



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

**D&A Job No. 2448-001  
April 15, 2022**

**DESCRIPTION  
For a 22.60-Acre Tract**

**BEING A 22.60-ACRE TRACT OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, THE JOHN FREDERICK GEISTER SURVEY, ABSTRACT NUMBER 203, THE FARNHAM FRYE SURVEY, ABSTRACT NUMBER 183 AND THE REBECCA BROWN SURVEY, ABSTRACT NUMBER 46, HAYS COUNTY, TEXAS, SAID 22.60-ACRE TRACT BEING COMPRISED OF TWO (2) TRACTS OF LAND DESCRIBED AS FOLLOWS: 1) A CALLED 20.62-ACRE TRACT, DESCRIBED AS TRACT 2, CONVEYED TO CAROLYN ANN LOGAN, RECORDED IN VOLUME 387, PAGE 447, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], AND 2) A CALLED 2.00-ACRE TRACT, DESCRIBED AS TRACT 3, CONVEYED TO CAROLYN ANN LOGAN, RECORDED IN VOLUME 387, PAGE 447, D.R.H.C.T., SAID 22.60-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 3/8-inch iron rod found in the existing southeast right-of-way line of S. Old Bastrop Hwy, a variable width right-of-way, no record information found, for the northeast corner of a called 5.00-acre tract, conveyed to Ronald K. Logan and Eryn A. Logan, recorded in Volume 2222, Page 444, [D.R.H.C.T.], for the northwest corner of a called 0.9823-acre tract, recorded in Volume 1676, Page 440 (Document Number 00012588) [O.P.R.H.C.T.] and for the north corner of the tract described herein;

**THENCE** S42°26'42"E, with the northeast line of said 5.00-acre tract and said 0.9823-acre tract, a distance of 482.83 feet to a 3/8-inch iron rod found in a Hackberry for the **POINT OF BEGINNING** and for the southeast corner of said 5.00-acre tract, for a corner along the north line of said 20.62-acre tract and for an angle corner of the tract described herein;

**THENCE** N72°03'42"E, with the north line of said 20.62-acre tract, passing a 1/2-inch iron rod found at a distance of 163.21 feet, continuing for a total distance of 326.73 feet to a 1/2-inch iron rod found for the southeast corner of a called 1.506-acre tract, recorded in Volume 4556, Page 387 (Document Number 13005169) [O.P.R.H.C.T.], for a corner in the west line of a called 4.06-acre tract, recorded in Volume 847, Page 734 [O.P.R.H.C.T.] and for the northeast corner of the tract described herein;

**THENCE** with the east line of said 20.62-acre tract, the following two (2) courses:

- 1) S01°09'13"E, for a distance of 210.88 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for a corner on the east line of said 20.62-acre tract, for a corner in the west line of a called 3.1592-acre tract, recorded in Document Number 20038448 [O.P.R.H.C.T.] and for a corner of the tract described herein, and

**[CONTINUED ON NEXT PAGE]**



- 2) S04°20'31"W, passing a 1/2-inch iron rod found at a distance of 459.07 feet, for the southwest corner of a called 0.998-acre tract, recorded in Volume 5134, Page 261 (Document Number 15003827) [O.P.R.H.C.T.], same point being the northwest corner of a called 1.00-acre tract, recorded in Volume 1188, Page 879 [O.P.R.H.C.T.], passing a 1/2-inch iron rod found at a distance of 759.23 feet, for the southwest corner of a called 0.9987-acre tract, recorded in Document Number 19001169 [O.P.R.H.C.T.] and for the northwest corner of a called 1.33-acre tract, recorded in Volume 808, Page 143 of the Real Property Records of Hays County, Texas [R.P.R.H.C.T.], passing a 1/2-inch iron rod found at a distance of 1,108.74 feet, for the southwest corner of a called 1.00-acre tract, recorded in Volume 2361, Page 203 (Document Number 03038371) [O.P.R.H.C.T.] and for the northwest corner of a called 1.00-acre tract, recorded in Volume 2361, Page 200 (Document Number 03038370) [O.P.R.H.C.T.], continuing for a total distance of 1,258.44 feet to a 1/2-inch iron rod found for the southeast corner of said 20.62-acre tract, for the southwest corner of said 1.00-acre tract, same being in the north line of a called 1.26-acre tract, recorded in Volume 474, Page 310 [R.P.R.H.C.T.] and for the southeast corner of the tract described herein;

**THENCE** N85°18'19"W, with the south line of said 20.62-acre tract and with the north line of said 1.26-acre tract, a distance of 181.01 feet to a 8-inch wood corner fence post found for the southwest corner of said 20.62-acre tract, for the northwest corner of said 1.26-acre tract, same point being in the northeast line of a called 86.578-acre tract, recorded in Volume 2543, Page 876 (Document Number 04026929) [O.P.R.H.C.T.] and for the southwest corner of the tract described herein;

**THENCE** with the southwest line of said 20.62-acre tract and the northeast line of said 86.578-acre tract, the following two (2) courses:

- 1) N43°56'27"W, for a distance of 551.00 feet to a 1/2-inch iron rod with cap stamped "LAI" found, and
- 2) N43°38'36"W, for a distance of 619.16 feet to a 3/8-inch iron rod found for the west corner of said 20.62-acre tract, for the southwest corner of a called 2.19-acre tract, recorded in Volume 2723, Page 194 (Document Number 05019678) [O.P.R.H.C.T.] and for the west corner of the tract described herein;

**THENCE** N58°57'40"E, with the northwest line of said 20.62-acre tract and with the southeast line of said 2.19-acre tract, a distance of 203.41 feet to a 1/2-inch iron rod found for the southwest corner of said 2.00-acre tract, for the southeast corner of said 2.19-acre tract and for a corner of the tract described herein;

**THENCE** N37°07'47"W, with the southwest line of said 2.00-acre tract and the northeast line of said 2.19-acre tract, a distance of 434.74 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set in the existing southeast right-of-way line of said S. Old Bastrop Hwy., for the northwest corner of said 2.00-acre tract, for the northeast corner of said 2.19-acre tract and for the northwest corner of the tract described herein;

**THENCE** N52°18'23"E, with the existing southeast right-of-way line of said S. Old Bastrop Highway and the northwest line of said 2.00-acre tract, passing a 1/2-inch iron rod found at a distance of 50.20 feet, continuing for a total distance of 284.68 feet to a 3/8-inch iron rod found for the north corner of said 20.62-acre tract, for the northwest corner of said 5.00-acre tract and for an angle corner of the tract described herein

**[CONTINUED ON NEXT PAGE]**




**THENCE** with the common line of said 5.00-acre tract and said 20.62-acre tract, the following three (3) courses:

- 1) S27°08'13"E, for a distance of 176.75 feet to a 3/8-inch iron rod found for an angle corner of the tract described herein,
- 2) S27°18'05"E, for a distance of 313.63 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein, and
- 3) N52°18'03"E, for a distance of 516.49 feet to the **POINT OF BEGINNING** of the tract described herein and containing 22.60-acres, more or less.

Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00013 using CP1 as a point of origin. Units: U.S. Survey Feet.

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

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

04/15/2022  
Date





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

**D&A Job No. 2448-001  
May 13, 2022**

**DESCRIPTION  
For a 5.000-Acre Tract**

**BEING A 5.000-ACRE TRACT OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, HAYS COUNTY, TEXAS, SAID 5.000-ACRE TRACT BEING THAT SAME CALLED 5.00-ACRE TRACT, CONVEYED TO RONALD K. LOGAN AND ERYN A. LOGAN, RECORDED IN VOLUME 2222, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID 5.000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 3/8-inch iron rod found in the existing southeast right-of-way line of S. Old Bastrop Hwy, a variable width right-of-way, no record information found, for the northeast corner of said 5.00-acre tract, for the northwest corner of a called 0.9823-acre tract, recorded in Volume 1676, Page 440 (Document Number 00012588) of the Official Public Records of Hays County, Texas [O.P.R.H.C.T.] and for the northeast corner of the tract described herein;

**THENCE** S42°26'42"E, with the northeast line of said 5.00-acre tract and said 0.9823-acre tract, a distance of 482.83 feet to a 3/8-inch iron rod found in a Hackberry for the southeast corner of said 5.00-acre tract, for a corner along the north line of a called 20.62-acre tract, described as Tract 2, conveyed to Carolyn Ann Logan, recorded in Volume 387, Page 447, [D.R.H.C.T.] and for the southeast corner of the tract described herein;

**THENCE** with the common line of said 5.00-acre tract and said 20.62-acre tract, the following three (3) courses:

- 1) S52°18'03"W, for a distance of 516.49 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the southwest corner of said 5.00-acre tract, for a corner along the north line of said 20.62-acre tract and for the southwest corner of the tract described herein,
- 2) N27°18'05"W, for a distance of 313.63 feet to a 3/8-inch iron rod found for an angle corner of the tract described herein, and
- 3) N27°08'13"W, for a distance of 176.75 feet to a 3/8-inch iron rod found in the existing southeast right-of-way line of S. Old Bastrop Hwy, for the northwest corner of said 5.00-acre tract and for the northwest corner of the tract described herein;

**THENCE** N52°27'25"E, with the existing southeast right-of-way line of S. Old Bastrop Hwy and the northwest line of said 5.00-acre tract, a distance of 387.54 feet to the **POINT OF BEGINNING** of the tract described herein and containing 5.000-acres, more or less.

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Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00013 using CP1 as a point of origin. Units: U.S. Survey Feet.

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

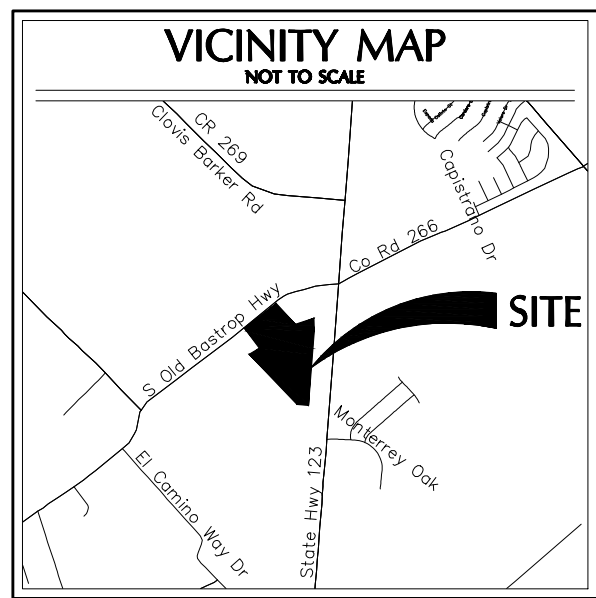
A handwritten signature in blue ink, reading "Chris Terry".

05/13/2022

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

Date





SITE ADDRESS:  
2411 S. OLD BASTROP HWY  
SAN MARCOS, TX 78666

LEGEND	
---	PROPERTY LINE
---	INTERIOR PROPERTY LINE
---	EXISTING EASEMENT
---	ADJACENT PROPERTY LINE
OE	OVERHEAD ELECTRIC
X	EXISTING WIRE FENCE
---	EDGE OF PAVEMENT
---	EXISTING WATER LINE
---	APPROXIMATE SURVEY LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	RIGHT OF WAY TYPE II MONUMENT FOUND
■	FENCE POST FOUND (AS NOTED)
○	1/2" IRON ROD WITH "DOUCET" CAP SET
○	ELECTRIC PULL BOX
○	AIR CONDITIONING UNIT
○	FIRE HYDRANT
○	FIBER OPTIC MARKER POST
○	WATER VALVE
○	WATER METER
○	TELEPHONE PEDESTAL
○	SIGN (AS NOTED)
○	POWER POLE
→	DOWN GUY
○	ELECTRIC CONTROL
○	IRRIGATION CONTROL VALVE
○	P.O.B.
○	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
C.M.P.	CORRUGATED METAL PIPE
C.D.S.	CONCRETE DRAINAGE STRUCTURE
R.P.R.H.C.T.	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
(...)	RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°08'13"W	176.75'
L2	N52°27'29"E	387.54'
L3	N52°18'23"E	284.68'
L4	S27°08'13"E	176.75'

TITLE COMMITMENT NOTES:  
COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF. NO. 1002-353831-RTT, EFFECTIVE DATE OF DECEMBER 10, 2021, AND ISSUED ON DECEMBER 29, 2021.  
THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES SHOWN IN BRACKETS [ ].

- e. EASEMENT: GRANTED TO CRYSTAL CLEAR WATER SUPPLY CORPORATION  
RECORDED: IN VOLUME 205, PAGE 202, OF THE DEED RECORDS, HAYS COUNTY, TEXAS.  
[AFFECTS, AS SHOWN HEREON]
- f. EASEMENT: GRANTED TO CRYSTAL CLEAR WATER SUPPLY CORPORATION  
RECORDED: IN VOLUME 205, PAGE 203, OF THE DEED RECORDS, HAYS COUNTY, TEXAS.  
[AFFECTS, AS SHOWN HEREON]

TITLE COMMITMENT NOTES:  
COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF. NO. 1002-353832-RTT, EFFECTIVE DATE OF MARCH 22, 2022, AND ISSUED ON APRIL 15, 2022.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES SHOWN IN BRACKETS [ ].

- e. EASEMENT: GRANTED TO CRYSTAL CLEAR WATER SUPPLY CORPORATION  
RECORDED: IN VOLUME 205, PAGE 202, OF THE DEED RECORDS, HAYS COUNTY, TEXAS.  
[AFFECTS, AS SHOWN HEREON]
- f. EASEMENT: GRANTED TO CRYSTAL CLEAR WATER SUPPLY CORPORATION  
RECORDED: IN VOLUME 205, PAGE 203, OF THE DEED RECORDS, HAYS COUNTY, TEXAS.  
[AFFECTS, AS SHOWN HEREON]

FLOODPLAIN NOTE:  
ALL OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN THE UNSHADOWED ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON F.I.R.M. PANEL NO. 44208C0476, HAYS COUNTY, TEXAS REVISED SEPTEMBER 2, 2005.

SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.

UTILITY NOTE:  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY). ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES. UTILITY LOCATING SERVICE IS SUGGESTED BEFORE EXCAVATION OR CONSTRUCTION BEGINS.

CONTROL NOTE:  
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013 USING CPI AS POINT OF ORIGIN.

CPI#1 (GRID)  
N:13,849,789.64  
E:2,302,348.42  
ELEV.: 657.36'

ALTA/NSPS CERTIFICATION:  
TO: CAROLYN ANN LOGAN, RONALD K. LOGAN, ERYN A. LOGAN, ATLANTIC URBANA ACQUISITION COMPANY II LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY

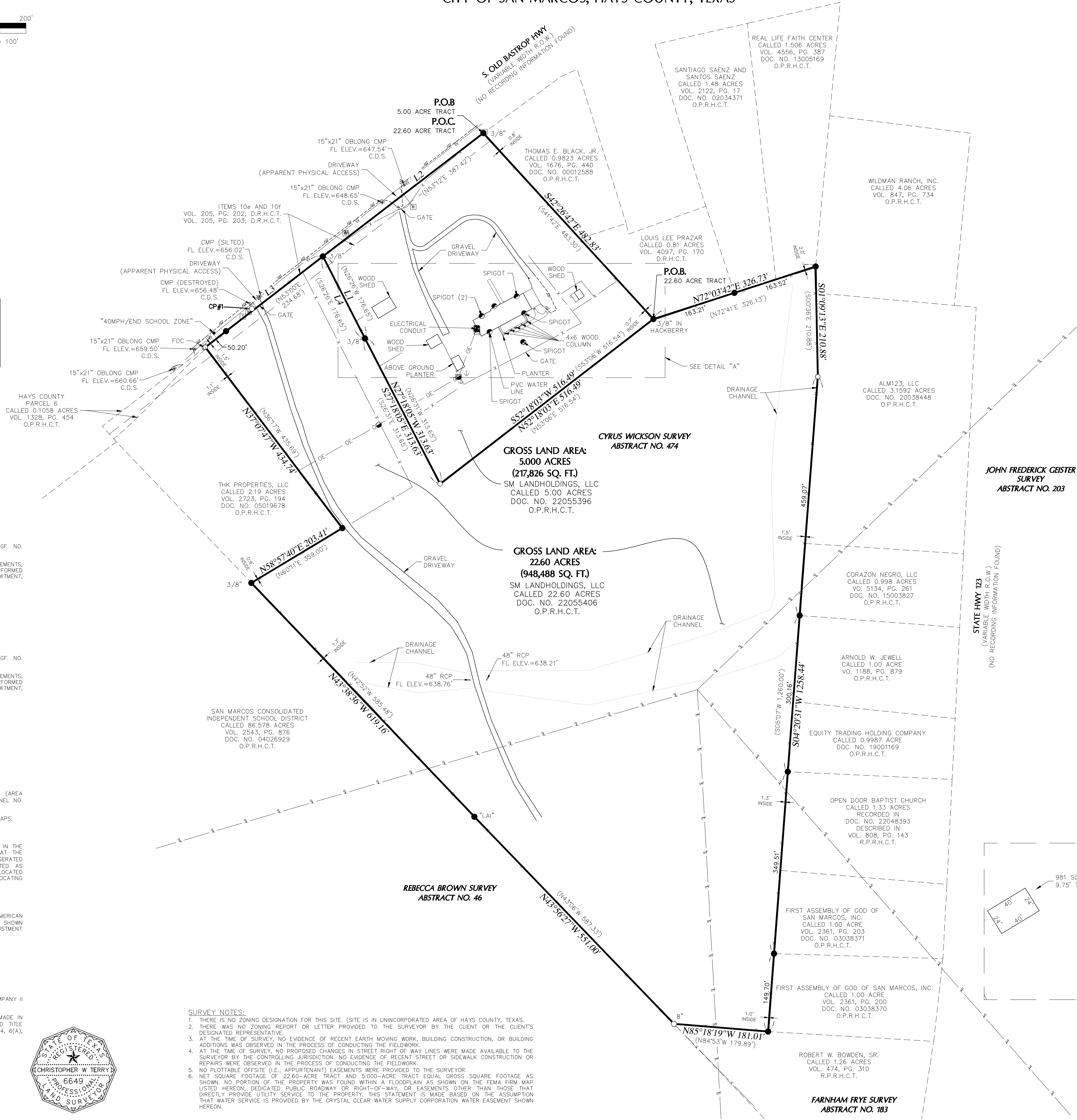
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 16, 17, 18, AND 19) OF TABLE A THEREOF.

CHRISTOPHER M. TERRY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6649  
DOUCET & ASSOCIATES  
CTERRY@DOUCETENGINEERS.COM

01/26/2023



# ALTA/NSPS LAND TITLE SURVEY OF A 5.00 ACRE TRACT AND A 22.60 ACRE TRACT, BOTH OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, THE JOHN FREDERICK GEISTER SURVEY, ABSTRACT NO. 203, THE FARNHAM FRYE SURVEY, ABSTRACT NO. 183, AND THE REBECCA BROWN SURVEY, ABSTRACT NO. 46 CITY OF SAN MARCOS, HAYS COUNTY, TEXAS



## LEGAL DESCRIPTION 5.000-ACRE TRACT:

BEING A 5.000-ACRE TRACT OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, HAYS COUNTY, TEXAS, SAID 5.000-ACRE TRACT BEING THAT SAME CALLED 5.000-ACRE TRACT, CONVEYED TO SM LANDHOLDINGS, LLC, RECORDED IN DOCUMENT NUMBER 22055396 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.] SAID 5.000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND IN THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF S. OLD BASTROP HWY, A VARIABLE WIDTH RIGHT-OF-WAY, NO RECORD INFORMATION FOUND, FOR THE SOUTHEAST CORNER OF SAID 5.00-ACRE TRACT, FOR THE NORTHWEST CORNER OF A CALLED 0.9823-ACRE TRACT, RECORDED IN VOLUME 1676, PAGE 440 (DOCUMENT NUMBER 00012588) [O.P.R.H.C.T.] AND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S42°26'42"E, WITH THE NORTHEAST LINE OF SAID 5.00-ACRE TRACT AND SAID 0.9823-ACRE TRACT, A DISTANCE OF 482.83 FEET TO A 3/8-INCH IRON ROD FOUND IN A HACKBERRY FOR THE SOUTHEAST CORNER OF SAID 5.00-ACRE TRACT, FOR A CORNER ALONG THE NORTH LINE OF A CALLED 22.62-ACRE TRACT, CONVEYED TO SM LANDHOLDINGS, LLC, RECORDED IN DOCUMENT NUMBER 22055406 [O.P.R.H.C.T.] AND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID 5.00-ACRE TRACT AND SAID 22.62-ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- 1) S52°18'03"W, FOR A DISTANCE OF 516.49 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR THE SOUTHWEST CORNER OF SAID 5.00-ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 22.62-ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN,
- 2) N27°18'05"W, FOR A DISTANCE OF 313.63 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THE TRACT DESCRIBED HEREIN, AND
- 3) N27°08'13"W, FOR A DISTANCE OF 176.75 FEET TO A 3/8-INCH IRON ROD FOUND IN THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF S. OLD BASTROP HWY, FOR THE NORTHWEST CORNER OF SAID 5.00-ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N52°27'25"E, WITH THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF S. OLD BASTROP HWY AND THE NORTHWEST LINE OF SAID 5.00-ACRE TRACT, A DISTANCE OF 387.54 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN AND CONTAINING 5.000-ACRES, MORE OR LESS.

## LEGAL DESCRIPTION 22.60-ACRE TRACT:

BEING A 22.60-ACRE TRACT OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, THE JOHN FREDERICK GEISTER SURVEY, ABSTRACT NUMBER 203, THE FARNHAM FRYE SURVEY, ABSTRACT NUMBER 183 AND THE REBECCA BROWN SURVEY, ABSTRACT NUMBER 46, HAYS COUNTY, TEXAS, SAID 22.60-ACRE TRACT BEING THAT SAME CALLED 22.60-ACRE TRACT, CONVEYED TO SM LANDHOLDINGS, LLC, RECORDED IN DOCUMENT NUMBER 22055396, [O.P.R.H.C.T.] SAID 22.60-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8-INCH IRON ROD FOUND IN THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF S. OLD BASTROP HWY, A VARIABLE WIDTH RIGHT-OF-WAY, NO RECORD INFORMATION FOUND, FOR THE NORTHEAST CORNER OF A CALLED 5.00-ACRE TRACT, CONVEYED TO SM LANDHOLDINGS, LLC, RECORDED IN DOCUMENT NUMBER 22055396, [O.P.R.H.C.T.] AND FOR THE NORTHWEST CORNER OF A CALLED 0.9823-ACRE TRACT, RECORDED IN VOLUME 1676, PAGE 440 (DOCUMENT NUMBER 00012588) [O.P.R.H.C.T.]

THENCE S42°26'42"E, WITH THE COMMON LINE OF SAID 5.00-ACRE TRACT AND SAID 0.9823-ACRE TRACT, A DISTANCE OF 482.83 FEET TO A 3/8-INCH IRON ROD FOUND IN A HACKBERRY FOR THE POINT OF BEGINNING AND FOR THE SOUTHEAST CORNER OF SAID 5.00-ACRE TRACT, FOR A CORNER ALONG THE NORTH LINE OF SAID 22.62-ACRE TRACT AND FOR AN ANGLE CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N72°03'42"E, WITH THE NORTH LINE OF SAID CALLED 22.62-ACRE TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 163.21 FEET, CONTINUING FOR A TOTAL DISTANCE OF 326.73 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 22.60-ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 22.60-ACRE TRACT, RECORDED IN VOLUME 1676, PAGE 440 (DOCUMENT NUMBER 00012588) [O.P.R.H.C.T.] FOR A CORNER IN THE WEST LINE OF A CALLED 4.06-ACRE TRACT, RECORDED IN VOLUME 847, PAGE 734 [O.P.R.H.C.T.] AND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE EAST LINE OF SAID 22.62-ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. S01°09'13"E, FOR A DISTANCE OF 210.88 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR A CORNER ON THE EAST LINE OF SAID CALLED 22.62-ACRE TRACT, FOR A CORNER IN THE WEST LINE OF A CALLED 3.1592-ACRE TRACT, RECORDED IN DOCUMENT NUMBER 20038448 [O.P.R.H.C.T.] AND FOR A CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. S04°20'31"W, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 459.07 FEET, FOR THE SOUTHWEST CORNER OF A CALLED 0.998-ACRE TRACT, RECORDED IN VOLUME 5134, PAGE 261 (DOCUMENT NUMBER 15003827) [O.P.R.H.C.T.] SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 1.00-ACRE TRACT, RECORDED IN VOLUME 1188, PAGE 879 [O.P.R.H.C.T.], PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 759.23 FEET FOR THE SOUTHWEST CORNER OF A CALLED 0.9987-ACRE TRACT, RECORDED IN DOCUMENT NUMBER 19001169 [O.P.R.H.C.T.] AND FOR THE NORTHWEST CORNER OF A CALLED 1.33-ACRE TRACT, RECORDED IN VOLUME 808, PAGE 143 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS [R.P.R.H.C.T.], PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 1,108.74 FEET, FOR THE SOUTHWEST CORNER OF A CALLED 1.00-ACRE TRACT, RECORDED IN VOLUME 2361, PAGE 203 (DOCUMENT NUMBER 03038370) [O.P.R.H.C.T.] AND FOR THE NORTHWEST CORNER OF A CALLED 1.00-ACRE TRACT, RECORDED IN VOLUME 2361, PAGE 200 (DOCUMENT NUMBER 03038370) [O.P.R.H.C.T.], CONTINUING FOR A TOTAL DISTANCE OF 1,258.44 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 22.62-ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 1.00-ACRE TRACT, SAME BEING IN THE NORTH LINE OF A CALLED 1.26-ACRE TRACT, RECORDED IN VOLUME 474, PAGE 310 [R.P.R.H.C.T.] AND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N85°18'19"W, WITH THE SOUTH LINE OF SAID 22.62-ACRE TRACT AND WITH THE NORTH LINE OF SAID 1.26-ACRE TRACT, A DISTANCE OF 181.01 FEET TO A 8-INCH WOOD CORNER FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 22.62-ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 1.26-ACRE TRACT, SAME POINT BEING IN THE NORTHEAST LINE OF A CALLED 86.578-ACRE TRACT, RECORDED IN VOLUME 2543, PAGE 876 (DOCUMENT NUMBER 04026929) [O.P.R.H.C.T.] AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTHWEST LINE OF SAID CALLED 22.62-ACRE TRACT AND THE NORTHEAST LINE OF SAID 86.578-ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. N43°56'27"W, FOR A DISTANCE OF 551.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LA" FOUND, AND
2. N43°38'36"W, FOR A DISTANCE OF 619.16 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID CALLED 22.62-ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 2.19-ACRE TRACT, RECORDED IN VOLUME 2723, PAGE 194 (DOCUMENT NUMBER 05019678) [O.P.R.H.C.T.] AND FOR THE WEST CORNER OF THE TRACT DESCRIBED HEREIN;

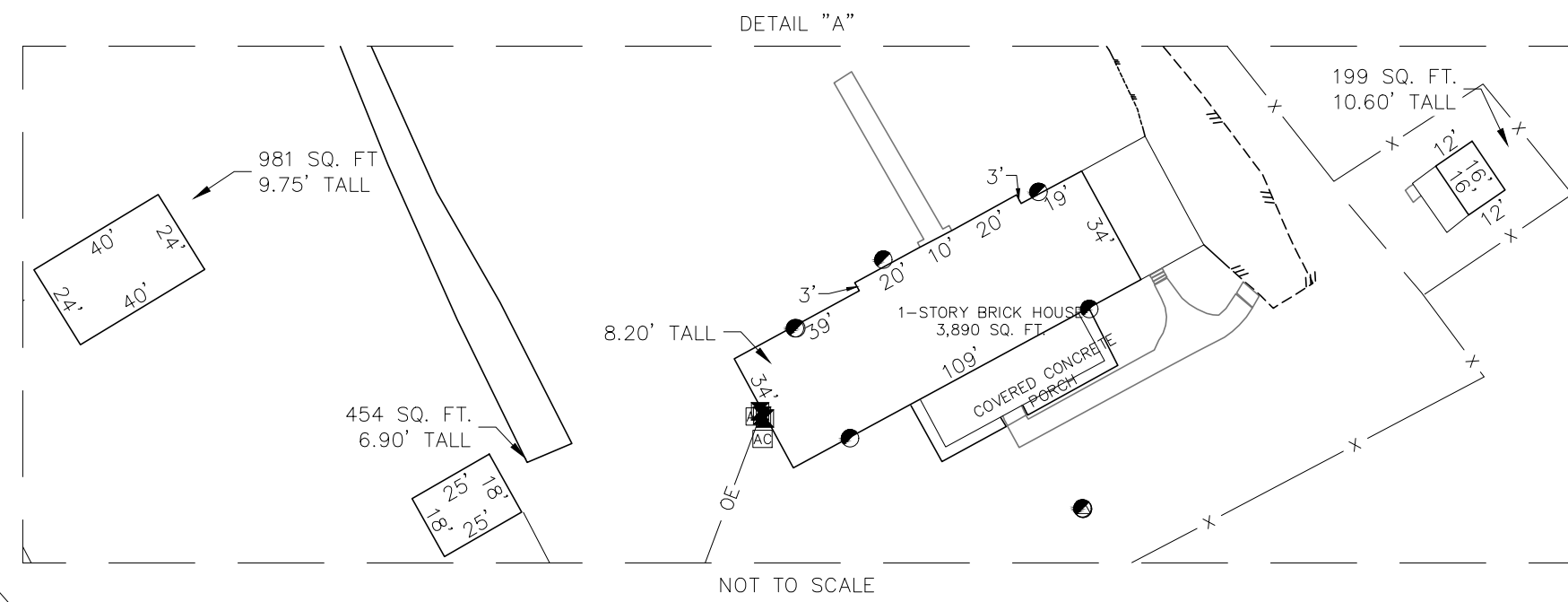
THENCE N85°57'40"E, WITH THE NORTHWEST LINE OF SAID 22.62-ACRE TRACT AND WITH THE SOUTHEAST LINE OF SAID REMAINDER OF A CALLED 2.19-ACRE TRACT, A DISTANCE OF 203.41 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 2.19-ACRE TRACT AND FOR A CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N37°07'47"W, WITH THE SOUTHWESTERLY LINE OF SAID 22.60-ACRE TRACT AND THE NORTHEASTERLY LINE OF SAID REMAINDER OF A CALLED 2.19-ACRE TRACT, A DISTANCE OF 434.74 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET IN THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF SAID S. OLD BASTROP HWY, FOR THE NORTHWEST CORNER OF SAID 22.60-ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 2.19-ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N52°18'23"E, WITH THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF SAID S. OLD BASTROP HIGHWAY AND THE NORTHWEST LINE OF SAID 22.60-ACRE TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 50.20 FEET, CONTINUING FOR A TOTAL DISTANCE OF 284.68 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 5.00-ACRE TRACT AND FOR AN ANGLE CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID 5.00-ACRE TRACT AND SAID CALLED 22.62-ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

1. S27°08'13"E, FOR A DISTANCE OF 176.75 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THE TRACT DESCRIBED HEREIN,
2. S27°18'05"E, FOR A DISTANCE OF 313.63 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE CORNER OF THE TRACT DESCRIBED HEREIN, AND
3. N52°18'03"E, FOR A DISTANCE OF 516.49 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN AND CONTAINING 22.60-ACRES, MORE OR LESS.



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