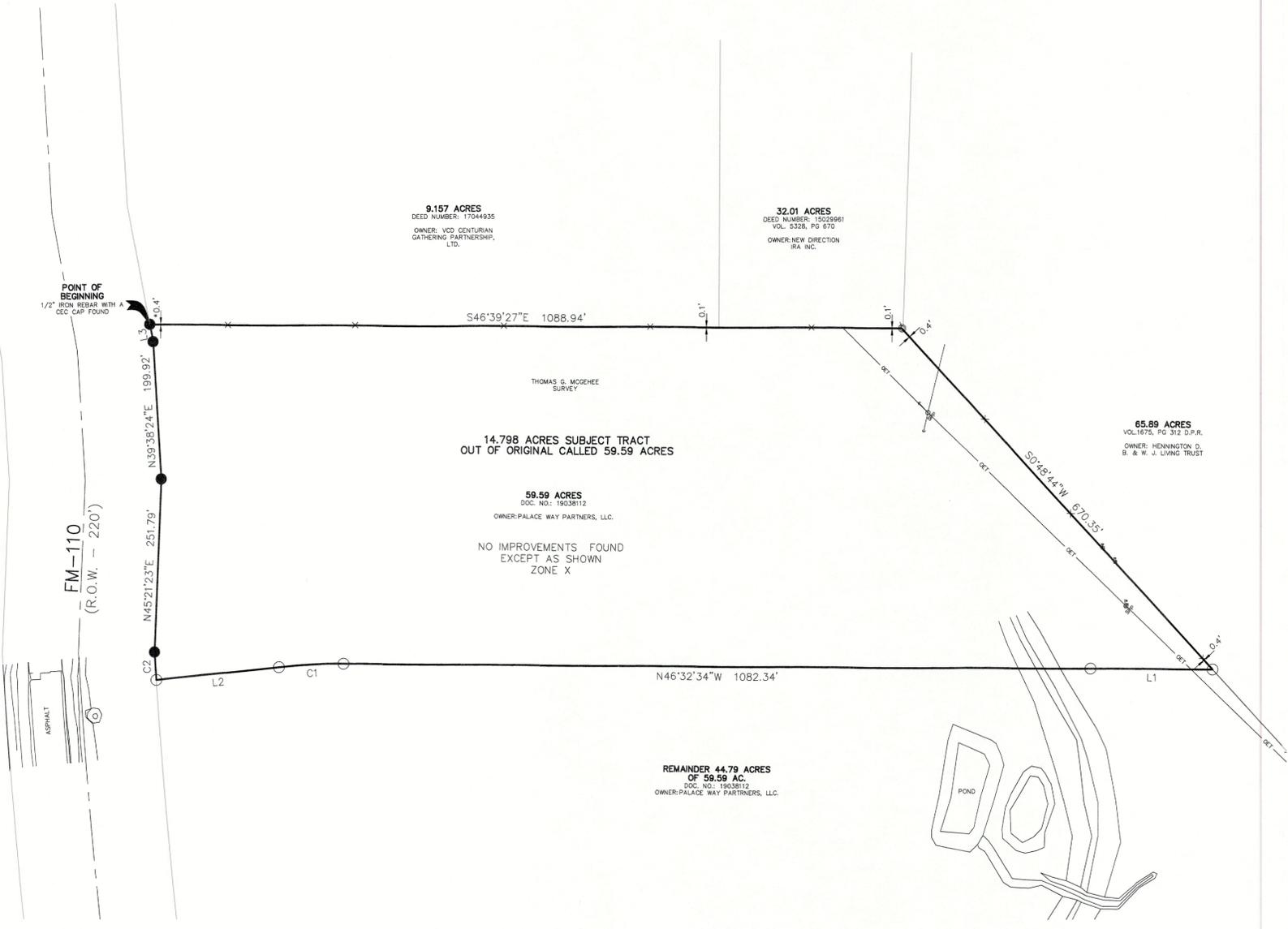


LOCATION MAP
"NOT TO SCALE"



LINE TABLE			
LINE	BEARING	LENGTH	
L1	N46°32'34"W	177.18'	
L2	N53°02'00"W	178.32'	
L3	N32°35'26"E	25.54'	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	830.00'	94.03'	6°29'26"	N49°47'17"W	93.98'
C2	8890.00'	40.26'	0°15'34"	N39°30'52"E	40.26'



SCHEDULE B
[SURVEYOR'S COMMENTS]
GF NO. 20190411
EFFECTIVE DATE: 04/22/2019
ISSUE DATE: 08/07/2019

- 10c. 10' Waterline Easement granted to Maxwell Water Supply Corp. as recorded in Volume 239, Page 222 of the Deed Records of Hays County, Texas. [BLANKET EASEMENT OVER PARENT 202 ACRES TRACT RESTRICTED TO 10' STRIP BASED ON CENTERLINE OF WATER PIPE AS LAID. SURVEYOR FOUND NO SURFACE EVIDENCE OF PERMITTED INFRASTRUCTURE ON SUBJECT TRACT]
- d. Easement for Ingress and Egress as recorded in Volume 340, Page 666 of the Deed Records of Hays County, Texas. [LOCATION OF ACCESS ROAD CAN NOT BE DETERMINED FROM DOCUMENT.]
- f. Terms and Conditions of the reservations and exceptions listed in Warranty Deeds recorded in Volume 1249, Page 392 and Volume 1249, Page 398 of the Deed Records of Hays County, Texas concerning a 10' strip of land out of the .74 acre tract. [DOES NOT AFFECT SUBJECT TRACT]
- h. Existing overhead electric power distribution wires across property as shown on survey dated 7/15/2019, prepared by Kyle Smith, R.P.L.S. No. 5307. [AS SHOWN HEREON]
- i. Any right, claim or assertion of title by the adjoining land owner in and to that strip of land located between the property line and the inset of fence on the east side of the property as shown on survey dated 7/15/2019, prepared by Kyle Smith, R.P.L.S. No. 5307. [DOES NOT APPLY SEE FENCE OFFSET DIMENSIONS SHOWN HEREON]

DESCRIPTION OF A 14.798 ACRE TRACT OF LAND

Being a 14.798 acre parcel of land in the Thomas G. McGehee Survey, Abstract No. 11, of Hays County, Texas, and being out of the called 59.59 acre tract described in the deed recorded in Document No. 19038112 of the Official Public Records (O.P.R.) of Hays County, said 14.798 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with CEC cap found in the north corner of this description and being the current west corner of a called 9.157 acre tract described in the deed recorded in Document No. 17044935 of the O.P.R. of Hays County, and lying on the southeast right-of-way line of FM 110 (220' ROW) which is currently under construction:

- THENCE S 46°39'27" E, for a distance of 1088.94 feet to a found 3" iron pipe;
 - THENCE S 00°48'44" W, for a distance of 670.35 feet to a set 1/2" rebar with KCI cap;
 - THENCE N 46°32'34" W, for a distance of 177.18 feet to a set 1/2" rebar with KCI cap;
 - THENCE N 46°32'34" W, for a distance of 1082.34 to a set 1/2" rebar with KCI cap;
 - THENCE with a tangent curve to the left having a radius of 830.00 feet and a central angle of 06°29'26", the chord bears N 49°47'17" W - 93.98 feet, for an arc distance of 94.03 feet to a set 1/2" rebar with KCI cap;
 - THENCE N 53°02'00" W, for a distance of 178.32 feet to a set 1/2" rebar with KCI cap on the previously mentioned southeast ROW of FM 110;
 - THENCE with said right-of-way of FM 110 for the following four (4) courses: With a non-tangent curve to the right left having a radius of 8890.00 feet and a central angle of 00°15'34", the chord bears N 39°30'52" E - 40.26 feet, for an arc distance of 40.26 feet to a found 1/2" rebar;
 - N 45°21'23" E for a distance of 251.79 feet to a found 1/2" rebar;
 - N 39°38'24" E for a distance of 199.92 feet to a found 1/2" rebar;
 - N 32°35'26" E for a distance of 25.54 feet
- To the POINT OF BEGINNING, and containing 14.798 acres of land, more or less.

LEGEND

○ SPP	SERVICE POWER POLE
— UG	UNDERGROUND GAS LINE
— X	WIRE FENCE
—	GUY WIRE
—	SIGN
— OET	OVERHEAD ELECTRIC & TELEPHONE
—	WATER METER
—	ELECTRIC JUNCTION BOX
—	PULL BOX
—	GUARD POST
—	FIRE HYDRANT
—	GAS VALVE
—	SPRINKLER
—	IRRIGATED CONTROL VALVE
—	SPECIAL DRAIN FEATURE

- NOTES:
- MONUMENTATION AS SHOWN.
 - THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD83 (2011).
 - FIELD SURVEY COMPLETED 03/10/2023.
 - ONLY SURFACE EVIDENCE OF UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 48209C0415F, COMMUNITY PANEL NO. 0415 AND EFFECTIVE DATE OF 09/02/2005. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.
- FLOOD ZONE EXPLANATION:
ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 20190411 WITH AN EFFECTIVE DATE OF JULY 22, 2019 AND AN ISSUED DATE OF AUGUST 07, 2019.

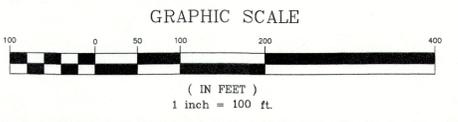
MONUMENT LEGEND

●	1/2" IRON ROD FOUND
●	1/2" IRON ROD "CEC" FOUND
○	1/2" IRON ROD "KCI" SET
○	3" IRON PIPE FOUND

SURVEYOR'S CERTIFICATION:
TO: PALACE WAY PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

I, GARY B. NEILL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING MAY 2022 UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT SHOWS ALL IMPROVEMENTS ON THE SUBJECT PROPERTIES AND THAT EXCEPT AS SHOWN THERE ARE NO (1) INTRUSIONS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON EASEMENTS OR ADJACENT PROPERTY; (2) PROTRUSIONS ONTO ADJACENT PROPERTY; EASEMENTS, OR STREETS AND ALLEYS BY ANY IMPROVEMENT ON THE SUBJECT TRACT; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; THE TRACT HAS ACCESS TO A DEDICATED PUBLIC R.O.W. AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS AS ISSUED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, CATEGORY I-A, CONDITION III, SURVEY.

MARCH 21, 2023
DATE
GARY B. NEILL, R.P.L.S. NO. 3924 - TEXAS



TSPS CATEGORY 1A CONDITION III LAND TITLE SURVEY
14.798 ACRES OUT OF 59.59 ACRES, MORE OR LESS, OF LAND AREA IN THE THOMAS G. MCGEHEE SURVEY, ABSTRACT NUMBER 11, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 59.59 ACRES IN A DEED FROM ABUNDANT LIFE CHRISTIAN CHURCH, INC. TO PALACE WAY PARTNERS, LLC, DATED OCTOBER 22, 2019 AND RECORDED AS DOCUMENT NUMBER 19038112 IN THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

KCI TECHNOLOGIES, INC. 11550 H 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230-1037 PHONE: (210) 641-9999 FAX: (210) 641-6440 REGISTRATION #F-10573 / #101945-85	DRAWN BY:	MS	SHEET 1 OF 1
	CHECKED BY:	G.B.N.	
	DATE:	MARCH 21, 2023	
	JOB NO.:	762202701	



**FIELD NOTES
FOR
14.798 ACRE TRACT**

Being a 14.798 acre parcel of land in the Thomas G. McGehee Survey, Abstract No. 11, of Hays County, Texas, and being out of the called 59.59 acre tract described in the deed recorded in Document No. 19038112 of the Official Public Records (O.P.R.) of Hays County, said 14.789 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with CEC cap found in the north corner of this description and being the current west corner of a called 9.157 acre tract described in the deed recorded in Document No. 17044935 of the O.P.R. of Hays County, and lying on the southeast right-of-way line of FM 110 (220' ROW) which is currently under construction;

THENCE S 46°39'27" E, for a distance of 1088.94 feet to a found 3" iron pipe;

THENCE S 00°48'44" W, for a distance of 670.35 feet to a set 1/2" rebar with KCI cap;

THENCE N 46°32'34" W, for a distance of 177.18 feet to a set 1/2" rebar with KCI cap;

THENCE N 46°32'34" W, for a distance of 1082.34 to a set 1/2" rebar with KCI cap;

THENCE with a tangent curve to the left having a radius of 830.00 feet and a central angle of 06°29'26", the chord bears N 49°47'17" W – 93.98 feet, for an arc distance of 94.03 feet to a set 1/2" rebar with KCI cap;

THENCE N 53°02'00" W, for a distance of 178.32 feet to a set 1/2" rebar with KCI cap on the previously mentioned southeast ROW of FM 110;

THENCE with said right-of-way of FM 110 for the following four (4) courses:

With a non-tangent curve to the right left having a radius of 8890.00 feet and a central angle of 00°15'34", the chord bears N 39°30'52" E – 40.26 feet, for an arc distance of 40.26 feet to a found 1/2" rebar;

N 45°21'23" E for a distance of 251.79 feet to a found 1/2" rebar;

N 39°38'24" E for a distance of 199.92 feet to a found 1/2" rebar;

N 32°35'26" E for a distance of 25.54 feet'

To the **POINT OF BEGINNING**, and containing 14.798 acres of land, more or less.

- Bearings source is the southwest line of this description between the first two found monuments described above and called S 46°39'27" E as derived from GPS observation based on NAD 83(2011), Texas State Plane Coordinate System - South Central Zone.

I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by employees of KCI Technologies.

Date: *March 21, 2023*

Gary B Neill

Gary B. Neill
R.P.L.S. #3964
Firm No. 10041000



Warning: Only those copies with the Signature and Seal in red should be relied upon.

4087 St. Hwy 21_Palace Way
Project Number: 762202701