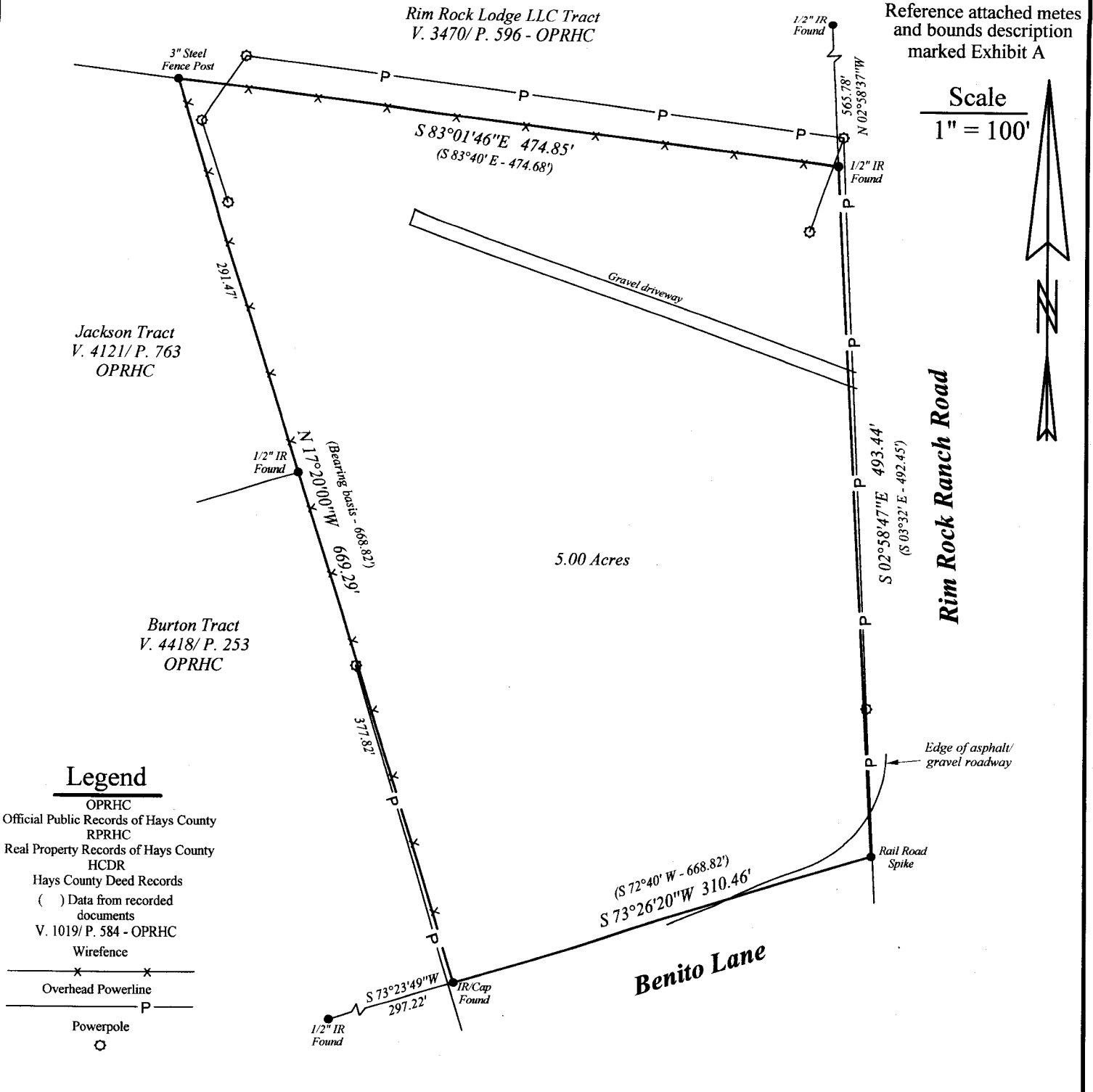


Reference attached metes and bounds description marked Exhibit A

Scale
 1" = 100'



Legend

- OPRHC
- Official Public Records of Hays County
- RPRHC
- Real Property Records of Hays County
- HCDR
- Hays County Deed Records
- () Data from recorded documents
- V. 1019/ P. 584 - OPRHC
- Wirefence
- Overhead Powerline
- Powerpole

Surveyor's Notes: There is a 6' error in the original metes and bounds description recorded in Volume 1019, Page 584, OPRHC. Fences are shown for graphic purposes and may meander along property lines slightly. This survey was done without the use of a title search. There may be easements/ documents that affect this lot that are not shown. There are several structures in disrepair that are not shown on this plat.

PLAT SHOWING SURVEY OF 5.00 ACRES OUT OF AND PART OF THE CORNELIUS ROONEY SURVEY NO. 99, ABSTRACT NO. 392 IN HAYS COUNTY, TEXAS

FOR: Tanua Bessem

DATE: September 10, 2019

ADDRESS: 301 Rim Rock Ranch Road, San Marcos, Texas.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that there are no visible discrepancies, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown and that said property has access to a public road. Only those plats with a red surveyors seal and red signature shall be deemed reliable and authentic.

[Signature]
 Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of Map Panel 0355 F of the September 2, 2005 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area and determined to be outside the 100 year flood zone.

HAYES SURVEYING LLC
202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-738-0511

HAYES SURVEYING LLC

202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-738-0511

EXHIBIT A

METES & BOUNDS DESCRIPTION FOR 5.00 ACRES OF LAND

A tract of land containing 5.00 acres out of and part of the Cornelius Rooney Survey No. 99, Abstract No. 392 in Hays County, Texas, and being that same tract as conveyed by a Warranty Deed with Vendor's Lien in September of 1993 to Peggy J Goodrich as recorded and described in Volume 1019, Page 584 of the Official Public Records of Hays County, and being more particularly described as follows;

BEGINNING at a ½" iron rod found in the west right-of-way of Rim Rock Ranch Road for the northeast corner of this tract and the southeast corner of the Rim Rock Lodge LLC Tract as described in Volume 3470, Page 596 of the Official Public Records of Hays County, from which for reference a ½" iron rod found for the northeast corner of the Rim Rock Lodge LLC Tract bears N 02° 58' 37" W, a distance of 565.78 feet;

THENCE S 02° 58' 47" E, along the Rim Rock Ranch Road right-of-way, a distance of 493.44 feet to a railroad spike in the asphalt roadway at the intersection of the west right-of-way of Rim Rock Ranch Road with the north right-of-way of Benito Lane for the southeast corner of this tract;

THENCE S 73° 26' 20" W, along the north right-of-way of Benito Lane, a distance of 310.46 feet to an iron rod with a cap found for the southwest corner of this tract and the southeast corner of the Burton Tract as described in Volume 4418, Page 253 of the Official Public Records of Hays County, from which for reference a ½" iron rod found for the southwest corner of the Burton Tract bears S 73° 23' 49" W, a distance of 297.22 feet;

THENCE N 17° 20' 00" W (Bearing basis used herein), leaving the right-of-way, and at 377.82 feet passing a ½" iron rod found for the northeast corner of the Burton Tract and a southeast exterior ell corner of the Jackson Tract as described in Volume 4121, Page 763 of the Official Public Records of Hays County, in all a total distance of 669.29 feet to a 3" steel fence post found in the south property line of the Rim Rock Lodge LLC Tract for the accepted northwest corner of this tract and the northeast corner of the Jackson Tract;

THENCE S 83° 01' 46" E, a distance of 474.85 feet to the POINT OF BEGINNING, containing 5.00 acres.

Surveyor's note: There is a 6' error of closure in the metes and bounds description recorded in Volume 1019, Page 584 of the Official Public Records of Hays County

This is to certify that this description of land represents an actual survey made on the ground under my supervision in September of 2019. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic. Reference the attached sketch marked EXHIBIT B, File # RMRCKR02.



Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703