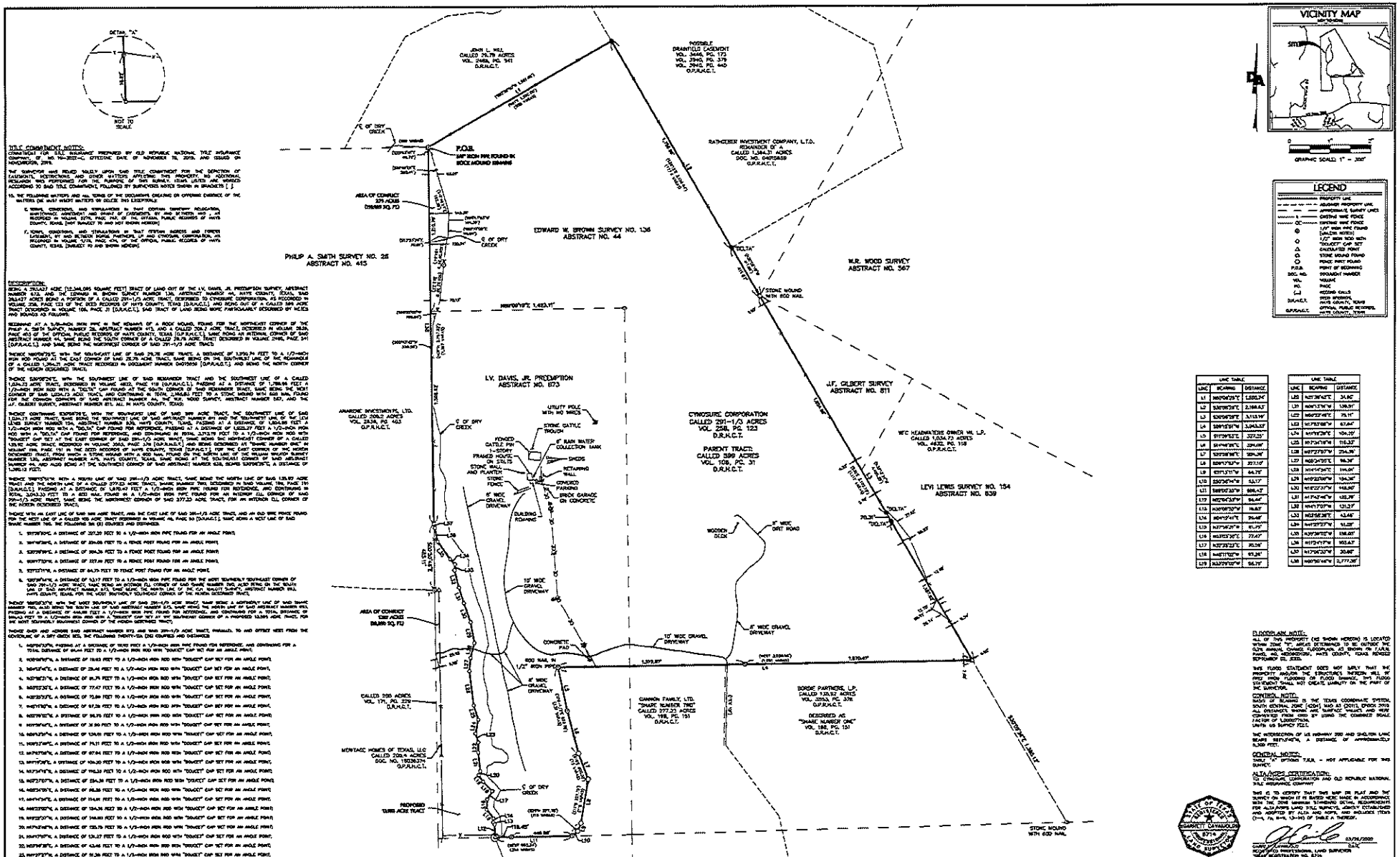

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 191-2022-C, EFFECTIVE DATE OF NOVEMBER 19, 2019, AND ISSUED ON NOVEMBER, 2019.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES SHOWN IN BRACKETS [ ]

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

E. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN ROAD RELOCATION, MAINTENANCE AGREEMENT AND GRANT OF EASEMENTS, BY AND BETWEEN HAYS J. LIVE OAK, LTD., RECORDED IN VOLUME 2079, PAGE 249, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [MAY IMPACT TO AND NOT SHOWN HEREON]

F. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN ACCESS AND FENCES AGREEMENT, BY AND BETWEEN BORDE PARTNERS, LP AND CYNOSURE, CORPORATION, AS RECORDED IN VOLUME 4778, PAGE 474, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [IMPACT TO AND SHOWN HEREON]

DESCRIPTION:

BEING A 283.427 ACRE (12,346,085 SQUARE FEET) TRACT OF LAND OUT OF THE L.V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 873, AND THE EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, HAYS COUNTY, TEXAS, SAID 283.427 ACRES BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], AND BEING OUT OF A CALLED 599 ACRE TRACT DESCRIBED IN VOLUME 108, PAGE 31 [D.R.H.C.T.], SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON PIPE IN THE NORTHWEST RIGHT-OF-WAY LINE OF A ROCK MOUND, FOUND FOR THE NORTHEAST CORNER OF THE PHILIP A. SMITH SURVEY, NUMBER 25, ABSTRACT NUMBER 415, AND A CALLED 208.2 ACRE TRACT, DESCRIBED IN VOLUME 2838, PAGE 463 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAME BEING ALSO AN INTERIOR CORNER OF SAID ABSTRACT NUMBER 44, SAME BEING THE SOUTH CORNER OF A CALLED 26.79 ACRE TRACT DESCRIBED IN VOLUME 2468, PAGE 541 [O.P.R.H.C.T.] AND SAME BEING THE NORTHWEST CORNER OF SAID 291-1/3 ACRE TRACTS;

THENCE N60°09'19"E, WITH THE SOUTHEAST LINE OF SAID 26.79 ACRE TRACT, A DISTANCE OF 1,370.74 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID 26.79 ACRE TRACT, SAME BEING ON THE SOUTHWEST LINE OF SAID REMAINDER OF A CALLED 1,344.31 ACRE TRACT RECORDED IN DOCUMENT NUMBER 04015859 [O.P.R.A.C.T.] AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S30°08'25"E, WITH THE SOUTHWEST LINE OF SAID REMAINDER TRACT AND THE SOUTHWEST LINE OF A CALLED 1,034.73 ACRE TRACT, DESCRIBED IN VOLUME 4832, PAGE 119 [O.P.R.H.C.T.], PASSING AT A DISTANCE OF 1,788.66 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND AT THE SOUTH CORNER OF SAID REMAINDER TRACT, SAME BEING THE WEST CORNER OF SAID 1,034.73 ACRE TRACT, AND CONTINUING IN TOTAL 3,940.83 FEET TO A STONE MOUND WITH 60D NAIL FOUND FOR THE COMMON CORNER OF SAID ABSTRACT NUMBER 44, THE W.R. WOOD SURVEY, ABSTRACT NUMBER 567, AND THE J.F. GILBERT SURVEY, ABSTRACT NUMBER 811, ALL IN HAYS COUNTY, TEXAS;

THENCE CONTINUING S29°51'31"E, WITH THE SOUTHWEST LINE OF SAID 1,034.73 ACRE TRACT, THE SOUTHWEST LINE OF SAID 1,034.73 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID ABSTRACT NUMBER 811 AND THE SOUTHWEST LINE OF THE LEVI LEWIS SURVEY, ABSTRACT NUMBER 839, HAYS COUNTY, TEXAS, PASSING AT A DISTANCE OF 1,804.86 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND FOR REFERENCE, PASSING AT A DISTANCE OF 1,820.57 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND FOR REFERENCE, AND CONTINUING IN TOTAL 3,213.13 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET AT THE EAST CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 535.92 ACRE TRACT, RECORDED IN VOLUME 2083, PAGE 376 [O.P.R.H.C.T.] AND BEING DESCRIBED AS "SHARE NUMBER ONE" IN VOLUME 198, PAGE 151 IN THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.] FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A STONE MOUND WITH A 60D NAIL FOUND ON THE NORTH LINE OF THE WILLIAM WALKER SURVEY NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, SAME BEING AT THE SOUTHEAST CORNER OF SAID ABSTRACT NUMBER 44, AND BEING ALSO AT THE SOUTHWEST CORNER OF SAID ABSTRACT NUMBER 839, BEARS S29°51'31"E, A DISTANCE OF 1,390.13 FEET;

THENCE S59°57'14"W, WITH A SOUTH LINE OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 535.92 ACRE TRACT, AND THE NORTH LINE OF A CALLED 277.23 ACRE TRACT, SHARE NUMBER TWO, DESCRIBED IN SAID VOLUME 198, PAGE 151 [D.R.H.C.T.], PASSING AT A DISTANCE OF 1,870.47 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING IN TOTAL 3,041.33 FEET TO A 600 NAIL FOUND IN A 1/2-INCH IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 277.23 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH AN EAST LINE OF SAID 599 ACRE TRACT, AND THE EAST LINE OF SAID 291-1/3 ACRE TRACT, AND AN OLD WIRE FENCE FOUND FOR THE WEST LINE OF A CALLED 105 ACRE TRACT DESCRIBED IN VOLUME 46, PAGE 90 [D.R.H.C.T.], SAID ALONG A WEST LINE OF SAID SHARE NUMBER TWO, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S13°39'50"W, A DISTANCE OF 207.20 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT;
2. S01°46'08"W, A DISTANCE OF 834.66 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
3. S20°29'49"W, A DISTANCE OF 304.36 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
4. S09°17'09"W, A DISTANCE OF 327.44 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
5. S25°53'11"W, A DISTANCE OF 64.79 FEET TO FENCE POST FOUND FOR AN ANGLE POINT;
6. S00°58'41"W, A DISTANCE OF 53.17 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID SHARE NUMBER TWO, ALSO BEING THE SOUTH LINE OF SAID ABSTRACT NUMBER 873, SAME BEING THE NORTH LINE OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N89°05'31"W, WITH THE MOST SOUTHERLY LINE OF SAID 291-1/3 ACRE TRACT, SAME BEING A NORTHERLY LINE OF SAID SHARE NUMBER TWO, ALSO BEING THE SOUTH LINE OF SAID ABSTRACT NUMBER 873, SAME BEING THE NORTH LINE OF SAID ABSTRACT NUMBER 693, PASSING AT A DISTANCE OF 444.86 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 2,660.79 FEET TO A 1/2-INCH IRON ROD WITH A "DOUCETT" CAP SET AT THE SOUTHEAST CORNER OF A PROPOSED 1,895 ACRE TRACT, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID ABSTRACT NUMBER 873, AND SAID 291-1/3 ACRE TRACT, PARALLEL TO AND OFFSET WEST FROM THE CENTERLINE OF A DRY CREEK, THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

1. N20°59'32"W, PASSING AT A DISTANCE OF 19.92 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 69.64 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
2. N09°09'56"W, A DISTANCE OF 139.83 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
3. N01°56'31"E, A DISTANCE OF 230.46 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
4. N25°58'31"E, A DISTANCE OF 91.79 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
5. N35°05'31"E, A DISTANCE OF 177.47 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
6. N28°35'31"E, A DISTANCE OF 73.89 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
7. N40°17'59"E, A DISTANCE OF 97.28 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
8. N52°59'59"E, A DISTANCE OF 98.70 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
9. N01°59'59"E, A DISTANCE OF 31.90 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
10. N28°53'59"E, A DISTANCE OF 129.91 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
11. N39°53'59"E, A DISTANCE OF 74.11 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
12. N61°53'59"E, A DISTANCE OF 67.84 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
13. N81°19'29"E, A DISTANCE OF 109.20 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
14. N73°34'19"E, A DISTANCE OF 119.53 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
15. N63°23'07"E, A DISTANCE OF 234.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
16. N55°35'59"E, A DISTANCE OF 88.58 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
17. N47°47'59"E, A DISTANCE OF 91.69 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
18. N39°35'59"E, A DISTANCE OF 234.30 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
19. N49°23'59"E, A DISTANCE OF 140.80 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
20. N57°43'59"E, A DISTANCE OF 135.79 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
21. N64°17'59"E, A DISTANCE OF 126.37 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
22. N53°59'59"E, A DISTANCE OF 43.46 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
23. N41°27'27"E, A DISTANCE OF 51.26 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
24. N35°39'59"E, A DISTANCE OF 156.65 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
25. N11°26'01"E, A DISTANCE OF 163.62 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET FOR AN ANGLE POINT;
26. N17°50'27"E, A DISTANCE OF 30.05 FEET TO A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET ON THE EAST LINE OF SAID 208.2 ACRE TRACT, SAME BEING THE EAST LINE OF SAID ABSTRACT NUMBER 415, ALSO BEING THE WEST LINE OF SAID ABSTRACT NUMBER 873 AND SAID 291-1/3 ACRE TRACT, AND ALSO BEING THE NORTH CORNER OF SAID PROPOSED 1,895 ACRE TRACT, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 200 ACRE TRACT RECORDED IN VOLUME 171, PAGE 329 [D.R.H.C.T.], SAME BEING THE NORTHWEST CORNER OF SAID 208.2 ACRE TRACT, ALSO BEING ON THE NORTH LINE OF A CALLED 599.0 ACRE TRACT, REFERENCED IN DOCUMENT NUMBER 18010629 [O.P.R.H.C.T.], BEARS N89°05'31"W, A DISTANCE OF 448.51 FEET;

THENCE N89°05'31"W, WITH THE NORTH LINE OF SAID ABSTRACT NUMBER 693, AND SAID 599.0 ACRE TRACT, SAME BEING THE WEST LINE OF SAID ABSTRACT NUMBER 873, SAID 291-1/3 ACRE TRACT, AND SAID 208.4 ACRE TRACT, PASSING AT A DISTANCE OF 1,548.83 FEET A 1/2-INCH IRON ROD WITH "DOUCETT" CAP SET ON THE EASTERLY RIGHT-OF-WAY LINE OF SHELDON LANE, A 60-FOOT RIGHT-OF-WAY, AND CONTINUING FOR A TOTAL DISTANCE OF 2,777.28 FEET, SAID TO BE THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 283.427 ACRES (12,346,085 SQUARE FEET).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N60°09'19"E	1,370.74'
L2	S30°08'25"E	1,788.66'
L3	S29°51'31"E	3,213.13'
L4	S59°57'14"W	3,041.33'
L5	S13°39'50"E	207.20'
L6	S01°46'08"W	834.66'
L7	S20°29'49"W	304.36'
L8	S09°17'09"W	327.44'
L9	S25°53'11"W	64.79'
L10	S00°58'41"W	53.17'
L11	N89°05'31"W	888.43'
L12	N20°59'32"W	69.64'
L13	N09°09'56"W	139.83'
L14	N01°56'31"E	230.46'
L15	N25°58'31"E	91.79'
L16	N35°05'31"E	177.47'
L17	N28°35'31"E	73.89'
L18	N40°17'59"E	97.28'
L19	N52°59'59"E	98.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N01°59'59"E	31.90'
L21	N28°53'59"E	129.91'
L22	N39°53'59"E	74.11'
L23	N61°53'59"E	67.84'
L24	N73°34'19"E	104.29'
L25	N73°34'19"E	15.23'
L26	N47°27'59"E	254.36'
L27	N55°35'59"E	88.58'
L28	N47°47'59"E	114.64'
L29	N49°23'59"E	104.36'
L30	N13°22'27"E	114.80'
L31	N17°50'27"E	30.05'
L32	N89°05'31"W	43.46'
L33	N03°58'38"E	43.46'
L34	N41°27'27"E	51.26'
L35	N39°39'59"E	156.65'
L36	N11°26'01"E	163.62'
L37	N17°50'27"E	30.88'
L38	N89°05'46"W	2,777.28'

FLOODPLAIN NOTE:

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND WERE CONVERTED FROM GRID BY USING THE COMBINED SCALE FACTOR OF 1.00007170534. UNITS ARE US SURVEY FEET.

THE INTERSECTION OF US HIGHWAY 290 AND SHELDON LANE BEARS S81°14'40"W, A DISTANCE OF APPROXIMATELY 5,300 FEET.

GENERAL NOTE:

SINCE "A" OPTIONS T.R.R. - NOT APPLICABLE FOR THIS SURVEY.

ALTA/ACSM CERTIFICATION:

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

CHRIS D'ANNUNZIO — DATE: 03/26/2020
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6716
DOUCET & ASSOCIATES
CHRIS.DANNUNZIO@DOUCETENGINEERS.COM

Dated:	03/26/2020
Scale:	1" = 200'
Drawn by:	
Reviewed:	
Proj. No.:	
Sheet:	1
Field Book:	
Party Chief:	
Technician Date:	