

SURVEY MAP OF

4.611 ACRES OUT OF THE J.J. HYATT SURVEY NO. 624 IN TRAVIS COUNTY AND HAYS COUNTY, TEXAS, BEING A 4.79 ACRE TRACT CONVEYED TO BARNEY MCCARTNEY BY DEED RECORDED IN VOLUME 5473, PAGE 1568, TRAVIS COUNTY DEED RECORDS, AND VOLUME 285, PAGE 755, HAYS COUNTY DEED RECORDS, SAVE AND EXCEPT A 0.179 ACRE PORTION OF SAID 4.79 ACRE TRACT

LOCAL ADDRESS: 13127 FITZHUGH ROAD, AUSTIN, TX 78736

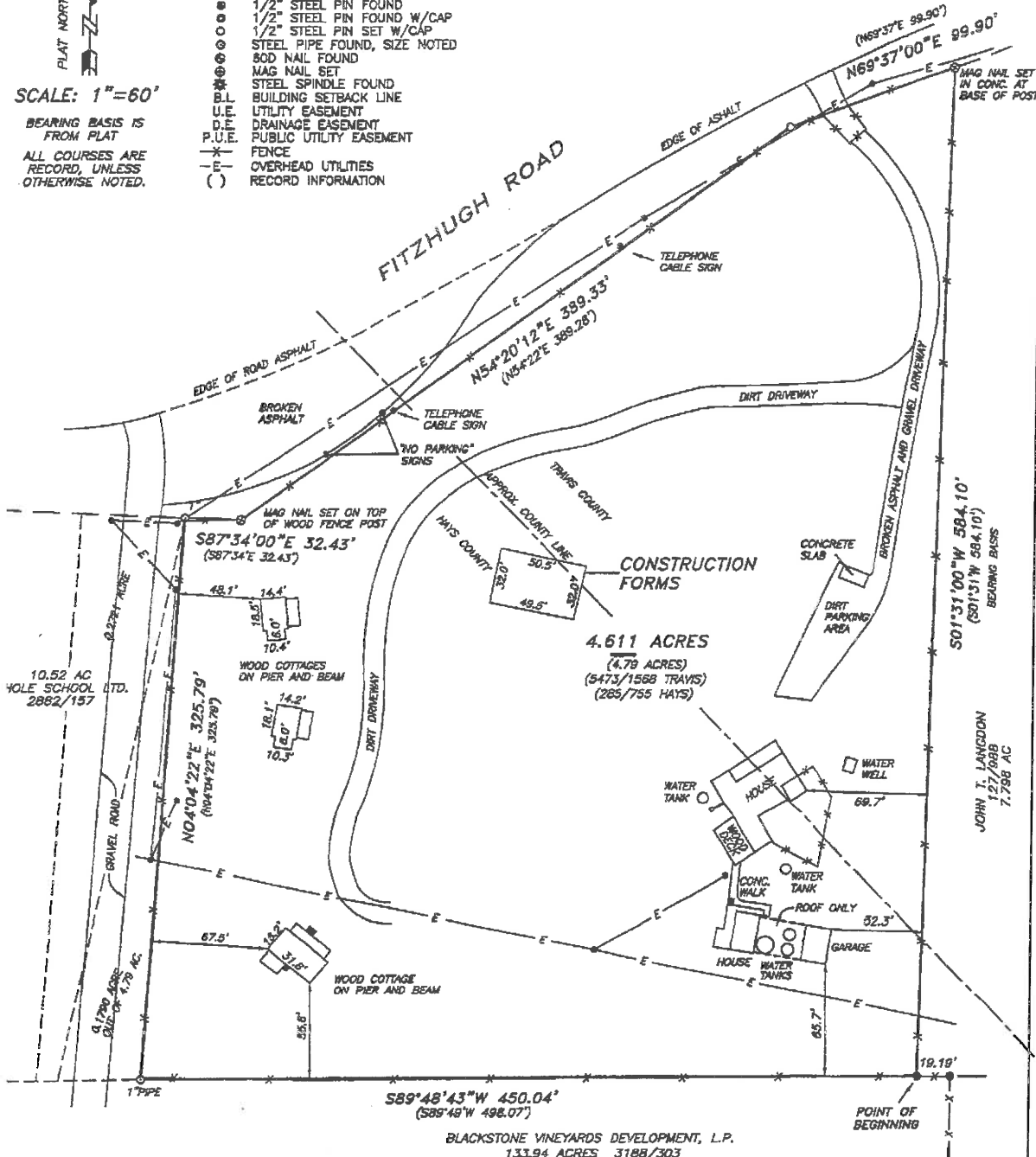
REFERENCE: 4P61ACTC



SCALE: 1"=60'
 BEARING BASIS IS FROM PLAT
 ALL COURSES ARE RECORDED, UNLESS OTHERWISE NOTED.

LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- 1/2" STEEL PIN SET W/CAP
- STEEL PIPE FOUND, SIZE NOTED
- 80D NAIL FOUND
- MAG NAIL SET
- STEEL SPINDLE FOUND
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- X- FENCE
- E- OVERHEAD UTILITIES
- () RECORD INFORMATION



THIS SURVEY REFLECTS AND IS LIMITED TO THOSE EASEMENTS VISIBLE ON THE GROUND. NO TITLE COMMITMENT WAS PROVIDED TO SURVEYOR.

THIS TRACT IS NOT IN A 100-YEAR FLOOD AREA AND IS IN ZONE X ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NUMBER: 48453C0555H, DATED 9-28-2008, FOR TRAVIS COUNTY, TEXAS

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS SURVEY DOES NOT REPRESENT AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.

Stuart W. Watson
 STUART W. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS LICENSE NUMBER 4550



DATED THIS 17 DAY OF MARCH 2015:

Exhibit A-1

FIELD NOTES FOR 4.611 ACRES OF LAND, MORE OR LESS, OUT OF THE J.J. HYATT SURVEY NO. 224 IN TRAVIS COUNTY AND HAYS COUNTY, TEXAS, BEING A 4.79 ACRE TRACT CONVEYED TO BARNEY MCCARTNEY BY DEED RECORDED IN VOLUME 5473, PAGE 1668, TRAVIS COUNTY DEED RECORDS, AND VOLUME 285, PAGE 766, HAYS COUNTY DEED RECORDS, SAVE AND EXCEPT A 0.179 ACRE PORTION OF SAID 4.79 ACRES, SAID 4.611 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" STEEL PIN FOUND AT THE SOUTHEAST CORNER OF SAID 4.79 ACRES, ALSO THE SOUTHWEST CORNER OF A 7.798 ACRE TRACT CONVEYED TO JOHN T. LANGKIN BY DEED RECORDED IN VOLUME 127, PAGE 988, TRAVIS COUNTY DEED RECORDS, FOR THE SOUTHEAST CORNER HEREOF;

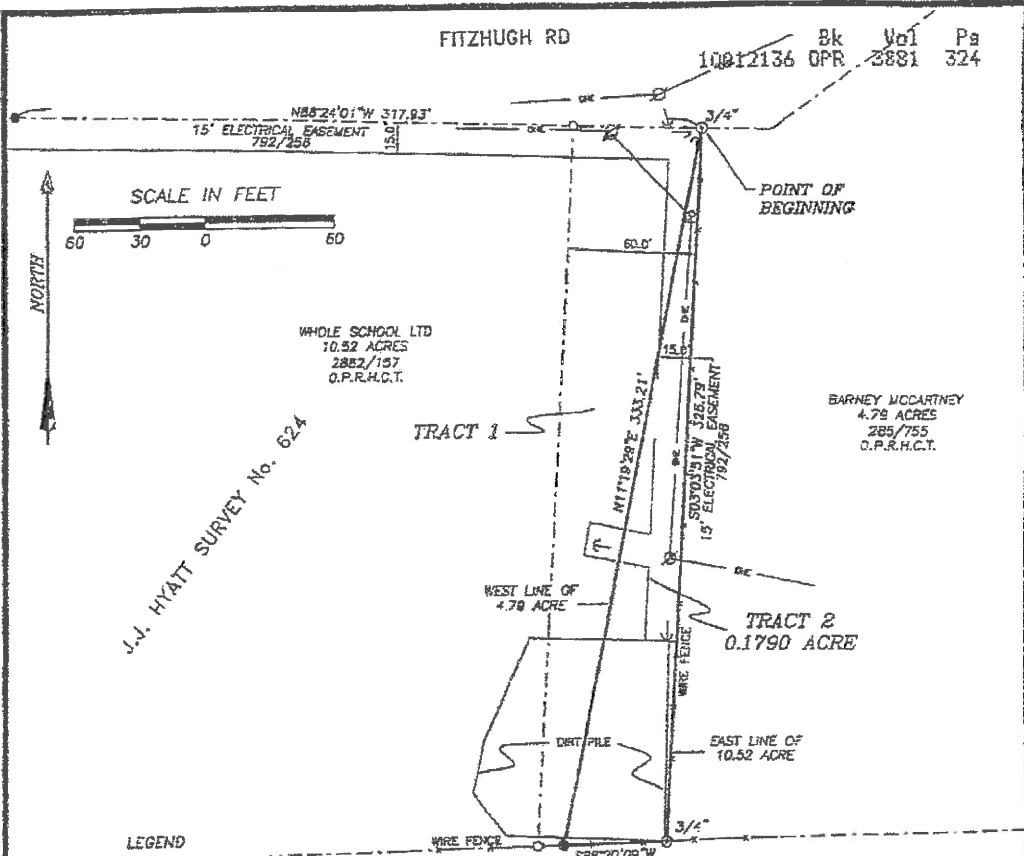
THENCE S89°46'43"W 480.04 FEET, GENERALLY FOLLOWING A FENCE, WITH THE SOUTH LINE OF SAID 4.79 ACRES, ALSO THE NORTH LINE OF A 193.94 ACRE TRACT CONVEYED TO BLACKSTONE VINEYARDS DEVELOPMENT L.P. BY DEED RECORDED IN VOLUME 3188, PAGE 303, HAYS COUNTY DEED RECORDS, TO A 1" STEEL PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 0.179 ACRES "SAVE AND EXCEPT" TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N04°04'22"E 325.79 FEET, GENERALLY FOLLOWING A FENCE, CROSSING SAID 4.79 ACRE TRACT, TO A 1" STEEL PIPE FOUND AT THE NORTHWEST CORNER OF SAID 4.79 ACRES, ALSO THE NORTHEAST CORNER OF A 10.52 ACRE TRACT CONVEYED TO WHOLE SCHOOL LTD, BY DEED RECORDED IN VOLUME 2882, PAGE 157, HAYS COUNTY DEED RECORDS, IN THE SOUTH ROW LINE OF FITZBUGH ROAD, FOR THE NORTHWEST CORNER HEREOF;

THENCE S87°34'00"E 32.43 FEET, GENERALLY FOLLOWING A FENCE, WITH THE NORTH LINE OF SAID 4.79 ACRES AND SAID ROW LINE, TO A MAG NAIL SET ON TOP OF A WOOD FENCE POST, FOR AN ANGLE POINT HEREOF;

THENCE CONTINUING WITH SAID LINE, GENERALLY FOLLOWING A FENCE, THESE 2 COURSES: 1) N54°20'12"E 389.33 FEET TO A 1/2" STEEL PIN WITH ORANGE CAP SET FOR ANGLE, 2) N69°37'00"E 99.90 FEET TO A MAG NAIL SET IN CONCRETE AT BASE OF A WOOD FENCE CORNER POST, FOR THE NORTHEAST CORNER HEREOF;

THENCE S01°31'00"W 584.10 FEET, GENERALLY FOLLOWING A FENCE, WITH THE EAST LINE OF SAID 4.79 ACRES AND WEST LINE OF SAID 7.798 ACRES, TO THE POINT OF BEGINNING, CONTAINING 4.611 ACRES OF LAND, MORE OR LESS.



- 1/2" IRON REBAR FOUND (unless noted otherwise)
 - ⊙ IRON PIPE FOUND
 - 5/8" IRON REBAR W/CAP MARKED "LANDESIGN" SET BLACKSTONE VINEYARDS DEVELOPMENT, LP (209.25 ACRES) O.P.R.T.C.T.
 - OHE— OVERHEAD ELECTRIC LINE
 - D— DOWN GUY
 - ⊗ UTILITY POLE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS PROPERTY IS WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP NO. 4220BC107F, EFFECTIVE SEPTEMBER 3, 2003, ISSUED BY FEMA FOR HAYS COUNTY, TEXAS.

BEARING BASIS: ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD-83)

THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN COMMITMENT FOR TITLE G.F. NO. 1022207, EFFECTIVE APRIL 16, 2010 ISSUED BY GRACY TITLE. NO ADDITIONAL RESEARCH WAS DONE BY LANDESIGN SERVICES FOR THE PURPOSE OF THIS SURVEY.

SCHEDULE B NOTES:

- 10 d. VOL. 429, PG. 355, AND VOL. 1359, PG. 354, DOES NOT AFFECT THIS PROPERTY.
- 10 d. VOL. 445, PG. 148, AMENDED IN VOL. 608, PG. 421 DOES NOT AFFECT THIS PROPERTY.
- 10 a. VOL. 1319, PG. 147, ASSIGNED IN VOL. 1102, PG. 249, DOES NOT AFFECT THIS PROPERTY.
- 10 a. VOL. 85, PG. 860, DOES NOT AFFECT THIS PROPERTY.
- 10 f. VOL. 11783, PG. 813, DOES AFFECT THIS PROPERTY.
- 10 g. VOL. 752, PG. 256, DOES AFFECT THIS PROPERTY (SHOWN).

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON THE PROPERTY SHOWN HEREON DURING APRIL 2010 UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING IMPROVEMENTS, DISCREPANCIES, DEED LINE CONTACTS, VISIBLE UTILITY LINES, SHORTAGES IN AREA, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY ADJACES A DEDICATED RIGHT-OF-WAY OR ACCESS EASEMENT AS SHOWN HEREON.

Joseph Beavers 29 APR 10
JOSEPH BEAVERS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4538



JOB NUMBER: 255-10-1	DATE: 4/29/2010
PROJECT NAME: M07102BLACKSTONE	
DRAWING NAME: 2550101 BNDY.DWG	
DRAWING FILE PATH: L:\McAngus\M07102Blackstone\DWGS	
FIELDNOTE FILE PATH: L:\McAngus\M07102Blackstone\FNOTES	
RPLS: JB	TECH: HAS
PARTYCHIEF: JA	CHK BY: JB
SHEET 2 of 2	
FIELDBOOKS: 177/25	SCALE: 1" = 60'



LANDESIGN SERVICES, INC.

512-234-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

Exhibit B

METES AND BOUNDS DESCRIPTION - TRACT 2

BEING 0.1790 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE J. J. HYATT SURVEY NO. 624 IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 4.79 ACRE TRACT DESCRIBED TO BARNEY MCCARTNEY IN VOLUME 286, PAGE 755 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) AND A PORTION OF A CALLED 10.52 ACRE TRACT DESCRIBED TO WHOLE SCHOOL LTD. OF RECORD IN VOLUME 2882, PAGE 157 OF THE O.P.R.H.C.T. OF AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found in the existing south right-of-way line of Fitzhugh Road, being the northwest corner of said 4.79 acre tract and the northeast corner of said 10.52 acre tract from which a 1/2" iron rod found in the south right-of-way line of said Fitzhugh Road and the north line of said 10.52 acre tract bears North 88°24'01" West a distance of 317.93 feet;

THENCE South 03°03'51" West crossing through said 4.79 acre tract and with the east line of said 10.52 acre tract with an existing wire fence a distance of 325.79 feet to a 3/4" iron pipe found in the south line of said 4.79 acre tract, the southeast corner of said 10.52 acre tract and in the north line of a called 209.25 acre tract described to Blackstone Vineyards Development, L.P. of record in Document No. 2007099166 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.);

THENCE South 88°20'09" West with the south line of said 4.79 acre tract, the south line of said 10.52 acre tract and the north line of said 209.25 acre tract a distance of 48.04 feet to a 1/2" iron rod found;

THENCE North 11°10'29" East crossing through said 10.52 acre tract and with the west line of said 4.79 acre tract a distance of 333.21 feet to the POINT OF BEGINNING.

This parcel contains 0.1790 of one acre of land, more or less, out of the J. J. Hyatt Survey No. 624, in Hays County, Texas.