

# PLAT OF SURVEY

## JOHN STEWART SURVEY A-14



SCALE: 1" = 100'

REMAINDER OF THE  
RESIDUE OF A  
CALLED 41.00 ACRES  
HLP LEHMAN FAMILY LIMITED  
PARTNERSHIP AND HAZEL M. LEHMAN,  
TRUSTEE OF THE LEHMAN FAMILY  
TRUST  
TO  
PEGGY LEHMAN JANSEN  
DECEMBER 27, 2016  
DOCUMENT NO. 16043789

CALLLED 1.105 ACRES  
PER SURVEY PLAT BY  
B & G SURVEYING, LLC  
DATED 11-24-2020  
(PROVIDED BY CLIENT)

(Call Overall: S 45°17'00" E - 702.83')

1/2" IR Found  
1/2" IR Found bears:  
N 46°28'30" W - 378.18'

### 2.569 AC.

PORTION OF THE  
RESIDUE OF A  
CALLED 41.00 ACRES  
HLP LEHMAN FAMILY LIMITED  
PARTNERSHIP AND HAZEL M. LEHMAN,  
TRUSTEE OF THE LEHMAN FAMILY  
TRUST  
TO  
PEGGY LEHMAN JANSEN  
DECEMBER 27, 2016  
DOCUMENT NO. 16043789

CALLLED 13.731 ACRES  
CTX PARK, LLC  
TO  
CENTRAL TEXAS SPORTS PORTFOLIO, LP  
MAY 23, 2019  
DOCUMENT NO. 19018791

P.O.B.: 1/2" IR Found  
1/2" IR Found bears:  
S 43°30'15" W - 982.97'

Enterprise  
Pipeline Marker

APPROXIMATE LOCATION:  
LOWER COLORADO RIVER  
AUTHORITY EASEMENT  
VOLUME 254, PAGE 276  
(30' WIDE EASEMENT  
AFTER CONSTRUCTION)

LINE	BEARING	DISTANCE
L1	N 43°30'04" E	152.56'
L2	N 46°30'13" W	181.13'



The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone - NAD 83)

I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the month of January, 2022.

GIVEN UNDER MY HAND & SEAL, this the 7th day of January, 2022.



RYAN J. MAXFIELD - R.P.L.S. No. 6763

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



**JDS SURVEYING, INC.**  
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING  
T.B.P.E.L.S. Firm Registration No. 10194118  
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND	
Barbed Wire Fence	— x —
Powerline	— ε —
IRS	IRON ROD SET
IRF	IRON ROD FOUND

**PLAT OF SURVEY**  
**2.569 AC. LOCATED IN THE**  
**JOHN STEWART SURVEY, A-14**  
**HAYS COUNTY, TEXAS**

DRAWN BY: SJ	SCALE: 1" = 100'
SURVEYED BY: JY	REF: SPORT PORTFOLIO
DATE: 01-07-2022	FILE NO: 2873.DWG

# JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

## 2.569 ACRES

All that certain lot, tract or parcel of land located within the John Stewart Survey, Abstract No. 14 of Hays County, Texas, and being a portion of the residue of a called 41.00 acre tract as described in a deed from HLP Lehman Family Limited Partnership and Hazel M. Lehman, Trustee of the Lehman Family Trust to Peggy Lehman Jansen, dated December 27, 2016 and recorded in Document No. 16043789 of the Official Records of Hays County, Texas, and this 2.569 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found at the East common corner of the residue of said 41.00 acre tract and a called 13.731 acre tract as described in a deed from CTX Park, LLC to Central Texas Sports Portfolio, LP, dated May 23, 2019 and recorded in Document No. 19018791, from which a 1/2" Iron Rod Found at the South corner of said 13.731 acre tract bears South 43 deg. 30 min. 15 sec. West, a distance of 982.97 feet;

THENCE North 46 deg. 32 min. 39 sec. West, with the common line of the residue of said 41.00 acre tract and said 13.371 acre tract, a distance of 324.86 feet to a 1/2" Iron Rod Found at the South corner of a called 1.105 acre tract as shown on a survey plat prepared by B & G Surveying, LLC, dated November 24, 2020, from which a 1/2" Iron Rod Found at the North corner of said 13.371 acre tract bears North 46 deg. 28 min. 30 sec. West, a distance of 378.18 feet;

THENCE North 43 deg. 30 min. 04 sec. East, with the common line of the residue of said 41.00 acre tract and said 1.105 acre tract, a distance of 152.56 feet to a 1/2" Iron Rod Found at the East corner of said 1.105 acre tract;

THENCE North 46 deg. 30 min. 13 sec. West, continuing with the common line of the residue of said 41.00 acre tract and said 1.105 acre tract, a distance of 181.13 feet to a 1/2" Iron Rod Found at the Northeast corner of said 1.105 acre tract;

THENCE across the residue of said 41.00 acre tract, the following three (3) courses and distances:


South 79 deg. 40 min. 00 sec. East, a distance of 216.38 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner;

South 60 deg. 34 min. 17 sec. East, a distance of 334.94 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner;

South 43 deg. 30 min. 15 sec. West, a distance of 352.11 feet to the POINT OF BEGINNING AND CONTAINING 2.569 ACRES OF LAND, MORE OR LESS.

See Map No. 2873 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone - NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of January, 2022.

GIVEN UNDER MY HAND & SEAL, this the 7th day of January, 2022.

  
Ryan J. Maxfield  
Registered Professional Land Surveyor  
State of Texas No. 6763

