



EXHIBIT "A"

ACCESS EASEMENT – PART 1

METES & BOUNDS

Land Surveying & Mapping

BEING 1.741 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE HERDER SURVEY NO. 537, ABSTRACT NO. 239, SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS, SAID 1.741 ACRES BEING A PORTION OF THAT 15.00 ACRE TRACT CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY WARRANTY DEED RECORDED VOLUME 464, PAGE 316, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS (R.P.R.H.C.TX.), SAID 1.741 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found iron rod with cap stamped "CHAPARRAL BOUNDARY", said point being accepted as a point in the Easterly Right of Way limits of Old Goforth Road, (ROW), variable in width, per Warranty Deed recorded as Instrument No. 17002541, Official Public Records, Hays County, Texas, (O.P.R.H.C.TX.), also being accepted as a point in the Southerly limits of Lot 30, Block K, Water Quality & Drainage Easement, Stoneridge Subdivision, Section 4, according to the map or plat recorded as Document No. 18005519, Plat Records, Hays County, Texas (P.R.H.C.TX.) and as the Northwesternly remainder corner of said 15.00 acre tract;

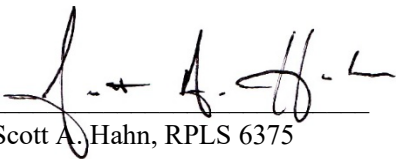
THENCE S 02° 00' 01" E, 17.88 feet, leaving the Southerly limits of said Stoneridge Subdivision, Section 4, with the common limits of said (ROW) and Westerly remainder limits of said 15.00 acre tract, to the calculated **TRUE POINT OF BEGINNING** and Northwesternly corner hereof;

THENCE N 88° 21' 51" E, 1,264.15 feet, leaving said (ROW), through the interior of said 15.00 acre tract, to a calculated point of intersection in the common Westerly limits of that 4.345 acre tract conveyed to Hays Consolidated Independent School District by Warranty Deed recorded in Volume 646, Page 75, (R.P.R.H.C.TX.) and the Easterly limits of said 15.00 acre tract, for the Northeasterly corner hereof, from which a found iron rod with aluminum cap, "ILLEGIBLE", accepted as the common corner of said 15.00 acre and said 4.345 acre tracts falls N 1° 47' 15" W, 18.99 feet from said point for reference purposes;

THENCE S 01° 47' 15" E, 60.00 feet with the common limits of said 4.345 acre tract and said 15.00 acre tract to a calculated point of intersection with a line being parallel with and 60.00 feet Southerly of the previously described line, for the Southeasterly corner hereof;

THENCE S 88° 21' 51" W, 1,263.92 feet, leaving the Westerly limits of said 4.345 acre tract, through the interior of said 15.00 acre tract, with said parallel line, to a calculated point of intersection in said common (ROW) limits and Westerly remainder limits of said 15.00 acre tract, for the Southwesterly corner hereof;

THENCE N 02° 00' 01" W, 60.00 feet, leaving said parallel line, with said common (ROW) limits and said Westerly remainder limits to the POINT OF BEGINNING hereof, containing a calculated area of 75,842.12 sq. ft., 1.741 acres. Said field notes being described in accordance with a survey made on the ground by me or under my direction. See Exhibit "B" Survey sketch attached hereto and made a part hereof. All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.



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April 16, 2025

Date