

# FLUGEL LAND SURVEYING

PROFESSIONAL LAND SURVEYORS

Firm No. 10193837

## EXHIBIT "\_\_\_"

### LEGAL DESCRIPTION FOR A 29.383 ACRE TRACT

**LEGAL DESCRIPTION OF A 29.383 ACRE TRACT OR PARCEL OF LAND OUT OF THE GEORGE HERDER SURVEY, ABSTRACT NO. 239, HAVING BEEN CONVEYED TO SUNLION REAL ESTATE, LLC, IN DOCUMENT #16003036, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 29.383 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod found on the north right-of-way (R.O.W) line of Hillside Terrace (R.O.W. varies) being the southwest corner of a called 1.553 acre tract conveyed to Brenda Taylor (formerly Brenda A. Bailey) in Volume 4868, Page 782, Official Public Records, Hays County, Texas, and the southeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE, S 87°38'16" W** along the north R.O.W. line of said Hillside Terrace a distance of **315.33'** to a capped 1/2" iron rod found stamped "Byrn Survey" being the southeast corner of a called 0.52 acre tract conveyed to Goforth Special Utility District in Volume 3348, Page 190, Deed Records, Hays County, Texas, also recorded in Document #800006567, Official Public Records, Hays County, Texas, and a southwest corner of the herein described tract;

**THENCE, N 1°16'14" W** along the east line of said called 0.52 acre tract a distance of **123.98'** to a capped 1/2" iron rod found stamped "Byrn Survey" being the northeast corner of said called 0.52 acre tract and an interior corner of the herein described tract;

**THENCE, S 88°43'25" W** along the north line of said called 0.52 acre tract a distance of **213.28'** to a capped 1/2" iron rod found stamped "Byrn Survey" on the east line of a called 6.109 acre tract conveyed to Gary Lee Griffin in Volume 4041, Page 672, Deed Records, Hays County, Texas, also recorded in Document #10036057, Official Public Records, Hays County, Texas, being the northwest corner of said called 0.52 acre tract and a southwest corner of the herein described tract;

**THENCE, N 28°22'03" W** along the east line of said called 6.109 acre tract a distance of **569.65'** to a 1/2" iron rod found being the northeast corner of said called 6.109 acre tract and an interior corner of the herein described tract;

**THENCE, S 87°54'35" W** along the north line of said called 6.109 acre tract a distance of **359.30'** to a 1/2" iron rod found on the east line of Lot 10, Final Plat, Green Meadows Section 2A, recorded in Volume 13, Page 300, Plat Records, Hays County, Texas, being a southwest corner of the herein described tract;

**THENCE, N 1°39'24" W** along the east line of said Final Plat, Green Meadows Section 2A, a distance of **801.02'** to a capped 1/2" iron rod found stamped "RDS" on the east line of Lot 12, of said Final Plat, Green Meadows Section 2A, being the southwest corner of a called 27.737 acre tract conveyed to Lillie D. Ray & Gloria Cavness in Volume 2080, Page 653, Deed Records, Hays County, Texas, and the northwest corner of the herein described tract;

**THENCE, N 88°36'10" E** along the south line of said called 27.737 acre tract a distance of 630.52' to a calculated point, from which a found 1/2" iron rod bears 2.40' north, for the southeast corner of said called 27.737 acre tract and the southwest corner of a called 20.00 acre tract conveyed to Jaculin Sue Oliver Smith in Volume 371, Page 820, Deed Records, Hays County, Texas, and continuing 511.13' for a



total distance of **1141.65'** to the top of a 2 ½" iron rod found, protruding 2' up from the ground, being and interior corner of said called 20.00 acre tract and the northeast corner of the herein described tract;

**THENCE, S 1°35'27" E** along the west line of said called 20.00 acre tract and a called 19.565 acre tract conveyed to Mark Endicott in Volume 305, Page 756, Deed Records, Hays County, Texas, a distance of **1095.82'** to a 4"x4" concrete monument found on the north line of said called 1.553 acre tract being the southwest corner of said called 19.565 acre tract and a jog in the east line of the herein described tract;

**THENCE, N 88°12'14" W** along the north line of said called 1.553 acre tract a distance of **1.98'** to a ½" iron rod found being the northwest corner of said called 1.553 acre tract and a point on the west line of the herein described tract;

**THENCE, S 2°44'35" E** a distance of **69.86'** to a ½" iron rod set with a cap stamped "P Flugel 5096" at a jog in the west line of said called 1.553 acre tract and the east line of the herein described tract;

**THENCE, S 87°15'25" W** a distance of **2.69'** to a ½" iron rod set with a cap stamped "P Flugel 5096" on the west line of said called 1.553 acre tract and the east line of the herein described tract;

**THENCE, S 2°44'35" E** a distance of **23.22'** to a ½" iron rod set with a cap stamped "P Flugel 5096" at a jog in the west line of said called 1.553 acre tract and the east line of the herein described tract;

**THENCE, N 87°15'25" E** a distance of **1.15'** to a calculated point on the west line of said called 1.553 acre tract and the east line of the herein described tract;

**THENCE, S 2°44'35" E** along the west line of said called 1.553 acre tract a distance of **234.76'** to the **POINT OF BEGINNING** and containing **29.383 acres** of land, more or less.

**BASIS OF BEARINGS:**

Bearings are based on NAD '83 State Plane Coordinates.  
(Texas Central 4203)

I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by**  
**Flugel Land Surveying**  
Firm Registration No. 10193837

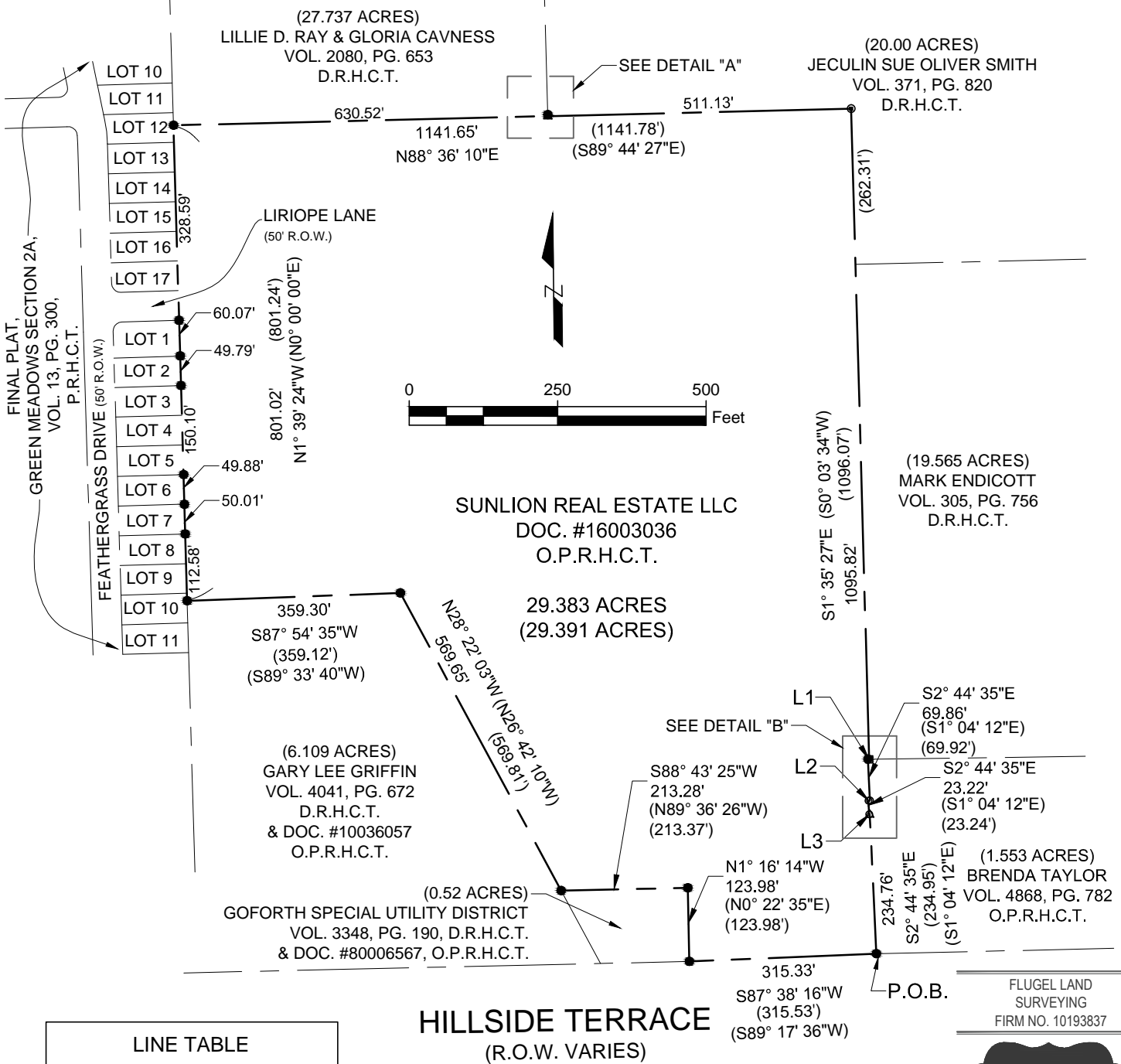


A handwritten signature in black ink that reads "Paul J. Flugel".

**Paul J. Flugel**  
RPLS No. 5096

**Date of Survey: 10/25/2016**  
**Date of Field Notes: 12/15/2016**

**SURVEY OF**  
**29.383 ACRES (CALLED 29.391 ACRES) OUT OF THE GEORGE HERDER SURVEY,**  
**ABSTRACT NO. 239, HAVING BEEN CONVEYED TO SUNLION REAL ESTATE, LLC, IN**  
**DOCUMENT #16003036, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS**



| LINE TABLE |                 |         |
|------------|-----------------|---------|
| LINE #     | DIRECTION       | LENGTH  |
| L1         | N88° 12' 14"W   | 1.98'   |
|            | (N83° 02' 46"W) | (2.01') |
| L2         | S87° 15' 25"W   | 2.69'   |
|            | (S88° 55' 48"W) | (2.69') |
| L3         | N87° 15' 25"E   | 1.15'   |
|            | (N88° 55' 48"E) | (1.15') |

**HORIZONTAL DATUM:**

TEXAS STATE PLANE COORDINATES  
 NAD '83 (SOUTH CENTRAL ZONE 4204)



**ENGINEERING & DESIGN**

FIRM # F-15324  
 2007 S 1<sup>ST</sup> STREET, SUITE 103  
 AUSTIN, TEXAS 78704  
 (512)394-1900

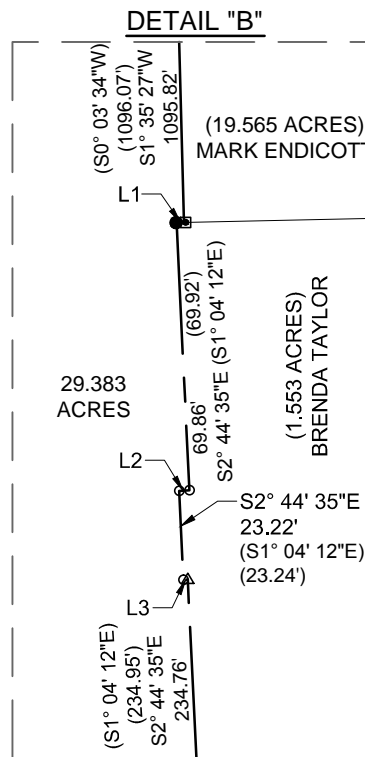
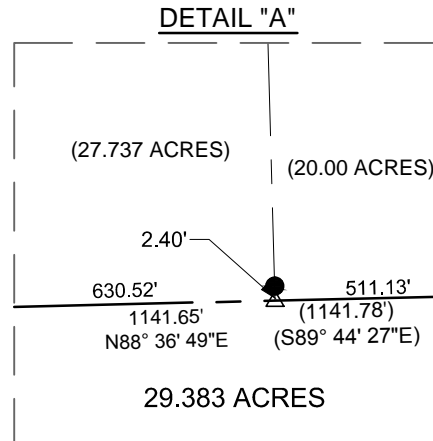
SHEET

**3** OF **4**

**SURVEY OF**  
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| LEGEND       |   |
|--------------|---|
| ●            | 1/2" IRON ROD FOUND                         |
| ■            | 4"x4" CONCRETE MONUMENT                     |
| ⊙            | 2.5" IRON ROD FOUND                         |
| ○            | 1/2" IRON ROD SET STAMPED "P FLUGEL 5096"   |
| △            | CALCULATED POINT                            |
| R.O.W.       | RIGHT-OF-WAY                                |
| P.R.H.C.T.   | PLAT RECORDS, HAYS COUNTY, TEXAS            |
| D.R.H.C.T.   | DEED RECORDS, HAYS COUNTY, TEXAS            |
| O.P.R.H.C.T. | OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS |

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|            | (N88° 55' 48"E) | (1.15') |



**BUDA - 29.383 ACRES**  
 DECEMBER, 2016  
 FLS PROJECT NO. 535-001

FLUGEL LAND SURVEYING  
 FIRM NO. 10193837

AS SURVEYED BY:

*Paul J. Flugel*



**ENGINEERING & DESIGN**

PAUL J. FLUGEL  
 RPLS NO. 5096  
 FIRM NO. 10193837

DATE OF FIELD SURVEY:  
 10-25-2016

FIRM # F-15324  
 2007 S 1<sup>ST</sup> STREET, SUITE 103  
 AUSTIN, TEXAS 78704  
 (512)394-1900

SHEET  
**4 OF 4**