

SPECIAL WARRANTY DEED

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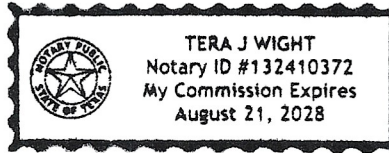
COUNTY OF HAYS

Title: Manager

Grantee's Address:
3400 Mount Sharp Road
Wimberley, Texas 78676

STATE OF TEXAS

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COUNTY OF HAYS

The foregoing instrument was acknowledged before me on the 4th day of June, 2025 by Rodney Huband, Jr., Manage of Mount sharp Airpark, LLC, a Texas limited liability company, on behalf of said limited liability company.



NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: August 21st, 2028

EXHIBIT "A"

35.89 ACRES
KENNETH MCKENZIE SURVEY, A-334
HAYS COUNTY, TEXAS

DESCRIPTION OF A 35.89 ACRE TRACT OF LAND SITUATED IN THE KENNETH MCKENZIE SURVEY, ABSTRACT NO. 334, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 193.37 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 25013373, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (OPRHCTX), ALSO BEING A PORTION OF A CALLED 25.016 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 25013393, OPRHCTX, ALSO BEING A PORTION OF A CALLED 25.031 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 25013397, OPRHCTX; SAID 35.89 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 193.37 acre tract, same point being on the east right-of-way (ROW) line of County Road 220, also known as Mt. Sharp Road (no record information found);

THENCE, with the common line of said 193.37 acre tract and Mt. Sharp Road, the following two (2) courses and distances:

N 05°53'13" E, a distance of 98.72 feet, to a 1/2-inch iron rod found, and

N 03°35'13" E, a distance of 759.36 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set, from which a 5/8-inch iron rod found for the most westerly northwest corner of said 193.37 acre tract bears N 03°35'13" E, a distance of 45.84 feet;

THENCE, through the interior of said 193.37 acre tract, the following sixteen (16) courses and distances:

S 89°39'05" E, a distance of 799.39 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 00°20'52" W, a distance of 75.00 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

N 89°39'05" W, a distance of 304.64 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 59°07'13" W, a distance of 126.50 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 38°55'25" W, a distance of 284.60 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 00°06'39" E, a distance of 322.02 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 08°38'17" E, a distance of 155.88 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 76°06'40" E, a distance of 102.67 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 89°39'07" E, a distance of 463.53 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 00°20'52" W, a distance of 377.18 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 52°58'59" E, a distance of 192.65 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 55°32'39" E, a distance of 918.30 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

N 15°25'40" E, a distance of 533.31 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 55°32'32" E, a distance of 194.44 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set,

S 00°20'55" W, a distance of 608.99 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set, and

S 55°31'57" E, a distance of 1,569.72 feet, to a 1/2-inch iron rod with plastic cap stamped "Contor Boundary" set on the east line of said 193.37 acre tract, same being the west line said 25.031 acre tract;

THENCE S 55°31'57" E, through the interior of said 25.031 acre tract, passing the common line of said 25.031 acre tract and said 25.016 acre tract, leaving said 25.031 acre tract and continuing through the interior of said 25.016 acre tract, a total distance of 1,532.86 feet, to a calculated point on the south line of said 25.016 acre tract, same being the north line of a called 75.06 acre tract of land described in Vol. 3167, Pg. 796, OPRHCTX;

THENCE S 88°23'10" W, with the common line of said 25.016 acre tract and said 75.06 acre tract, a distance of 339.60 feet, to a calculated point, same point being on the southwest line of an existing pipeline easement described in Document No. 20004473, OPRHCTX;

THENCE N 55°31'57" W, through the interior of said 25.016 acre tract, and along the southwest line of said pipeline easement, a distance of 1,113.51 feet, to 1/2-inch iron rod found for the southeast corner of said 193.37 acre tract;

THENCE, with the south line of said 193.37 acre tract and along the southwest line of said pipeline easement, the following two (2) courses and distances:

N 55°31'57" W, a distance of 3,003.71 feet, to a 1/2-inch iron rod found, and

N 53°01'29" W, a distance of 1,105.28 feet, to the POINT OF BEGINNING, and containing 35.89 acres of land, more or less.

Bearing Basis: Grid North, Texas Coordinate System, NAD 83 (2011), South Central Zone. State Plane grid distance values were converted to surface values by multiplying by a combined scale factor of 1.00011494.

Units = US Survey Feet

Surveyed By:

W.R.H. 6/2/25
William R. Herring Date
Registered Professional Land Surveyor -- No. 6355
Hays County, Texas
Contor, LLC
P.O. Box 1225
Dripping Springs, Texas
(512) 808-0102
TBPELS Firm No. 10194424

