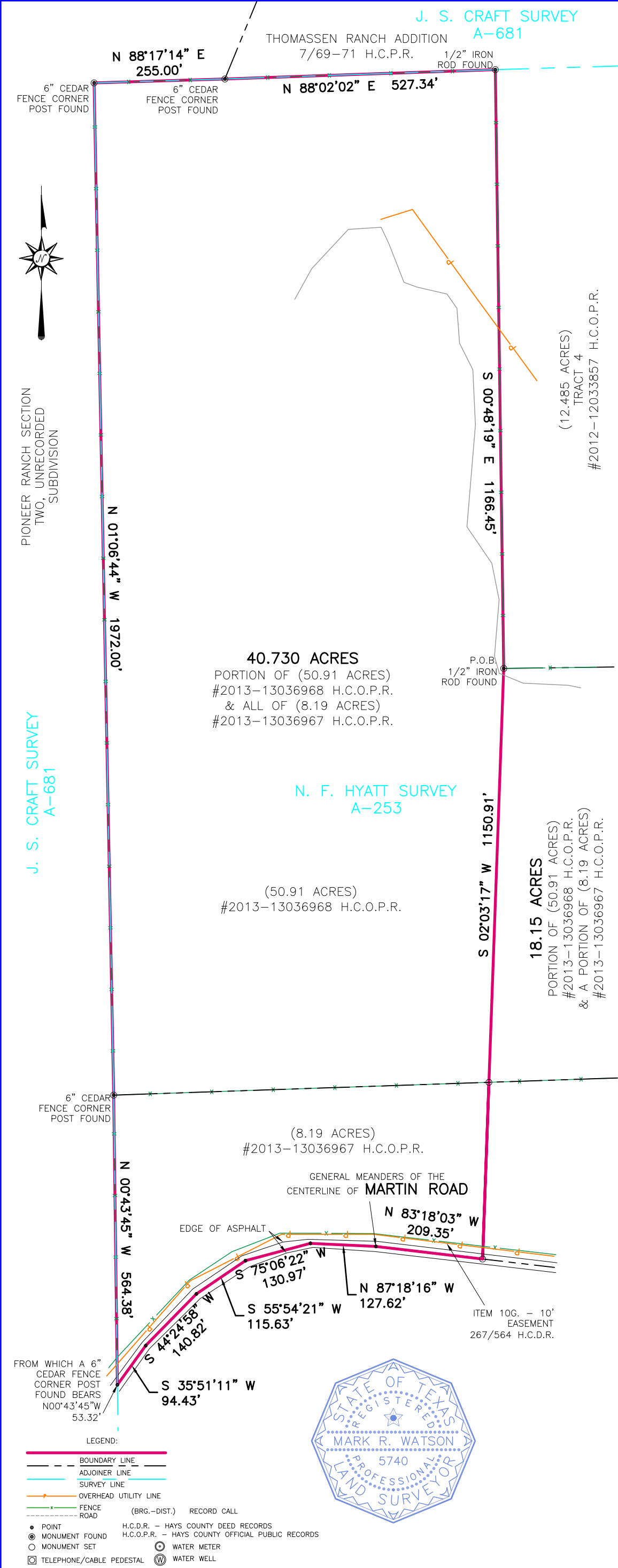




40.730 ACRE TRACT

LEGAL DESCRIPTION: BEING 40.730 ACRES OF LAND OUT THE N. F. HYATT SURVEY, ABSTRACT NO. 253 IN HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 50.91 ACRE TRACT DESCRIBED DOC. #2013-13036968 OF THE OFFICIAL PUBLIC RECORDS OF SAID HAYS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 8.19 ACRE TRACT DESCRIBED IN DOC. #2013-13036967 OF SAID OFFICIAL PUBLIC RECORDS; SAID 40.730 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JUNE 2024 AND FEBRUARY 2025:

BEGINNING AT A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 12.485 ACRE TRACT DESCRIBED AS TRACT 4 IN DOC. #2012-12033857 OF SAID OFFICIAL PUBLIC RECORDS, A CORNER OF SAID 50.91 ACRE TRACT, THE NORTHWEST CORNER OF A 18.150 ACRE TRACT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND A CORNER HEREOF AND FROM WHICH A 6" CEDAR FENCE CORNER POST FOUND FOR NORTHWEST CORNER OF THE J. B. ELLIOT SURVEY, ABSTRACT NO. 170, A CORNER OF SAID HYATT SURVEY, THE NORTHEAST CORNER OF SAID 8.19 ACRE TRACT, A CORNER OF SAID 50.91 ACRE TRACT BEARS SOUTH 15°32'00" EAST A DISTANCE OF 927.78 FEET;

THENCE SOUTH 02°03'17" WEST, AT A DISTANCE OF 806.61 FEET PASS A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF SAID 50.91 ACRE TRACT AND SAID 8.19 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1150.91 FEET ALONG THE WEST LINE OF SAID 18.15 ACRE TRACT AND CROSSING SAID 50.91 ACRE TRACT AND SAID 8.19 ACRE TRACT TO A COTTON SPINDLE SET IN ASPHALT IN THE APPROXIMATE CENTERLINE OF MARTIN ROAD AND THE SOUTH LINE OF SAID 8.19 ACRE TRACT FOR THE SOUTHWEST CORNER OF SAID 18.15 ACRE TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID MARTIN ROAD AND THE SOUTH LINE OF SAID 8.19 ACRE TRACT, THE FOLLOWING 6 COURSES:

1. NORTH 83°18'03" WEST A DISTANCE OF 209.35 FEET TO A POINT;
2. NORTH 87°18'16" WEST A DISTANCE OF 127.62 FEET TO A POINT;
3. SOUTH 75°06'22" WEST A DISTANCE OF 130.97 FEET TO A POINT;
4. SOUTH 55°54'21" WEST A DISTANCE OF 115.63 FEET TO A POINT;
5. SOUTH 44°24'58" WEST A DISTANCE OF 140.82 FEET TO A POINT;
6. SOUTH 35°51'11" WEST A DISTANCE OF 94.43 FEET TO A POINT IN THE COMMON LINE OF THE J. S. CRAFT SURVEY, ABSTRACT NO. 681 AND SAID HYATT SURVEY FOR THE SOUTHWEST CORNER OF SAID 8.19 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF AND FROM WHICH A 6" CEDAR FENCE CORNER POST FOUND BEARS NORTH 00°43'45" WEST A DISTANCE OF 53.32 FEET;

THENCE ALONG THE COMMON LINE OF SAID CRAFT SURVEY AND SAID HYATT SURVEY, THE FOLLOWING 4 COURSES:

1. NORTH 00°43'45" WEST A DISTANCE OF 564.38 FEET ALONG THE WEST LINE OF SAID 8.19 ACRE TRACT TO A 6" CEDAR FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID 8.19 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 50.91 ACRE TRACT;
2. NORTH 01°06'44" WEST A DISTANCE OF 1972.00 FEET ALONG THE WEST LINE OF SAID 50.91 ACRE TRACT TO A 6" CEDAR FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID 50.91 ACRE TRACT AND THE NORTHWEST CORNER HEREOF;
3. NORTH 88°17'14" EAST A DISTANCE OF 255.00 FEET TO A 6" CEDAR FENCE CORNER POST FOUND;
4. NORTH 88°02'02" EAST A DISTANCE OF 527.34 FEET TO A 1/2" IRON ROD AT FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID 12.485 ACRE TRACT, THE NORTHEAST CORNER OF SAID 50.91 ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 00°48'19" EAST A DISTANCE OF 1166.45 FEET ALONG THE COMMON LINE OF SAID 12.485 ACRE TRACT AND SAID 50.91 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 40.730 ACRES MORE OR LESS, AND AS SHOWN HEREON.

TITLE NOTES:

- AS PER INFORMATION PROVIDED IN GF# 8993-23-36483TB DATED 12/9/2024 BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:
- RESTRICTIVE COVENANTS: 418/242 H.C.D.R.
- EASEMENTS:
- 10.
- G. AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 267, PAGE 564, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. - DOES EFFECT AND AS SHOWN HEREON.

SURVEY NOTES:

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORRS/OPUS SOLUTION.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLs"
3. THIS SURVEY A TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

CTLS
Cross Texas Land Services, Inc
702 RIO GRANDE #301 - AUSTIN, TEXAS 78701
512-965-2878

TX, FIRM REG. #100248-00
www.crosstexaslandservices.com

I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR MOST ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

2-8-2025
DATE

MARK R. WATSON RPLS#5740



REFERENCE: -----
TYPE OF SURVEY - TITLE
LEGAL DESCRIPTION:
TRACT #1
BEING 40.730 ACRES OF LAND OUT THE N. F. HYATT SURVEY, ABSTRACT NO. 253 IN HAYS COUNTY, TEXAS
JOB NO. 25-50022
DRAWN BY: MRW
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