

## 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:** March 30, 2026

**Grantors:** TXAirLots, LLC

**Grantors' Mailing Address:** P.O. Box 990, Johnson City, Texas 78636

**Grantee:** EUROPAXS HOLDINGS, LLC

**Grantee's Mailing Address:** P.O. Box 990, Johnson City, Texas 78636

**Note:** Real Estate Lien Note dated February 13, 2025, from Grantor to Val-Chris Investments, Inc. (later assigned to Grantee) in the original principal amount of \$625,000.00

**Deed of Trust:** Deed of Trust dated February 13, 2025, from Grantor to Val-Chris Investments, Inc., Trustee, for the benefit of Val-Chris Investments, Inc., as lender, recording in/under Instrument No. 202501463 of the Official Public Records of Burnet County, Texas, secured by the Property described hereinbelow.

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and further the release of Grantor from all liability for the indebtedness and obligations under the Note and Deed of Trust, except that no release is given of any liens or warranties of title and further except that the indebtedness under the Note is not canceled or extinguished.

**Property (including any improvements):**

6.72 Acre Spicewood Airport Piper Lane, Spicewood, Texas 78669  
Property ID No.: B0776-0000-00042-004 B0776-0000-00042-007

As more fully described on the attached Exhibit A.

**Exceptions to Conveyance and Warranty:**

The liens described in this deed and the exceptions to conveyance and warranty in the Deed of Trust.

Grantors, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grant, sell, and convey to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantors bind Grantors and Grantors' heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

**Conveyance in Lieu of Foreclosure:** This deed and the conveyances being made are executed, delivered, and accepted in lieu of foreclosure and will be interpreted and construed the same as a foreclosure of the liens and as an absolute conveyance to Grantee of all right, title, and interest in and to the Property, including specifically but without limitation any equity or rights of redemption of Grantor in or to the Property.

**Continuing Nature of Lien:** Notwithstanding the release of Grantor from all liability for the indebtedness and obligations under the Note and Deed of Trust, the indebtedness has not been canceled or extinguished and the Property continues to be subject to the performance of the obligations under the Deed of Trust. The Deed of Trust lien is not released or relinquished in any manner, and the indebtedness, obligations, and lien will remain valid and continuous and in full force and effect, unless and until the indebtedness, obligations, and liens are expressly released by written instrument executed and delivered by the holder thereof, at the holder's sole discretion.

**Nonmerger:** Neither Grantor nor Grantee intend that there be, and there will never be, a merger of the Deed of Trust lien with the fee simple title or any other interest of Grantee in the Property by virtue of this conveyance, and the parties expressly provide that any interest in the Deed of Trust lien and fee simple title will be and remain at all times separate and distinct.

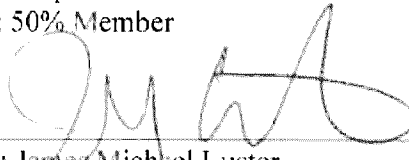
**Reservation of Statutory Rights:** With limiting the foregoing, Grantee reserves all rights pursuant to Section 51.006 of the Texas Property Code.

**Release:** Grantors hereby release and discharge Grantee from and waive all claims, causes of action, liabilities, damages, loss and defenses that Grantors have against Grantee, whether known or unknown, liquidated or unliquidated, and whether arising in contract, tort, quasi-contract, equity, common law or statute, that Grantors may have arising out of and/or related to the Note, the Deed of Trust, or this Deed.

**GRANTOR:**


TXAirLots, LLC, a Texas  
limited liability company

  
By: Stephen Kean  
Its: 50% Member

 member  
By: James Michael Luster  
Its: 50% Member

**GRANTEE:**

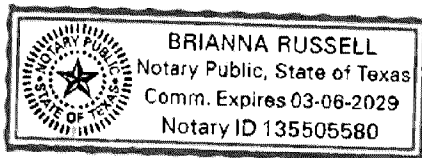
EUROPAXS HOLDINGS, LLC,  
a Texas limited liability company


  
By: Steve Kean  
Its: Member

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

Before me, the undersigned authority, on this day personally appeared Stephen Kean, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6 day of April, 2026.

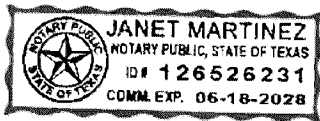


  
Notary Public - State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

Before me, the undersigned authority, on this day personally appeared James Michael Luster, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30<sup>th</sup> day of March, 2026.

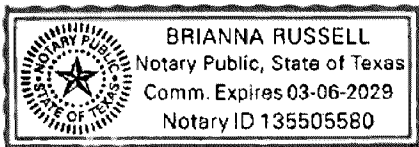


*[Signature]*  
\_\_\_\_\_  
Notary Public - State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

Before me, the undersigned authority, on this day personally appeared Stephen Kean, Member of EUROPAXS HOLDINGS, LLC, A Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that [s]he executed the same in the capacity and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6 day of April, 2026.



*B. Russell*  
\_\_\_\_\_  
Notary Public - State of Texas

# EXHIBIT A

[REDACTED]

EXHIBIT "A"  
LEGAL PROPERTY DESCRIPTION

**TRACT 1:** Being all of that certain tract or parcel of land containing 6.715 acres, more or less, situated in the Maria Salinas Survey No. 17, Abstract No. 776, Burnet County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and made a part hereof.

**TRACT 2:** Easement Estate for sewerline situated in the Maria Salinas Survey No. 17, Abstract No. 776, Burnet County, Texas, said easement being that first easement more particularly described by metes and bounds shown on Exhibit "B" attached hereto and made a part hereof.

**TRACT 3:** Easement Estate for sewerline situated in the Maria Salinas Survey No. 17, Abstract No. 776, Burnet County, Texas, said easement being that second easement more particularly described by metes and bounds shown on Exhibit "B" attached hereto and made a part hereof.

**TRACT 4:** Easement Estate for access situated in the Maria Salinas Survey No. 17, Abstract No. 776, Burnet County, Texas, said easement being that third easement more particularly described by metes and bounds shown on Exhibit "B" attached hereto and made a part hereof.

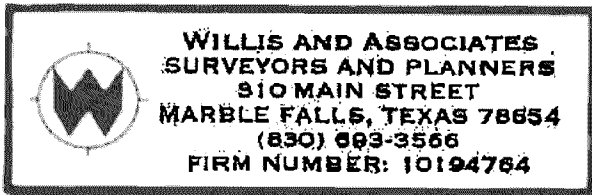
**TRACT 5:** Easement Estate for sewer/septic buffer zone created by and further described in that certain Correction Warranty Deed dated April 18, 1997, recorded in Volume 787, Page 326 of the Official Public Records of Burnet County, Texas.

**TRACT 6:** Easement Estate for utility created by and further described in that certain Correction Warranty Deed dated April 18, 1997, recorded in Volume 787, Page 326 of the Official Public Records of Burnet County, Texas.

**TRACT 7:** Easement Estate created by that certain Non-Exclusive Access Easement Agreement and Restrictive Covenant dated October 29, 2019, recorded under Document No. 201911769 of the Official Public Records of Burnet County, Texas.

APN: B0776-0000-00042-004, B0776-0000-00042-007

11-GF# 202400359 MDG  
Return to: Heritage Title  
200 W 6<sup>th</sup> Street, Suite 1600  
Austin, TX 78701



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STATE OF TEXAS:  
 COUNTY OF BURNET:

FIELD NOTES TO ACCOMPANY A CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY PLAT OF 6.715 ACRES, OUT OF THE MARIA CATALINA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, CONSISTING OF 2.74 ACRE PORTION OF 9.7855 ACRES CONVEYED TO WINDERMERE OAKS WATER SUPPLY CORPORATION, IN VOLUME 752, PAGE 199, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS (O.P.R.B.C.T.) AND A 3.98 ACRE PORTION OF 4.027 ACRES CONVEYED TO WINDERMERE OAKS WATER SUPPLY CORPORATION, IN DOCUMENT NO. 200705996, O.P.R.B.C.T. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83. DISTANCES SHOWN ARE GRID DISTANCES. SURFACE DISTANCES CAN BE OBTAINED BY APPLYING A GRID TO SURFACE SCALE FACTOR OF 1.00012. ( ) DENOTES RECORD INFORMATION. MONUMENTS OF RECORD DIGNITY FOR THIS SURVEY ARE ALL MONUMENTS FOUND WITH AND WITHOUT SURVEY CAPS.

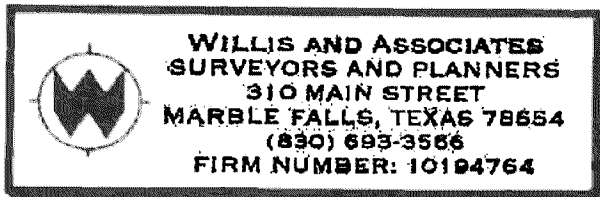
BEGINNING AT A 1/2" REBAR FOUND WITH CAP STAMPED "WATSON SURVEYING", BEING THE NORTHEAST CORNER OF SAID 0.69 ACRE PORTION OF 9.7855 ACRES AND BEING THE EAST END OF THE 22ND CALL OF THE FIELD NOTES OF SAID 9.7855 ACRES, AND BEING AN ELL CORNER IN THE SOUTH LINE OF LOT 19, WINDERMERE AIRPARK, RECORDED IN CABINET 2, SLIDE 106-D, PLAT RECORDS, BURNET COUNTY, TEXAS (P.R.B.C.T.), AN ELL CORNER OF A 10 FT. WIDE UTILITY EASEMENT WITHIN THIS 6.72 ACRES DESCRIBED HEREIN BELOW AND BEING THE NORTHEAST CORNER HEREOF;

THENCE S01°54'13"E 65.20' (S00°05'W 65.00') TO A 1/2" REBAR FOUND WITH CAP STAMPED "WATSON SURVEYING" BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 19, AND AN ELL CORNER IN THE NORTH LINE OF SAID 9.7855 ACRES AT THE SOUTH END OF THE 23RD CALL IN ITS FIELD NOTES, AND AN ANGLE POINT IN THE EAST LINE HEREOF, AT THE NORTHWEST CORNER OF TRACT H1-A, REPLAT OF TRACT H ON PIPER LANE, RECORDED IN DOCUMENT NO. 201700783, O.P.R.B.C.T. AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 10 FT. WIDE UTILITY EASEMENT;

THENCE WITH THE EAST LINE HEREOF, AND THE WEST LINE OF SAID REPLAT OF TRACT H ON PIPER LANE, THE NEXT 3 CALLS, 1.) S01°55'06"E 135.45' (S00°24'33"W 135.76') TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF SAID 0.69 ACRE PORTION OF 9.7855 ACRES AND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID 4.027 ACRES, 2.) S02°27'28"E 259.80' (S00°04'53"E 259.64') TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF SAID 4.027 ACRES AND 3.) S01°50'23"E 149.68' (S00°05'42"W 149.86') TO A 1/2" REBAR FOUND WITH CAP STAMPED "WATSON SURVEYING" AT THE SOUTHWEST CORNER OF SAID REPLAT OF TRACT H ON PIPER LANE AND THE SOUTHEAST CORNER HEREOF, IN THE NORTH LINE OF 0.241 ACRE CONVEYED TO ARTURO CONTRERAS IN DOCUMENT NO. 201403145, O.P.R.B.C.T.;

THENCE WITH A NORTHERLY SOUTH LINE HEREOF, AND THE NORTH LINE OF SAID CONTRERAS 0.241 ACRE, THEN THE NORTH LINE OF 0.0344 ACRE CONVEYED TO ARTURO CONTRERAS IN DOCUMENT NO. 201605577, O.P.R.B.C.T., THEN THE NORTH LINE OF 0.2408 ACRE

EXHIBIT "A"



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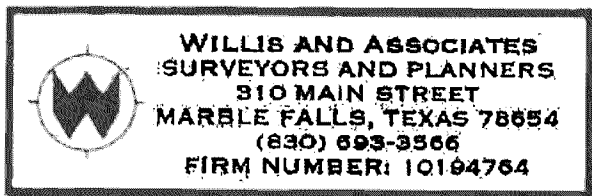
CONVEYED TO MARLENE G. VAN EMAN, IN DOCUMENT NO. 201610819, O.P.R.B.C.T., THEN THE NORTH LINE OF 0.2761 ACRE CONVEYED TO ROBB S, VAN EMAN IN DOCUMENT NO. 201610818, O.P.R.B.C.T.,  $S87^{\circ}53'58''W$  180.02' ( $S89^{\circ}55'W$ ) TO A 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF SAID 0.2761 ACRE TRACT AT AN ELL CORNER OF SAID 9.7855 ACRES AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF A 0.53 ACRE ACCESS AND UTILITY EASEMENT RECORDED IN VOLUME 752, PAGE 192, O.P.R.B.C.T.;

THENCE WITH THE WEST LINE OF SAID 0.2761 ACRE THEN THE WEST LINE OF 0.344 ACRE CONVEYED TO ROBERT FISHER IN 201207973, O.P.R.B.C.T. ALSO BEING THE EAST LINE OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES  $S02^{\circ}06'29''E$  299.91' ( $S00^{\circ}05'W$  300.05') TO A MAG NAIL FOUND WITH "WATSON" WASHER AT THE SOUTHWEST CORNER OF SAID 0.344 ACRE AND BEING AN ELL CORNER OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES;

THENCE WITH THE SOUTHERLY NORTH LINE OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES  $N87^{\circ}52'07''E$  ( $S89^{\circ}55'E$ ) AT 100.00 PASSING A 1/2" REBAR WITH "WATSON" CAP FOUND AT THE COMMON SOUTH CORNER OF SAID FISHER 0.344 ACRE AND THE 0.344 ACRE CONVEYED TO KEVIN S. BARTON IN 202108343, O.P.R.B.C.T., AT ANOTHER 200.00' PASSING A 1/2" REBAR WITH "WATSON" CAP FOUND AT THE COMMON SOUTH CORNER OF 0.344 ACRE CONVEYED TO SSCK HOLDINGS, LTD. IN 202203607, O.P.R.B.C.T. AND 0.344 ACRE CONVEYED TO GENERATIONAL AVIATION, LLC IN 202108862, O.P.R.B.C.T., AT ANOTHER 100.00' PASSING A 1/2" REBAR WITH "WATSON" CAP FOUND AT THE COMMON SOUTH CORNER OF SAID GENERATIONAL AVIATION, LLC 0.344 ACRE AND 0.448 ACRE CONVEYED TO SPENCER I. MANN IN VOLUME 280, PAGE 77, DEED RECORDS, BURNET COUNTY, TEXAS AND IN ALL 530.00' TO A 1/2" REBAR SET WITH "WILLIS" CAP AT THE SOUTHEAST CORNER OF SAID 0.448 ACRE ALSO BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES AND LYING IN THE WEST LINE OF 22.725 ACRES CONVEYED TO SPICEWOOD AVIATION, INC. IN VOLUME 851, PAGE 57, O.P.R.B.C.T.;

THENCE WITH THE COMMON LINE OF THE 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES AND SAID 22.725 ACRES  $S02^{\circ}07'53''E$  32.78' ( $S00^{\circ}05'W$  33.79' TO A 1/2" REBAR SET WITH "WILLIS" CAP IN THE NORTH LINE OF TRACT II: 0.846 ACRES CONVEYED TO JACKS TRACTS, LLC IN 202211355, O.P.R.B.C.T. WHICH BEARS  $S88^{\circ}13'45''W$  2.25' FROM WHICH A MAG NAIL FOUND WITH "HOLLAND" WASHER;

THENCE WITH THE SOUTH LINE OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES AND THE NORTH LINE OF SAID 0.846 ACRES THEN THE NORTH LINE OF TRACT I: 1.814 ACRES CONVEYED TO JACKS TRACTS, LLC IN 202211355, O.P.R.B.C.T.  $S88^{\circ}13'45''W$  550.16' ( $N89^{\circ}24'W$  550.02') TO A 1/2" REBAR WITH "WATSON" CAP FOUND IN THE NORTH LINE OF SAID 1.814 ACRES AND BEING AT THE SOUTHEAST CORNER OF TRACT 1 OF SPICEWOOD AIRPORT ESTATES, RECORDED IN 201702968, O.P.R.B.C.T. AND BEING THE SOUTHWEST CORNER OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES;



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THENCE WITH THE WEST LINE SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES AND THE EAST LINE OF TRACTS 1 AND 7 OF SAID SPICEWOOD AIRPORT ESTATES  $N02^{\circ}05'06''W$  329.24' ( $N00^{\circ}05'E$  328.88') TO A TO A 1/2" REBAR WITH "WATSON" CAP FOUND AT THE NORTHEAST CORNER OF SAID TRACT 7 AT AN ELL CORNER IN THE SOUTH LINE OF SAID 9.7855 ACRES AND BEING THE NORTHWEST CORNER OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES;

THENCE WITH A NORTHERLY SOUTH LINE OF SAID 9.7855 ACRES AND THE NORTH LINE OF SAID SPICEWOOD AIRPORT ESTATES,  $S87^{\circ}29'43''W$  ( $N89^{\circ}55'W$ ), 239.97' TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF 2.76 ACRES CONVEYED TO GERALD R. REID, IN VOLUME 0916, PAGE 0572, O.P.R.B.C.T. AT THE NORTHWEST CORNER OF SAID SPICEWOOD AIRPORT ESTATES IN THE WEST RIGHT-OF-WAY OF SODA CREEK PRIVATE ROAD SHOWN ON THE PLAT OF THE RANCH AT WINDERMERE RECORDED IN CABINET 2, SLIDE 62-B THRU 63-A, P.R.B.C.T.;

THENCE ALONG THE WEST LINE HEREOF AND THE EAST LINE OF SAID 2.76 ACRES,  $N02^{\circ}31'12''W$  ( $N00^{\circ}08'W$ ), 607.38' (653.46') PASSING THE SOUTHWEST CORNER OF SAID 4.027 ACRE TRACT, TO A 1/2" REBAR FOUND WITH CAP STAMPED "WILLIS" BEING THE NORTHWEST CORNER HEREOF, WHICH BEARS  $S02^{\circ}31'12''E$  46.31' FROM A 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF SAID 4.027 ACRE TRACT,

THENCE TRAVERSING ACROSS THE NORTH TIP OF SAID 4.027 ACRES  $N85^{\circ}54'53''E$  87.10' TO A 1/2" REBAR FOUND AT AN ANGLE POINT IN THE NORTH LINE OF SAID 4.027 ACRE TRACT IN THE SOUTH LINE OF LOT 14, OF SAID WINDERMERE AIR PARK;

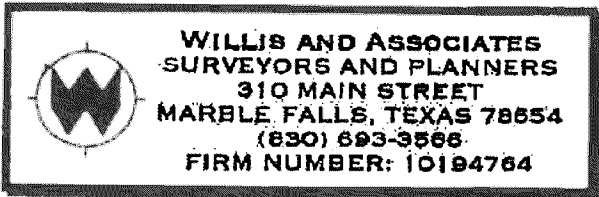
THENCE ALONG THE SOUTH LINE OF SAID WINDERMERE AIR PARK AND THE NORTH LINE OF SAID 4.027 ACRES AND THEN THE NORTH LINE OF THE 0.69 ACRE PORTION OF SAID 9.7855 ACRES  $N87^{\circ}40'10''E$  ( $S89^{\circ}55'E$ ) 357.10' TO THE PLACE OF BEGINNING.

WINDERMERE OAKS WATER SUPPLY CORPORATION HEREBY RESEVERVES A 10' UTILITY EASEMENT ALONG AND WITHIN THE NORTH LINE AND A PORTION OF ITS EAST LINE OF THE ABOVE DESCRIBED 6.72 ACRES DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED 6.72 ACRES AT THE ELL CORNER IN THE SOUTH LINE OF SAID LOT 19, WINDERMERE AIRPARK II.

THENCE WITH THE WEST LINE OF SAID LOT 19 AND THE EAST LINE OF SAID 6.72 ACRES  $S01^{\circ}54'13''E$  65.20' TO A 1/2" REBAR WITH "WATSON" CAP FOUND AT THE SOUTHWEST CORNER OF SAID LOT 19 AND BEING THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE MOST SOUTHERLY SOUTH LINE HEREOF  $S88^{\circ}05'47''W$  10.00' TO THE MOST SOUTHERLY SOUTHWEST CORNER HEREOF;



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THENCE N01°54'13"W 55.13' TO AN ELL CORNER HEREOF;

THENCE S87°40'10"W 346.87' TO AN ANGLE POINT IN THE SOUTH LINE HEREOF;

THENCE S85°54'53"W 87.22' TO THE SOUTHWEST CORNER HEREOF IN THE COMMON LINE OF THE ABOVE DESCRIBED 6.72 ACRES AND SAID 2.76 ACRES;

THENCE ALONG SAID COMMON LINE N02°31'12"W 10.01' TO A 1/2" REBAR FOUND WITH CAP STAMPED "WILLIS" BEING THE NORTHWEST CORNER OF SAID 6.72 ACRES AND HEREOF;

THENCE WITH THE NORTH LINE OF SAID 6.72 ACRES AND HEREOF THE NEXT 2 CALLS: 1.) N85°54'53"E 87.10' AND 2.) N87°40'10"E 357.10' TO THE PLACE OF BEGINNING.

I HEREBY CERTIFY THAT THE FIELD NOTES HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE AS DESCRIBED HEREON AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 4 LAND TITLE SURVEY.

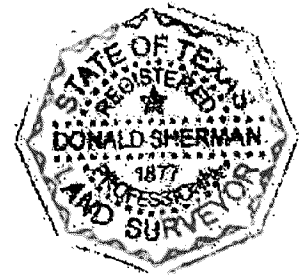
THIS SURVEY WAS MADE FOR THE BENEFIT OF WINDERMERE OAKS WATER SUPPLY CORPORATION, JAMES M. LUSTER, STEPHEN KEAN, FIRST AMERICAN TITLE INSURANCE COMPANY AND HERIGATE TITLE COMPANY OF AUSTIN, GF NO. 202400359

*Donald Sherman*

DATE 12/27/22

DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877

JOB #: 16873 OFFICE: D. SHERMAN FIELD: T. MARTINKA



Unofficial

**THE STATE OF TEXAS  
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Burnet County, Texas.

202603520 D  
04/06/2026 10:48:37 AM Total Fees: \$61.00

Vicinta Stafford, County Clerk  
Burnet County, Texas

*Vicinta Stafford*

