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REAFFIRMATION of ACCESS EASEMENT AGREEMENT

Date: March ~~20~~, 2018

Servient Estate Owner: CHILI APPRECIATION SOCIETY INTERNATIONAL, INC.

Servient Estate Owner's Mailing Address: c/o Kris Hudspeth, President
4010 Finley Rd
Irving, TX 75062
Dallas County, Texas

Easement Holder: NEMO HOLDINGS, LLC, its successors, assigns, guests and invitees

Easement Holder's Mailing Address: 1136 Mallard Pointe Dr
Cedar Hill, TX 75104
Dallas County, Texas

Buyer: ROBERT NORTHRUP

Buyer's Mailing Address: 1303 Kirkwood Rd # B
Austin, TX 78722
Travis County, Texas

Access Easement is Described in the Following Document, Recorded in:

EASEMENT AGREEMENT AND RESTRICTIVE COVENANTS (*the Agreement*) dated February 19, 2013, executed by and between Chili Appreciation Society International, Inc., and Nemo Holdings, LLC, filed for record on March 27, 2013, and recorded in Volume 289, Page 714, Official Public Records of Brewster County, Texas.

Dominant Estate Property:

A 446.56 total acre tract of land described as Tracts 1 through 8 in Volume. 209, Page 134, Official Public Records, and being 337.8 acres out of Section Thirty-nine (39), 92.78 acres out of Section Forty (40) and 15.97 acres out of Section Sixty (60), Block G-12, G.C. & S.F. Ry. Co. Surveys, Brewster County, Texas. Said 446.56 acres more particularly described in a Metes and Bounds Description attached hereto as Exhibit "A" and Plat of the survey attached hereto as Exhibit "B", both dated November 12, 2012, and prepared by Steven F. Walker, R.P.L.S. No. 4425, which Exhibits are made a part of this instrument by reference and incorporated herein for all purposes.

Servient Estate Property:

A non-exclusive perpetual easement on, through, over and across the private drive property of Servient Estate Owner, designated as "*Tertingua Boulevard*", which is more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.


Easement Holder is selling the Dominant Estate Property to Buyer. Servient Estate Owner acknowledges that, under the terms of the Agreement, (Sections 1 and 2), the appurtenant Easement granted in the Agreement is perpetual, it runs with the land, and it permits the Easements Holder, its successors and assigns, as well as its guests and invitees, the right of ingress and egress on, through, over and across the Servient Estate Property, subject to the terms and condition of the Agreement.

Servient Estate Owner hereby reaffirms to Easement Holder and to Buyer that the Access Easement described in the Agreement continues unabated, in full force and effect, subject to the terms and conditions of the Agreement.

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

EXECUTED by Servient Estate Owner as of the Date first above written.

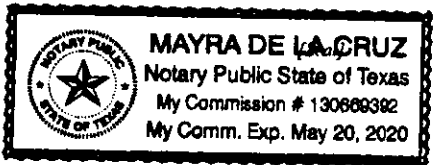
CHILI APPRECIATION SOCIETY INTERNATIONAL, INC.,
a Texas non-profit corporation.


✓By: 
KRIS HUDSPETH,
President

(Corporate Acknowledgment)

STATE OF TEXAS §
 ss
COUNTY OF DALLAS §

This instrument was acknowledged before me on March 20, 2018, by KRIS HUDSPETH, President of CHILI APPRECIATION SOCIETY INTERNATIONAL, INC., a Texas non-profit corporation, in his official capacity on behalf of the Corporation.




Notary Public, State of Texas
Notary ID # 130669392

AFTER RECORDING RETURN TO:
BIG BEND TITLE, LLC
P.O. BOX 813
FORT DAVIS, TX 79734
GF# 9147-18-B

PREPARED IN THE LAW OFFICE OF:
JOSEPH P. JAMES
ATTORNEY AT LAW
P.O. BOX 2013
FORT DAVIS, TX 79734

METES AND BOUNDS

THE STATE OF TEXAS

THE COUNTY OF BREWSTER

Metes and bounds description of a 446.56 total acre tract of land described as Tracts 1 through 8 in Vol. 209, P. 134, Official Public Records, and being 337.8 acres out of Survey 39, 92.78 acres out of Survey 40 and 15.97 acres out of Survey 60, Block G-12, G.C. & S.F. Ry. Co. Surveys, Brewster County, Texas, said 446.56 acre tract being more particularly described as follows:

BEGINNING at a rock mound found for the common corner of Surveys 33, 34, 39 and 40, said Block G-12, having State Plane Coordinates of Y= 575398.10 feet and X= 508119.46 feet, South Central Zone, NAD 1927;

THENCE South 88deg.52'21" East 1311.0 feet with the North line of said Survey 39 to a 1/4" iron rod and cap marked "WALKER 4425" set for the Northwest corner of a 300.0 acre tract described in Vol. 5, P. 689, Vol. 173, P. 549 and Vol. 196, P. 654, Official Public Records, and the Northeast corner of this tract;

THENCE South 25deg.28'07" East 2943.12 feet to a 1/4" iron rod and cap marked "WALKER 4425" set for a corner of said 300.0 acre tract;

THENCE South 43deg.56'54" East 1864.67 feet to a 1/4" iron rod and cap marked "WALKER 4425" set for a corner of said 300.0 acre tract;

THENCE South 0deg.53'50" West 1316.17 feet to a 1/4" iron rod and cap marked "WALKER 4425" set in the South line of said Survey 39 and the North line of said Survey 60 for the Southwest corner of said 300.0 acre tract and the Southeast corner of this tract;

THENCE North 88deg.49'08" West 1318.91 feet to a 1/4" iron rod and cap marked "WALKER 4425" previously set by me for the Northeast corner of a 15.97 acre tract (Tract 2);

THENCE South 1deg.06'36" West 270.23 feet to a 1/4" iron rod and cap marked "WALKER 4425" previously set by me for the Southeast corner of said Tract 2;

THENCE North 89deg.11'48" West 1427.65 feet to a rock mound found;

THENCE North 89deg.11' West 1070.9 feet to a 1" pipe next to a concrete monument found for the Southwest corner of said Tract 2;

THENCE North 1deg.13'34" East 286.52 feet to a rock mound found in the North line of said Survey 60 and the South line of said Survey 39 for the Northwest corner of said Tract 2;

THENCE North 88deg.49'08" West 140.02 feet to a bolt in a rock mound marked "NE 59 DOD" found for the common corner of Surveys 39, 40, 59 and 60, said Block G-12;

THENCE North 88deg.50'35" West 1054.08 feet with the South line of said Survey 40 and the North line of said Survey 59 to a 1/4" iron rod and cap marked "WALKER 4425" set in the West line of the DIAMOND FIVE mining claim (Tract 7) for the Southwest corner of this tract;

THENCE North 1deg.12' East 160.51 feet to a stone mound found for a corner of said DIAMOND FIVE;

THENCE North 49deg.25' East, passing the Northwest corner of said DIAMOND FIVE and the Southwest corner of the MARIPOSA mining claim (Tract 8), 826.8 feet in all to a rock mound on top of a hill found for an angle of the West line of said MARIPOSA;

THENCE North 1deg.05'17" East 1263.83 feet to a rock mound on side of a steep slope found in the South line of the I.C.L. mining claim (Tract 6) for the Northwest corner of said MARIPOSA;

(PAGE 1 OF 2)

EXHIBIT A

THENCE North 88deg.41' West 426.5 feet to a rock mound found for the Southwest corner of said I.C.L.;

THENCE North 1deg.23' East 896.3 feet to a bolt in a rock mound found for the Northwest corner of said I.C.L. and the Southwest corner of the ROSAURA mining claim (Tract 4);

THENCE North 0deg.48'46" East 1501.35 feet to a rock mound found in the South line of the DAN WHITE mining claim (Tract 5) for the Northwest corner of said ROSAURA;

THENCE North 89deg.07' West 500.0 feet to a rock mound on the side of a slope for the Southwest corner of said DAN WHITE;

THENCE North 1deg.03'30" East 606.9 feet to a rock mound in an arroyo found for the Northwest corner of said DAN WHITE;

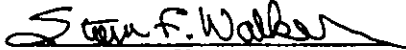
THENCE South 89deg.08'40" East 1371.55 feet with the North line of said DAN WHITE to a 1/2" iron rod and cap marked "WALKER 4425" set in the West line of said Survey 39 and the East line of said Survey 40;

THENCE North 1deg.09'20" East 275.6 feet to the point of beginning.

Bearings and distances are based on the Texas Coordinate System, South Central Zone, NAD 1927.

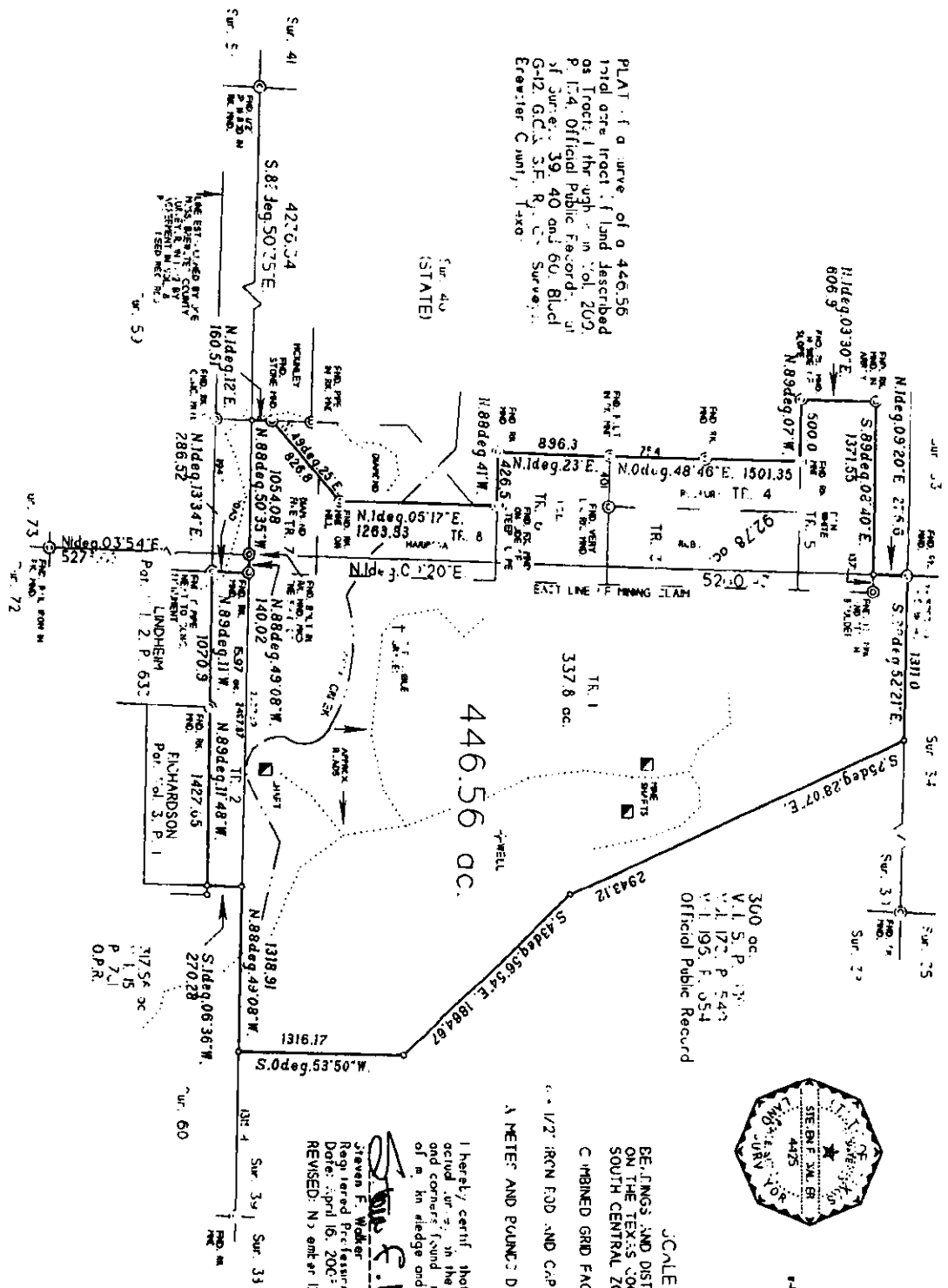
A plat of this survey accompanies this description.

I hereby certify that the foregoing description represents the results of an actual survey on the ground made by me or under my direct supervision and that the lines and corners found or set are true and correct to the best of my knowledge and belief.

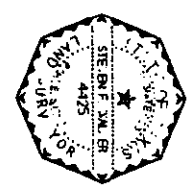


Steven F. Walker
Registered Professional Land Surveyor #4425
Licensed State Land Surveyor
Brewster County Surveyor
Date: November 12, 2012

PLAT of a survey of a 446.56
 total acre tract of land described
 as Tract 1 the upper in Vol. 200,
 P. 14, Official Public Record, at
 of Survey 39, 40 and 60, Blund
 G-12, G.C.A. S.F. R. Co. Survey,
 Frewster County, Texas.



300 ac.
 V.L.S.P. 171
 V.L. 172 P. 543
 V.L. 195 P. 054
 Official Public Record



SCALE: 1" = 1000'

BEARINGS AND DISTANCES ARE BASED
 ON THE TEXAS COORDINATE SYSTEM,
 SOUTH CENTRAL ZONE, NAD 1927
 COMBINED GRID FACTOR - 0.9997124

1/2" IRON ROD AND CAP MARKED WALKER 4425 SET

I hereby certify that the plat represents the results of an
 actual survey of the ground made by me and that the lines
 and corners found on the ground are true and correct to the best
 of my skill and belief.

Steven F. Walker
 Steven F. Walker
 Registered Professional Land Surveyor, No. 4425
 Date: April 16, 2002
 REVISION: November 12, 2012

EXHIBIT B

Doc#: 104835

Pages: 6

03/23/2018 04:11PM

Filed & Recorded in

Official Records of

BREWSTER COUNTY

BERTA RIOS-MARTINEZ

COUNTY CLERK

Fees: \$42.00

STATE OF TEXAS

COUNTY OF BREWSTER

I hereby certify that this Instrument was
FILED on the date and at the time stamped
hereon by me and was duly RECORDED in the
Volume and Page of the Official Public
Records of Brewster County, Texas
VOL: 0351 PAGE: 0338

Berta Rios-Martinez

County Clerk, Brewster County, Texas