



# EXHIBIT "A"

SPOT ON SURVEYING  
*Land Surveying & Mapping*

50' ACCESS EASEMENT  
METES & BOUNDS

BEING 1.367 ACRES OF LAND, MORE OR LESS, OUT OF THE PHILIP J. ALLEN SURVEY, ABSTRACT NO. 1, SITUATED IN THE CITY OF BUDA ETJ, HAYS COUNTY, TEXAS, SAID 1.367 ACRES BEING A PORTION OF THAT 8.982 ACRE TRACT CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY WARRANTY DEED RECORDED AS DOCUMENT NO. 404853 IN VOLUME 1245, PAGE 202, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 1.367 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1/2" iron pipe, said point being accepted as a point in the curved Southerly Right of Way limits of F.M. 967, variable width, also being accepted as the Northwesterly corner of Lot 1, Block E, Marlboro Country, according to the map or plat recorded in Volume 1, Page 309, Plat Records, Hays County, Texas (P.R.H.C.TX.), and as the most Northerly corner of Lot 2, Block E, of said Marlboro Country and as the Northeasterly corner of said 8.982 acre tract, for the Northeasterly corner hereof;

THENCE S 49° 49' 51" W, 743.24 feet, leaving the Southerly Right of Way limits of said F.M. 967, with the common Northwesterly limits of said Lots 1 and 2, the Northwesterly remainder limits of that 25.98 acre tract conveyed to Jason Lee Thames by General Warranty Deed (with Reservation of Enhanced Life Estate) recorded as Document No. 2015-15022053 in Volume 5270, Page 737, (O.P.R.H.C.TX.) and the Southeasterly limits of said 8.982 acre tract, to a calculated point, said point being accepted as a point in the Northwesterly remainder limits of said 25.98 acre tract, also being accepted as the Northeasterly corner of that 0.104 acre tract conveyed to Jason Lee Thames by said Document No. 2015-15022053, for the Southeasterly corner hereof;

THENCE leaving the Northwesterly limits of said 25.98 acre remainder tract, with the common Northerly limits of said 0.104 acre tract, the Northerly limits of that 3.86 acre remainder tract conveyed to Jason Lee Thames by said Document No. 2015-15022053 and the Northerly limits of that 3.7211 acre tract conveyed to Phillip R. Ashley and Laura S. Ashley by Warranty Deed with Vendor's Lien recorded as Document No. 2015-15006143 in Volume 5151, Page 817, (O.P.R.H.C.TX.) and the Southerly limits of said 8.982 acre tract, the following two (2) courses:

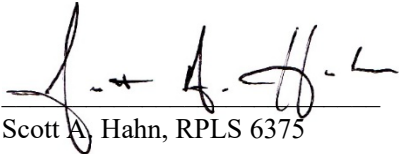
1. S 86° 53' 47" W, 505.14 feet to a found 10" creosote fence post;
2. S 85° 15' 03" W, 2.84 feet to a calculated point of intersection in the Easterly limits of Beacon Hill Road, variable width and as the Southwesterly corner of said 8.982 acre tract, for the Southwesterly corner hereof;

THENCE N 01° 25' 58" W, 50.08 feet, with the common Easterly Right of Way limits of said Beacon Hill Road and the Westerly limits of said 8.982 acre tract to a calculated point of intersection with a line being parallel with and 50.00 feet Northerly of the previously described lines, for the most Westerly corner hereof;

THENCE leaving the Easterly Right of Way limits of said Beacon Hill Road, through the interior of said 8.982 acre tract, with said parallel lines, the following three (3) courses:

1. N 85° 15' 03" E, 0.66 feet to a calculated point;
2. N 86° 53' 47" E, 489.10 feet to a calculated point;
3. N 49° 49' 51" E, 643.44 feet to a calculated point of intersection in the common curved Southerly Right of Way limits of said F.M. 967 and the Northerly limits of said 8.982 acre tract, for the Northwesterly corner hereof, said curve being concave Northerly, having a radius of 1,407.95 feet;

THENCE Northeasterly with said curve to the left through an interior angle of  $03^{\circ} 56' 42''$  an arc length of 96.94 feet, having a chord bearing and distance of N  $80^{\circ} 53' 11''$  E, 96.92 feet to the POINT OF BEGINNING hereof, containing a calculated area of 59,556.68 sq. ft., 1.367 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.



Scott A. Hahn, RPLS 6375

Spot On Surveying, Inc.

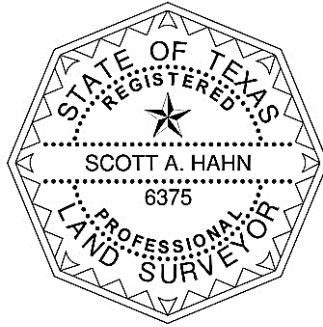
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TBPLS Firm# 10193894

SOS J/N: 0013-23-003 – IMPACT CENTER 50 FT ACCESS EASEMENT



April 16, 2025

Date