those properties and that upon the filing of a village declaration then and thereafter the owners of all parcels in Millican Reserve in subsequent sections of Millican Reserve and all or portions of other properties developed by the Town Founder or affiliated or subsidiary entities shall have the rights, privileges and obligations with respect to all property then subject to the Master Declaration; and

**WHEREAS**, Article III, Section 3.01(c) of the Master Declaration provides that every parcel within Millican Reserve shall be located in a Village (as that term is defined in the Master Declaration and herein so called) and that during the Development Period, the Town Founder, in its sole and absolute discretion, may establish additional Villages by designation in a village declaration; and

**WHEREAS**, the Development Period has not expired; and

**WHEREAS**, RB Meadows, LLC is the record owner of fee simple title to that certain 156-acre tract or parcel of real property, more particularly described in in Exhibit “A” attached hereto and made a part hereof (sometimes referred to as the “RB Meadows Property”) which, together with “RB Ventures Property” and “McFarlane Property” is known as the (“Annexation Property”); and

**WHEREAS**, RB Ventures I LLC is the record owner of fee simple title to that certain 1.57-acre tract or parcel of real property; more particularly described in Exhibit “B” attached hereto and made part hereof (sometimes referred to as the “RB Ventures Property”); and

**WHEREAS**, John E. McFarlane, Jr., and Erin M. McFarlane, individually, are the record owners of fee simple title to that certain 6.12-acre tract or parcel of real property; more particularly described in Exhibit “C” attached hereto and made part hereof (sometimes referred to as the “McFarlane Property”); and

**WHEREAS**, the Annexing Owners and the Town Founder desire to annex the Annexation Property within the authority and jurisdiction of the Conservancy and subject the

Annexation Property to the covenants, conditions, restrictions, reservations, easements, rights, charges and liens of the Master Declaration;

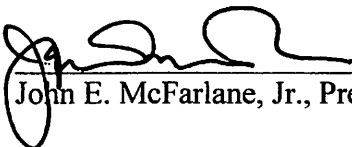
**NOW, THEREFORE**, for and in consideration of the recitals set forth above, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

The Annexation Property shall be annexed into Millican Reserve to be under the authority and jurisdiction of the Conservancy, and the Annexation Property shall be held, transferred, sold, conveyed, used and occupied in accordance with and subject to those certain covenants, conditions, restrictions, easements, rights, charges and liens set forth in the Master Declaration, as it may be hereafter amended, which shall run with the land and be binding on all parties having any right, title, or interest in the Annexation Property or any part thereof, their heirs, successors and assigns, and which shall inure to the benefit of each owner thereof. During the Development Period, the Town Founder may unilaterally amend this Village Declaration at any time. The Annexation Property shall be included within the definition of "Property" in the Master Declaration. The Annexation Property shall be known as The Meadows and shall be included as one (1) of the "Villages" pursuant to Article III, Section 3.01(c) of the Master Declaration.

**EXECUTED** this 13 day of June, 2017.

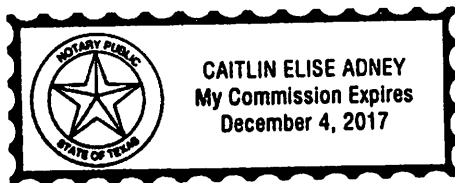
**TOWN FOUNDER:**

**ROCK BARN CONSERVATION PARTNERS,  
LLC**, a Texas limited liability company

By:   
John E. McFarlane, Jr., President

THE STATE OF TEXAS    §  
                                      §  
COUNTY OF BRAZOS    §

This instrument was acknowledged before me on the 13 day of June 2017, by John E. McFarlane, Jr., President of Rock Barn Conservation Partners, LLC, a Texas limited liability company, on behalf of said entity.



[Signature]  
Notary Public, State of Texas

**ANNEXING OWNER:**

**RB MEADOWS, LLC**, a Texas limited liability company

By: Rock Barn Conservation Partners, LLC, a Texas limited liability company, its Manager

By: [Signature]  
John E. McFarlane, Jr., Manager

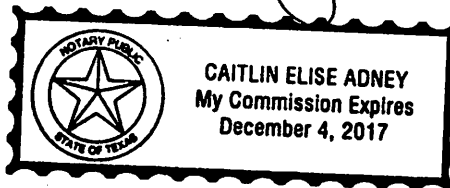
THE STATE OF TEXAS    §  
                                  §  
COUNTY OF BRAZOS    §

This instrument was acknowledged before me on the 13 day of June 2017, by John E. McFarlane, Jr., Manager of, Rock Barn Conservation Partners, LLC, a Texas limited liability company, Manager of RB Meadows, LLC, a Texas limited liability company, on behalf of said entities.

[Signature]  
Notary Public, State of Texas

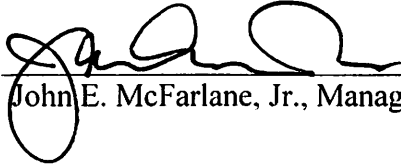
**WHEN RECORDED, RETURN TO:**

Mark K. Knop  
Hoover Slovacek  
Galleria Tower II  
5051 Westheimer, Suite 1200  
Houston, Texas 77056  
File No. 111779-02



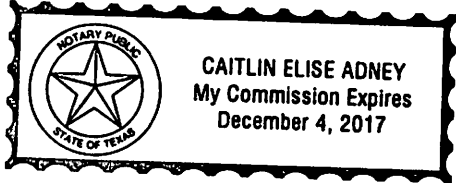
**ANNEXING OWNER:**


**RB VENTURES I, LLC**, a Texas limited liability company

By:   
John E. McFarlane, Jr., Manager

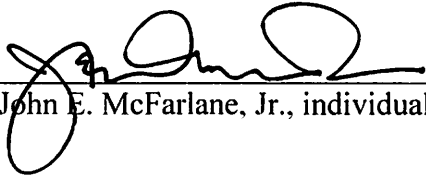
THE STATE OF TEXAS    §  
                                      §  
COUNTY OF BRAZOS    §

This instrument was acknowledged before me on the 14 day of June 2017, by John E. McFarlane, Jr., Manager of RB Ventures I, LLC, a Texas limited liability company, on behalf of said entity.



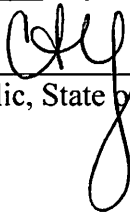
  
Notary Public, State of Texas

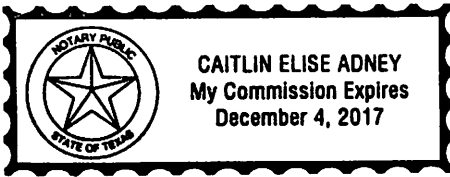
**ANNEXING OWNER:**

By:   
John E. McFarlane, Jr., individually


THE STATE OF TEXAS    §  
                                  §  
COUNTY OF BRAZOS    §

This instrument was acknowledged before me on the 14 day of June 2017,  
by John E. McFarlane, Jr.,

  
Notary Public, State of Texas

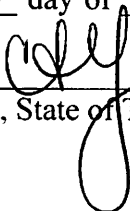


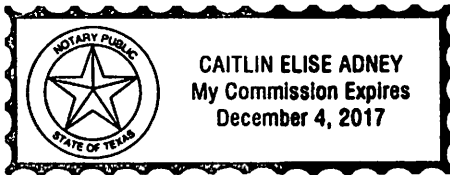
**ANNEXING OWNER:**

By:   
Erin M. McFarlane, individually

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF BRAZOS    §

This instrument was acknowledged before me on the 14 day of June 2017,  
by Erin M. McFarlane,

  
Notary Public, State of Texas



**WHEN RECORDED, RETURN TO:**

Mark K. Knop  
Hoover Slovacek  
Galleria Tower II  
5051 Westheimer, Suite 1200  
Houston, Texas 77056  
File No. 111779-02

# EXHIBIT A

## Tract One:

Being all that certain tract or parcel of land lying and being situated in the A. MILLER SURVEY, Abstract No. 165 and the C. RAINEY SURVEY, Abstract No. 201 in Brazos County, Texas and being part of the 82.453 acre tract described in the deed from Peach Creek Partners, Ltd. to RB Ventures I, LLC recorded in Volume 12300, Page 5 of the Official Records of Brazos County, Texas (O.R.B.C.), all of the 10.001 acre tract described in the deed from Peach Creek Partners, Ltd. to John E. McFarlane, Jr. and Erin M. McFarlane recorded in Volume 9422, Page 180 (O.R.B.C.) and being all of the 94.05 acre tract described in the deed from Edward W. Valenta and Sue Ann Valenta to RB Ventures I, LLC recorded in Volume 12300, Page 20 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**COMMENCING:** at a found TxDOT concrete monument with a 4-inch brass disk marking the most northerly corner of the said 82.453 acre tract, the southwest corner of a 2.46 acre State of Texas right-of-way tract for State Highway No. 6 recorded in Volume 5533, Page 197 (O.R.B.C.) and being in the east line of a called 16.68 acre Bryan Scott Medlin tract recorded in Volume 3836, Page 54 (O.R.B.C.);

**THENCE:** S 42° 10' 00" E along the southwest right-of-way line of said State Highway No. 6 for a distance of 713.25 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;

**THENCE:** S 42° 10' 00" E continuing along said State Highway No. 6 right-of-way line for a distance of 121.19 feet to a 1/2-inch iron rod set for corner;

**THENCE:** into and through the said 82.453 acre RB Ventures I, LLC tract for the following five (5) calls:

- 1) S 39° 48' 48" W for a distance of 137.28 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
- 2) 81.61 feet along the arc of said curve having a central angle of 10° 44' 59", a radius of 435.00 feet, a tangent of 40.93 feet and a long chord bearing S 45° 11' 17" W at a distance of 81.49 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 3) S 50° 33' 47" W for a distance of 190.81 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
- 4) 195.89 feet along the arc of said curve having a central angle of 14° 46' 04", a radius of 760.00 feet, a tangent of 98.49 feet and a long chord bearing S 57° 56' 49" W at a distance of 195.35 feet to a 3/4-inch iron pipe set for corner, and
- 5) S 12° 19' 03" E for a distance of 510.27 feet for corner in the south line of the said 82.453 acre tract;

**THENCE:** along the south line of said 82.453 acre RB Ventures I, LLC tract, said south line being common with the approximate centerline of Peach Creek for the following forty-five (45) calls:

- 1) N 83° 49' 48" W for a distance of 80.06 feet for corner,
- 2) N 68° 48' 28" W for a distance of 86.06 feet for corner,
- 3) S 81° 50' 17" W for a distance of 82.20 feet for corner,
- 4) S 20° 33' 41" W for a distance of 103.44 feet for corner,
- 5) S 02° 29' 27" W for a distance of 85.42 feet for corner,
- 6) S 57° 29' 11" W for a distance of 150.16 feet for corner,
- 7) S 14° 14' 10" W for a distance of 68.27 feet for corner,
- 8) S 43° 08' 28" E for a distance of 65.26 feet for corner,
- 9) S 17° 09' 54" E for a distance of 131.42 feet for corner,
- 10) S 52° 36' 22" W for a distance of 51.74 feet for corner,
- 11) N 44° 32' 46" W for a distance of 95.07 feet for corner,
- 12) S 77° 13' 59" W for a distance of 122.45 feet for corner,
- 13) S 46° 26' 38" W for a distance of 198.57 feet for corner,
- 14) N 61° 54' 21" W for a distance of 45.88 feet for corner,
- 15) N 66° 33' 42" W for a distance of 38.95 feet for corner,
- 16) N 55° 57' 45" W for a distance of 164.60 feet for corner,
- 17) N 74° 40' 54" W for a distance of 87.32 feet for corner,
- 18) S 23° 35' 16" W for a distance of 107.65 feet for corner,
- 19) S 60° 37' 09" W for a distance of 57.99 feet for corner,
- 20) S 66° 21' 24" W for a distance of 243.49 feet for corner,
- 21) N 42° 27' 18" W for a distance of 174.79 feet for corner,
- 22) N 79° 19' 24" W for a distance of 154.91 feet for corner,



23) S 86° 44' 19" W for a distance of 124.93 feet for corner,  
24) S 59° 59' 59" W for a distance of 113.52 feet for corner,  
25) S 16° 53' 50" W for a distance of 109.52 feet for corner,  
26) S 31° 45' 01" E for a distance of 85.93 feet for corner,  
27) S 89° 02' 15" E for a distance of 125.97 feet for corner,  
28) S 63° 54' 21" E for a distance of 69.42 feet for corner,  
29) S 00° 23' 25" E for a distance of 31.46 feet for corner,  
30) S 68° 49' 44" W for a distance of 148.54 feet for corner,  
31) S 00° 29' 44" E for a distance of 175.98 feet for corner,  
32) S 45° 33' 30" W for a distance of 75.27 feet for corner,  
33) S 15° 54' 14" W for a distance of 111.05 feet for corner,  
34) S 35° 37' 09" E for a distance of 104.51 feet for corner,  
35) S 05° 46' 02" W for a distance of 72.65 feet for corner,  
36) S 50° 50' 56" W for a distance of 45.50 feet for corner,  
37) S 18° 52' 12" E for a distance of 91.37 feet for corner,  
38) N 75° 01' 27" E for a distance of 73.38 feet for corner,  
39) S 45° 40' 10" E for a distance of 105.41 feet for corner,  
40) S 03° 36' 55" E for a distance of 48.98 feet for corner,  
41) S 37° 42' 18" W for a distance of 157.46 feet for corner,  
42) S 51° 34' 15" W for a distance of 130.22 feet for corner,  
43) S 17° 04' 56" W for a distance of 109.10 feet for corner,  
44) S 88° 46' 40" W for a distance of 154.22 feet for corner, and  
45) N 81° 45' 04" W for a distance of 183.53 feet for corner marking the southwest corner of the said 82.453 acre tract, the southeast corner of the said 94.05 acre tract and the northeast corner of the 76.70 acre Peach Creek Partners tract recorded in Volume 12300, Page 13 (O.R.B.C.), from whence a found 1/2-inch iron rod bears N 02° 51' 48" W at a distance of 100.00 feet for reference;

**THENCE:** along the common line of the said 94.05 acre RB Ventures I, LLC tract and the said 76.70 acre Peach Creek Partners tract for the following nine (9) calls:

1) S 62° 30' 42" W for a distance of 532.74 feet for corner,  
2) S 23° 06' 53" W for a distance of 121.81 feet for corner,  
3) S 03° 49' 59" E for a distance of 327.11 feet for corner,  
4) S 16° 13' 16" W for a distance of 484.07 feet for corner,  
5) S 30° 30' 05" W for a distance of 531.78 feet for corner,  
6) S 68° 13' 08" W for a distance of 96.06 feet for corner,  
7) N 79° 47' 44" W for a distance of 106.55 feet for corner,  
8) N 05° 44' 53" W for a distance of 200.55 feet for corner, and  
9) N 68° 57' 11" W for a distance of 92.64 feet for corner marking the southwest corner of the said 94.05 acre tract, the northwest corner of the said 76.70 acre tract and being in the east line of the called 141.46 acre Peach Creek Partner, Ltd. Tract Three recorded in Exhibit "B" of Volume 4227, Page 119 (O.R.B.C.) and Volume 4227, Page 145 (O.R.B.C.);

**THENCE:** N 02° 11' 58" W along the common line of the said 94.05 acre RB Ventures I, LLC tract and the called 141.460 acre Peach Creek Partners, Ltd. tract for a distance of 1560.66 feet to a found 1/2-inch iron rod marking the northeast corner of the called 141.460 acre Peach Creek Partner, Ltd. tract and the southeast corner of the Smiling Mallard Development, Ltd. 1037.24 acre Tract Two recorded in Volume 4247, Page 51 (O.R.B.C.),

**THENCE:** N 02° 49' 20" W continuing along the westerly line of the said 94.05 acre RB Ventures I, LLC tract and the said 1037.24 acre Smiling Mallard Development, Ltd. tract for a distance of 2075.08 feet to a 1/2-inch iron rod set for corner;

**THENCE:** N 43° 08' 40" W continuing along said common line for a distance of 18.39 feet to a 1/2-inch iron rod set for the northeast corner of the said 1037.24 acre Smiling Mallard Development, Ltd. tract and the lower southeast corner of Lot 16, Block 1, INDIAN OAKS SUBDIVISION as recorded in Volume 361, Page 593 of the Brazos County Deed Records (B.C.D.R.);

**THENCE:** along the common line of the said 94.05 acre RB Ventures I, LLC tract and said Lot 16, Block 1, INDIAN OAKS SUBDIVISION for the following three (3) calls:

1) N 06° 44' 21" W for a distance of 102.71 feet to a 1/2-inch iron rod set for corner,  
2) N 67° 30' 14" E for a distance of 92.81 feet to a 20-inch Post Oak tree for corner, and

3) N 88° 37' 45" E for a distance of 348.00 feet to a found 5/8-inch iron rod marking the southeast corner of said Lot 16 and the southwest corner of the called 20.767 acre M-Group Ventures, LLC tract recorded in Volume 8594, Page 51 (O.R.B.C.);

THENCE: N 85° 24' 53" E along the north line of the said 94.05 acre RB Ventures I, LLC tract and the south line of the called 20.767 acre M-Group Ventures, LLC tract for a distance of 297.93 feet to a found 5/8-inch iron rod marking the southeast corner of the called 20.767 acre tract and the southwest corner of the called 42.482 acre Jon and Dawn Acklam Revocable Living Trust recorded in Volume 6727, Page 158 (O.R.B.C.);

THENCE: N 87° 22' 50" E continuing along the north line of the said 94.05 acre RB Ventures I, LLC tract and the south line of the called 42.482 acre Acklam tract for a distance of 538.46 feet to a found 1/2-inch iron rod marking the northeast corner of the said 94.05 acre RB Ventures I, LLC tract and the northwest corner of the called 10.001 acre John & Erin McFarlane, Jr. tract recorded in Volume 9422, Page 180 (O.R.B.C.);

THENCE: N 82° 49' 38" E along the north line of the said 10.001 acre McFarlane tract, said line being common with the south line of the called 42.482 acre Acklam tract and the south line of the called 25.510 acre Debbie Stormer tract recorded in Volume 1130, Page 154 (O.R.B.C.) for a distance of 491.75 feet to a found 1/2-inch iron rod marking the southeast corner of the called 25.510 acre Stormer tract and the southwest corner of a called 60.000 acre Museum of the American G.I., Inc. tract recorded in Volume 4867, Page 184 (O.R.B.C.);

THENCE: N 87° 32' 28" E along the common line of the called 10.001 acre McFarlane tract and the called 60.000 acre Museum of the American G.I., Inc. tract, at 85.31 feet pass a 1/2-inch iron rod found for the northeast corner of the said 10.001 acre McFarlane tract and the northwest corner of the said 82.453 acre RB Ventures I, LLC tract, continue along the common line of the said 82.453 and 60.000 acre tracts for a total distance of 999.86 feet to a found 1/2-inch iron rod marking the southeast corner of the said 60.000 acre tract and the southwest corner of the called 60-foot wide Peach Creek Partners, Ltd. Tract Two Exhibit "B" recorded in Volume 4227, Page 119 (O.R.B.C.) and Volume 4227, Page 145 (O.R.B.C.);

THENCE: N 87° 15' 15" E continuing along the said north line of the 82.453 acre RB Ventures I, LLC tract, said line also being the south line of the 60-foot wide Peach Creek Partners, Ltd. Tract Two and the south line of the called 16.68 acre Medlin tract for a distance of 638.13 feet to a found 3/8-inch iron rod marking the southeast corner of the before-said 16.68 acre tract;

THENCE: into and through the said 82.453 acre RB Ventures I, LLC tract for the following five (5) calls:

- 1) S 24° 40' 09" E for a distance of 111.71 feet to a 3/4-inch iron pipe set marking the Point of Curvature of a curve to the left corner,
- 2) 164.96 feet in a counter-clockwise direction along the arc of a curve having a central angle of 014° 46' 04", a radius of 640.00 feet, a tangent of 82.94 feet and a long chord bearing N 57° 56' 49" E at a distance of 164.50 feet to a 3/4-inch iron pipe set the Point of Tangency,
- 3) N 50° 33' 47" E for a distance of 190.81 feet to a 3/4-inch iron pipe set marking the Point of Curvature of a curve to the left,
- 4) 59.10 feet in a counter-clockwise direction along the arc of said curve having a central angle of 10° 44' 59", a radius of 315.00 feet, a tangent of 29.64 feet and a long chord bearing N 45° 11' 17" E at a distance of 59.01 feet to a 3/4-inch iron pipe set the Point of Tangency, and
- 5) N 39° 48' 48" E for a distance of 154.18 feet to the POINT OF BEGINNING and containing 168.06 acres of land, more or less.

**SAVE & EXCEPT from Tract One:**

Being all that certain tract or parcel of land lying and being situated in the C. RAINEY SURVEY, Abstract No. 201 in Brazos County, Texas and being part of the called 92.517 acre tract described in the deed from Lawrence G. Fraser and wife, Barbara Rae Fraser to Peach Creek Partners, Ltd. recorded in Volume 6905, Page 96 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod marking the northwest corner of the called 92.517 acre tract, the northeast corner of the called 167.609 acre Valenta tract recorded in Volume 3160, Page 182 (O.R.B.C.) and being in the south line of the called 42.482 acre Acklam tract recorded in Volume 6727, Page 158 (O.R.B.C.);

THENCE: N 82° 49' 38" E along the north line of the called 92.517 acre tract for a distance of 491.75 feet to a found 1/2-inch iron rod marking the southeast corner of the called 25.970 acre Stormer tract recorded in Volume 1130, Page 154 (O.R.B.C.)

and the southwest corner of a called 60.00 acre Museum of the American G.I., Inc. tract recorded in Volume 4867, Page 184 (O.R.B.C.);

**THENCE:** N 87° 32' 28" E continue along the north line of the called 92.517 acre tract for a distance of 87.81 feet to a 1/2-inch iron rod set for corner;

**THENCE:** through the interior of the called 92.517 acre tract for the following two (2) calls:

- 1) S 06° 05' 22" E for a distance of 725.48 feet to a 1/2-inch iron rod set for corner and
- 2) S 83° 54' 38" W for a distance of 619.98 feet to a 1/2-inch iron rod set for corner in the west line of the called 92.517 acre tract, said corner also being in the east line of the called 167.609 acre Valenta tract;

**THENCE:** N 02° 51' 48" W along the common line of the said 92.517 acre tract and the called 167.609 acre tract for a distance of 722.89 feet to the POINT OF BEGINNING and containing 10.001 acres of land, more or less.

**FURTHER SAVE & EXCEPT from Tract One:**

Being all that certain tract or parcel of land lying and being situated in the C. RAINEY SURVEY, Abstract No. 201 in Brazos County, Texas and being part of a 94.05 acre tract described in the deed from Edward W. Valenta and Sue Ann Valenta to RB Ventures I, LLC recorded in Volume 12300, Page 20, Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**COMMENCING:** at a found 1/2-inch iron rod marking the northeast corner of the said 94.05 acre RB Ventures I tract and the northwest corner of the 10.001 acre John E. McFarlane, Jr. and Erin M. McFarlane tract recorded in Volume 9422, Page 180 (O.R.B.C.);

**THENCE:** S 02° 51' 48" E along the east line of the said 94.05 acre RB Ventures I tract, said line being common with the west line of the said 10.001 acre McFarlane tract and the west line of the 82.453 acre RB Ventures I tract recorded in Volume 12300, Page 5 (O.R.B.C.) for a distance of 1289.70 feet to the POINT OF BEGINNING, said point also being the east corner of this tract;

**THENCE:** S 02° 51' 48" E along the common line of the said 94.05 RB Ventures I tract (12300/20) and the said 82.453 acre RB Ventures I tract (12300/5) for a distance of 265.90 feet to the south corner of this tract from whence a found 1/2-inch iron rod for reference in the east line of the said 94.05 acre tract bears S 02° 51' 48" E for a distance of 795.96 feet;

**THENCE:** into the interior of the said 94.05 acre RB Ventures I tract (12300/20) for the following three (3) calls:

- 1) N 54° 02' 04" W for a distance of 491.20 feet to the west corner of this tract,
- 2) 100.00 feet in a counter clockwise direction along the arc of a curve having a central angle of 20° 06' 16", a radius of 285.00 feet, a tangent of 50.52 feet and a long chord bearing N 24° 35' 22" E at a distance of 99.49 feet to the north corner of this tract,
- 3) S 71° 42' 10" E for a distance of 361.14 feet to the POINT OF BEGINNING and containing 1.57 acres of land, more or less.

**Tract Two:**

Being all that certain tract or parcel of land lying and being situated in the C. RAINEY SURVEY, Abstract No. 201 in Brazos County, Texas and being part of the 10.001 acre tract described in the deed from Peach Creek Partners, Ltd. to John E. McFarlane, Jr. and Erin M. McFarlane recorded in Volume 9422, Page 180 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the common northeast corner of this tract and the said 10.001 acre McFarlane tract, the upper northwest corner of the 82.453 acre RB Ventures I, LLC tract recorded in Volume 12300, Page 5 (O.R.B.C.) and being in the south line of the called 60.000 acre Museum of the American G.I. Inc. tract recorded in Volume 4867, Page 184 (O.R.B.C.);

**THENCE:** along the common line of this tract, the said 10.001 acre McFarlane tract and the said 82.453 RB Ventures I, LLC tract for the following two (2) calls:

- 1) S 06° 05' 22" E for a distance of 725.48 feet to a found 1/2-inch iron rod marking the southeast corner of this tract, and

2) S 83° 54' 38" W for a distance of 619.98 feet to a found 1/2-inch iron rod marking the southwest corner of this tract, the southwest corner of the said 10.001 acre tract and being in the west line of the 94.05 acre RB Ventures I, LLC tract recorded in Volume 12300, Page 20 (O.R.B.C.);

THENCE: N 02° 51' 48" W along the west line of the said 10.001 acre McFarlane tract and the east line of the said 94.05 acre RB Ventures I, LLC tract for a distance of 242.22 feet to the lower northwest corner of this tract;

THENCE: into and through the interior of the called 10.001 acre McFarlane tract for the following four (4) calls:

- 1) S 80° 06' 42" E for a distance of 122.48 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
- 2) 323.22 feet along the arc of said curve having a central angle of 55° 16' 51", a radius of 335.00 feet, a tangent of 175.44 feet and a long chord bearing N 72° 14' 52" E at a distance of 310.83 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 3) N 44° 36' 26" E for a distance of 174.93 feet to a 1/2-inch iron rod set for corner, and
- 4) N 02° 27' 32" W for a distance of 346.12 feet to a 1/2-inch iron rod set the northwest corner of this tract, and corner being in the north line of the said 10.001 acre McFarlane tract and the south line of the called 60.000 acre Museum of the American G.I. Inc. tract;

THENCE: N 87° 32' 28" E along the common line of the said 10.001 acre McFarlane tract and the south line of the called 60.000 Museum of the American G.I. Inc. tract for a distance of 26.96 feet to the POINT OF BEGINNING and containing 3.88 acres of land, more or less.

FIELD NOTES  
 LOT 9, BLOCK 1  
 THE MEADOWS  
 1.57 ACRES

Being all that certain tract or parcel of land lying and being situated in the C. RAINEY SURVEY, Abstract No. 201 in Brazos County, Texas and being part of a 94.05 acre tract described in the deed from Edward W. Valenta and Sue Ann Valenta to RB Ventures I, LLC recorded in Volume 12300, Page 20 Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the northeast corner of the said 94.05 acre RB Ventures I tract and the northwest corner of the 10.001 acre John E. McFarlane, Jr. and Erin M. McFarlane tract recorded in Volume 9422, Page 180 (O.R.B.C.);

THENCE: S 02° 51' 48" E along the east line of the said 94.05 acre RB Ventures I tract, said line being common with the west line of the said 10.001 acre McFarlane tract and the west line of the 82.453 acre RB Ventures I tract recorded in Volume 12300, Page 5 (O.R.B.C.) for a distance of 1289.70 feet to the POINT OF BEGINNING, said point also being the east corner of this tract;

THENCE: S 02° 51' 48" E along the common line of the said 94.05 RB Ventures I tract (12300/20) and the said 82.453 acre RB Ventures I tract (12300/5) for a distance of 265.90 feet to the south corner of this tract from whence a found 1/2-inch iron rod for reference in the east line of the said 94.05 acre tract bears S 02° 51' 48" E for a distance of 795.96 feet;

THENCE: into the interior of the said 94.05 acre RB Ventures I tract (12300/20) for the following three (3) calls:

- 1) N 54° 02' 04" W for a distance of 491.20 feet to the west corner of this tract,
- 2) 100.00 feet in a counter clockwise direction along the arc of a curve having a central angle of 20° 06' 16", a radius of 285.00 feet, a tangent of 50.52 feet and a long chord bearing N 24° 35' 22" E at a distance of 99.49 feet to the north corner of this tract,
- 3) S 71° 42' 10" E for a distance of 361.14 feet to the POINT OF BEGINNING and containing 1.57 acres of land, more or less, according to a survey made on the ground under the supervision of Gregory Hopcus, Registered Professional Land Surveyor, State of Texas, No. 6047, in September, 2016.

For further information see survey plat  
 page 1 of 2 prepared with this description.



9/6/16

FIELD NOTES  
 LOT 1, BLOCK 1  
 THE MEADOWS  
 6.12 ACRES

Being all that certain tract or parcel of land lying and being situated in the C. RAINEY SURVEY, Abstract No. 201, and being part of the 10.001 acre tract described in the deed from Peach Creek Partners, Ltd. to John E. McFarlane, Jr. and Erin M. McFarlane recorded in Volume 9422, Page 180 Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the northwest corner of the said 10.001 acre McFarlane tract, the northeast corner of the 94.05 acre RB Ventures I, LLC tract recorded in Volume 12300, Page 20 (O.R.B.C.) and in the south line of the called 42.482 acre Jon and Dawn Acklam Revocable Living Trust tract recorded in Volume 6727, Page 158 (O.R.B.C.);

**THENCE:** N 82° 49' 38" E along the common north line of the said 10.001 acre tract, the south line of the called 42.482 acre tract and the south line of the called 25.510 acre Debbie Stormer tract recorded in Volume 1130, Page 154 (O.R.B.C.) for a distance of 491.75 feet to a found 1/2-inch iron rod marking an angle point in the north line of this tract, said angle point also marking the southeast corner of the called 25.510 acre Stormer tract and the southwest corner of the called 40.34 acre Museum of the American G.I., Inc. tract recorded in Volume 4867, Page 184 (O.R.B.C.);

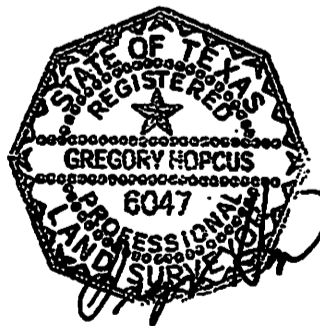
**THENCE:** N 87° 32' 28" E along the common line of the said 10.001 acre McFarlane tract and the called 40.34 acre Museum of the American G.I., Inc. tract for a distance of 60.85 feet to the northeast corner of this tract;

**THENCE:** into the interior of the said 10.001 acre McFarlane tract for the following four (4) calls:

- 1) S 02° 27' 32" E for a distance of 346.12 feet to the southeast corner of this tract;
- 2) S 44° 36' 26" W for a distance of 174.93 feet to the Point of Curvature of a curve to the right,
- 3) 323.22 feet along the arc of said curve having a central angle of 55° 16' 51", a radius of 335.00 feet, a tangent of 175.44 feet and a long chord bearing of S 72° 14' 52" W at a distance of 310.83 feet to the Point of Tangency,
- 4) N 80° 06' 42" W for a distance of 122.48 feet to the southwest corner of this tract in the west line of the said 10.001 acre McFarlane tract, said corner also being in the east line of the before-said 94.05 acre RB Ventures I tract;

**THENCE:** N 02° 51' 48" W along the common line of the said 10.001 acre McFarlane tract and the said 94.05 acre RB Ventures I tract for a distance of 480.67 feet to the POINT OF BEGINNING and containing 6.12 acres of land, more or less, according to a survey made on the ground under the supervision of Gregory Hopcus, Registered Professional Land Surveyor, State of Texas, No. 6047, in September, 2016.

For further information see survey plat on page 1 of 2 prepared with this description.



9/6/16