

PROPERTY DESCRIPTION

A 7.16 acres (311,950 square feet), tract of land, lying within the Samuel Pharass Survey, Abstract 360, Hays County, Texas, and being all of Lot 2, Block A of Findley Subdivision, a subdivision recorded in Document Number 21040053, Official Plat Records of Hays County, Texas, described as follows:

BEGINNING at a fence post found for the northwestern corner of said Lot 2, the easternmost corner of a called 2.62 acre tract conveyed to Alton E. Franke in Volume 245, Page 347, Deed Records of Hays County, Texas and being a southern corner of a 57.260 acre tract conveyed to Kyle Mortgage Investors, LLC, for the westernmost corner of the herein described tract;

THENCE, with the northwestern corner of said Lot 2 also being the southeastern line of said 57.260 acre tract, N35°54'59"E, a distance of 507.96 feet to an 1/2" iron rod found at the eastern said 57.260 acre and the southern corner of called 4.847 acre tract of conveyed to David Beseda in Document Number 17041944, Official Public Records of Hays County, Texas;

THENCE, with the northwestern line of said Lot 2 and also being the southeastern line of said 4.847 acre tract, N35°57'08"E, a distance of 184.73 feet to an a called iron rod with cap stamped "ATWELL LLC" set for the northernmost corner of said Lot 2, the southeastern line of said 4.847 acre and the westernmost corner of Lot 1, Block A of said Findley;

THENCE, with the southwestern line of said Lot 1 and 2 and also being in the northwestern right of said Lot 2, S50°23'29"E, a distance of 438.51 feet to an iron rod with cap stamped "ATWELL LLC" set, for the easternmost corner of said Lot 2 and also being in the northwestern right-of-way of Old Stagecoach Road (right-of-way line);

THENCE, with the northwestern line of said Old Stagecoach Road and the southeastern line of said Lot 2, S43°46'53"W, a distance of 935.93 feet to an iron rod found with cap stamped "ATWELL LLC" set, for the southernmost corner of said Lot 2 and the easternmost corner of said southern 2.62 acre tract;

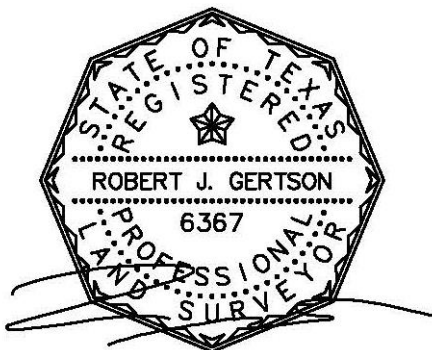
THENCE, with the southernmost of said Lot 2 and the northern line of said 2.62 acre tract, N13°46'30"W, a distance of 406.05 feet to the **POINT OF BEGINNING**.

Containing 7.16 acres or 311,950 square feet, more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), South Central Zone (4204). The Grid to Surface combined scale factor is 1.00013.

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