

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 49.3928 ACRES (2,151,548 SQUARE FEET) OUT OF THE Z. HINTON SURVEY NO. 12, ABSTRACT NO. 220, IN HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 49.62 ACRES TRACT OF LAND CONVEYED TO KY-TEX PROPERTIES, INC. IN VOLUME 285, PAGE 458 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS (R.P.R.H.C.T.), SAID 49.3928 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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BEGINNING, at a 1/2-inch iron rod found in the northeast right-of-way line of Roland Lane (C.R. 137 – right-of-way varies), being the south corner of said Ky-Tex tract, and being west corner of the remainder of a called 170.876 acres tract conveyed to Paramount Park, Ltd. in Document No. 18013402 of the Official Public Records of Hays County, Texas (O.P.R.H.C.T.), and being the south corner and **POINT OF BEGINNING** hereof, from which a cotton spindle found for an angle point in the northeast right-of-way of said Roland Lane, being the southwest line of said Paramount Park tract bears, S46°27'09"E, a distance of 1,204.49 feet;

THENCE, with the southwest line of said Ky-Tex tract, in part the northeast right-of-way line of said Roland Lane as occupied and used on-the-ground, in part crossing said Roland Lane, **N46°24'08"W**, a distance of **598.15** feet to a 1/2-inch iron rod with "4ward-Boundary" cap set for an angle point in the southwest line hereof, being in the southeast line of a called 50.912 acres tract conveyed to Texas Old Town, Inc. in Volume 1802, Page 353 (O.P.R.H.C.T.);

THENCE, continuing with the southwest line of said Ky-Tex tract, in part with the southeast line of said Texas Old Town tract, in part with the northeast line of a called 59.30 acres tract conveyed to FG2, LLC in Document No. 4579, Page 410 (O.P.R.H.C.T.), in part crossing said Roland Lane, in part with the apparent northeast right-of-way line of said Roland Lane as occupied and used on-the-ground the following two (2) courses and distances:

- 1) **N43°55'32"E**, passing at a distance of 34.58 feet a 60D nail found for the east corner of said Texas Old Town tract, from which a 3/4-inch iron rod with "Howard Surveying" cap found for an angle point in the common line of said Old Town tract and said FG2 tract bears, N45°54'41"W, a distance of 49.88 feet, in all a distance of **538.89** feet to a 1/2-inch iron rod found for the east corner of said FG2 tract,
- 2) **N46°06'49"W**, a distance of **279.80** feet to a 1/2-inch iron rod found for the southwest corner hereof, being an angle point in the northeast line of said FG2 tract, and being the apparent northeast right-of-way line of said Roland Lane as occupied and used on-the-ground, and being the south corner of a called 10.10 acres tract conveyed to Jewel Wayne Smith in Volume 4380, Page 444 (O.P.R.H.C.T.), from which a 1/2-inch iron rod found in the northeast line of said FG2 tract, and being the apparent northeast right-of-way line of said Roland Lane as occupied and used on-the-ground, and being the west corner of said Smith tract, and being the south corner of a called 10.005 acres tract conveyed to Thistlewood Manor, LLC in Volume 4848, Page 329 (O.P.R.H.C.T.) bears, **N46°02'41"W**, a distance of 437.74 feet;

THENCE, leaving the northeast line of said FG2 tract, and being the apparent northeast right-of-way line of said Roland Lane as occupied and used on-the-ground, with the northwest line of said Ky-Tex tract and with an apparent gap between deed lines of said Ky-Tex tract and said Smith tract, and in part crossing

Opal Lane (County Road 138 – right-of-way varies), **N43°56'09"E**, passing at a distance of 1,004.97 feet a calculated point, from which a 1/2-inch iron rod found for the east corner of said Smith tract, being an angle point in the southeast line of said Thistlewood tract bears, **N46°03'51"W**, a distance of 3.57 feet, passing at a distance of 2,132.77 feet a 1/2-inch iron rod found for the east corner of said Thistlewood tract, being the end of said gap between deed lines, and being in the southeast right-of-way line of said Opal Lane, from which an iron rod with "Sherwood Surveying" found for an angle point in the north line of said Thistlewood tract, being in the south right-of-way line of said Roland Lane, and being the east corner of a called 44.131 acres tract (Tract 2) conveyed to JDJ Family Manor, LLC in Volume 5092, Page 55 (O.P.R.H.C.T.) bears, **N46°13'53"W**, a distance of 50.06 feet, in all a distance of **2,148.62** feet to a calculated point for the north corner hereof, being in the center of Opal Lane, and being the north corner of said Ky-Tex tract, and being in the south line of a called 117.55 acres tract conveyed to Petra Ann Graef Peters in Volume 858, Page 444 described as a 55 1/2 acres tract in Volume 107, Page 497-499 of the Deed Records of Hays County, Texas (D.R.H.C.T.);

THENCE, with the northeast line of said Ky-Tex tract, in part the southeast line of said Ky-Tex tract, in part with the center of said Opal Lane, in part with the southwest line of said Peters tract, in part with the southwest line of a called said 117.55 acres Peters tract described as a 24.05 acres tract in Volume 170, Page 196-197 (D.R.H.C.T.), in part crossing said Opal Lane, the following three (3) courses and distances:

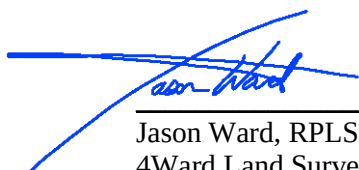
- 1) **S46°12'02"E** a distance of **837.05** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the east corner hereof, being the east corner of said Ky-Tex tract, and being in the east portion of said Opal Lane,
- 2) **S42°49'20"W**, a distance of **116.67** feet to a calculated point for an angle point hereof, being in the center of said Opal Lane,
- 3) **S43°04'20"W**, a distance of **385.27** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set (from which an iron rod found bears, **N39°23'07"E**, a distance of 1.78 feet) for an angle point hereof, being an angle point in the southeast line of said K-Tex tract, and being in the southwest right-of-way line of said Opal Lane, and being the north corner of said Paramount Park tract;

THENCE, continuing with the southeast line of said Ky-Tex tract and with the northwest line of said Paramount Park tract the following three (3) courses and distances:

- 1) **S43°15'30"W**, a distance of **1,070.42** feet to a Mag nail found for an angle point hereof,
- 2) **S42°43'17"W**, a distance of **651.54** feet to a cotton spindle found for an angle point hereof,
- 3) **S43°08'11"W**, a distance of **462.24** feet to the **POINT OF BEGINNING** hereof, and containing 49.3928 Acres (2,151,548 Square Feet) more or less.

NOTE:

Surveyed on the ground November 8, 2019. All bearings are based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204), all distances were adjusted to surface using a combined scale factor of 1.000100038566. See attached survey map (reference drawing: 00754_50ac Ky-Tex tract.dwg)


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11/13/19

