

**A METES AND BOUNDS
DESCRIPTION OF A
63.578 ACRE TRACT OF LAND**

BEING a 63.578 acre (2,769,448 square feet) tract of land situated in the A.M. Esnaurizar Survey, aka A. M. Esnanrizar Survey, Abstract No. 6, Hays County, Texas, and being a portion of the A.M. Esnaurizar Eleven League Grant Subdivision 149, plat of which is recorded in Volume 34, Page 303, Deed Records Comal County, and containing all of that certain tract 50.00 acre Tract A, and a portion of that certain 50.00 acre Tract B, both described in instrument to Donald W. Tuff and Germaine Tuff in Volume 312, Page 837, Deed Records Hays County, and Volume 802, Page 397, Deed Records Comal County; and being more particularly described as follows:

BEGINNING at a 6-inch wood fence post found on the southwesterly line of that certain 4.56 acre tract described in instrument to Hays Energy Limited Partnership in Volume 1512, Page 495, Official Public Records Hays County, marking the North corner of said 50.00 acre Tract A, and the East corner of that certain 0.80 acre tract described in instrument to Hays Energy Limited Partnership in Volume 1648, Page 485, Official Public Records Hays County; and marking the north corner of the herein described tract;

THENCE, South 60°09'54" East, 2.99 feet along the southwesterly line of said 4.56 acre tract to a 1/2-inch iron rod found marking the West corner of that certain 136.912 acre tract described in instrument to Highlander SM, LLC in Document No. 22004858, Official Public Records Hays County;

THENCE, along the common line of said 136.912 acre tract and said 50.00 acre Tract A, the following three (3) calls:

1. South 45°04'42" East, 413.36 feet to a wood fence post found for corner;
2. South 45°21'46" East, 733.15 feet to a wood fence post found for corner;
3. South 45°19'47" East, at 256.73 feet passing a 60d-nail with washer stamped "BYRN Survey" found marking the southwest corner of said 136.912 acre tract; continuing for a total distance of 262.16 feet to a 1/2-inch iron rod with cap stamped "KHA" set under a barbed wire fence on the northwesterly line of that certain 75.9 acre Tract One, described in instrument to John D. Doster and Eva J. Doster, recorded in Volume 265, Page 178, Deed Records Hays County, and marking the East corner of herein described tract;

THENCE, South 44°24'42" West, 1736.82 feet along the common line of said 50.00 acre Tract A and said 75.9 acre tract, to a found 1-inch iron pipe called for as the west corner of said 75.9 acre tract, and the northeast corner of that certain 46.8 acre Tract Three, recorded in said in Volume 265, Page 178;

THENCE, along the common line of said 46.8 acre tract and aforesaid 50.00 acre Tract A, the following two (2) calls:

1. South 44°40'50" West, 283.13 feet to a 6-inch wood corner post marking the South corner of herein described tract, and an interior North corner of said 46.8 acre tract;
2. North 29°48'52" West, 286.88 feet to an 8-inch wood corner post found marking the northern-most northwest corner of said 46.8 acre tract, and a southeast corner of aforesaid 50.00 acre Tract B;

THENCE, North 45°16'07" West, 1151.95 feet crossing said 50.00 acre Tract B to a 1/2-inch iron rod with cap stamped "KHA" set on the southeasterly line of that certain called 49.68 acre tract described in instrument to Connie D. Martin in Document No. 80031113, Official Public Records Hays County, and marking the West corner of the herein described tract; said set rod bears South 44°58'19" West, 687.46 feet to a 1/2-inch iron rod with illegible cap found at the called North corner of Subdivision 124 of Esnaurizar Grant, and marking:

1. the South corner of said 49.68 acre tract;
2. the East corner of that certain tract 3.02 acre tract described in instrument to Connie Martin in Document No. 2008-80031897, Official Public Records Hays County, and Document No. 20080604468 Official Public Records Comal County;
3. the North corner of that certain 2.54 acre tract out of a 3.74 acre tract, described in instrument to Donald and Germaine Tuff in Volume 928, Page 471, Deed Records Comal County; said found rod bears: South 67°37'49" East, 36.85 feet to a found 25" fallen live oak (called 15" live oak in Volume 312, Page 831, Deed Records Hays County - shot in center of root ball), and North 11°50'10" West, 56.35 feet to a found 22" fallen live oak (called 15" live oak in Volume 312, Page 831, Deed Records Hays County - shot in center of root ball);

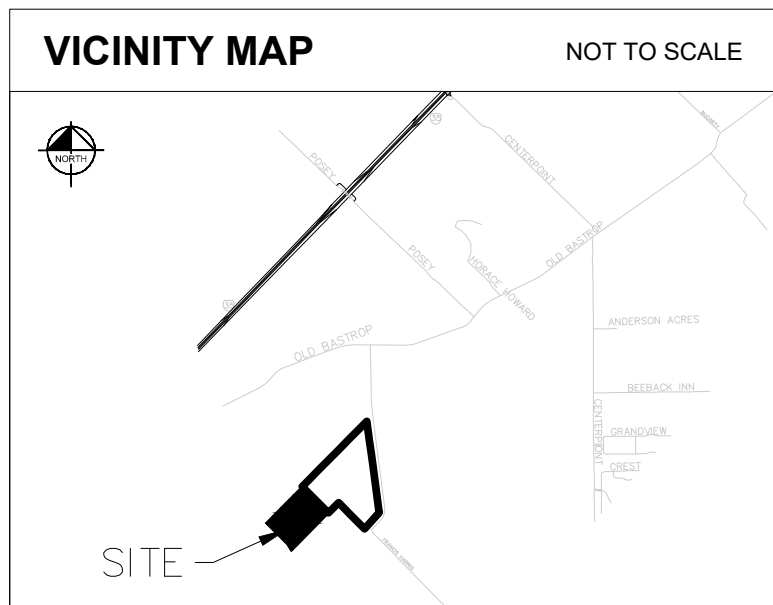
THENCE, along common line of said 49.68 acre tract, and of said 50.00 acre Tract A and said 50.00 acre Tract B, the following three (2) calls:

1. North 44°58'19" East, 1,073.33 feet to a 1/2-inch iron rod with cap stamped "ASH 5687" found for corner;
2. North 44°53'34" East, 869.27 feet to the **POINT OF BEGINNING**, and containing 63.578 acres of land in Hays County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid South Central Zone (FIPS 4204) (NADd'83). All distances are on the Grid and shown in U.S. Survey Feet. This description was generated on 8/28/2024 at 2:31 pm, based on geometry in the drawing file k:\sna_survey\highlander real estate partners\068727800-Francis Harris\Dwg\Francis Harris Base.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

John G. Mosier 1-16-2025

John G. Mosier
Registered Professional Land Surveyor No. 6330
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166
greg.mosier@kimley-horn.com





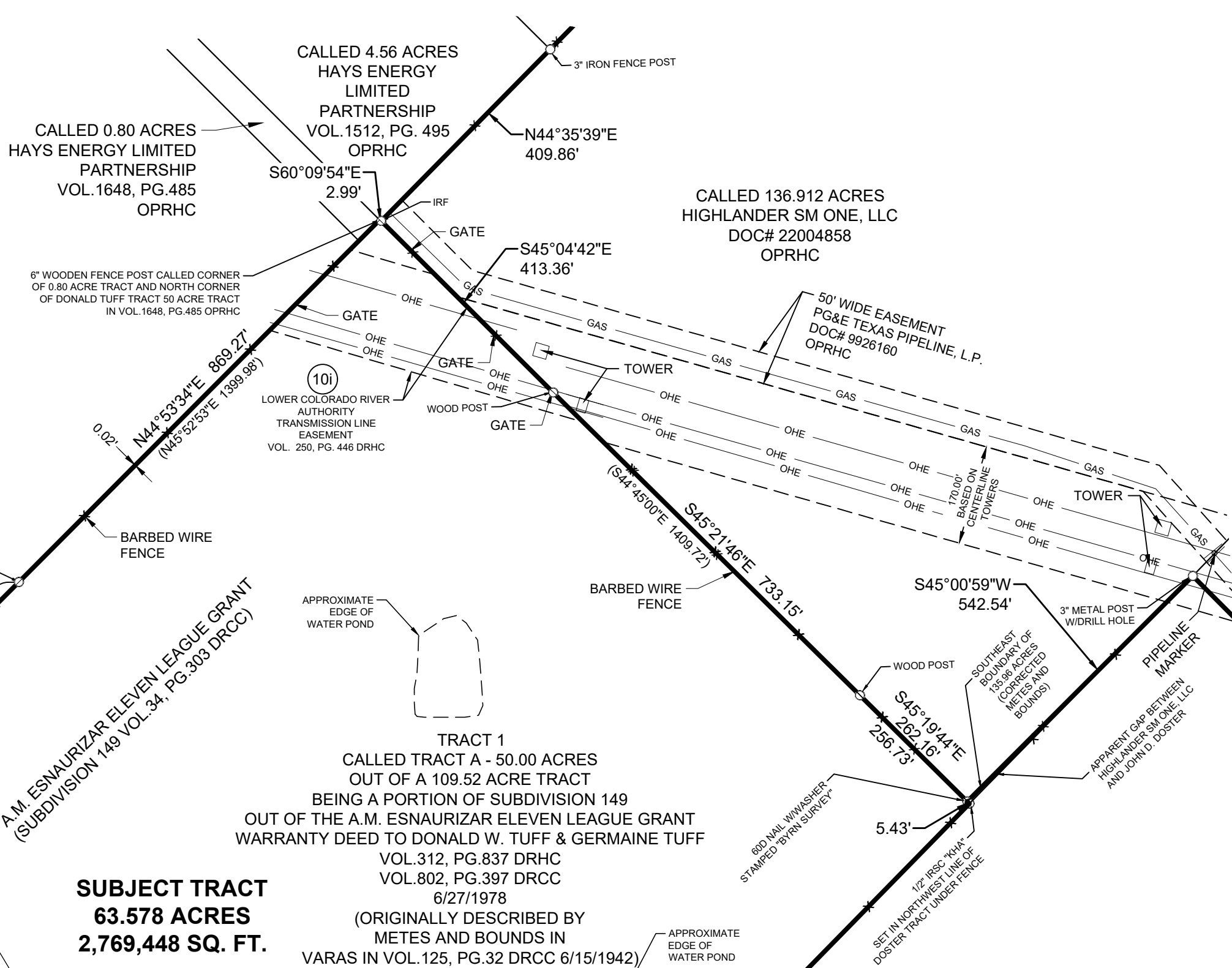
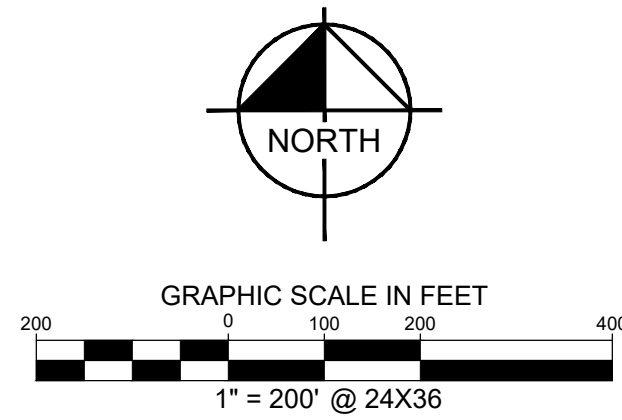
TITLE COMMITMENT
LEGAL DESCRIPTION:

TRACT 1: BEING 50 ACRES OF LAND, MORE OR LESS, IN THE A. M. ENSNAURIZER ELEVEN LEAGUE GRANT, SITUATED IN HAYS COUNTY, TEXAS AND COMAL COUNTY, TEXAS, BEING THAT SAME TRACT CALLED TRACT A CONVEYED IN VOLUME 312, PAGE 837, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 802, PAGE 397, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.

TRACT 2: BEING 50 ACRES OF LAND, MORE OR LESS, IN THE A. M. ENSNAURIZER ELEVEN LEAGUE GRANT, SITUATED IN HAYS COUNTY, TEXAS AND COMAL COUNTY, TEXAS, BEING THAT SAME TRACT CALLED TRACT B CONVEYED IN VOLUME 312, PAGE 837, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 802, PAGE 397, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO.

TRACT 3; BEING 1.2 ACRES OF LAND, MORE OR LESS, IN THE A. M. ENSAURIZUR SURVEY, SITUATED IN COMAL COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN VOLUME 496, PAGE 300, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 386, PAGE 188, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "C" ATTACHED HERETO.

TRACT 4: BEING 2.54 ACRES OF LAND, MORE OR LESS, IN THE A. M. ESNAURIZAR SURVEY, SITUATED IN COMAL COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN VOLUME 928, PAGE 471, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.



**SUBJECT TRACT
63.578 ACRES
2,769,448 SQ. FT.**

VOL. 802, PG. 397 DRCC
6/27/1978
(ORIGINALLY DESCRIBED BY
METES AND BOUNDS IN
VARAS IN VOL. 125, PG. 32 DRCC 6/15/1942)

APPROXIMATE
EDGE OF
WATER POND

BARBED WIRE
FENCE

MA PANEL NO. 48209C0467F
9/2/2005
ZONE "X"

946°12'00"W 2028.26'
1736.82'

CALLLED TRACT ONE: 75.9 ACRES
JOHN D. DOSTER AND IVA J. DOSTER
VOL. 265 PG. 78 DRCC
1/15/1974

ORIGINALLY DESCRIBED BY
METES & BOUNDS IN
VOL. 159, PG. 50 DRCC 5/31/1954

SET IN NORTHWEST
CORNER TRACT 1 UNIT
DOSTER TRACT 1 UNIT

**A METES AND BOUNDS
DESCRIPTION OF A
63.578 ACRE TRACT OF LAND**

BEING A 63.578 ACRES (2,769.448 SQUARE FEET) TRACT OF LAND SITUATED IN THE A. M. ESNAURIZAR SURVEY A.K.A. M. ESNAURIZAR, ABSTRACT NO. 6, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT SUBDIVISION 149, PLAT OF WHICH IS RECORDED IN VOLUME 34, PAGE 303, DEED RECORDS COMAL COUNTY, AND CONTAINING ALL OF THAT CERTAIN TRACT 50.00 ACRE TRACT A, AND A PORTION OF THAT CERTAIN 50.00 ACRE TRACT B, BOTH DESCRIBED IN INSTRUMENT TO DONALD W. TUFF AND GERMAINE TUFF IN VOLUME 312, PAGE 837, DEED RECORDS HAYS COUNTY, AND VOLUME 802, PAGE 397, DEED RECORDS COMAL COUNTY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 6-INCH WOOD FENCE POST FOUND ON THE SOUTHWESTERLY LINE OF THAT CERTAIN 4.56 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAYS ENERGY LIMITED PARTNERSHIP, IN VOLUME 1512, PAGE 495, OFFICIAL PUBLIC RECORDS HAYS COUNTY, MARKING THE NORTH CORNER OF SAID 50.00 ACRE TRACT A, AND THE EAST CORNER OF THAT CERTAIN 0.80 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAYS ENERGY LIMITED PARTNERSHIP IN VOLUME 1648, PAGE 485, OFFICIAL PUBLIC RECORDS HAYS COUNTY; AND MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 60°09'54" EAST, 2.99 FEET ALONG THE SOUTHWESTERLY LINE OF SAID 4.56 ACRE TRACT TO A 1/2-INCH IRON ROD FOUND MARKING THE WEST CORNER OF THAT CERTAIN 136.912 ACRE TRACT DESCRIBED IN INSTRUMENT TO HIGHLANDER SM, LLC IN DOCUMENT NO. 22004858, OFFICIAL PUBLIC RECORDS HAYS COUNTY;

THENCE, ALONG THE COMMON LINE OF SAID 136.912 ACRE TRACT AND SAID 50.00 ACRE TRACT A, THE FOLLOWING THREE (3) CALLS:

1. SOUTH 45°04'42" EAST, 413.36 FEET TO A WOOD FENCE POST FOUND FOR CORNER;
2. SOUTH 45°21'46" EAST, 733.15 FEET TO A WOOD FENCE POST FOUND FOR CORNER;
3. SOUTH 45°19'47" EAST, AT 256.73 FEET PASSING A 60D-NAIL WITH WASHER STAMPED "BYRN SURVEY" FOUND MARKING THE SOUTHWEST CORNER OF SCD 136.912 ACRE TRACT;
CONTINUING FOR A TOTAL DISTANCE OF 262.16 FEET TO A 1/2-INCH IRON ROD WITH CAP
STAMPED "WHA" ON THE NORTHWESTERLY LINE OF THAT 1/2-ACRE TRACT ONE
FOURTH PART OF THE NORTHWESTERLY CORNER OF SAID 136.912 ACRE TRACT ONE
FOURTH PART, DESCRIBED IN INSTRUMENT TO JOHN D. DOSTER AND EVA J. DOSTER, RECORDED IN VOLUME
265, PAGE 178, DEED RECORDS DAVIS COUNTY, AND MARKING THE EAST CORNER OF HEREIN
DESCRIBED TRACT;

THENCE, SOUTH 44°24'42" WEST, 1736.82 FEET ALONG THE COMMON LINE OF SAID 50.00 ACRE TRACT A AND SAID 75.9 ACRE TRACT, TO A FOUND 1-INCH IRON PIPE CALLED FOR AS THE WEST CORNER OF SAID 75.9 ACRE TRACT, AND THE NORTHEAST CORNER OF THAT CERTAIN 46.8 ACRE TRACT THREE, RECORDED IN SAID IN VOLUME 265, PAGE 178;

THENCE, ALONG THE COMMON LINE OF SAID 46.8 ACRE TRACT AND AFORESAID 50.00 ACRE TRACT A, THE FOLLOWING TWO (2) CALLS:

1. SOUTH 44°40'50" WEST, 283.13 FEET TO A 6-INCH WOOD CORNER POST MARKING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT, AND AN INTERIOR NORTH CORNER OF SAID 46.8 ACRE TRACT;
2. NORTH 29°48'52" WEST, 286.88 FEET TO A 8-INCH WOOD CORNER POST MARKING THE NORTHERN-MOST NORTHWEST CORNER OF SAID 46.8 ACRE TRACT, AND A SOUTHEAST CORNER OF AFORESAID 50.00 ACRE TRACT B;

THENCE, NORTH 45°16'00" WEST, 1151.95 FEET CROSSING SAID 50.00 ACRE TRACT B TO A 1/2-**INCH** IRON ROD WITH CAP STAMPED "KHA" SET ON THE SOUTHEASTERLY LINE OF THAT CERTAIN CALLED 49.88 ACRE TRACT, DESCRIBED IN INSTRUMENT TO CONNIE D. MARTIN IN DOCUMENT NO. 80031113, OFFICIAL PUBLIC RECORDS HAYS COUNTY, AND MARKING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT; SAID SET ROD BEARS SOUTH 44°58'19" WEST, 687.46 FEET TO A 1/2-**INCH** IRON ROD WITH ILLEGIBLE CAP FOUND AT THE CALLED NORTH CORNER OF SUBDIVISION 124 OF ENSAURIZOR GRANT, AND MARKING:

2. THE SOUTH CORNER OF SAID 49.68 ACRE TRACT;
3. THE EAST CORNER OF THAT CERTAIN TRACT 3.02 ACRE TRACT DESCRIBED IN INSTRUMENT TO CONNIE MARTIN IN DOCUMENT NO. 2008-80031897, OFFICIAL PUBLIC RECORDS HAYS COUNTY, AND DOCUMENT NO. 20080604688 OFFICIAL PUBLIC RECORDS COMAL COUNTY;
4. THE NORTH CORNER OF THAT CERTAIN 2.54 ACRE TRACT OUT OF A 3.74 ACRE TRACT, DESCRIBED IN INSTRUMENT TO DONALD AND GERMAINE TUFF IN VOLUME 928, PAGE 471; BUT THE CORNERS OF SAID 2.54 ACRES BEARS, SOUTH 87°37'44" EAST, 38.85 FEET TO A FOUND 25' FALLEN LIVE OAK, CALLED '15' LIVE OAK IN VOLUME 312, PAGE 831, DEED RECORDS HAYS COUNTY (SHOT IN CENTER OF ROOT BALL), AND NORTH 11°50'10" WEST, 56.35 FEET TO A FOUND 22' FALLEN LIVE OAK, CALLED '15' LIVE OAK IN VOLUME 312, PAGE 831, DEED RECORDS HAYS COUNTY (SHOT IN CENTER OF ROOT BALL).

THENCE, ALONG COMMON LINE OF SAID 49.68 ACRE TRACT, AND OF SAID 50.00 ACRE TRACT A AND SAID 50.00 ACRE TRACT B, THE FOLLOWING THREE (2) CALLS:

- N. NORTH 44°58'19" EAST, 1,073.33 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "ASH 5687"
FOUR FEET FOR CORNER.
N. NORTH 44°53'24" EAST, 889.27 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 63.576
ACRES OF LAND IN HAYS COUNTY, TEXAS. THE BASIS OF BEARING FOR THIS DESCRIPTION IS
THE TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE (FIPS 4204)
(NAD83). ALL DISTANCES ARE ON THE GRID AND SHOWN IN U.S. SURVEY FEET. THIS
DESCRIPTION WAS GENERATED ON 8/28/2024 AT 2:31 PM, BASED ON GEOMETRY IN THE
DRAWING FILE K:\SNA_SURVEY\HIGHLANDER REAL ESTATE PARTNERS\068727800-FRANCIS
HARRIS/DWG\FRANCIS HARRIS BASE.DWG, IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES
IN SAN ANTONIO, TEXAS.

LINE TYPE LEGEND

_____	BOUNDARY LINE
_____	EASEMENT LINE
_____	BUILDING LINE
_____	SIDEWALK
_____	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
GAS	UNDERGROUND GAS LINE
CHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
*****	FENCE
_____	CONCRETE PAVEMENT
_____	ASPHALT PAVEMENT

TRACT CORNER (CALCULATED POINT UNLESS OTHERWISE LABELED)

LEGEND

U	UTILITY ANCHOR
U	UTILITY POLE
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
RHC	RECORDS OF HAYS COUNTY
IRFC	IRON ROD W/CAP STAMPED "BYRN SURVEY" FOUND
OPRHC	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
DRHC	DEED RECORDS OF HAYS COUNTY
OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
DRCC	DEED RECORDS OF COMAL COUNTY
PRCC	PLAT RECORDS OF COMAL COUNTY
(N 35°24' 42" E 25.30') DEED CALL	

A.M. ESNAURIZAR
AKA
ESNANRIZAR
SURVEY NO. 1
ABSTRACT NO. 98

CALLED TRACT 1 - 409.78 ACRES
MULTIPLE OWNERS
PARTITION DEED
DOC# 202406013269
OPRCC

**NOT PART OF
THIS SURVEY
39.814 ACRES
,734,298 SQ. FT.**

U.S. ESNAURIZAR ELE
(SUBDIVISION 124)

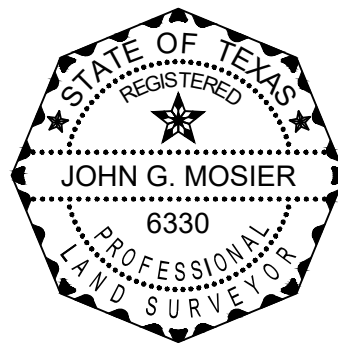
SURVEYORS CERTIFICATION:

TO: HIGHLANDER REAL ESTATE PARTNERS, LLC;
DONALD W. TUFF AND WIFE, GERMAINE TUF;
FIRST AMERICAN TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,3,4,8,9,13 AND 16 OF TABLE A THEREOF.

FIELD WORK DATE: AUGUST 15, 2024
SURVEY DATE: SEPTEMBER 12, 2024
REVISED DATE: OCTOBER 3, 2024
REVISED DATE: OCTOBER 4, 2024
REVISED DATE: JANUARY 16, 2025

JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
GREG.MOSIER@KIMLEY-HORN.COM



3	1/16/25	ESNAURIZAR AKA ESNANRIZAR
2	10/4/24	CORRECTED BEARING CALL
1	10/3/24	UPDATE 10k REFERENCE
No.	DATE	REVISION DESCRIPTION

Kimley»»Horn 10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	MAV	JGM	11/10/2021	068727800	1 OF 1

ALTA/NSPS LAND TITLE SURVEY

63.578 ACRES

A. M. ESNAURIZAR SURVEY AKA A. M.
ESNANRIZAR SURVEY, ABSTRACT NO. 6
HAYS COUNTY, TEXAS

Kimley»»Horn

Tel. No. (210) 541-9166
www.kimley-horn.com

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DWG NAME: K:\SNA SURVEY\HIGHLANDER REAL ESTATE PARTNERS\068727800-FRANCIS HARRIS\DWG\FRANCIS HARRIS BASE DWG PLOTTED BY VILLARREAL MIGUEL 1/16/2025 2:54 PM LAST SAVED 1/16/2025 3:01 PM