

**DESCRIPTION**

OF A 2.522 ACRE TRACT OF LAND OUT OF THE J.A. SEWARD SURVEY, ABSTRACT NO. 658 SITUATED IN HAYS COUNTY, TEXAS BEING PART OF THAT CERTAIN TRACT 3 - 388.67 ACRE TRACT OF LAND CONVEYED TO SCENIC LAND HOLDINGS LLC BY DEED OF RECORD IN VOLUME 5071, PAGE 321, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS; SAID 2.522 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the northerly right-of-way line of U.S. Highway 290 (R.O.W. varies), being the southeasterly corner of Lot 7 of Ladera Subdivision, of record in Volume 7, Page 51 of the Plat Records of Hays County, Texas, also being the southwesterly corner of said 388.67 acre tract and hereof;

**THENCE**, N00°51'15"W, leaving the northerly right-of-way line of U.S. Highway 290, along the easterly line of said Lot 7, being the westerly line of said 388.67 acre tract, for the westerly line hereof, a distance of 2185.97 feet to a 1/2" iron rod with "MEENACH" cap found at the northeasterly corner of said Lot 7, being an angle point in the westerly line of said 388.67 acre tract, for the northwesterly corner hereof;

**THENCE**, N89°38'21"E, leaving the northeasterly corner of said Lot 7, over and across said 388.67 acre tract, for the northerly line hereof, a distance of 50.19 feet to a 1/2 inch iron rod found at the northwesterly corner of that certain 1.50 acre tract of land conveyed to Ken and Donna Jenkins by deed of record in Volume 815, Page 838 of said Official Public Records, being an angle point in the easterly line of said 388.67 acre tract, for the northeasterly corner hereof;

**THENCE**, S00°51'27"E, leaving the northwesterly corner of said 1.50 acre tract, in part, along the common line of said 388.67 acre tract and said 1.50 acre tract, and in part, along the common line of said 388.67 acre tract and those certain 14.79 acre and 1.21 acre tracts of land conveyed to Ken and Donna Jenkins by deed of record in Volume 815, Page 795 of said Official Public Records, for the easterly line hereof, a distance of 2185.29 feet to a 1/2 inch iron rod found in the northerly right-of-way line of U.S. Highway 290, being the southwesterly corner of said 1.21 acre tract and the southeasterly corner of said 388.67 acre tract and hereof;

**THENCE**, S88°51'53"W, leaving the southwesterly corner of said 1.21 acre tract, along the northerly right-of-way line of U.S. Highway 290, for the southerly line hereof, a distance of 50.32 feet to the **POINT OF BEGINNING**, containing an area of 2.522 acres (109,841 square feet) of land, more or less, within these metes and bounds.

FN NO. 17-052(DLB)  
JANUARY 27, 2017  
PAGE 2 OF 2

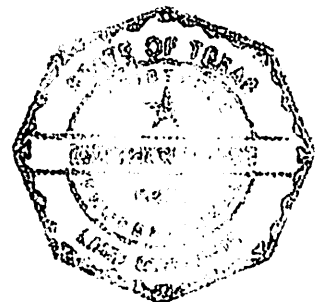
**BEARING BASIS:** THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

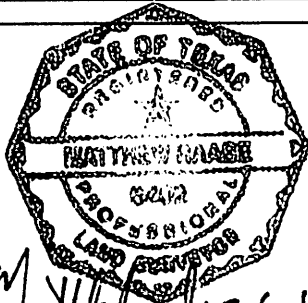
DISTANCES ARE SURFACE UNITS DERIVED BY APPLICATION OF A SITE SPECIFIC COMBINED SCALE FACTOR OF 1.000079091.

I, MATTHEW J. RAABE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

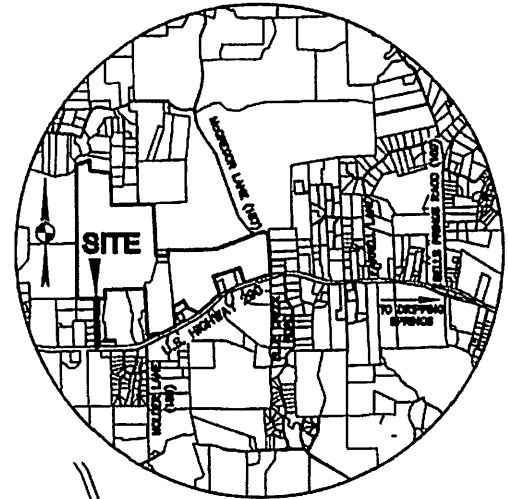
STANTEC CONSULTING  
SERVICES INC.  
221 WEST SIXTH ST.  
SUITE 600  
AUSTIN, TEXAS 78701

Matthew J. Raabe 2-6-17  
MATTHEW J. RAABE  
R.P.L.S. NO. 6402  
STATE OF TEXAS  
TBPLS # F-10194230  
matthew.raabe@stantec.com





0 750 1500 3000  
SCALE: 1" = 1500'



VICINITY MAP  
N.T.S.

McGREGOR LANE  
(R.O.W. VARIES)

301.999 ACRES  
MARK BLEAKLEY  
1993 TRUST  
VOLUME 2044,  
PAGE 648

TRACT 3  
388.67 ACRES

TRACT 4  
1/2 OF  
7.06 ACRES

McGREGOR LANE  
(R.O.W. VARIES)

**2.522 ACRES**  
(109,841 SQ. FT.)  
(SEE SHEET 2 OF 2)

682.534 ACRES  
SCENIC LAND  
HOLDINGS LLC  
VOLUME 5071,  
PAGE 321

TRACT 1  
214.42  
ACRES

TRACT 2  
78.432  
ACRES

U.S. HIGHWAY 290  
(R.O.W. VARIES)

POB



**Stantec**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
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**SKETCH TO ACCOMPANY DESCRIPTION**

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**SCENIC  
LAND  
HOLDINGS  
LLC**

**SHEET 1 OF 2**

DATE: 01-27-17

DRAWN BY: DLB

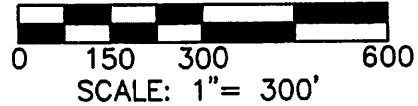
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JOB No. 222010418

**TRACT 3**  
**388.67 ACRES**  
**SCENIC LAND**  
**HOLDINGS LLC**  
**VOLUME 5071, PAGE 321**

**BRYANT SERMONS**  
**PREEMPTION**  
**SURVEY, A-643**



**LOT 7**

**11.466 ACRES**  
**DONALD SCOTT AND**  
**LEAH ANNE PRINGLE**  
**VOL. 4629, PG. 691**

**J.A.**  
**SEWARD**  
**SURVEY,**  
**A-658**

**LADERA SUBDIVISION**  
**VOL. 7, PG 51**

**1.50 ACRES**  
**KEN & DONNA**  
**JENKINS**  
**VOLUME 815,**  
**PAGE 838**

**T.F.**  
**MARTIN**  
**SURVEY,**  
**A-656**

**BEARING BASIS:**

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

DISTANCES ARE SURFACE UNITS DERIVED BY APPLICATION OF A SITE SPECIFIC COMBINED SCALE FACTOR OF 1.000079091.

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP "MEENACH" CAP FOUND
- P.O.B. POINT OF BEGINNING

**LINE TABLE**

| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L1  | N89°38'21"E | 50.19'   |
| L2  | S88°51'53"W | 50.32'   |

**LOT 2**

**CARISSA**  
**MCNAIR**  
**VOL. 3461,**  
**PG 189**

**JAN LISTOE**  
**ET. UX.**  
**VOL. 4305,**  
**PG. 248**

**CARISSA**  
**MCNAIR**  
**VOL. 3461,**  
**PG 189**

**LOT 3A**  
**VOL 17, PG. 50**

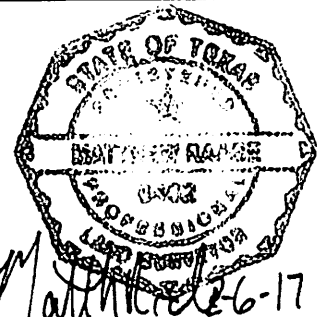
**1.21 ACRES**  
**KEN & DONNA**  
**JENKINS**  
**VOL. 815,**  
**PG. 795**

**2.522 ACRES**  
**(109,841 SQ. FT.)**

**T.B. LEE**  
**SURVEY, A-293**

**POB**

**U.S. HIGHWAY 290**  
**(R.O.W. VARIES)**



**Stantec**

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**LAND**  
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