

JPH Land Surveying, Inc.

Dallas-Fort Worth ★ Austin ★ Abilene

Parcel E (12.87 acres)



FIELD NOTES to that certain tract situated in the William Walker Survey, Abstract No. 475, Hays County, Texas, said tract being a portion of Tracts 1 & 2 (hereinafter referred to as Parcel B & Parcel C, respectively)

described in the special warranty deed to 3000HWY290 Parcels B and C, LLC, a Texas limited liability company recorded under Instrument Number 2012-12035806 of the Official Public Records of Hays County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc. on December 20, 2018, is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, Central Zone.):

Beginning at a 5/8 inch capped rebar stamped “Staudt Surveying” found on the south line of Tract 3 described in the deed to the State of Texas for U.S. Highway 290 recorded in Volume 170, Page 231 of the Deed Records of Hays County, Texas (hereinafter referred to as the south line of said U.S. Highway 290) at the Northeast corner of said Parcel B;

THENCE SOUTH 05 degrees 20 minutes 42 seconds EAST, with the east line of Parcel B, a distance of 137.48 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE through the interior of Parcel B, the following calls (a 1/2 inch capped rebar stamped "JPH Land Surveying" is set at each corner):

Dallas-Fort Worth

785 Lonesome Dove Trail
Hurst, Texas 76054
(817)431-4971
Firm #10019500

Austin

1516 E. Palm Valley Blvd., Ste. A4
Round Rock, Texas 78664
(512)778-5688
Firm #10194073

Abilene

500 Chestnut Street, Suite 702
Abilene, Texas 79602
(325)672-7420
Firm #10193867

WWW.JPHLANDSURVEYING.COM

1. SOUTH 80 degrees 27 minutes 49 seconds WEST, a distance of 31.30 feet to the beginning of a curve concave to the southeast (curve to the left) having a radius of 102.50 feet;
2. In a southwesterly direction, along the arc of the said curve, an arc length of 66.76 feet to the end of the curve;
3. SOUTH 43 degrees 08 minutes 43 seconds WEST, a distance of 127.78 feet to the beginning of a curve concave to the southeast (curve to the left) having a radius of 57.50 feet;
4. In a southwesterly direction, along the arc of the said curve, an arc length of 31.43 feet to the end of the reverse curve;
5. SOUTH 11 degrees 49 minutes 22 seconds WEST, a distance of 71.85 feet to the beginning of a curve concave to the northwest (curve to the right) having a radius of 22.50 feet;
6. In a southwesterly direction, along the arc of the curve, an arc length of 14.23 feet to the end of the curve;
7. SOUTH 48 degrees 02 minutes 58 seconds WEST, a distance of 57.33 feet;
8. SOUTH 59 degrees 22 minutes 25 seconds WEST, a distance of 215.10 feet;
9. SOUTH 37 degrees 13 minutes 18 seconds WEST, a distance of 93.26 feet;
10. NORTH 56 degrees 37 minutes 12 seconds WEST, a distance of 66.26 feet;
11. NORTH 39 degrees 56 minutes 52 seconds WEST, a distance of 96.08 feet;
12. NORTH 54 degrees 43 minutes 45 seconds WEST, a distance of 65.58 feet;
13. NORTH 61 degrees 27 minutes 46 seconds WEST, a distance of 26.74 feet;

14. SOUTH 06 degrees 19 minutes 16 seconds EAST, crossing the common line of Parcel B & said Parcel C at a distance of 23.28 feet, continuing on said course, now through the interior of Parcel C, in all, a total distance of 34.29 feet;

THENCE through the interior of Parcel C, the following calls (a 1/2 inch capped rebar stamped "JPH Land Surveying" is set at each corner):

1. SOUTH 23 degrees 47 minutes 25 seconds EAST, a distance of 476.98 feet;
2. SOUTH 78 degrees 54 minutes 31 seconds WEST, a distance of 248.96 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the west line of Parcel C (by deed, called to be the east line of *The Frog Pond* an addition recorded in Volume 8, Page 290 of the Plat Records of Hays County, Texas);

THENCE with the said west line of Parcel C, the following calls:

1. NORTH 20 degrees 29 minutes 58 seconds EAST, a distance of 142.82 feet to a found 1/2 inch rebar;
2. NORTH 50 degrees 10 minutes 24 seconds WEST, a distance of 360.60 feet to a found 1/2 inch rebar;
3. NORTH 17 degrees 05 minutes 52 seconds WEST, a distance of 344.19 feet to a found 1/2 inch rebar;
4. NORTH 58 degrees 56 minutes 18 seconds WEST, a distance of 369.70 feet to a 1/2 inch rebar found on the said south line of U.S. Highway 290;

THENCE with the south line of U.S. Highway 290, the following calls:

1. NORTH 87 degrees 15 minutes 08 seconds EAST, a distance of 137.32 feet to a found Texas Department of Transportation type I monument (hereinafter referred to as a concrete monument);

2. SOUTH 87 degrees 03 minutes 35 seconds EAST, a distance of 100.36 feet to a found concrete monument;
3. NORTH 87 degrees 16 minutes 10 seconds EAST, a distance of 499.95 feet to a found concrete monument;
4. NORTH 81 degrees 18 minutes 40 seconds EAST, a distance of 100.43 feet to a found concrete monument;
5. NORTH 87 degrees 20 minutes 04 seconds EAST, a distance of 268.34 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the beginning of a non-tangent curve concave to the north (curve to the left) having a radius of 5,809.58 feet;
6. In an easterly direction, along the arc of the said non-tangent curve, an arc length of 266.99 feet (a chord bearing of NORTH 85 degrees 58 minutes 17 seconds EAST, a chord distance of 266.97 feet) returning to the Point of Beginning and enclosing 12.87 acres ($\pm 560,411$ square feet).

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
April 12, 2019
Job No. 2018.006.001 Parcel E