

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.

DEED WITHOUT WARRANTY

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

THAT the County of Brown, State of Texas, a body politic, herein called, "Grantor", for and in consideration of the sum of ---TEN AND NO/100 (\$10.00) DOLLARS --- and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto CITY OF EARLY, whose mailing address is 960 Early Blvd, Early, Brown County, Texas, herein called "Grantee", whether one or more, all of the following described real property in Brown County, Texas, to wit:

See Exhibit "A"

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, their heirs and assigns forever;

EXECUTED this 9th day of May, 2016.

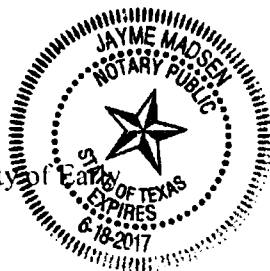
E. Ray West, III
E. Ray West, III
Brown County Judge

THE STATE OF TEXAS §
 §
COUNTY OF BROWN §

This instrument was acknowledged before me on the 9th day of May, 2016, by E. Ray West, III, in his official capacity as County Judge of Brown County, Texas.

Jayme Madsen
NOTARY PUBLIC, STATE OF TEXAS

Grantee: City of



May 9, 2016
(Exhibit #3)

H330096B PAGE ONE OF TWO:

P.O. Box 1909

117 Vick Dr.

Brownwood, Texas 76804

Phone: 325-646-3036

Fax: 325-643-2312

E Mail: kingland@verizon.net

King Land Surveying

*Elected County Surveyor of Brown County***THE STATE OF TEXAS:****COUNTY OF BROWN:****CITY OF EARLY: FIELD NOTES AND ATTACHED PLAT OR MAP MADE FOR
EARLY HOSPITALITY PARTNERS LLC**

All of that certain 0.439 acre tract, or parcel of land being out of the Henry Kraber Survey No. 19, Abstract No. 584, and Lot One of the Yrma Jones Subdivision being situated in the City of Early, Brown County, Texas, said Subdivision being of record in Volume 2, Page 15a, and being part of the same land as conveyed by Deeds from Janice Carol Brocksh Johnson, to Brown County, dated November 16, 1987, being of record in Volume 998, Page 557, of the Real Property Records of said County and from Ernest E. McBride and Howard L. Williams, to Brown County, dated January 17, 1961, being of record in Volume 484, Page 538, of the Deed Records of said County and is further described as occupied as follows;

BEGINNING at the NEC of a 1.501 acre tract as conveyed by deed from Harry Craig, to Early Hospitality Partners LLC, dated March 8, 2016, being of record in Volume 195, Page 172 of the Official Public Records of Brown County, Texas, for an Interior Corner of this;

THENCE South 64 degrees 46 minutes 09 seconds West, with northerly line of said 1.501 acre tract, 39.89 feet to a 3" steel fence corner post in concrete, being the SWC of said Johnson tract, for the South West Corner of this;

THENCE North 11 degrees 42 minutes 05 seconds West, with westerly line of said Johnson tract, 68.39 feet to a 1/2" iron rod set for the North West Corner of this;

THENCE North 65 degrees 45 minutes 26 seconds East, crossing the westerly line of said Jones Subdivision, a total distance of 380.23 feet to a x marked on concrete in the westerly line of County Road No. 381, known as the Old May Road, for the North East Corner of this;

THENCE South 16 degrees 32 minutes 33 seconds East, with said Roadway, 30.27 feet to the Easterly South East Corner of this, being 2.18 feet N 16 degrees 32 minutes 33 seconds W of the NEC of same land as conveyed by deed from Texas Bank, Brownwood, to Bruce E. Stewart, dated December 22, 2003, being of record in Volume 1506, Page 510, of the Real Property Records of said County;

THENCE South 65 degrees 45 minutes 26 seconds West, passing a building eave at 121.26 feet, and continuing with a total distance of 200.02 feet to an Interior Corner of this and being in the westerly line of said Jones Subdivision, of which being 2.18 feet N 15 degrees 54 minutes 04 seconds W of the NWC of said Stewart tract;

THENCE South 15 degrees 54 minutes 04 seconds East, passing said Stewart tract at 2.18 feet, and continuing with a total distance of 43.89 feet to a found 1/2" iron rod by a large wood fence corner post, being in the Northerly line of same and as conveyed by deed as a 1.918 acre tract from Larry Jack Taylor to Silver Star Properties, dated June 10, 2008, being of record in Volume 1711, Page 459, of the Real Property Records of said County, for the Southerly South East Corner of this;

CONTINUED ON PAGE TWO

H330096B PAGE TWO OF TWO:

P.O. Box 1909
117 Vick Dr.
Brownwood, Texas 76804

Phone: 325-646-3036
Fax: 325-643-2312
E Mail: kingland@verizon.net

King Land Surveying

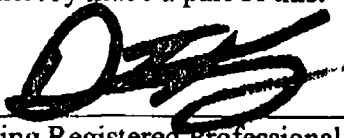
Elected County Surveyor of Brown County

CONTINUED FROM PAGE ONE

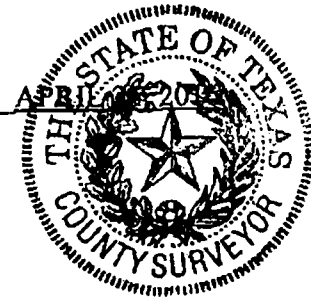
THENCE South 65 degrees 48 minutes 01 seconds West, with northerly line of said 1.918 acre tract, 144.45 feet, (deed call 144.50 feet), to a chain link fence corner post, in the Easterly line of said 1.501 acre tract, for a Westerly South West Corner of this;

THENCE North 26 degrees 37 minutes 42 seconds West, said 1.501 acre tract, 7.25 feet to the Place of Beginning and calculated to contain 0.439 acre of land in area.

THE ABOVE FIELD NOTES AND ATTACHED PLAT OR MAP REPRESENTS the results of an on the ground survey, that all lines and corners are marked as described in the field notes above and shown on the attached plat or map which is hereby made a part of this.



Don T. King Registered Professional Land Surveyor of The State of Texas
Elected County Surveyor of Brown County, Texas



4259
H35300968

HENRY KRABER SURVEY

ERNEST E MADDOCK AND HOWARD
GAS PIPE

PORTABLE STORAGE TANK
WILLIAMS
PORTABLE STORAGE TANK
CONC FOUNDATION

NO. 19 A-584

0.439 ACRE

BROWN COUNTY TRACT
JANICE CAROL BROCKSH JOHNSON
TO
BROWN COUNTY
11/18/1987
998/257

1.853 ACRE

BROWN AS TRACT, S. 5 N. S. 1/4 S. QUINCE ESTATE
10/07/88
10/07/88

1.918 ACRES

YRMA JONES SUBDIVISION
VOLUME 2, PAGE 15A
PLA RECORDS
BROWN COUNTY TX

SHOP BUILDING

PAUL RICHARD SMITH
7/07/272
TEXAS BANK, BROWNWOOD
MILIC E STRIPLAIT
12/22/2003
1308/510

WATER VALVE

DEED LOG 200.2
12/18

DEED LOG 200.2

DEED LOG 200.2

DEED LOG 200.2

DEED LOG 200.2

DEED LOG 200.2

DEED LOG 200.2

BLOCK A

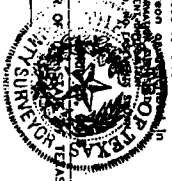
GRAPHIC SCALE - FEET

COUNTY ROAD NO 381 OLD MAY ROAD

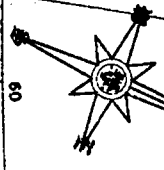
THE STATE OF TEXAS:
COUNTY OF BROWN:
CITY OF EARLY:

THE PLAT ON MAP HERETO
AND ATTACHED FIELD NOTES SHOWING THE RESULTS OF AN
ON THE GROUND SURVEY, THE
LINES AND CORNERS ARE MARKED AS DESCRIBED
ON THE ATTACHED FIELD NOTES
WHICH IS HERETO MADE A PART
OF THIS PLAT AND PROPERLY
DEDICATED ROAD-WAY AS SHOWN ON THE PLAT
NO TITLE RECORDS OR OTHER
NO LATER RECORDS OR OTHER
WAS FORWARDED.

DON I. KING REGISTERED PROFESSIONAL LAND SURVEYOR OF
KING LAND SURVEYING
P.O. BOX 1909, BROWNWOOD, TEXAS, 76804
325-646-3036
FAX 643-2312



COORDINATE SYSTEM
NAD 83
GCS NAD83
UTM
ZONE 14N
PROJ. CODE 5000
UNIT: METERS
SCALE FACTOR: 0.3048006096
EARTH TIDAL CORRECTION: NO
WAVELENGTH: 1903100
Spheroid: GRS80
Semi-Major Axis: 6378137.0
Semi-Minor Axis: 6356752.3141403
Eccentricity Squared: 0.006722670885683
Eccentricity: 0.083611966825390
False Easting: 500000.0
False Northing: 0.0
Central Meridian: -101.0
Standard Parallel 1: 33.0
Standard Parallel 2: 33.0
Latitude of Origin: 33.0
Projection: UTM
Datum: NAD83
Units: Meters
Authority: EPSG:3147



CITY OF EARLY

50744

20162772 PAGE 5 OF 6

5/11/2016

VEND: 1 BROWN COUNTY
DATE I.D. PO #
5/11/2016 201605118062
PURCHASE 0.439 ACRES, PRECINCT 3

DESCRIPTION AMOUNT
BROWN COUNTY 35,000.00

CHECK TOTALT 35,000.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND OR WHITE PAPER

CITY OF EARLY
P.O. BOX 3100
EARLY, TEXAS 76803

MILLS COUNTY STATE BANK
BROWNWOOD, TEXAS

50744

88-674/1119

DATE 5/11/2016 50744

35,000.00

AMOUNT

----- THIRTY FIVE THOUSAND & 00/100 DOLLARS -----

PAY

BROWN COUNTY
200 S. BROADWAY
BROWNWOOD, TX 76801

TO THE
ORDER
OF

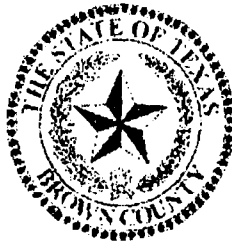
Robert Wang
Brenda Kilgo
NOT VALID AFTER 90 DAYS

SECURITY FEATURES INCLUDED DETAILS ON BACK.

⑆050744⑆ ⑆11906747⑆ ⑆21 000 914⑆

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 2772

FILED FOR REGISTRATION MAY 11, 2016 12:20PM 5PGS \$42.00

SUBMITTER: EARLY CITY OF

RETURN TO:

EARLY CITY OF
PO BOX 3100
EARLY TX 76803

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

JD