

**Boundary Line Agreement and Special Warranty Deed**

**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: January 19, 2024

Owner: **Sammy Joe Evans and Emil Daniel Bethke, III**

Owner's Address:

4013 Valleybrook Circle  
College Station, TX 77845  
Brazos County

Owner's Property:

Being a 0.215 acre tract of land out of the H. W. Hurd Survey, Abstract No. 398, Bell County, Texas, said tract being a portion of Lots Seven (7) and Eight (8), Block Three (3), Original Town of Salado, Bell County, Texas, according to the plat of record in Volume H, Page 245, Deed Records of Bell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Adjoining Owner: **Hauptstrasse Brewing Company, LLC**

Adjoining Owner's Address:

P.O. Box 430  
Salado, TX 76571  
Bell County

Adjoining Owner's Property:

**Lots Seven (7) and Eight (8), Block Three (3), Original Town of Salado, Bell County, Texas, according to the plat of record in Volume H, Page 245, Deed Records of Bell County, Texas, and being more particularly described by metes and bounds in Exhibit "B" attached hereto.**

Based on an examination of title of Owner's Property and Adjoining Owner's Property, there appears to be a question as to the location of the common boundary line between Owner's Property and Adjoining Owner's Property. Owner and Adjoining Owner desire to settle the question by executing this agreement.

23001719

In consideration of settling the existing boundary line dispute and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Adjoining Owner hereby agree as follows:

1. The survey attached hereto in Exhibit "C" accurately reflects the common boundary line between Owner's Property and Adjoining Owner's Property.

2. Owner and Adjoining Owner hereby grant, sell, and convey to each other their respective interests, if any, in the real property lying on the opposite side of the agreed common boundary line from the remaining property that each of them owns, together with, all and singular, the rights and appurtenances thereto in any way belonging, to have and to hold such interests to the grantee and grantee's heirs, successors, and assigns forever, and hereby agree to warrant and forever defend the title to these interests in the grantee and the grantee's respective heirs, successors, and assigns against all claims arising by, through, or under the grantor but not otherwise.

3. This agreement shall run with the land and binds and inures to the benefit of Owner and Adjoining Owner and their respective heirs, personal representatives, successors, and assigns.

Owner:

Sammy Joe Evans  
Sammy Joe Evans

Emil Daniel Bethke, III  
Emil Daniel Bethke, III

Adjoining Owner:

Hauptstrasse Brewing Company, LLC

By: Gayden Hill  
Name: Gayden Hill  
Title: Manager

STATE OF TEXAS  
COUNTY OF Bell

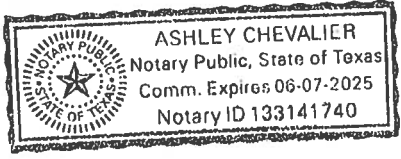
This instrument was acknowledged before me on the 19th day of January, 2024, by **Sammy Joe Evans and Emil Daniel Bethke, III.**

Danielle Smith  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires:

STATE OF Texas  
COUNTY OF Bell

This instrument was acknowledged before me on the 17 day of January, 2024, by Grady Hill of Hauptstrasse Brewing Company, LLC, a Company on behalf of said

Ashley Chevalier  
Notary Public, State of Texas  
Notary's Name (printed):  
Notary's commission expires:



AFTER RECORDING RETURN TO:  
  
First Community Title  
40 N. Main Street, Suite C  
Salado, Texas 76571

**EXHIBIT "A"**

Tract 1: Lots Three (3), Four (4), Five, (5), Six (6), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Three (3), Original Town of Salado, Bell County, Texas, according to the plat of record in Volume H. Page 245, Deed Records of Bell County, Texas.

Tract 2: Being a 0.215 acre tract of land out of the H. W. Hurd Survey, Abstract No. 398, Bell County, Texas, said tract being a portion of Lots Seven (7) and Eight (8), Block Three (3), Original Town of Salado, Bell County, Texas, according to the plat of record in Volume H, Page 245, Deed Records of Bell County, Texas, and being more particularly describe by metes and bounds in Exhibit "A" attached hereto.

# Exhibit "A"

## FIELD NOTES FOR A 0.215 ACRE TRACT OF LAND:

**BEING A 0.215 ACRE TRACT OF LAND**, LOCATED IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, BELL COUNTY, TEXAS, SAID 0.215 ACRE TRACT, BEING A PORTION OF LOTS SEVEN (7) & EIGHT (8), BLOCK THREE (3), OF THE ORIGINAL TOWN MAP OF SALADO, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME H, PAGE 245, DEED RECORDS, BELL COUNTY, TEXAS; SAID 0.215 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" Iron rod with a blue "QUICK INC RPLS 6447" plastic cap set in the southwest right-of-way line of Royal Street, being in the northeast line of said Lot 7, being in an east line of that certain 2.679 acre tract of land recorded in Document No. 2019-58789, Official Public Records, Bell County, Texas, said point being the northwest corner of the herein described tract of land which bears S 01° 39' 34" E, a distance of 19.86' from a 1/2" Iron rod located for the northeast corner of said 2.679 acre tract;

1. **Thence**, with the southwest right-of-way line of Royal Street, the northeast lines of said Lot 7 and Lot 8, **S 74° 02' 16" E**, a distance of **90.42'**, to a 1/2" Iron rod with a blue "QUICK INC RPLS 6447" plastic cap set in the southwest right-of-way line of Royal Street, being the northeast corner of said Lot 8, the northwest corner of said Lot 9, said point being the northeast corner of the herein described tract of land;
2. **Thence**, departing the southwest right-of-way line of Royal Street, with the southeast line of said Lot 8, the northwest line of said Lot 9, **S 15° 57' 44" W**, a distance of **136.50'** (Record: a distance of 136.50'), to a 1/2" Iron rod with a blue "QUICK INC RPLS 6447" plastic cap set in the northeast line of a 19' wide alley, being the southeast corner of said Lot 8, the southwest corner

# Exhibit "A"

of said Lot 9, said point being the southeast corner of the herein described tract of land;

3. **Thence**, with the northeast line of said 19' wide alley, the southwest lines of said Lot 8 and Lot 7, **N 74° 02' 16" W**, a distance of **47.06'**, to a 1/2" Iron rod with a blue "QUICK INC RPLS 6447" plastic cap set in the northeast line of said 19' wide alley, the southwest line of said Lot 7, being in the east line of said 2.679 acre tract, said point being the southwest corner of the herein described tract of land which bears **N 01° 39' 34" W**, a distance of 20.87' from a 1/2" Iron rod located for an exterior corner of said 2.679 acre tract;
4. **Thence**, with across said Lot 8 and Lot 7, with an east line of said 2.679 acre tract, **N 01° 39' 34" W**, a distance of **143.22'** (Record: **N 01° 39' 34" W**), to the **POINT OF BEGINNING** containing **0.215 acres** of land.

**Note:** The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.



*Travis L. Quicksall*  
 Travis L. Quicksall RPLS #6447  
 Date: 10/24/2023  
 Job #23-0226

# Exhibit (B)

## QUICK INC.

### LAND SURVEYING

3305 SNELL ROAD, SUITE 100, GEORGETOWN, TEXAS 78633  
PHONE: 512-928-4920

**FIELD NOTES FOR A 2.679 ACRE TRACT OF LAND:**  
BEING A 2.679 ACRE TRACT OF LAND, LOCATED IN THE H. W. HURD SURVEY, ABSTRACT NO. 398, BELL COUNTY, TEXAS, SAID 2.679 ACRE TRACT BEING A PORTION OF THAT CERTAIN 4.007 ACRE TRACT OF LAND KNOWN AS "TRACT 3" RECORDED IN VOLUME 4066, PAGE 432, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 2.679 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod located in the south line of said 4.007 acre tract, said point being the southeast corner of a called 0.582 acre tract of land recorded in Document No. 201400020308, Official Public Records, Bell County, Texas, said point bears S 70°48'47" East, a distance of 168.92' from a 1/2" iron rod located at the southwest corner of said 0.582 acre tract;

Thence, severing said 4.007 acre tract and following the east and north lines of said 0.582 acre tract the following two (2) courses and distances:

1. N 12°13'56" E, a distance of 164.58' to a 1/2" iron rod found at the northeast corner of said 0.582 acre tract;
2. N 77°44'32" W, at a distance of 159.74' passing a 1/2" iron rod located at the northwest corner of said 0.582 acre tract, and continuing a total distance of 198.81' to a 1/2" iron rod set for an exterior corner of the herein described tract;
3. Thence, continuing to sever said 4.007 acre tract N 16°43'44" E, a distance of 165.11' to a 1/2" iron rod set in the north line of said 4.007 acre tract for the northwest corner of the herein described tract;
4. Thence, with the northeast line of said 4.007, S 74°29'24" E, a distance of 568.29' to a 1/2" iron rod set at the northeast corner of said 4.007 acre tract for the northeast corner of the herein described tract;
5. Thence, with the east line of said 4.007 acre tract, S 01°39'34" E, a distance of 183.98' (record, S 00°44'21" West, 183.13') to a 1/2" iron rod set in the north line of a called 0.919 acre tract of land recorded in Volume 3303, Page 49, Deed Records, Bell County, Texas, said point also being in the north line of Lot 2, Block 3, Map of the Original Town of Salado, recorded in Volume 11, Page 245, Deed Records, Bell County, Texas;
6. Thence, with the northeast line of said 0.919 acre tract, also being the north line of Lots 1 and 2, Block 3, Map of the Original Town of Salado, the north line of Lot 5 and 6, Block 1, Map of the Original Town of Salado, N 73°37'18" W, a distance of 252.57' (record, N 71°21'23" West, 252.57') to a 1/2" iron rod found at the northwest corner of said 0.919 acre tract, the northwest corner of said Lot 5, an interior corner of said 4.007 acre tract and being an interior corner of the herein described tract;
7. Thence, with an east line of said 4.007 acre tract, the west line of said 0.919 acre tract, S 15°47'03" W, a distance of 86.43' (record, S 18°03'00" West, 86.69') to a fence corner post located in the west line of said 0.919 acre tract, said point being the northeast corner of a lot owned by Salado Water Supply per deed recorded in Volume 2012, Page 326, Deed Records, Bell County, Texas;
8. Thence, with a common line of said 4.007 acre tract and said Salado Water Supply tract, N 74°08'08" W, a distance of 97.86' (record, N 71°29'33" West, 97.37') to an iron pipe located at the northwest corner of said Salado Water Supply tract, said point being an interior corner of said 4.007 acre tract and an interior corner of the herein described tract;

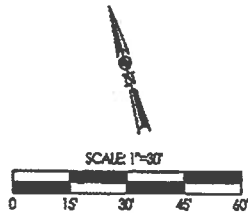
Thence, with east and south lines of said 4.007 acre tract the following two (2) courses and distances:

9. S 15°56'11" W, a distance of 64.11' (record, S 18°18'20" West, 64.18') to an iron pipe located for an exterior corner of the herein described tract;
10. N 76°53'08" W, a distance of 57.73' to the POINT OF BEGINNING containing 2.679 acres of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.

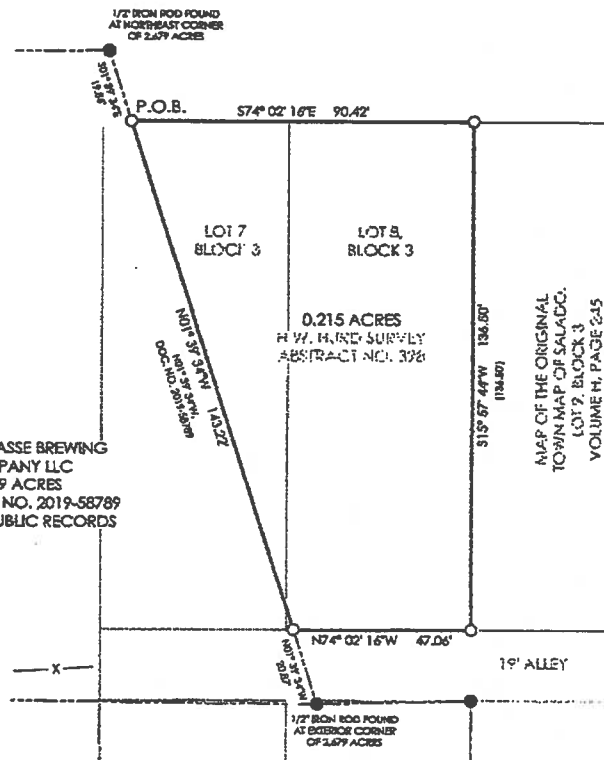
EXHIBIT 11C11

SHOWING A 0.215 ACRE TRACT OF LAND, LOCATED IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, BELL COUNTY, TEXAS, SAID 0.215 ACRE TRACT, BEING A PORTION OF LOTS SEVEN (7) & EIGHT (8), BLOCK THREE (3), OF THE ORIGINAL TOWN MAP OF SALADO, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME H, PAGE 245, DEED RECORDS, BELL COUNTY, TEXAS.



- LEGEND**
- P.O.B. POINT OF BEGINNING
  - || RECORD CALL PER VOLUME H, PAGE 245
  - 1/2" IRON ROD FOUND
  - SE 1/2" IRON ROD WITH A BLUE QUICK INC RPLS 6447 PLASTIC CAP

HAUPTSTRASSE BREWING COMPANY LLC  
2.679 ACRES  
DOCUMENT NO. 2019-58789  
OFFICIAL PUBLIC RECORDS



MAP OF THE ORIGINAL TOWN MAP OF SALADO, LOT 7, BLOCK 3, VOLUME H, PAGE 245 DEED RECORDS

**NOTES:**

- 1) FIELD WORK PERFORMED ON: OCTOBER 20, 2023
- 2) BORROWER: TBD
- 3) ADDRESS: ROYAL STREET, SALADO TEXAS
- 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID
- 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 49027C0208E, EFFECTIVE DATE SEPTEMBER 24, 2008, A PORTION OF THIS PROPERTY LIES IN ZONE XE1, WHICH IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

**RESTRICTIONS:**

- 1) VOLUME H, PAGE 592 AND VOLUME N, PAGE 264, DEED RECORDS, BELL COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Travis L. Quicksall*  
TRAVIS L. QUICKSALL DATE: OCTOBER 20, 2023  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6447  
JOB NO. 23-0226.1

**Quick Inc.**  
Land Surveying, Development.  
Firm: 70194104 • 512-915-4950  
Physical Address: 881 N. Main Street, Salado 76571  
Mailing Address: P.O. Box 798, Salado 76571



**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2024002898**

As

**AGREEMENT**

**Recorded On:** January 23, 2024

**Parties:** EVANS SAMMY JOE

**To** HAUPTSTRASSE BREWING COMPANY LLC

**Comment:**

**Billable Pages: 8**

**Number of Pages: 9**

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
RECORDING:	\$33.00
<b>Total Fees:</b>	<b>\$38.00</b>

**\*\*\*\*\* DO NOT REMOVE. 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**

Instrument Number: 2024002898

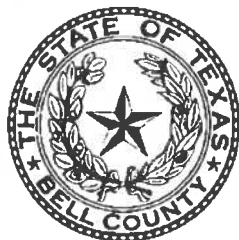
Receipt Number: 384963

Recorded Date/Time: 01/23/2024 3:28:30 PM

User / Station: zbranead - BCCCD0642

**Record and Return To:**

First Community Title, LLC



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk