POSEY ROAD
(R.O.W. VARIES)

HIGHPOINTE COMMUNITIES

JMC REALTY LP
56.288 ACRES
VOL. 1662, PG. 628
(REMAINDER)

PD - NC
9.928 ACRES

LOT 2
BLOCK "A"
FINAL PLAT OF SAN MARCOS
TOYOTA SUBDIVISION
BK. 9, PGS. 155-156

WILLIAM H. VAN HORN SURVEY
ABSTRACT NO. 464

PD - SF
18.116 ACRES

KIMBERLEY GUNNARSON
14.86 ACRES
VOL. 3281, PG. 47

PD - SF
211.296 ACRES

OLD BASTROP HIGHWAY/COUNTY ROAD
(R.O.W. VARIES)

PD - P
44.854 ACRES

PLEASANT F. REXROAT AND WIFE,
ELWANDA J. REXROAT
5.0000 ACRES
VOL. 1898, PG. 98

PD - GC
48.128 ACRES

PD - MF/GC
18.951 ACRES

IH-35
(300' R.O.W.)

PD - CC
5.525 ACRES

PD - MF
18.855 ACRES

PD - SF
20.882 ACRES

PD - CC
6.800 ACRES

PD - SF
14.294 ACRES

SAN MARCOS 197 ACRE
ASSOCIATES, LLC
85.00 ACRES
VOL. 4015, PG. 562

500   0   250   500   1000   2000

20.882 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.070
PROJECT NO.: 230-001
SEPTEMBER 23, 2015

FIELD NOTES

BEING A 20.882 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 248.77 ACRE TRACT CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 20.882 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1-inch iron pipe found in the east right-of-way line of Interstate Highway 35 (300' r.o.w.), being the northeast corner of that certain 85.00 acre tract conveyed to San Marcos 197 Acre Associates, LLC, by Deed of record in Volume 4015, Page 562, of said Official Public Records, also being the northwest corner of said 248.77 acre tract;

THENCE, leaving said east right-of-way line, along the east line of said 85.00 acre tract, being the west line of said 248.77 acre tract the following four (4) courses and distances:

1.) S46°25'10"E, a distance of 769.08 feet to a T-post found at an angle point;

2.) S46°26'02"E, a distance of 218.87 feet to a 6-inch cedar fence post found at an angle point;

3.) S47°51'30"E, a distance of 124.53 feet to a calculated point at an angle point;

4.) S46°33'40"E, a distance of 176.22 feet to a calculated point, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, leaving the east line of said 85.00 acre tract, over and across said 248.77 acre tract, the following twenty-five (25) courses and distances:

1.) N47°18'12"E, a distance of 505.60 feet to a calculated point, for an angle point;

2.) N37°55'12"E, a distance of 126.36 feet to a calculated point, for an angle point;

3.) N07°47'26"E, a distance of 50.00 feet to a calculated point, for an angle point;

4.) S82°12'34"E, a distance of 120.00 feet to a calculated point, for an angle point;

5.) N07°47'26"E, a distance of 20.21 feet to a calculated point at the point of curvature of a curve to the right;

6.) Along said curve, having a radius of 323.99 feet, a central angle of 41°39'45", an arc length of 235.59 feet, and a chord which bears N28°37'19"E, a distance of 230.43 feet to a calculated point at the end of said curve, for the northeasterly corner hereof;

7.) S40°11'25"W, a distance of 32.59 feet to a calculated point at the beginning of a non-tangent curve to the left;

20.882 ACRES
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8.) Along said curve, having a radius of 94.47 feet, a central angle of 66°59'55", an arc length of 110.46 feet, and a chord which bears S01°32'21"W, a distance of 104.28 feet to a calculated point at the point of reverse curvature of a curve to the right;

9.) Along said curve, having a radius of 250.40 feet, a central angle of 20°21'22", an arc length of 88.96 feet, and a chord which bears S31°02'58"E, a distance of 88.50 feet to a calculated point at the end of said curve;

10.) S36°59'15"E, a distance of 84.80 feet to a calculated point at the beginning of a non-tangent curve to the right;

11.) Along said curve, having a radius of 86.95 feet, a central angle of 54°51'05", an arc length of 83.24 feet, and a chord which bears S11°35'00"E, a distance of 80.10 feet to a calculated point at the end of said curve;

12.) S09°57'09"E, a distance of 88.25 feet to a calculated point at the beginning of a non-tangent curve to the right;

13.) Along said curve, having a radius of 473.51 feet, a central angle of 08°44'07", an arc length of 72.19 feet, and a chord which bears S48°54'45"E, a distance of 72.12 feet to a calculated point at the point of reverse curvature of a curve to the left;

14.) Along said curve, having a radius of 259.00 feet, a central angle of 32°49'16", an arc length of 148.36 feet, and a chord which bears S60°28'20"E, a distance of 146.34 feet to a calculated point at the point of compound curvature of a curve to the left;

15.) Along said curve, having a radius of 84.25 feet, a central angle of 132°32'11", an arc length of 194.89 feet, and a chord which bears S70°52'59"E, a distance of 154.25 feet;

16.) N65°34'12"E, a distance of 1.65 feet to a calculated point, for an angle point;

17.) S54°42'23"E, a distance of 37.51 feet to a calculated point, for an angle point;

18.) S88°12'41"E, a distance of 38.52 feet to a calculated point, for an angle point;

19.) N85°14'22"E, a distance of 23.15 feet to a calculated point, for an angle point;

20.) N74°18'04"E, a distance of 46.24 feet to a calculated point, for an angle point;

21.) N30°35'44"E, a distance of 4.73 feet to a calculated point at the beginning of a non-tangent curve to the right;

22.) Along said curve, having a radius of 212.44 feet, a central angle of 36°20'10", an arc length of 134.73 feet, and a chord which bears S46°14'40"E, a distance of 132.48 feet to a calculated point at the point of reverse curvature of a curve to the left;

20.882 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

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PROJECT NO.: 230-001
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23.) Along said curve, having a radius of 122.25 feet, a central angle of 25°40'26", an arc length of 54.78 feet, and a chord which bears S03°01'14"W, a distance of 54.32 feet to a calculated point at the end of said curve;

24.) S 12°52'20" E, a distance of 152.43 feet to a calculated point, for the southeasterly corner hereof;

25.) S 48°48'03" W, a distance of 827.48 feet to a calculated point in the west line of said 248.77 acre tract, being the east line of said 85.00 acre tract, for the southwesterly corner hereof;

THENCE, along the east line of said 85.00 acre tract, being the west line of said 248.77 acre tract, the following three (3) courses and distances:

1.) N45°15'48"W, a distance of 301.17 feet to a 6-inch cedar fence post found, for an angle point;

2.) N45°19'43"W, a distance of 673.22 feet to a 10-inch cedar fence post found, for an angle point;

3.) N46°33'40"W, a distance of 98.80 feet.to the **POINT OF BEGINNING**, and containing 20.882 acres (909,615 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001

14.294 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.071
PROJECT NO.: 230-001
SEPTEMBER 23, 2015

FIELD NOTES

BEING A 14.294 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 248.77 ACRE TRACT CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 14.294 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1-inch iron pipe found in the north right-of-way line of Old Bastrop Highway (r.o.w. varies), being the southeast corner of that certain 85.00 acre tract conveyed to San Marcos 197 Acre Associates, LLC, by Deed of record in Volume 4015, Page 562, of said Official Public Records, also being an angle point in the west line of said 248.77 acre tract, for an angle point in the westerly line hereof;

THENCE, leaving said north right-of-way line, along the east line of said 85.00 acre tract, being the west line of said 248.77 acre tract, the following three (3) courses and distances:

1.) N41°35'30"W, a distance of 51.65 feet to a 1-inch iron pipe found, for an angle point;

2.) N45°22'24"W, a distance of 1221.06 feet to a 6-inch cedar fence post found, for an angle point;

3.) N45°15'48"W, a distance of 26.39 feet to a calculated point, for the northwesterly corner hereof;

THENCE, leaving the east line of said 85.00 acre tract, over and across said 248.77 acre tract, the following twenty-nine (29) courses and distances:

1.) N48°48'04"E, a distance of 763.41 feet to a calculated point, for the northeasterly corner hereof;

2.) S11°31'52"E, a distance of 39.49 feet to a calculated point, for an angle point;

3.) S20°20'07"E, a distance of 26.31 feet to a calculated point, for an angle point;

4.) S16°13'34"E, a distance of 60.51 feet to a calculated point, for an angle point;

5.) S50°07'14"E, a distance of 76.68 feet to a calculated point at the beginning of a non-tangent curve to the right;

6.) Along said curve, having a radius of 126.03 feet, a central angle of 16°17'08", an arc length of 35.82 feet, and a chord which bears S38°55'48"E, a distance of 35.70 feet to a calculated point at the end of said curve;

7.) S28°49'35"E, a distance of 70.28 feet to a calculated point, for an angle point;

14.294 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

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8.) S28°12'38"E, a distance of 65.68 feet to a calculated point at the beginning of a non-tangent curve to the left;

9.) Along said curve, having a radius of 458.53 feet, a central angle of 18°22'25", an arc length of 147.04 feet, and a chord which bears S26°03'57"E, a distance of 146.41 feet to a calculated point at the end of said curve;

10.) S58°39'34"E, a distance of 66.07 feet to a calculated point, for an angle point;

11.) S47°40'54"E, a distance of 0.85 feet to a calculated point, for an angle point;

12.) S14°20'22"E, a distance of 28.06 feet to a calculated point, for an angle point;

13.) S31°26'46"E, a distance of 52.19 feet to a calculated point, for an angle point;

14.) S00°49'51"W, a distance of 5.82 feet to a calculated point, for an angle point;

15.) S48°11'54"W, a distance of 3.57 feet to a calculated point, for an angle point;

16.) S20°08'54"W, a distance of 55.53 feet to a calculated point, for an angle point;

17.) S09°28'06"W, a distance of 15.57 feet to a calculated point at the beginning of a non-tangent curve to the left;

18.) Along said curve, having a radius of 279.26 feet, a central angle of 18°49'36", an arc length of 91.76 feet, and a chord which bears S23°42'02"W, a distance of 91.35 feet to a calculated point at the point of reverse curvature of a curve to the right;

19.) Along said curve, having a radius of 286.38 feet, a central angle of 19°15'41", an arc length of 96.27 feet, and a chord which bears S14°37'41"W, a distance of 95.82 feet to a calculated point at the point of reverse curvature of a curve to the left;

20.) Along said curve, having a radius of 278.92 feet, a central angle of 30°12'58", an arc length of 147.09 feet, and a chord which bears S03°44'34"E, a distance of 145.39 feet to a calculated point at the point of reverse curvature of a curve to the right;

21.) Along said curve, having a radius of 335.88 feet, a central angle of 19°01'33", an arc length of 111.53 feet, and a chord which bears S09°15'03"E, a distance of 111.02 feet to a calculated point at the end of said curve;

22.) S29°04'13"E, a distance of 69.64 feet to a calculated point at the beginning of a non-tangent curve to the right;

23.) Along said curve, having a radius of 118.57 feet, a central angle of 32°15'09", an arc length of 66.75 feet, and a chord which bears S60°32'13"E, a distance of 65.87 feet to a calculated point at the end of said curve;

24.) S72°21'38"E, a distance of 39.11 feet to a calculated point, for an angle point;

14.294 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

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25.) S29°22'25"E, a distance of 5.69 feet to a calculated point at the beginning of a non-tangent curve to the right;

26.) Along said curve, having a radius of 141.47 feet, a central angle of 35°19'25", an arc length of 87.22 feet, and a chord which bears S39°20'16"E, a distance of 85.84 feet to a calculated point at the point of compound curvature of a curve to the right;

27.) Along said curve, having a radius of 27.00 feet, a central angle of 69°02'39", an arc length of 32.53 feet, and a chord which bears S26°32'23"E, a distance of 30.60 feet to a calculated point at the point of reverse curvature of a curve to the left;

28.) Along said curve, having a radius of 202.37 feet, a central angle of 23°57'24", an arc length of 84.62 feet, and a chord which bears S02°28'30"W, a distance of 84.00 feet to a calculated point at the point of compound curvature of a curve to the left;

29.) Along said curve, having a radius of 203.70 feet, a central angle of 39°55'17", an arc length of 141.93 feet, and a chord which bears S13°24'09"W, a distance of 139.07 feet to a calculated point in the south line of said 248.77 acre tract, being said north right-of-way line of Old Bastrop Highway, for the southeasterly corner hereof;

THENCE, along said north right-of-way line, being the south and west lines of said 248.77 acre tract, the following two (8) courses and distances:

1.) N70°06'57"W, a distance of 37.84 feet to an 8-inch creosoted fence post found at the southwest corner of said 248.77 acre tract, for the southwesterly corner hereof;

2.) N46°27'14"W, a distance of 79.93 feet to the **POINT OF BEGINNING,** and containing 14.294 acres (622,635 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001

18.116 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.075
PROJECT NO.: 253-001
SEPTEMBER 23, 2015

FIELD NOTES

BEING A 18.116 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN 100.22 ACRE, 67.53 ACRE, 248.77 ACRE, AND 5.01 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 18.116 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at an angle point in the east line of said 67.53 acre tract, being the northwest corner of that certain 1.000 acre tract conveyed to Wilford L. Wootan, Jr., et ux, by Deed of record in Volume 536, Page 849, of the Real Property Records of Hays County, Texas, also being in the south line of that certain 56.288 acre tract conveyed to JMC Realty, LP, by Deed of record in Volume 1662, Page 628, of said Official Public Records, for the most easterly northeast corner hereof;

THENCE, S46°59'32"E, leaving the south line of said 56.288 acre tract, along the west line of said 1.000 acre tract, being an east line of said 67.53 acre tract, generally with a barbed-wire fence, a distance of 238.99 feet to a calculated point, for the southeasterly corner hereof;

THENCE, leaving the west line of said 1.000 acre tract, over and across said 67.53 acre and said 248.77 acre tracts, the following forty-five (45) courses and distances:

1.) S48°48'03"W, a distance of 1825.24 feet to a calculated point, for the southwesterly corner hereof;

2.) N23°58'35"W, a distance of 20.05 feet to a calculated point, for an angle point;

3.) N73°37'14"W, a distance of 54.55 feet to a calculated point, for an angle point;

4.) N12°16'21"W, a distance of 14.25 feet to a calculated point, for an angle point;

5.) N05°36'11"W, a distance of 47.39 feet to a calculated point, for an angle point;

6.) N38°40'41"W, a distance of 42.73 feet to a calculated point, for an angle point;

7.) N51°43'41"W, a distance of 16.20 feet to a calculated point, for an angle point;

8.) N18°04'17"E, a distance of 11.99 feet to a calculated point at the beginning of a non-tangent curve to the right;

9.) Along said curve, having a radius of 200.70 feet, a central angle of 10°39'09", an arc length of 37.31 feet, and a chord which bears N04°51'12"W, a distance of 37.26 feet to a calculated point at the point of compound curvature of a curve to the right;

18.116 ACRES

WILLIAM H. VAN HORN SURVEY

SAN MARCOS, TX

FIELD NOTE FILE: 15.075

PROJECT NO.: 253-001

SEPTEMBER 23, 2015

10.) Along said curve, having a radius of 200.70 feet, a central angle of 17°40'03", an arc length of 61.89 feet, and a chord which bears N09°18'24"E, a distance of 61.64 feet to a calculated point at the end of said curve;

11.) N14°17'24"E, a distance of 19.43 feet to a calculated point, for an angle point;

12.) N86°25'34"E, a distance of 17.35 feet to a calculated point, for an angle point;

13.) N64°48'47"E, a distance of 26.24 feet to a calculated point, for an angle point;

14.) N46°12'44"E, a distance of 40.22 feet to a calculated point, for an angle point;

15.) N43°14'50"E, a distance of 35.65 feet to a calculated point at the beginning of a non-tangent curve to the left;

16.) Along said curve, having a radius of 121.76 feet, a central angle of 67°11'49", an arc length of 142.80 feet, and a chord which bears N79°06'47"E, a distance of 134.76 feet to a calculated point at the end of said curve;

17.) N10°18'41"W, a distance of 52.51 feet to a calculated point, for an angle point;

18.) N14°45'10"W, a distance of 18.84 feet to a calculated point, for an angle point;

19.) N12°43'56"W, a distance of 7.14 feet to a calculated point, for an angle point;

20.) N01°45'48"E, a distance of 23.10 feet to a calculated point, for an angle point;

21.) N01°41'56"E, a distance of 40.60 feet to a calculated point, for an angle point;

22.) N23°42'59"W, a distance of 30.94 feet to a calculated point, for an angle point;

23.) N05°23'34"E, a distance of 7.76 feet to a calculated point, for an angle point;

24.) N13°00'10"E, a distance of 17.18 feet to a calculated point, for an angle point;

25.) N07°31'01"E, a distance of 42.38 feet to a calculated point, for an angle point;

26.) N11°04'38"E, a distance of 54.05 feet to a calculated point, for an angle point;

27.) N18°26'46"W, a distance of 36.96 feet to a calculated point, for an angle point;

28.) N30°16'21"W, a distance of 15.28 feet to a calculated point, for an angle point;

29.) N10°23'44"W, a distance of 14.30 feet to a calculated point, for an angle point;

30.) N00°00'00"W, a distance of 35.55 feet to a calculated point, for an angle point;

31.) N14°02'42"W, a distance of 16.31 feet to a calculated point, for an angle point;

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WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

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32.) N03°07'27"W, a distance of 28.68 feet to a calculated point at the beginning of a non-tangent curve to the left;

33.) Along said curve, having a radius of 111.68 feet, a central angle of 49°53'24", an arc length of 97.25 feet, and a chord which bears N32°22'07"W, a distance of 94.20 feet to a calculated point at the point of reverse curvature of a curve to the right;

34.) Along said curve, having a radius of 144.60 feet, a central angle of 107°21'51", an arc length of 270.95 feet, and a chord which bears N20°34'32"W, a distance of 233.01 feet to a calculated point at the end of said curve;

35.) N05°42'52"E, a distance of 16.37 feet to a calculated point at the beginning of a non-tangent curve to the left;

36.) Along said curve, having a radius of 210.03 feet, a central angle of 45°57'44", an arc length of 168.48 feet, and a chord which bears N19°04'49"E, a distance of 164.00 feet to a calculated point at the end of said curve;

37.) N36°35'27"E, a distance of 8.71 feet to a calculated point, for an angle point;

38.) N26°34'48"E, a distance of 34.07 feet to a calculated point, for an angle point;

39.) N11°57'06"E, a distance of 27.38 feet to a calculated point, for an angle point;

40.) N19°02'13"E, a distance of 5.82 feet to a calculated point, for an angle point;

41.) N30°23'43"E, a distance of 13.25 feet to a calculated point, for an angle point;

42.) N23°30'44"E, a distance of 36.90 feet to a calculated point, for an angle point;

43.) N25°01'52"W, a distance of 24.33 feet to a calculated point at the beginning of a non-tangent curve to the left;

44.) Along said curve, having a radius of 240.73 feet, a central angle of 22°16'05", an arc length of 93.56 feet, and a chord which bears N31°24'18"E, a distance of 92.97 feet to a calculated point at the end of said curve;

45.) N 00°35'28" E, a distance of 10.45 feet to a calculated point on an east line of said 67.53 acre tract, being the west line of said 56.288 acre tract, for the most northerly corner hereof;

THENCE, along the west line of said 56.288 acre tract, being an east line of said 67.53 acre tract, the following two (2) courses and distances:

1) S47°20'32"E, generally with a barbed-wire fence line, a distance of 330.18 feet to a 1/2-inch iron rod found in the base of a hackberry tree, as called in said Volume 1662, Page 628, for an angle point;

2) S47°39'57"E, a distance of 528.76 feet to a 1/2-inch iron rod found at the called southwest corner of said 56.288 acre tract, being at the base of a 10-inch cedar fence post at a called angle point in the east line of said 67.53 acre tract, for an angle point;

THENCE, N44°31'00"E, along the south line of said 56.288 acre tract, being an east line of said 67.53 acre tract, generally with a barbed-wire fence, a distance of 646.04 feet to the **POINT OF BEGINNING,** and containing 18.116 acres (789,121 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001

211.296 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.076
PROJECT NO.: 253-001
SEPTEMBER 23, 2015

FIELD NOTES

BEING A 211.296 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN 100.22 ACRE, 67.53 ACRE, 248.77 ACRE, AND 5.01 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 211.296 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1/2-inch iron rod with "Capital Surveying Company" cap found at the northwest corner of that certain 0.8521 acre tract conveyed to Hays County, Texas for right-of-way purposes, by Deed of record in Volume 2927, Page 699, of said Official Public Records, being the southwest right-of-way line of Posey Road (R.O.W. varies), also being in the south line of that certain 1.335 acre tract conveyed to Wilford L. Wootan, Jr., et ux, by Deed of record in Volume 401, Page 769, of the Real Property Records of Hays County, Texas, also being in an east line of said 67.53 acre tract;

THENCE, S41°53'43"E, leaving the south line of said 1.335 acre tract, over and across said 67.53 acre tract, along said southwest right-of-way line of Posey Road, being the west line of said 0.8521 acre tract, a distance of 68.93 feet to a calculated point, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, continuing over and across said 67.53 acre tract and over and across said 100.22 acre tract, along said southwest right-of-way line of Posey Road, being the west line of said 0.8521 acre tract, and those certain 0.5415 acre and 2.4004 acre tracts conveyed to Hays County, Texas for right-of-way purposes, by said Deed of record in Volume 2927, Page 699, the following five (5) courses and distances:

1) S41°53'43"E, a distance of 9.35 feet to a disturbed 1/2-inch iron rod found at the point of curvature of a curve to the left;

2) Along said curve, having a radius of 6075.00 feet, a central angle of 04°47'50", an arc length of 508.66 feet, and a chord which bears S44°20'45"E, a distance of 508.51 feet to a 1/2-inch iron rod with "Capital Surveying Company" cap found at the point of tangency of said curve;

3) S46°43'43"E, at 327.46 feet passing a 1/2-inch iron rod found on the south line of said 67.53 acre tract, being the north line of said 100.22 acre tract, and continuing for a total distance of 865.99 feet to a calculated point at the point of curvature of a curve to the right;

4) Along said curve, having a radius of 15031.48 feet, a central angle of 00°34'12", an arc length of 149.56 feet, and a chord which bears S46°08'19"E, a distance of 149.56 feet to a 1/2-inch iron rod with "Capital Surveying Company" cap found at the point of tangency of said curve;

5) S46°08'26"E, a distance of 1607.49 feet to a calculated point, for the southeasterly corner hereof;

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THENCE, leaving said southwest right-of-way line, continuing over and across said 100.22 acre tract, the following two (2) courses and distances:

1.) S41°24'18"W, a distance of 841.99 feet to a calculated point, for an angle point;

2.) S41°15'56"W, a distance of 498.01 feet to a calculated point on the south line of said 100.22 acre tract, being the north right-of-way line of County Road 266/Old Bastrop Highway (r.o.w. varies), for an angle point;

THENCE, along the used and occupied northeast right-of-way line of County Road 266, being the called south line of said 100.22 acre tract, generally with a barbed-wire fence, the following two (2) courses and distances:

1) S70°25'00"W, a distance of 127.68 feet to an 8-inch cedar fence post found, for an angle point;

2) S69°14'26"W, a distance of 228.32 feet to a calculated point at the called southwest corner of said 100.22 acre tract, being the southeast corner of that certain 5.0000 acre tract conveyed to Pleasant F. Rexroat and wife, Elwanda J. Rexroat, by Deed of record in Volume 1898, Page 98, of said Official Public Records, for an angle point;

THENCE, N45°06'19"W, leaving said northeast right-of-way line of County Road 266, along the called west line of said 100.22 acre tract, generally with the remnants of an old barbed-wire fence (new wire fence meanders approximately parallel and several feet southwest of old fence), a distance of 85.52 feet to a 6-inch cedar fence post found leaning, for an angle point;

THENCE, N46°36'04"W, continuing generally with the remnants of an old-barbed wire fence as called in said Volume 1820, Page 715, a distance of 642.34 feet to a 1/2-inch iron pipe found near the base of a fence post, being the called northeast corner of said Rexroat 5.0000 acre tract, also being an angle point in the occupied east line of said 248.77 acre tract, for an angle point;

THENCE, S70°39'07"W, leaving the occupied west line of said 100.22 acre tract, along the called and occupied north line of said Rexroat 5.0000 acre tract, being the occupied east line of said 248.77 acre tract, generally with a barbed-wire fence, a distance of 329.36 feet to a 1/2-inch iron pipe found near the base of a fence post at the called northwest corner of said Rexroat 5.0000 acre tract, being the occupied northeast corner of said 5.01 acre tract, for an angle point;

THENCE, S46°20'51"E, leaving the east line of said 248.77 acre tract, along the called and occupied west line of said Rexroat 5.0000 acre tract, being the occupied east line of said 5.01 acre tract, generally with a barbed-wire fence, a distance of 747.43 feet to a 1/2-inch iron pipe found near the base of a fence post at the called southwest corner of said Rexroat 5.0000 acre tract, being the southeast corner of said 5.01 acre tract, also being in said used and occupied northeast right-of-way line of County Road 266, for an angle point;

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THENCE, S72°25'29"W, along the used and occupied northeast right-of-way of County Road 266, being the called south line of said 5.01 acre tract, generally with a barbed-wire fence, a distance of 335.30 feet to a calculated point in a fence line, being the called southwest corner of said 5.01 acre tract, being the occupied southeast corner of said 248.77 acre tract, from which a 1/2-inch iron pipe found bears N46°20'31"W, a distance of 2.00 feet, for an angle point;

THENCE, continuing along the used and occupied northeast right-of-way line of County Road 266, being the called south line of said 248.77 acre tract, generally with a barbed-wire fence, the following eight (8) courses and distances:

1) S71°40'15"W, a distance of 115.86 feet to a calculated point in a fence line, for an angle point hereof;

2) S76°06'10"W, a distance of 46.03 feet to an 8-inch cedar fence post found, for an angle point hereof;

3) S86°28'05"W, a distance of 428.20 feet to an 8-inch cedar fence post found, for an angle point hereof;

4) N89°34'56"W, a distance of 321.83 feet to a T-post found, for an angle point hereof;

5) N89°02'24"W, a distance of 554.59 feet to a calculated point in a fence line, for an angle point hereof;

6) S89°48'27"W, a distance of 68.91 feet to an 8-inch creosoted fence post found, for an angle point hereof;

7) N81°53'25"W, a distance of 50.53 feet to an 8-inch creosoted fence post found, for an angle point hereof;

8) N88°55'45"W, a distance of 603.53 feet to a calculated point, for the southwesterly corner hereof;

THENCE, leaving said northeast right-of-way line of County Road 266, over and across said 248.77 acre tract and said 67.53 acre tract, the following fifty (50) courses and distances:

1.) N02°39'09"E, a distance of 29.71 feet to a calculated point, for an angle point;

2.) N19°54'56"E, a distance of 5.23 feet to a calculated point, for an angle point;

3.) N27°23'34"E, a distance of 22.11 feet to a calculated point, for an angle point;

4.) N26°07'43"E, a distance of 55.33 feet to a calculated point, for an angle point;

5.) N06°39'31"W, a distance of 52.81 feet to a calculated point, for an angle point;

6.) N03°13'36"W, a distance of 17.57 feet to a calculated point at the beginning of a non-tangent curve to the left;

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7.) Along said curve, having a radius of 214.40 feet, a central angle of 54°54'06", an arc length of 205.44 feet, and a chord which bears N13°08'07"W, a distance of 197.67 feet to a calculated point at the point of compound curvature of a curve to the left;

8.) Along said curve, having a radius of 363.70 feet, a central angle of 16°05'03", an arc length of 102.10 feet, and a chord which bears N37°00'03"W, a distance of 101.76 feet to a calculated point at the end of said curve;

9.) N18°26'46"W, a distance of 27.85 feet to a calculated point, for an angle point;

10.) N47°18'33"W, a distance of 79.08 feet to a calculated point, for an angle point;

11.) S87°30'43"W, a distance of 30.08 feet to a calculated point, for an angle point;

12.) N10°10'55"W, a distance of 14.02 feet to a calculated point, for an angle point;

13.) N15°10'56"W, a distance of 39.17 feet to a calculated point, for an angle point;

14.) N08°35'02"W, a distance of 61.22 feet to a calculated point, for an angle point;

15.) N18°26'46"E, a distance of 7.96 feet to a calculated point at the beginning of a non-tangent curve to the left;

16.) Along said curve, having a radius of 234.31 feet, a central angle of 19°37'19", an arc length of 80.25 feet, and a chord which bears N14°17'00"E, a distance of 79.85 feet to a calculated point at the point of reverse curvature of a curve to the right;

17.) Along said curve, having a radius of 227.34 feet, a central angle of 18°49'36", an arc length of 74.70 feet, and a chord which bears N26°54'47"E, a distance of 74.37 feet to a calculated point at the end of said curve;

18.) N09°28'06"E, a distance of 23.01 feet to a calculated point, for an angle point;

19.) N48°11'54"E, a distance of 7.15 feet to a calculated point, for an angle point;

20.) N26°34'48"E, a distance of 58.60 feet to a calculated point, for an angle point;

21.) N02°43'41"W, a distance of 50.94 feet to a calculated point, for an angle point;

22.) N00°49'51"E, a distance of 61.77 feet to a calculated point, for an angle point;

23.) N20°47'05"W, a distance of 67.35 feet to a calculated point, for an angle point;

24.) N51°43'41"W, a distance of 23.47 feet to a calculated point, for an angle point;

25.) N14°20'22"W, a distance of 55.06 feet to a calculated point at the beginning of a non-tangent curve to the left;

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26.) Along said curve, having a radius of 296.62 feet, a central angle of 21°57'21", an arc length of 113.67 feet, and a chord which bears N50°54'46"W, a distance of 112.97 feet to a calculated point at the point of reverse curvature of a curve to the right;

27.) Along said curve, having a radius of 239.00 feet, a central angle of 18°22'25", an arc length of 76.64 feet, and a chord which bears N23°06'23"W, a distance of 76.31 feet to a calculated point at the end of said curve;

28.) N28°12'38"W, a distance of 80.40 feet to a calculated point, for an angle point;

29.) N28°49'35"W, a distance of 81.19 feet to a calculated point at the beginning of a non-tangent curve to the left;

30.) Along said curve, having a radius of 302.55 feet, a central angle of 22°00'18", an arc length of 116.20 feet, and a chord which bears N41°38'58"W, a distance of 115.48 feet to a calculated point at the end of said curve;

31.) N16°13'34"W, a distance of 6.74 feet to a calculated point, for an angle point;

32.) N20°20'07"W, a distance of 50.12 feet to a calculated point, for an angle point;

33.) N29°50'35"W, a distance of 13.28 feet to a calculated point, for an angle point;

34.) N61°42'53"E, a distance of 55.91 feet to a calculated point at the beginning of a non-tangent curve to the right;

35.) Along said curve, having a radius of 71.97 feet, a central angle of 89°44'15", an arc length of 112.72 feet, and a chord which bears N50°11'39"E, a distance of 101.55 feet to a calculated point at the end of said curve;

36.) N38°55'47"E, a distance of 77.29 feet to a calculated point at the beginning of a non-tangent curve to the left;

37.) Along said curve, having a radius of 191.24 feet, a central angle of 15°04'44", an arc length of 50.33 feet, and a chord which bears N07°21'49"E, a distance of 50.19 feet to a calculated point at the point of reverse curvature of a curve to the right;

38.) Along said curve, having a radius of 38.25 feet, a central angle of 51°58'31", an arc length of 34.69 feet, and a chord which bears N47°52'40"E, a distance of 33.52 feet to a calculated point at the point of reverse curvature of a curve to the left;

39.) Along said curve, having a radius of 106.47 feet, a central angle of 68°41'21", an arc length of 127.64 feet, and a chord which bears N57°49'47"E, a distance of 120.13 feet to a calculated point at the point of reverse curvature of a curve to the right;

40.) Along said curve, having a radius of 86.96 feet, a central angle of 78°42'08", an arc length of 119.45 feet, and a chord which bears N69°55'01"E, a distance of 110.28 feet to a calculated point at the end of said curve;
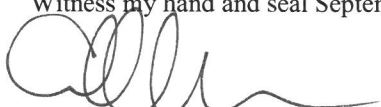
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41.) S76°50'28"E, a distance of 298.26 feet to a calculated point at the point of curvature of a curve to the right;

42.) Along said curve, having a radius of 900.00 feet, a central angle of 14°52'19", an arc length of 233.61 feet, and a chord which bears S69°24'19"E, a distance of 232.95 feet to a calculated point at the point of tangency of said curve;

43.) S61°58'09"E, a distance of 94.50 feet to a calculated point at the point of curvature of a curve to the left;

44.) Along said curve, having a radius of 30.00 feet, a central angle of 54°25'17", an arc length of 28.50 feet, and a chord which bears S89°10'48"E, a distance of 27.44 feet to a calculated point at the point of reverse curvature of a curve to the right;

45.) Along said curve, having a radius of 107.50 feet, a central angle of 19°00'23", an arc length of 35.66 feet, and a chord which bears N73°06'45"E, a distance of 35.50 feet to a calculated point at the point of reverse curvature of a curve to the left;

46.) Along said curve, having a radius of 30.00 feet, a central angle of 46°49'36", an arc length of 24.52 feet, and a chord which bears N59°12'08"E, a distance of 23.84 feet to a calculated point at the point of reverse curvature of a curve to the right;

47.) Along said curve, having a radius of 855.12 feet, a central angle of 27°39'10", an arc length of 412.71 feet, and a chord which bears N48°04'26"E, a distance of 408.71 feet to a calculated point at the end of said curve;

48.) N26°25'26"W, a distance of 224.56 feet to a calculated point at the point of curvature of a curve to the left;

49.) Along said curve, having a radius of 375.00 feet, a central angle of 87°54'52", an arc length of 575.40 feet, and a chord which bears N70°22'52"W, a distance of 520.59 feet to a calculated point at the end of said curve;

50.) N48°48'04"E, a distance of 1856.34 feet to the **POINT OF BEGINNING,** and containing 211.296 acres (9,204,075 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001

44.854 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.067
PROJECT NO.: 230-001
SEPTEMBER 23, 2015

FIELD NOTES

BEING A 44.854 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN 67.53 ACRE AND 248.77 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 44.854 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "Capital Surveying Company" cap found at the northwest corner of that certain 0.8521 acre tract conveyed to Hays County, Texas for right-of-way purposes, by Deed of record in Volume 2927, Page 699, of said Official Public Records, being the southwest right-of-way line of Posey Road (R.O.W. varies), being in the south line of that certain 1.335 acre tract conveyed to Wilford L. Wootan, Jr., et ux, by Deed of record in Volume 401, Page 769, of said Real Property Records, also being in an east line of said 67.53 acre tract, for the most easterly northeast corner hereof;

THENCE, S41°53'43"E, leaving the south line of said 1.335 acre tract, over and across said 67.53 acre tract, along said southwest right-of-way line of Posey Road, a distance of 68.93 feet to a calculated point, for the most easterly southeast corner hereof;

THENCE, leaving said southwest right-of-way line of Posey Road, continuing over and across said 67.53 acre tract and over and across said 67.53 acre and said 248.77 acre tracts, the following fifty (50) courses and distances:

1.) S48°48'04"W, a distance of 1856.34 feet to a calculated point at the beginning of a non-tangent curve to the right;

2.) Along said curve, having a radius of 375.00 feet, a central angle of 87°54'52", an arc length of 575.40 feet, and a chord which bears S70°22'52"E, a distance of 520.59 feet to a calculated point at the end of said curve;

3.) S26°25'26"E, a distance of 224.56 feet to a calculated point at the beginning of a non-tangent curve to the left;

4.) Along said curve, having a radius of 855.12 feet, a central angle of 27°39'10", an arc length of 412.71 feet, and a chord which bears S48°04'26"W, a distance of 408.71 feet to a calculated point at the point of reverse curvature of a curve to the right;

5.) Along said curve, having a radius of 30.00 feet, a central angle of 46°49'36", an arc length of 24.52 feet, and a chord which bears S59°12'08"W, a distance of 23.84 feet to a calculated point at the point of reverse curvature of a curve to the left;

6.) Along said curve, having a radius of 107.50 feet, a central angle of 19°00'23", an arc length of 35.66 feet, and a chord which bears S73°06'45"W, a distance of 35.50 feet to a calculated point at the point of reverse curvature of a curve to the right;

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7.) Along said curve, having a radius of 30.00 feet, a central angle of 54°25'17", an arc length of 28.50 feet, and a chord which bears N89°10'48"W, a distance of 27.44 feet to a calculated point at the end of said curve;

8.) N61°58'09"W, a distance of 94.50 feet to a calculated point at the point of curvature of a curve to the left;

9.) Along said curve, having a radius of 900.00 feet, a central angle of 14°52'19", an arc length of 233.61 feet, and a chord which bears N69°24'19"W, a distance of 232.95 feet to a calculated point at the point of tangency of said curve;

10.) N76°50'28"W, a distance of 298.26 feet to a calculated point at the beginning of a non-tangent curve to the left;

11.) Along said curve, having a radius of 86.96 feet, a central angle of 78°42'08", an arc length of 119.45 feet, and a chord which bears S69°55'01"W, a distance of 110.28 feet to a calculated point at the point of reverse curvature of a curve to the right;

12.) Along said curve, having a radius of 106.47 feet, a central angle of 68°41'21", an arc length of 127.64 feet, and a chord which bears S57°49'47"W, a distance of 120.13 feet to a calculated point at the point of reverse curvature of a curve to the left;

13.) Along said curve, having a radius of 38.25 feet, a central angle of 51°58'31", an arc length of 34.69 feet, and a chord which bears S47°52'40"W, a distance of 33.52 feet to a calculated point at the point of reverse curvature of a curve to the right;

14.) Along said curve, having a radius of 191.24 feet, a central angle of 15°04'44", an arc length of 50.33 feet, and a chord which bears S07°21'49"W, a distance of 50.19 feet to a calculated point at the end of said curve;

15.) S38°55'47"W, a distance of 77.29 feet to a calculated point at the beginning of a non-tangent curve to the left;

16.) Along said curve, having a radius of 71.97 feet, a central angle of 89°44'15", an arc length of 112.72 feet, and a chord which bears S50°11'39"W, a distance of 101.55 feet to a calculated point at the end of said curve;

17.) S61°42'53"W, a distance of 55.91 feet to a calculated point, for an angle point;

18.) S29°50'35"E, a distance of 13.28 feet to a calculated point, for an angle point;

19.) S20°20'07"E, a distance of 50.12 feet to a calculated point, for an angle point;

20.) S16°13'34"E, a distance of 6.74 feet to a calculated point at the beginning of a non-tangent curve to the right;

21.) Along said curve, having a radius of 302.55 feet, a central angle of 22°00'18", an arc length of 116.20 feet, and a chord which bears S41°38'58"E, a distance of 115.48 feet to a calculated point at the end of said curve;

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22.) S28°49'35"E, a distance of 81.19 feet to a calculated point, for an angle point;

23.) S28°12'38"E, a distance of 80.40 feet to a calculated point at the beginning of a non-tangent curve to the left;

24.) Along said curve, having a radius of 239.00 feet, a central angle of 18°22'25", an arc length of 76.64 feet, and a chord which bears S23°06'23"E, a distance of 76.31 feet to a calculated point at the point of reverse curvature of a curve to the right;

25.) Along said curve, having a radius of 296.62 feet, a central angle of 21°57'21", an arc length of 113.67 feet, and a chord which bears S50°54'46"E, a distance of 112.97 feet to a calculated point at the end of said curve;

26.) S14°20'22"E, a distance of 55.06 feet to a calculated point, for an angle point;

27.) S51°43'41"E, a distance of 23.47 feet to a calculated point, for an angle point;

28.) S20°47'05"E, a distance of 67.35 feet to a calculated point, for an angle point;

29.) S00°49'51"W, a distance of 61.77 feet to a calculated point, for an angle point;

30.) S02°43'41"E, a distance of 50.94 feet to a calculated point, for an angle point;

31.) S26°34'48"W, a distance of 58.60 feet to a calculated point, for an angle point;

32.) S48°11'54"W, a distance of 7.15 feet to a calculated point, for an angle point;

33.) S09°28'06"W, a distance of 23.01 feet to a calculated point at the beginning of a non-tangent curve to the left;

34.) Along said curve, having a radius of 227.34 feet, a central angle of 18°49'36", an arc length of 74.70 feet, and a chord which bears S26°54'47"W, a distance of 74.37 feet to a calculated point at the point of reverse curvature of a curve to the right;

35.) Along said curve, having a radius of 234.31 feet, a central angle of 19°37'19", an arc length of 80.25 feet, and a chord which bears S14°17'00"W, a distance of 79.85 feet to a calculated point at the end of said curve;

36.) S18°26'46"W, a distance of 7.96 feet to a calculated point, for an angle point;

37.) S08°35'02"E, a distance of 61.22 feet to a calculated point, for an angle point;

38.) S15°10'56"E, a distance of 39.17 feet to a calculated point, for an angle point;

39.) S10°10'55"E, a distance of 14.02 feet to a calculated point, for an angle point;

40.) N87°30'43"E, a distance of 30.08 feet to a calculated point, for an angle point;

41.) S47°18'33"E, a distance of 79.08 feet to a calculated point, for an angle point;

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42.) S18°26'46"E, a distance of 27.85 feet to a calculated point at the beginning of a non-tangent curve to the right;

43.) Along said curve, having a radius of 363.70 feet, a central angle of 16°05'03", an arc length of 102.10 feet, and a chord which bears S37°00'03"E, a distance of 101.76 feet to a calculated point at the point of compound curvature of a curve to the right;

44.) Along said curve, having a radius of 214.40 feet, a central angle of 54°54'06", an arc length of 205.44 feet, and a chord which bears S13°08'07"E, a distance of 197.67 feet to a calculated point at the end of said curve;

45.) S03°13'36"E, a distance of 17.57 feet to a calculated point, for an angle point;

46.) S06°39'31"E, a distance of 52.81 feet to a calculated point, for an angle point;

47.) S26°07'43"W, a distance of 55.33 feet to a calculated point, for an angle point;

48.) S27°23'34"W, a distance of 22.11 feet to a calculated point, for an angle point;

49.) S19°54'56"W, a distance of 5.23 feet to a calculated point, for an angle point;

50.) S02°39'09"W, a distance of 29.71 feet to a calculated point on the south line of said 248.77 acre tract, being the north right-of-way line of Old Bastrop Highway (r.o.w. varies), for the southwesterly corner hereof;

THENCE, along said north right-of-way line of Old Bastrop Highway, being the south line of said 248.77 acre tract, the following two (2) courses and distances:

1.) N88°55'45"W, a distance of 198.94 feet to a 1/2-inch iron rod found, for an angle point;

2.) N70°06'57"W, a distance of 1.19 feet to a calculated point, for an angle point;

THENCE, leaving said north right-of-way line, over and across said 248.77 acre tract, the following twenty-nine (29) courses and distances:

1.) Along a non-tangent curve to the right, having a radius of 203.70 feet, a central angle of 39°55'17", an arc length of 141.93 feet, and a chord which bears N13°24'09"E, a distance of 139.07 feet to the point of compound curvature of a curve to the right;

2.) Along said curve, having a radius of 202.37 feet, a central angle of 23°57'24", an arc length of 84.62 feet, and a chord which bears N02°28'30"E, a distance of 84.00 feet to a calculated point at the point of reverse curvature of a curve to the left;

3.) Along said curve, having a radius of 27.00 feet, a central angle of 69°02'39", an arc length of 32.53 feet, and a chord which bears N26°32'23"W, a distance of 30.60 feet to a calculated point at the point of compound curvature of a curve to the left;

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4.) Along said curve, having a radius of 141.47 feet, a central angle of 35°19'25", an arc length of 87.22 feet, and a chord which bears N39°20'16"W, a distance of 85.84 feet to a calculated point at the end of said curve;

5.) N29°22'25"W, a distance of 5.69 feet to a calculated point, for an angle point;

6.) N72°21'38"W, a distance of 39.11 feet to a calculated point at the beginning of a non-tangent curve to the left;

7.) Along said curve, having a radius of 118.57 feet, a central angle of 32°15'09", an arc length of 66.75 feet, and a chord which bears N60°32'13"W, a distance of 65.87 feet to a calculated point at the end of said curve;

8.) N29°04'13"W, a distance of 69.64 feet to a calculated point at the beginning of a non-tangent curve to the left;

9.) Along said curve, having a radius of 335.88 feet, a central angle of 19°01'33", an arc length of 111.53 feet, and a chord which bears N09°15'03"W, a distance of 111.02 feet to a calculated point at the point of reverse curvature of a curve to the right;

10.) Along said curve, having a radius of 278.92 feet, a central angle of 30°12'58", an arc length of 147.09 feet, and a chord which bears N03°44'34"W, a distance of 145.39 feet to the point of reverse curvature of a curve to the left;

11.) Along said curve, having a radius of 286.38 feet, a central angle of 19°15'41", an arc length of 96.27 feet, and a chord which bears N14°37'41"E, a distance of 95.82 feet to a calculated point at the point of reverse curvature of a curve to the right;

12.) Along said curve, having a radius of 279.26 feet, a central angle of 18°49'36", an arc length of 91.76 feet, and a chord which bears N23°42'02"E, a distance of 91.35 feet to a calculated point at the end of said curve;

13.) N09°28'06"E, a distance of 15.57 feet to a calculated point, for an angle point;

14.) N20°08'54"E, a distance of 55.53 feet to a calculated point, for an angle point;

15.) N48°11'54"E, a distance of 3.57 feet to a calculated point, for an angle point;

16.) N00°49'51"E, a distance of 5.82 feet to a calculated point, for an angle point;

17.) N31°26'46"W, a distance of 52.19 feet to a calculated point, for an angle point;

18.) N14°20'22"W, a distance of 28.06 feet to a calculated point, for an angle point;

19.) N47°40'54"W, a distance of 0.85 feet to a calculated point, for an angle point;

20.) N58°39'34"W, a distance of 66.07 feet to a calculated point at the beginning of a non-tangent curve to the right;

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21.) Along said curve, having a radius of 458.53 feet, a central angle of 18°22'25", an arc length of 147.04 feet, and a chord which bears N26°03'57"W, a distance of 146.41 feet to a calculated point at the end of said curve;

22.) N28°12'38"W, a distance of 65.68 feet to a calculated point, for an angle point;

23.) N28°49'35"W, a distance of 70.28 feet to a calculated point at the beginning of a non-tangent curve to the left;

24.) Along said curve, having a radius of 126.03 feet, a central angle of 16°17'08", an arc length of 35.82 feet, and a chord which bears N38°55'48"W, a distance of 35.70 feet to a calculated point at the end of said curve;

25.) N50°07'14"W, a distance of 76.68 feet to a calculated point, for an angle point;

26.) N16°13'34"W, a distance of 60.51 feet to a calculated point, for an angle point;

27.) N20°20'07"W, a distance of 26.31 feet to a calculated point, for an angle point;

28.) N11°31'52"W, a distance of 39.49 feet to a calculated point, for an angle point;

29.) S48°48'04"W, a distance of 763.41 feet to a calculated point on the west line of said 248.77 acre tract, being an east line of that certain 85.00 acre tract conveyed to San Marcos 197 Acre Associates, LLC, by Deed of record in Volume 4015, Page 562, of said Official Public Records, for an angle point;

THENCE, N 45°15'48" W, along the east line of said 85.00 acre tract, being the west line of said 248.77 acre tract, a distance of 100.25 feet to a calculated point, for an angle point;

THENCE, leaving the east line of said 85.00 acre tract, over and across said 248.77 acre tract, the following thirty-nine (39) courses and distances:

1.) N48°48'03"E, a distance of 827.48 feet to a calculated point, for an angle point;

2.) N12°52'20"W, a distance of 152.43 feet to a calculated point at the beginning of a non-tangent curve to the right;

3.) Along said curve, having a radius of 122.25 feet, a central angle of 25°40'26", an arc length of 54.78 feet, and a chord which bears N03°01'14"E, a distance of 54.32 feet to a calculated point at the point of reverse curvature of a curve to the left;

4.) Along said curve, having a radius of 212.44 feet, a central angle of 36°20'10", an arc length of 134.73 feet, and a chord which bears N46°14'40"W, a distance of 132.48 feet to a calculated point at the end of said curve;

5.) S30°35'44"W, a distance of 4.73 feet to a calculated point, for an angle point;

6.) S74°18'04"W, a distance of 46.24 feet to a calculated point, for an angle point;

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7.) S85°14'22"W, a distance of 23.15 feet to a calculated point, for an angle point;

8.) N88°12'41"W, a distance of 38.52 feet to a calculated point, for an angle point;

9.) N54°42'23"W, a distance of 37.51 feet to a calculated point, for an angle point;

10.) S65°34'12"W, a distance of 1.65 feet to a calculated point at the beginning of a non-tangent curve to the right;

11.) Along said curve, having a radius of 84.25 feet, a central angle of 132°32'11", an arc length of 194.89 feet, and a chord which bears N70°52'59"W, a distance of 154.25 feet to a calculated point at the point of compound curvature of a curve to the right;

12.) Along said curve, having a radius of 259.00 feet, a central angle of 32°49'16", an arc length of 148.36 feet, and a chord which bears N60°28'20"W, a distance of 146.34 feet to a calculated point at the point of reverse curvature of a curve to the left;

13.) Along said curve, having a radius of 473.51 feet, a central angle of 08°44'07", an arc length of 72.19 feet, and a chord which bears N48°54'45"W, a distance of 72.12 feet to a calculated point at the end of said curve;

14.) N09°57'09"W, a distance of 88.25 feet to a calculated point at the beginning of a non-tangent curve to the left;

15.) Along said curve, having a radius of 86.95 feet, a central angle of 54°51'05", an arc length of 83.24 feet, and a chord which bears N11°35'00"W, a distance of 80.10 feet to a calculated point at the end of said curve;

16.) N36°59'15"W, a distance of 84.80 feet to a calculated point at the beginning of a non-tangent curve to the left;

17.) Along said curve, having a radius of 250.40 feet, a central angle of 20°21'22", an arc length of 88.96 feet, and a chord which bears N31°02'58"W, a distance of 88.50 feet to a calculated point at the point of reverse curvature of a curve to the right;

18.) Along said curve, having a radius of 94.47 feet, a central angle of 66°59'55", an arc length of 110.46 feet, and a chord which bears N01°32'21"E, a distance of 104.28 feet to a calculated point at the end of said curve;

19.) N40°11'25"E, a distance of 65.18 feet to a calculated point at the beginning of a non-tangent curve to the right;

20.) Along said curve, having a radius of 223.05 feet, a central angle of 64°19'57", an arc length of 250.45 feet, and a chord which bears N48°08'05"W, a distance of 237.50 feet to a calculated point at the point of compound curvature of a curve to the right;

21.) Along said curve, having a radius of 456.13 feet, a central angle of 28°49'54", an arc length of 229.53 feet, and a chord which bears N44°46'16"W, a distance of 227.11 feet to a calculated point at the end of said curve;

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22.) N02°29'28"W, a distance of 55.02 feet to a calculated point at the beginning of a non-tangent curve to the left;

23.) Along said curve, having a radius of 589.01 feet, a central angle of 09°13'59", an arc length of 94.92 feet, and a chord which bears N34°38'24"W, a distance of 94.82 feet to a calculated point at the point of compound curvature of a curve to the left;

24.) Along said curve, having a radius of 617.27 feet, a central angle of 08°48'04", an arc length of 94.82 feet, and a chord which bears N23°12'25"W, a distance of 94.72 feet to a calculated point at the point of compound curvature of a curve to the left;

25.) Along said curve, having a radius of 34.25 feet, a central angle of 58°25'45", an arc length of 34.93 feet, and a chord which bears N88°30'39"W, a distance of 33.43 feet to a calculated point at the end of said curve;

26.) S59°03'10"W, a distance of 45.97 feet to a calculated point, for an angle point;

27.) S56°19'38"W, a distance of 80.01 feet to a calculated point, for an angle point;

28.) S49°46'55"W, a distance of 60.53 feet to a calculated point at the beginning of a non-tangent curve to the left;

29.) Along said curve, having a radius of 175.23 feet, a central angle of 35°40'16", an arc length of 109.09 feet, and a chord which bears N88°45'59"W, a distance of 107.34 feet to a calculated point at the end of said curve;

30.) N90°00'00"W, a distance of 34.19 feet to a calculated point, for an angle point;

31.) N65°47'10"W, a distance of 29.82 feet to a calculated point, for an angle point;

32.) N80°32'37"W, a distance of 76.23 feet to a calculated point, for an angle point;

33.) N86°01'48"W, a distance of 77.24 feet to a calculated point at the beginning of a non-tangent curve to the left;

34.) Along said curve, having a radius of 103.69 feet, a central angle of 62°54'23", an arc length of 113.85 feet, and a chord which bears S65°39'52"W, a distance of 108.21 feet to a calculated point at the point of reverse curvature of a curve to the right;

35.) Along said curve, having a radius of 154.84 feet, a central angle of 45°04'40", an arc length of 121.82 feet, and a chord which bears S72°59'34"W, a distance of 118.71 feet to a calculated point at the end of said curve;

36.) N85°06'15"W, a distance of 85.66 feet to a calculated point, for an angle point;

37.) N88°52'39"W, a distance of 49.90 feet to a calculated point, for an angle point;

38.) S73°07'25"W, a distance of 56.81 feet to a calculated point at the beginning of a non-tangent curve to the right;

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39.) Along said curve, having a radius of 50.09 feet, a central angle of 102°40'36", an arc length of 89.76 feet, and a chord which bears N66°59'57"W, a distance of 78.23 feet to a calculated point on the north line of said 248.77 acre tract, being the east right-of-way line of Interstate Highway 35 (300' R.O.W.), for the northwesterly corner hereof, from which a 1-inch iron pipe found at the northwest corner of said 248.77 acre tract bears S43°34'33"W, a distance of 339.95 feet;

THENCE, N43°34'33"E, along said east right-of-way line of Interstate Highway 35, being the north line of said 248.77 acre tract, a distance of 101.08 feet to a calculated point, for an angle point;

THENCE, leaving said east right-of-way line, over and across said 248.77 acre and said 67.53 acre tracts, the following seventy-one (71) courses and distances:

1.) N73°07'25"E, a distance of 44.75 feet to a calculated point, for an angle point;

2.) S88°52'39"E, a distance of 69.04 feet to a calculated point, for an angle point;

3.) S85°06'15"E, a distance of 78.16 feet to a calculated point, for an angle point;

4.) N82°34'24"E, a distance of 38.72 feet to a calculated point, for an angle point;

5.) N60°02'04"E, a distance of 18.44 feet to a calculated point, for an angle point;

6.) N45°01'07"E, a distance of 32.84 feet to a calculated point, for an angle point;

7.) N59°45'35"E, a distance of 65.63 feet to a calculated point, for an angle point;

8.) N83°39'50"E, a distance of 78.44 feet to a calculated point, for an angle point;

9.) S86°01'48"E, a distance of 91.05 feet to a calculated point, for an angle point;

10.) S80°32'37"E, a distance of 93.97 feet to a calculated point, for an angle point;

11.) S65°47'10"E, a distance of 21.32 feet to a calculated point, for an angle point;

12.) N90°00'00"E, a distance of 3.12 feet to a calculated point, for an angle point;

13.) N79°00'12"E, a distance of 43.96 feet to a calculated point, for an angle point;

14.) S87°16'32"E, a distance of 33.92 feet to a calculated point, for an angle point;

15.) S79°30'55"E, a distance of 11.71 feet to a calculated point, for an angle point;

16.) N49°46'55"E, a distance of 18.87 feet to a calculated point, for an angle point;

17.) N56°19'38"E, a distance of 88.10 feet to a calculated point, for an angle point;

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18.) N59°03'10"E, a distance of 62.78 feet to a calculated point, for an angle point;

19.) N75°28'29"E, a distance of 49.39 feet to a calculated point, for an angle point;

20.) N12°09'06"E, a distance of 40.97 feet to a calculated point, for an angle point;

21.) N41°54'06"E, a distance of 25.01 feet to a calculated point, for an angle point;

22.) S46°25'27"E, a distance of 373.67 feet to a calculated point at the point of curvature of a curve to the right;

23.) Along said curve, having a radius of 1450.00 feet, a central angle of 14°28'14", an arc length of 366.21 feet, and a chord which bears S39°11'20"E, a distance of 365.23 feet to a calculated point at the point of tangency of said curve;

24.) S31°57'14"E, a distance of 450.60 feet to a calculated point at the point of curvature of a curve to the left;

25.) Along said curve, having a radius of 1050.00 feet, a central angle of 44°53'15", an arc length of 822.60 feet, and a chord which bears S54°23'51"E, a distance of 801.73 feet to a calculated point at the point of tangency of said curve;

26.) N47°58'04"E, a distance of 121.79 feet to a calculated point, for an angle point;

27.) N48°48'03"E, a distance of 331.55 feet to a calculated point, for an angle point;

28.)N04°59'21"W, a distance of 6.99 feet to a calculated point, for an angle point;

29.) N90°00'00"W, a distance of 10.09 feet to a calculated point at the beginning of a non-tangent curve to the right;

30.) Along said curve, having a radius of 93.82 feet, a central angle of 79°12'10", an arc length of 129.69 feet, and a chord which bears N34°45'16"W, a distance of 119.61 feet to a calculated point at the end of said curve;

31.) N05°36'11"W, a distance of 23.53 feet to a calculated point, for an angle point;

32.) N38°40'41"W, a distance of 1.59 feet to a calculated point, for an angle point;

33.) N51°43'41"W, a distance of 3.46 feet to a calculated point, for an angle point;

34.) N68°58'30"W, a distance of 37.69 feet to a calculated point, for an angle point;

35.) N14°02'42"W, a distance of 54.65 feet to a calculated point, for an angle point;

36.) N18°04'17"E, a distance of 37.68 feet to a calculated point, for an angle point;

37.) N04°39'25"W, a distance of 29.40 feet to a calculated point, for an angle point;

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38.) N08°55'14"E, a distance of 41.96 feet to a calculated point, for an angle point;

39.) N09°39'38"E, a distance of 36.85 feet to a calculated point, for an angle point;

40.) N14°17'24"E, a distance of 14.67 feet to a calculated point, for an angle point;

41.) N14°56'27"W, a distance of 9.23 feet to a calculated point at the beginning of a non-tangent curve to the right;

42.) Along said curve, having a radius of 64.35 feet, a central angle of 135°23'22", an arc length of 152.06 feet, and a chord which bears N50°00'26"E, a distance of 119.07 feet to a calculated point at the point of reverse curvature of a curve to the left;

43.) Along said curve, having a radius of 208.05 feet, a central angle of 21°27'13", an arc length of 77.90 feet, and a chord which bears N38°47'53"E, a distance of 77.45 feet to a calculated point at the end of said curve;

44.) N49°00'33"E, a distance of 49.13 feet to a calculated point, for an angle point;

45.) S71°34'34"E, a distance of 38.03 feet to a calculated point, for an angle point;

46.) N01°45'48"E, a distance of 12.29 feet to a calculated point, for an angle point;

47.) N01°41'56"E, a distance of 17.99 feet to a calculated point, for an angle point;

48.) N23°42'59"W, a distance of 8.99 feet to a calculated point, for an angle point;

49.) N23°45'48"W, a distance of 25.32 feet to a calculated point, for an angle point;

50.) N05°23'34"E, a distance of 40.42 feet to a calculated point, for an angle point;

51.) N13°00'10"E, a distance of 19.04 feet to a calculated point, for an angle point;

52.) N07°31'01"E, a distance of 40.70 feet to a calculated point, for an angle point;

53.) N11°04'38"E, a distance of 30.81 feet to a calculated point, for an angle point;

54.) N30°08'31"W, a distance of 22.69 feet to a calculated point at the beginning of a non-tangent curve to the right;

55.) Along said curve, having a radius of 202.14 feet, a central angle of 20°47'28", an arc length of 73.35 feet, and a chord which bears N05°48'31"W, a distance of 72.95 feet to a calculated point at the end of said curve;

56.) N14°02'42"W, a distance of 13.55 feet to a calculated point, for an angle point;

57.) N03°07'27"W, a distance of 21.17 feet to a calculated point, for an angle point;

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58.) N23°20'01"W, a distance of 19.79 feet to a calculated point at the beginning of a non-tangent curve to the right;

59.) Along said curve, having a radius of 239.33 feet, a central angle of 93°59'42", an arc length of 392.63 feet, and a chord which bears N20°39'37"W, a distance of 350.05 feet to a calculated point at the end of said curve;

60.) N05°42'52"E, a distance of 20.02 feet to a calculated point at the beginning of a non-tangent curve to the left;

61.) Along said curve, having a radius of 220.38 feet, a central angle of 46°19'41", an arc length of 178.19 feet, and a chord which bears N18°34'32"E, a distance of 173.38 feet to a calculated point at the end of said curve;

62.) N36°35'27"E, a distance of 26.24 feet to a calculated point, for an angle point;

63.) N26°34'48"E, a distance of 12.48 feet to a calculated point, for an angle point;

64.) N11°57'06"E, a distance of 20.73 feet to a calculated point, for an angle point;

65.) N19°02'13"E, a distance of 21.95 feet to a calculated point, for an angle point;

66.) N30°23'43"E, a distance of 5.43 feet to a calculated point, for an angle point;

67.) N09°28'06"W, a distance of 28.23 feet to a calculated point, for an angle point;

68.) N09°46'04"E, a distance of 34.74 feet to a calculated point at the beginning of a non-tangent curve to the left;

69.) Along said curve, having a radius of 257.51 feet, a central angle of 16°44'39", an arc length of 75.25 feet, and a chord which bears N38°53'08"E, a distance of 74.99 feet to a calculated point at the end of said curve;

70.) N 00°35'28" E, a distance of 0.97 feet to a calculated point at the beginning of a non-tangent curve to the right;

71.) Along said curve, having a radius of 52.13 feet, a central angle of 125°11'32", an arc length of 113.91 feet, and a chord which bears N10°10'02"W, a distance of 92.56 feet to a calculated point on an east line of said 67.53 acre tract, being the west line of that certain 56.288 acre tract conveyed to JMC Realty LP, by Deed of record in Volume 1662, Page 628, of said Official Public Records, for the most northerly northeast corner hereof;

THENCE, along the west line of said 56.288 acre tract, being an east line of said 67.53 acre tract, the following two (2) courses and distances:

1.) S49°30'26"E, a distance of 97.09 feet to a 6-inch cedar fence post found, for an angle point;

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2.) S47°20'32"E, a distance of 57.65 feet to a calculated point, for an angle point, from which a 1/2-inch iron rod found at an angle point bears S47°20'32"E, a distance of 330.18 feet;

THENCE, leaving the west line of said 56.288 acre tract, over and across said 67.53 acre and said 248.77 acre tracts, the following forty-four (44) courses and distances:

1.) S00°35'28"W, a distance of 10.45 feet to a calculated point at the beginning of a non-tangent curve to the right;

2.) Along said curve, having a radius of 240.73 feet, a central angle of 22°16'05", an arc length of 93.56 feet, and a chord which bears S31°24'18"W, a distance of 92.97 feet to a calculated point at the end of said curve;

3.) S25°01'52"E, a distance of 24.33 feet to a calculated point, for an angle point;

4.) S23°30'44"W, a distance of 36.90 feet to a calculated point, for an angle point;

5.) S30°23'43"W, a distance of 13.25 feet to a calculated point, for an angle point;

6.) S19°02'13"W, a distance of 5.82 feet to a calculated point, for an angle point;

7.) S11°57'06"W, a distance of 27.38 feet to a calculated point, for an angle point;

8.) S26°34'48"W, a distance of 34.07 feet to a calculated point, for an angle point;

9.) S36°35'27"W, a distance of 8.71 feet to a calculated point at the beginning of a non-tangent curve to the right;

10.) Along said curve, having a radius of 210.03 feet, a central angle of 45°57'44", an arc length of 168.48 feet, and a chord which bears S19°04'49"W, a distance of 164.00 feet to a calculated point at the end of said curve;

11.) S05°42'52"W, a distance of 16.37 feet to a calculated point at the beginning of a non-tangent curve to the left;

12.) Along said curve, having a radius of 144.60 feet, a central angle of 107°21'51", an arc length of 270.95 feet, and a chord which bears S20°34'32"E, a distance of 233.01 feet to a calculated point at the point of reverse curvature of a curve to the right;

13.) Along said curve, having a radius of 111.68 feet, a central angle of 49°53'24", an arc length of 97.25 feet, and a chord which bears S32°22'07"E, a distance of 94.20 feet to a calculated point at the end of said curve;

14.) S03°07'27"E, a distance of 28.68 feet to a calculated point, for an angle point;

15.) S14°02'42"E, a distance of 16.31 feet to a calculated point, for an angle point;

16.) S00°00'00"E, a distance of 35.55 feet to a calculated point, for an angle point;

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17.) S10°23'44"E, a distance of 14.30 feet to a calculated point, for an angle point;

18.) S30°16'21"E, a distance of 15.28 feet to a calculated point, for an angle point;

19.) S18°26'46"E, a distance of 36.96 feet to a calculated point, for an angle point;

20.) S11°04'38"W, a distance of 54.05 feet to a calculated point, for an angle point;

21.) S07°31'01"W, a distance of 42.38 feet to a calculated point, for an angle point;

22.) S13°00'10"W, a distance of 17.18 feet to a calculated point, for an angle point;

23.) S05°23'34"W, a distance of 7.76 feet to a calculated point, for an angle point;

24.) S23°42'59"E, a distance of 30.94 feet to a calculated point, for an angle point;

25.) S01°41'56"W, a distance of 40.60 feet to a calculated point, for an angle point;

26.) S01°45'48"W, a distance of 23.10 feet to a calculated point, for an angle point;

27.) S12°43'56"E, a distance of 7.14 feet to a calculated point, for an angle point;

28.) S14°45'10"E, a distance of 18.84 feet to a calculated point, for an angle point;

29.) S10°18'41"E, a distance of 52.51 feet to a calculated point at the beginning of a non-tangent curve to the right;

30.) Along said curve, having a radius of 121.76 feet, a central angle of 67°11'49", an arc length of 142.80 feet, and a chord which bears S79°06'47"W, a distance of 134.76 feet to a calculated point at the end of said curve;

31.) S43°14'50"W, a distance of 35.65 feet to a calculated point, for an angle point;

32.) S46°12'44"W, a distance of 40.22 feet to a calculated point, for an angle point;

33.) S64°48'47"W, a distance of 26.24 feet to a calculated point, for an angle point;

34.) S86°25'34"W, a distance of 17.35 feet to a calculated point, for an angle point;

35.) S14°17'24"W, a distance of 19.43 feet to a calculated point at the beginning of a non-tangent curve to the left;

36.) Along said curve, having a radius of 200.70 feet, a central angle of 28°19'11", an arc length of 99.20 feet, and a chord which bears S03°58'50"W, a distance of 98.20 feet to a calculated point at the end of said curve;

37.) S18°04'17"W, a distance of 11.99 feet to a calculated point, for an angle point;

38.) S51°43'41"E, a distance of 16.20 feet to a calculated point, for an angle point;

44.854 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

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39.) S38°40'41"E, a distance of 42.73 feet to a calculated point, for an angle point;

40.) S05°36'11"E, a distance of 47.39 feet to a calculated point, for an angle point;

41.) S12°16'21"E, a distance of 14.25 feet to a calculated point, for an angle point;

42.) S73°37'14"E, a distance of 54.55 feet to a calculated point, for an angle point;

43.) S23°58'35"E, a distance of 20.05 feet to a calculated point, for an angle point;

44.) N48°48'03"E, a distance of 1825.24 feet to a calculated point in an easet line of said 67.53 acre tract, being the west line of that certain 1.000 acre tract conveyed to Wilford L. Wootan, Jr., et ux, by Deed of record in Volume 536, Page 849, of the Real Property Records of Hays County, Texas, for an angle point;

THENCE, S46°59'32"E, along the west line of said 1.000 acre tract, being an east line of said 67.53 acre tract, a distance of 41.53 feet to a 1/2-inch iron rod found at the southwest corner of said 1.000 acre tract, for an angle point;

THENCE, N47°03'15"E, along the south lines of said 1.000 acre and said 1.335 acre tracts, being an east line of said 67.53 acre tract, a distance of 335.24 feet to the **POINT OF BEGINNING,** and containing 44.854 acres (1,953,853 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001

9.929 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.077
PROJECT NO.: 253-001
SEPTEMBER 23, 2015

FIELD NOTES

BEING A 9.929 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 100.22 ACRE TRACT CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 9.929 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point in the southwest right-of-way line of Posey Road, being the west line of that certain 2.4004 acre tract conveyed to Hays County, Texas for right-of-way purposes, by Deed of record in Volume 2927, Page 699, of said Official Public Records, also being the east line of the remainder of said 100.22 acre tract, for the northeasterly corner hereof, from which a 1/2-inch iron rod with "Capital Surveying Company" cap found at an angle point in said southwest right-of-way line bears N46°08'26"W, a distance of 1607.49 feet;

THENCE, along said southwest right-of-way line of Posey Road, being the west line of said 2.4004 acre tract, over and across said 100.22 acre tract, the following four (4) courses and distances:

1) S46°08'26"E, a distance of 163.00 feet to a calculated point at the point of curvature of a curve to the left;

2) Along said curve, having a radius of 14862.04 feet, a central angle of 00°34'49", an arc length of 150.53 feet, and a chord which bears S46°25'49"E, a distance of 150.53 feet to a 1/2-inch iron rod with "Capital Surveying Company" cap found at the point of tangency of said curve;

3) S46°41'07"E, a distance of 195.22 feet to a 1/2-inch iron rod with "Capital Surveying Company" stamp found near the base of a 2-inch steel fence post, for an angle point;

4) S01°32'03"E, a distance of 28.03 feet to a calculated point at the southwest corner of said 2.4004 acre tract, being in the south line of said 100.22 acre tract, also being the intersection of said southwest right-of-way line of Posey Road and the northeast right-of-way line of County Road 266/Old Bastrop Highway/El Camino Real (R.O.W. varies), for the southeasterly corner hereof;

THENCE, along the used and occupied northeast right-of-way line of County Road 266, being the called south line of said 100.22 acre tract, generally with a barbed-wire fence, the following two (2) courses and distances:

1) S43°45'05"W, a distance of 70.45 feet to an 8-inch cedar fence post found, for an angle point;

2) S44°04'56"W, a distance of 207.09 feet to a calculated point at the point of curvature of a curve to the right, being near the base of a 2-inch steel fence post, also being the east corner of that certain 0.0123 acre tract conveyed to Hays County, Texas for right-of-way purposes, by Deed of record in Volume 4600, Page 118, of said Official Public Records;

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THENCE, continuing along said northeast right-of-way line, over and across said 100.22 acre tract, along said curve to the right, having a radius of 950.00 feet, a central angle of 08°05'19", an arc length of 134.11 feet, and a chord which bears S62°20'44"W, a distance of 134.00 feet to a calculated point near the base of a 2-inch steel fence post at the west corner of said 0.123 acre tract, being on the called south line of said 100.22 acre tract, for an angle point hereof;

THENCE, continuing along the used and occupied northeast right-of-way line of County Road 266, being the called south line of said 100.22 acre tract, generally with a barbed-wire fence, the following three (3) courses and distances:

1) S68°39'21"W, a distance of 769.76 feet to an 8-inch cedar fence post found, for an angle point;

2) S69°15'47"W, a distance of 221.52 feet to a 60D nail found in an 8-inch cedar fence post, for an angle point;

3) S70°25'00"W, a distance of 20.28 feet to calculated point, for the most westerly corner hereof;
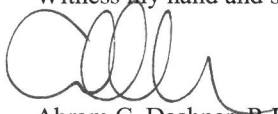
THENCE, leaving said northeast right-of-way line, over and across said 100.22 acre tract, the following two (2) courses and distances:

1.) N41°15'56"E, a distance of 498.01 feet to a calculated point, for an angle point;

2.) N41°24'18"E, a distance of 841.99 feet to the **POINT OF BEGINNING,** and containing 9.929 acres (432,505 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001

18.951 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.074
PROJECT NO.: 230-001
SEPTEMBER 23, 2015

FIELD NOTES

BEING AN 18.951 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN 67.53 ACRE AND 248.77 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 18.951 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1-inch iron pipe found in the east right-of-way line of Interstate Highway 35 (300' r.o.w.), being the northeast corner of that certain 85.00 acre tract conveyed to San Marcos 197 Acre Associates, LLC, by Deed of record in Volume 4015, Page 562, of said Official Public Records, also being the northwest corner of said 248.77 acre tract;

THENCE, S80°25'07"E, leaving said east right-of-way line, over and across said 248.77 acre tract, a distance of 1947.06 feet (direct tie) to a calculated point, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, continuing over and across said 248.77 acre tract and over and across said 67.53 acre tract, the following thirty-eight (38) courses and distances:

1.) N55°30'40"E, a distance of 100.10 feet to a calculated point, for an angle point;

2.) N45°48'26"E, a distance of 1229.89 feet to a calculated point, for the northeasterly corner hereof, from which a 1/2-inch iron rod found at the most northerly northeast corner of said 67.53 acre tract bears N12°27'06"W, a distance of 845.16 feet (direct tie);

3.) Along a non-tangent curve to the left, having a radius of 239.33 feet, a central angle of 81°52'20", an arc length of 341.99 feet, and a chord which bears S26°43'18"E, a distance of 313.63 feet to a calculated point at the end of said curve;

4.) S23°20'01"E, a distance of 19.79 feet to a calculated point, for an angle point;

5.) S03°07'27"E, a distance of 21.17 feet to a calculated point, for an angle point;

6.) S14°02'42"E, a distance of 13.55 feet to a calculated point at the beginning of a non-tangent curve to the left;

7.) Along said curve, having a radius of 202.14 feet, a central angle of 20°47'28", an arc length of 73.35 feet, and a chord which bears S05°48'31"E, a distance of 72.95 feet to a calculated point at the end of said curve;

8.) S30°08'31"E, a distance of 22.69 feet to a calculated point, for an angle point;

9.) S11°04'38"W, a distance of 30.81 feet to a calculated point, for an angle point;

10.) S07°31'01"W, a distance of 40.70 feet to a calculated point, for an angle point;

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WILLIAM H. VAN HORN SURVEY
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11.) S13°00'10"W, a distance of 19.04 feet to a calculated point, for an angle point;

12.) S05°23'34"W, a distance of 40.42 feet to a calculated point, for an angle point;

13.) S23°45'48"E, a distance of 25.32 feet to a calculated point, for an angle point;

14.) S23°42'59"E, a distance of 8.99 feet to a calculated point, for an angle point;

15.) S01°41'56"W, a distance of 17.99 feet to a calculated point, for an angle point;

16.) S01°45'48"W, a distance of 12.29 feet to a calculated point, for an angle point;

17.) N71°34'34"W, a distance of 38.03 feet to a calculated point, for an angle point;

18.) S49°00'33"W, a distance of 49.13 feet to a calculated point at the beginning of a non-tangent curve to the right;

19.) Along said curve, having a radius of 208.05 feet, a central angle of 21°27'13", an arc length of 77.90 feet, and a chord which bears S38°47'53"W, a distance of 77.45 feet to a calculated point at the point of reverse curvature of a curve to the left;

20.) Along said curve, having a radius of 64.35 feet, a central angle of 135°23'22", an arc length of 152.06 feet, and a chord which bears S50°00'26"W, a distance of 119.07 feet;

21.) S14°56'27"E, a distance of 9.23 feet to a calculated point, for an angle point;

22.) S14°17'24"W, a distance of 14.67 feet to a calculated point, for an angle point;

23.) S09°39'38"W, a distance of 36.85 feet to a calculated point, for an angle point;

24.) S08°55'14"W, a distance of 41.96 feet to a calculated point, for an angle point;

25.) S04°39'25"E, a distance of 29.40 feet to a calculated point, for an angle point;

26.) S18°04'17"W, a distance of 37.68 feet to a calculated point, for an angle point;

27.) S14°02'42"E, a distance of 54.65 feet to a calculated point, for an angle point;

28.) S68°58'30"E, a distance of 37.69 feet to a calculated point, for an angle point;

29.) S51°43'41"E, a distance of 3.46 fee to a calculated point, for an angle point;

30.) S38°40'41"E, a distance of 1.59 feet to a calculated point, for an angle point;

31.) S05°36'11"E, a distance of 23.53 feet to a calculated point at the beginning of a non-tangent curve to the left;

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32.) Along said curve, having a radius of 93.82 feet, a central angle of 79°12'10", an arc length of 129.69 feet, and a chord which bears S34°45'16"E, a distance of 119.61 feet to a calculated point at the end of said curve;

33.) N90°00'00"E, a distance of 10.09 feet to a calculated point, for an angle point;

34.) S04°59'21"E, a distance of 6.99 feet to a calculated point, for the southeasterly corner hereof;

35.) S48°48'03"W, a distance of 331.55 feet to a calculated point, for the southwesterly corner hereof;

36.) S47°58'04"W, a distance of 121.79 feet to a calculated point at the beginning of a non-tangent curve to the right;

37.) Along said curve, having a radius of 1050.00 feet, a central angle of 44°53'15", an arc length of 822.60 feet, and a chord which bears N54°23'51"W, a distance of 801.73 feet;

38.) N31°57'14"W, a distance of 66.88 feet to the **POINT OF BEGINNING,** and containing 18.951 acres (825,490 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001

18.855 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.069
PROJECT NO.: 230-001
SEPTEMBER 23, 2015

FIELD NOTES

BEING A 18.855 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 248.77 ACRE TRACT CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 18.855 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1-inch iron pipe found in the east right-of-way line of Interstate Highway 35 (300' r.o.w.), being the northeast corner of that certain 85.00 acre tract conveyed to San Marcos 197 Acre Associates, LLC, by Deed of record in Volume 4015, Page 562, of said Official Public Records, also being the northwest corner of said 248.77 acre tract;

THENCE, S46°25'10"E, leaving said east right-of-way line, along the east line of said 85.00 acre tract, being the west line of said 248.77 acre tract, a distance of 500.00 feet to a calculated point, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, leaving the east line of said 85.00 acre tract, over and across said 248.77 acre tract, the following eighteen (18) courses and distances:

1.) N43°34'33"E, a distance of 861.94 feet to a calculated point at the beginning of a non-tangent curve to the right, for the northeasterly corner hereof;

2.) Along said curve, having a radius of 175.23 feet, a central angle of 24°06'47", an arc length of 73.75 feet, and a chord which bears S82°59'14"E, a distance of 73.20 feet to a calculated point at the end of said curve;

3.) N49°46'55"E, a distance of 60.53 feet to a calculated point, for an angle point;

4.) N56°19'38"E, a distance of 80.01 feet to a calculated point, for an angle point;

5.) N59°03'10"E, a distance of 45.97 feet to a calculated point at the beginning of a non-tangent curve to the right;

6.) Along said curve, having a radius of 34.25 feet, a central angle of 58°25'45", an arc length of 34.93 feet, and a chord which bears S88°30'39"E, a distance of 33.43 feet to a calculated point at the point of compound curvature of a curve to the right;

7.) Along said curve, having a radius of 617.27 feet, a central angle of 08°48'04", an arc length of 94.82 feet, and a chord which bears S23°12'25"E, a distance of 94.72 feet to a calculated point at the point of compound curvature of a curve to the right;

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8.) Along said curve, having a radius of 589.01 feet, a central angle of 09°13'59", an arc length of 94.92 feet, and a chord which bears S34°38'24" E, a distance of 94.82 feet to a calculated point at the end of said curve;

9.) S02°29'28"E, a distance of 55.02 feet to a calculated point at the beginning of a non-tangent curve to the left;

10.) Along said curve, having a radius of 456.13 feet, a central angle of 28°49'54", an arc length of 229.53 feet, and a chord which bears S44°46'16"E, a distance of 227.11 feet to a calculated point at the point of compound curvature of a curve to the left;

11.) Along said curve, having a radius of 223.05 feet, a central angle of 64°19'57", an arc length of 250.45 feet, and a chord which bears S48°08'05"E, a distance of 237.50 feet to a calculated point at the end of said curve, for the southeasterly corner hereof;

12.) S40°11'25"W, a distance of 32.59 feet to a calculated point at the beginning of a non-tangent curve to the left;

13.) Along said curve, having a radius of 323.99 feet, a central angle of 41°39'45", an arc length of 235.59 feet, and a chord which bears S28°37'19"W, a distance of 230.43 feet to a calculated point at the end of said curve;

14.) S07°47'26"W, a distance of 20.21 feet to a calculated point, for an angle point;

15.) N82°12'34"W, a distance of 120.00 feet to a calculated point, for an angle point;

16.) S07°47'26"W, a distance of 50.00 feet to a calculated point, for an angle point;

17.) S37°55'12"W, a distance of 126.36 feet to a calculated point, for an angle point;

18.) S47°18'12"W, a distance of 505.60 feet to a calculated point on the west line of said 248.77 acre tract, being the east line of said 85.00 acre tract, for the southwesterly corner hereof;

THENCE, along the east line of said 85.00 acre tract, being the west line of said 248.77 acre tract, the following four (4) courses and distances:

1.) N46°33'40"W, a distance of 176.22 feet to a calculated point, for an angle point;

2.) N47°51'30"W, a distance of 124.53 feet to a 6-inch cedar fence post found, for an angle point;

3.) N46°26'02"W, a distance of 218.87 feet to a T-post found, for an angle point;
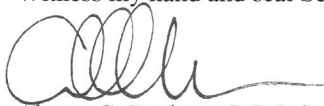
18.855 ACRES
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4.) N46°25'10"W, a distance of 269.08 feet to the **POINT OF BEGINNING**, and containing 18.855 acres (821,340 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001

48.128 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.073
PROJECT NO.: 230-001
SEPTEMBER 23, 2015

FIELD NOTES

BEING A 48.128 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN 67.53 ACRE AND 248.77 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 48.128 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found near the base of a fence post in the east right-of-way line of Interstate Highway 35 (300' r.o.w.), at the called northeast corner of said 248.77 acre tract, being the northwest corner of that certain 14.86 acre tract conveyed to Kimberley Gunnarson, by Deed of record in Volume 3281, Page 47, of said Official Public Records, for the northeasterly corner hereof;

THENCE, S45°57'08"E, leaving said east right-of-way line, along the west line of said 14.86 acre tract, being an east line of said 248.77 acre tract, generally with the remnants of an old barbed-wire fence (a new barbed-wire fence meanders parallel and several feet to the west), a distance of 976.48 feet to a calculated point at the called southwest corner of said 14.86 acre tract, being an angle point of said 248.77 acre tract, for an angle point, from which an 8-inch cedar fence post found bears S45°57'08"E, a distance of 0.87 feet;

THENCE, N44°02'46"E, along the south line of said 14.86 acre tract, generally with a barbed-wire fence, at 14.92 feet passing a 1/2-inch iron rod found at the base of an 8-inch cedar fence post, being approximately at an angle point in the east line of said 248.77 acre tract and the approximate northwest corner of said 67.53 acre tract, and continuing along the north line of said 67.53 acre tract for a total distance of 673.37 feet to a 1/2-inch iron rod found at the base of a leaning 10-inch cedar fence post at the called southeast corner of said 14.86 acre tract, being the northeast corner of said 67.53 acre tract, also being in the west line of Lot 2, Final Plat of San Marcos Toyota Subdivision, of record in Book 9, Pages 155-156, of the Plat Records of Hays County, Texas, for an angle point;

THENCE, S46°27'25"E, in part along the west line of said Lot 2 and in part along the remainder of that certain 56.288 acre tract conveyed to JMC Realty, LP, by Deed of record in Volume 1662, Page 628, of said Official Public Records, being the east line of said 67.53 acre tract, generally with a barbed-wire fence as called in said Volume 1662, Page 628 and Volume 1820, Page 715, a distance of 181.47 feet to a 3-inch cedar fence post found, for an angle point;

THENCE, continuing along the west line of said 56.288 acre tract, being the east line of said 67.53 acre tract, generally with a barbed-wire fence as called in said Volume 1662, Page 628 and said Volume 1820, Page 715, the following four (4) courses and distances:

1) S46°59'15"E, a distance of 232.69 feet to an 8-inch cedar fence post found, for an angle point;

2) S49°30'26"E, a distance of 29.86 feet to a calculated point, for the southeasterly corner hereof;

48.128 ACRES
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THENCE, leaving the west line of said 56.288 acre tract, over and across said 67.53 acre and said 248.77 acre tracts, the following eighteen (18) courses and distances:

1.) Along a non-tangent curve to the left, having a radius of 52.13 feet, a central angle of 125°11'32", an arc length of 113.91 feet, and a chord which bears S10°10'02"E, a distance of 92.56 feet to a calculated point at the end of said curve;

2.) S00°35'28"W, a distance of 0.97 feet to a calculated point at the beginning of a non-tangent curve to the right;

3.) Along said curve, having a radius of 257.51 feet, a central angle of 16°44'39", an arc length of 75.25 feet, and a chord which bears S38°53'08"W, a distance of 74.99 feet to a calculated point at the end of said curve;

4.) S09°46'04"W, a distance of 34.74 feet to a calculated point, for an angle point;

5.) S09°28'06"E, a distance of 28.23 feet to a calculated point, for an angle point;

6.) S30°23'43"W, a distance of 5.43 feet to a calculated point, for an angle point;

7.) S19°02'13"W, a distance of 21.95 feet to a calculated point, for an angle point;

8.) S11°57'06"W, a distance of 20.73 feet to a calculated point, for an angle point;

9.) S26°34'48"W, a distance of 12.48 feet to a calculated point, for an angle point;

10.) S36°35'27"W, a distance of 26.24 feet to a calculated point at the beginning of a non-tangent curve to the right;

11.) Along said curve, having a radius of 220.38 feet, a central angle of 46°19'41", an arc length of 178.19 feet, and a chord which bears S18°34'32"W, a distance of 173.38 feet to a calculated point at the end of said curve;

12.) S05°42'52"W, a distance of 20.02 feet to a calculated point at the beginning of a non-tangent curve to the left;

13.) Along said curve, having a radius of 239.33 feet, a central angle of 12°07'22", an arc length of 50.64 feet, and a chord which bears S20°16'33"W, a distance of 50.54 feet to a calculated point at the end of said curve;

14.) S45°48'26"W, a distance of 1229.89 feet to a calculated point, for an angle point;

15.) S55°30'40"W, a distance of 100.10 feet to a calculated point, for the southwesterly corner hereof;

16.) N31°57'14"W, a distance of 383.71 feet to a calculated point at the point of curvature of a curve to the left;

48.128 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

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17.) Along said curve, having a radius of 1450.00 feet, a central angle of 14°28'14", an arc length of 366.21 feet, and a chord which bears N39°11'20"W, a distance of 365.23 feet to a calculated point at the point of tangency of said curve;

18.) N46°25'27"W, a distance of 880.42 feet to a calculated point in the north line of said 248.77 acre tract, being said east right-of-way line of Interstate Highway 35, for the northwesterly corner hereof;

THENCE, N43°34'33"E, along said east right-of-way line, being the north line of said 248.77 acre tract, a distance of 991.99 feet to the **POINT OF BEGINNING,** and containing 48.128 acres (2,096,445 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001

6.800 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.068
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FIELD NOTES

BEING A 6.800 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 248.77 ACRE TRACT CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 6.800 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1-inch iron pipe found in the east right-of-way line of Interstate Highway 35 (300' r.o.w.), being the northeast corner of that certain 85.00 acre tract conveyed to San Marcos 197 Acre Associates, LLC, by Deed of record in Volume 4015, Page 562, of said Official Public Records, also being the northwest corner of said 248.77 acre tract, for the northwesterly corner hereof;

THENCE, N43°34'33"E, along said east right-of-way line, being the north line of said 248.77 acre tract, a distance of 339.95 feet to a calculated point, for the northeasterly corner hereof, from which a 1/2-inch iron rod found at the northeast corner of said 248.77 acre tract bears N43°34'33"E, a distance of 1882.54 feet;

THENCE, leaving said east right-of-way line, over and across said 248.77 acre tract, the following twelve (12) courses and distances:

1.) Along a non-tangent curve to the left, having a radius of 50.09 feet, a central angle of 102°40'36", an arc length of 89.76 feet, and a chord which bears S66°59'57"E, a distance of 78.23 feet to a calculated point at the end of said curve;

2.) N73°07'25"E, a distance of 56.81 feet to a calculated point, for an angle point;

3.) S88°52'39"E, a distance of 49.90 feet to a calculated point, for an angle point;

4.) S85°06'15"E, a distance of 85.66 feet to a calculated point at the beginning of a non-tangent curve to the left;

5.) Along said curve, having a radius of 154.84 feet, a central angle of 45°04'40", an arc length of 121.82 feet, and a chord which bears N72°59'34"E, a distance of 118.71 feet to a calculated point at the point of reverse curvature of a curve to the right;

6.) Along said curve, having a radius of 103.69 feet, a central angle of 62°54'23", an arc length of 113.85 feet, and a chord which bears N65°39'52"E, a distance of 108.21 feet to a calculated point at the end of said curve;

7.) S86°01'48"E, a distance of 77.24 feet to a calculated point, for an angle point;

8.) S80°32'37"E, a distance of 76.23 feet to a calculated point, for an angle point;

9.) S65°47'10"E, a distance of 29.82 feet to a calculated point, for an angle point;

6.800 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.068
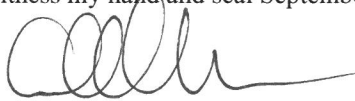PROJECT NO.: 230-001
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10.) N90°00'00"E, a distance of 34.19 feet to a calculated point at the beginning of a non-tangent curve to the right;

11.) Along said curve, having a radius of 175.23 feet, a central angle of 11°33'29", an arc length of 35.35 feet, and a chord which bears N79°10'38"E, a distance of 35.29 feet to a calculated point at the end of said curve, for the southeasterly corner hereof;

12.) S43°34'33"W, a distance of 861.94 feet to a calculated point on the west line of said 248.77 acre tract, being the east line of said 85.00 acre tract, for the southwesterly corner hereof, from which a 1-inch iron pipe found bears S46°25'10"E, a distance of 111.05 feet;

THENCE, N46°25'10"W, along the east line of said 85.00 acre tract, being the west line of said 248.77 acre tract, a distance of 500.00 feet to the **POINT OF BEGINNING,** and containing 6.800 acres (296,219 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001

5.525 ACRES
WILLIAM H. VAN HORN SURVEY
SAN MARCOS, TX

FIELD NOTE FILE: 15.072
PROJECT NO.: 230-001
SEPTEMBER 23, 2015

FIELD NOTES

BEING A 5.525 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 248.77 ACRE TRACT CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 5.525 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1-inch iron pipe found in the east right-of-way line of Interstate Highway 35 (300' r.o.w.), being the northeast corner of that certain 85.00 acre tract conveyed to San Marcos 197 Acre Associates, LLC, by Deed of record in Volume 4015, Page 562, of said Official Public Records, also being the northwest corner of said 248.77 acre tract;

THENCE, N43°34'33"E, along said east right-of-way line, being the north line of said 248.77 acre tract, a distance of 441.02 feet to a calculated point, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, N43°34'33"E, continuing along said east right-of-way line, being the north line of said 248.77 acre tract, a distance of 789.48 feet to a calculated point, for the northeasterly corner hereof, from which a 1/2-inch iron rod found at the northeast corner of said 248.77 acre tract bears N43°34'33"E, a distance of 991.98 feet;

THENCE, leaving said east right-of-way line, over and across said 248.77 acre tract, the following twenty-two (22) courses and distances:

1.) S46°25'27"E, a distance of 506.75 feet to a calculated point, for the southeasterly corner hereof;

2.) S41°54'06"W, a distance of 25.01 feet to a calculated point, for an angle point;

3.) S12°09'06"W, a distance of 40.97 feet to a calculated point, for an angle point;

4.) S75°28'29"W, a distance of 49.39 feet to a calculated point, for an angle point;

5.) S59°03'10"W, a distance of 62.78 feet to a calculated point, for an angle point;

6.) S56°19'38"W, a distance of 88.10 feet to a calculated point, for an angle point;

7.) S49°46'55"W, a distance of 18.87 feet to a calculated point, for an angle point;

8.) N79°30'55"W, a distance of 11.71 feet to a calculated point, for an angle point;

9.) N87°16'32"W, a distance of 33.92 feet to a calculated point, for an angle point;

10.) S79°00'12"W, a distance of 43.96 feet to a calculated point, for an angle point;

11.) N90°00'00"W, a distance of 3.12 feet to a calculated point, for an angle point;

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12.) N65°47'10"W, a distance of 21.32 feet to a calculated point, for an angle point;

13.) N80°32'37"W, a distance of 93.97 feet to a calculated point, for an angle point;

14.) N86°01'48"W, a distance of 91.05 feet to a calculated point, for an angle point;

15.) S83°39'50"W, a distance of 78.44 feet to a calculated point, for an angle point;

16.) S59°45'35"W, a distance of 65.63 feet to a calculated point, for an angle point;

17.) S45°01'07"W, a distance of 32.84 feet to a calculated point, for an angle point;

18.) S60°02'04"W, a distance of 18.44 feet to a calculated point, for an angle point;

19.) S82°34'24"W, a distance of 38.72 feet to a calculated point, for an angle point;

20.) N85°06'15"W, a distance of 78.16 feet to a calculated point, for an angle point;

21.) N88°52'39"W, a distance of 69.04 feet to a calculated point, for an angle point;

22.) S73°07'25"W, a distance of 44.75 feet to the **POINT OF BEGINNING,** and containing 5.525 acres (240,647 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 23, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 253-001