

Exhibit A-1

Tract 1 474.49 Acres

(consisting of 658.3 acre tract, save and except 183.81 acre tract therein)



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**658.3-Acre Tract
Hays County, Texas**

**D&A Job No. 1722-014
August 24, 2022**

**DESCRIPTION
658.3-Acre Tract**

BEING A 658.3-ACRE TRACT OUT OF THE JOHN CARSON SURVEY NUMBER 3, ABSTRACT NUMBER 80, THE PATRICK MCGREAL SURVEY NUMBER 1, ABSTRACT NUMBER 308, THE JOHN WILLIAMS SURVEY, ABSTRACT NUMBER 490, THE THOMAS H.W. FORSITH SURVEY NUMBER 2, ABSTRACT NUMBER 173, AND THE JOHN MAXAMILLIN JR SURVEY NUMBER 15, ABSTRACT NUMBER 299, HAYS COUNTY, TEXAS, BEING COMPRISED OF TWO (2) TRACTS: 1) THE REMAINDER OF A CALLED 716.234-ACRE TRACT, DESCRIBED TO THE FROST NATIONAL BANK OF SAN ANTONIO, AS TRUSTEE UNDER THE WILL AND ESTATE OF JOSEPH FREEMAN, DECEASED, FOR THE FREEMAN EDUCATIONAL FOUNDATION, RECORDED IN VOLUME 769, PAGE 688, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], AND 2) THE REMAINDER OF A CALLED 105.55-ACRE TRACT, CONVEYED TO THE FROST NATIONAL BANK, TRUSTEE OF THE JOSEPH FREEMAN TESTAMENTARY TRUST, RECORDED IN VOLUME 1189, PAGE 94 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]; SAID 658.3-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "DOUCET" set in the existing northeast right-of-way line of Ranch Road 12, for the northeast corner of a called 3.433-acre tract of land conveyed to Hays County, recorded in Volume 4264, Page 511 of the Official Public records of Hays County, Texas [O.P.R.H.C.T.], same point being in the west line of a called 19.46-acre tract, conveyed to Nolen Boesch Stanford and Joy Stanford, Co-Trustees of the Nolen Stanford and Joy Stanford Revocable Trust, recorded in Volume 5323, Page 579 [O.P.R.H.C.T.] and for the southeast corner of the tract described herein, from which a 3/8-inch iron rod found (bent) for the southwest corner of said 716.234-acre tract, bears S43°28'28"W, a distance of 26.32 feet;

THENCE with common line of said R.R. 12 and said 3.433-acre tract, over and across said 716.234-acre tract, the following seven (7) courses:

- 1) N65°31'26"W, for a distance of 156.35 feet, to a 1/2-inch iron rod with cap stamped "TxDot" found for an angle corner of the tract described herein,
- 2) N64°39'24"W, for a distance of 531.82 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 3) With a curve to the left, defined by an arc length of 200.91 feet, a radius of 5,561.70 feet, a delta angle of 02°04'11", and a chord which bears N65°46'46"W, for a distance of 200.90 feet, to a 1/2-inch iron rod with cap stamped "TxDot" found for an angle corner of the tract described herein,
- 4) N23°10'30"E, for a distance of 55.06 feet, to a 1/2-inch iron rod with cap stamped "TxDot" found for an angle corner of the tract described herein,
- 5) N66°45'19"W, for a distance of 1,264.68 feet, to a 1/2-inch iron rod with cap stamped "TxDot" found for an angle corner of the tract described herein,
- 6) S23°12'31"W, for a distance of 29.99 feet, to a 1/2-inch iron rod with cap stamped "TxDot" found for an angle corner of the tract described herein, and

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EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



- 7) N66°45'17"W, for a distance of 414.89 feet, to a 1/2-inch iron rod with cap stamped "TxDot" found in the common line of said remainder of a called 716.234-acre tract and said 105.55-acre tract, and for an angle corner of the tract described herein;

THENCE with common line of said R.R. 12 and said 3.025-acre tract, over and across said 105.55-acre tract, the following two (2) courses:

- 1) N66°45'43"W, for a distance of 443.49 feet, to a 5/8-inch iron rod with cap stamped "TxDot" found for an angle corner of the tract described herein and
- 2) With a curve to the right, defined by an arc length of 286.96 feet, a radius of 2,765.96 feet, a delta angle of 05°56'39", and a chord which bears N63°48'21"W, for a distance of 286.83 feet, to a magnail with shiner "BCG" found for an angle corner of the tract described herein;

THENCE, N35°07'28"E, with the common line of said 105.55-acre tract and Lot 1, La Cima, Offsite Water Booster Station, Lot 1 Final Plat, recorded in Document Number 17028737 in the Plat Records of Hays County, Texas [P.R.H.C.T.], being that same tract conveyed to The City of San Marcos, recorded in Document Number 19006243, [O.P.R.H.C.], for a distance of 41.73 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set for the southwest corner of a called 0.23-acre tract conveyed to City of San Marcos, recorded in Volume 1238, Page 725, [O.R.H.C.T.] and for an angle corner of the tract described herein;

THENCE with line of said 0.23-acre tract, continuing over and across said 105.55-acre tract, the following three (3) courses:

- 1) S54°44'21"E, for a distance of 99.86 feet, to a 1/2-inch iron rod with cap stamped "BYRN" found for an angle corner of the tract described herein,
- 2) N35°14'37"E, for a distance of 99.99 feet, to a 1/2-inch iron rod with cap stamped "BYRN" found for an angle corner of the tract described herein, and
- 3) N54°45'29"W, partially with the north line of said Lot 1, for a distance of 230.66 feet, to a 1/2-inch iron rod with cap stamped "BCG" found for the northeast corner of said Lot 1 and for an angle corner of the tract described herein;

THENCE with line of said Lot 1, continuing over and across said 105.55-acre tract, the following three (3) courses:

- 1) S35°10'05"W, for a distance of 99.66 feet, to a 1/2-inch iron rod with cap stamped "BCG" found for an angle corner of the tract described herein,
- 2) S54°55'03"E, for a distance of 69.92 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein, and
- 3) S35°17'42"W, for a distance of 48.99 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set in the existing northeast right-of-way line of R.R. 12 for an angle corner of the tract described herein;

THENCE with common line of said R.R. 12 and said 3.025-acre tract, continuing over and across said 105.55-acre tract, the following four (4) courses:

- 1) With a curve to the right, defined by an arc length of 197.22 feet, a radius of 2,764.79 feet, a delta angle of 04°05'13", and a chord which bears N57°10'50"W, for a distance of 197.18 feet, to 5/8-inch iron rod with cap stamped "TxDot" found for an angle corner of the tract described herein,

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- 2) N55°25'57"W, for a distance of 102.05 feet, to a 5/8-inch iron rod with cap stamped "TxDot" found for an angle corner of the tract described herein,
- 3) N69°32'34"W, for a distance of 102.58 feet, to a 5/8-inch iron rod with cap stamped "TxDot" (bent) found for an angle corner of the tract described herein, and
- 4) N55°26'48"W, for a distance of 224.88 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set for the southeast corner of a called 0.3766-acre tract, conveyed to the State of Texas, recorded in Document Number 17007275, [O.P.R.H.C.T.] and for an angle corner of the tract described herein;

THENCE, N52°47'06"W, with common line of said R.R. 12 and said 0.3766-acre tract, continuing over and across said 105.55-acre tract, for a distance of 582.27 feet to a 5/8-inch iron rod with cap stamped "TxDot" found in the west line of said 105.55-acre tract, same point being in the east line of the remainder of a called 3,486.6-acre tract conveyed to Frost National Bank, Independent Executor and Trustee under the Will of Joseph Freeman, recorded in Volume 359, Page 887 of The Deed Records of Hays County, Texas [D.R.H.C.T.] and for the southwest corner of the tract described herein, from which a 5/8-inch iron rod with cap stamped "TxDot" found bears S50°04'16"W, a distance of 49.53 feet;

THENCE, N49°55'52"E, with the common line of said 105.55-acre tract and said remainder of a called 3,486.6-acre tract, for a distance of 4,251.74 feet to a 4-1/2" iron pipe fence post found the north corner of said 105.55-acre tract, for the southeast corner of a called 94.23-acre tract, conveyed to Southwest Texas State University, Operating Co-Trustee and The Frost National Bank, Inactive Co-Trustee of the Harold M. Freeman Testamentary Trust, recorded in Volume 1189, Page 99 [O.P.R.H.C.T.], for an angle corner of said 3,486.6-acre tract and for an angle corner of the tract described herein;

THENCE with the southeast line of said 94.23-acre tract, over and across said 716.234-acre tract, the following two (2) courses:

- 1) N32°58'31"E, for a distance of 2,076.98 feet to a 4-1/2" iron pipe fence post found for an angle corner of the tract described herein, and
- 2) N37°21'34"E, for a distance of 2,082.81 feet to a 4-1/2" iron pipe fence post found for the northeast corner of said 94.23-acre tract, same being in the south line of said 3,486.6-acre tract, and for the northwest corner of the tract described herein, from which a 60D nail found bears N60°57'21"W, a distance of 1.17 feet;

THENCE with common line of said 716.234-acre tract and said 3,486.6-acre tract, the following three (3) courses and distances:

- 1) S85°03'39"E, for a distance of 82.90 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 2) S84°27'48"E, for a distance of 452.04 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein, and
- 3) S84°26'51"E, for a distance of 432.88 feet, to a 1/2-inch iron rod with cap found for the northwest corner of a called 60.77-acre tract, conveyed to Southwest Texas State University, Operating Co-Trustee and The Frost National Bank, Inactive Co-Trustee of the Harold M. Freeman Testamentary Trust, recorded in Volume 1189, Page 99 [O.R.H.C.T.], and for the northeast corner of the tract described herein;

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THENCE, S26°31'02"E, with the west line of said 60.77-acre tract, over and across said 716.234-acre tract, for a distance of 2,270.37 feet to 1-inch iron pipe found for the southwest corner of said 60.77-acre tract, same being in the easterly line of said 716.234-acre tract, same being in the west line of Country Estates 2 Subdivision, an unrecorded subdivision, and for the northeast corner of the tract described herein;

THENCE with common line of said 716.234-acre tract and said Country Estates 2 Subdivision, the following two (2) courses and distances:

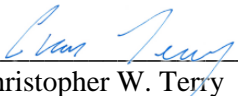
- 1) S45°33'06"W, for a distance of 44.43 feet, to a 1/2-inch iron rod found for an angle corner of the tract described herein, and
- 2) S25°36'43"W, for a distance of 5,199.11 feet, to a 2-7/8-inch metal fence corner post found for the common corner of said County Estates 2 Subdivision and said 19.46-acre tract and for an angle corner of the tract described herein,

THENCE, S43°28'55"W, with the west line of said 19.46-acre tract and the east line of said 716.234-acre tract, for a distance of 1,879.19 feet to the **POINT OF BEGINNING** of the tract described herein and containing 658.3-acres more or less.

Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.000077936
Units: U.S. Survey Feet.

I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.



Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates
Cterry@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

08/24/2022

Date





SAVE AND EXCEPT

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**183.81-Acre Tract
Hays County, Texas**

**D&A Job No. 1722-014
August 23, 2022**

**DESCRIPTION
183.81-Acre Tract**

BEING A 183.81 ACRE TRACT OUT OF THE JOHN CARSON SURVEY NUMBER 3, ABSTRACT NUMBER 80 AND THE THOMAS H.W. FORSITH SURVEY NUMBER 2, ABSTRACT NUMBER 173, HAYS COUNTY, TEXAS, BEING A PORTION OF THE 658.3-ACRE, THE TRACT CONVEYED TO LCSM NORTH, LP., BY DEED RECORDED IN DOCUMENT NO. 22046166, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]; SAID 183.81-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said remainder of a called 658.3-acre tract, same being the northwest corner of a called 60.77-acre tract, conveyed to Southwest Texas State University, Operating Co-trustee and the Frost National Bank, Inactive Co-trustee of the Harold M. Freeman Testamentary Trust, recorded in Volume 1189, Page 99 [O.P.R.H.C.T.], same point being on the south line of the remainder of a called 3,486.6-acre tract, conveyed to Frost National Bank, Independent Executor and Trustee Under the Will of Joseph Freeman, recorded in Volume 359, Page 887 of the Deed Records of Hays County, Texas [D.R.H.C.T.],

THENCE S26°31'02"E, with common line of said remainder of a called 658.3-acre tract and said 60.77-acre tract, for a distance of 2,270.37 feet to a 1-inch iron pipe found for the east corner of said remainder of a called 716.234-acre tract, same being the southwest corner of said 60.77-acre tract, same point being in the west line of County Estates 2 Subdivision, an unrecorded subdivision and for the northeast corner of the tract described herein;

THENCE with the common line of said remainder of a called 658.3-acre tract and said County Estates 2 Subdivision, the following two (2) courses:

- 1) S45°33'06"W, a distance of 44.43 feet to a 1/2-inch iron rod found for an angle corner of the tract described herein, and
- 2) S25°36'43"W, for a distance of 1,749.91 feet to 1/2-inch iron rod with cap stamped "DOUCET" set for the southeast corner of the tract described herein;

THENCE over and across said remainder of a called 658.3-acre tract, the following two (2) courses:

- 1) N64°40'18"W, a distance of 624.68 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, and
- 2) N64°23'55"W, a distance of 2,590.79 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set in the west line of said remainder of a called 716.234-acre tract, same point being in the east line of a called 94.23-acre tract, conveyed to Southwest Texas State University, Operating Co-trustee and the Frost National Bank, Inactive Co-trustee of the Harold M. Freeman Testamentary Trust, recorded in Volume 1189, Page 99 [O.P.R.H.C.T.] and for the southwest corner of the tract described herein;

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THENCE with the common line of said remainder of a called 658.3-acre tract and said 94.23-acre tract, the following two (2) courses:

- 1) N32°58'31"E, a distance of 823.68 feet to a 4-1/2-inch iron pipe fence post found for an angle corner of the tract described herein, and
- 2) N37°21'34"E, a distance of 2,082.81 feet to a 4-1/2-inch iron pipe fence post found for the northwest corner of said remainder of a called 716.234-acre tract, for the northeast corner of said 94.23-acre tract and for the northwest corner of the tract described herein, from which a 60D nail found at the base of a t-post bears N60°57'21"W, a distance of 1.17 feet;

THENCE with the common line of said remainder of a called 658.3-acre tract and said remainder of a called 3,486.6-acre tract, the following three (3) courses:

- 1) S85°03'39"E, a distance of 82.90 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 2) S84°27'48"E, a distance of 452.04 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, and
- 3) S84°26'51"E, a distance of 432.88 feet to the **POINT OF BEGINNING** and containing 183.81 acres.

Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All coordinate values and distances shown are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000125, using 99-GPS99 as point of origin.

Units: U.S. Survey Feet.

I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.

Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates Inc.
CTerry@Klienfelder.com
TBPELS Firm Registration No. 10105800

Date

Exhibit A-2

Tract 2 for 1.15 Acres

FIELD NOTES DESCRIPTION
1.150 ACRES

DESCRIPTION OF 1.150 ACRES OF LAND SITUATED IN THE LYDIA GLASGOW SURVEY NO. 14, ABSTRACT NO. 188, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF THAT CALLED 659.9 ACRE TRACT (ONE HALF UNDIVIDED INTEREST), DESCRIBED IN THE SPECIAL WARRANTY DEED FROM HAROLD M. FREEMAN, A SINGLE MAN, TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR & TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN (DECEASED), OF RECORD IN VOLUME 359, PAGE 863, DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.150 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the interior of R.M. Highway No. 12 (R.O.W. varies), being, the common north corner of that called 4.337 acre tract described as "Tract One" in the Warranty Deed to the City of San Marcos, of record in Volume 1080, Page 874, Official Public Records of Hays County, Texas, and that called 0.464 acre tract described as "Parcel 65" in Exhibit "C" in the Special Warranty Deed to the County of Hays, of record in Volume 4264, Page 511, Official Public Records of Hays County, Texas, being the northwest corner of that called 0.14 acre tract described as "Easement Tract IV" in the Easement Agreement between The Frost National Bank, Trustee of the Joseph Freeman Testamentary Trust, and the City of San Marcos, of record in Volume 1239, Page 104, Official Public Records of Hays County, Texas;

THENCE S 66°45'57" E, through the interior of said R.M. Highway No. 12, with the north line of said 0.464 acre tract and said 0.14 acre easement tract, also with a portion of the north lines of said 6.4500 acre tract and that called 0.611 acre tract described as "Easement Tract III" in said Easement Agreement of record in Volume 1239, Page 104, passing at a distance of 451.60 feet a TXDOT type II monument found for the common north corner of said 0.464 acre tract and that called 6.4500 acre tract of land described in the Special Warranty Deed to the City of San Marcos, of record in Volume 3100, Page 712, Official Public Records of Hays County, Texas, continuing for a total distance of 1336.77 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found at the intersection of the south right-of-way line of said R.M. Highway No. 12 with the east right-of-way line of said Wonder World Drive, for the **POINT OF BEGINNING**, being an angle point in the northerly line of said 659.9 acre remainder tract and also an angle point in the northerly line of said 6.4500 acre tract, for the northwest corner of the tract described herein;

THENCE S 66°45'57" E, continuing with the north line of said 0.611 acre easement tract and also with the south right-of-way line of said R.M. Highway No. 12 and a portion of the north line of said 659.9 acre remainder tract, with the north line of the tract described herein, a distance of 544.90 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found at the intersection of the south right-of-way line of said R.M. Highway No. 12 with the north right-of-way line of Old Ranch Road 12 (R.O.W. varies), being an angle

point in the northerly lines of said 659.9 acre remainder tract and said 6.4500 acre tract, for the northeast corner of the tract described herein;

THENCE leaving the south right-of-way line of said R.M. Highway No. 12 and the north line of said 0.611 acre easement tract, with the curving north right-of-way line of said Old Ranch Road 12, also with the curving northerly interior lines of said 659.9 acre remainder tract and said 6.4500 acre tract, for the east line of the tract described herein, the following three (3) courses and distances:

1. with the arc of a curve to the left, having a radius of 560.00 feet, an arc length of 174.70 feet, and a chord which bears S 68°05'29" W, a distance of 173.99 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found,
2. S 58°43'50" W, a distance of 47.47 feet to a TXDOT type II monument found, and
3. S 75°23'37" W, a distance of 54.82 feet to a TXDOT type II monument found at the intersection of the north right-of-way line of said Old Ranch Road 12 with the east right-of-way of said Wonder World Drive, being an angle point in the interior lines of said 659.9 acre remainder tract and said 6.4500 acre tract, for the most southerly corner of the tract described herein;

THENCE leaving the north right-of-way line of said Old Ranch Road 12 and with the east right-of-way line of said Wonder World Drive, also with the interior lines of said 659.9 acre remainder tract and said 6.4500 acre tract, with the west line of the tract described herein, with the arc of a curve to the left, having a radius of 1997.36 feet, an arc length of 402.79 feet, and a chord which bears N 37°39'28" W, a distance of 402.11 feet to the **POINT OF BEGINNING** and containing 1.150 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

Exhibit A-3

Tract 3 for 2.303 Acres

FIELD NOTES DESCRIPTION
2.303 ACRES

DESCRIPTION OF 2.303 ACRES OF LAND SITUATED IN THE LYDIA GLASGOW SURVEY NO. 14, ABSTRACT NO. 188, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF THAT CALLED 659.9 ACRE TRACT (ONE HALF UNDIVIDED INTEREST), DESCRIBED IN THE SPECIAL WARRANTY DEED FROM HAROLD M. FREEMAN, A SINGLE MAN, TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR & TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN (DECEASED), OF RECORD IN VOLUME 359, PAGE 863, DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 653.045 ACRES BEING COMPRISED OF TRACT 1 (649.592 ACRES), TRACT 2 (1.150 ACRES) AND TRACT 3 (2.303 ACRES), AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found in the east right-of-way line of said Wonder World Drive, being an angle point in the northerly line of said 659.9 acre remainder tract and an angle point in the easterly line of that called 6.4500 acre tract of land described in the Special Warranty Deed to the City of San Marcos, of record in Volume 3100, Page 712, Official Public Records of Hays County, Texas, same being the most northerly corner of that called 6.8059 acre tract of land described in the Special Warranty Deed to the City of San Marcos, of record in Volume 3197, Page 401, Official Public Records of Hays County, Texas, same being an angle point in the westerly line of that called 114 acre tract described as "Tract 1" in the Executor's Deed to Marla D. Sams & Marvin C. Wills, Jr., Co-Trustees of the Marvin C. Wills Family Trust, of record in Volume 3394, Page 424, Official Public Records of Hays County, Texas, for the most southerly corner and **POINT OF BEGINNING** of the tract described herein, from which a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found in the west right-of-way line of said Wonder World Drive, being an angle point in the northerly line of said 659.9 acre remainder tract, same being the most southerly corner of said 6.4500 acre tract, same being the northwest corner of said 6.8059 acre tract, bears, S 35°27'05" W, a distance of 243.79 feet;

THENCE with the east right-of-way line of said Wonder World Drive, also with the interior lines of said 659.9 acre remainder tract and said 6.4500 acre tract, with the west line of the tract described herein, the following two (2) courses and distances:

1. N 19°34'42" W, a distance of 83.03 feet to a TXDOT type II monument found at the beginning of a curve to the left,
2. with the arc of said curve to the left, having a radius of 2009.86 feet, an arc length of 276.89 feet, and a chord which bears N 23°34'40" W, a distance of 276.67 feet to a 1/2 inch iron rod with plastic cap stamped "BCG" set at the intersection of the east right-of-way line of said Wonder World Drive with the south right-of-way line of said Old Ranch Road 12, being an angle point in the interior lines of said 659.9 acre

remainder tract and said 6.4500 acre tract, for the most westerly corner of the tract described herein;

THENCE leaving the east right-of-way line of said Wonder World Drive and with the south right-of-way line of said Old Ranch Road 12, also with the interior lines of said 659.9 acre remainder tract and said 6.4500 acre tract, with the north line of the tract described herein, the following three (3) courses and distances:

1. N 37°48'08" E, a distance of 46.59 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found,
2. N 58°50'07" E, a distance of 47.11 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found at the beginning of a curve to the right, and
3. with the arc of said curve to the right, having a radius of 440.00 feet, an arc length of 390.22 feet, and a chord which bears N 84°25'07" E, a distance of 377.56 feet to a painted hole found in concrete being the most easterly corner of said 6.4500 acre tract and an angle point in the easterly line of said 659.9 acre remainder tract, also being in the west line of said 114 acre remainder tract, for the most easterly corner of the tract described herein,

THENCE S 35°28'03" W, with a portion of the east line of said 659.9 acre remainder tract and also with a portion of the west line of said 114 acre remainder tract, with the east line of the tract described herein, a distance of 527.61 feet to the **POINT OF BEGINNING** and containing 2.303 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

Exhibit A-4

Tract 4 for 14.0620 Acres

FIELD NOTES DESCRIPTION

DESCRIPTION OF 14.062 ACRES (312,548 SQUARE FEET) OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT No. 490 AND THE LYDIA GLASGOW SURVEY No. 14, ABSTRACT No. 188, HAYS COUNTY, TEXAS; BEING A PORTION OF TRACT 1: {a} 114 ACRES CONVEYED TO MARCIE B. WILLS, ET. AL., RECORDED IN TRUST DISTRIBUTION DEED INSTRUMENT No. 16043487, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.TX.); SAID 14.062 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a 1-½-inch aluminum cap stamped TX.D.O.T. found on the northeasterly right-of-way line of Wonder World Drive (right-of-way width varies), at the southwesterly corner of the herein described tract and being a common corner to a 2.303 acre tract conveyed to Lazy Oaks Ranch, LP, recorded in Volume 4931 at page 450, designated as Tract 2, O.P.R.H.C.TX. and to a called 6.8059 acres conveyed to the City of San Marcos, recorded in Volume 3197 at Page 401, O.P.R.H.C.TX., from which a TXDOT Type I concrete monument, found, on said northeasterly right-of-way line, bears North 19 degrees 34 minutes 44 seconds West, a distance of 82.92 feet; in addition, from said beginning point a ½-inch iron rod with a 1-½-inch aluminum cap stamped TX.D.O.T. found on the southwesterly right-of-way line of said drive and at a southwesterly corner of said 6.8059 acres, bears South 35 degrees 26 minutes 58 seconds West, a distance of 243.80 feet;

THENCE, leaving said northeasterly right-of-way and said 6.8059 acres and continuing along the easterly line of said 2.303 acre tract North 35 degrees 29 minutes 39 seconds East, a distance of 527.62 feet, to a calculated point at the northeasterly corner of said 2.303 acre tract and a corner of the herein described tract;

THENCE, continuing along said easterly line North 35 degrees 29 minutes 39 seconds East, a distance of 11.66 feet to a calculated point on the southern right-of-way line of Old Ranch Road 12 (right-of-way width varies) at the northwesterly corner of the herein described tract;

THENCE, leaving said easterly line and continuing along said southern right-of-way line for the following two (2) courses and distances;

- 1.) South 66 degrees 39 minutes 22 seconds East, a distance of 261.53 feet to a TXDOT Type I concrete monument found at a corner of the herein described tract;
- 2.) 481.55 feet along the arc of a curve turning to the left, having a radius of 3869.72 feet and a chord that bears South 70 degrees 28 minutes 09 seconds East, a distance of 481.24 feet, to a ½-inch iron rod found at the northeasterly corner of the herein described tract and at the northwesterly corner to an 8.661 acre partition (Tract 2: North Portion) of Tract 1: {b} 17.45 acres conveyed to Marice B. Wills, Et. Al., recorded in Trust Distribution Deed Instrument No. 16043487, O.P.R.H.C.TX., from which a ½-inch iron rod with a 1-½-inch aluminum cap stamped "CMR/PROTECH SURVEYING RPLS 4288", found on said southern right-of-way line, bears South 79 degrees 41 minutes 36 seconds East, a distance of 239.59 feet;

THENCE, leaving said southern right-of-way and continuing along the westerly line of said 8.661 acre partition South 36 degrees 40 minutes 50 seconds West, a distance of 1210.09 feet, to a ½-inch iron rod with a plastic cap stamped "BCG" set on the northeasterly right-of-way line of Wonder World Drive (right-of-way width varies), at the southeasterly corner of the herein described tract and being common corner to said 8.661 acre partition and to aforesaid 6.8059 acres, from which a ½-inch iron rod with a plastic cap stamped "JC EVANS" found bears South 18 degrees 57 minutes 09 seconds West, a distance of 2.17 feet; in addition, from said corner a ½-inch iron rod with a 1-½-inch aluminum cap stamped TX.D.O.T., found on said northeasterly right-of-way line at the common corner of said 8.661 acre partition and said 6.8059 acres, bears South 19 degrees 38 minutes 00 seconds West, a distance of 403.95 feet;

THENCE, leaving said westerly line and continuing with said 6.8059 acres along said northeasterly right-of-way line North 19 degrees 38 minutes 00 seconds West, a distance of 845.05 feet to the **POINT OF BEGINNING** and containing 14.062 acres (312,548 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, NAD 83, South Central Zone, Grid.


BOWMAN WORD FILE: FN2359

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

That I, Terry L. Rowe, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined a survey made on the ground in December 2019, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 04 day of February 2020 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



Terry L. Rowe
Registered Professional Land Surveyor
No. 5493 – State of Texas



Exhibit A-5

Tract 5 for 8.6610 Acres

FIELD NOTES DESCRIPTION

DESCRIPTION OF 8.661 ACRES (377,274 SQUARE FEET) OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT No. 471, THE JOHN WILLIAMS SURVEY, ABSTRACT No. 490 AND THE LYDIA GLASGOW SURVEY No. 14, ABSTRACT No. 188, HAYS COUNTY, TEXAS; BEING A PORTION OF TRACT 1: {b} 17.45 ACRES CONVEYED TO MARCIE B. WILLS, ET. AL., RECORDED IN TRUST DISTRIBUTION DEED INSTRUMENT No. 16043487, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.TX.); SAID 8.661 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a 1-½-inch aluminum cap stamped TX.D.O.T. found on the northeasterly right-of-way line of Wonder World Drive (right-of-way varies), the southeasterly corner of the herein described tract, and being a common corner to Partition Deed Tract 1: 17.45 acres conveyed to Marion H. Wills, recorded in Volume 2530 at page 720, O.P.R.H.C.TX. and to called 6.8059 acres conveyed to the City of San Marcos, recorded in Volume 3197 at Page 401, O.P.R.H.C.TX., from said beginning point a ½-inch iron rod with a 1-½-inch aluminum cap stamped TX.D.O.T., found on the southwesterly right-of-way line of said drive and at the southwesterly corner of said 6.8059 acres, bears South 32 degrees 28 minutes 22 seconds West, a distance of 253.66 feet;

THENCE, leaving said Partition Deed Tract 1: 17.45 acres and continuing with said 6.8059 acres along said northeasterly right-of-way line North 19 degrees 38 minutes 00 seconds West, a distance of 403.95 feet, to a ½-inch iron rod with a plastic cap stamped "BCG" set at the southwesterly corner of the herein described tract and being a common corner to said 6.8059 acres and a 14.062 acre partition (Tract 1: North Portion) of Tract 1: {a} 114 acres conveyed to Marice B. Wills, Et. Al., recorded in Trust Distribution Deed Instrument No. 16043487, O.P.R.H.C.TX., from which a ½-inch iron rod with a plastic cap stamped "JC EVANS" found bears South 18 degrees 57 minutes 09 seconds West, a distance of 2.17 feet;

THENCE, leaving said 6.8059 acres and said northeasterly right-of-way line and continuing along the easterly line of said 14.062 acre partition North 36 degrees 40 minutes 50 seconds East, a distance of 1210.09 feet, to a ½-inch iron rod found on the southern right-of-way line of Old Ranch Road 12 (right-of-way width varies), the northwesterly corner of the herein described tract, and being a common corner to said 14.062 acre partition, from which a TXDOT Type I concrete monument found on said southern right-of-way line bears North 70 degrees 28 minutes 09 seconds West, a distance of 481.24 feet;

THENCE, leaving said 14.062 acre partition and continuing along said southern right-of-way line 239.63 feet along the arc of a curve turning to the left, having a radius of 3869.72 feet and a chord that bears South 75 degrees 41 minutes 36 seconds East, a distance of 239.59 feet, to a ½-inch iron rod with a 1-½-inch aluminum cap stamped "CMR/PROTECH SURVEYING RPLS 4288" found at the northeasterly corner of the herein described tract and being a common corner to aforesaid Partition Deed Tract 1: 17.45 acres, from which a ½-inch iron rod, found, on said southern right-of-way line, bears South 79 degrees 13 minutes 57 seconds East, a distance of 239.76 feet;

THENCE, leaving said southern right-of-way line and continuing along the westerly line of aforesaid Partition Deed Tract 1: 17.45 acres South 32 degrees 23 minutes 07 seconds West, a distance of 1529.64 feet, to the **POINT OF BEGINNING** and containing 8.661 acres (377,274 square feet) of land, more or less.

8.661 acre ~ 377,274 sq. ft. (Tract 2: North Portion)
John Williams Survey, A-471; John Williams survey, A-490;
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 005956-01-108

FN2358(sf)
Page 2 of 2

BEARING BASIS: Texas Coordinate System, NAD 83, South Central Zone, Grid.

BOWMAN WORD FILE: FN2358(sf)

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

That I, Terry L. Rowe, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined a survey made on the ground in December 2019, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 04 day of February 2020 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



Terry L. Rowe
Registered Professional Land Surveyor
No. 5493 – State of Texas



Exhibit A-6

Tract 6 for 22.772 Acres

John Williams Survey, A-490 & John Maximilian, Jr. Survey No. 15, A-299
Hays County, Texas

FN2900
Page 1 of 3

FIELD NOTES DESCRIPTION

DESCRIPTION OF A 22.772 ACRE TRACT OF LAND (991,957 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND THE JOHN MAXIMILIAN, JR. SURVEY NO. 15, ABSTRACT NO. 299, HAYS COUNTY, TEXAS; BEING ALL OF A REMAINDER OF A CALLED 31.079 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LA CIMA COMMERCIAL, LP, RECORDED IN DOCUMENT NO. 17016156, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 22.772 ACRES (991,957 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH AN ALUMINUM CAP STAMPED "TXDOT" FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF R.M. HIGHWAY NO. 12, A VARIABLE WIDTH RIGHT-OF-WAY, FOR A SOUTHWEST CORNER OF A CALLED 0.464 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO COUNTY OF HAYS, RECORDED IN VOLUME 4264, PAGE 511, O.P.R.H.C.TX., SAME BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY NO. 12, ALSO WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079 ACRE TRACT AND SAID 0.464 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 66°45'01" E, A DISTANCE OF 492.02 FEET TO A 1/2-INCH IRON ROD WITH AN ALUMINUM CAP STAMPED "TXDOT" FOUND,
2. S 88°03'14" E, A DISTANCE OF 59.47 FEET TO A 1/2-INCH IRON ROD WITH AN ALUMINUM CAP STAMPED "TXDOT" FOUND ON THE SOUTH LINE OF EXHIBIT "B" DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED IN DOCUMENT NO. 17037240, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF SAID 0.464 ACRE TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY NO. 12 AND SAID CURVE TO THE RIGHT, ALSO WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079 ACRE TRACT AND SAID EXHIBIT "B", HAVING A RADIUS OF 1,822.36 FEET, AN ARC LENGTH OF 760.71 FEET, AND A CHORD WHICH BEARS S 50°19'37" E, A DISTANCE OF 755.20 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF LOT 1, OF LA CIMA ENTRY LOT FINAL PLAT, RECORDED IN DOCUMENT NO. 19006241, O.P.R.H.C.TX., SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 31.079 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079 ACRE TRACT AND SAID LOT 1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S 56°57'50" W, A DISTANCE OF 92.55 FEET TO A 1/2-INCH IRON ROD FOUND,
2. S 25°09'45" E, A DISTANCE OF 83.91 FEET TO A 1/2-INCH IRON ROD FOUND,
3. S 18°28'14" W, A DISTANCE OF 67.95 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET
4. S 65°12'33" W, A DISTANCE OF 84.26 FEET TO A MAGNAIL WITH A "BCG" CAP SET,
5. S 19°23'33" E, A DISTANCE OF 79.20 FEET TO A 1/2-INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY OF WEST CENTERPOINT ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

John Williams Survey, A-490 & John Maximilian, Jr. Survey No. 15, A-299
Hays County, Texas

FN2900
Page 2 of 3

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079 ACRE TRACT AND THE WEST RIGHT-OF-WAY OF SAID WEST CENTERPOINT ROAD, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 189.65 FEET, A CHORD WHICH BEARS S 79°10'36" W, A DISTANCE OF 188.76 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
2. S 88°47'34" W, A DISTANCE OF 195.85 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 835.00 FEET, AN ARC DISTANCE OF 9.64 FEET, AND A CHORD WHICH BEARS S 88°27'43" W, A DISTANCE OF 9.64 FEET TO A MAGNAIL WITH A "BCG" CAP SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 30.43 FEET, AND A CHORD WHICH BEARS N 48°16'47" W, A DISTANCE OF 27.58 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
5. S 84°57'29" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 30.29 FEET, AND A CHORD WHICH BEARS S 38°42'12" W, A DISTANCE OF 27.48 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
7. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 835.00 FEET, AN ARC DISTANCE OF 389.76 FEET, AND A CHORD WHICH BEARS S 68°43'30" W, A DISTANCE OF 386.23 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
8. S 55°21'10" W, A DISTANCE OF 399.97 FEET TO A NAIL FOUND, FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 31.079 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
9. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 31.42 FEET, AND A CHORD WHICH BEARS N 79°38'50" W, A DISTANCE OF 28.28 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET ON THE NORTH RIGHT-OF-WAY OF FLINT RIDGE ROAD, A 60 FOOT WIDE RIGHT-OF-WAY;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079 ACRE TRACT AND NORTH RIGHT-OF-WAY OF SAID FLINT RIDGE ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 34°38'50" W, A DISTANCE OF 179.37 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, AN ARC DISTANCE OF 93.77 FEET, AND A CHORD WHICH BEARS N 38°54'41" W, A DISTANCE OF 93.69 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET, FOR THE SOUTHEAST CORNER OF LA CIMA FIRE STATION FINAL PLAT, RECORDED IN DOCUMENT NO. 21021091, O.P.R.H.C.TX., SAME BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 31.079 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

John Williams Survey, A-490 & John Maximilian, Jr. Survey No. 15, A-299
Hays County, Texas

FN2900
Page 3 of 3

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079 ACRE TRACT AND SAID LA CIMA FIRE STATION FINAL PLAT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 39°52'15" E, A DISTANCE OF 349.74 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET, FOR THE NORTHEAST CORNER OF SAID LA CIMA FIRE STATION FINAL PLAT,
2. N 40°23'45" W, A DISTANCE OF 181.91 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTHEAST CORNER OF PROPOSED LA CIMA PEC SUBSTATION PLAT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079 ACRE TRACT AND SAID PROPOSED LA CIMA PEC SUBSTATION PLAT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 43°23'46" E, A DISTANCE OF 694.59 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
2. N 46°22'49" W, A DISTANCE OF 310.56 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
3. N 23°05'04" E, A DISTANCE OF 46.36 FEET TO THE **POINT OF BEGINNING**, CONTAINING 22.772 ACRES OF LAND.

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS §

That I, Daniel Cogburn, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of survey made on the ground during March 2024, under my direction and supervision.

WITNESS MY HAND AND SEAL at

Hays County, Texas, on this 31st day of May 2024 A.D.



5/31/2024

Bowman Consulting Group, Ltd.

Austin, Texas 78746



Daniel Cogburn

Registered Professional Land Surveyor

No. 6894 – State of Texas

Exhibit A-7

Tract 7 for 1.197 Acres

FIELD NOTES DESCRIPTION

DESCRIPTION OF 1.197 ACRES (52,129 SQUARE FEET) OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING ALL OF LOT 2, BLOCK A, LA CIMA FIRE STATION SUBDIVISION, RECORDED IN DOCUMENT NO. 21021091, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.TX.); SAID 1.197 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FLINT RIDGE ROAD, A 60 FOOT WIDE RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF LOT 1, OF SAID LA CIMA FIRE STATION SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE TRACT DESCRIBED HEREIN;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FLINT RIDGE ROAD, SAME BEING THE SOUTH LINE OF SAID LOT 2, FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. NORTH 72 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 11.39 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 273.97 FEET, AND A CHORD THAT BEARS NORTH 59 DEGREES 36 MINUTES 02 SECONDS WEST, A DISTANCE OF 271.60 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
3. NORTH 46 DEGREES 31 MINUTES 09 SECONDS WEST, A DISTANCE OF 121.23 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2 AND THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.24 FEET, AND A CHORD THAT BEARS NORTH 01 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 35.33 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND ON THE EAST LINE OF A CALLED 4.242 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 19002553, O.P.R.H.C.TX., FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 2 AND THE TRACT DESCRIBED HEREIN;

THENCE, WITH THE EAST LINE OF SAID 4.242 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 2, FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. NORTH 43 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 75.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 492.00 FEET, AN ARC DISTANCE OF 46.55 FEET, AND A CHORD THAT BEARS NORTH 40 DEGREES 42 MINUTES 51 SECONDS EAST, A DISTANCE OF 46.53 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, SAN MARCOS ACADEMY ENTRANCE DEVELOPMENT PLAT, RECORDED IN VOLUME 16, PAGE 362, PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.), SAME BEING NORTHWEST CORNER OF SAID LOT 2 AND THE TRACT DESCRIBED HEREIN;

1.197 acre (52,129 sq. ft.)

Job No. 005956-01-120

John Williams Survey, A-490
& Lydia Glasgow Survey No. 14, A-188

FN2905

Hays County, Texas

Page 2 of 2

THENCE, SOUTH 46 DEGREES 37 MINUTES 22 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 2, PASSING AT A DISTANCE OF 9.97 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAN MARCOS ACADEMY ENTRANCE DEVELOPMENT PLAT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 2.467 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SAN MARCOS BAPTIST ACADEMY FOUNDATION, RECORDED IN VOLUME 5038, PAGE 689, O.P.R.H.C.TX, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 25.62 FEET, FOR THE SOUTHEAST CORNER OF SAID 2.467 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 4.337 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO CITY OF SAN MARCOS, RECORDED IN VOLUME 1080, PAGE 874, O.P.R.H.C.TX, AND CONTINUING FOR A TOTAL DISTANCE OF 325.50 FEET TO A 1/2-INCH IRON ROD FOUND ON THE WEST LINE OF SAID LOT 1, FOR THE SOUTHEAST CORNER OF SAID 4.337 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 2 AND THE TRACT DESCRIBED HEREIN;

THENCE, SOUTH 06 DEGREES 45 MINUTES 16 SECONDS EAST, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 127.26 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.197 ACRES (52,129 SQUARE FEET) OF LAND.

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS §

That I, Daniel Cogburn, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of survey made on the ground during March 2024, under my direction and supervision.

WITNESS MY HAND AND SEAL at

Hays County, Texas, on this 11th day of June 2024 A.D.

 6/11/2024

Bowman Consulting Group, Ltd.

Austin, Texas 78746

Daniel Cogburn

Registered Professional Land Surveyor

No. 6894 – State of Texas



Exhibit A-8

Tract 8 for 99.120 Acres

FIELD NOTES DESCRIPTION

DESCRIPTION OF A 99.121 ACRE TRACT OF LAND (4,317,725 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND WILLIAM TM SMITHSON SURVEY, SECTION NO. 3, ABSTRACT NO. 419, HAYS COUNTY, TEXAS; BEING ALL OF A REMAINDER OF A CALLED 182.269 ACRE TRACT DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO. 19018423, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.) AND BEING ALL OF A CALLED 2.749 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO. 24030101, O.P.R.H.C.TX.; SAID 99.121 ACRES (4,317,725 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CENTERPOINT ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF A REMAINDER OF A CALLED 1388.17 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 3772, PAGE 231, O.P.R.H.C.TX., SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF A REMAINDER OF A CALLED 23.554 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN DOCUMENT NO. 24030098, O.P.R.H.C.TX., AND BEING THE NORTHWEST CORNER OF SAID 2.749 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID REMAINDER OF A CALLED 1388.17 ACRE TRACT, THE HEREIN, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. N 30°06'14" W, A DISTANCE OF 256.43 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 325.25 FEET, AND A CHORD WHICH BEARS N 11°28'07" W, A DISTANCE OF 319.54 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
3. N 07°10'00" E, A DISTANCE OF 546.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 175.06 FEET, AND A CHORD WHICH BEARS N 17°11'49" E, A DISTANCE OF 174.17 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
5. N 82°53'32" W, A DISTANCE OF 711.11 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 507.40 FEET, AN ARC DISTANCE OF 203.29 FEET, AND A CHORD WHICH BEARS S 75°33'51" W, A DISTANCE OF 201.93 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
7. S 64°00'07" W, A DISTANCE OF 97.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 138.67 FEET, AND A CHORD WHICH BEARS S 56°03'25" W, A DISTANCE OF 138.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

9. S 48°06'43" W, A DISTANCE OF 62.28 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,

10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 425.10 FEET, AN ARC DISTANCE OF 207.16 FEET, AND A CHORD WHICH BEARS S 64°23'29" W, A DISTANCE OF 205.12 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND

11. S 75°59'55" W, A DISTANCE OF 270.70 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE EAST CORNER OF A CALLED 700.2 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM WEST, LP OF RECORD IN DOCUMENT NO. 17043115, O.P.R.H.C.TX., SAME BEING THE WESTERLY SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, THE HEREIN, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. N 20°00'22" W, A DISTANCE OF 139.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

2. N 30°22'30" W, A DISTANCE OF 239.03 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

3. N 42°56'51" W, A DISTANCE OF 269.82 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

4. N 33°41'43" W, A DISTANCE OF 181.75 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

5. N 24°21'38" W, A DISTANCE OF 161.66 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, AND

6. N 04°00'37" W, A DISTANCE OF 128.68 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND ON THE SOUTHEAST LINE OF TRACT 39, FOX RIDGE PHASE 1, RECORDED IN VOLUME 1, PAGE 373, PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.), FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID FOX RIDGE PHASE 1, FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 44°02'01" E, A DISTANCE OF 30.18 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 39, SAME BEING THE SOUTHWEST CORNER OF TRACT 29, OF SAID FOX RIDGE PHASE 1,

2. N 44°08'24" E, A DISTANCE OF 873.03 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 29, SAME BEING THE SOUTHWEST CORNER OF TRACT 28 OF SAID FOX RIDGE PHASE 1,

3. N 44°11'00" E, A DISTANCE OF 634.82 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 28, THE SOUTHWEST CORNER OF TRACT 17, OF SAID FOX RIDGE PHASE 1, THE NORTHWEST CORNER OF THE LA CIMA PHASE 3, SECTION A FINAL PLAT, RECORDED IN DOCUMENT NO. 22048284, O.P.R.H.C.TX., AND THE NORTH CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID LA CIMA PHASE 3, SECTION A FINAL PLAT, FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. S 09° 40' 21" E, A DISTANCE OF 87.44 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
2. S 09° 05' 59" E, A DISTANCE OF 240.26 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
3. S 02° 09' 42" W, A DISTANCE OF 262.43 FEET TO A COTTON SPINDLE FOUND,
4. S 12° 49' 55" W, A DISTANCE OF 218.25 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
5. S 17° 06' 18" W, A DISTANCE OF 204.67 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
6. N 81° 12' 34" E, A DISTANCE OF 731.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
7. N 45° 48' 27" E, A DISTANCE OF 110.20 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
8. N 68° 16' 19" E, A DISTANCE OF 112.10 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
9. S 41° 02' 29" E, A DISTANCE OF 16.57 FEET TO A CALCULATED POINT,
10. S 70° 42' 41" E, A DISTANCE OF 87.20 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
11. S 44° 40' 52" E, PASSING AT A DISTANCE OF 57.50 FEET A COTTON SPINDLE FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 119.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
12. S 36° 16' 52" E, A DISTANCE OF 118.92 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
13. S 33° 45' 34" E, A DISTANCE OF 53.48 FEET TO A MAGNAIL FOUND,
14. S 33° 36' 10" E, PASSING AT A DISTANCE OF 67.77 FEET A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "TEXAS ALLPOINTS SURVEYING CO." FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 252.81 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
15. S 56° 21' 32" W, A DISTANCE OF 13.73 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
16. S 33° 37' 12" E, PASSING AT A DISTANCE OF 53.94 FEET A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 178.52 FEET TO A FENCE POST FOUND,

17. S 81°01'51" E, A DISTANCE OF 87.97 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL PARK LOOP, A 70 FOOT WIDE RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID LA CIMA PHASE 3, SECTION A FINAL PLAT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP, FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 34°49'53" E, A DISTANCE OF 70.09 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
2. N 55°10'07" E, A DISTANCE OF 180.47 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, FOR THE WEST CORNER OF LOT 1, LA CIMA AMENITY CENTER FINAL PLAT, RECORDED IN DOCUMENT NO. 21027901, O.P.R.H.C.TX.;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID LOT 1, FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 44°34'32" E, A DISTANCE OF 555.85 FEET TO A CALCULATED POINT, FOR THE SOUTH CORNER OF SAID LOT 1,
2. N 69°30'14" E, A DISTANCE OF 560.86 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
3. N 50°27'07" E, A DISTANCE OF 94.37 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SOUTHWEST RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP, FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 40°06'37" E, A DISTANCE OF 218.12 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 885.00 FEET, AN ARC DISTANCE OF 134.11 FEET, AND A CHORD WHICH BEARS S 44°27'06" E, A DISTANCE OF 133.98 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
3. S 50°51'40" E, A DISTANCE OF 27.03 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 29.58 FEET, AND A CHORD WHICH BEARS S 06°24'37" E, A DISTANCE OF 26.96 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID CENTERPOINT ROAD, FOR NORTHWEST CORNER OF A CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE EAST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE S 41°00'43" W, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID 19.021 ACRE TRACT, A DISTANCE OF 317.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, FOR THE EAST CORNER OF SAID 2.749 ACRE TRACT;

THENCE DEPARTING THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID 19.021 ACRE TRACT, WITH THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID 2.749 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. S 41°00'43" W, A DISTANCE OF 12.81 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 220.75 FEET, AND A CHORD WHICH BEARS S 45°19'44" W, A DISTANCE OF 220.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
3. S 49°38'44" W, A DISTANCE OF 291.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 48.70 FEET, AND A CHORD WHICH BEARS S 56°37'17" W, A DISTANCE OF 48.58 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
5. S 63°35'50" W, A DISTANCE OF 89.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
6. S 47°20'47" W, A DISTANCE OF 39.71 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
7. S 36°50'32" W, A DISTANCE OF 94.80 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 44.69 FEET, AND A CHORD WHICH BEARS S 43°14'38" W, A DISTANCE OF 44.60 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
9. S 49°38'44" W, A DISTANCE OF 245.10 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
10. S 55°03'11" W, A DISTANCE OF 276.59 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
11. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,467.50 FEET, AN ARC LENGTH OF 81.39 FEET, AND A CHORD WHICH BEARS S 62°02'59" W, A DISTANCE OF 81.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
12. S 63°38'19" W, A DISTANCE OF 398.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST CORNER OF SAID 2.749 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.544 ACRE;

99.121 acre (4,317,725 sq. ft.)

Job No. 005956-01-120

John Williams Survey, A-490

FN 2904

& William TM Smithson Survey, Section No. 3, A-419

Hays County, Texas

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THENCE N 30°06'14" W, DEPARTING THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID 2.749 ACRE TRACT, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 2.749 ACRE TRACT, A DISTANCE OF 125.16 FEET TO THE **POINT OF BEGINNING**, CONTAINING 99.121 ACRES OF LAND.

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS §

That I, Daniel Cogburn, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of survey made on the ground during April 2024, under my direction and supervision.

WITNESS MY HAND AND SEAL at Hays County, Texas, on this 12th day of August 2024 A.D.

8/12/2024

Bowman Consulting Group, Ltd.

Austin, Texas 78746

Daniel Cogburn

Registered Professional Land Surveyor

No. 6894 – State of Texas



Exhibit A-9

Tract 9 for 139.964 Acres

FIELD NOTES DESCRIPTION

DESCRIPTION OF A 139.964 ACRE TRACT OF LAND (6,096,828 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF A REMAINDER OF A CALLED 248.225 ACRE TRACT DESCRIBED IN A DEED TO LCSM PH. 4, LLC, RECORDED IN DOCUMENT NO. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 139.964 ACRES (6,096,828 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE NORTH LINE OF A CALLED 537.30 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO. 20031138, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF A CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE DEPARTING THE NORTH LINE OF SAID 537.30 ACRE TRACT, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 19.021 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N 01°00'33" W, A DISTANCE OF 237.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,715.52 FEET, AN ARC LENGTH OF 575.20 FEET, AND A CHORD WHICH BEARS N 06°03'52" E, A DISTANCE OF 574.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
3. N 12°07'57" E, A DISTANCE OF 503.70 FEET TO A CALCULATED POINT,
4. N 48°43'02" E, A DISTANCE OF 16.00 FEET TO A CALCULATED POINT,
5. N 12°07'57" E, A DISTANCE OF 14.00 FEET TO A CALCULATED POINT,
6. N 24°27'08" W, A DISTANCE OF 16.00 FEET TO A CALCULATED POINT,
7. N 12°07'57" E, A DISTANCE OF 959.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTH CORNER OF A CALLED 3.923 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030100, O.P.R.H.C.TX., SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE DEPARTING THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 19.021 ACRE TRACT, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 3.923 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,232.89 FEET, AN ARC LENGTH OF 412.42 FEET, AND A CHORD WHICH BEARS N 02°47'11" E, A DISTANCE OF 410.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,

2. N 06°47'54" W, A DISTANCE 140.74 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 1,073.58 FEET, AND A CHORD WHICH BEARS N 25°04'22" E, A DISTANCE OF 1,019.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 19.47 FEET, AND A CHORD WHICH BEARS S 76°34'48" E, A DISTANCE OF 17.40 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE SOUTH RIGHT-OF-WAY OF CENTRAL PARK LOOP, A 70 FOOT WIDE RIGHT-OF-WAY;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. S 30° 06' 14" E, A DISTANCE OF 33.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.01 FEET, AN ARC LENGTH OF 525.80 FEET, AND A CHORD WHICH BEARS S 59°38'21" E, A DISTANCE OF 502.82 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
3. S 88° 59' 05" E, A DISTANCE OF 97.97 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 465.06 FEET, AN ARC LENGTH OF 142.66 FEET, AND A CHORD WHICH BEARS S 80° 20' 06" E, A DISTANCE OF 142.10 FEET TO A 3/4-INCH IRON ROD FOUND,
5. S 71° 32' 48" E, A DISTANCE OF 174.79 FEET TO A 3/4-INCH IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 577.47 FEET, AND A CHORD WHICH BEARS N 70° 25' 22" E, A DISTANCE OF 535.99 FEET TO A 3/4-INCH IRON ROD FOUND,
7. N 32° 23' 32" E, A DISTANCE OF 225.69 FEET TO A 3/4-INCH IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, AN ARC LENGTH OF 292.64 FEET, AND A CHORD WHICH BEARS N 44° 59' 56" E, A DISTANCE OF 290.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, FINAL PLAT OF LA CIMA PHASE 4 SUBDIVISION, DOCUMENT NO. 22050345, PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.);

THENCE WITH THE COMMON LINE OF THE SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID LOT 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 32° 23' 40" E, A DISTANCE OF 73.72 FEET TO A CALCULATED POINT,
2. S 88° 17' 51" E, PASSING AT A DISTANCE OF 497.36 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 864.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
3. S 74° 07' 47" E, A DISTANCE OF 179.27 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
4. S 44° 27' 37" E, A DISTANCE OF 246.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF A CALLED 51.567 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF SAN MARCOS, TEXAS, RECORDED IN DOCUMENT NO. 17014570, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN;

THENCE S 45° 32' 23" W, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT, SAID 51.567 ACRE TRACT, OF A CALLED 110.002 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 16007530, O.P.R.H.C.TX., AND OF A CALLED 33.000 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF SAN MARCOS, TEXAS, RECORDED IN DOCUMENT NO. 16039264, O.P.R.H.C.TX., PASSING AT A DISTANCE OF 2,325.62 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, CONTINUING FOR A PASSING DISTANCE OF 2,736.01 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 4,202.75 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 33.000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 44° 57' 33" W, A DISTANCE OF 408.78 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
2. S 45° 43' 43" W, PASSING AT A DISTANCE OF 599.42 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 606.75 FEET TO A 3 1/2-INCH METAL FENCE POST FOUND ON THE NORTH LINE OF SAID 537.30 ACRE TRACT;

THENCE N 71° 59' 03" W, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 537.30 ACRE TRACT, A DISTANCE OF 36.66 FEET TO THE **POINT OF BEGINNING**, CONTAINING 139.964 ACRES OF LAND.

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS §

That I, Daniel Cogburn, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of survey made on the ground during May 2024, under my direction and supervision.

WITNESS MY HAND AND SEAL at Hays County, Texas, on this 12th day of August 2024 A.D.

 *8/12/2024*

Bowman Consulting Group, Ltd.
Austin, Texas 78746

Daniel Cogburn
Registered Professional Land Surveyor
No. 6894 – State of Texas



Exhibit A-10

Tract 10 for 451.813 Acres

John Williams Survey, A-490, William Burke Survey, Section No. 4, A-68, & William TM Smithson Survey,
Section No. 3, A-419
Hays County, Texas

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FIELD NOTES DESCRIPTION

DESCRIPTION OF A 451.813 ACRE TRACT OF LAND (19,680,954 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, WILLIAM TM SMITHSON SURVEY, SECTION NO. 3, ABSTRACT NO. 419, AND WILLIAM BURKE SURVEY, SECTION NO. 4, ABSTRACT NO. 68, HAYS COUNTY, TEXAS; BEING ALL OF A REMAINDER OF A CALLED 649.592 ACRE TRACT, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 4877, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), BEING ALL OF A REMAINDER OF A CALLED 1,388.17 ACRE TRACT, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 3772, PAGE 231, O.P.R.H.C.TX., AND BEING ALL OF A REMAINDER OF A CALLED 23.554 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE LAZY OAKS RANCH, LP, RECORDED IN DOCUMENT NO. 24030098, O.P.R.H.C.TX.; SAID 451.813 ACRES (19,680,954 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND ON THE NORTH LINE OF A CALLED 537.30 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO. 20031138, O.P.R.H.C.TX., FOR THE SOUTHWEST CORNER OF A CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 649.592 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 649.592 ACRE TRACT AND SAID 537.30 ACRE TRACT, THE FOLLOWING THIRTY-EIGHT (38) COURSES AND DISTANCES:

1. N 71° 11' 41" W, A DISTANCE OF 130.32 FEET TO A 3-INCH CEDAR FENCE POST FOUND,
2. N 67° 36' 06" W, A DISTANCE OF 118.60 FEET TO A 6-INCH CEDAR FENCE POST FOUND,
3. N 54° 34' 19" W, A DISTANCE OF 303.34 FEET TO A 6-INCH CEDAR FENCE POST FOUND,
4. N 80° 29' 48" W, A DISTANCE OF 176.12 FEET TO A 15-INCH CEDAR TREE FOUND,
5. N 83° 47' 14" W, A DISTANCE OF 27.80 FEET TO A 15-INCH CEDAR TREE FOUND,
6. S 87° 25' 24" W, A DISTANCE OF 15.09 FEET TO A 13.5 AND 6.5 INCH MULTI STEM CEDAR TREE FOUND,
7. N 88° 07' 11" W, A DISTANCE OF 93.60 FEET TO A 10-INCH CEDAR TREE FOUND,
8. N 75° 25' 02" W, A DISTANCE OF 30.74 FEET TO A 4-INCH CEDAR TREE FOUND,
9. N 68° 16' 25" W, A DISTANCE OF 127.26 FEET TO A 11-INCH CEDAR TREE FOUND,
10. N 56° 33' 15" W, A DISTANCE OF 166.27 FEET TO A 20.5-INCH CEDAR TREE FOUND,
11. N 28° 58' 05" W, A DISTANCE OF 37.59 FEET TO AN 18-INCH CEDAR TREE FOUND,
12. N 24° 31' 09" W, A DISTANCE OF 65.59 FEET TO A 15-INCH CEDAR TREE FOUND,
13. N 16° 22' 40" W, A DISTANCE OF 29.39 FEET TO A 15-INCH CEDAR TREE FOUND,
14. N 09° 43' 04" W, A DISTANCE OF 122.17 FEET TO A 17-INCH CEDAR TREE FOUND,

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15. N 06° 55' 01" E, A DISTANCE OF 63.47 FEET TO A 19-INCH LIVE OAK TREE FOUND,
16. N 43° 44' 42" E, A DISTANCE OF 28.09 FEET TO A 15-INCH CEDAR TREE FOUND,
17. N 39° 32' 13" E, A DISTANCE OF 181.61 FEET TO A 16-INCH CEDAR TREE FOUND,
18. N 46° 12' 38" E, A DISTANCE OF 70.85 FEET TO A 14.5-INCH CEDAR TREE FOUND,
19. N 49° 34' 23" E, A DISTANCE OF 102.35 FEET TO AN 18-INCH CEDAR TREE FOUND,
20. N 58° 03' 44" E, A DISTANCE OF 108.22 FEET TO A 14-INCH CEDAR TREE FOUND,
21. N 55° 38' 04" E, A DISTANCE OF 52.46 FEET TO AN 18.5-INCH CEDAR TREE FOUND,
22. N 50° 35' 41" E, A DISTANCE OF 72.32 FEET TO A 13-INCH CEDAR TREE FOUND,
23. N 59° 37' 48" E, A DISTANCE OF 189.52 FEET TO A 12-INCH CEDAR TREE STUMP FOUND,
24. N 63° 11' 12" E, A DISTANCE OF 316.35 FEET TO A 13-INCH LIVE OAK TREE FOUND,
25. N 50° 14' 49" E, A DISTANCE OF 186.90 FEET TO A 11-INCH CEDAR TREE FOUND,
26. N 44° 38' 23" E, A DISTANCE OF 176.78 FEET TO AN 8-INCH CEDAR TREE FOUND,
27. N 47° 29' 01" E, A DISTANCE OF 10.37 FEET TO A 14-INCH CEDAR TREE FOUND,
28. N 37° 54' 08" E, A DISTANCE OF 11.69 FEET TO A 9-INCH CEDAR TREE FOUND,
29. N 24° 29' 39" E, A DISTANCE OF 235.92 FEET TO A 12-INCH CEDAR TREE FOUND,
30. N 11° 36' 42" E, A DISTANCE OF 256.84 FEET TO A 6-INCH CEDAR TREE FOUND,
31. N 08° 53' 36" E, A DISTANCE OF 104.21 FEET TO A 14-INCH CEDAR TREE FOUND,
32. N 00° 17' 30" W, A DISTANCE OF 40.92 FEET TO A 14-INCH CEDAR TREE FOUND,
33. N 12° 03' 50" W, A DISTANCE OF 74.36 FEET TO A 11.5-INCH LIVE OAK TREE FOUND,
34. N 05° 13' 13" W, A DISTANCE OF 82.92 FEET TO AN 8-INCH CEDAR ELM TREE FOUND,
35. N 15° 38' 18" W, A DISTANCE OF 45.01 FEET TO A 12-INCH CEDAR TREE FOUND,
36. N 23° 47' 18" W, A DISTANCE OF 231.28 FEET TO A 16-INCH CEDAR TREE FOUND,
37. N 33° 42' 21" W, A DISTANCE OF 137.34 FEET TO A 13.5, 9, 5, AND 4 INCH MULTI STEM CEDAR TREE FOUND,
38. N 50° 31' 28" W, A DISTANCE OF 60.13 FEET TO A 3.5-INCH METAL POST FOUND, FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 649.592 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND SAID 537.30 ACRE TRACT, THE FOLLOWING FORTY-SIX (46) COURSES AND DISTANCES:

1. N 24° 51' 25" W, A DISTANCE OF 44.02 FEET TO A 19-INCH CEDAR TREE FOUND,
2. N 38° 57' 37" W, A DISTANCE OF 187.98 FEET TO AN 8-INCH CEDAR TREE FOUND,
3. N 49° 34' 28" E, A DISTANCE OF 21.71 FEET TO A 13-INCH LIVE OAK TREE FOUND,

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4. N 14° 17' 01" W, A DISTANCE OF 74.85 FEET TO A 21.5-INCH CEDAR TREE FOUND,
5. N 27° 30' 24" W, A DISTANCE OF 45.61 FEET TO A 6-INCH CEDAR TREE FOUND,
6. N 39° 00' 47" W, A DISTANCE OF 73.59 FEET TO A 17.5-INCH LIVE OAK TREE FOUND,
7. N 43° 53' 07" W, A DISTANCE OF 75.18 FEET TO A 19.5-INCH CEDAR TREE FOUND,
8. N 51° 13' 25" W, A DISTANCE OF 176.88 FEET TO A 20.5, 12.5, 8.5, AND 7 INCH MULTI STEM CEDAR TREE FOUND,
9. N 45° 11' 20" W, A DISTANCE OF 336.19 FEET TO AN 8-INCH LIVE OAK TREE FOUND,
10. N 47° 02' 31" W, A DISTANCE OF 69.20 FEET TO A 17.5-INCH LIVE OAK TREE FOUND,
11. N 68° 03' 54" W, A DISTANCE OF 31.53 FEET TO A 13-INCH LIVE OAK TREE FOUND,
12. N 80° 02' 32" W, A DISTANCE OF 34.70 FEET TO A 14.5-INCH CEDAR ELM TREE FOUND,
13. N 68° 23' 58" W, A DISTANCE OF 30.18 FEET TO A 17.5-INCH LIVE OAK TREE FOUND,
14. S 43° 53' 46" W, A DISTANCE OF 27.78 FEET TO A 13-INCH LIVE OAK TREE FOUND,
15. S 54° 36' 45" W, A DISTANCE OF 78.78 FEET TO A 27-INCH LIVE OAK TREE FOUND,
16. N 75° 41' 28" W, A DISTANCE OF 75.18 FEET TO A 9-INCH CEDAR ELM TREE FOUND,
17. S 21° 11' 59" W, A DISTANCE OF 32.63 FEET TO A 21.5-INCH CEDAR ELM TREE FOUND,
18. S 30° 36' 48" W, A DISTANCE OF 179.71 FEET TO A 6-INCH CEDAR TREE FOUND,
19. S 04° 42' 43" W, A DISTANCE OF 215.59 FEET TO A 13-INCH MULTI STEM CEDAR TREE FOUND,
20. S 15° 11' 40" W, A DISTANCE OF 16.25 FEET TO A 23, 17.5, AND 11 INCH MULTI STEM CEDAR TREE FOUND,
21. S 42° 46' 27" W, A DISTANCE OF 497.84 FEET TO A 3-INCH CEDAR TREE FOUND,
22. S 43° 55' 10" W, A DISTANCE OF 493.96 FEET TO A 3-INCH CEDAR TREE FOUND,
23. S 47° 28' 06" W, A DISTANCE OF 68.55 FEET TO A 26.5, 23, 7 INCH MULTI STEM LIVE OAK TREE FOUND,
24. S 82° 47' 08" W, A DISTANCE OF 49.61 FEET TO AN 18-INCH LIVE OAK TREE FOUND,
25. S 59° 17' 52" W, A DISTANCE OF 192.35 FEET TO A 19-INCH LIVE OAK TREE FOUND,
26. S 68° 34' 11" W, A DISTANCE OF 134.19 FEET TO A 33-INCH LIVE OAK TREE FOUND,
27. S 32° 10' 09" W, A DISTANCE OF 43.25 FEET TO A MAGNAIL WITH A "BCG" CAP SET,
28. S 15° 31' 47" W, A DISTANCE OF 179.86 FEET TO A 6-INCH CEDAR TREE FOUND,
29. S 16° 58' 28" W, A DISTANCE OF 154.71 FEET TO A 6-INCH CEDAR TREE FOUND,
30. S 42° 50' 28" W, A DISTANCE OF 513.94 FEET TO A 4-INCH CEDAR TREE FOUND,
31. S 41° 55' 24" W, A DISTANCE OF 179.57 FEET TO A 23-INCH LIVE OAK TREE FOUND,

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32. S 45° 22' 27" W, A DISTANCE OF 181.49 FEET TO A 6-INCH CEDAR TREE FOUND,
33. S 78° 19' 48" W, A DISTANCE OF 249.21 FEET TO A 4-INCH CEDAR TREE FOUND,
34. S 63° 47' 08" W, A DISTANCE OF 37.62 FEET TO A 23.5-INCH LIVE OAK TREE FOUND,
35. S 41° 43' 02" W, A DISTANCE OF 164.61 FEET TO A 13-INCH LIVE OAK TREE FOUND,
36. S 15° 27' 05" W, A DISTANCE OF 189.80 FEET TO A 13.5-INCH CEDAR ELM TREE FOUND,
37. S 29° 59' 46" W, A DISTANCE OF 170.69 FEET TO AN 18.5-INCH LIVE OAK TREE FOUND
38. S 41° 22' 30" W, A DISTANCE OF 89.23 FEET TO A 17.5-INCH CEDAR TREE FOUND,
39. S 51° 46' 43" W, A DISTANCE OF 42.06 FEET TO A 14.5-INCH CEDAR TREE FOUND,
40. S 54° 37' 05" W, A DISTANCE OF 201.75 FEET TO A 6-INCH CEDAR TREE FOUND,
41. S 52° 49' 10" W, A DISTANCE OF 226.71 FEET TO A 16-INCH CEDAR TREE FOUND,
42. S 51° 37' 01" W, A DISTANCE OF 477.91 FEET TO A 6-INCH CEDAR TREE FOUND,
43. S 49° 07' 39" W, A DISTANCE OF 259.13 FEET TO A 6-INCH CEDAR TREE FOUND,
44. S 48° 57' 29" W, A DISTANCE OF 242.82 FEET TO A 39-INCH LIVE OAK TREE FOUND
45. S 45° 04' 06" W, A DISTANCE OF 230.00 FEET TO A 4-INCH CEDAR TREE FOUND,
46. S 44° 13' 50" W, A DISTANCE OF 215.69 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF SAID 537.30 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 100.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO. 20031182, O.P.H.C.TX.;

THENCE S 44° 10' 32" W, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND SAID 100.00 ACRE TRACT, A DISTANCE OF 703.59 FEET TO A 1/2-INCH IRON ROD WITH A BLUE CAP STAMPED "BYRN" FOUND, FOR THE NORTHWEST CORNER OF SAID 100.00 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 390.52 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO. 18007483, O.P.H.C.TX., ALSO BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE N 55° 21' 01" W, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND SAID 390.52 ACRE TRACT, A DISTANCE OF 2333.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST CORNER OF A REMAINDER OF A CALLED 700.2 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO. 17043115, O.P.H.C.TX., SAME BEING THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:

1. N 44° 32' 35" E, A DISTANCE OF 2927.87 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,

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2. N 44° 15' 28" W, A DISTANCE OF 904.23 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
3. N 35° 14' 56" E, A DISTANCE OF 527.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
4. N 47° 34' 44" E, A DISTANCE OF 112.73 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
5. N 50° 57' 50" E, A DISTANCE OF 102.60 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
6. N 78° 04' 49" E, A DISTANCE OF 85.12 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
7. S 85° 01' 43" E, A DISTANCE OF 96.90 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
8. N 51° 19' 12" E, A DISTANCE OF 28.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
9. S 63° 32' 56" E, A DISTANCE OF 73.72 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
10. S 71° 02' 40" E, A DISTANCE OF 284.37 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
11. S 77° 17' 56" E, A DISTANCE OF 490.99 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
12. N 67° 45' 17" E, A DISTANCE OF 103.4 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
13. N 49° 35' 40" E, A DISTANCE OF 76.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
14. N 32° 12' 49" E, A DISTANCE OF 193.35 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
15. N 66° 23' 40" E, A DISTANCE OF 300.46 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
16. S 89° 55' 02" E, A DISTANCE OF 414.72 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
17. S 54° 15' 37" E, A DISTANCE OF 240.27 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
18. S 41° 50' 24" E, A DISTANCE OF 293.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
19. S 41° 43' 28" E, A DISTANCE OF 279.30 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
20. N 50° 54' 28" E, A DISTANCE OF 175.88 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,

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21. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 537.00 FEET, AN ARC DISTANCE OF 71.80 FEET, AND A CHORD WHICH BEARS N 54°44'19" E, A DISTANCE OF 71.75 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
22. N 58° 34' 09" E, A DISTANCE OF 1,049.78 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
23. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 463.00 FEET, AN ARC DISTANCE OF 129.81 FEET, AND A CHORD WHICH BEARS N 50°32'13" E, A DISTANCE OF 129.39 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
24. N 42° 30' 17" E, A DISTANCE OF 1,121.76 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
25. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 537.28 FEET, AN ARC DISTANCE OF 285.03 FEET, AND A CHORD WHICH BEARS N 57°41'56" E, A DISTANCE OF 281.70 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A REMAINDER OF A CALLED 182.269 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM PH 3, LLC, RECORDED IN DOCUMENT NO. 19018423, O.P.R.H.C.TX.;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. N 75°59'55" E, A DISTANCE OF 270.70 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.10 FEET, AN ARC DISTANCE OF 207.16 FEET, AND A CHORD WHICH BEARS N 64°23'29" E A DISTANCE OF 205.12 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
3. N 48°06'43" E A DISTANCE OF 62.28 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 138.67 FEET, AND A CHORD WHICH BEARS N 56°03'25" E A DISTANCE OF 138.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
5. N 64°00'07" E, A DISTANCE OF 97.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 507.40 FEET, AN ARC DISTANCE OF 203.29 FEET, AND A CHORD WHICH BEARS N 75°33'51" E, A DISTANCE OF 201.93 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
7. S 82°53'32" E, A DISTANCE OF 711.11 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,

John Williams Survey, A-490, William Burke Survey, Section No. 4, A-68, & William TM Smithson Survey,
Section No. 3, A-419
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8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 175.06 FEET, AND A CHORD WHICH BEARS S 17°11'49" W, A DISTANCE OF 174.17 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
9. S 07°10'00" W, A DISTANCE OF 546.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
10. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 325.25 FEET, AND A CHORD WHICH BEARS S 11°28'07" E, A DISTANCE OF 319.54 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
11. S 30°06'14" E, A DISTANCE OF 256.43 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A CALLED 2.749 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO. 2403011. O.P.R.H.C.TX.;

THENCE S 30°06'14" E, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 2.749 ACRE TRACT, A DISTANCE OF 125.16 FEET TO A CALCULATED POINT ON THE NORTH LINE OF SAID 19.021 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 2.749 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 19.021 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. S 63°38'19" W, A DISTANCE OF 75.13 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, AN ARC DISTANCE OF 18.07 FEET, AND A CHORD WHICH BEARS N 73°13'58" W, A DISTANCE OF 16.41 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
3. S 64°54'57" W, A DISTANCE OF 70.27 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, AN ARC DISTANCE OF 19.63 FEET, AND A CHORD WHICH BEARS S 16°46'02" W, A DISTANCE OF 17.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
5. S 63°38'19" W, A DISTANCE OF 74.55 FEET TO A CALCULATED POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 941.19 FEET, AN ARC DISTANCE OF 309.54 FEET, AND A CHORD WHICH BEARS S 55°12'39" W, A DISTANCE OF 308.14 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
7. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 935.00 FEET, AN ARC DISTANCE OF 881.84 FEET, AND A CHORD WHICH BEARS S 18°44'20" W, A DISTANCE OF 849.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET ON THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID REMAINDER OF A CALLED 649.592 ACRE TRACT;

John Williams Survey, A-490, William Burke Survey, Section No. 4, A-68, & William TM Smithson Survey,
Section No. 3, A-419
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THENCE WITH THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID REMAINDER OF A CALLED 649.592 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S 08°16'49" E, A DISTANCE OF 256.32 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,965.00 FEET, AN ARC LENGTH OF 700.07 FEET, AND A CHORD WHICH BEARS S 01°55'34" W, A DISTANCE OF 696.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
3. S 12°07'57" W, A DISTANCE OF 1093.57 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
4. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,850.00 FEET, AN ARC LENGTH OF 604.79 FEET, AND A CHORD WHICH BEARS S 06°03'12" W, A DISTANCE OF 603.65 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
5. S 00°32'35" E, A DISTANCE OF 192.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING 451.813 ACRES OF LAND (19,680,954 SQ. FT.).

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS §

That I, Daniel Cogburn, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of survey made on the ground during April 2024, under my direction and supervision.

WITNESS MY HAND AND SEAL at Hays County, Texas, on this 12th day of August 2024 A.D.



8/12/2024

Bowman Consulting Group, Ltd.

Austin, Texas 78746

Daniel Cogburn

Registered Professional Land Surveyor

No. 6894 – State of Texas

