

**A METES AND BOUNDS
DESCRIPTION OF
A 733.602 ACRE TRACT OF LAND**

BEING a 733.602 acre (31,955,700 square feet) tract of land situated in the William Pettus Survey, Abstract No. 21, Caldwell County, Texas; and containing the following tracts of land:

- A portion of that certain 765.723 acre Tract 2 described in instrument to Franklin Mountain San Marcos I, LP, recorded in Document No. 2021-007604, Official Public Records of Caldwell County;
- A portion of F.M. 1984 (80 foot wide public right-of-way);
- All of that certain 213.68 acre Tract 3 described in instrument to Franklin Mountain San Marcos I, LP, recorded in Document No. 2021-007604, Official Public Records of Caldwell County;
- A portion of that certain 15.658 acre Parcel No. 21N Part 1 described in instrument to Hays County, recorded in Document No. 2018-005995, Official Public Records of Caldwell County, for creation of F.M. Highway 110;
- A portion of that certain 70.046 acre Tract 1 described in instrument to Franklin Mountain San Marcos I, LP, recorded in Document No. 2021-007604, Official Public Records of Caldwell County;

and being more particularly described as follows:

BEGINNING at a pk nail in concrete found on the southerly line of the M.K.T. Railroad (100 foot right of way), marking the northeast corner of that certain 242.985 acre tract described in instrument to City of San Marcos, recorded in Volume 197, Page 887, Official Public Records of Caldwell County, and the northwest corner of said 765.723 acre tract;

THENCE, South 87°57'06" East, 4852.99 feet along the common boundary of the said 765.723 acre tract and said MKT Railroad, to a 1/2-inch iron rod found marking the northwest corner of that certain 5.956 acre called Tract III, described in Memorandum of Service Agreement, recorded in Volume 381, Page 67, Official Public Records of Caldwell County;

THENCE, departing the said common boundary, and along the southwesterly and southeasterly boundary lines of said 5.956 acre tract, the following two (2) courses and distances:

1. South 41°51'11" East, 706.44 feet to a point for corner;
2. North 48°37'40" East, 740.62 feet to a point for corner on the southerly boundary of said MKT Railroad;

THENCE, South 87°58'14" East, 1684.74 feet along the common boundary of said 765.723 acre tract and said MKT Railroad, to a 1/2-inch iron rod found marking the northwest corner of that certain 4.37 acre tract, described in instrument to Vato Verde, LLC, recorded in Document No. 2013-135649, Official Public Records of Caldwell County;

THENCE, along the common boundary of said 765.723 acre tract and 4.37 acre tract, the following two (2) courses and distances:

1. South 01°29'48" West, 64.63 feet to a 2-inch iron pipe found for corner;
2. South 72°35'05" East, 744.27 feet to a point for corner;

THENCE, South 42°15'50" East, 627.23 feet crossing said 765.723 acre tract, and along existing City of San Marcos Limits Line, to a point for corner on the northwesterly right-of-way line of aforesaid F.M. 1984;

THENCE, South 48°59'01" West, 494.23 feet along the northwest right-of-way line of said F.M. Highway 1984, the southeasterly boundary of said 765.723 acre tract and said existing City of San Marcos Limit Line, to a point for corner;

THENCE, South 40°58'18" East, 80.21 feet departing northwesterly right-of-way line of said F.M. Highway 1984 to a 1/2-inch iron rod on the southeasterly right-of-way line of said F.M. Highway 1984, marking the northeast corner of aforesaid 213.58 acre tract;

THENCE, departing the southeast right-of-way line of said F.M. Highway 1984, and continuing along the northeasterly, southeasterly, and southwesterly boundaries of said 213.58 acre tract, the following six (6) courses and distances:

1. South 40°58'18" East, 2944.27 feet to a 1/2-inch iron pipe at the base of fallen 4x4 post found for corner;
2. North 49°28'01" East, 486.99 feet to a 1/2-inch iron rod found for corner;
3. South 13°47'23" East, 654.71 feet to a point for corner;
4. South 16°07'35" East, 819.98 feet to a point for corner;
5. South 49°24'08" West, 1997.80 feet to a pk nail in 6" fence post found for corner;
6. North 41°10'59" West, 4259.44 feet to a pk nail in 6" fence post found marking the northwest corner of said 213.58 acre tract, and marking a point along the southeast right-of-way line of aforesaid F.M. Highway 1984;

THENCE, North 41°10'59" West, 80.55 feet to a point for corner along the northwesterly right-of-way of said F.M. Highway 1984 and the southeasterly boundary of aforesaid 765.723 acre tract;

THENCE, South 48°59'01" West, 175.53 feet along the northwesterly right-of-way line of said F.M. Highway 1984 and the southeast boundary of said 765.723 acre tract to a point for corner;

THENCE, departing said northwest right-of-way line, along the aforesaid existing City of San Marcos Limits Line, and crossing into said 765.723 acre tract, the following nineteen (19) courses and distances:

1. North 41°49'46" West, 2448.48 feet to a 5/8-inch iron rod with illegible yellow plastic cap found for corner;
2. South 48°28'00" West, 839.56 feet to a point for corner;
3. South 34°18'45" West, 2860.90 feet to a point for corner;
4. North 46°52'30" West, 206.69 feet to a point for corner;
5. North 43°07'30" West, 345.51 feet to a point for corner;
6. North 39°22'30" West, 154.39 feet to a point for corner;
7. North 38°36'29" West, 256.97 feet to a point for corner;
8. North 34°54'36" West, 345.46 feet to a point for corner;
9. North 31°09'35" West, 345.46 feet to a point for corner;
10. North 27°24'35" West, 33.71 feet to a point for corner;
11. South 77°35'24" West, 312.03 feet to a point for corner;
12. South 81°20'25" West, 18.65 feet to a point for corner;
13. South 51°12'13" West, 260.05 feet to a point for corner;
14. South 52°12'34" West, 185.32 feet to a point for corner;
15. South 55°05'24" West, 345.46 feet to a point for corner;
16. South 58°50'24" West, 345.46 feet to a point for corner;
17. South 62°35'24" West, 95.29 feet to a point for corner;
18. South 43°50'24" West, 325.16 feet to a point for corner;
19. South 47°35'24" West; at 168.12 feet passing the westerly boundary of said 15.658 acre tract; continuing for a total distance of 345.46 feet to a point for corner in aforesaid F.M. Highway 110;

THENCE, South 51°20'24" West; at 120.31 feet passing the westerly boundary of said 15.658 acre tract and the easterly boundary of aforesaid 70.046 acre tract; continuing for a total distance of 345.46 feet to a point for corner;

THENCE, continuing across the said 70.046 acre tract, and along the aforesaid existing City of San Marcos Limits Line, the following four (4) courses and distances:

1. South 55°05'24" West, 345.16 feet to a point for corner;
2. South 58°50'24" West, 345.46 feet to a point for corner;
3. South 62°35'24" West, 345.46 feet to a point for corner;
4. South 66°19'21" West, 195.35 feet to a point for corner on the westerly boundary of said 70.046 acre tract;

THENCE, departing the said existing City of San Marcos Limits Line, and along the common boundary of said 70.046 acre tract and aforesaid 242.985 acre tract, the following four (4) courses and distances:

1. North 17°34'35" East, 90.63 feet to a 1/2-inch iron rod found for corner;
2. North 17°57'11" East, 1380.37 feet to a 2-inch x 3-inch iron bar point for corner;
3. North 17°43'25" East, 1666.69 feet to a 1/2-inch iron rod found for corner;
4. North 17°31'33" East, 81.01 feet to a 5/8-inch iron rod found marking the northwest corner of aforesaid 15.658 acre tract;

THENCE, North 17°41'25" East 491.48 feet crossing aforesaid F.M. Highway 110, along the northeast boundary line of said 15.658 acre tract, to a 1/2-inch iron rod with plastic cap stamped "McGray" found for corner;

THENCE, North 17°41'52" East, 1248.32 feet along the common boundary of the said 765.723 acre tract and 242.985 acre tract to the **POINT OF BEGINNING**, and containing 733.602 acres of land in Caldwell County, Texas. The basis of this description is the Texas State Plane Coordinate System, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.9998700168. This description was generated on 9/30/2024 at 9:53 AM, based on geometry in the drawing file K:\SNA_Survey\SAN MARCOS INDUSTRIAL\064421519-FRANKLIN MOUNTAIN\Dwg\Exhibits\733.602 acre Tract of Land.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

John G. Mosier 10-2-2024

John G. 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

