

~~X PM~~
~~X DM~~

UN303 1

38	COVERED GROUND
39	CONCRETE
40	ELECTRIC METAL
41	EDGE OF PAVEMENT
42	POWER POLE
43	OVERHEAD UTILITIES
44	POINT OF BLENDING
45	WIRE TIE

THIS PLAT SHOWS THE LOCATION
OF EASEMENTS, RESTRICTIONS, AND
BUILDING SETBACK LINES AS SET
FORTH IN SCHEDULE B OF
THIS CO. CAPITAL TITLE OF TEXAS, LLC
FILE # 21-29233-BU
DATED: 5/23/2011
THE SURVEYOR HAS NOT ABSTRACTED
THE SURVEY PROPERTY.

PROPERTY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO UNRECORDED EASEMENTS OR DISBURSMENTS OF EASEMENTS ON ADJACENT PROPERTY AND THAT ALL EASEMENTS ARE WHOLLY LOCATED ON THE PROPERTY EXCEPT AS SHOWN ABOVE.



JOE J 302-100-143
DATE: 8/10/2021

LINE TABLE		
LINE #	DIRECTION	LENGTH
1.1	N24°32'09"E	241.07
1.2	S82°50'36"E	318.12

EXAMING BUREAU:
IDAHO STATE PLUME COORDINATE SYSTEM GRID, SOUTH
INTERNAL ZONE (TPS 4104) (NAD 83), AS DETERMINED
BY THE CLIMA POSITIONING SYSTEM (COPS)

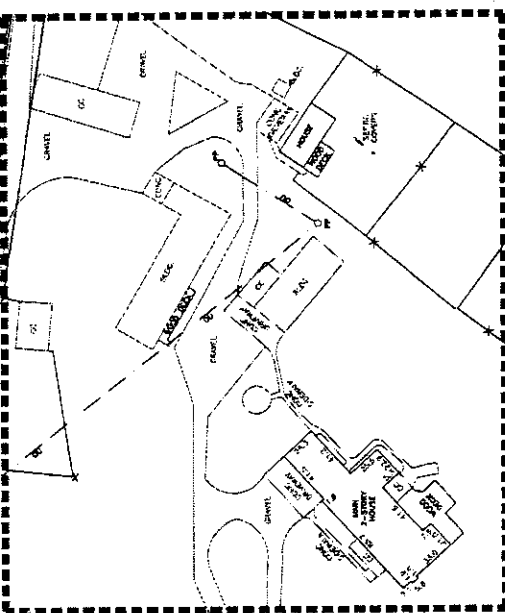
OL 318, PO. 18
DC. 480025760
DC. 400012604

SURVEY PLAT SHOWING 41.73 ACRES SITUATED
IN THE DAVID WILSON SURVEY NO. 83,
ABSTRACT NO. 476, HAYS COUNTY, TEXAS.
(THE U.S. GOVERNMENT PRINTING OFFICE)



New Branches: 27000 Dallas
Business Survey Firm 101943200
0011 West County Line Road
New Braunfels, Texas 78130
1.800.625.0337 (F) 6.308.28.3601

BUILDING AREA DETAIL
Scale: 1" = 200'



Trihydro Corporation
1011 W. County Line Road * NEW BRAUNFELS, TX. 78130
PHONE (830) 626-3588
astendahl@trihydro.com
TBPELS Firm Registration #10194320

BEING a 41.673 acre tract of land situated in the David Wilson Survey No. 83, Abstract No. 476, Hays County, Texas; being a portion of a called 29.646 acre tract of land described in instrument to Daniel and Kathy Misiaszek recorded in Document No. 00012604 of the Official Public Records of Hays County; all of a called 12.45 acre tract of land described as Tract 1 in instrument to Daniel and Kathy Misiaszek recorded in Document No. 80025760 of the Official Public Records of Hays County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with an aluminum cap stamped "TXDOT" found on the northeasterly right-of-way line of Ranch Road No. 12 (variable width) marking the southeast corner of a called 0.4073 acre tract of land described as Parcel No. 106 in instrument to the State of Texas recorded in Document No. 16010725 of the Official Public Records of Hays County; on the east line of said 29.646 acre tract, same being the northwest line of Lot 1 of Rancho Encino Phase 1, plat of which is recorded in Volume 5, Page 107 of the Plat Records of Hays County;

THENCE, North 46°56'45" West, 713.31 feet departing the west line of said Lot 1 and along the northeasterly right-of-way line of said Ranch Road No. 12 to a 1/2-inch iron rod with an aluminum cap stamped "TXDOT" found marking the northwest corner of said Parcel 106, same being the southeast corner of a called 10.0100 acre tract of land described in instrument to Daniel and Kathy Misiaszek recorded in Document No. 19034114 of the Official Public Records of Hays County, same also being the southeast corner of a called 0.3529 acre tract of land described as Parcel 43 in instrument to State of Texas recorded in Document No. 16003958 of the Official Public Records of Hays County;

THENCE, North 27°24'03" East, 2449.88 feet departing the northeasterly right-of-way line of said Ranch Road No. 12 and along the southeast line of said 10.0100 acre tract to a 1/2-inch iron rod found marking the northeast corner of said 10.0100 acre tract, same being the north corner of said 29.646 acre tract on the south line of aforesaid 12.45 acre tract;

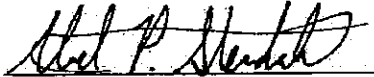
THENCE, North 65°23'50" West, along the south line of said 12.45 acre tract and along the north line of said 10.0100 acre tract, at a distance of 377.46 feet passing a 1/2-inch iron rod found marking the northwest corner of said 10.0100 acre tract, same being the northeast corner of a called 14.997 acre tract of land described as Tract 1 in instrument to Kenneth and Traci Hess recorded in Document No. 16022476 of the Official Public Records of Hays County, continuing along the south line of said 12.45 acre tract and along the north line of said 14.997 acre tract to a cotton spindle found marking the western-most corner of said 12.45 acre tract, same being the southeast corner of a called 9.63 acre tract of land described in instrument to Kenny and Diane Therrien recorded in Document No. 18003512 of the Official Public Records of Hays County;

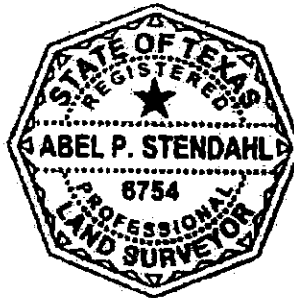
THENCE, departing the northeasterly line of said 14.997 acre tract and along the boundary of said 12.45 acre tract the following five (5) courses and distances:

1. North 24°32'09" East, 241.07 feet along the southeast line of said 9.63 acre tract to a 1/2-inch iron rod found marking the northwest corner of said 9.63 acre tract, same being the southwest corner of a called 4.35 acre tract of land described as Tract 1 in instrument to Pablo Zuniga recorded in Document No. 17044917 of the Official Public Records of Hays County;
2. South 62°50'36" East, 318.12 feet along the southwest line of said 4.35 acre tract to a 1/2-inch iron rod found marking the south corner of said 4.35 acre tract;

3. North 19°28'14" East, 484.66 feet along the southeast line of said 4.35 acre tract to a 1/2-inch iron rod found marking the east corner of said 4.35 acre tract on the southeast line of a called 50.91 acre tract of land described in instrument to Gary and Camille Pasternak recorded in Document No. 16014266 of the Official Public Records of Hays County;
4. South 70°22'30" East, 628.00 feet along the southeast line of said 50.91 acre tract to a 1/2-inch iron rod found on the northwest line of a tract of land described as Tract 1 in instrument to Ingram Ranches I, Ltd. recorded in Document No. 00392258 of the Official Public Records of Hays County;
5. South 19°25'54" West, 767.22 feet along the northwest line of said Tract 1 and the northwest line of aforesaid Rancho Encino Phase 1 to a 1/2-inch iron rod found marking the southeast corner of said 12.45 acre tract, same being the northeast corner of aforesaid 29.646 acre tract;

THENCE, South 19°36'41" West, 2862.89 feet along the northwest line of said Rancho Encino Phase 1 and along the southeast line of said 29.646 acre tract to the **POINT OF BEGINNING**, and containing 41.673 acres of land in Hays County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.


Abel P. Stendahl, RPLS 6754
Job No.: 202-100-143
Date: 6/2/2021



HAYES SURVEYING LLC

202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-738-0511

METES & BOUNDS DESCRIPTION FOR 19.291 ACRES OF LAND

A tract of land containing 19.291 acres out of and part of the David Wilson Survey, Abstract No. 476 in Hays County, Texas, and being all of a called 29.65 acre tract as conveyed in September of 1997 by a Cash Warranty Deed to John and Mary Wasson as described in Volume 1346, Page 527 of the Official Public Records of Hays County, less and except that portion, called 0.3529 acres, as conveyed to the State of Texas and described in Document # 201600003958 of the Official Public Records of Hays County, and less and except that portion, called 10.01 acres, as conveyed to Justin and Amanda Voigt as recorded and described in Document # 201600012169 of the Official Public Records of Hays County, said 19.291 acres being more particularly described as follows;

BEGINNING at an iron rod found with an aluminum cap set in concrete in the northeast right-of-way of Ranch Road # 12 for the northwest corner of that portion of the 0.3529 acres as conveyed to the State of Texas and referenced above and for the southwest corner of this tract and the southeast corner of the Frueh Tract as described in Document # 17027577 of the Official Public Records of Hays County;

THENCE N 34° 53' 33" E, leaving the right-of-way, and at 981.78 feet passing the northeast corner of the Frueh Tract and the southeast corner of the Hess Tract as described in Document # 16022476 of the Official Public Records of Hays County, in all a total distance of 1,340.14 feet to an iron rod with a plastic cap found for the northwest corner of this tract and the most westerly corner of the Misiaszek Tract as conveyed and described in Document # 19034114 of the Official Public Records of Hays County, from which for reference a ½" iron rod found for the northwest corner of the Misiaszek tract bears N 34° 53' 33" E, a distance of 912.06 feet;

THENCE S 66° 06' 44" E, a distance of 471.03 feet to a ½" iron rod found for an exterior ell corner of this tract and an interior ell corner of the Misiaszek Tract;

THENCE S 19° 13' 55" W, a distance of 101.65 feet to a ½" iron rod found for an exterior ell corner of this tract and an interior ell corner of the Misiaszek Tract;

THENCE S 26° 42' 15" W, a distance of 1,443.88 feet to an iron rod with a plastic cap found in the northeast right-of-way of Ranch Road # 12 and the northeast line of the 0.3529 acre tract as conveyed to the State of Texas, for the southeast corner of this 19.291 acre tract and the southwest corner of the Misiaszek Tract, from which for reference an iron rod with an aluminum cap found for the northeast corner of the 0.3529 acre tract and the southeast corner of the Misiaszek Tract bears S 47° 39' 30" E, a distance of 25.93 feet;

THENCE along the northeast right-of-way of Ranch Road # 12 the following three (3) courses,

1. N 47° 39' 30" W, a distance of 514.00 feet to an iron rod with an aluminum cap found set in concrete for an angle point;
2. N 34° 36' 06" W, a distance of 15.76 feet to an iron rod with an aluminum cap found set in concrete for an angle point;
3. N 46° 51' 00" W, a distance of 172.82 feet to the POINT OF BEGINNING, containing 19.291 acres.

All bearings and distances are based upon Texas State Plane Coordinate System, Texas South Central Zone, NAD 1983 datum.

This is to certify that this description of land represents an actual survey made on the ground under my supervision in April of 2021. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic. Reference the sketch marked File # RNCHRD24.


Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

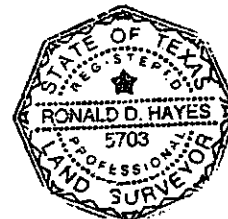


Exhibit "B"

A tract of land containing 10.0100 acres out of and part of a called 29.65 acre tract in the David Wilson Survey, Abstract No. 476, in Hays County Texas, said 29.65 acres being that same tract as conveyed in September of 1997 by a Cash Warranty Deed to John Kenneth Wasson Jr. and Mary G. Wasson as recorded and described in Volume 1346, Page 527 of the Official Public Records of Hays County, said 10.010 acres being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with an aluminum cap found in the southeast property line of the aforementioned Wasson 29.65 acre tract and the northwest property line of the Misiaszek 29.65 acre tract as described in Volume 1676, Page 506 of the Official Public Records of Hays County, for the northeast corner of that portion of the Wasson 29.65 acre tract, called 0.3529 acres, as conveyed to the State of Texas for Ranch Road # 12 right-of-way expansion, and as recorded and described in Clerk's Document # 2016-16003958 of the Official Public Records of Hays County, and for the southeast corner of the herein described 10.0100 acre tract;

THENCE N 45° 49' 41" W, along the Ranch Road #12 right-of-way, a distance of 25.93 feet to an iron rod with a cap set for the southerly southwest corner of the herein described tract and the southeast corner of the remainder of the Wasson 29.65 acre tract, from which for reference an iron rod with a cap found for an angle point of the 0.3529 acre tract bears N 45° 49' 41" W, a distance of 513.88 feet;

THENCE N 28° 32' 00" E, leaving the right-of-way, a distance of 1,479.37 feet to an iron rod with a cap set for an Interior ell corner of this 10.0100 acre tract and an exterior ell corner of the remainder of the Wasson 29.65 acre tract;

THENCE N 21° 10' 56" E, a distance of 101.73 feet to an iron rod with a cap set for an interior ell corner of this tract and an exterior ell corner of the remainder of the Wasson 29.65 acre tract;

THENCE N 64° 16' 05" W, a distance of 470.36 feet to an iron rod with a cap set in the northwest line of the Wasson 29.65 acre tract and the southeast property line of the Waring Tract as described in Volume 4067, Page 511 of the Official Public Records of Hays County, for the northerly southwest corner of this 10.0100 acre tract and the northwest corner of the Wasson remainder tract;

THENCE N 36° 45' 11" E, a distance of 912.06 feet to a 1/2" iron rod found in the southwest property line of the Misiaszek 12.45 acre tract as described in Volume 3741, Page 455 of the Official Public Records of Hays County, for the northwest corner of the Wasson 29.65 acre tract, the northwest corner of the herein described tract and the northeast corner of the Waring Tract;

THENCE S 64° 16' 05" E, a distance of 377.84 feet to a 1/2" iron rod found for the northeast corner of the Wasson 29.65 acre tract, the northeast corner of the herein described tract and the northwest corner of the Misiaszek 29.65 acre tract;

THENCE S 28° 32' 00" W, (bearing basis used herein), a distance of 2,449.74 feet to the POINT OF BEGINNING, containing 10.0100 acres.

HAYES SURVEYING LLC

202 SUNFLOWER DRIVE
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- THENCE** along the northeast right-of-way of Ranch Road # 12 the following three (3) courses,
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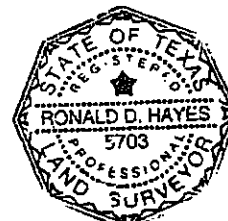


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THENCE N 45° 49' 41" W, along the Ranch Road #12 right-of-way, a distance of 25.93 feet to an iron rod with a cap set for the southerly southwest corner of the herein described tract and the southeast corner of the remainder of the Wasson 29.65 acre tract, from which for reference an iron rod with a cap found for an angle point of the 0.3529 acre tract bears N 45° 49' 41" W, a distance of 513.88 feet;

THENCE N 28° 32' 00" E, leaving the right-of-way, a distance of 1,479.37 feet to an iron rod with a cap set for an Interior ell corner of this 10.0100 acre tract and an exterior ell corner of the remainder of the Wasson 29.65 acre tract;

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Client Files/1000/02098/00156380.DOCX