



SPOT ON SURVEYING

Exhibit "C"

ES12-18.511 Acre Metes And Bounds

Land Surveying & Mapping

DESCRIPTION OF A 18.511 ACRE TRACT OF LAND OUT OF THE SINCLAIR D. GERVAIS SURVEY, ABSTRACT NO. 7, SITUATED IN HAYS COUNTY, TEXAS, SAID 18.511 ACRE TRACT OF LAND BEING THAT SAME TRACT OF LAND CALLED LOT 1, BLOCK A, OF FINAL PLAT HAYS C.I.S.D. ELEMENTARY SCHOOL NUMBER 12 (ES12), RECORDED IN VOLUME 15, PAGE 378, PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.), SAID 18.511 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found iron rod with 2" aluminum cap stamped "KMS, RPLS 4341, 310, being accepted for the Southeast corner of that 50 feet wide Right-Of-Way dedication per said (ES12), being an angle point in the existing North Right-Of-Way line of F.M. 967, also being accepted as the Southwest corner of that 119.592 acre tract of land conveyed to HAYS C.I.S.D. by Cash Warranty Deed recorded in Volume 1461, Page 218, Official Public Records, Hays County, Texas, (O.P.R.H.C.TX.)

THENCE, N 01° 27' 22" W, 50.00 feet along said Right-Of-Way line and the common line of said 119.592 acre tract to a found iron rod with 2" aluminum cap stamped "KMS, RPLS 4341, 328, for the TRUE POINT OF BEGINNING hereof, being accepted as the Northeast corner of said 50 feet wide Right-Of-Way dedication, for an angle point in said North Right-Of-Way line, and for the Southeast corner of said of the 18.511 acre tract of land of land described herein;

THENCE, N 01° 27' 22" W, 1322.92 feet, leaving said Right-Of-Way continuing along the common line of said 119.592 acre tract of land to a found 1/2" iron rod, being accepted as the Southeast corner of that certain 17.01 acre tract of land conveyed to Hays (C.I.S.D.) by General Warranty Deed recorded in Volume 3666, Page 24, (O.P.R.H.C.TX.), also being accepted as the Northeast corner of said 18.511 acre tract of land described herein;

THENCE S 88° 32' 47" W, 475.71 feet, leaving the West line of said 119.592 acre tract of land along the common line of said 17.01 acre tract of land to a found 1/2" iron rod, said point being accepted as the Southeast corner of that 0.23 acre tract of land conveyed to General Telephone Company of the Southwest by General Warranty Deed recorded in Volume 592, Page 132, of Real Property Records, Hays County, Texas (R.P.R.H.C.TX.), and accepted as an angle point in the North line of the 18.511 acre tract of land described herein;

THENCE S 88° 28' 25" W, 100.05 feet leaving the common line of said 17.01 acre tract of land along the common line of said 0.23 acre tract of land to a found 1/2" iron pipe, said point being accepted as the Southwest corner of said 0.23 acre tract of land, also being accepted as a point in the South line of said 17.01 acre tract of land, and an angle point in the North line of the 18.511 acre tract of land described herein;

THENCE S 88° 46' 31" W, 35.00 feet leaving said 0.23 acre tract of land along the common line of said 17.01 acre tract of land to a found 3/4" iron rod, said point being accepted as a point on the East line of Tract 2 of Tracts 1 and 2 of land conveyed to Jerry Morrison Moncrief by General Warranty Deed recorded as Document No. 14026723, O.P.R.H.C.TX., and being accepted as the Southwest corner of said 17.01 acre tract of land, and being the Northwest corner of said 18.511 acre tract of land described herein;

THENCE S 1° 33' 50" E, 1322.91 feet, leaving the Southwest corner of said 17.01 acre tract of land along the common line of said Tract 2 to the calculated point on the said North Right-Of-Way line of said FM 967 dedicated by said (ES12), and being the Southwest corner of the 18.511 acre tract described herein;

THENCE N 88° 32' 56" E, 608.27 feet leaving the East line said Tract 2 along said North Right-Of-Way line and the South line of said 18.511 acre tract of land described herein to the POINT OF BEGINNING hereof, Containing a calculated area of 806,317.60 Sq. Ft., 18.511 acres. Said 18.511 acres being described by me or under my direction and shown on Exhibit "D" Survey Sketch prepared by Spot On Surveying, Inc., attached hereto and made a part hereof.

All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.

Scott A. Hahn, RPLS 6375
Spot On Surveying, Inc.-TX. Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
(512)523-8092



2018/02/12

Date

EXHIBIT "D" - SURVEY SKETCH

155.085 ACRES OUT OF THE SINCLAIR GERVAIS AND PHILLIP J. ALLEN SURVEYS, HAYS COUNTY, TEXAS

SURVEYORS NOTE:

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

AREA TABLE:

COMBINED GROSS AREA = 6,755,483.72 SQ. FT. - 155.085 ACRES
 EXHIBIT "A" (R1) = 5,207,985.65 SQ. FT. - 119.559 ACRES
 EXHIBIT "B" (R2) = 806,317.60 SQ. FT. - 18.511 ACRES
 EXHIBIT "C" (R2) = 741,180.47 SQ. FT. - 17.015 ACRES

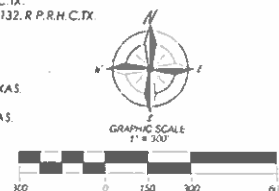
LINETYPE LEGEND:

- BOUNDARY
- - - RIGHT OF WAY
- - - ADJOINING LOT LINES

CURVE TABLE					
C #	DELTA	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C1	Δ=5° 59' 51"	R=1999.86'	L=209.39'	N88° 46' 10"W	209.30'
C2	Δ=21° 14' 16"	R=168.44'	L=62.44'	N72° 06' 01"E	62.08'
C3	Δ=6° 05' 39"	R=168.44'	L=17.92'	N85° 45' 59"E	17.91'
C4	Δ=11° 55' 58"	R=168.44'	L=35.08'	N55° 30' 54"E	35.02'
C5	Δ=6° 00' 46"	R=1945.43'	L=204.16'	N88° 46' 22"W	204.06'

REFERENCE LEGEND:

- (R1) = DOCUMENT NO. 9821004, RECORDED IN VOL. 1461, PG. 218, O.P.R.H.C.T.X.
 - (R2) = DOCUMENT NO. 2009-90014475, RECORDED IN VOL. 3868, PG. 24, O.P.R.H.C.T.X.
 - (R3) = FINAL PLAT HAYS C.I.S.D. ELEMENTARY SCHOOL NO. 12, VOL. 15, PGS. 378-379, P.R.H.C.T.X.
 - (R4) = OAK FOREST SEC. 2, SUBDIVISION, VOL. 7, PGS. 163-175, P.R.H.C.T.X.
 - (R5) = DOCUMENT NO. 2014-14026723, VOL. 5018, PG. 336, O.P.R.H.C.T.X.
 - (R6) = DOCUMENT NO. 04033996, RECORDED IN VOL. 2582, PG. 536, O.P.R.H.C.T.X.
 - (R7) = DOCUMENT NO. 04033558, RECORDED IN VOL. 2582, PG. 750, O.P.R.H.C.T.X.
 - (R8) = DOCUMENT NO. 2011-11003552, RECORDED IN VOL. 4064, PG. 878, O.P.R.H.C.T.X.
 - (R9) = DOCUMENT NO. 04029268, RECORDED IN VOL. 3018, PG. 885, O.P.R.H.C.T.X.
 - (R10) = DOCUMENT NO. 175115, RECORDED IN VOL. 402, PG. 295, D.R.H.C.T.X.
 - (R11) = THE ESTATE OF DODGEN RANCH SUBDIVISION, VOL. 8, PGS. 75-77, P.R.H.C.T.X.
 - (R12) = DOCUMENT NO. 9808467, RECORDED IN VOL. 1407, PG. 815, O.P.R.H.C.T.X.
 - (R13) = DOCUMENT NO. 2009-90033244, RECORDED IN VOL. 3797, PG. 644, O.P.R.H.C.T.X.
 - (R14) = DOCUMENT NO. 2009-90027752, RECORDED IN VOL. 3758, PG. 182, O.P.R.H.C.T.X.
 - (R15) = DOCUMENT NO. 2009-90027753, RECORDED IN VOL. 3758, PG. 209, O.P.R.H.C.T.X.
 - (R16) = DOCUMENT NO. 2009-90027754, RECORDED IN VOL. 3758, PG. 226, O.P.R.H.C.T.X.
 - (R17) = DOCUMENT NO. 2010-10004898, RECORDED IN VOL. 3835, PG. 1, O.P.R.H.C.T.X.
 - (R18) = DOCUMENT NO. 2010-10006602, RECORDED IN VOL. 3846, PG. 254, O.P.R.H.C.T.X.
 - (R19) = DOCUMENT RECORDED IN VOL. 157, PG. 51, D.R.H.C.T.X.
 - (R20) = DOCUMENT RECORDED IN VOL. 514, PG. 803, R.P.R.H.C.T.X.
 - (R21) = DOCUMENT NO. 227111, RECORDED IN VOL. 592, PG. 132, R.P.R.H.C.T.X.
 - (R22) = DOCUMENT NO. 9920985, O.P.R.H.C.T.X.
 - (R23) = DOCUMENT NO. 17027791, O.P.R.H.C.T.X.
 - (R24) = DOCUMENT NO. 17028049, O.P.R.H.C.T.X.
- D.R.H.C.T.X. = DEED RECORDS, HAYS COUNTY, TEXAS.
 O.P.R.H.C.T.X. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
 P.R.H.C.T.X. = PLAT RECORDS, HAYS COUNTY, TEXAS.
 R.P.R.H.C.T.X. = REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS.
 P.O.B. = POINT OF BEGINNING
 T.P.O.B. = TRUE POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT



LINE TABLE		
L #	BEARING	LENGTH
L1	N85°16'09"W	321.47'
L2	S88°13'55"W	499.60'
L3	S88°32'24"W	208.26'
L4	S88°32'47"W	475.71'
L5	N1°33'14"W	100.08'
L6	S88°32'24"W	99.96'
L7	S1°30'02"E	100.20'
L8	S88°46'31"W	35.00'
L9	N1°33'57"W	100.02'
L10	N89°18'26"E	223.28'
L11	N89°49'10"E	407.66'
L12	N88°50'06"E	399.91'
L13	N1°23'31"W	387.48'
L14	N88°15'54"E	288.81'
L15	N86°43'45"E	30.01'
L16	S84°39'01"W	353.29'

LINE TABLE		
L #	BEARING	LENGTH
L17	S84°29'25"W	90.26'
L18	S84°34'28"W	214.37'
L19	S1°36'28"E	339.15'
L20	S89°01'24"W	48.98'
L21	S1°21'23"E	120.49'
L22	S1°21'23"E	50.24'
L23	N4°12'41"E	80.17'
L24	N1°47'53"W	79.95'
L25	S1°41'58"E	79.74'
L26	N1°05'35"W	49.81'
L27	N1°32'11"W	50.08'
L28	N85°46'09"W	326.36'
L36	S88°14'03"W	499.73'
L37	S88°32'16"W	208.39'
L38	S88°28'25"W	100.05'



MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED
- △ = CALCULATED POINT
- = SURVEY MONUMENT STAMPED "SPOT ON SURVEYING", SET UPON APPROVAL.
- ⊠ = FOUND CONCRETE ROAD DEPARTMENT MONUMENT.
- ⊡ = FOUND CONCRETE ROAD DEPARTMENT MONUMENT. OBTURATED
- ⊞ = FOUND HAYS COUNTY MONUMENT NO. H062
- ⊞ = FOUND I.R.C. STAMPED "BYRN SURVEYING"
- ⊞ = FOUND 3/8" I.R.
- ⊞ = FOUND 1/2" I.R.
- ⊞ = FOUND 5/8" I.R.
- ⊞ = FOUND 1/2" I.P.
- ⊞ = FOUND 60D NAIL IN FENCE POST.
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 1639"
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 332"
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 331"
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 330"
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 329"
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 328"
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 310"
- ⊞ = FOUND 3/4" I.R.
- ⊞ = FOUND I.R.C. STAMPED "RPLS 5209"
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 324"
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 323"
- ⊞ = FOUND I.R.C. "ILLEGIBLE"
- ⊞ = FOUND I.R.C. STAMPED "KC ENGINEERING"
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 327"
- ⊞ = FOUND I.R.C. (2" ALUM.) W/ PUNCH STAMPED "KMS. RPLS 4341. 309"
- ⊞ = FOUND 1/2" I.R., N 88° 48' 38" E, 1.06 FEET FROM CORNER.

SURVEYORS CERTIFICATION:

TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

I, SCOTT A. MAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND DESCRIBED IN FIELD NOTES EXHIBITS "A", "B", AND "C". ATTACHED HERETO AND MADE A PART HEREOF, AND THAT SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THE MONUMENTS SHOWN HEREON WERE PROPERLY FOUND AND/OR PLACED UNDER MY SUPERVISION.


 2018/02/12
 SCOTTA MAHN RPLS 6375 DATED
 SPOT ON SURVEYING, INC.
 614 JERRY'S LANE
 BUDA, TX. 78610
 TBPLS FIRM NO.: 10193894






SPOT ON SURVEYING

Land Surveying & Mapping

Exhibit "E"

HHS 3-119.559 Acre Metes And Bounds

DESCRIPTION OF A 119.559 ACRE TRACT OF LAND OUT OF THE PHILLIP J. ALLEN SURVEY, ABSTRACT NO. 1, AND THE SINCLAIR D. GERVAIS SURVEY, ABSTRACT NO. 7, SITUATED IN HAYS COUNTY, TEXAS, SAID 119.559 ACRE TRACT OF LAND BEING THAT SAME CALLED 119.592 ACRE TRACT OF LAND CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT (C.I.S.D.) BY CASH WARRANTY DEED RECORDED IN VOLUME 1461, PAGE 218, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.), SAID 119.559 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found iron rod with 2" aluminum cap stamped "KMS , RPLS 4341, 310, being accepted for the Southeast corner of a 50 feet wide Right-Of-Way dedication per the Final Plat Hays C.I.S.D. Elementary School Number 12 (ES12), recorded in Volume 15, Page 378, Plat Records of Hays County, Texas (P.R.H.C.TX.), being an angle point in the existing North Right-Of-Way line of F.M. 967, being accepted as the Southwest corner of said 119.592 acre tract, and for the Southwest corner hereof;

THENCE, N 01° 27' 22" W, 1372.92 feet along said Right-Of-Way line and the common line of said (ES12) and said 119.559 acre tract described herein to a found 1/2" iron rod, being accepted for the Northeast corner of said (ES12), and the Southeast corner of that 17.01 acre tract of land conveyed to Hays (C.I.S.D.) by General Warranty Deed recorded in Volume 3666, Page 24, (O.P.R.H.C.TX.), also being accepted as an angle point in the West line of the 119.559 acre tract described herein, passing at a distance of 50.00 feet a found iron rod with 2" aluminum cap stamped "KMS , RPLS 4341, 328, being accepted as the Northeast corner of said 50 feet wide Right-Of-Way dedication, for an angle point in said North Right-Of-Way line, and for the Southeast corner of said (ES12);

THENCE, N 01° 27' 05" W, 1229.09 feet, with the common line of said 17.01 acre tract and said 119.559 acre tract to a found 3/4" iron rod, being accepted as the Northeast corner of said 17.01 acre tract, also being the most Westerly corner of the 119.559 acre tract described herein and being an angle point in the South line of Lot 49, Block "A", Oak Forest Section Two, recorded in Volume 7, Pages 163-175, (P.R.H.C.TX.);

THENCE leaving the Northeast corner of said 17.01 acre tract, along the common line of the 119.559 acre tract described herein and the South and East lines of said Block "A", Oak Forest Section Two, the following four (4) courses:

1. N 89° 18' 26" E, 223.28 feet to a set 5/8" iron rod and cap stamped "SPOT ON SURVEYING";
2. N 88° 49' 10" E, 407.66 feet to a found 1/2" iron rod;
3. N 88° 50' 06" E, 399.91 feet to a found 1/2" iron rod;
4. N 01° 23' 31" W, 387.48 feet to a found iron rod with cap stamped "RPLS 5209", said point being accepted as a point in the East line of Lot 60, of said Block "A", Oak Forest Section Two, also being the Southwest corner of that 5.12 acre tract of land conveyed to CMA Custom Homes, Inc. by Warranty Deed recorded as Document No. 04033996, (O.P.R.H.C.TX.), and for an angle point in the irregular Northerly line of the 119.559 acre tract described herein;

THENCE, leaving said Oak Forest Section Two Subdivision, with the South line and East line of said 5.12 acre tract and with the East line of another 5.12 acre tract of land conveyed to CMA Custom Homes, Inc. by Warranty Deed recorded as Document No. 04033558, (O.P.R.H.C.TX.), same being a portion of the irregular Northerly line of said 119.559 acre tract described herein, the following two (2) courses:

1. N 88° 15' 54" E, 288.81 feet to a found 1/2" iron rod for the Southeast corner of said 5.12 acre tract, and for an angle point hereof;
2. N 02° 22' 30" W, 2005.96 feet to a found iron rod with 2" aluminum cap stamped "KMS , RPLS 4341, 324", being accepted as the Northwest corner of the 119.559 acre tract of land described herein also being accepted as the Northeast corner of said 5.12 acre tract recorded as Document No. 04033558, and being accepted as a point in a curve being concave Northerly having a radius of 168.44 feet, being the Southerly Right-Of-Way line of Oak Grove Dr., currently 50 feet wide, passing at 982.33 feet a found iron rod with cap stamped "RPLS 5209", said point being accepted as the common corners of said 5.12 acre tracts of land;

THENCE along said Right-Of-way line and said curve to the left through a central angle of 21° 14' 16" an arc length of 62.44 feet to a found iron rod with 2" aluminum cap stamped "KMS, RPLS 4341, 323", being accepted as the Northeast corner of the 119.559 described herein, also being accepted as the Northwest corner of a 1.40 acre tract of land conveyed to James E. and Mary Louise Kelly by General Warranty Deed recorded as Document No. 06029268, O.P.R.H.C.TX., having a chord bearing and distance of N 72° 06' 01" E, 62.08 feet to said point;

THENCE Southerly and Easterly along the common lines with said 1.40 acre tract and the 19.559 acre tract described herein the following two (2) courses;

1. S 02° 23' 03" E, 2023.23 feet to a found 1/2" iron rod;
2. N 86° 43' 45" E, 30.01 feet to a found 1/2" iron rod, said point being accepted as the Southeast corner of said 1.40 acre tract of land also being accepted as the Southeast corner of that 8.37 acre tract of land conveyed to James E. and Mary Louise Kelly by Warranty Deed recorded in Volume 402, Page 295, Deed Records, Hays County, Texas (D.R.H.C.TX.);

THENCE N 88° 19' 01" E, 542.67 feet along the common line of said 8.37 acre tract and the 119.559 acre tract of land described herein to a found 1/2" iron rod, said point being accepted as the Southwest corner of said 8.37 acre tract, also being accepted as a point in the West line of Lot 5, of The Estates of Dogden Ranch, per map or plat recorded in Volume 8, Pages 75-77, P.R.H.C.TX., Said point also being accepted as an angle point in said 119.559 acre tract described herein;

THENCE S 1° 11' 22" E, 2471.86 feet along the common line of said Lot 5 and that 22.67 acre tract of land conveyed to Kenney and Susan L. Thames by Warranty Deed with Vendor's Lien recorded as Document No. 9808467, O.P.R.H.C.TX. to a found iron rod with 2" aluminum cap stamped "KMS , RPLS 4341, 327", being accepted as a point in the West line of said 22.67 acre tract, also being accepted as the Northeast corner of a 11.09 acre tract of land conveyed to Melvin W. and Cecilia D. Barrentine by Warranty Deed with Vendor's Lien recorded as Document No. 90033244, O.P.R.H.C.TX., said point also being accepted as an angle point of the 119.559 acre tract of land described herein, passing at 1229.55 feet the common corner of said Lot 5 and 22.67 acre tracts of land, having found a 1/2" iron rod that bears N 88° 48' 38" E, 1.06 feet from said common corner;

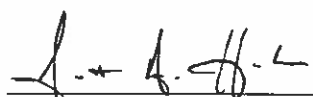
THENCE Westerly and Southerly along the common lines of said 11.09 acre tract of land and the 119.559 acre tract of land described herein the following six (6) courses;

1. S 84° 39' 01" W, 353.29 feet to a found 5/8" iron rod;
2. S 84° 29' 25" W, 90.26 feet to a found 1/2" iron rod;
3. S 84° 34' 28" W, 214.37 feet to a found 1/2" iron rod;
4. S 01° 36' 28" E, 339.15 feet to a found 1/2" iron rod;
5. S 89° 01' 24" W, 48.98 feet to a found 1/2" iron rod;
6. S 01° 21' 23" E, 170.73 feet to a found iron rod with 2" aluminum cap stamped "KMS , RPLS 4341, 309", being accepted as a point in the North Right-Of-Way line of said FM 967, also being accepted as the Southwest corner of said 11.09 acre tract of land and being accepted as the Southeast corner of the 119.559 acre tract of land described herein, passing at 120.49 feet a found iron rod with 2" aluminum cap stamped "KMS , RPLS 4341, 332", being accepted as a point in the proposed Right-Of-Way line of said FM 967;

THENCE along the Northerly Right-Of-Way limits and Southerly limits of the 119.59 acre tract of land described herein the following four (4) courses;

1. N 85° 46' 09" W, 326.36 feet to the beginning of a curve concave Southerly, having a radius of 1945.43 feet;
2. Along said curve to the left through a central angle of 06° 00' 46" an arc length of 204.16 feet to the end of said curve, having a chord bearing and distance of N 88° 46' 22" W, 204.06 feet to the end of said curve;
3. S 88° 14' 03" W, 499.73 feet;
4. S 88° 32' 16" W, 208.39 feet to the POINT OF BEGINNING hereof. Containing a calculated area of 5,207,985.65 Sq. Ft., 119.559 acres. Said 119.559 acres being described by me or under my direction and shown on Exhibit "D" Survey Sketch prepared by Spot On Surveying, Inc., attached hereto and made a part hereof.

All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.


Scott A. Hahn, RPLS 6375

Spot On Surveying, Inc.-TX. Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
(512)523-8092



2018/02/12

Date



SPOT ON SURVEYING

Land Surveying & Mapping

Exhibit "F"

HHS 3-17.015 Acre Metes And Bounds

DESCRIPTION OF A 17.015 ACRE TRACT OF LAND OUT OF THE SINCLAIR D. GERVAIS SURVEY, ABSTRACT NO. 7, SITUATED IN HAYS COUNTY, TEXAS, SAID 17.015 ACRE TRACT OF LAND BEING THAT SAME CALLED 17.01 ACRE TRACT OF LAND CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT (C.I.S.D.) BY GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 90014476, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.), SAID 17.015 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found iron rod with 2" aluminum cap stamped "KMS, RPLS 4341, 310, being accepted for the Southeast corner of a 50 feet wide Right-Of-Way dedication per the Final Plat Hays C.I.S.D. Elementary School Number 12 (ES12), recorded in Volume 15, Page 378, Plat Records of Hays County, Texas (P.R.H.C.TX.), being an angle point in the existing North Right-Of-Way line of F.M. 967, also being accepted as the Southwest corner of that 119.592 acre tract of land conveyed to HAYS C.I.S.D. by Cash Warranty Deed recorded in Volume 1461, Page 218, (O.P.R.H.C.TX.)

THENCE, N 01° 27' 22" W, 1372.92 feet along said Right-Of-Way line and the common line of said (ES12) and said 119.592 acre tract to a found 1/2" iron rod, for the TRUE POINT OF BEGINNING hereof, said point being accepted as the Southwest corner of the 17.015 acre tract of land described herein, also being accepted as the for the Northeast corner of said (ES12), and being accepted as an angle point in the West line of said 119.592 acre tract of land, passing at a distance of 50.00 feet a found iron rod with 2" aluminum cap stamped "KMS , RPLS 4341, 328, being accepted as the Northeast corner of said 50 feet wide right-of-way dedication, for an angle point in said North Right-Of-Way line, and for the Southeast corner of said (ES12);

THENCE S 88° 32' 47" W, 475.71 feet leaving the West line of said 119.592 acre tract of land along the common line of said (ES12) to a found 1/2" iron rod, said point being accepted as the Southeast corner of that 0.23 acre tract of land conveyed to General Telephone Company of the Southwest by General Warranty Deed recorded in Volume 592, Page 132, of Real Property Records, Hays County, Texas (R.P.R.H.C.TX.), and accepted as an angle point in the South line of the 17.015 acre tract of land described herein;

THENCE leaving the North line of said (ES12) along the common lines of said 0.23 acre tract of land the following three (3) courses;

1. N 01° 33' 14" W, 100.08 feet to a found 1/2" iron pipe;
2. S 88° 32' 24" W, 99.96 feet to a found 1/2" iron rod;
3. S 01° 30' 02" E, 100.20 feet to a found 1/2" iron pipe, said point being accepted as the Southwest corner of said 0.23 acre tract of land and a point in the North line of said (ES12);

THENCE S 88° 46' 31" W, 35.00 feet leaving said 0.23 acre tract of land along the common line of said (ES12) to a found 3/4" iron rod, said point being accepted as the Northwest corner of said (ES12), also being accepted as a point on the East line of Tract 2 of Tracts 1 and 2 of land conveyed to Jerry Morrison Moncrief by General Warranty Deed recorded as Document No. 14026723, O.P.R.H.C.TX., and being accepted as the Southwest corner of the 17.015 acre tract of land described herein;

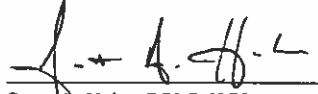
THENCE N 01° 33' 57" W, 100.02 feet, leaving the Northwest corner of said (ES12) along the common line of said Tract 2 to a found 1/2" iron pipe, said point being accepted as an angle point in the West line of the 17.015 acre tract of land described herein;

THENCE N 1° 15' 57" W, 1136.76 feet along the common lines of said Tracts 1 and 2 and the 17.015 acre tract of land described herein to a found 3/8" iron rod, being accepted as a point in the South line of Lot 47, Block "A", Oak Forest Section Two, recorded in Volume 7, Pages 163-175, (P.R.H.C.TX.), also being accepted as the Northeast corner of said Tract 1, and being accepted as the Northwest corner of the 17.015 acre tract of land described herein;

THENCE N 89° 16' 22" E, 607.33 feet, leaving the Northeast corner of said Tract 1, along the common line of the South line of said Block "A", Oak Forest Section Two, to a found 3/4" iron rod, said point being accepted as the most Westerly corner of said 119.592 acre tract of land, and being accepted as the Northeast corner of the 17.015 acre tract of land described herein;

THENCE S 01° 27' 05" E, 1229.09 feet along the common line of said 119.592 acre tract of land and the 17.015 acre tract of land described herein to the POINT OF BEGINNING hereof, Containing a calculated area of 741,180.47 Sq. Ft., 17.015 acres. Said 17.015 acres being described by me or under my direction and shown on Exhibit "D" Survey Sketch prepared by Spot On Surveying, Inc., attached hereto and made a part hereof.

All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.



Scott A. Hahn, RPLS 6375
Spot On Surveying, Inc.-TX. Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
(512)523-8092



2018/02/12

Date