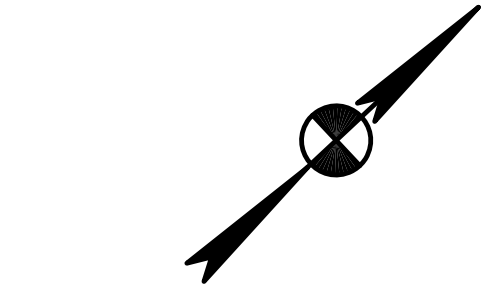


VICINITY  
MAP N.T.S.



0 150 300 600  
SCALE: 1"= 300'

#### LEGEND

- 1/2" IRON ROD FOUND (OR AS NOTED)
- CONCRETE MONUMENT FOUND
- CALCULATED POINT
- OVERHEAD ELECTRIC LINE
- TELEPHONE MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- WASTEWATER MANHOLE
- CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- DOWN GUY
- SIGN
- TELEPHONE RISER
- UNDERGROUND FIBER OPTIC MARKER
- UNDERGROUND GAS MARKER
- UNDERGROUND WATER PIPE MARKER
- WATER WELL (UNLESS NOTED)
- CORRUGATED METAL PIPE
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- VOLUME
- PAGE
- RECORD INFORMATION
- PLAT RECORDS, TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SCHEDULE "B" EXCEPTION

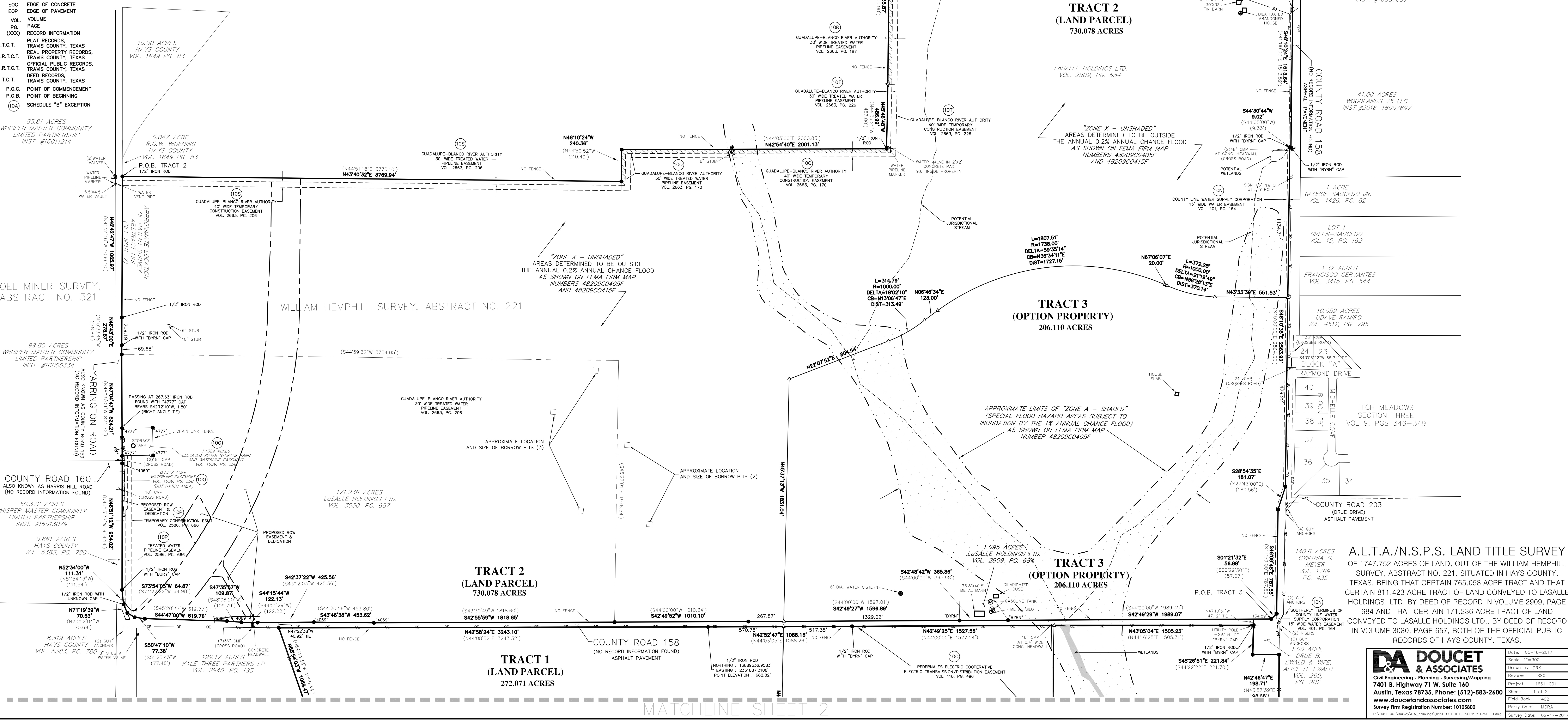
#### TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: CHICAGO TITLE INSURANCE COMPANY AND PROMINENT TITLE, LLC. G.F. NO.: 169644JM EFFECTIVE DATE: DECEMBER 19, 2016 ISSUED: FEBRUARY 06, 2017

HE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

#### 1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

- VOLUME 2620, PAGE 40, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO)
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS.
  - EASEMENT GRANTED TO HOPE ENGINEERING AND SUPPLY COMPANY, RECORDED IN/UNDER 95/119, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (MAY AFFECT, CANNOT LOCATE BY DESCRIPTION)
  - EASEMENT EXECUTED BY ROBERT NIEMANN AND IDA NIEMANN, TO UNITED PIPE LINE CORP., DATED JANUARY 19, 1931, RECORDED IN/UNDER 102/418, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, BLANKET TYPE EASEMENT)
  - EASEMENT EXECUTED BY ALICE YOUNG, ET AL, TO PEDERNALES ELECTRIC COOPERATIVE, INC., DATED FEBRUARY 27, 1939, RECORDED IN/UNDER 118/496, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, BLANKET TYPE EASEMENT)
  - EASEMENT EXECUTED BY IDA NIEMANN, TO UNITED GAS PIPE LINE COMPANY, DATED MARCH 29, 1960, RECORDED IN/UNDER 181/386 AND AMENDED IN 562/488, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN)
  - EASEMENT EXECUTED BY T.C. JOHNSON, JR., ET AL, TO UNITED GAS PIPE LINE COMPANY, DATED APRIL 14, 1960, RECORDED IN/UNDER 181/639, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION) (SUBJECT TO THE TWO ELECTRIC POWER POLES AND APPURTENANCES THERETO AND AGREEMENT OF LOCATING SUCH FACILITIES AS DESCRIBED THEREIN)
  - EASEMENT EXECUTED BY T.C. JOHNSON, JR., ET AL, TO UNITED GAS PIPE LINE COMPANY, DATED JUNE 8, 1960, RECORDED IN/UNDER 182/474, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, BLANKET TYPE)
  - EASEMENT EXECUTED BY IDA NIEMANN, TO UNITED GAS PIPE LINE COMPANY, DATED MARCH 10, 1969, RECORDED IN/UNDER 230/121 AND AMENDED IN 562/488, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN)
  - RIGHT-OF-WAY EASEMENT EXECUTED BY FRANK C. EICHMAN AND WIFE, JOYCE EICHMAN, TO COUNTY LINE WATER SUPPLY CORPORATION, DATED MAY 5, 1983, RECORDED IN/UNDER 401/159, BEING AMENDED IN 563/282, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN)
  - EASEMENT EXECUTED BY RUBEN WAHRMUND, ET AL, TO COUNTY LINE WATER SUPPLY CORPORATION, DATED MAY 9, 1983, RECORDED IN/UNDER 401/164, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN)
  - EASEMENT EXECUTED BY CEDAR STUMP LIMITED PARTNERSHIP, TO MAXWELL WATER SUPPLY CORPORATION, DATED MARCH 3, 2000, RECORDED IN/UNDER 1639/358, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN)
  - EASEMENT EXECUTED BY CEDAR STUMP, LP, TO GUADALUPE-BLANCO RIVER AUTHORITY, DATED NOVEMBER 24, 2004, RECORDED IN/UNDER 2586/666, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN)
  - EASEMENT EXECUTED BY RUBEN WAHRMUND, ET AL, TO GUADALUPE-BLANCO RIVER AUTHORITY, DATED MARCH 4, 2005, RECORDED IN/UNDER 2663/170, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (TEMPORARY EASEMENT MAY HAVE EXPIRED - UNABLE TO DETERMINE)
  - EASEMENT EXECUTED BY RUBEN WAHRMUND, ET AL, TO GUADALUPE-BLANCO RIVER AUTHORITY, DATED MARCH 1, 2005, RECORDED IN/UNDER 2663/187, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (TEMPORARY EASEMENT MAY HAVE EXPIRED - UNABLE TO DETERMINE)
  - EASEMENT EXECUTED BY JAMES WAHRMUND, ET AL, TO GUADALUPE-BLANCO RIVER AUTHORITY, DATED MARCH 1, 2005, RECORDED IN/UNDER 2663/206, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (TEMPORARY EASEMENT MAY HAVE EXPIRED - UNABLE TO DETERMINE)
  - EASEMENT EXECUTED BY RUBEN WAHRMUND, ET AL, TO GUADALUPE-BLANCO RIVER AUTHORITY, DATED MARCH 4, 2005, RECORDED IN/UNDER 2663/226, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (TEMPORARY EASEMENT MAY HAVE EXPIRED - UNABLE TO DETERMINE)
  - TERMS, PROVISIONS AND CONDITIONS OF GRAVEL LEASE BY AND BETWEEN OLGA EHRLICH AND HUSBAND, EMIL EHRLICH, AS LESSOR AND DON LEONAY PAINO, AS LESSEE, DATED MARCH 23, 1978, RECORDED IN/UNDER 311/101, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (MAY AFFECT, LEASE EXPIRED PER TERMS THEREIN)
  - EASEMENT FOR EGRESS AND INGRESS RESERVED IN WARRANTY DEED EXECUTED BY OLGA E. EHRLICH, TO JAMES R. WAHRMUND, ET AL, DATED DECEMBER 6, 1993, RECORDED IN/UNDER 1035/813, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN)

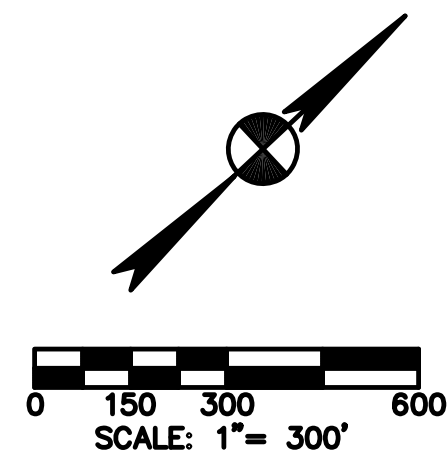


A.L.T.A./N.S.P.S. LAND TITLE SURVEY  
OF 1747.752 ACRES OF LAND, OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, SITUATED IN HAYS COUNTY, TEXAS, BEING THAT CERTAIN 765.053 ACRE TRACT AND THAT CERTAIN 811.423 ACRE TRACT OF LAND CONVEYED TO LASALLE HOLDINGS, LTD. BY DEED OF RECORD IN VOLUME 2909, PAGE 684 AND THAT CERTAIN 171.236 ACRE TRACT OF LAND CONVEYED TO LASALLE HOLDINGS LTD., BY DEED OF RECORD IN VOLUME 3030, PAGE 657, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

**DA DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Surveying/Mapping  
7401 B. Highway 71 W. Suite 140  
Austin, Texas 78735, Phone: (512) 583-2600  
www.doucetandassociates.com  
Survey Firm Registration Number: 10105800

Date: 05-18-2017  
Scale: 1"=300'  
Drawn by: DMK  
Reviewed: SSK  
Project: 1601-001  
Sheet: 1 of 2  
Field Book: 402  
Party Chief: MORA  
Survey Date: 02-17-2017



**TRACT 2  
(LAND PARCEL)  
730.078 ACRES**
**TRACT 1  
(LAND PARCEL)  
272.071 ACRES**
**TRACT 3  
(OPTION PROPERTY)  
206.110 ACRES**
**TRACT 4  
(OPTION PROPERTY)  
539.221 ACRES**
**TRACT 1  
(LAND PARCEL)  
272.071 ACRES**
**TRACT 4  
(OPTION PROPERTY)  
539.221 ACRES**


NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CT	81°41'11"	5779.51	830.82	830.10	S82°21'11"W
(C1)	81°35'52"	5779.51	830.38	829.67	S53°29'51"W

## LEGAL DESCRIPTION:

## TRACT 1 (LAND PARCEL)

DESCRIPTION OF A TRACT OF LAND CONTAINING 272.071 ACRES OF LAND OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THE 811.38 ACRE TRACT CONVEYED TO LASALLE HOLDINGS LTD., BY DEED OF RECORD IN VOLUME 2909, PAGE 684, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, S.A.D. 272.071 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID 811.38 ACRE TRACT, SAID POINT BEING THE NORTHERLY COMMON CORNER OF THE 305 ACRE TRACT CONVEYED TO CEDAR STUMP LP, BY DEED OF RECORD IN VOLUME 1489, PAGE 808, OF SAID OFFICIAL PUBLIC RECORDS, AND OF THE 19817 ACRE TRACT CONVEYED TO KYLE THREE PARTNERS LP, BY DEED OF RECORD IN VOLUME 2940, PAGE 195, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE MOST SOUTHERLY CORNER AND POINT OF BEGINNING HEREOF;

THENCE, ALONG THE COMMON LINE OF SAID 19817 ACRE TRACT, AND OF SAID 811.38 ACRE TRACT, GENERALLY WITH A BARBED WIRE FENCE, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

- 1) N54°50'51"W, A DISTANCE OF 771.35 FEET TO A FOUND 1/2-INCH IRON ROD;
- 2) S82°34'23"W, A DISTANCE OF 840.87 FEET TO A FOUND 1/2-INCH IRON ROD;
- 3) N52°52'15"W, A DISTANCE OF 690.88 FEET TO A FOUND 1/2-INCH IRON ROD;
- 4) N62°34'40"W, A DISTANCE OF 68.98 FEET TO A FOUND 1/2-INCH IRON ROD;
- 5) N68°34'23"W, A DISTANCE OF 56.45 FEET TO A FOUND 1/2-INCH IRON ROD;
- 6) N72°57'43"W, A DISTANCE OF 88.21 FEET TO A FOUND 1/2-INCH IRON ROD;
- 7) N73°27'40"W, A DISTANCE OF 53.90 FEET TO A FOUND 1/2-INCH IRON ROD;
- 8) N78°51'26"W, A DISTANCE OF 427.41 FEET TO A FOUND 1/2-INCH IRON ROD WITH BYRN' CAP;
- 9) N88°42'40"W, A DISTANCE OF 82.89 FEET TO A FOUND 1/2-INCH IRON ROD WITH BYRN' CAP;
- 10) S89°20'36"W, A DISTANCE OF 252.54 FEET TO A FOUND WOOD FENCE POST;
- 11) N78°22'26"W, A DISTANCE OF 289.01 FEET TO A FOUND WOOD FENCE POST;
- 12) N70°19'37"W, A DISTANCE OF 133.26 FEET TO A FOUND 1/2-INCH IRON ROD;
- 13) N65°43'09"W, A DISTANCE OF 1058.47 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 158 (UNDEDICATED RIGHT-OF-WAY), AS USED ON THE GROUND;

THENCE, ALONG THE COMMON LINE OF SAID 811.38 ACRE TRACT AND OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 158, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N42°58'24"E, A DISTANCE OF 3,243.10 FEET TO A FOUND 1/2-INCH IRON ROD;
- 2) N42°52'47"E, A DISTANCE OF 570.78 FEET TO A CALCULATED POINT;

THENCE OVER AND ACROSS SAID 811.38 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S45°40'51"E, A DISTANCE OF 942.00 FEET TO A CALCULATED POINT;
- 2) S48°24'34"E, A DISTANCE OF 3,289.74 FEET TO A CALCULATED POINT ON THE NORTHWESTERLY LINE OF SAID 305 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF SAID 811.38 ACRE TRACT AND OF SAID 305 ACRE TRACT, S47°29'59"W, A DISTANCE OF 1,830.79 FEET THE POINT OF BEGINNING, AND CONTAINING 272.071 ACRES OF LAND, MORE OR LESS.

## TRACT 2 (LAND PARCEL)

DESCRIPTION OF A TRACT OF LAND CONTAINING 730.078 ACRES OF LAND OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THE 785.035 ACRE TRACT CONVEYED TO LASALLE HOLDINGS LTD., BY DEED OF RECORD IN VOLUME 2909, PAGE 684, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING ALL OF THE 171.236 ACRE TRACT CONVEYED TO LASALLE HOLDINGS LTD., BY DEED OF RECORD IN VOLUME 407, OF SAID OFFICIAL PUBLIC RECORDS, SAID 730.078 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHERLY COMMON CORNER OF SAID 785.035 ACRE TRACT AND OF THE 0.047 ACRE TRACT CONVEYED TO HAYS COUNTY, BY DEED OF RECORD IN VOLUME 1849, PAGE 83, OF SAID OFFICIAL PUBLIC RECORDS, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YARRINGTON ROAD (AKA COUNTY ROAD 1159) (NO RECORD INFORMATION FOUND) FOR THE POINT OF BEGINNING, AND MOST WESTERLY CORNER HEREOF;

THENCE, CONTINUING ALONG THE COMMON LINES OF SAID 785.035 ACRE TRACT OF SAID 488.288 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N48°10'24"W, A DISTANCE OF 240.36 FEET TO A FOUND 1/2-INCH IRON ROD;
- 2) N42°54'40"E, A DISTANCE OF 2,001.13 FEET TO A 1/2-INCH IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID 488.288 ACRE TRACT;
- 3) N45°46'48"W, A DISTANCE OF 486.89 FEET TO A CALCULATED POINT;
- 4) N46°28'51"W, A DISTANCE OF 1,455.87 FEET TO A FOUND 1/2-INCH IRON ROD WITH BYRN' CAP;
- 5) N48°23'11"W, A DISTANCE OF 1,422.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED PRO-TECH ENGINEERING FOUND AT THE MOST NORTHERLY CORNER OF SAID 488.288 ACRE TRACT, SAID POINT BEING ON THE SOUTHERLY LINE OF QUAIL RIDGE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 337, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID 785.035 ACRE TRACT, AND OF THE EASTERLY LINE OF SAID QUAIL RIDGE SUBDIVISION, N43°28'43"E, A DISTANCE OF 675.89 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EASTERLY CORNER OF SAID QUAIL RIDGE SUBDIVISION, AND OF THE 179.33 ACRE TRACT CONVEYED TO JOHN H. SPOONER REVOCABLE TRUST BY DEED OF RECORD IN VOLUME 2940, PAGE 808, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON LINE OF SAID 785.035 ACRE TRACT, AND OF SAID 179.33 ACRE TRACT, N43°57'24"E, A DISTANCE OF 1,947.05 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND AT THE EASTERLY COMMON CORNER OF SAID 179.33 ACRE TRACT, AND OF THE 85.12 ACRE TRACT CONVEYED TO MGMT. LTD. BY DEED OF RECORD IN VOLUME 2198, PAGE 87, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON LINE OF SAID 785.035 ACRE TRACT, AND OF SAID 85.12 ACRE TRACT, N44°00'40"E, A DISTANCE OF 457.61 FEET TO A CALCULATED POINT ON THE CENTERLINE OF COUNTY ROAD 158 (NO DEDICATION FOUND), AS USED UPON THE GROUND, FOR THE MOST NORTHERLY CORNER HEREOF, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH IRON-TAG LES S47°54'14"W, A DISTANCE OF 12.38 FEET;

THENCE, IN PART ALONG THE CENTER OF SAID COUNTY ROAD 158, AS USED UPON THE GROUND, AND IN PART ALONG THE WESTERLY LINE OF SAID COUNTY ROAD 158, AS USED UPON THE GROUND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) S46°16'09"E, A DISTANCE OF 1823.265 FEET TO A FOUND COTTON SPINDLE WITH BYRN' SHINER;
- 2) S42°47'04"W, A DISTANCE OF 20.01 FEET TO A FOUND 1/2-INCH IRON ROD WITH BYRN' CAP;
- 3) S46°10'24"E, A DISTANCE OF 1513.64 FEET TO A FOUND 1/2-INCH IRON ROD WITH BYRN' CAP;
- 4) S44°30'44"W, A DISTANCE OF 9.02 FEET TO A FOUND 1/2-INCH IRON ROD WITH BYRN' CAP;
- 5) S46°10'38"E, A DISTANCE OF 1,134.71 FEET TO A CALCULATED POINT;

## SURVEYOR'S CERTIFICATE:

CERTIFIED TO: THE WOLFF ENTERPRISES II, LLC, LASALLE HOLDINGS, LTD., CHICAGO TITLE INSURANCE COMPANY, AND PROMONT TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTERNATE PLAT AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 17, 2017.

DATE OF PLAT OF MAP: MAY 18, 2017

DATE: 05/18/2017

STONEY SMITH KNOX, RPLS  
TEXAS REGISTRATION NO. 5361  
KNOX & ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST  
SUITE 160  
AUSTIN, TEXAS 78735  
512.583.9500



## LEGAL DESCRIPTION CONTINUED:

THENCE, OVER AND ACROSS SAID 785.035 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) S43°33'39"W, A DISTANCE OF 551.53 FEET TO A CALCULATED POINT AT THE BEGINNING OF A 1,000.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;
- 2) SOUTHWESTERLY ALONG THE ARC OF SAID 1,000.00 FOOT RADIUS CURVE A DISTANCE OF 372.28 FEET THROUGH A CENTRAL ANGLE OF 21°19'48", AND A CHORD BEARING S58°26'13"W AND DISTANCE OF 370.14 FEET TO A CALCULATED POINT;
- 3) S47°05'07"W, A DISTANCE OF 20.00 FEET TO A CALCULATED POINT AT THE BEGINNING OF A 1,738.00 FOOT RADIUS CURVE CONCAVE EASTERLY;
- 4) SOUTHERLY ALONG THE ARC OF SAID 1,738.00 FOOT RADIUS CURVE A DISTANCE OF 1,807.51 FEET THROUGH A CENTRAL ANGLE OF 89°53'14", AND A CHORD BEARING S38°34'11"W AND DISTANCE OF 1,727.15 FEET TO A CALCULATED POINT;
- 5) S08°46'34"W, A DISTANCE OF 123.00 FEET TO A CALCULATED POINT AT THE BEGINNING OF A 1,000.00 FOOT RADIUS CURVE CONCAVE WESTERLY;
- 6) SOUTHERLY ALONG THE ARC OF LAST SAID 1,000.00 FOOT RADIUS CURVE A DISTANCE OF 314.79 FEET THROUGH A CENTRAL ANGLE OF 18°02'10", AND A CHORD BEARING S13°06'47"W AND DISTANCE OF 313.49 FEET TO A CALCULATED POINT;
- 7) S22°07'52"W, A DISTANCE OF 1,804.54 FEET TO A CALCULATED POINT;
- 8) S43°37'13"E, A DISTANCE OF 1,831.04 FEET TO A CALCULATED POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 158 (NO DEDICATION FOUND);

THENCE, ALONG THE COMMON LINE OF THE NORTHWESTERLY LINE OF SAID COUNTY ROAD 158, AS USED UPON THE GROUND, AND THE SOUTHEASTERLY LINE OF SAID 171.236 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S42°49'27"W, A DISTANCE OF 267.87 FEET TO A FOUND 1/2-INCH IRON ROD;
- 2) S42°49'52"W, A DISTANCE OF 1,010.10 FEET TO A 1/2-INCH IRON ROD FOUND AT A THE EASTERLY COMMON CORNER OF SAID 785.035 ACRE TRACT AND OF SAID 171.236 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF THE NORTHWESTERLY LINE OF SAID COUNTY ROAD 158, AS USED UPON THE GROUND, AND THE SOUTHEASTERLY LINE OF SAID 171.236 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) S42°58'59"W, A DISTANCE OF 1,818.60 FEET TO A FOUND 1/2-INCH IRON ROD WITH RPLS 4089' CAP;
- 2) S43°46'38"W, A DISTANCE OF 453.62 FEET TO A FOUND 1/2-INCH IRON ROD WITH RPLS 4089' CAP;
- 3) S42°37'22"W, A DISTANCE 425.56 FEET TO A FOUND 1/2-INCH IRON ROD;
- 4) S41°54'44"W, A DISTANCE OF 122.13 FEET TO A FOUND 1/2-INCH IRON ROD WITH RPLS 4089' CAP;
- 5) S47°25'57"W, A DISTANCE OF 109.87 FEET TO A FOUND 1/2-INCH IRON ROD WITH RPLS 4089' CAP;
- 6) S44°70'00"W, A DISTANCE OF 619.76 FEET TO A FOUND 1/2-INCH IRON ROD;
- 7) S50°47'10"W, A DISTANCE OF 77.38 FEET TO A FOUND 1/2-INCH IRON ROD;
- 8) S73°54'05"W, A DISTANCE OF 64.87 FEET TO A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 158, AS USED UPON THE GROUND, AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YARRINGTON ROAD (AKA COUNTY ROAD 1159) (NO DEDICATION FOUND), FOR THE MOST SOUTHERLY CORNER HEREOF;

THENCE, ALONG THE COMMON LINE OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF YARRINGTON ROAD AND THE SOUTHERLY LINE OF SAID 171.236 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N71°19'39"W, A DISTANCE OF 70.53 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP;
- 2) N52°34'00"W, A DISTANCE OF 111.31 FEET TO A FOUND 1/2-INCH IRON ROD WITH BURY' CAP;
- 3) N46°51'21"W, A DISTANCE OF 954.02 FEET TO A FOUND 1/2-INCH IRON ROD WITH RPLS 4089' CAP;
- 4) N47°04'47"W, A DISTANCE OF 824.21 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WESTERLY COMMON CORNER OF SAID 171.236 ACRE TRACT AND OF SAID 785.035 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF YARRINGTON ROAD AND THE SOUTHERLY LINE OF SAID 785.035 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N46°42'00"W, PASSING AT A DISTANCE OF 69.88 FEET A FOUND 1/2-INCH IRON ROD WITH BURY' CAP, FOR A TOTAL DISTANCE OF 278.97 FEET TO A FOUND 1/2-INCH IRON ROD;
- 2) N46°42'47"W, A DISTANCE OF 1,065.97 FEET TO THE POINT OF BEGINNING, AND CONTAINING 730.078 ACRES OF LAND, MORE OR LESS.

## TRACT 3 (OPTION PROPERTY)

DESCRIPTION OF A TRACT OF LAND CONTAINING 206.110 ACRES OF LAND OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THE 785.035 ACRE TRACT CONVEYED TO LASALLE HOLDINGS LTD., BY DEED OF RECORD IN VOLUME 2909, PAGE 684, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 206.110 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID 785.035 ACRE TRACT, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 158 (NO DEDICATION FOUND), AS USED UPON THE GROUND, FOR THE MOST EASTERLY CORNER AND POINT OF BEGINNING HEREOF;

THENCE, ALONG THE COMMON LINE OF THE SOUTHERLY LINE OF SAID 785.035 ACRE TRACT AND OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 158, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S42°49'29"W, A DISTANCE OF 1,888.07 FEET TO A FOUND 1/2-INCH IRON ROD WITH BYRN' CAP;
- 2) S42°48'42"W, A DISTANCE OF 365.86 FEET TO A FOUND 1/2-INCH IRON ROD WITH BYRN' CAP;
- 3) S42°49'27"W, A DISTANCE OF 1,329.02 FEET TO A CALCULATED POINT;

THENCE, OVER AND ACROSS SAID 785.035 ACRE TRACT, THE FOLLOWING EIGHT (08) COURSES AND DISTANCES:

- 1) S43°57'13"W, A DISTANCE OF 1,831.04 FEET TO A CALCULATED POINT;
- 2) N22°75'52"E, A DISTANCE OF 1,804.54 FEET TO A CALCULATED POINT AT THE BEGINNING OF A 1,000.00 FOOT RADIUS CURVE CONCAVE WESTERLY;
- 3) NORTHERLY ALONG THE ARC OF SAID 1,000.00 FOOT RADIUS CURVE A DISTANCE OF 314.79 FEET THROUGH A CENTRAL ANGLE OF 18°02'10", AND A CHORD BEARING N13°06'47"E AND DISTANCE OF 313.49 FEET TO A CALCULATED POINT;
- 4) N06°46'34"E, A DISTANCE OF 123.00 FEET TO A CALCULATED POINT AT THE BEGINNING OF A 1,738.00 FOOT RADIUS CURVE CONCAVE EASTERLY;
- 5) NORTHERLY ALONG THE ARC OF SAID 1,738.00 FOOT RADIUS CURVE A DISTANCE OF 1,807.51 FEET THROUGH A CENTRAL ANGLE OF 89°53'14", AND A CHORD BEARING N38°34'11"E AND DISTANCE OF 1,727.15 FEET TO A CALCULATED POINT;

## LEGAL DESCRIPTION CONTINUED:

- 6) N67°08'07"E, A DISTANCE OF 20.00 FEET TO A CALCULATED POINT AT THE BEGINNING OF A 1,000.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;
- 7) NORTHEASTERLY ALONG THE ARC OF LAST SAID 1,000.00 FOOT RADIUS CURVE A DISTANCE OF 372.28 FEET THROUGH A CENTRAL ANGLE OF 21°19'48", AND A CHORD BEARING S58°26'13"W AND DISTANCE OF 370.14 FEET TO A CALCULATED POINT;
- 8) N43°33'39"W, A DISTANCE OF 551.53 FEET TO A CALCULATED POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 158 (NO DEDICATION FOUND);

THENCE, ALONG THE COMMON LINE OF THE SOUTHWESTERLY LINE OF SAID COUNTY ROAD 158 AND OF THE NORTHEASTERLY LINES OF SAID 785.035 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S48°10'38"E, A DISTANCE OF 1,423.22 FEET TO A FOUND 1/2-INCH IRON ROD;
- 2) S08°46'38"E, A DISTANCE OF 181.07 FEET TO A FOUND 1/2-INCH IRON ROD;
- 3) S48°09'46"E, A DISTANCE OF 787.55 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHERLY END OF THE CORNER CLIP OF THE WESTERLY RIGHT-OF-WAY LINE FOR THE SOUTHERLY TRACT OF COUNTY ROAD 158;
- 4) ALONG SAID RIGHT-OF-WAY CORNER CLIP, S01°21'32"E, A DISTANCE OF 56.98 FEET TO THE POINT OF BEGINNING, AND CONTAINING 206.110 ACRES OF LAND, MORE OR LESS.

## TRACT 4 (OPTION PROPERTY)

DESCRIPTION OF A TRACT OF LAND CONTAINING 539.221 ACRES OF LAND OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THE 811.38 ACRE TRACT CONVEYED TO LASALLE HOLDINGS LTD., BY DEED OF RECORD IN VOLUME 2909, PAGE 684, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 539.221 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH BYRN' CAP FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.H. 21 (R.O.W. VARIES), BEING THE EASTERLY COMMON CORNER OF THE 305 ACRE TRACT CONVEYED TO CEDAR STUMP LP, BY DEED OF RECORD IN VOLUME 1489, PAGE 808, OF SAID OFFICIAL PUBLIC RECORDS, AND OF SAID 811.38 ACRE TRACT, FOR THE MOST SOUTHERLY CORNER AND POINT OF BEGINNING HEREOF;

THENCE, ALONG THE NORTHEASTERLY COMMON LINE OF SAID 305 ACRE TRACT AND OF SAID 811.38 ACRE TRACT, N48°05'07"W, A DISTANCE OF 2,948.54 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHERLY COMMON CORNER OF SAID 305 ACRE TRACT AND OF SAID 811.38 ACRE TRACT;

THENCE, ALONG THE NORTHWESTERLY COMMON LINE OF SAID 305 ACRE TRACT AND OF SAID 811.38 ACRE TRACT, S47°29'59"W, A DISTANCE OF 1,332.70 FEET TO A CALCULATED POINT;

THENCE, OVER AND ACROSS SAID 811.38 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N46°24'34"W, A DISTANCE OF 3,289.74 FEET TO A CALCULATED POINT;
- 2) N45°40'51"E, A DISTANCE OF 942.00 FEET TO A CALCULATED POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 158 (NO DEDICATION FOUND);

THENCE, ALONG THE COMMON LINE OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 158, AS USED UPON THE GROUND, AND OF THE NORTHWESTERLY LINE OF SAID 811.38 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N42°52'47"E, A DISTANCE OF 517.38 FEET TO A FOUND 1/2-INCH IRON ROD WITH BYRN' CAP;
- 2) N48°29'25"E, A DISTANCE OF 1,527.56 FEET TO A CALCULATED POINT;
- 3) N48°50'44"E, A DISTANCE OF 1,305.33 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WESTERLY CORNER OF THE 1.00 ACRE TRACT CONVEYED TO DRUE B. EWALD, ET UX, PER DEED OF RECORD IN VOLUME 269, PAGE 202, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 1.00 ACRE TRACT OF SAID 811.38 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S45°29'51"E, A DISTANCE OF 221.84 FEET TO A 1/2-INCH IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID 1.00 ACRE TRACT;
- 2) S42°28'47"E, A DISTANCE OF 186.71 FEET TO A 1/2-INCH IRON ROD FOUND IN A BARBED WIRE FENCE LINE AT THE NORTHEASTLY CORNER OF SAID 1.00 ACRE TRACT, BEING IN THE SOUTHERLY LINE OF THAT CERTAIN 140.6 ACRE TRACT CONVEYED TO CYNTHIA G. MEYER, BY DEED OF RECORD IN VOLUME 1769, PAGE 435, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON LINE OF SAID 140.6 ACRE TRACT AND OF SAID 811.38 ACRE TRACT, S46°30'06"E, A DISTANCE OF 3,770.90 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHERLY COMMON CORNER OF SAID 140.6 ACRE TRACT AND OF THE 82.86 ACRE TRACT CONVEYED TO ROBERT K. HOLDINGS, L.L.C. PER DEED OF RECORD IN VOLUME 5143, PAGE 809 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON LINE OF SAID 811.38 ACRE TRACT, AND OF SAID 82.86 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S46°38'29"E, A DISTANCE OF 930.53 TO A FOUND IRON T-POST;
- 2) S46°28'47"E, A DISTANCE OF 321.24 TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHERLY COMMON CORNER OF SAID 82.86 ACRE TRACT, AND OF THE 82.84 ACRE TRACT CONVEYED TO STORK ESTATES, LLC, PER DEED OF RECORD IN VOLUME 5390, PAGE 824 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON LINE OF SAID 811.38 ACRE TRACT, AND OF SAID 82.84 ACRE TRACT, S46°27'08"E, A DISTANCE OF 1,203.82 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHERLY COMMON CORNER OF SAID 82.84 ACRE TRACT AND OF THE 100 ACRE TRACT CONVEYED TO ERNESTINE WHITE HOFFMANN PER DEED OF RECORD IN VOLUME 188, PAGE 499 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID 811.38 ACRE TRACT, AND OF SAID 100 ACRE TRACT, S46°38'00"E, A DISTANCE OF 1,031.87 FEET TO A 1/2-INCH IRON ROD WITH STAMPED HOFFMANN FOUND AT THE SOUTHERLY CORNER OF SAID 100 ACRE TRACT, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.H. 21, FOR THE MOST EASTERLY CORNER OF SAID 811.38 ACRE TRACT AND HEREOF;

THENCE, ALONG THE COMMON LINE OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.H. 21, AND THE SOUTHEASTERLY OF SAID 811.38 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S48°10'38"W, A DISTANCE OF 178.89 FEET TO A 1/2-INCH IRON ROD WITH BYRN' CAP FOUND AT THE BEGINNING OF A NON-TANGENT 1,738.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
- 2) SOUTHWESTERLY ALONG THE ARC SAID 5,779.51 FOOT RADIUS CURVE, A DISTANCE OF 830.82 FEET THROUGH A CENTRAL ANGLE OF 08°14'11", AND A CHORD BEARING S52°21'11"W AND DISTANCE OF 830.10 FEET TO A FOUND BROKEN TxDOT TYPE I CONCRETE MONUMENT;
- 3) S48°11'24"W, A DISTANCE OF 1,478.12 FEET TO THE POINT OF BEGINNING, AND CONTAINING 539.221 ACRES OF LAND, MORE OR LESS.

## FLOODPLAIN NOTE:

THE TRACTS SHOWN HEREON ARE LOCATED WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% ANNUAL CHANCE FLOOD, AND ZONE "A" (SHADED) SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48209C0405F AND 48209C0415F, BOTH DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OF FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

## GENERAL NOTES:

- 1) ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
- 2) THE BEARING BASIS OF THE SURVEY SHOWN HEREON, IS REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83(03), USING THE LEICA SYSTEM COOP NETWORK.
- 3) MOST, IF NOT ALL, OF THE IMPROVEMENTS ON THE TRACTS SHOWN HEREON ARE ABANDONED OR NOT IN USE AT THE TIME OF THIS SURVEY.
- 4) THE IMPROVEMENTS AND CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED IN FEBRUARY 2017.
- 5) APPROXIMATE