

Exhibit "A"

9.752 ac.
Samuel Pharass Survey, A-360
Hays County, Texas

Project No. 15-877
FB 326 & 331

A DESCRIPTION OF A CERTAIN 9.752 ACRE TRACT OF LAND SITUATED IN THE SAMUEL PHARASS SURVEY, ABSTRACT 360, IN HAYS COUNTY, TEXAS;

Said 9.752 acres that same tract of land conveyed by Ky-Tex Properties, L.P, a Texas Limited Partnership, to Stacy Lynn Vaughn, Independent Executor of the Estate of A.W. Gregg, Jr. and Trustee of the A.W. Gregg, Jr. Testamentary Trust for the Benefit of Stacy Lynn Vaughn and Lisa D. Meadows, Trustee of the A.W. Gregg, Jr. Testamentary Trust for the Benefit of Lisa D. Meadows by Correction Special Warranty Deed dated August 25, 2015 recorded in Volume 5307 at Page 703 of the Hays County Official Public Records;

Said 9.752 acres being also a part of that certain 11.996 acre tract of land as described in Exhibit "B" attached to the above Correction Special Warranty Deed and agreed and acknowledged by the parties to that Deed as being the correct legal description of that certain tract of land previously erroneously described as 12.46 acres situated in the C.W. Baker Survey designated as "the family grounds of the Gregg family" in that certain Right of First Refusal Agreement dated February 4, 1982 between A.W. Gregg, Robie Gregg, A.W. Gregg, Jr., Robie L. Robinson, Mary G. Kinsala a/k/a Mary E. Kinsala, and Audrey Oswald, recorded in Volume 370 at Page 660 of the Hays County Deed Records;

The 9.752 acres here described consisting of a certain 9.901 acre tract of land SAVE AND EXCEPT that certain tract of land within it determined by this resurvey to contain 0.149 acres conveyed by A.W. Gregg and wife, Robie Gregg, to Robie Lynn Robinson by Warranty Deed dated February 4, 1982 recorded in Volume 371 at Page 138 of the Hays County Deed Records (described in said instrument as containing 0.15 acres), said 0.15 acre tract being one of two conveyed by Ky-Tex Properties, L.P. to Clinton Davis Robinson and Robin Gail Robinson as described in the above-mentioned Correction Special Warranty Deed recorded in Volume 5307 at Page 703 of the Hays County Official Public Records, thus leaving a net contents of 9.752 acres; both the 9.901 acre tract and the 0.149 acre (0.15 acre) Exception Tract previously conveyed to Robinson contained within the 9.901 acres being more particular described according to the results of a survey completed July 9, 2015 under the direction of Kent Neal McMillan, Registered Professional Land Surveyor as follows:

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Note that in the following description:

- 1. Bearings of Lines** refer to **Grid North** of the Texas Coordinate System of 1983 (South Central Zone) as computed from GPS vectors,
- 2. Distances** are **Horizontal Surface Distances** in units of **US Survey Feet**, computed using a project average Combined Grid Factor of 0.999896
Surface Distance = Grid Distance / 0.999896.
- 3. "Standard Rod and Cap"** denotes a Punchmark on a 2 in. Aluminum Cap stamped "KENT MCMILLAN, SURVEYOR, RPLS, 4341" and numbered as noted, affixed to a 5/8 in. Iron Rod.
- 4. Underlined Numbers** appearing throughout this description are the Point Nos. appearing in the following list of coordinates. Coordinates are in units of **US Survey Feet** and refer to the **Texas Coordinate System of 1983 (South Central Zone); NAD83 (2011) Epoch 2010.0** as derived from connections to the National CORS network via more than 4 hrs. of L1/L2 GPS observations on each of two days, processed using the National Geodetic Survey's OPUS utility with rapid orbits. The coordinates in the following list were obtained by a combination of GPS and conventional methods and are estimated from analysis of variance to have standard errors in N and E components of less than +/-0.02 ft.

Point No.	C o o r d i n a t e s	
	N (ft.)	E (ft.)
55	13916133.573	2317431.044
56	13916372.685	2317634.521
135	13917209.342	2319164.226
156	13915717.515	2317786.198
160	13912978.438	2318597.394
278	13915655.272	2317804.812
279	13915744.155	2317773.679
282	13915994.871	2318015.032
287	13916414.745	2318402.866
288	13916280.580	2318287.771
648	13916669.232	2317886.862
650	13916575.874	2317982.681

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652	13915889.592	2317223.440
653	13915726.444	2317420.659
654	13915759.524	2317448.732
661	13915758.400	2317786.773
662	13915933.065	2317956.131
664	13916161.840	2318174.903
775	13915675.497	2317705.558
776	13915609.071	2317641.647
777	13915707.422	2317516.715
778	13915810.794	2317621.992
779	13915797.717	2317679.306
781	13915847.632	2317651.338
782	13915843.035	2317605.658
783	13915885.022	2317512.656
784	13915940.822	2317572.637
785	13915934.573	2317578.683
786	13915905.105	2317607.464
787	13915887.597	2317625.127
791	13916166.201	2317814.482
792	13916328.642	2317988.587
1221	13916167.328	2317815.827

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COMMENCING FOR REFERENCE at an old 1/2 in. Iron Rod No. 278 found along the line of an old Wire Fence on the West side of Old Stagecoach Road marking the Southeast corner of that certain 0.72 acre tract of land conveyed by A.W. Gregg and wife, Robie Gregg, to Robie Lynn Robinson as described in Warranty Deed dated February 4, 1982 recorded in Volume 371 at Page 138 of the Hays County Deed Records (HCDR), Iron Rod No.278 marking also a Corner of that certain 1971.29 acre tract of land conveyed by Ky-Tex Properties, L.P. to The State of Texas for the use and benefit of the Permanent School Fund by Warranty Deed dated August 24, 2005 recorded in Vol. 2755 at Pg. 820 of the Hays County Real Property Records, noting that said Iron Rod No.278 is described in the above mentioned Deed to the The State of Texas as being on the South line of that certain 12.46 acre tract described in the Right of First Refusal Agreement recorded in Vol. 370 at Pg. 660 HCDR, and noting that from Iron Rod No. 278:

- the position in which the undersigned found a 1/2 in. Iron Rod No.160 in December, 2001 bears S16°29'36"E, 2792.00 ft., taking Iron Rod No.160 to be the same Iron Rod recited in the description of the 0.72 acres conveyed to Robie Lynn Robinson as being "the apparent most northerly corner of that 135 acre tract of land conveyed to Ky-Tex Inc. recorded in Volume 254, Page 848 of the Hays County Deed Records"

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and

- an old 1/2 in. Iron Rod No.775 found on the South side of an old Cedar Fence Corner Post of a Wire Fence bears N78°28'58"W, 101.30 ft., said Rod marking an Angle Point on the South line of the 0.72 acre Robinson tract;

THENCE along the West line of Old Stagecoach Road and the East line of said 0.72 acre tract conveyed to Robie Lynn Robinson, **N16°38'59"W, 64.97 ft.** to an old 1/2 in. Iron Rod No.156 found marking an Angle Point;

THENCE continuing along the East line of the 0.72 acre and the West line of Old Stagecoach Road, **N25°10'14"W, 29.44 ft.** to an old 1/2 in. Iron Rod No.279 found marking the Northeast corner of the 0.72 acres, same being the South corner and **POINT OF BEGINNING of the 9.901 acre tract** described below, noting that from Iron Rod No.279:

- the South Corner No.661 of a 30 in. x 30 in. Rock Pillar at the corner of the Rock Wall around the former A.W. Gregg house bears N42°35'20"E, 19.35 ft.;

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DESCRIPTION OF 9.901 ACRE TRACT **From which the 0.149 ac. Robinson tract is to be Excepted**

THENCE leaving Old Stagecoach Road and with the Northeast line of the 0.72 acre Robie Lynn Robinson tract for the following courses numbered (1) and (2):

- 1) **N60°25'20"W, 108.52 ft.** to an old 1/2 in. Iron Rod No.779 found on the Northeast side of a 19 in. dia. Live Oak;
- 2) **N77°08'50"W, 58.79 ft.** to an old 1/2 in. Iron Rod No.778 found marking the North corner of the 0.72 acre tract from which:
 - an old Iron Rod No.782 found on the South side of a 10 in. dia. Pecan tree bears N26°52'08"W, 36.15 ft., said Rod marking an Angle Point on the South line of that certain 0.15 acre tract of land also conveyed by A.W. Gregg and wife, Robie Gregg, to Robie Lynn Robinson by Warranty Deed recorded in Vol. 371 at Pg. 138 HCDR, said 0.15 acre tract adjoining and being completely surrounded by the 9.752 acre tract of land here described;
- 3) **THENCE** along the Northwest line of said 0.72 ac. tract, **S45°31'23"W, 147.56 ft.** to an old Iron Rod No.777 found on the line of an old Wire Fence, marking the West

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corner of the 0.72 ac. tract and an Angle Point on the Northeast line of that certain 1971.29 acre tract of land conveyed by Ky-Tex Properties, LP to The State of Texas, for the use and benefit of the Permanent School Fund, by Warranty Deed dated August 24, 2005 recorded in Vol. 2755 at Pg. 820 HCRPR noting that from Iron Rod No.777:

- an old Iron Rod No.776 found on the Southeast side of an old Cedar Post at the Corner of an old Wire Fence bears $S51^{\circ}47'21''E$, 159.02 ft., said Rod marking the South corner of the 0.72 ac. tract and another Angle Point on the Northeast of the 1971.29 ac. tract;

THENCE along the boundary of the 1971.29 acre tract of land conveyed by Ky-Tex Properties, LP to the State of Texas the following courses numbered (4) through (7), inclusive, same boundary being described in that Deed recorded in Vol. 2755 at Pg. 820 HCRPR as being the common boundary of the 12.46 acre tract of land subject of the Right of First Refusal Agreement executed by A.W. Gregg et al. February 4, 1982 and recorded in Vol. 370 at Pg. 660 HCDR; the same boundary being that of 12.00 acre, more or less, tract of land surveyed for A.W. Gregg in July, 1991 by Byrn & Associates, Inc. of San Marcos, Texas as shown upon Byrn Plat No. 22846-91-C and upon which the principal residence and homestead of A.W. Gregg was situated, and being also the boundary of that certain 11.996 acre tract of land described in Exhibit "B" of the Correction Special Warranty Deed recorded in Volume 5307 at Page 703 of the Hays County Official Public Records:

- 4) **$N52^{\circ}32'02''W$, 85.66 ft.** to the Center of the Base of an old 4 in. Cedar Post No.654 at the Corner of old Wire Fences marking an Angle Point;
- 5) **$S40^{\circ}19'07''W$, 43.39 ft.** to the Center of the Base of an old 6 in. Cedar Post No.653 at the Corner of old Wire Fences marking an Angle Point;
- 6) **$N50^{\circ}24'04''W$,**
 - at 159.29 ft. passing the Center of the Base of an old 6 in. Cedar Post at the Corner of old Wire Fences, 0.05 ft. Left of line,in all **255.98 ft.** to an old 1/2 in. Iron Rod No.652 found marking the West corner of the tract here described,
- 7) **$N40^{\circ}23'44''E$,**
 - at 320.39 ft. passing a Standard Rod and Cap No.55 set on line,

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- at 634.39 ft. passing a Standard Rod and Cap No.56 set on line,
- at 1022.96 ft. passing the Southeast edge of an old 6 in. Cedar Post at the Northeast termination of an old Wire Fence running Southwest

in all, **N40°23'44"E, 1023.81 ft.** to a Standard Rod and Cap No.648 set on the line of an old Wire Fence taken by the undersigned to be the recognized Northeast line of that certain 1938.67 acre tract conveyed by A.W. Gregg and wife to Ky-Tex Properties, Inc. by Deed recorded in Vol. 185 Pg. 391 HCDR and the Southwest line of that certain 57.260 acre tract described in Quitclaim Deed from John Kimbro to Kyle Mortgage Investors, LLC recorded in Vol. 3416 at Pg. 788 HCOPR, Rod and Cap No.648 marking the North corner of the tract here described, (noting that the call of N40°21'31"E, 1018.19 ft. along this segment of the boundary of the 1971.29 acre tract conveyed to the State of Texas as recited in the Deed recorded in Vol. 2755 at Pg. 820 HCRPR was found to be grossly erroneous);

- 8) **THENCE** along the Northeast line of the tract here described, same being the Northeast line of the 1938.67 acre tract conveyed by A.W. Gregg and wife to Ky-Tex Properties, Inc. and the Southwest line of the 57.260 Kyle Mortgage Investors, LLC tract, **S45°44'43"E, 133.79 ft.** to the Center of the Base of a 4 in. Creosote Fence Post No.650 found marking the West corner of that certain 2.62 acre tract of land conveyed by Gus Hessler, Jr. and Edwards Hessler to Alton E. Franke and Deanna K. Franke by Warranty Deed dated August 19, 1971 recorded in Vol. 245 at Page 347 HCDR (judging Creosote Fence Post No.650 to likely be a replacement of the "iron stake set at base of corner fence post" described in the deed to the Frankes)
- 9) **THENCE** along the average line of an old Wire Fence **S45°56'05"E, 424.64 ft.** to the Center of the Base of an old 8 in. Cedar Fence Corner Post No.288 on the Northwest line of Old Stagecoach Road, said Post marking the South corner of the 2.62 acre Franke tract, being taken to be the recognized corner of that certain 79-1/2 acre tract of land conveyed by Mrs. Leoma Stephenson et al. to August Hessler by Warranty Deed dated October 22, 1901 recorded in Vol. 66 at Pg. 129 HCDR, the East corner of that certain 1088.60 acre tract of land designated as "Second Tract" conveyed by W.S. Nance et al. to J.N. Thornton as described in Warranty Deed dated October 20, 1941 recorded in Vol. 123 at Pg. 235 HCDR, same being the East corner of the 1938.67 acre tract conveyed by A.W. Gregg and wife to Ky-Tex Properties, Inc., and noting that from Post No.288:
- the Center of the Base of a 6 in. Cedar Fence Corner Post No.287 (as found in January, 2002) bears N40°37'30"E, 176.79 ft., said Post marking the East corner of the 2.62 acre Franke tract,

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- a 1/2 in. Iron Rod with Yellow Plastic Cap No.135 imprinted "BYRN SURVEY" (as found in December, 2001 on the Northwest line of Old Stagecoach Road as fenced) bears N40°37'30"E, 176.79 ft. and N43°46'35"E, 1100.59 ft., said Rod and Cap marking an Angle Point on the Southeast line of that certain 10.00 acre tract of land conveyed by Susan E. Pokorny et al. to Mary Frances Edge, as Trustee of the Robert C. Edge, Sr. Revocable Living Trust as described in Warranty Deed dated May 21, 2011 recorded in Vol. 4141 at Pg. 679 HCDR;
 - a Standard Rod and Cap No.58 set by the undersigned in March, 2003 on the Northeast side of a very old 7 in. Cedar Post at the former corner of Wire Fences and marking the North corner of that certain 260.12 acre tract of land designated as "Tract No. 2" set apart to R.G. Nance and W.S. Nance by Partition Deed dated February 25, 1922 recorded in Vol. 83 at Pg. 93 HCDR bears S44°02'31"W, 5318.15 ft., Rod and Cap No.58 marking also the Point of Beginning of the 1088.60 acre Second Tract conveyed by W.S. Nance et al to J.N. Thornton;
- 10) **THENCE** with the Northwest line of Old Stagecoach Road, **S43°32'51"W, 163.84 ft.** to an old 1/2 in. Iron Rod No.664 found on the Southeast side of an old Cedar Fence Corner Post, said Rod marking the East corner of that certain 1.37 acre tract of land conveyed by A.W. Gregg and wife, Robie Gregg, to Mary E. Kinsala by Correction Warranty Deed executed and accepted with effective date of February 4, 1982 recorded in Vol. 889 at Pg. 808 HCOPR;
- 11) **THENCE** leaving Old Stagecoach Road, with the Northeast line of the 1.37 acre Kinsala tract, **N48°09'47"W, 250.10 ft.** to an old 1/2 in. Iron Rod No.792 found on the North side of an old 5 in. Cedar Fence Corner Post, said Rod marking the North corner of the 1.37 acres;
- 12) **THENCE** with the Northwest line of the 1.37 acre Kinsala tract, **S46°57'45"W, 236.39 ft.** to an old 1/2 in. Iron Rod No.1221 found on the line of an old Wire Fence marking the West corner of the 1.37 acres and noting that from Iron Rod No.1221:
- an old 1/2 in. Iron Rod No.791 found on the line of the Wire Fence bears S50°00'57"W, 1.75 ft., said Rod marking the West corner of that certain 1.75 acre tract of land described in the Warranty Deed dated February 4, 1982 recorded in Vol. 371 at Pg. 143 HCDR, and instrument subsequently corrected by the above referenced Correction Warranty Deed with the same effective date recorded in Vol. 889 at Pg. 808 HCOPR;
- 13) **THENCE** with the Southwest line of the 1.37 acre Kinsala tract, **S49°06'59"E, 263.51 ft.** to an old 1/2 in. Iron Rod No.282 found on the line of an old Wire Fence

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on the Northwest line of Old Stagecoach Road marking the South corner of the 1.37 acre Kinsala tract, noting that from Iron Rod No.282:

- Iron Rod No.664 at the East corner of the 1.37 acres bears N43°45'22"E, 231.19 ft.;
- 14) **THENCE** with the Northwest line of Old Stagecoach Road as fenced, **S43°37'17"W, 85.39 ft.** to a 1/2 in. Iron Rod No.662 found by the East corner of a 30 in. x 30 in. Rock Pillar at the corner of the Rock Wall around the former A.W. Gregg house;
- 15) **THENCE** with the Northwest line of old Stagecoach Road as **S44°06'58"W, 243.31 ft.** to the South Corner No.661 of the 30 in. x 30 in. Rock Pillar at another corner of the Rock Wall;
- 16) **THENCE S42°35'20"W, 19.35 ft.** to the **POINT OF BEGINNING**;

Containing 9.901 acres of land within the above metes from which the following 0.149 acre tract conveyed by A.W. Gregg and wife, Robie Gregg, to Robie Lynn Robinson by Warranty Deed dated February 4, 1982 recorded in Volume 371 at Page 138 of the Hays County Deed Records (and described in said Deed as containing 0.15 acres) is to be EXCEPTED:

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DESCRIPTION OF 0.149 ACRE TRACT **to be Excepted from 9.901 acre tract**

BEGINNING at an old Iron Rod No.782 found on the South side of a 10 in. dia. Pecan tree, said Rod marking an Angle Point on the South line of that certain tract of land described as containing 0.15 acres conveyed by A.W. Gregg and wife, Robie Gregg, to Robie Lynn Robinson by Warranty Deed recorded in Vol. 371 at Pg. 138 HCDR, from which the old Iron Rod No.778 at the end of the course numbered (2) in the above description of the 9.901 acres bears S26°52'08"E, 36.15 ft.;

THENCE along the boundary of the 0.15 acre tract conveyed to Robie Lynn Robinson, the courses numbered (1) through (7), in sequence as follows:

- 1) **N65°42'08"W, 102.05 ft.** to a Punchmark on a 1 in. Square-Head Bolt No.783 found marking the West corner of the 0.15 ac. Robinson tract;
- 2) **N47°04'06"E, 81.93 ft.** to an old 1/2 in. Iron Rod No.784 found on the line of an old Wire Fence, said Rod marking the North corner of the 0.15 ac.;

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- 3) **S44°03'01"E, 8.70 ft.**, to an old 1/2 in. Iron Rod No.785 found on the Southwest side of an old Cedar Fence Corner Post;
- 4) **S44°19'30"E, 41.20 ft.**, to an old 1/2 in. Iron Rod No.786 found on the Northeast side of a 17 in. Live Oak;
- 5) **S45°15'06"E, 24.87 ft.**, to an old 1/2 in. Iron Rod No.787 found on the Northeast side of a 14 in. Live Oak;
- 6) **S33°15'33"E, 47.80 ft.**, to an old 1/2 in. Iron Rod No.781 found under a Large Root on the South side of a 20 in. dia. Live Oak, and noting that from said Rod No.781:
 - the Position of Iron Rod No.160 described above bears S18°14'56"E, 3021.46 ft.
- 7) **S84°15'08"W, 45.92 ft.** to Iron Rod No.782 at the **POINT OF BEGINNING**.

Containing 0.149 acre within the above metes of the tract to be Excepted from the 9.901 acres described above, leaving a net area of 9.752 acres of land within the land here described.

I, Kent Neal McMillan, a Registered Professional Land Surveyor, hereby certify that the above descriptions are true and correct representations of the results of an actual resurvey performed upon the ground under my direction, completed July 9, 2015.



Witness my hand and seal of registration
August 31, 2015

Kent Neal McMillan
Registered Professional Land Surveyor
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