

EXHIBIT "A"

Freeman Ranch/Lazy Oaks Ranch
William Smithson Survey, A-419
John Williams Survey, A-490
John Maximilian, Jr. Survey No. 15, A-299
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 5956-01-002
FN1574R2(dz)
Page 1 of 6

TRACT DESCRIPTIONS

TRACT "A": 649.592 ACRES, SAVE AND EXCEPT 5.000 ACRES, 5.000 ACRES AND 5.000 ACRES (634.592 ACRES TOTAL)

649.592 ACRES OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, THE LYDIA GLASGOW SURVEY NO. 14, ABSTRACT NO. 188, AND THE JOHN MAXIMILIAN, JR. SURVEY NO. 15, ABSTRACT NO. 299, ALL OF HAYS COUNTY, TEXAS; SAID 649.592 ACRES DESCRIBED IN THE CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM FROST BANK (FORMERLY KNOWN AS THE FROST NATIONAL BANK), TRUSTEE OF THE FREEMAN EDUCATIONAL FOUNDATION CREATED UNDER THE WILL OF JOSEPH FREEMAN, DECEASED, TO LAZY OAKS RANCH, LP, OF RECORD IN VOLUME 4877, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAVE AND EXCEPT THREE (3) TRACTS OF LAND CONTAINING 5.000 ACRES EACH (SEE PAGES 2-5 FOR METES AND BOUNDS DESCRIPTIONS OF SAID SAVE AND EXCEPT TRACTS).

TRACT "B": 1388.17 ACRES, SAVE AND EXCEPT 23.823 ACRES (1364.347 ACRES TOTAL)

1388.17 ACRES OF LAND SITUATED IN THE WILLIAM SMITHSON SURVEY, ABSTRACT NO. 419 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, BOTH OF HAYS COUNTY, TEXAS; SAID 1388.17 ACRES DESCRIBED AS "TRACT ONE" IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM BAT PARTNERS, LTD. TO LAZY OAKS RANCH, L.P., OF RECORD IN VOLUME 3772, PAGE 231, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SAVE AND EXCEPT

23.823 ACRES OF LAND SITUATED IN THE WILLIAM SMITHSON SURVEY, ABSTRACT NO. 419, HAYS COUNTY, TEXAS; SAID 23.823 ACRES DESCRIBED IN GENERAL WARRANTY DEED FROM LAZY OAKS RANCH, LP, TO SAN MARCOS BAPTIST ACADEMY FOUNDATION, INC., OF RECORD IN VOLUME 5038, PAGE 689, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT "C": 8.73 ACRES, SAVE AND EXCEPT 2.467 ACRES (6.263 ACRES TOTAL)

8.73 ACRES OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND THE JOHN MAXIMILIAN, JR. SURVEY NO. 15, ABSTRACT NO. 299, BOTH OF HAYS COUNTY, TEXAS; SAID 8.73 ACRES DESCRIBED AS "TRACT TWO" IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM BAT PARTNERS, LTD. TO LAZY OAKS RANCH, L.P., OF RECORD IN VOLUME 3772, PAGE 231, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SAVE AND EXCEPT

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2.467 ACRES OF LAND SITUATED IN THE JOHN MAXIMILIAN, JR. SURVEY NO. 15, ABSTRACT NO. 299 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS; SAID 2.467 ACRES DESCRIBED IN GENERAL WARRANTY DEED FROM LAZY OAKS RANCH, LP, TO SAN MARCOS BAPTIST ACADEMY FOUNDATION, INC., OF RECORD IN VOLUME 5038, PAGE 689, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT "D": 23.823 ACRES

23.823 ACRES OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, THE PATRICK McGREAL SURVEY, ASBSTRAT NO. 308 AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NO. 419, ALL OF HAYS COUNTY, TEXAS; SAID 23.823 ACRES DESCRIBED IN GENERAL WARRANTY DEED FROM SAN MARCOS BAPTIST ACADEMY FOUNDATION, INC. TO LAZY OAKS RANCH, L.P., OF RECORD IN VOLUME 5038, PAGE 698, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SAVE AND EXCEPT "TRACT 1": 5.000 ACRES

DESCRIPTION OF 5.000 ACRES OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF THAT CALLED 659.9 ACRE TRACT (ONE HALF UNDIVIDED INTEREST), DESCRIBED IN THE SPECIAL WARRANTY DEED FROM HAROLD M. FREEMAN, A SINGLE MAN, TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR & TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN (DECEASED), OF RECORD IN VOLUME 359, PAGE 863, DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 5.000 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a leaning 1/2-inch iron rod found at the south corner of a called 4.337 acre tract designated as "Tract One" and described in the Warranty Deed to the City of San Marcos of record in Volume 1080, Page 874, Official Public Records of Hays County, Texas, same being a re-entrant corner in the northwest line of the said 659.9 acre remainder tract, for an angle point in the northeast line and the **POINT OF BEGINNING** of the tract described herein;

THENCE through the interior of the said 659.9 acre remainder tract and with the east, southeast, southwest, and northwest lines of the tract described herein, the following four (4) courses and distances:

1. S 06°45'16" E, a distance of 189.51 feet to a calculated point for the east corner of the tract described herein,
2. S 42°59'13" W, a distance of 595.64 feet to a calculated point for the south corner of the tract described herein,
3. N 45°07'08" W, a distance of 316.85 feet to a calculated point in the east line of an electric transmission/distribution line easement of variable width described in the deed to the

Freeman Ranch/Lazy Oaks Ranch
William Smithson Survey, A-419
John Williams Survey, A-490
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Hays County, Texas

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Lower Colorado River Authority (LCRA), of record in Volume 242, Page 699, Deed Records of Hays County, Texas, for the west corner of the tract described herein, and

4. N 42°48'10" E, with the east line of the said LCRA easement, a distance of 708.83 feet to a calculated point in the northwest line of the said 659.9 acre remainder tract and the southwest line of the said 4.337 acre tract, being the northeast corner of the said LCRA easement, for the north corner of the tract described herein, from which a 1/2-inch iron rod found in the southeast line of that certain called 8.73 acre tract, designated as "Tract Two" and described in the Special Warranty Deed to Lazy Oaks Ranch, LP, of record in Volume 3772, Page 231, Official Public Records of Hays County, Texas, same being a north corner of the said 659.9 acre remainder tract and the north corner of the said LCRA easement, same being the west corner of the said 4.337 acre tract, bears N 46°37'22" W, a distance of 125.70 feet;

THENCE S 46°37'22" E, with the northeast line of the said 659.9 acre remainder tract, the southwest line of the said 4.337 acre tract, and the northeast line of the tract described herein, a distance of 174.33 feet to the **POINT OF BEGINNING** and containing 5.000 acres of land, more or less.

SAVE AND EXCEPT "TRACT 2": 5.000 ACRES

DESCRIPTION OF 5.000 ACRES OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF THAT CALLED 659.9 ACRE TRACT (ONE HALF UNDIVIDED INTEREST), DESCRIBED IN THE SPECIAL WARRANTY DEED FROM HAROLD M. FREEMAN, A SINGLE MAN, TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR & TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN (DECEASED), OF RECORD IN VOLUME 359, PAGE 863, DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 5.000 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 6-inch cedar fence corner post found at an angle point in the southeast line of the said 659.9 acre remainder tract, same being an angle point in the southwest line of the remainder of that called 114 acre tract described as "Tract 1" in the Executor's Deed to Marla D. Sams and Marvin C. Wills, Jr., Co-Trustees of the Marvin C. Wills Family Trust, of record in Volume 3394, Page 424, Official Public Records of Hays County, Texas, for the most northerly corner of that called 311.74 acre tract described in the Warranty Deed to Claud Kern Wildenthal, of record in Volume 1385, Page 398, Official Public Records of Hays County, Texas, and from which an 8" dead cedar tree found at the most westerly corner of the said 114 acre remainder tract, being an angle point in the southeast line of the said 659.9 acre remainder tract, bears N 29°29'12" W, a distance of 59.58 feet;

THENCE with a portion of the southeast line of the said 659.9 acre remainder tract, also with the northwest line of the said 311.74 acre tract, the following four (4) courses and distances:

1. S 43°09'44" W, a distance of 155.92 feet to a 6-inch cedar fence post found for an angle point,

2. S 44°10'39" W, a distance of 216.46 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point,
3. S 45°16'39" W, a distance of 951.78 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point, and
4. S 45°32'23" W, a distance of 510.96 feet to a calculated point at the southwest corner of an electric transmission/distribution line easement of variable width described in the deed to the Lower Colorado River Authority (LCRA), of record in Volume 242, Page 699, Deed Records of Hays County, Texas, for the southeast corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE S 45°32'23" W, continuing with a portion of the southeast line of the said 659.9 acre remainder tract and the northwest line of the said 311.74 acre tract, also with the southeast line of the tract described herein, a distance of 325.12 feet to a calculated point for the south corner of the tract described herein, from which a 6-inch cedar fence post found at an angle point in the southeast line of the said 659.9 acre remainder tract and the northwest line of the said 311.74 acre tract, bears S 45°32'23" W, a distance of 6348.00 feet;

THENCE leaving the northwest line of the said 311.74 acre tract and through the interior of the said 659.9 acre remainder tract, with the southwest, northwest and east lines of the tract described herein, the following three (3) courses and distances:

1. N 44°27'37" W, a distance of 400.00 feet to a calculated point for the west corner of the tract described herein,
2. N 45°32'23" E, a distance of 763.89 feet to a calculated point in the west line of the said LCRA easement, for the north corner of the tract described herein, and
3. S 03°11'10" W, with the west line of the said LCRA easement and the east line of the tract described herein, a distance of 593.73 feet to the **POINT OF BEGINNING** and containing 5.000 acres of land, more or less.

SAVE AND EXCEPT "TRACT 3": 5.000 ACRES

DESCRIPTION OF 5.000 ACRES OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF THAT CALLED 659.9 ACRE TRACT (ONE HALF UNDIVIDED INTEREST), DESCRIBED IN THE SPECIAL WARRANTY DEED FROM HAROLD M. FREEMAN, A SINGLE MAN, TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR & TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN (DECEASED), OF RECORD IN VOLUME 359, PAGE 863, DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 5.000 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3-1/2 inch metal fence corner post found near the top of a bluff and the approximate location of the north bank of Purgatory Creek, being the most southerly corner of the

Freeman Ranch/Lazy Oaks Ranch
William Smithson Survey, A-419
John Williams Survey, A-490
John Maximilian, Jr. Survey No. 15, A-299
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said 659.9 acre remainder tract and the most westerly corner of that certain called 311.74 acre tract described in the Warranty Deed to Claud Kern Wildenthal, of record in Volume 1385, Page 398, Official Public Records of Hays County, Texas, same being an angle point in the northerly line of that certain called 521.55 acre tract described in the Special Warranty Deed to Dixie C. Lenz, Rita K. Steitle, and Medora C. Pratt, in equal undivided shares, of record in Volume 4517, Page 277, Official Public Records of Hays County, Texas;

THENCE with a portion of the southeast line of the said 659.9 acre remainder tract and the northwest line of the said 311.74 acre tract, the following three (3) courses and distances:

1. N 45°43'43" E, a distance of 606.75 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point,
2. N 44°57'33" E, a distance of 408.78 feet to a 6-inch cedar fence corner post found at an angle point, and
3. N 45°32'23" E, a distance of 1466.74 feet to a calculated point for the south corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the northwest line of the said 311.74 acre tract and through the interior of the said 659.9 acre remainder tract, with the southwest, northwest and east lines of the tract described herein, the following three (3) courses and distances:

1. N 44°27'37" W, a distance of 400.00 feet to a calculated point for the west corner of the tract described herein,
2. N 45°32'23" E, a distance of 678.61 feet to a calculated point in the west line of a 15 foot wide electric distribution line easement described in the deed to Pedernales Electric Cooperative, Inc., of record in Volume 401, Page 813, Deed Records of Hays County, Texas, for the north corner of the tract described herein, and
3. S 10°37'01" E, with the west line of the said Pedernales easement, a distance of 481.60 feet to a calculated point in the southeast line of the said 659.9 acre remainder tract and the northwest line of the said 311.74 acre tract, for the southeast corner of the tract described herein, from which a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point in the southeast line of the said 659.9 acre remainder tract and an angle point in the northwest line of the said 311.74 acre tract, bears N 45°32'23" E, a distance of 5306.95 feet;

THENCE S 45°32'23" W, with a portion of the southeast line of the said 659.9 acre remainder tract and the northwest line of the said 311.74 acre tract, also with the southeast line of the tract described herein, a distance of 410.39 feet to the **POINT OF BEGINNING** and containing 5.000 acres of land, more or less.

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

BOWMAN WORD FILE: FN1574R2(dz)

3000 0 3000



SCALE: 1"=3000'

HAYS COUNTY, TEXAS

(A)

FROST BANK (FORMERLY KNOWN
AS THE FROST NATIONAL BANK),
TRUSTEE OF THE FREEMAN
EDUCATIONAL FOUNDATION
CREATED UNDER THE WILL OF
JOSEPH FREEMAN, DECEASED
TO

LAZY OAKS RANCH, LP
649.592 ACRES
VOL. 4877, PG. 632
OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TX
(SHOWN AS SOLID HATCH)

(B)

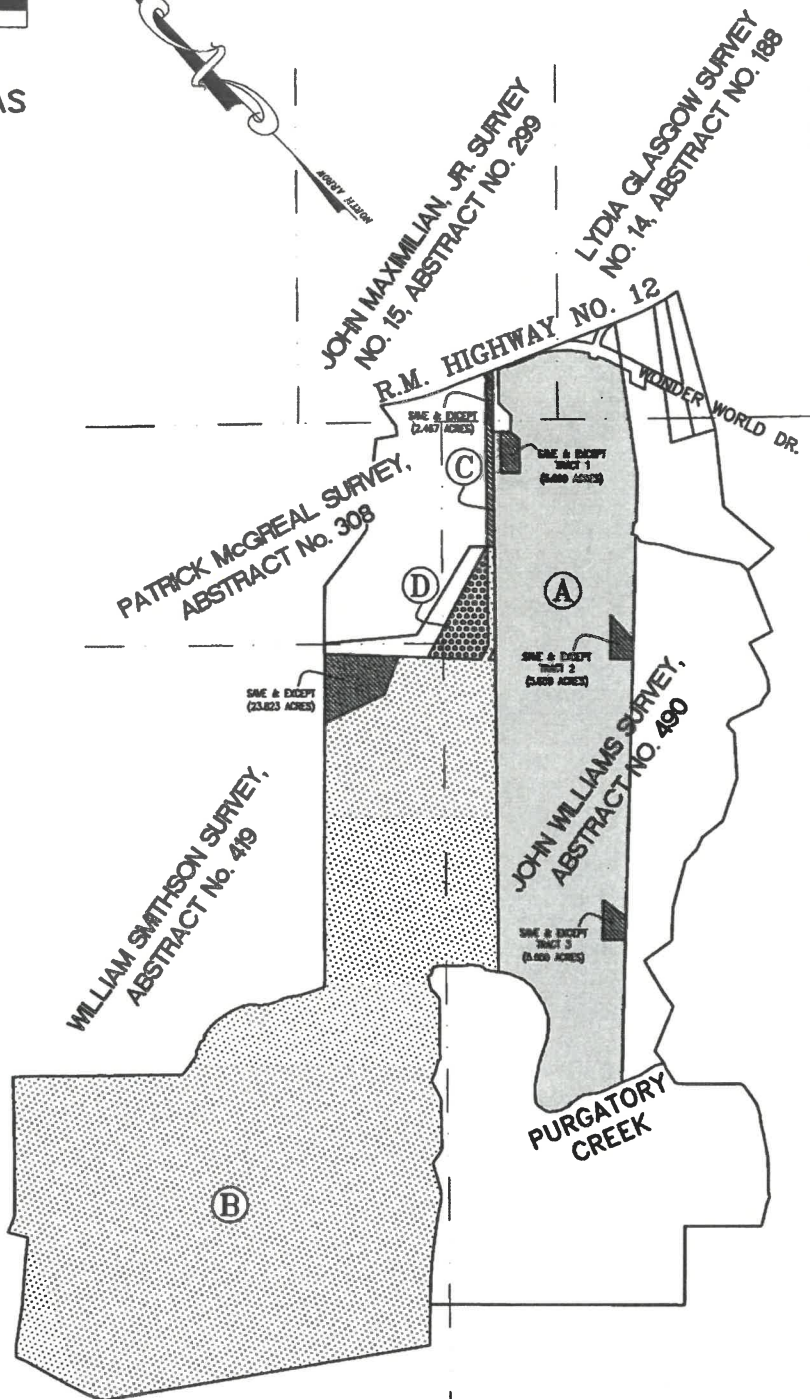
BAT PARTNERS, LTD.
TO
LAZY OAKS RANCH, L.P.
TRACT ONE: 1388.17 ACRES
VOL. 3772, PG. 231
NOVEMBER 13, 2009
OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TX
(SHOWN AS DOT HATCH)

(C)

BAT PARTNERS, LTD.
TO
LAZY OAKS RANCH, L.P.
TRACT TWO: 8.73 ACRES
VOL. 3772, PG. 231
NOVEMBER 13, 2009
OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TX
(SHOWN AS SLANT HATCH)

(D)

SAN MARCOS BAPTIST
ACADEMY FOUNDATION, INC.
TO
LAZY OAKS RANCH, L.P.
23.823 ACRES
VOL. 5038, PG. 698
OCTOBER 06, 2014
OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TX
(SHOWN AS HEX HATCH)



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Bowman
CONSULTING

Bowman Consulting Group, Ltd.
3101 Bee Cave Road, Suite 100, Austin, Texas 78748
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-2986 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY
TRACT DESCRIPTIONS
IN FN1574R2

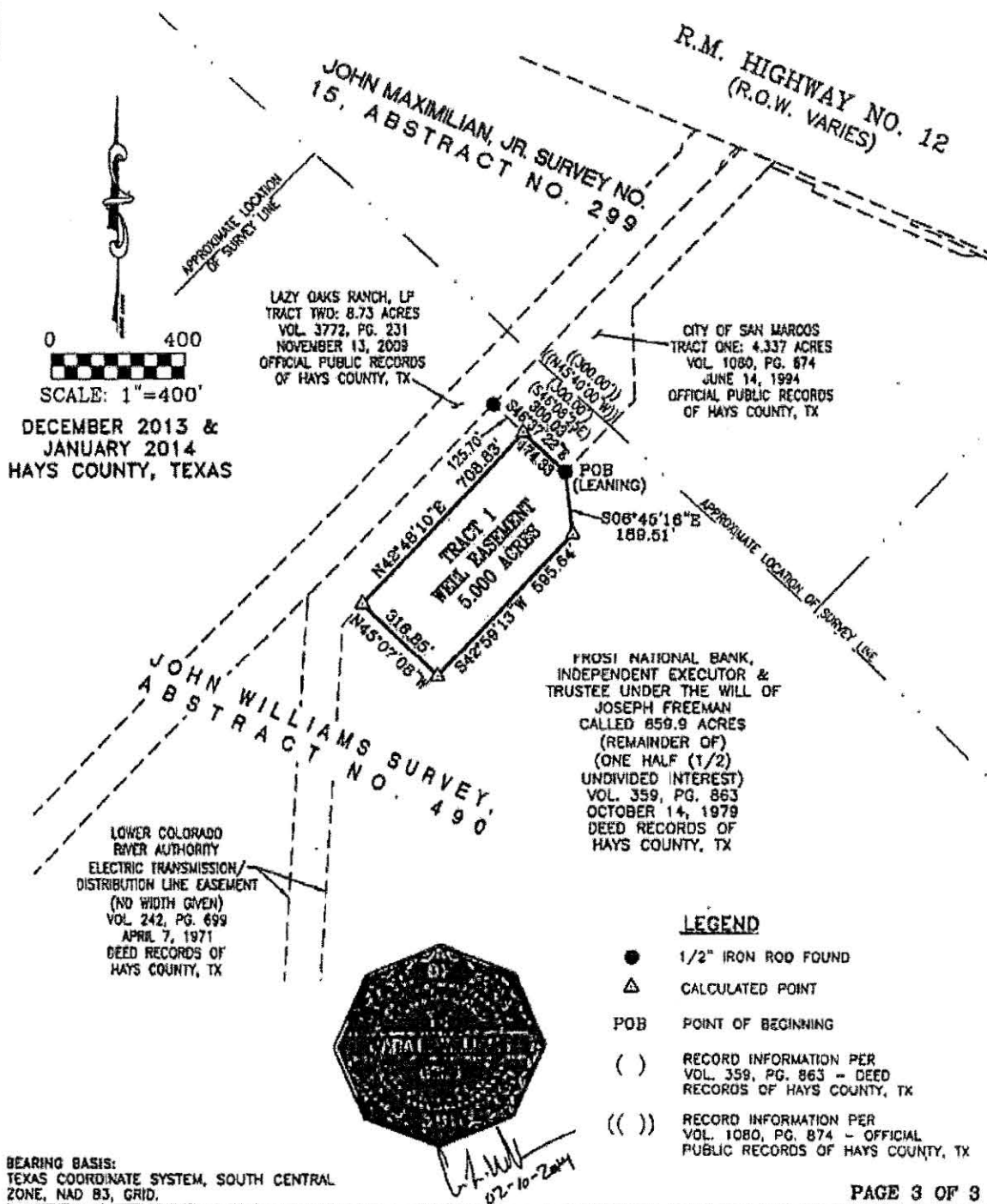
DESCRIPTION OF 5.000 ACRES OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF THAT CALLED 659.9 ACRE TRACT (ONE HALF UNDIVIDED INTEREST), DESCRIBED IN THE SPECIAL WARRANTY DEED FROM HAROLD M. FREEMAN, A SINGLE MAN, TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR & TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN (DECEASED), OF RECORD IN VOLUME 359, PAGE 863, DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 5.000 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a leaning 1/2-inch iron rod found at the south corner of a called 4.337 acre tract designated as "Tract One" and described in the Warranty Deed to the City of San Marcos of record in Volume 1080, Page 874, Official Public Records of Hays County, Texas, same being a re-entrant corner in the northwest line of the said 659.9 acre remainder tract, for an angle point in the northeast line and the **POINT OF BEGINNING** of the tract described herein;

THENCE through the interior of the said 659.9 acre remainder tract and with the east, southeast, southwest, and northwest lines of the tract described herein, the following four (4) courses and distances:

1. S 06°45'16" E, a distance of 189.51 feet to a calculated point for the east corner of the tract described herein,
2. S 42°59'13" W, a distance of 595.64 feet to a calculated point for the south corner of the tract described herein,
3. N 45°07'08" W, a distance of 316.85 feet to a calculated point in the east line of an electric transmission/distribution line easement of variable width described in the deed to the Lower Colorado River Authority (LCRA), of record in Volume 242, Page 699, Deed Records of Hays County, Texas, for the west corner of the tract described herein, and
4. N 42°48'10" E, with the east line of the said LCRA easement, a distance of 708.83 feet to a calculated point in the northwest line of the said 659.9 acre remainder tract and the southwest line of the said 4.337 acre tract, being the northeast corner of the said LCRA easement, for the north corner of the tract described herein, from which a 1/2-inch iron rod found in the southeast line of that certain called 8.73 acre tract, designated as "Tract Two" and described in the Special Warranty Deed to Lazy Oaks Ranch, LP, of record in Volume 3772, Page 231, Official Public Records of Hays County, Texas, same being a north corner of the said 659.9 acre remainder tract and the north corner of the said LCRA easement, same being the west corner of the said 4.337 acre tract, bears N 46°37'22" W, a distance of 125.70 feet;

THENCE S 46°37'22" E, with the northeast line of the said 659.9 acre remainder tract, the southwest line of the said 4.337 acre tract, and the northeast line of the tract described herein, a distance of 174.33 feet to the **POINT OF BEGINNING** and containing 5.000 acres of land, more or less.



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
3101 Bee Cave Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1150 Fax: (512) 327-0082
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TBPE Firm No. F-2588 | TBPLS Firm No. 101206-00

**EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1560**

EXHIBIT "A-1"

1.150 Acres
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 5956-01-002
FN1548B(cdw)
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FIELD NOTES DESCRIPTION - TRACT 2 1.150 ACRES

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

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

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

THENCE S 66°45'57" E, continuing with the north line of said 0.611 acre easement tract and also with the south right-of-way line of said R.M. Highway No. 12 and a portion of the north line of said 659.9 acre remainder tract, with the north line of the tract described herein, a distance of 544.90 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found at the intersection of the south right-of-way line of said R.M. Highway No. 12 with the north right-of-way line of Old Ranch Road 12 (R.O.W. varies), being an angle point in the northerly lines of said 659.9 acre remainder tract and said 6.4500 acre tract, for the northeast corner of the tract described herein;

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

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

1.150 Acres
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 5956-01-002
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THENCE leaving the north right-of-way line of said Old Ranch Road 12 and with the east right-of-way line of said Wonder World Drive, also with the interior lines of said 659.9 acre remainder tract and said 6.4500 acre tract, with the west line of the tract described herein, with the arc of a curve to the left, having a radius of 1997.36 feet, an arc length of 402.79 feet, and a chord which bears N 37°39'28" W, a distance of 402.11 feet to the **POINT OF BEGINNING** and containing 1.150 acres of land, more or less.

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

BOWMAN WORD FILE: FN1548B(clw)

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

That I, Cara L. Williams, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of surveys made on the ground during the months of December 2013 and January 2014, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 5TH day of February 2014, A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



Cara L. Williams
Registered Professional Land Surveyor
No. 6336 – State of Texas



EXHIBIT "A-2"

2.303 Acres
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 5956-01-002
FN1548C(cdw)
Page 1 of 2

FIELD NOTES DESCRIPTION - TRACT 3 2.303 ACRES

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

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

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

1. N 19°34'42" W, a distance of 83.03 feet to a TXDOT type II monument found at the beginning of a curve to the left,
2. with the arc of said curve to the left, having a radius of 2009.86 feet, an arc length of 276.89 feet, and a chord which bears N 23°34'40" W, a distance of 276.67 feet to a 1/2 inch iron rod with plastic cap stamped "BCG" set at the intersection of the east right-of-way line of said Wonder World Drive with the south right-of-way line of said Old Ranch Road 12, being an angle point in the interior lines of said 659.9 acre remainder tract and said 6.4500 acre tract, for the most westerly corner of the tract described herein;

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

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

2.303 Acres
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 5956-01-002
FN1548C(clw)
Page 2 of 2

line of said 659.9 acre remainder tract, also being in the west line of said 114 acre remainder tract,
for the most easterly corner of the tract described herein,

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

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

BOWMAN WORD FILE: FN1548C(clw)

THE STATE OF TEXAS

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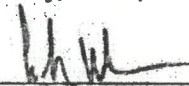
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That I, Cara L. Williams, a Registered Professional Land Surveyor, do hereby certify that the above
description and the accompanying sketch is true and correct to the best of my knowledge and belief and
that the property described herein was determined by a series of surveys made on the ground during the
months of December 2013 and January 2014, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 5th day of January 2014,
A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



Cara L. Williams
Registered Professional Land Surveyor
No. 6336 – State of Texas

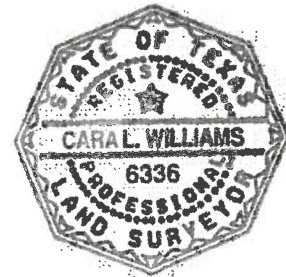


EXHIBIT "A-3"

DESCRIPTION OF 390.52 ACRES, MORE OR LESS, OF LAND AREA IN THE WILLIAM BURKE SURVEY, ABSTRACT NO. 68, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 515.964 ACRES IN A DEED FROM V & H ROBINSON RANCHES, LTD. TO W. L. WOOTAN ET UX DATED DECEMBER 9, 1998 AND RECORDED IN HAYS COUNTY DOCUMENT NO. 9920197 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 8" Cedar fence corner post in the northeast line of the Jonathan Scott Survey, Abstract No. 430 for the approximate west corner of the William Burke Survey, Abstract No. 68 and for the south corner of the G. W. A. Colton Survey, Abstract No. 95 and for the northerly-west corner of the Wootan tract, and being in the northeast line of that 1422.46 acre tract described in a deed from Milton H. West et ux to MHW Operations Ltd. dated December 28, 2000 and recorded in Volume 1754, Page 588 of the Hays County Official Public Records, and being the south corner of the Bridlewood Ranches, Section 2, a subdivision recorded in Volume 11, Page 69 of the Hays County Plat Records;

THENCE leaving the Scott Survey, the MHW Operations 1422.46 acre tract, and the **PLACE OF BEGINNING** as shown on that plat numbered 27873-17-2-d dated March 22, 2017 as prepared for Wootan Family Estate by Byrn & Associates, Inc. of San Marcos, Texas with the common northwest line of the Burke Survey and the Wootan tract and southeast line of the Colton Survey and Bridlewood Ranches, Section 2, as fenced and used upon the ground, the following six courses:

1. N 47° 38' 55" E 424.80 feet to an angle point,
2. N 46° 40' 52" E 282.88 feet to a 6" Cedar post for an angle point,
3. N 44° 51' 43" E 557.74 feet to an 8" Cedar post for an angle point,
4. N 46° 16' 27" E 548.58 feet to a 4" Cedar post for an angle point,
5. N 45° 46' 36" E 604.71 feet to a 4" Cedar post for an angle point, and
6. N 45° 18' 03" E 260.56 feet to a 1/2" iron rod found with a plastic cap stamped "B&G" for the north corner of this tract and the west corner of that 1388.17 acre tract described in a deed from BAT Partners, Ltd. to Lazy Oaks Ranch, LP dated November 13, 2009 and recorded in Volume 3772, Page 231 of the Hays County Official Public Records;

THENCE leaving the Colton Survey and Bridlewood Ranch tract and entering the Burke Survey with the common northeast line of the Wootan tract and southwest line of the Lazy Oaks Ranch tract as fenced, the following five courses:

1. S 21° 03' 09" E 169.44 feet to a triple 5" Elm tree for an angle point,
2. S 15° 51' 32" E 479.74 feet to a 10" Live Oak tree for an angle point,
3. S 15° 05' 56" E 382.38 feet to a 3" Cedar post for an angle point,
4. S 17° 43' 48" E 393.12 feet to an 8" Live Oak tree for an angle point, and
5. S 24° 52' 31" E 288.56 feet to a 1/2" iron rod set for an angle point;

THENCE leaving fence, and continuing with said common line S 54° 00' 57" E 5744.26 feet to a 1/2" iron rod set in fence in the southeast line of the Burke Survey for the east corner of the Wootan tract and south corner of the Lazy Oaks Ranch tract and being in the northwest line of the John Williams Survey, Abstract No. 490 and that 100 acre tract described in a deed from Rita P. Steitle to Rita P. Steitle et vir dated May 27, 2015 and recorded in Volume 5249, Page 252 of the Hays County Official Public Records;

THENCE with the common southeast line of the Burke Survey and the Wootan tract and northwest line of the Williams Survey and Steitle tract, as fenced and agreed to in a boundary line agreement between J. H. Robinson and E. E. Posey dated May 24, 1942 and recorded in Volume 124, Page 496 of the Hays County Deed Records, the following four courses:

1. S 44° 50' 55" W 648.35 feet to a 4" Cedar post for an angle point,
2. S 45° 15' 06" W 472.53 feet to a 12" Live Oak tree for an angle point,
3. S 48° 27' 47" W 112.04 feet to a 20" Live Oak tree for an angle point, and
4. S 41° 06' 56" W 95.25 feet to an 8" Cedar corner post for the west corner of the Williams Survey and Steitle tract and the north corner of the Isaac Lower Survey, Abstract N. 287 and that 248.18 acre tract - Exhibit A - described in a deed from George R. Williams et al to George R. Williams et al dated July 26, 2012 and recorded in Volume 4402, Page 461 of the Hays County Official Public Records;

THENCE leaving the Steitle tract with the common southeast line of the Burke Survey and the Wootan tract and northwest line of the Lowe Survey and the Williams 248.18 acre tract, as fenced and used, the following nine courses:

1. S 45° 23' 08" W 792.32 feet to a 12" Cedar tree for an angle point,
2. S 45° 44' 41" W 239.94 feet to a 24" Live Oak tree for an angle point,
3. S 61° 50' 25" W 145.68 feet to an 8" Live Oak tree for an angle point,
4. S 69° 03' 13" W 37.17 feet to a 16" Cedar tree for an angle point,
5. S 75° 18' 47" W 41.96 feet to a 10" Live Oak tree for an angle point,
6. S 64° 57' 31" W 41.05 feet to a 14" Live Oak tree for an angle point,
7. S 54° 42' 38" W 43.53 feet to a 16" Live Oak tree for an angle point,
8. S 47° 50' 55" W 38.51 feet to an 8" Live Oak tree for an angle point, and
9. S 43° 42' 13" W 143.87 feet to a 6" Cedar corner post for an interior corner in the east line of the Wootan tract and west corner of the Williams 248.18 acre tract;

THENCE crossing the Wootan tract S 44° 24' 40" W 26.23 feet to an 8" creosote post for an interior corner in the west line of the Wootan tract and the east corner of the aforementioned MHW Operations 1422.46 acre tract, as fenced and used upon the ground, and being the south corner of this tract;

THENCE with the common southwest line of the Wootan tract and northeast line of the MHW Operations tract, as fenced and used upon the ground, the following two courses:

1. N 25° 25' 07" W 23.14 feet to an 8" creosote fence post and
2. N 44° 38' 00" W (being the Bearing Basis for this description) 7118.29 feet to the **PLACE OF BEGINNING**. There are contained within these metes and bounds 390.52 acres, more or less, of land area as prepared from public records and a survey made on the ground on during March, 2017 by Byrn & Associates, Inc. of San Marcos. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey".


David C. Williamson, R.P.L.S. #4190



Client: Wootan Family Estate
Date: April 4, 2017
Survey: Burke, William, A- 68
County: Hays, Texas
Job No: 27373-17
FND 390.52 ac

Exhibit "A – 4"

8.661 Acre Tract – 2 Pages

14.062 Acre Tract – 2 Pages

94.769 Acre Tract – 4 Pages

6.891 Acre Tract – 2 Pages

FIELD NOTES DESCRIPTION

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

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

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

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

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

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

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

Job No. 005956-01-108

FN2358(sf)
Page 2 of 2

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

BOWMAN WORD FILE: FN2358(sf)

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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

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

Bowman Consulting Group, Ltd.
Austin, Texas 78746

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



FIELD NOTES DESCRIPTION

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

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

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

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

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

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

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

14.062 acre ~ 312,548 sq. ft. (Tract 1: North Portion)
John Williams survey, A-490; Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 005956-01-108
FN2359(sf)
Page 2 of 2

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

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

BOWMAN WORD FILE: FN2359

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

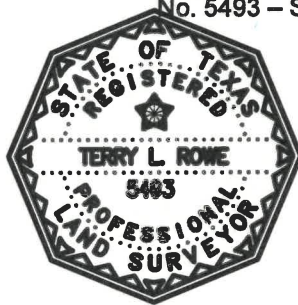
That I, Terry L. Rowe, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined a survey made on the ground in December 2019, under my direction and supervision.

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

Bowman Consulting Group, Ltd.
Austin, Texas 78746



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



FIELD NOTES DESCRIPTION

DESCRIPTION OF 94.769 ACRES (4,128,139 SQUARE FEET) OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT No. 471, THE JOHN WILLIAMS SURVEY, ABSTRACT No. 490 AND THE LYDIA GLASGOW SURVEY No. 14, ABSTRACT No. 188, HAYS COUNTY, TEXAS; BEING A PORTION OF TRACT 1: {a} 114 ACRES CONVEYED TO MARCIE B. WILLS, ET. AL., RECORDED IN TRUST DISTRIBUTION DEED INSTRUMENT No. 16043487, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.TX.); SAID 94.769 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a 1-½-inch aluminum cap stamped TX.D.O.T. found on the southwesterly right-of-way line of Wonder World Drive (right-of-way width varies), at the most northwesterly corner of the herein described tract, and being common corner to a called 34.368 acres tract conveyed to LA CIMA Commercial, LP, recorded in Assumption General Warranty Deed Instrument No. 17016156, O.P.R.H.C.TX. and to called 6.8059 acres conveyed to the City of San Marcos, recorded in Volume 3197 at Page 401, O.P.R.H.C.TX., from which a TXDOT Type I concrete monument, found on said southwesterly right-of-way line, bears North 19 degrees 38 minutes 27 seconds West, a distance of 222.43 feet; in addition, from said beginning point a ½-inch iron rod with a 1-½-inch aluminum cap stamped TX.D.O.T., found on the northeasterly right-of-way line of said drive and at the northeasterly corner said 6.8059 acres, bears North 35 degrees 26 minutes 58 seconds East, a distance of 243.80 feet;

THENCE, leaving said 34.368 acres and continuing with said 6.8059 acres along said southwesterly right-of-way line for the following five (5) courses and distances:

- 1.) South 19 degrees 37 minutes 17 seconds East, a distance of 167.08 feet, to a calculated point at the common corner of the herein described tract and said 6.8059 acres;
- 2.) South 43 degrees 01 minutes 57 seconds West, a distance of 174.50 feet, to a calculated point at the common corner of the herein described tract and said 6.8059 acres;
- 3.) South 19 degrees 37 minutes 17 seconds East, a distance of 291.06 feet, to a ½-inch iron rod found at the common corner of the herein described tract and said 6.8059 acres;
- 4.) North 43 degrees 01 minutes 57 seconds East, a distance of 174.50 feet, to a calculated point at the common corner of the herein described tract and said 6.8059 acres;

THENCE, South 19 degrees 37 minutes 17 seconds East, a distance of 380.73 feet, continuing with said 6.8059 acres along said southwesterly right-of-way line to a calculated point at the common corner of the herein described tract, said 6.8059 acres and a 6.891 acre partition (Tract 2: South Portion) of Tract 1: {b} 17.45-acres conveyed to Marice B. Wills, Et. Al., recorded in Trust Distribution Deed Instrument No. 16043487, O.P.R.H.C.TX., from which a ½-inch iron rod with a 1-½-inch aluminum cap stamped TX.D.O.T. found on said southwesterly right-of-way line at the common corner of said 6.891 acre partition and said 6.8059 acres, bears South 19 degrees 37 minutes 17 seconds East, a distance of 426.38 feet;

THENCE, South 36 degrees 40 minutes 50 seconds West, a distance of 948.05 feet, leaving said southwesterly right-of-way line and said 6.8059 acres and continuing along the westerly line of said 6.891 acre partition to a ½-inch iron rod found at the southwesterly corner of said 6.891 acre partition and at a corner to the herein described tract;

THENCE, South 62 degrees 23 minutes 09 seconds East, a distance of 408.27 feet, continuing along said 6.891 acre partition to a ½-inch iron rod with a 1-½-inch aluminum cap stamped "CMR/PROTECH SURVEYING RPLS 4288" found at the southeasterly corner of said 6.891 acre partition and being a common corner to the herein described tract and Partition Deed Tract 1: 17.45 acres conveyed to Marion H. Wills, recorded in Volume 2530 at page 720, O.P.R.H.C.TX.;

THENCE, South 62 degrees 24 minutes 22 seconds East, a distance of 392.10 feet, leaving said 6.891 acre partition and continuing along said Partition Deed Tract 1: 17.45 acres, to a ½-inch iron rod found at the southeastern corner of said Partition Deed Tract 1: 17.45 acres and being a common corner to the herein described tract and to a 114.00 acre tract conveyed to Marion H. Wills, recorded in Volume 1658 at page 162, designated as Tract "A", O.P.R.H.C.TX.;

THENCE, South 37 degrees 37 minutes 55 seconds West, a distance of 1340.82 feet, leaving said Partition Deed Tract 1: 17.45 acres and continuing along the westerly lines of said Tract "A" to a ½-inch iron rod found;

THENCE, South 04 degrees 55 minutes 35 seconds East, a distance of 1120.49 feet, continuing along said westerly lines and in part the western line of called 3.00 acres conveyed to Catherine and Curtis Wonderly, recorded in in Volume 2109 at Page 386, O.P.R.H.C.TX., to a ½-inch iron rod found on the northerly lines of called 326.30 acres conveyed to The City of San Marcos, recorded in Volume 1922 at Page 338, O.P.R.H.C.TX., being a common corner to the here described tract, said Tract "A" and said 326.30 acres;

THENCE, leaving said Tract "A" and continuing along the northerly lines of said 326.30 acres the following two (2) courses and distances:

- 1.) North 88 degrees 23 minutes 17 seconds West, a distance of 252.71 feet, to a calculated point at the common corner of the herein described tract and said 326.03 acres;
- 2.) North 86 degrees 36 minutes 50 seconds West, a distance of 331.41 feet, to a cedar fence post found at the common corner of the herein described tract, said 326.30 acres and a called 150.00 acres conveyed to The City of San Marcos, recorded in Special Warranty Deed Instrument No. 18037662, O.P.R.H.C.TX.;

THENCE, leaving said 326.30 acres and continuing along the northeasterly lines of said 150.00 acres the following eleven (11) courses and distances:

- 1.) North 03 degrees 30 minutes 38 seconds East, a distance of 65.87 feet to a 10.5-inch cedar found at the common corner of the herein described tract and said 150.00 acres;
- 2.) North 07 degrees 18 minutes 58 seconds West, a distance of 104.18 feet a 9.5-inch dead cedar found at the common corner of the herein described tract and said 150.00 acres;
- 3.) North 19 degrees 13 minutes 11 seconds West, a distance of 21.88 feet to a 12-inch live oak found at the common corner of the herein described tract and said 150.00 acres;
- 4.) North 33 degrees 55 minutes 57 seconds West, a distance of 960.43 feet to a cedar fence post found at the common corner of the herein described tract, said 150.00 acres;
- 5.) North 27 degrees 27 minutes 35 seconds West, a distance of 422.53 feet to a cedar fence post found at the common corner of the herein described tract and said 150.00 acres;
- 6.) North 37 degrees 34 minutes 51 seconds West, a distance of 281.91 feet to a cedar fence post found at the common corner of the herein described tract and said 150.00 acres;
- 7.) North 34 degrees 40 minutes 21 seconds West, a distance of 102.30 feet to a cedar fence post found at the common corner of the herein described tract and said 150.00 acres;
- 8.) North 47 degrees 12 minutes 38 seconds East, a distance of 11.01 feet to a cedar fence post found at the common corner of the herein described tract and said 150.00 acres;

94.769 acres ~ 4,128,139 sq. ft. (Tract 1: South Portion)
John Williams Survey, A-471; John Williams survey, A-490
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 005956-01-108

FN2360(sf)
Page 3 of 4

- 9.) North 44 degrees 17 minutes 57 seconds West, a distance of 9.44 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set at the common corner of the herein described tract and said 150.00 acres;
- 10.) North 10 degrees 02 minutes 03 seconds East, a distance of 104.63 feet to a cedar fence post found at the common corner of the herein described tract and said 150.00 acres;
- 11.) North 21 degrees 28 minutes 49 seconds West, a distance of 32.52 feet to a cedar fence post found at the common corner of the herein described tract, said 151.00 acres and a called 42.147 acres conveyed to LA CIMA Commercial, LP, recorded in Assumption General Warranty Deed Instrument No. 17042976, O.P.R.H.C.TX., from which a cedar fence post found bears South 43 degrees 09 minutes 44 seconds West, a distance of 155.92 feet;

THENCE, leaving said 150.00 acres and continuing along the easterly lines of said 42.147 acres North 29 degrees 29 minutes 12 seconds West, a distance of 59.58 feet, to an 8-inch dead cedar found at the common corner of the herein described tract and said 42.147 acres;

THENCE, continuing along said easterly line and in part the easterly line of a called 31.721 acres conveyed to LA CIMA Commercial, LP, recorded in Assumption General Warranty Deed Instrument No. 17016156, O.P.R.H.C.TX., North 53 degrees 43 minutes 49 seconds East, a distance of 203.06 feet, to a cedar fence post found at the common corner of the herein described tract and said 31.721 acres;

THENCE, continuing along the easterly line of said 31.721 acres the following three (3) courses and distances:

- 1.) South 57 degrees 34 minutes 23 seconds East, a distance of 41.64 feet, to a cedar fence post found at the common corner of the herein described tract and said 31.721 acres;
- 2.) North 45 degrees 24 minutes 15 seconds East, a distance of 852.51 feet, to a cedar fence post found at the common corner of the herein described tract and said 31.721 acres;
- 3.) North 35 degrees 28 minutes 03 seconds East, a distance of 280.29 feet, to a ½-inch iron rod with a plastic cap stamped "BCG" set at the common corner of the herein described tract, said 31.721 acres and a called 34.368 acres conveyed to LA CIMA Commercial, LP, recorded in Assumption General Warranty Deed Instrument No. 17016156, O.P.R.H.C.TX.;

THENCE, leaving said 31.721 acres and continuing along the easterly line of said 34.368 acres North 35 degrees 28 minutes 03 seconds East, a distance of 1571.35 feet, to the **POINT OF BEGINNING** and containing 94.769 acres (4,128,139 square feet) of land, more or less.

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

BOWMAN WORD FILE: FN2360(sf)

94.769 acres ~ 4,128,139 sq. ft. (Tract 1: South Portion)
John Williams Survey, A-471; John Williams survey, A-490
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 005956-01-108

FN2360(sf)
Page 4 of 4

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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

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

Bowman Consulting Group, Ltd.
Austin, Texas 78746



Terry L. Rowe
Registered Professional Land Surveyor
5493 – State of Texas



FIELD NOTES DESCRIPTION

DESCRIPTION OF 6.891 ACRES (300,168 SQUARE FEET) OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT No. 471 AND THE JOHN WILLIAMS SURVEY, ABSTRACT No. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF TRACT 1: {b} 17.45 ACRES CONVEYED TO MARCIE B. WILLS, ET. AL., RECORDED IN TRUST DISTRIBUTION DEED INSTRUMENT No. 16043487, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.TX.); SAID 6.891 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

THENCE, South 32 degrees 24 minutes 03 seconds West, a distance of 648.97 feet, leaving said southwesterly right-of-way line and continuing along the westerly line of said Partition Deed Tract 1: 17.45 acres to a ½-inch iron rod with a 1-½-inch aluminum cap stamped "CMR/PROTECH SURVEYING RPLS 4288" found at the southeasterly corner of the herein described tract and being a common corner to said Partition Deed Tract 1: 17.45 acres and a 94.769 acre partition (Tract 1: South Portion) of Tract 1: {a} 114 acres conveyed to Marice B. Wills, Et. Al., recorded in Trust Distribution Deed Instrument No. 16043487, O.P.R.H.C.TX.;

THENCE, North 62 degrees 23 minutes 09 seconds West, a distance of 408.27 feet, leaving said Partition Deed Tract 1: 17.45 acres and continuing along said 94.769 acre partition to a ½-inch iron rod found at the southwesterly corner of the herein described tract and being common corner to the said 94.769 acre partition;

THENCE, North 36 degrees 40 minutes 50 seconds East, a distance of 948.05 feet, continuing along the easterly line of said 94.769 acre partition to a calculated point on the southwesterly right-of-way line of Wonder World Drive (right-of-way varies), the northwesterly corner of the herein described tract, and being a common corner to said 94.769 acre partition and aforesaid 6.8059 acres, from which a ½-inch iron rod with a plastic cap stamped "BCG" set in the northeasterly right-of-way line of said drive, bears North 36 degrees 40 minutes 50 seconds East, a distance of 240.46 feet;

THENCE, leaving said 94.769 acre partition and continuing with said 6.8059 acres along said southwesterly right-of-way line South 19 degrees 37 minutes 17 seconds East, a distance of 426.38 feet, to the **POINT OF BEGINNING** and containing 6.891 acres (300,168 square feet) of land, more or less.

6.891 acre ~ 300,168 sq. ft. (Tract 2: South Portion)
John Williams Survey, A-471; John Williams Survey, A-490
Hays County, Texas

Job No. 005956-01-108
FN2357(sf)
Page 2 of 2

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

BOWMAN WORD FILE: FN2357(sf)

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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

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

Bowman Consulting Group, Ltd.
Austin, Texas 78746



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



EXHIBIT "A-5"

STATE OF TEXAS
COUNTY OF HAYS

537.30 ACRES
JOHN WILLIAMS SURVEYS
A-471 & A-490

DESCRIPTION

DESCRIPTION OF A 537.30 ACRE TRACT OF LAND OUT OF THE JOHN WILLIAMS SURVEYS, A-471 AND A-490, HAYS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED TO BE 521.55 ACRES, DESCRIBED IN A PARTITION DEED OF A TRACT OF LAND CALLED TO BE 931.2 ACRES, DESCRIBED IN A DEED TO E. E. POSEY, OF RECORD IN VOLUME 84, PAGE 100, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 521.55 ACRES BEING THE NORTHEAST PORTION OF SAID 931.2 ACRES, AND PARTITIONED TO AARON POSEY, OF RECORD IN VOLUME 1175, PAGE 518, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 537.30 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the east line of a tract of land called to be 1499 acres, described in a deed to V & H Robinson Ranches, LTD, of record in Volume 1180, Page 659, of the Official Public Records of Hays County, Texas, same being the northwest corner of a tract of land called to be 521.5 acres, described in said partition deed of said 931.2 acres, said 521.5 acres being the southwest portion of said 931.2 acre tract, and partitioned to Edward E. Posey, of record in Volume 1175, Page 518, of the Official Public Records of Hays County, Texas, said iron rod being the southwest corner of said 521.55 acre Aaron Posey tract, and the southwest corner of the herein described tract;

THENCE, with the northwest line of said 521.55 Aaron Posey tract, same being the northwest line of said 931.2 acre tract, and the southeast line of said 1499 acre tract, along or near a fence called for in a boundary line agreement between J. H. Robinson and E. E. Posey of record in Volume 124, Page 496, of the Deed Records of Hays County, Texas, the following fifteen (15) courses:

- 1) N 45° 11' 56" E, 393.70 feet to a fence post;
- 2) N 48° 23' 40" E, 294.34 feet to a fence post;
- 3) N 50° 11' 08" E, 518.35 feet to a fence post;
- 4) N 53° 47' 44" E, 278.58 feet to a fence post;
- 5) N 53° 05' 54" E, 446.64 feet to a fence post;
- 6) N 30° 06' 06" E, 262.30 feet to a fence post;
- 7) N 17° 22' 42" E, 208.90 feet to a 14 inch Live Oak;
- 8) N 53° 56' 33" E, 112.10 feet to a 23 inch Live Oak;
- 9) N 77° 15' 42" E, 285.17 feet to a fence post;
- 10) N 43° 40' 40" E, 874.76 feet to a fence post;
- 11) N 18° 10' 50" E, 377.45 feet to a 30 inch Live Oak;
- 12) N 66° 55' 22" E, 387.53 feet to a fence post;
- 13) N 43° 44' 28" E, 1045.05 feet to a 24 inch Cedar;
- 14) N 09° 33' 02" E, 270.51 feet to a point in the approximate centerline of Purgatory Creek;
- 15) N 29° 02' 26" E, 174.25 feet to a 7 inch Elm found on the north high bank of said Purgatory Creek, in the southerly line of a tract of land called to be 644.89 acres, described in a deed to V & H Robinson Ranches, LTD, of record in Volume 1180, Page 652, of the Official Public Records of Hays County, Texas, for the most westerly northwest corner of said 521.55 acre Aaron Posey tract, and the most westerly northwest corner of the herein described tract;

THENCE, along the north high bank of said Purgatory Creek, with the northeasterly line of said 521.55 acre Aaron Posey tract, same being the northeasterly line of said 931.2

acre tract, and the southwesterly line of said 644.89 acre tract, along or near a fence, the following eight (8) courses:

- 1) S 73° 58' 13" E, 71.71 feet to a 30 inch Live Oak;
- 2) N 53° 17' 31" E, 109.49 feet to a 24 inch Live Oak;
- 3) S 71° 45' 54" E, 95.00 feet to an 8 inch Live Oak;
- 4) S 45° 07' 34" E, 406.51 feet to a double 8 inch -12 inch Cedar;
- 5) S 49° 10' 26" E, 207.85 feet to a 12 inch Cedar;
- 6) S 38° 05' 50" E, 163.77 feet to a 24 inch Cedar;
- 7) S 11° 10' 57" E, 74.98 feet to a 12 inch Live Oak;
- 8) S 49° 06' 15" W, 21.65 feet to a 10 inch Cedar at the top of a bluff on the north side of said Purgatory Creek;

THENCE, with the top of the bluff on the north side of Purgatory Creek, with the northeasterly line of said 521.55 acre Aaron Posey tract, same being the northeasterly line of said 931.2 acre tract, and the southwesterly line of said 644.89 acre tract, along or near a fence, the following two (2) courses:

- 1) S 38° 11' 00" E, 186.65 feet to a 24 inch Cedar;
- 2) S 26° 08' 59" E, 44.64 feet to a 4 inch steel fence post found at the southeasterly corner of said 644.89 acre tract, same being the most westerly southwest corner of a tract of land called to be 659.9 acres, described in a deed to Frost National Bank, Independent Executor & Trustee under the will of Joseph Freeman, of record in Volume 359, Page 863, of the Deed Records of Hays County, Texas;

THENCE, continuing with the top of the bluff along the north side of Purgatory Creek, and with the northeasterly line of said 521.55 acre Aaron Posey tract, same being the northeasterly line of said 931.2 acre tract, and the southwesterly line of said 359.9 acre tract, the following twenty-four (24) courses:

- 1) S 38° 37' 54" E, 194.88 feet to a 20 inch Cedar;
- 2) S 23° 05' 48" E, 144.98 feet to a fence post;
- 3) S 14° 02' 15" E, 211.82 feet to an 11 inch Live Oak;
- 4) S 04° 40' 29" E, 139.98 feet to a fence post;
- 5) S 09° 49' 19" W, 151.17 feet to a fence post;
- 6) S 13° 02' 03" W, 184.87 feet to a 14 inch Cedar;
- 7) S 24° 36' 40" W, 235.14 feet to a 12 inch Cedar;
- 8) S 46° 15' 57" W, 269.96 feet to a fence post;
- 9) S 51° 19' 02" W, 83.65 feet to a fence post;
- 10) S 57° 26' 13" W, 211.29 feet to a 10 inch forked Cedar;
- 11) S 67° 51' 39" W, 292.40 feet to a 12 inch Elm;
- 12) S 53° 11' 33" W, 270.40 feet to a 16 inch Cedar;
- 13) S 48° 38' 33" W, 173.22 feet to a 14 inch Cedar;
- 14) S 39° 43' 05" W, 181.85 feet to a 20 inch Cedar;
- 15) S 46° 41' 09" W, 27.48 feet to a 19 inch Live Oak;
- 16) S 07° 47' 26" W, 63.67 feet to a 15 inch Cedar;
- 17) S 09° 34' 34" E, 122.17 feet to a 19 inch Cedar;
- 18) S 21° 02' 25" E, 95.15 feet to an 18 inch Live Oak;
- 19) S 29° 41' 12" E, 37.43 feet to a 24 inch Live Oak;
- 20) S 55° 58' 24" E, 165.76 feet to a 13 inch Cedar;
- 21) S 69° 05' 17" E, 157.93 feet to a 12 inch dead Cedar;
- 22) S 87° 26' 34" E, 93.93 feet to a 12 inch Cedar;
- 23) N 86° 17' 10" E, 15.00 feet to a 14 inch Cedar;
- 24) S 80° 39' 48" E, 204.22 feet to a fence post;

THENCE, leaving the bluff and continuing with the north high bank of said Purgatory Creek, and with the northeasterly line of said 521.55 acre Aaron Posey tract, same being

the northeasterly line of said 932.2 acre tract, and the south line of said 359.9 acre tract, along or near a fence, the following three (3) courses;

- 1) S 53° 55' 20" E, 303.37 feet to a fence post;
- 2) S 66° 41' 37" E, 129.33 feet to an 18 inch Cedar;
- 3) S 71° 29' 18" E, 295.73 feet to a 4 inch steel fence post at the southeasterly corner of said 659.9 acre tract, same being the southwesterly corner of a tract of land called to be 300 acres, conveyed to Claud Kern Wildenthal, of record in Volume 1385, Page 398, of the Official Public Records of Hays County, Texas, and described in Volume 98, Page 396, of the Deed Records of Hays County, Texas;

THENCE, continuing with the north high bank of said Purgatory Creek, and with the northeasterly line of said 521.55 acre Aaron Posey tract, same being the northeasterly line of said 931.2 acre tract, and the south line of said 300 acre tract, the following four (4) courses:

- 1) S 69° 28' 40" E, 50.13 feet to a 15 inch Live Oak;
- 2) S 65° 47' 52" E, 292.97 feet to a 14 inch Elm;
- 3) S 78° 09' 43" E, 301.48 feet to a ½ inch iron rod found;
- 4) S 60° 49' 36" E, 175.55 feet to a 5/8 inch iron rod with cap set on the north high bank of Purgatory Creek, at the southeasterly corner of said 300 acre tract, and in the westerly line of a tract of land called to be 425.55 acres, conveyed to Clovis R. Baker and Medical X-Ray Consultants, P.A. Profit Sharing Plan and Trust, of record in Volume 1158, Page 659, of the Official Public Records of Hays County, Texas, described in Volume 450, Page 187, of the Real Property Records of Hays County, Texas, for a northeasterly corner of said 521.55 acre Aaron Posey tract, a northeasterly corner of said 931.2 acre tract, and a northeasterly corner of the herein described tract;

THENCE, with the easterly line of said 521.55 acre Aaron Posey tract, same being the easterly and line of said 931.2 acre tract, the following twenty-two (22) courses:

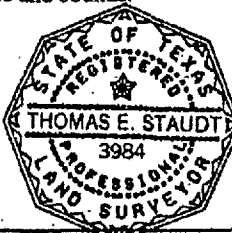
- 1) S 24° 33' 19" W, with the westerly line of said 425.55 acre tract, 97.91 feet to an 18 inch Elm;
- 2) S 11° 32' 00" W, at approximately 34 feet, passing Purgatory Creek and the northwest corner of Lot 40, *The Estates of San Marcos*, a subdivision of record in Volume 5, Pages 180-186, of the Plat Records of Hays County, Texas, and continuing for a total distance of 287.11 feet to a ½ inch iron rod with aluminum cap found for the southwest corner of said Lot 40, same being the northwest corner of Lot 39, of *The Estates of San Marcos*;
- 3) S 20° 44' 35" E, 52.44 feet to a ½ inch iron rod with aluminum cap found;
- 4) S 36° 37' 47" E, 23.85 feet to a ½ inch iron rod with aluminum cap found;
- 5) S 44° 55' 08" E, 236.78 feet to a ½ inch iron rod with aluminum cap found;
- 6) S 45° 21' 42" E, at 225.43 feet passing a ½ inch iron rod found for the southwesterly corner of said Lot 39, same being the northwesterly corner of Lot 37 of *The Estates of San Marcos*, at 329.55 feet passing a ½ inch iron rod with aluminum cap found for the southwesterly corner of said Lot 37, same being the northwesterly corner of Lot 36 of *The Estates of San Marcos*, and continuing for a total distance of 539.93 feet to a ½ inch iron rod found;
- 7) S 44° 24' 17" E, at 135.41 feet passing a ½ inch iron rod found for the southerly corner of said Lot 36, same being the northwesterly corner of Lot 35 of *The Estates of San Marcos*, and continuing for a total distance of 306.78 feet to a ½ inch iron rod found;
- 8) S 14° 03' 27" E, 38.46 feet to a ½ inch iron rod with aluminum cap found for the southerly corner of said Lot 35, same being the westerly corner of Lot 27 of *The Estates of San Marcos*, same being the northwesterly corner of Lot 26 of *The Estates of San Marcos*;
- 9) S 07° 51' 03" W, 111.97 feet to a ½ inch iron rod with aluminum cap found;

- 10) S 09° 11' 03" W, 149.62 feet to a ½ inch iron rod with aluminum cap found for the southwesterly corner of said Lot 26, same being the northwesterly corner of Lot 25 of *The Estates of San Marcos*;
- 11) S 11° 57' 31" W, 161.55 feet to a ½ inch iron rod found for the southwesterly corner of said Lot 25, same being the northwesterly corner of Lot 24 of *The Estates of San Marcos*;
- 12) S 27° 22' 42" W, 69.25 feet to a ½ inch iron rod with aluminum cap found;
- 13) S 34° 39' 27" W, 149.40 feet to a ½ inch iron rod with aluminum cap found for the southwesterly corner of said Lot 24, same being the northwesterly corner of Lot 23 of *The Estates of San Marcos*;
- 14) S 33° 34' 36" W, 104.41 feet to a ½ inch iron rod with aluminum cap found for the southwesterly corner of said Lot 23, same being the northwesterly corner of Lot 22 of *The Estates of San Marcos*;
- 15) S 33° 02' 09" W, 173.57 feet to a ½ inch iron rod with aluminum cap found for the southwesterly corner of said Lot 22, same being the northwesterly corner of Lot 21 of *The Estates of San Marcos*, and the north corner of Lot 18 of *The Estates of San Marcos*;
- 16) S 33° 36' 26" W, 405.61 feet to a ½ inch iron rod with aluminum cap found for the west corner of said Lot 18, same being the north corner of Lot 17 of *The Estates of San Marcos*;
- 17) S 41° 38' 44" W, 199.42 feet to a ½ inch iron rod found;
- 18) S 45° 47' 07" W, 105.78 feet to a ½ inch iron rod found;
- 19) S 44° 54' 58" W, at 45.83 feet passing a ½ inch iron rod with aluminum cap found for the southwesterly corner of said Lot 17, same being the northwesterly corner of Lot 16 of *The Estates of San Marcos*, at 163.05 feet passing a ½ inch iron rod with aluminum cap found for the southwesterly corner of said Lot 16, same being the northwesterly corner of Lot 2, of *The Estates of San Marcos*, and the northerly corner of Lot 1 of *The Estates of San Marcos*, and continuing for a total distance of 294.41 feet to a ½ inch iron rod found;
- 20) S 33° 04' 03" W, 100.72 feet to a ½ inch iron rod found for a westerly corner of said Lot 1, same being the most easterly northeast corner of said 521.5 acre Edward E. Posey tract;

THENCE, across said 931.2 acre tract, with the southerly line of said 521.55 acre Aaron Posey tract, and the northerly line of said 521.5 acre Edward E. Posey tract, the following six (6) courses:

- 1) S 64° 39' 05" W, 158.04 feet to a 5/8 inch iron rod with cap set;
- 2) S 54° 51' 18" W, 138.55 feet to a 5/8 inch iron rod with cap set;
- 3) S 60° 38' 40" W, 247.93 feet to a ½ inch iron rod found;
- 4) N 45° 08' 59" W, 1308.44 feet to a ½ inch iron rod found;
- 5) S 44° 51' 55" W, 1386.56 feet to a ½ inch iron rod found;
- 6) N 45° 08' 30" W, 4435.86 feet to the POINT OF BEGINNING containing 537.30 acres of land within these metes and bounds.

Description accompanied by plat.
 Surveyed by: Staudt Surveying
 P.O. Box 1273
 Dripping Springs, Texas 78620
 512-858-2236



Thomas E. Staudt 2/12/02
 Thomas E. Staudt Registered Professional Land Surveyor No. 3984 Date

Job No. S02080



**EAGLE
LAND
SURVEYING**

P.O. Box 2264 Wimberley, Texas 78676 (512) 847-1079 Fax: (512) 847-8522

October 29, 2012

FIELD NOTES DESCRIBING 100.0 ACRES OF LAND, MORE OR LESS, OUT OF THE J. WILLIAMS SURVEY, A-490, IN HAYS COUNTY, TEXAS, SAID 100.0 ACRES BEING OUT OF THAT TRACT OF LAND CALLED 521.55 ACRES, AS DESCRIBED AND RECORDED IN VOLUME 1175, PAGE 518, HAYS COUNTY OFFICIAL PUBLIC RECORDS, SAID 100.0 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2" iron pin set on the Westerly, Northeast line of the afore mentioned 521.55 acre tract, said point being S 45°08'34" E, a distance of 2,149.42 feet from the North corner of the 521.55 acre tract, said 1/2" iron pin being the East corner of the herein described 100.0 acres and being the POINT OF BEGINNING for this description;

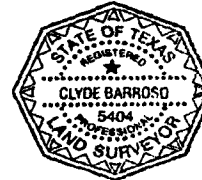
THENCE, S 44°24'29" W, across the 521.55 acre tract, a distance of 2,024.45 feet to a 1/2" iron pin found near the fence on the Southwest line of the 521.55 acre tract, said 1/2" iron pin being the South corner of the herein described 100.0 acres;

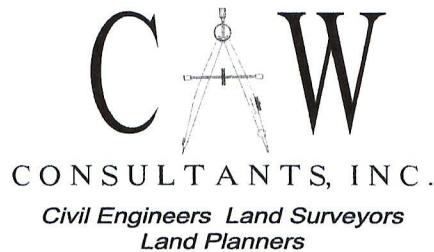
THENCE, N 45°18'20" W, with the fenced Southwest line of the 521.55 acres, a distance of 2,147.55 feet to a wood fence post found at the West corner of the 521.55 acres, being the West corner of the herein described 100.0 acres;

THENCE, N 44°21'23" E, with the fenced Northwest line of the 521.55 acres, a distance of 2,030.57 feet to a 1/2" iron pin found at the North corner of the 521.55 acres, said point being the North corner of the herein described 100.0 acres;

THENCE, S 45°08'34" E, with the Northerly, Northeast line of the 521.55 acres, a distance of 2,149.42 feet to the POINT OF BEGINNING containing 100.0 acres of land, more or less. These field notes accompany a survey plat dated October 29, 2012, by Eagle Land Surveying, job number 12-142.

Clyde Barroso, R.P.L.S. #5404, State of Texas



**658.513 ACRES**

FIELD NOTES A 658.513 ACRE (28,684,814 SQ. FT.) TRACT OF LAND SITUATED IN HAYS COUNTY OUT OF THE JOHN CARSON SURVEY NO. 3, ABSTRACT NO. 80, THE PATRICK MCGREAL SURVEY NO. 1, ABSTRACT NO. 308, THE JOHN WILLIAMS ABSTRACT NO. 490, THE THOMAS H.W. FORSITH SURVEY NO. 2, ABSTRACT NO. 173, AND THE JOHN MAXAMILLIN JR SURVEY NO. 15, ABSTRACT NO. 299 AND BEING THE REMAINDER OF A 716.234 ACRE TRACT OF LAND CONVEYED TO A.J. LEWIS, III TRUSTEE OF RECORD IN VOLUME 769, PAGE 688 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND THE REMAINDER OF A 105.55 ACRE TRACT OF LAND CONVEYED TO JOSEPH T. FREEMAN TRUST OF RECORD IN VOLUME 1189, PAGE 94 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: ALL IRON RODS SET ARE ½" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "CAWC".

BEGINNING at a ½" iron rod found with a TxDot cap in the northeast right-of-way line of Ranch Road 12 for the northeast corner of a 3.433 acre tract of land conveyed to Hays County of record in Volume 4264, Page 511 of the Official Public records of Hays County, Texas for the southeast corner of this tract (from which a disturbed ½" iron rod found bears South 44°28'58" West, 26.63 feet), said rod also being in the west line of a called 53.84 acre tract conveyed to Joy and Stanford Nolen Revocable trust of record in Volume 5323, Page 579 of the Official Public records of Hays County, Texas.

THENCE, along an unfenced line, with the southwest line of this tract and the northeast right-of-way line of Ranch Road 12 and the 3.433 acre tract the following seven (7) calls:

1. North 65°28'52" West, 156.32 feet to a ½" iron rod found with a TxDot cap for an angle,
2. North 64°40'03" West, 531.84 feet to a ½" iron rod found with a TxDot cap for the beginning of a curve to the left,
3. Northwesterly with the arc of a curve to the left and, having a radius of 5,561.70 feet, a length of 200.85 feet (Chord bears N 65° 45' 21" W. 200.84 feet) to a ½" iron rod found with a TxDot cap for an angle,
4. North 23°09'12" East, 54.93 feet to a ½" iron rod found with a TxDot cap for an angle,
5. North 66°44'58" West, 1264.69 feet to a ½" iron rod found with a TxDot cap for an angle,
6. South 23°14'55" West, 30.07 feet to a ½" iron rod found with a TxDot cap for an angle, and
7. North 66°44'11" West, 414.92 feet to a ½" iron rod found with a TxDot cap for the north corner of the 3.433 acre tract and the east corner of a 3.025 acre tract of land conveyed to Hays County of record in Volume 4264, Page 511 of the Official Public records of Hays County, Texas for and angle in this tract.

THENCE, along an unfenced line, with the southwest line of this tract and the northeast right-of-way line of Ranch Road 12 and the 3.025 acre tract the following Two (2) calls:

1. North 66°45'39" West, 442.76 feet to a ½" iron rod found with a TxDot cap for the beginning of a curve to the right,
2. Northwesterly with the arc of a curve to the right and, having a radius of 2,765.96 feet, a length of 287.68 feet (Chord bears N 63° 47' 19" W. 287.55 feet) feet to a BCG nail for the south corner of a 0.362 of an acre tract of land conveyed to Lazy Oaks Ranch, LP of record in Volume 5367, Page 415 of the Official Public Records of Hays County, Texas for an angle in this tract.

THENCE, along an unfenced line, North 35°11'12" East, 41.53 feet with a interior west line of this tract and the east line of the 0.362 of an acre tract to a ½" iron rod set for the west corner of a 0.23 of an acre tract of land conveyed to City of San Marcos of record in Volume 1239, Page 104 of the Official Public Records of Hays County, Texas for an interior corner of this tract.

THENCE, along an unfenced line, with a southern interior line of this tract and an exterior line of the 0.23 of an acre and 0.362 of an acre tract the following six (6) calls:

1. South 54°44'16" East, 99.89 feet to a ½" iron rod set for an angle,
2. North 35°15'25" East, 100.11 feet to a ½" iron rod found with a Yellow cap for an angle,
3. North 54°48'38" West, at 100.04 feet passing a disturbed ½" iron rod found for the common corner of the 0.23 and 0.362 acre tracts for a total distance of 230.70 feet to a ½" iron rod found with a BSG cap for an angle,
4. South 35°10'35" West, 99.56 feet to a ½" iron rod set for an angle,
5. South 54°54'58" East, 69.92 feet to a ½" iron rod set for an angle, and
6. South 35°17'47" West, 47.80 feet to a ½" iron rod set for the beginning of a curve to the right.

THENCE, along an unfenced line, with the southwest line of this tract and the northeast right-of-way line of Ranch Road 12 and the 3.025 acre tract the following eight (8) calls:

1. Northwesterly with the arc of a curve to the right and, having a radius of 2,764.79 feet, a length of 197.20 feet (Chord bears N 57° 29' 59" W. 197.16 feet) feet to a ½" iron rod found with a TxDot cap for an angle,
2. North 55°26'11" West, 102.23 feet to a ½" iron rod found with a TxDot cap for an angle,
3. North 69°38'09" West, 102.47 feet to a ½" iron rod found with a TxDot cap for an angle,
4. North 55°25'53" West, 278.03 feet to a ½" iron rod found with a TxDot cap for the beginning of a curve to the left,
5. Northwesterly with the arc of a curve to the left and, having a radius of 2,941.91 feet, a length of 381.27 feet (Chord bears N 59° 11' 15" W. 381.00 feet) feet to a ½" iron rod found with a TxDot cap for an angle,
6. North 62°50'31" West, 147.29 feet to a ½" iron rod found with a TxDot cap for an angle,
7. North 27°22'57" East, 24.98 feet to a ½" iron rod found with a TxDot cap for an angle, and
8. North 63°06'26" West, 12.51 feet to a ½" iron rod found with a TxDot cap in the northwest line of the remainder of the 105.55 acre tract and the southeast line of a 3380.19 acre tract of land conveyed to Freeman Harold M. Educational Foundation of record in Volume 359, Page 887 of the Official Public records of Hays County, Texas for the north corner of the 3.025 acre tract and the southwest corner of this tract.

THENCE, generally along a fenced line, North 49°56'07" East, 4301.33 feet with the northwest line of this tract and the southeast line of the 3380.19 acre tract to a 4-1/2" iron pipe post found for the north corner of the 105.55 acre tract and the south corner of a 94.23 acre tract of land conveyed to Freeman Harold M. Educational Foundation of record in Volume 1189, Page 99 of the Official Public records of Hays County, Texas for an angle in this tract.

THENCE, generally along a fenced line, with the northwest line of this tract and the 716.234 acre tract and the southeast line of the 94.23 acre tract the following Two (2) calls:

1. North 32°58'26" East, 2076.97 feet to a 4-1/2" iron pipe post found for an angle
2. North 37°21'15" East, 2082.73 feet to a 4-1/2" iron pipe post found in a southern line of the 3380.19 acre tract for the northeast corner of the 94.23 acre tract and the northwest corner of the 716.234 acre tract and this tract.

THENCE, generally along a fenced line, with the north line of this tract and the 716.234 acre tract and the south line of the 3380.19 acre tract the following Three (3) calls:

1. South 85°18'12" East, 82.80 feet to a ½" iron rod set for an angle,
2. South 84°28'15" East, 452.04 feet to a ½" iron rod set for an angle, and
3. South 84°27'18" East, 432.88 feet to a ½" iron rod found in the center of a dam for the northwest corner of a 155.00 acre tract of land conveyed to Freeman Harold M. Educational Foundation of record in Volume 1189, Page 99 of the Official Public records of Hays County, Texas for the northeast corner of this tract.

THENCE, along an unfenced line, South 26°31'56" East, 2269.03 feet with the northeast line of this tract and the southwest line of the 155.00 acre tract cutting across the 716.234 acre tract to a 4" pipe post found in the northwest line of Country Estates 2 Subdivision for the south corner of the 155.00 acre tract and the northeast corner of this tract.

THENCE, generally along a fenced line, with the southeast line of this tract and the 716.234 acre tract and the northwest line of the Country Estates 2 Subdivision the following Two (2) calls:

1. South 43°31'02" West, 45.63 feet to a 30" tree with a ½" iron rod found in the base for an angle, and,
2. South 25°38'26" West, 5198.16 feet to a 2-7/8" pipe post found for the west corner of the Country Estates 2 Subdivision and the north corner of the 53.84 acre tract for and angle in the 716.234 acre tract and this tract.

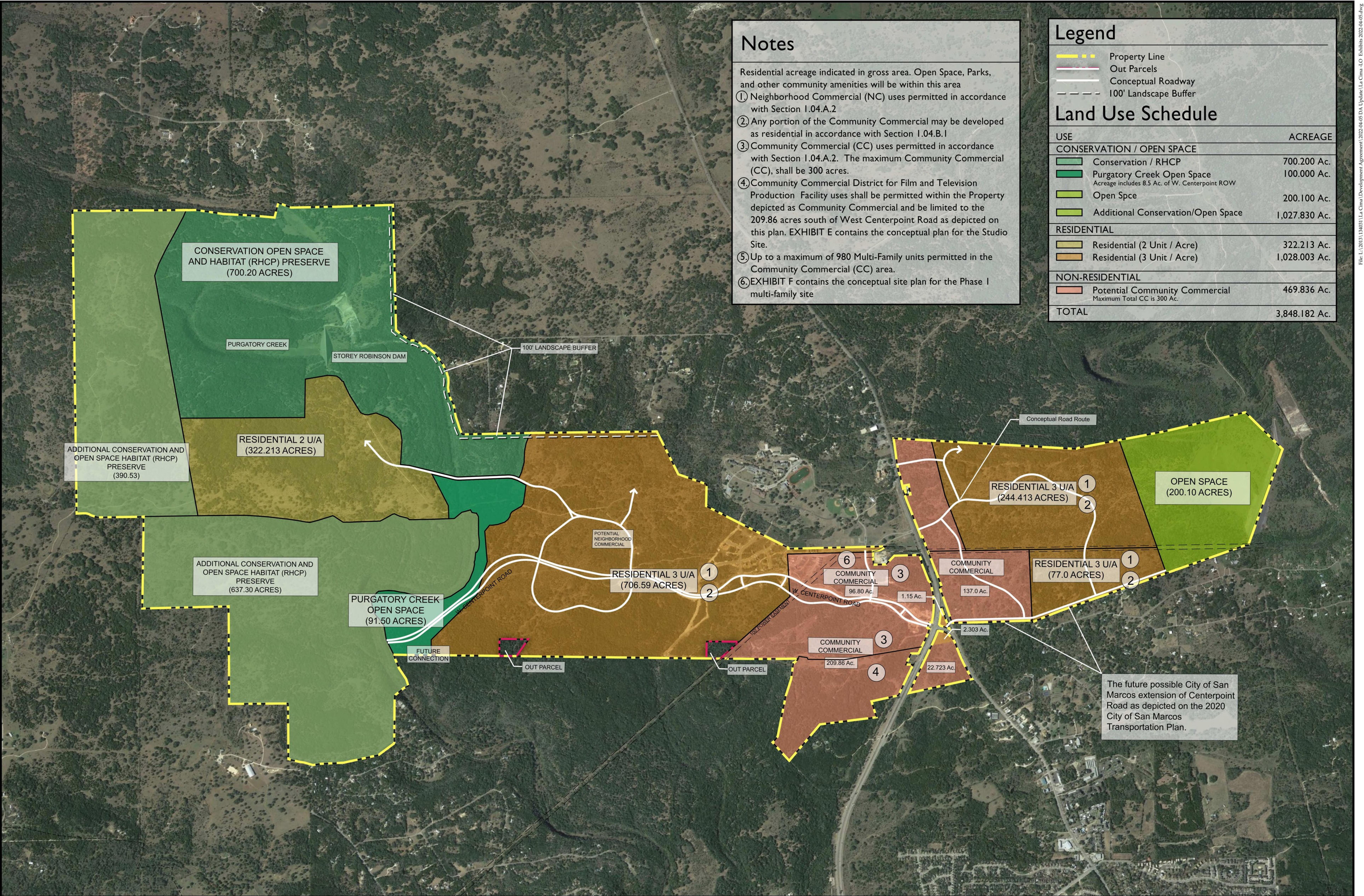
THENCE, generally along a fenced line, South 43°24'03" West, 1879.39 feet with southeast line of this tract and the 716.234 acre tract and the northwest line of the 53.84 acre tract to the **POINT OF BEGINNING** and containing 658.513 acres of land according to a survey on the ground on November 29, 2018 by CAW Consultants, Inc.

Craig A. Wallendorf 11-29-18

Craig A. Wallendorf
Registered Professional Land Surveyor # 5810

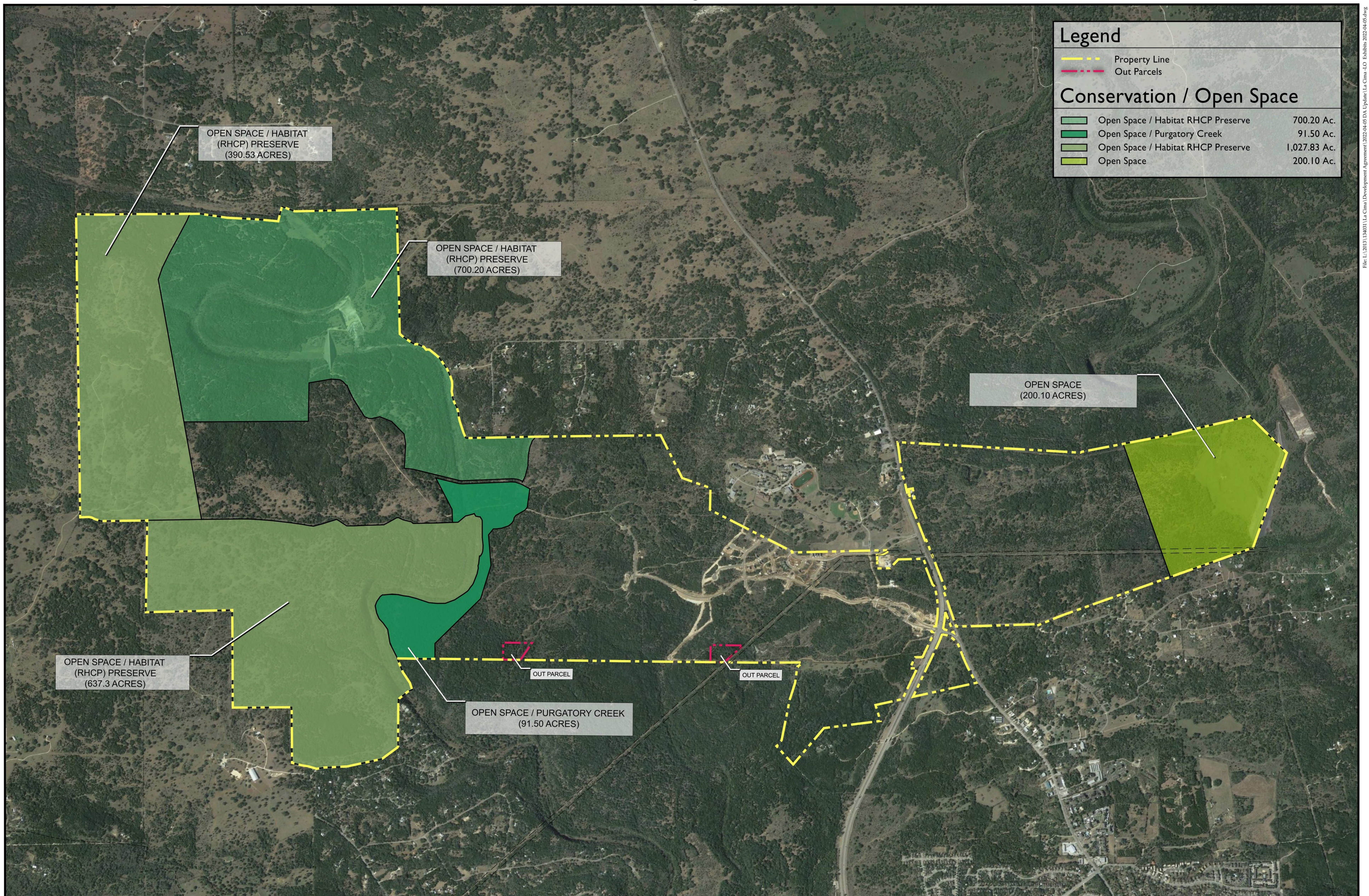
Accompanying Plat Prepared
File: C/Draw 17-031 Freeman Ranch (M&B 658.513 AC)





- ### Notes
- Residential acreage indicated in gross area. Open Space, Parks, and other community amenities will be within this area
- 1 Neighborhood Commercial (NC) uses permitted in accordance with Section 1.04.A.2
 - 2 Any portion of the Community Commercial may be developed as residential in accordance with Section 1.04.B.1
 - 3 Community Commercial (CC) uses permitted in accordance with Section 1.04.A.2. The maximum Community Commercial (CC), shall be 300 acres.
 - 4 Community Commercial District for Film and Television Production Facility uses shall be permitted within the Property depicted as Community Commercial and be limited to the 209.86 acres south of West Centerpoint Road as depicted on this plan. EXHIBIT E contains the conceptual plan for the Studio Site.
 - 5 Up to a maximum of 980 Multi-Family units permitted in the Community Commercial (CC) area.
 - 6 EXHIBIT F contains the conceptual site plan for the Phase I multi-family site

Legend	
	Property Line
	Out Parcels
	Conceptual Roadway
	100' Landscape Buffer
Land Use Schedule	
USE	ACREAGE
CONSERVATION / OPEN SPACE	
Conservation / RHCP	700.200 Ac.
Purgatory Creek Open Space Acreage includes 8.5 Ac. of W. Centerpoint ROW	100.000 Ac.
Open Spce	200.100 Ac.
Additional Conservation/Open Space	1,027.830 Ac.
RESIDENTIAL	
Residential (2 Unit / Acre)	322.213 Ac.
Residential (3 Unit / Acre)	1,028.003 Ac.
NON-RESIDENTIAL	
Potential Community Commercial Maximum Total CC is 300 Ac.	469.836 Ac.
TOTAL	3,848.182 Ac.



**La Cima
San Marcos**

Exhibit C - Conservation & Open Space Plan

SCALE : 1" = 800'
0' 400' 800' 1,600'
DATE : 04-05-2022



1611 Wset 5th Street, Suite 175
Austin, TX 78703
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com



All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

Exhibit "D"

DEVELOPMENT STANDARDS FOR FILM AND TELEVISION PRODUCTION FACILITIES USES

Purpose: The following development standards applicable to any portion of the Property developed as Film and Television Production Facilities Uses (as defined in the Development Agreement) on the Property are set forth to achieve a unique look and character for such Film and Television Production Facilities Uses. The intent is to maintain a consistent look and character for the perimeter area of such Film and Television Productions Facilities Uses while providing flexibility for the internal studio portions of such Film and Television Production Facilities Uses. Attached as Exhibit "E" is a conceptual rendering of a layout of a studio site, buildings, and parking for the Film and Television Production Facilities Uses on approximately 75 acres of the Property (the "Studio Site").

1. **Approvals and Controls:** All buildings and site improvements will be submitted to the Film and Television Development Team for conformance with the Architectural Codes and Regulations, and if conforming the specific building or improvement will be submitted to the City of San Marcos for review and approval following compliance with all applicable City Codes and Ordinances. Such buildings and site improvements are intended to be substantially similar to the conceptual Studio Site plan on Exhibit "E", subject to such changes as may be reviewed and approved by the Director of Development Services at the time of site planning.
2. **Approved Uses:** Without limiting the possible uses that may be applicable to any Film and Television Production Facilities Uses, such Film and Television Production Facilities Uses may include:
 - Production Studios
 - Workshops
 - Production Warehouses
 - Support Commercial Businesses
 - Studio Production Equipment Rental
 - Restaurant, Catering, Mobile Food, and Retail
 - Bar with sale and on premises consumption of alcohol shall require a Conditional Use Permit
 - Temporary Production sets
 - Location and size of facilities not limited, except as noted below
 - Outdoor recreational areas including executive golf activities, climbing Material Storage Areas (Covered or enclosed structures)
3. **General Development Regulations**
 - A. **Block Requirements:** No limit on lot size of the Studio Site.
 - B. **Setbacks:**
 1. **Film and Television Facilities** - Buildings adjacent to Wonder World Drive will have a minimum setback of 100 feet from the Right of Way. Buildings adjacent to West Centerpoint Road will have a setback of 100 feet from the Right of Way.

2. **Future Development** – Buildings adjacent to West Centerpoint Road as part of Future Development will have a setback of 25 feet from the Right of Way.
- C. **Entrances:** Entrances to the Studio Site will be located at the existing curb cut on Wonder World Drive and at Split Rock Path on West Centerpoint Rd generally as shown on the conceptual site plan for the Studio Site attached as Exhibit E. These entrances will provide controlled access to the secured Studio Site. A turnaround location will be provided as part of the Studio Site generally as shown on Exhibit E.
- D. **Driveway Dimensions:** Maximum radius at 30' on Wonderworld Drive.
- E. **Cut and Fill Requirements:** Cut and Fill of 30ft will be allowed for the construction of the Studio Site. The Studio Site will cover approximately 75 acres generally as shown on Exhibit E.
- F. **Fencing:** Perimeter fencing up to a maximum height of 10ft will be allowed around the Studio Site. Decorative fencing will be constructed of steel or aluminum at such locations generally as shown on Exhibit E. No Perimeter fencing associated with the studio site will be located closer than 100ft of any adjacent public Right of Way.
- G. **Signage:** Each building will be allowed two building wall signs or one building wall sign and one monument sign. In addition to this primary signage, site directional signage will be allowed as required for direction of pedestrian or traffic flows. Interior signage will not be limited in size or illumination and will face the interior of the site and will be limited to facades of interior facing buildings, driveways and parking areas.
- H. **Sidewalks:** Sidewalks and/or easements for sidewalks will be provided along all public street frontages, including Wonder World Drive. City may accept in accordance with Section 3.8.1.2 of the Land Development Code as amended on September 1, 2020, as supplemented and modified, a cash fee for the installation of all or part of such sidewalk adjacent to Wonder World Drive.
- I. **Lighting Standards:** Exterior Lighting will be provided with cutoff type fixtures at various mounting heights. Street lighting will be themed, utilitarian security lighting and general illumination lighting will be mounted to allow fixtures to be controlled as production needs occur to override light sensors. All lighting will have controls to allow prescribed areas to be turned on or off as needed by the productions. All lighting will comply with all applicable City Codes and Ordinances.
- J. **Architectural Style:**
 1. **Entry Monuments:** All areas and vehicle entrances from Wonder World Drive and West Centerpoint Road will incorporate natural materials at each entry.
 2. **Building Facades:** The character of building facades will be reflective of the character of the general nonresidential architectural design standards in Section of 1.04.E.2 of the Development Agreement but not held to the percentage of material requirements set forth therein.
- K. **Size/Height:**
 1. Studio Support Businesses adjoining Wonder World Drive and West Centerpoint Road will be limited to 40 feet in height. Buildings will not be limited in area but will require

no more than 100 feet of unbroken mass before a minimum 2 x 2-foot articulation occurs to break the massing.

2. Studio Production Areas including workshops and interior support buildings will be limited to 65 feet in height measured from average grade around buildings to average roof height. Only sound stages may exceed 65 feet in height and a maximum of 90 feet in height.
3. Office buildings shall be limited to 110' tall, which include lower levels below grade and screening structures on roofs.
4. Specialty areas such as water towers, silos, or steeples, or any temporary set structure will not be restricted. Temporary shall mean for a period of 180 days with ability to extend time in 180-day increments with City Staff approval.

L. Materials: Structures within the Studio Site will have consistent details using brick, concrete, wood appearance, stucco, or stone material, or facades that simulate the same material. Structures include studios and workshops with metal siding, painted or natural concrete, stucco, brick, stone, or wood (or facades that simulate the material). Temporary sets may include plastics or other materials to simulate exterior materials. All materials will be approved by city building officials.

M. Roofs:

1. Studio roofs will not be limited in materials or pitch.

N. Tree Save Areas: Credit for all Trees saved outside the Limits of Construction within the 209.86 will be applied toward Trees removed within in the 209.86 acres.

O. Landscaping:

1. Perimeter landscaping will be grass and indigenous materials with xeriscape characteristics. All perimeter landscaping will at a minimum meet the landscape requirements in Section of 1.04.F of the Development Agreement applicable to Film and Television Productions Facilities Uses.
2. All interior landscape and parking lot landscape requirements shall be waived and exempt from City of San Marcos and Section of 1.04.F of the Development Agreement within the secured studio area.

P. Parking Areas: Parking areas within 100 feet of Wonder World Drive and West Centerpoint Road will be visually screened by evergreen hedges and/or landscaped berms at a typical height of 4 feet.

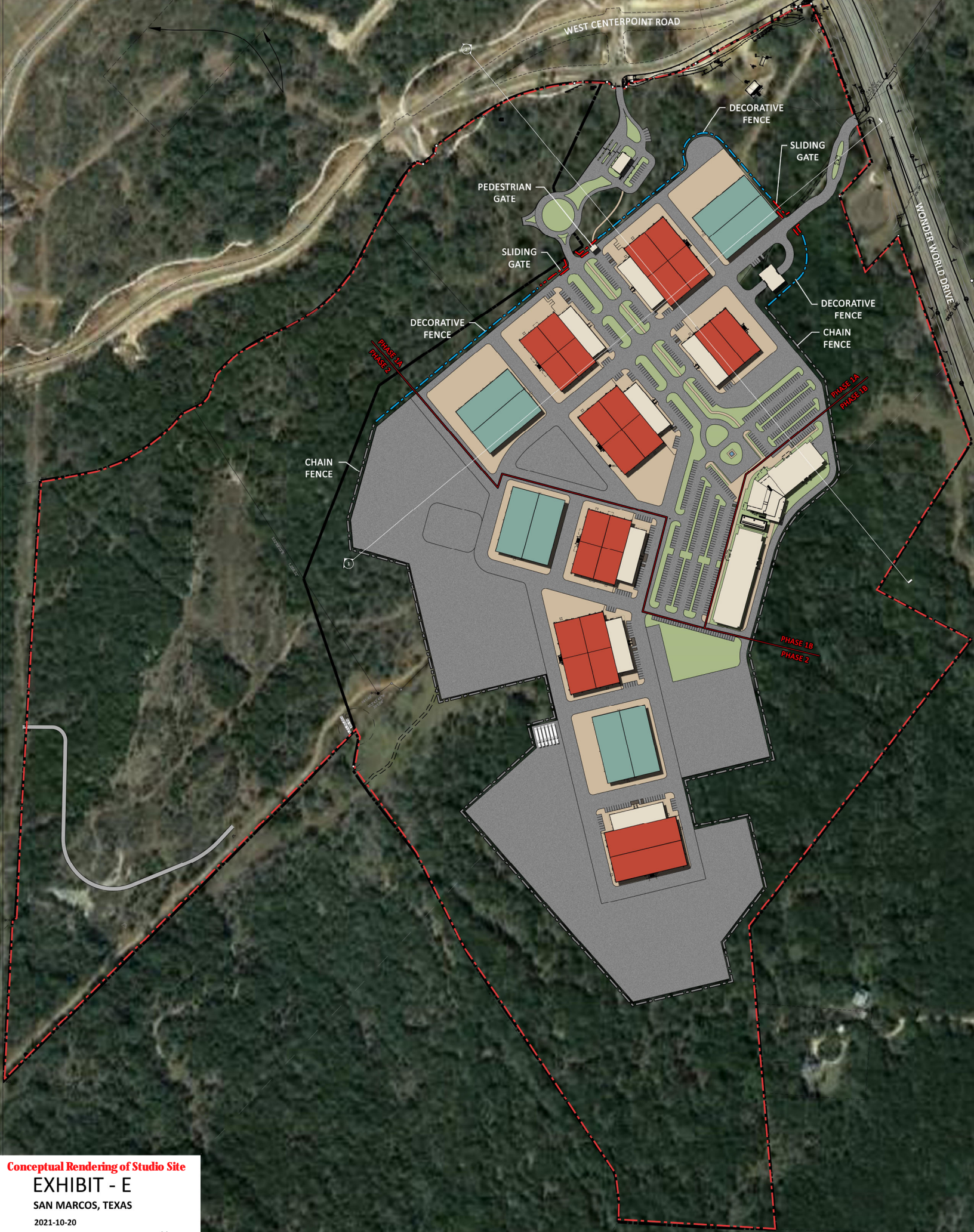
Q. Parking Requirements: The Studio Site will have 65 permanent parking spaces per stage and up to 800 permanent parking spaces will be provided at full build out of the Studio Site. Up to an additional 400 flexible spaces will be provide as needed.

R. Bicycle Parking: At minimum one bicycle rack holding up to a minimum of 5 bikes will be provided per building and additional racks provided as needed per developer.

S. Screening requirements: All dumpsters located within 200 feet of a Public Street or where visible from a public street will be screened.

T. Noise Standards: Outdoor productions generating greater than 85 decibels at the Studio Site boundary require advance notice to residents within 1,500 feet of such productions.

- U. Hours of Operation:** Production schedules will not limit hours of operation.
- V. Transit Stop:** A transit stop will be located adjacent to West Centerpoint Road at or near the intersection of Split Rock Road at such location as mutually agreed to with City and at such time that there is a public need for such transit stop.



Conceptual Rendering of Studio Site
EXHIBIT - E
SAN MARCOS, TEXAS
2021-10-20

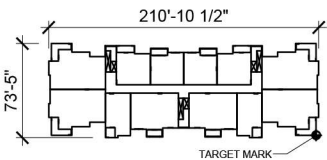


BUILDING KEY

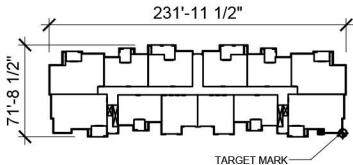


UNIT TABULATION

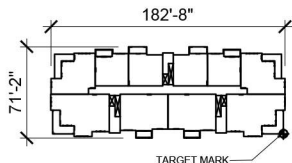
UNIT TYPE	#UNITS	%
A - ONE BEDROOM, ONE BATH	166	54%
B - TWO BEDROOM, TWO BATH	130	43%
C - THREE BEDROOM, TWO BATH	8	3%
TOTAL	304	100%



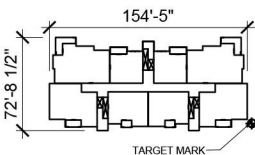
BUILDING 'A' 2 STORY
3 REQ'D



BUILDING 'B' 3 STORY
2 REQ'D



BUILDING 'C' 3 STORY
3 REQ'D



BUILDING 'D' OR 'E' TOTAL
4 REQ'D



EXHIBIT F - LA CIMA PHASE 1 MULTI-FAMILY