

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	177.53'	127.00'	80°05'36"	N 21°02'27" E	163.43'
C2	80.89'	168.00'	27°35'08"	N 05°12'47" W	80.11'
C3	30.82'	184.33'	9°34'51"	N 12°22'05" E	30.79'
C4	143.59'	560.87'	14°40'05"	S 84°19'51" E	143.20'

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C4	[150.23']	[560.87']	[15°20'49"]	[S 86°40'24" W]	[149.78']

LS CALLED 0.1337 ACRES (5,828 SQ. FT.) THE CITY OF BUDA, TEXAS DOC. NO. 14037969 O.P.R.H.C.

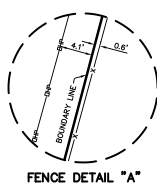
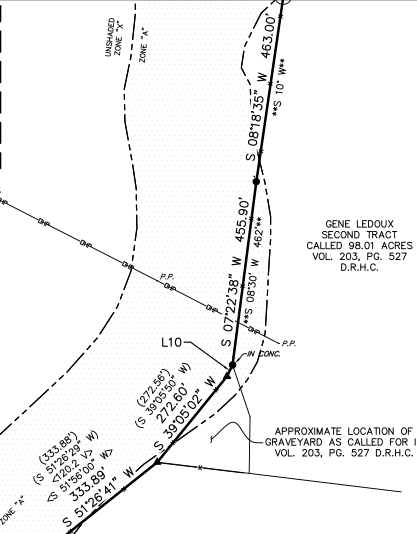
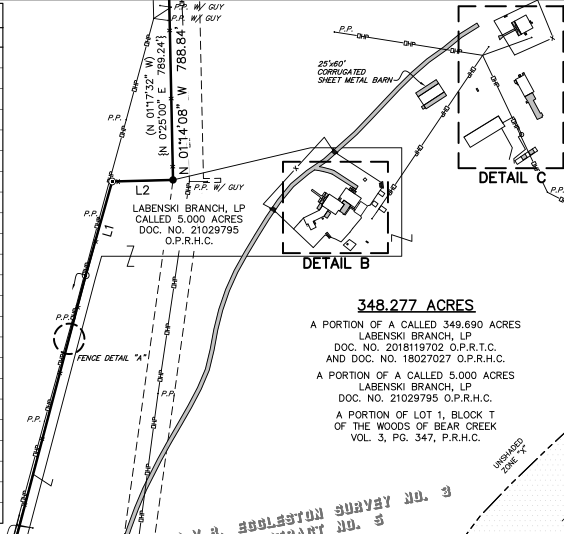
LOE CALLED 0.390 ACRE (TRACT B) STATE OF TEXAS CHANNEL EASEMENT VOL. 147, PG. 380, D.R.H.C.

LOE 30' SAN. S.E. THE CITY OF BUDA, TEXAS VOL. 5102, PG. 288 O.P.R.H.C. DOC. NO. 14037970, O.P.R.H.C.

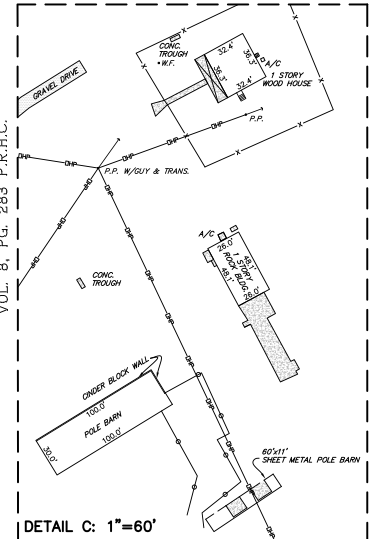
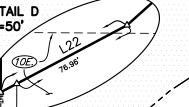
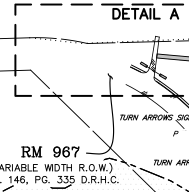
LOH CALLED 0.042 ACRE CITY OF BUDA WASTEWATER EASEMENT VOL. 4849, PG. 498, O.P.R.H.C. AND VOL. 4850, PG. 507, O.P.R.H.C.

MATCHLINE SEE SHEET 3 OF 5

NUMBER	BEARING	DISTANCE
L1	[N 17°14'00" E]	[240.30']
L2	[/N 15°43'56" E //]	[/240.62 //]
L3	[S 89°51'00" E]	[150.35']
L4	[/S 88°33'17" E //]	[/150.28 //]
L5	[N 88°33'52" E]	[150.39']
L6	[S 25°58'51" W]	[31.22']
L7	[S 25°21'00" W]	[85.0']
L8	[S 18°31'50" W]	[35.037']
L9	[N 87°58'40" W]	[9.41']
L10	[S 80°45'7" W]	[9.397']
L11	[S 89°25'21" W]	[182.09']
L12	[S 80°45'7" W]	[181.988']
L13	[S 85°21'09" W]	[140.04']
L14	[S 78°02'20" W]	[140.153']
L15	[S 53°52'40" W]	[229.000']
L16	[S 88°22'28" W]	[97.000']
L17	[S 79°07'40" W]	[897.000']
L18	[S 80°08'37" W]	[253.097']
L19	[S 50°49'49" W]	[225.099']
L20	[S 81°52'47" W]	[84.007']
L21	[S 12°32'59" W]	[864.000']
L22	[S 86°58'52" W]	[208.35']
L23	[S 47°36'04" W]	[208.353']
L24	[S 87°09'28" W]	[92.000']
L25	[S 38°49'40" W]	[892.000']
L26	[S 82°04'28" W]	[87.282']
L27	[S 82°44'40" W]	[87.282']
L28	[S 89°39'44" E]	[85.000']
L29	[N 00°29'16" E]	[65.000']
L30	[N 89°39'44" W]	[85.000']
L31	[N 79°00'00" E]	[85.000']

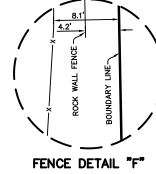


HENRY CREWS ARMBRUSTER CALLED 217.17 ACRES BOUNDARY LINE AGREEMENT (VOL. 222, PG. 163 D.R.H.C.)



LINE TABLE		
NUMBER	BEARING	DISTANCE
L5	S 01°58'05" E	140.05'
L6	S 55°03'49" W	24.59'
L7	S 56°08'39" W	85.68'
L8	S 14°07'00" W	239.07'
L9	S 15°54'31" E	63.94'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L5	/S 03°22' W/	/50.4 V/
	(S 03°30'46" W)	
L7	**S 48°00' W**	**93.00**



MATCHLINE SEE SHEET 4 OF 5

CHANCE ARMBRUSTER
CALLED 209.402 ACRES
DOC. NO. 2011006800 O.P.R.T.C.

JEFFERY LEE GRUBERT
CALLED 28.09 ACRES
DOC. NO. 2008-80014950 O.P.R.H.C.T.

**S.V.B. BOBLESTON SURVEY NO. 3
ABSTRACT NO. 5**

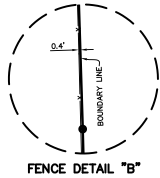
75' WIDE ELECTRIC UTILITY ESMT.
PEDERNALES ELECTRIC COOPERATIVE, INC.
VOL. 348, PG. 886 D.R.H.C. (100')

348.277 ACRES
A PORTION OF A CALLED 349.690 ACRES
LABENSKI BRANCH, LP
DOC. NO. 2018119702 O.P.R.T.C.
AND DOC. NO. 18027027 O.P.R.H.C.
A PORTION OF A CALLED 5,000 ACRES
LABENSKI BRANCH, LP
DOC. NO. 21029795 O.P.R.H.C.
A PORTION OF LOT 1, BLOCK T
OF THE WOODS OF BEAR CREEK
VOL. 3, PG. 347, P.R.H.C.

HENRY CREWS ARMBRUSTER
CALLED 217.17 ACRES
BOUNDARY LINE AGREEMENT
(VOL. 222, PG. 163 D.R.H.C.)

GENE LEDOUX
FIRST TRACT
CALLED 97.36 ACRES
VOL. 153, PG. 490 D.R.H.C.

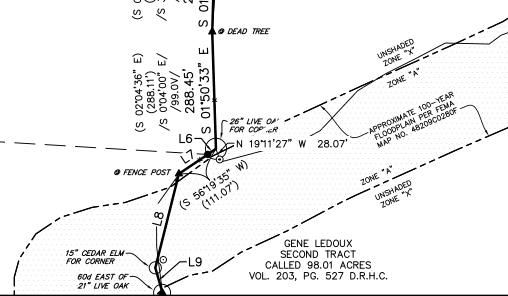
LABENSKI BRANCH, LP
CALLED 348.690 ACRES
DOC. NO. 2018119702 O.P.R.T.C.
DOC. NO. 18027027 O.P.R.H.C.



FENCE DETAIL "B"

COMMON LINE OF A
CALLED 241.19 ACRES
VOL. 472, PG. 435 D.R.H.C.
AND A CALLED 103.89 ACRES
VOL. 472, PG. 435 D.R.H.C.

□ DILATED
□ WOOD BLDG.
□ CONC. TROUGH

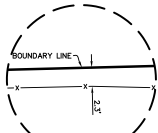


MATCHLINE SEE SHEET 2 OF 5



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

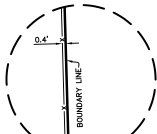
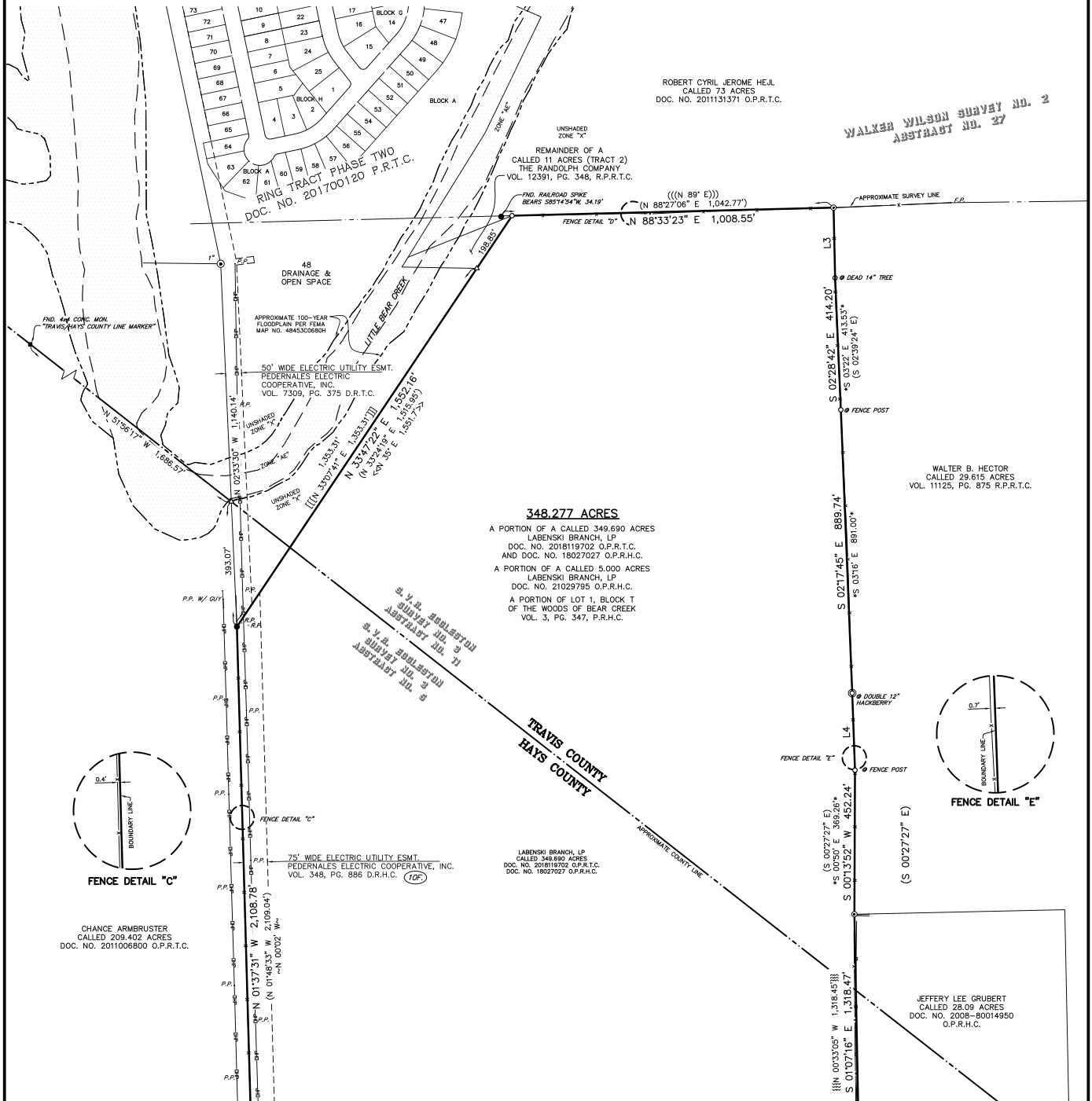
SCALE: 1"=200'
SHEET **3**
OF **5**



FENCE DETAIL "D"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L3	S 01°17'31" E	220.82'
L4	S 02°03'46" E	241.91'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L3	S 02°22' E*	*220.74*
	(S 02°07'00" E)	(281.87')
L4	S 02°14' E*	*239.60*
	(S 02°27'27" E)	



FENCE DETAIL "C"

CHANCE ARMBRUSTER
CALLED 209.402 ACRES
DOC. NO. 2011006800 O.P.R.T.C.

MATCHLINE SEE SHEET 3 OF 5



% (. QF
:HVW /RXLV +HQD %OYG 6XLWH
7HO : ZZZ EJHLQF FRP
7%3(/6 /LFHQVHG 6XUYHILQJ)LUP 1R
ARSLUJKW

SCALE: 1"=200'
SHEET 4 OF 5
7:

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 348,277 ACRES OF LAND OUT OF THE S.V.R. EGGLESTON SURVEY NUMBER 3, ABSTRACT NOS. 5 AND 11 OF HAYS AND TRAVIS COUNTIES, TEXAS; BEING A PORTION OF A CALLED 349,690 ACRE TRACT OF LAND AS CONVEYED TO LABENSKI BRANCH, LP BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201819702 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NUMBER 18027027 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5,000 ACRE TRACT OF LAND AS CONVEYED TO LABENSKI BRANCH, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 21029795 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND FURTHER BEING A PORTION OF LOT 1, BLOCK T, OF THE WOODS OF BEAR CREEK, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 347 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS; SAID 348,277 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE at a 4x4 Concrete highway monument found on the North right-of-way line of RM 967 (80-foot wide at this point), same being the South line of a called 217.17 acre tract of land as conveyed to Henry Crews Armbruster by Boundary Line Agreement recorded in Volume 222, Page 163 of the Deed Records of Hays County, Texas; Thence, with the north right-of-way line of said RM 967, N 89°20'06" E a distance of 333.08 feet to a 4x4 concrete highway monument found for the point of curvature of a curve to the right; Thence, continuing with the east line of said RM 967, along said curve to the right, an arc distance of 143.59 feet, having a radius of 560.87 feet, a central angle of 14°40'05" and a chord which bears S 84°19'51" E a distance of 143.20 feet to a calculated point for corner marking the most westerly corner of Tract "C" as dedicated to the State of Texas by Right-of-way Deed recorded in Volume 146, Page 335 of the Deed Records of Hays County, Texas; Thence, continuing with the north right-of-way of said RM 967, N 88°30'13" E a distance of 386.32 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the southeast corner of said 217.17 acre tract and at the southwest corner of the above described 5,000 acre tract, from which a 60d nail found at the northeast corner of said Tract "C", and at an interior corner of said 349,690 acre tract, bears N 88°30'13" E a distance of 37.14 feet; Thence, generally along a fence, with the line common to said 217.17 acre tract and said 5,000 acre tract, N 14°47'39" E, pass a 1/2-inch iron pipe found at a fence corner at a distance of 6.33 feet, and continuing on for a total distance of 59.93 to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most westerly southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing generally along a fence, with the line common to said 217.17 acre tract and said 5,000 acre tract, the following three (3) courses:

- 1) N 14°47'39" E a distance of 1,799.53 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 2) N 15°43'56" E a distance of 240.62 feet to a 1/2-inch iron pipe found at an interior corner of said 217.17 acre tract and at the northwest corner of said 5,000 acre tract, for an exterior corner of the herein described tract; and
- 3) N 88°33'17" E a distance of 150.28 feet to a 1/2-inch iron rod found at an exterior corner of said 217.17 acre tract, and at an exterior corner of the remaining portion of said 349,690 acre tract, for an interior corner of the herein described tract;

THENCE, generally along a fence, with the east line of said 217.17 acre tract and the west line of said 349,690 acre tract, the following three (3) courses:

- 1) N 01°14'08" W a distance of 788.84 feet to a 1/2-inch iron pipe found for an angle point;
- 2) N 01°24'34" W a distance of 622.22 feet to a 1/2-inch iron rod found for an angle point; and
- 3) N 01°44'45" W a distance of 1,882.30 feet to a 1/2-inch iron rod found for an angle point;

THENCE, generally along a fence, continuing with the west line of said 349,690 acre tract and continuing partly with the east line of said 217.17 acre tract and partly the east line of a called 209,402 acre tract of land as conveyed to Chance Armbruster by Special Warranty Deed recorded in Document Number 2011006800 of the Official Public Records of Travis County, Texas, N 01°37'31" W a distance of 2,108.78 feet to a 1/2-inch iron rod found at the most southerly corner of RING TRACT PHASE TWO, a subdivision recorded in Document Number 201700120 of the Plat Records of Travis County, Texas, for the most westerly northwest corner of the herein described tract, from which a 1-inch iron pipe found for an angle point on the west line of said RING TRACT PHASE TWO, bears N 02°33'30" W a distance of 1,140.14 feet;

THENCE, partly with the southeast line of said RING TRACT PHASE TWO and partly with the southeast line of the remainder of a called 11 acre tract of land described as Tract 2 as conveyed to The Randolph Company by Correction Warranty Deed recorded in Volume 12391, Page 348 of the Real Property Records of Travis County, Texas, N 33°47'22" E a distance of 1,552.16 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the south line of a called 73 acre tract of land as conveyed to Robert Cyril Jerome Hej by Executor's Deed recorded in Document Number 2011131371 of the Official Public Records of Travis County, Texas, at the most easterly corner of said 11 acre tract, for the most northerly northwest corner of the herein described tract, from which a found Railroad Spike bears S 85°14'54" W a distance of 34.19 feet;

THENCE, generally along a fence, with the south line of said 73 acre tract and the north line of said 349,690 acre tract, N 88°33'23" E a distance of 1,008.55 feet to a 1/2-inch iron pipe found at the northwest corner of a called 29,615 acre tract of land as conveyed to Walter B. Hector by General Warranty Deed recorded in Volume 11125, Page 875 of the Real Property Records of Travis County, Texas, and at the northeast corner of said 349,690 acre tract, for the northeast corner of the herein described tract;

THENCE, generally along a fence, with the west line of said 29,615 acre tract and the east line of said 349,690 acre tract, the following five (5) courses:

- 1) S 01°17'31" E a distance of 220.82 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point at a 14-inch dead tree;
- 2) S 02°28'42" E a distance of 414.20 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point at a fence post;
- 3) S 02°17'45" E a distance of 889.74 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point at a double trunk 12-inch Hackberry;
- 4) S 02°03'46" E a distance of 241.91 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point at a fence post; and
- 5) S 00°13'52" W a distance of 452.24 feet to a 1/2-inch iron pipe found at the northwest corner of a called 28.09 acre tract of land as conveyed to Jeffrey Lee Grubert by Warranty Deed with Vendor's Lien recorded in Document Number 2008-80014950 of the Official Public Records of Hays County, Texas, for an angle point;

THENCE, with the west line of said 28.09 acre tract and the east line of said 349,690 acre tract, S 01°07'16" E a distance of 1,318.47 feet to 1/2-inch iron pipe found at the southwest corner of said 28.09 acre tract, and at the northwest corner of a called 97.36 acre tract of land described as "First Tract" as conveyed to Gene Ledoux by Deed recorded in Volume 153, Page 490 of the Deed Records of Hays County, Texas, for an angle point;

THENCE, generally along a fence, with the west line of said 97.36 acre tract and the east line of said 349,690 acre tract, the following seven (7) courses:

- 1) S 01°58'05" E a distance of 140.05 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 2) S 04°43'07" W a distance of 684.44 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 3) S 01°57'53" E a distance of 291.67 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 4) S 01°18'09" E a distance of 416.20 feet to a 1/2-inch iron rod found for an angle point;
- 5) S 01°46'48" E a distance of 310.90 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 6) S 01°45'49" W a distance of 241.89 feet to a 60d nail found in a dead tree for an angle point; and
- 7) S 01°50'33" E a distance of 288.45 feet to a 26-inch Live Oak found at a west corner of said 97.36 acre tract, and at the northwest corner of a called 98.01 acre tract of land described as Second Tract as conveyed to Gene Ledoux by Deed recorded in Volume 203, Page 527 of the Deed Records of Hays County, Texas, for an exterior corner of the herein described tract, from which a 1/2-inch iron pipe bears S 19°11'27" E a distance of 28.07 feet;

THENCE, generally along a fence, with the east line of said 349,690 acre tract and the west line of said 98.01 acre tract, the following six (6) courses:

- 1) S 55°03'49" W a distance of 24.59 feet to a 1/2-inch iron rod found for an angle point;
- 2) S 56°08'39" W a distance of 85.68 feet to a 60d nail found in a fence post for an angle point;
- 3) S 14°07'00" W a distance of 239.07 feet to a 15-inch Cedar Elm for an angle point;
- 4) S 15°54'31" E a distance of 63.94 feet to a 60d nail found on the east side of a 21-inch Live Oak for an angle point;
- 5) S 08°18'35" W a distance of 463.00 feet to a 1/2-inch iron rod found for an angle point; and
- 6) S 07°22'38" W a distance of 455.90 feet to a 1/2-inch iron rod in concrete found at the apparent north corner of a graveyard as described in Volume 203, Page 527 of the Deed Records of Hays County, Texas, for an angle point;

THENCE, continuing generally along a fence, with the east line of said 349,690 acre tract, S 25°57'19" W a distance of 31.27 feet to a 60d nail found in the fence, for an angle point;

THENCE, continuing generally along a fence, with the east line of said 349,690 acre tract, S 39°05'02" W a distance of 272.60 feet to a 60d nail found at the most northerly northwest corner of a called 81.67 acre tract of land as conveyed to Robert Remberth Guinn and Nina Guinn by Deed recorded in Volume 1001, Page 284 of the Deed Records of Hays County, Texas, being further described in Volume 158, Page 362 of the Deed Records of Hays County, Texas, for an angle point;

THENCE, generally along a fence, with the northwest line of said 81.67 acre tract and the southeast line of said 349,690 acre tract, S 51°26'41" W a distance of 333.89 feet to a 1/2-inch iron pipe found for an angle point;

THENCE, continuing generally along a fence, with the northwest line of said 81.67 acre tract and the southeast line of said 349,690 acre tract, S 25°00'46" W a distance of 238.99 feet to a 1/2-inch iron rod found at the most northerly corner of CREEKSIDE PARK SECTION TWO P.U.D., a subdivision recorded in Volume 8, Page 283 of the Plat Records of Hays County, Texas, and at the most westerly northwest corner of said 81.67 acre tract, for an angle point;

THENCE, generally along a fence, with the northwest line of said CREEKSIDE PARK SECTION TWO P.U.D. and the southeast line of said 349,690 acre tract, S 24°36'19" W a distance of 35.08 feet to a 1/2-inch iron pipe found for an angle point;

THENCE, continuing generally along a fence, with the northwest line of said CREEKSIDE PARK SECTION TWO P.U.D. and the southeast line of said 349,690 acre tract, S 24°16'53" W a distance of 999.38 feet to a 1/2-inch iron rod found at an interior corner of said CREEKSIDE PARK SECTION TWO P.U.D., for the southeast corner of the herein described tract;

THENCE, generally along a fence, with the north line of said CREEKSIDE PARK SECTION TWO P.U.D. and the south line of said 349,690 acre tract, N 87°58'40" W a distance of 9.41 feet to a 1/2-inch iron rod found at a westerly corner of said CREEKSIDE PARK SECTION TWO P.U.D., and at the northeast corner of CREEKSIDE PARK SECTION ONE P.U.D., a subdivision recorded in Volume 8, Page 103 of the Plat Records of Hays County, Texas, for an angle point;

THENCE, generally along a fence, with the north line of said CREEKSIDE PARK SECTION ONE P.U.D. and the south line of said 349,690 acre tract, S 89°22'26" W a distance of 182.09 feet to a 1/2-inch iron rod found for an angle point;

THENCE, continuing with the north line of said CREEKSIDE PARK SECTION ONE P.U.D. and the south line of said 349,690 acre tract, S 85°18'14" W a distance of 140.04 feet to a calculated point on the southeast line of Lot 1, Block T, of the WOODS OF BEAR CREEK, a subdivision recorded in Volume 3, Page 347 of the Plat Records of Hays County, Texas, lying in the center of Garlic Creek;

THENCE, with the northwest lines of said CREEKSIDE PARK SECTION ONE P.U.D., the southeast lines of said Lot 1, Block T, the southeast lines of said 349,690 acre tract, and the meanders of Garlic Creek, the following seven (7) courses:

- 1) S 62°49'33" W a distance of 229.00 feet to a calculated angle point;
- 2) S 88°24'33" W a distance of 97.00 feet to a calculated angle point;
- 3) S 60°06'42" W a distance of 262.00 feet to a calculated angle point;
- 4) S 21°49'52" W a distance of 64.00 feet to a calculated angle point;
- 5) S 56°52'57" W a distance of 208.35 feet to a calculated angle point;
- 6) S 48°06'33" W a distance of 92.00 feet to a calculated angle point; and
- 7) S 62°01'33" W a distance of 88.26 feet to a calculated point on the east right-of-way of said RM 967 (width varies at this point), at the northwest corner of said CREEKSIDE PARK SECTION ONE P.U.D., at the southwest corner of said Lot 1, Block T, and at the southwest corner of said 349,690 acre tract, for the most southerly southwest corner of the herein described tract;

THENCE, over and across said Lot 1, Block T and said 349,690 acre tract, with an easterly proposed right-of-way line of RM 967, N 00°22'18" E a distance of 263.17 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the south line of a called 0.1337 acre tract of land as conveyed to the City of Buda, Texas by Special Warranty Deed recorded in Document Number 14037969 of the Official Public Records of Hays County, Texas, for an exterior corner of the herein described tract, from which a 1/2-inch iron rod set at the southwest corner of said 0.1337 acre Lift Station bears N 89°37'42" W a distance of 14.67 feet;

THENCE, with the perimeter of said 0.1337 acre Lift Station tract the following three (3) courses:

- 1) S 89°37'42" E a distance of 85.03 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the southeast corner of said 0.1337 acre Lift Station tract, for an interior corner of the herein described tract;
- 2) N 00°22'18" E a distance of 65.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the northeast corner of said 0.1337 acre Lift Station tract, for an interior corner of the herein described tract; and
- 3) N 89°37'42" W a distance of 71.90 feet to a calculated point for the beginning of a non-tangent curve to the left and an exterior corner of the herein described tract;

THENCE, over and across said Lot 1, Block T and said 349,690 acre tract, with an easterly proposed right-of-way line of RM 967, along said curve to the left, an arc distance of 177.53 feet, having a radius of 127.00 feet, a central angle of 80°05'36" and a chord which bears N 21°02'27" E a distance of 163.43 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature;

THENCE, continuing over and across said Lot 1, Block T and said 349,690 acre tract, with an easterly proposed right-of-way line of RM 967, along said curve to the right, an arc distance of 80.89 feet, having a radius of 168.00 feet, a central angle of 27°35'08" and a chord which bears N 05°12'47" W a distance of 80.11 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 349,690 acre tract, with an easterly proposed right-of-way line of RM 967, S 88°30'13" W a distance of 16.72 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the beginning of a non-tangent curve to the right and an exterior corner of the herein described tract;

THENCE, continuing over and across said 349,690 acre tract, with an easterly proposed right-of-way line of RM 967, along said curve to the right, an arc distance of 30.82 feet, having a radius of 184.33 feet, a central angle of 09°34'51" and a chord which bears N 12°22'05" E a distance of 30.79 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 349,690 acre tract and said 5,000 acre tract, with a northerly proposed right-of-way line of RM 967, N 74°14'59" W a distance of 93.22 feet to the POINT OF BEGINNING and containing 348,277 acres of land, more or less.



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208.892 ACRES

**S.V.R. EGGLESTON SURVEY NO. 3, ABS. NO. 5,
HAYS COUNTY, TEXAS AND THE
S.V.R. EGGLESTON SURVEY NO. 3, ABS. NO. 11
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 208.892 ACRES IN THE S.V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 5, HAYS COUNTY, TEXAS AND THE S.V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 11, TRAVIS COUNTY, TEXAS, BEING ALL OF 211.4 ACRES OF LAND, MORE OR LESS, OUT OF THE S.V.R. EGGLESTON SURVEY NUMBER 3, ABSTRACT NUMBERS 5 AND 11 OF HAYS AND TRAVIS COUNTIES, TEXAS, DESCRIBED IN VOLUME 711, PAGE 598 AND VOLUME 713, PAGE 536, BOTH OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 1.998 ACRE TRACT OF LAND OUT OF THE S.V.R. EGGLESTON SURVEY NUMBER 3, ABSTRACT NUMBERS 5 AND 11 OF HAYS AND TRAVIS COUNTIES, TEXAS, DESCRIBED IN VOLUME 12391, PAGE 348 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 208.892 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the south line of said 211.4 acre tract, being the north termination of the agreed boundary line described in Volume 222, Page 163 of the Deed Records of Hays County, Texas, also being the northwest corner of a 217.17 acre tract described in Volume 222, Page 163 of the Deed Records of Hays County, Texas, and being also the northeast corner of Lot 42, Block F, Cimarron Park Section III, Phase III, a subdivision of record in Volume 3, Page 37 of the Plat Records of Hays County, Texas, from which a 3/8" rebar found in the north right-of-way line of F.M. 967 (right-of-way width varies), being the southwest corner of said 217.17 acre tract, also being the south termination of the said agreed boundary line and also being the southwest corner of Lot 1, Cimarron Professional Park Section One, a subdivision of record in Volume 7, Page 306 of the Plat Records of Hays County, Texas, bears South 01°35'28" East, a distance of 5463.29 feet and also from which an 18" Live Oak tree bears North 23°29'51" East, a distance of 36.52 feet and from which also a 9" Elm bears South 58°41'16" East, a distance of 49.77 feet, both trees having been referenced in Volume 222, Page 163 of the Deed Records of Hays County, Texas;

THENCE South 89°18'45" West, with the south line of the 211.4 acre tract, same being the north line of said Cimarron Park Section III, Phase III, a distance of 1050.80 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of the 211.4 acre tract, being the northwest corner of Lot 14, Block E and also being in the east line of Lot 7, Block E, both of Cimarron Park Section III, Phase III;

THENCE North 01°36'39" West, with the west line of the 211.4 acre tract, same being the west line of Cimarron Park Section III, Phase III, the east line of Cimarron Park Section Three Phase Two, a subdivision of record in Volume 2, Page 321 of the Plat Records of Hays County, Texas, the east line of a 0.629 acre tract described in Document No. 18022446 of the Official Public Records, the east line of a 0.83 acre tract described in Volume 962, Page 90 of the Deed Records, the east line of a 0.852 acre tract described in Volume 525, Page 85 of the Deed Records, the east line of a 0.346 acre tract described in Volume 988, Page 579 of the Deed Records, the east line of a 1.00 acre tract described in Volume 2656, Page 108 of the Deed Records, the east line of a 1.00 acre tract described in Volume 388, Page 516 of the Deed Records, the east line of a 1.00 acre tract described in Document No. 20056742 of the Official Public Records, the east line of a 1.00 acre tract described in Volume 742, Page 640 of the Deed Records, the east line of a 1.00 acre tract described in Volume 1100, Page 212 of the Deed Records and the east line of a 1.46 acre tract described in Volume 796, Page 317 of the Deed Records, all of Hays County, Texas, a distance of 3161.12 feet to a 1/2" iron pipe found for the northwest corner of the 211.4 acre tract, being the northeast corner of said 1.46 acre tract and also being an angle point in the south line of a 65.112 acre tract described in Document No. 14021499 of the Official Public Records of Hays County, Texas, from which a 5/8" rebar found for the northwest corner of the 1.46 acre tract, being in the south line of said 65.112 acre tract, bears South 89°49'07" West, a distance of 350.15 feet;

THENCE South 89°42'36" East, with the north line of the 211.4 acre tract, same being the south line of the 65.112 acre tract, a distance of 1044.87 feet to a 5/8" iron pipe found for an angle point in the north line of the 211.4 acre tract, same being the south line of the 65.112 acre tract;

THENCE South 89°36'55" East, continuing with the north line of the 211.4 acre tract, same being the south line of the 65.112 acre tract and the south line of a 48.354 acre tract described in Volume 7588, Page 451 of the Deed Records of Travis County, Texas, a distance of 839.72 feet to a 5/8" iron pipe found for an angle point in the north line of the 211.4 acre tract, same being the south line of said 48.354 acre tract;

THENCE continuing with the north line of the 211.4 acre tract, same being the south line of the 48.354 acre tract, the following seven (7) courses and distances:

1. South 60°49'12" East, a distance of 74.39 feet to a 1/2" iron pipe found;
2. South 69°02'36" East, a distance of 76.33 feet to a 1/2" iron pipe found;
3. South 87°22'15" East, a distance of 127.86 feet to a 3/4" iron pipe found;
4. North 47°43'15" East, a distance of 94.70 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 89°13'53" East, a distance of 172.17 feet to a 5/8" iron pipe found;

6. South 79°37'01" East, a distance of 105.27 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 78°37'51" East, a distance of 113.30 feet to a 1" iron pipe found;

THENCE continuing with the north line of the 211.4 acre tract, the following two (2) courses and distances:

1. South 87°19'55" East, crossing Little Bear Creek, a distance of 90.88 feet to a 1/2" iron pipe found;
2. North 89°43'14" East, a distance of 42.23 feet to a 1/2" iron pipe found for the northwest corner of said 1.998 acre tract, being in the south line of a 2.143 acre tract described in Volume 7628, page 817 of the Deed Records of Travis County, Texas, from which a 1" iron pipe found for the northeast corner of the 211.4 acre tract, being the northeast corner of the 1.998 acre tract, also being in the south line of a 77.09 acre tract described in Volume 12391, Page 348 of the Real Property Records of Travis County, Texas and also being in the west line of Lot 16, Block A, Ring Tract Phase Two, Final Plat, a subdivision of record in Document No. 201700120 of the Official Public Records of Travis County, Texas, bears South 89°29'29" East, a distance of 193.57 feet;

THENCE South 04°39'05" East, with the west line of the 1.998 acre tract, crossing the 211.4 acre tract, a distance of 623.74 feet to a 1" iron pipe found for the southwest corner of the 1.998 acre tract;

THENCE North 72°24'34" East, with the south line of the 1.998 acre tract, continuing across the 211.4 acre tract, a distance of 100.28 feet to a 1/2" iron pipe found for the southeast corner of the 1.998 acre tract, being in the east line of the 211.4 acre tract;

THENCE with the east line of the 211.4 acre tract, the following four (4) courses and distances:

1. South 03°58'54" West, a distance of 67.95 feet to a 5/8" iron pipe found on the north bank of Little Bear Creek;
2. South 73°19'44" East, a distance of 42.20 feet to a calculated point in Little Bear Creek;
3. South 30°12'44" East, a distance of 79.49 feet to a 10" Elm tree found on the south bank of Little Bear Creek, as referenced in Volume 711, Page 598 of the Deed Records of Hays County, Texas;
4. South 05°45'08" East, a distance of 87.94 feet to a 1/2" iron pipe found in the west line of said Lot 16;



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**217.066 ACRES
S.V.R. EGGLESTON SURVEY NO. 3, ABS. NO. 5,
HAYS COUNTY, TEXAS**

A DESCRIPTION OF 217.066 ACRES IN THE S.V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 5, HAYS COUNTY, TEXAS, BEING ALL OF A 217.17 ACRE TRACT DESCRIBED IN VOLUME 222, PAGE 163 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 217.066 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" rebar found in the north right-of-way line of F.M. 967 (right-of-way width varies), being the southeast corner of said 217.17 acre tract, also being the south termination of the agreed boundary line described in Volume 222, Page 163 of the Deed Records of Hays County, Texas and also being the southwest corner of Lot 1, Cimarron Professional Park Section One, a subdivision of record in Volume 7, Page 306 of the Plat Records of Hays County, Texas;

THENCE North 01°35'28" West, with said agreed boundary line, being the west line of the 217.17 acre tract, with the east lines of Lots 1 and 2, said Cimarron Professional Park, Section one, also with the east right-of-way line of Dove Drive (right-of-way width varies), described in Volume 4, Page 126, Volume 3, Page 99 and Volume 4, Page 363, all of the Plat Records of Hays County, Texas, also with the east lines of Coves of Cimmaron, a subdivision of record in Volume 3, Page 99, corrected in Volume 4, Page 363, both of the Plat Records of Hays County, Texas, with the east line of Cimmaron Park Section III, Phase III, a subdivision of record in Volume 3, Page 37 of the Plat Records of Hays County, Texas, distance of 5463.29 feet to a 1/2" iron pipe found for the northwest corner of the 217.17 acre tract, being the northeast corner of Lot 42, Block F, said Cimarron Park Section III, Phase III and also being in the south line of a 211.4 acre tract described in Volume 711, Page 598 and Volume 713, Page 536, both of the Deed Records of Travis County, Texas, from which an 18" Live Oak tree bears North 23°29'51" East, a distance of 36.52 feet and also from which a 9" Elm bears South 58°41'16" East, a distance of 49.77 feet, both trees having been referenced in Volume 222, Page 163 of the Deed Records of Hays County, Texas;

THENCE North 89°18'45" East, with the north line of the 217.17 acre tract, same being the south line of said 211.4 acre tract, a distance of 1898.75 feet to a 1/2" iron pipe found for the northeast corner of the 217.17 acre tract, being the southeast corner of the 211.4 acre tract and also being in the west line of a 248.277 acre tract, described in Document No. 21030465 of the Official Public Records of Hays County, Texas;

THENCE with the east line of the 217.17 acre tract, same being the west line of the 348.277 acre tract, the following seven (7) courses and distances:

1. South 01°45'39" East, a distance of 1178.74 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 01°37'39" East, a distance of 790.58 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 01°33'39" East, a distance of 674.64 feet to a 1/2" iron pipe found;
4. South 01°15'34" East, a distance of 788.84 feet to a 1/2" rebar found;
5. South 88°30'10" West, a distance of 150.63 feet to a 1/2" iron pipe found;
6. South 15°38'43" West, a distance of 240.66 feet to a 1/2" iron pipe found;
7. South 14°48'18" West, a distance of 1799.41 feet to a 1/2" rebar with "BGE" cap found for an angle point in the proposed north right-of-way line of F.M. 967, being the southeast corner of the 348.277 acre tract;

THENCE with the continuing with the east line of the 217.17 acre tract, same being the proposed north right-of-way line of F.M. 967, the following two (2) courses and distances:

1. South 14°59'24" West, a distance of 53.72 feet to a 1/2" iron pipe found;
2. South 12°21'43" West, a distance of 6.44 feet to a 1/2" rebar with "BGE cap found for the southeast corner of 217.17 acre tract, being in the existing north right-of-way line of F.M. 967;

THENCE with the north right-of-way line of F.M. 967, same being the south line of the 217.17 acre tract, the following four (4) courses and distances:

1. South 88°34'15" West, a distance of 386.36 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the left, having a radius of 560.87 feet, a delta angle of 14°40'07", an arc length of 143.59 feet, and a chord which bears North 84°21'53" West, a distance of 143.20 feet to a concrete highway monument found;
3. South 88°18'03" West, a distance of 333.04 feet to a concrete highway monument found;

4. South $87^{\circ}19'41''$ West, a distance of 289.44 feet to the **POINT OF BEGINNING**, containing 217.066 acres of land, more or less.

Surveyed on the ground on November 12, 2021. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS solutions from The National Geodetic Survey (RTN) on-line positioning user service (OPUS) for Chaparral control point "3". Attachments: Survey Drawing No. 759-022-TR2.

Steven P. Timberlake Date
Registered Professional Land Surveyor
State of Texas No. 6240
TBPLS Firm No. 10124500

**IMPROVEMENT AREA NO. 1
LEGAL DESCRIPTION**

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 117.502 ACRES OF LAND OUT OF THE S.V.R. EGGLESTON SURVEY NUMBER 3, ABSTRACT NO. 5 OF HAYS COUNTY, TEXAS; BEING A PORTION OF A CALLED 348.277 ACRE TRACT OF LAND AS CONVEYED TO BAILEY LAND INVESTMENTS, LP BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 21030241 AND CORRECTED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 21030465, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021126135 AND CORRECTED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021126836, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF LOT 1, BLOCK "T" OF THE WOODS OF BEAR CREEK, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 347 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS; SAID 117.502 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on the east right-of-way line of RM 967 (variable width) as dedicated by Volume 146, Page 335 of the Deed Records of Hays County, Texas, and Document Numbers 21059955 and 21059958, both of the Official Public Records of Hays County, Texas, at the south corner of a called 0.062 acre tract of land described as Parcel 1, Part 1 as conveyed to the State of Texas by Deed recorded in said Document Number 21059955 of the Official Public Records of Hays County, Texas, at the northwest corner of CREEKSIDE PARK SECTION ONE P.U.D., a subdivision as recorded in Volume 8, Page 103 of the Plat Records of Hays County, Texas, and the southwest corner of the remainder of said Lot 1, Block "T" of THE WOODS OF BEAR CREEK, for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the east right-of-way line of said RM 967, the west line of said 348.277 acre tract and the west line of the remainder of said Lot 1, Block "T", N 00°22'18" E a distance of 263.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the south line of a called 0.1337 acre tract of land as conveyed to The City of Buda, Texas, by Special Warranty Deed recorded in Document Number 14037969 of the Official Public Records of Hays County, Texas, at the northeast corner of said 0.062 acre tract, at an exterior corner of the remainder of said Lot 1, Block "T", and at an exterior corner of said 348.277 acre tract, for an exterior corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BGE INC" set on the east right-of-way line of said RM 967, at the northwest corner of said 0.062 acre tract, and at the southwest corner of said 0.1337 acre tract, bears N 89°37'42" W a distance of 14.97 feet:

THENCE, departing the east right-of-way line of said RM 967 with a north line of said Lot 1, Block "T", a north line of said 348.277 acre tract, and the south line of said 0.1337 acre tract, S 89°37'42" E a distance of 85.03 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an interior corner of said Lot 1, Block "T", and at an interior corner of said 348.277 acre tract, and at the southeast corner of said 0.1337 acre tract, for an interior corner of the herein described tract;

THENCE, with a west line of said Lot 1, Block "T" and the east line of said 0.1337 acre tract, N 00°22'18" E a distance of 65.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an interior corner of said Lot 1, Block "T", and at an interior corner of said 348.277 acre tract, and at the northeast corner of said 0.1337 acre tract, for an interior corner of the herein described tract;

THENCE, with a south line of said Lot 1, Block "T", a south line of said 348.277 acre tract, a west line of said 348.277 acre tract, and a north line of said 0.1337 acre tract, N 89°37'42" W a distance of 71.90 feet to a calculated point on the east right-of-way line of said RM 967 at the beginning of a non-tangent curve to the left, at an exterior corner of a called 0.499 acre tract of land described as Parcel 1, Part 2 as conveyed to the State of Texas by said Deed recorded in Document Number 21059955 of the Official Public Records of Hays County, Texas, at an exterior corner of the remainder of said Lot 1, Block "T", and at an exterior corner of said 348.277 acre tract, for an exterior corner of the herein described tract;

THENCE, departing the north line of said 0.1337 acre tract, with the east right-of-way line of said RM 967, the west line of said 348.277 acre tract, and the west line of the remainder of said Lot 1, Block "T", along said curve to the left, an arc distance of 177.53 feet, having a radius of 127.00 feet, a central angle of 80°05'36" and a chord which bears N 21°02'27" E a distance of 163.43 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature;

THENCE, continuing with the east right-of-way line of said RM 967, with the west line of said 348.277 acre tract, and partially with the west line of the remainder of said Lot 1, Block "T", along said curve to the right, an arc distance of 80.89 feet, having a radius of 168.00 feet, a central angle of 27°35'08" and a chord which bears N 05°12'47" W a distance of 80.11 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the most easterly northeast corner of said 0.499 acre tract, and at an interior corner of said 348.277 acre tract, for an interior corner of the herein described tract;

THENCE, continuing with the east right-of-way line of said RM 967 and the west line of said 348.277 acre tract, S 88°30'13" W a distance of 16.72 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the beginning of a non-tangent curve to the right, at an interior corner of said 0.499 acre tract, and at an exterior corner of said 348.277 acre tract, for an exterior corner of the herein described tract;

THENCE, continuing with the east right-of-way line of said RM 967 and the west line of said 348.277 acre tract, along said curve to the right, an arc distance of 30.82 feet, having a radius of 184.33 feet, a central angle of 09°34'51" and a chord which bears N 12°22'05" E a distance of 30.79 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the intersection of the east right-of-way line of said RM 967 and the north right-of-way line of said RM 967, at the most northerly northeast corner of said 0.499 acre tract, and at an interior corner of said 348.277 acre tract, for an interior corner of the herein described tract, from which a 1/2-inch iron rod with a cap stamped "BGE INC" set on the east line of a called 79.000 acre tract of land as conveyed to Armbruster Land Investments, LP by General Warranty Deed with Vendor's Lien recorded in Document Number 21071113 of the Official Public Records of Hays County, Texas, at the northwest corner of a called 0.032 acre tract of land described as Parcel 2 as conveyed to the State of Texas by Deed recorded in Document Number 21059958 of the Official Public Records of Hays County, Texas, and at an exterior corner of said 348.277 acre tract, bears N 74°14'59" W, pass a 1/2-inch with cap stamped "BGE INC" set at the northwest corner of said 0.499 acre tract and at the northeast corner of said 0.032 acre tract at a distance of 68.21 feet and continuing on for a total distance of 93.22 feet;

THENCE, departing the north right-of-way line of said RM 967, over and across said 348.277 acre tract, N 17°09'30" E a distance of 69.89 feet to a calculated point at the point of curvature of a curve to the left;

THENCE, continuing over and across said 348.277 acre tract, along said curve to the left, an arc distance of 139.32 feet, having a radius of 1,060.00 feet, a central angle of 07°31'50" and a chord which bears N 13°23'35" E a distance of 139.22 feet to a calculated point of tangency;

THENCE, continuing over and across said 348.277 acre tract, N 09°37'41" E a distance of 321.64 feet to a calculated point at the point of curvature of a curve to the right;

THENCE, continuing over and across said 348.277 acre tract, along said curve to the right, an arc distance of 84.62 feet, having a radius of 940.00 feet, a central angle of 05°09'27" and a chord which bears N 12°12'24" E a distance of 84.59 feet to a calculated point of tangency;

THENCE, continuing over and across said 348.277 acre tract, N 14°47'08" E a distance of 777.95 feet to a calculated point at the point of curvature of a curve to the right;

THENCE, continuing over and across said 348.277 acre tract, along said curve to the right, an arc distance of 222.25 feet, having a radius of 940.00 feet, a central angle of 13°32'48" and a chord which bears N 21°33'32" E a distance of 221.73 feet to a calculated point of tangency;

THENCE, continuing over and across said 348.277 acre tract, N 28°19'56" E a distance of 291.15 feet to a calculated point at the point of curvature of a curve to the left;

THENCE, continuing over and across said 348.277 acre tract, along said curve to the left, an arc distance of 556.46 feet, having a radius of 1,060.00 feet, a central angle of 30°04'42" and a chord which bears N 13°17'35" E a distance of 550.10 feet to a calculated point of tangency;

THENCE, continuing over and across of said 348.277 acre tract, N 01°44'47" W a distance of 635.35 feet to a calculated point for the northwest corner of the herein described tract;

THENCE, continuing over and across said 348.277 acre tract, N 88°09'28" E a distance of 204.24 feet to a calculated angle point;

THENCE, continuing over and across said 348.277 acre tract, N 68°06'16" E a distance of 285.52 feet to a calculated angle point;

THENCE, continuing over and across said 348.277 acre tract, N 51°27'28" E a distance of 624.41 feet to a calculated point for the most northerly corner of the herein described tract;

THENCE, continuing over and across said 348.277 acre tract, S 50°13'25" E a distance of 427.53 feet to a calculated angle point;

THENCE, continuing over and across said 348.277 acre tract, S 83°07'31" E a distance of 265.05 feet to a calculated angle point;

THENCE, continuing over and across said 348.277 acre tract, N 61°39'25" E a distance of 67.24 feet to a calculated angle point;

THENCE, continuing over and across said 348.277 acre tract, N 88°29'20" E a distance of 114.19 feet to a calculated point on the east line of said 348.277 acre tract and the west line of a called 97.36 acre tract of land described as "First Tract" as conveyed to Gene Ledoux by Deed recorded in Volume 153, Page 490 of the Deed Records of Hays County, Texas, for the northeast corner of the herein described tract;

THENCE, generally along a fence, with the west line of said 97.36 acre tract and the east line of said 348.277 acre tract, the following two (2) courses:

- 1) S 01°45'49" W a distance of 120.95 feet to a 60d nail found in a dead tree for an angle point;
and

- 2) S 01°50'33" E a distance of 288.45 feet to a 26-inch Live Oak found at a west corner of said 97.36 acre tract, and at the northwest corner of a called 98.01 acre tract of land described as "Second Tract" as conveyed to Gene Ledoux by Deed recorded in Volume 203, Page 527 of the Deed Records of Hays County, Texas, at an exterior corner of said 348.277 acre tract, for an exterior corner of the herein described tract, from which a 1/2-inch iron pipe bears S 19°11'27" E a distance of 28.07 feet;

THENCE, generally along a fence, with the east line of said 348.277 acre tract and the west line of said 98.01 acre tract, the following six (6) courses:

- 1) S 55°03'49" W a distance of 24.59 feet to a 1/2-inch iron rod found for an angle point;
- 2) S 56°08'39" W a distance of 85.68 feet to a 60d nail found in a fence post for an angle point;
- 3) S 14°07'00" W a distance of 239.07 feet to a 15-inch Cedar Elm for an angle point;
- 4) S 15°54'31" E a distance of 63.94 feet to a 60d nail found on the east side of a 21-inch Live Oak for an angle point;
- 5) S 08°18'35" W a distance of 463.00 feet to a 1/2-inch iron rod found for an angle point; and
- 6) S 07°22'38" W a distance of 455.90 feet to a 1/2-inch iron rod in concrete found at the apparent north corner of a graveyard as described in Volume 203, Page 527 of the Deed Records of Hays County, Texas, for an angle point;

THENCE, continuing generally along a fence, with the east line of said 348.277 acre tract, S 25°57'19" W a distance of 31.27 feet to a 60d nail found in the fence, for an angle point;

THENCE, continuing generally along a fence, with the east line of said 348.277 acre tract, S 39°05'02" W a distance of 272.60 feet to a 60d nail found at the most northerly northwest corner of a called 81.67 acre tract of land as conveyed to Robert Rembert Guinn and Nina Guinn by Deed recorded in Volume 1001, Page 24 of the Deed Records of Hays County, Texas, being further described in Volume 158, Page 362 of the Deed Records of Hays County, Texas, for an angle point;

THENCE, generally along a fence, with the northwest line of said 81.67 acre tract and the southeast line of said 348.277 acre tract, S 51°26'41" W a distance of 333.89 feet to a 1/2-inch iron pipe found for an angle point;

THENCE, continuing generally along a fence, with the northwest line of said 81.67 acre tract and the southeast line of said 348.277 acre tract, S 25°00'46" W a distance of 238.99 feet to a 1/2-inch iron rod found at the most northerly corner of CREEKSIDE PARK SECTION TWO P.U.D., a subdivision recorded in Volume 8, Page 283 of the Plat Records of Hays County, Texas, and at the most westerly northwest corner of said 81.67 acre tract, for an angle point;

THENCE, generally along a fence, with the northwest line of said CREEKSIDE PARK SECTION TWO P.U.D. and the southeast line of said 348.277 acre tract, S 24°36'19" W a distance of 35.08 feet to a 1/2-inch iron pipe found for an angle point;

THENCE, continuing generally along a fence, with the northwest line of said CREEKSIDE PARK SECTION TWO P.U.D. and the southeast line of said 348.277 acre tract, S 24°16'53" W a distance of 999.38 feet to a 1/2-inch iron rod found at an interior corner of said CREEKSIDE PARK SECTION TWO P.U.D., at the southeast corner of said 348.277 acre tract, for the southeast corner of the herein described tract;

THENCE, generally along a fence, with the north line of said CREEKSIDE PARK SECTION TWO P.U.D. and the south line of said 348.277 acre tract, N 87°58'40" W a distance of 9.41 feet to a 1/2-inch iron rod found at a westerly corner of said CREEKSIDE PARK SECTION TWO P.U.D., and at the northeast corner of CREEKSIDE PARK SECTION ONE P.U.D., a subdivision recorded in Volume 8, Page 103 of the Plat Records of Hays County, Texas, for an angle point;

THENCE, generally along a fence, with the north line of said CREEKSIDE PARK SECTION ONE P.U.D. and the south line of said 348.277 acre tract, S 89°22'26" W a distance of 182.09 feet to a 1/2-inch iron rod found for an angle point;

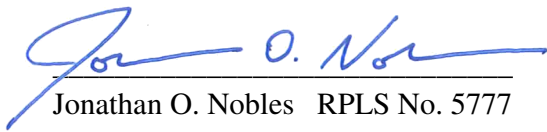
THENCE, continuing with the north line of said CREEKSIDE PARK SECTION ONE P.U.D. and the south line of said 348.277 acre tract, S 85°18'14" W a distance of 140.04 feet to a calculated point on the southeast line of said Lot 1, Block "T", lying in the center of Garlic Creek;

THENCE, with the northwest lines of said CREEKSIDE PARK SECTION ONE P.U.D., the southeast lines of said Lot 1, Block "T", the southeast lines of said 348.277 acre tract, and the meanders of Garlic Creek, the following seven (7) courses:

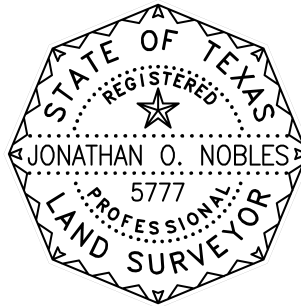
- 1) S 62°49'33" W a distance of 229.00 feet to a calculated angle point;
- 2) S 88°24'33" W a distance of 97.00 feet to a calculated angle point;
- 3) S 60°06'42" W a distance of 262.00 feet to a calculated angle point;
- 4) S 21°49'52" W a distance of 64.00 feet to a calculated angle point;

- 5) S 56°52'57" W a distance of 208.35 feet to a calculated angle point;
- 6) S 48°06'33" W a distance of 92.00 feet to a calculated angle point; and
- 7) S 62°01'33" W a distance of 88.26 feet to the **POINT OF BEGINNING** and containing 117.502 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE, Inc, under my supervision on August 3, 2019 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, South Central Zone 4204. This document was prepared under 22 Texas Administrative Code §138.95 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. A sketch accompanies this description.



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TBPLS Licensed Surveying Firm No. 10106502

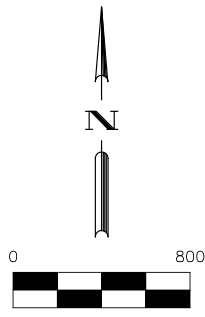


07/23/2024

Date

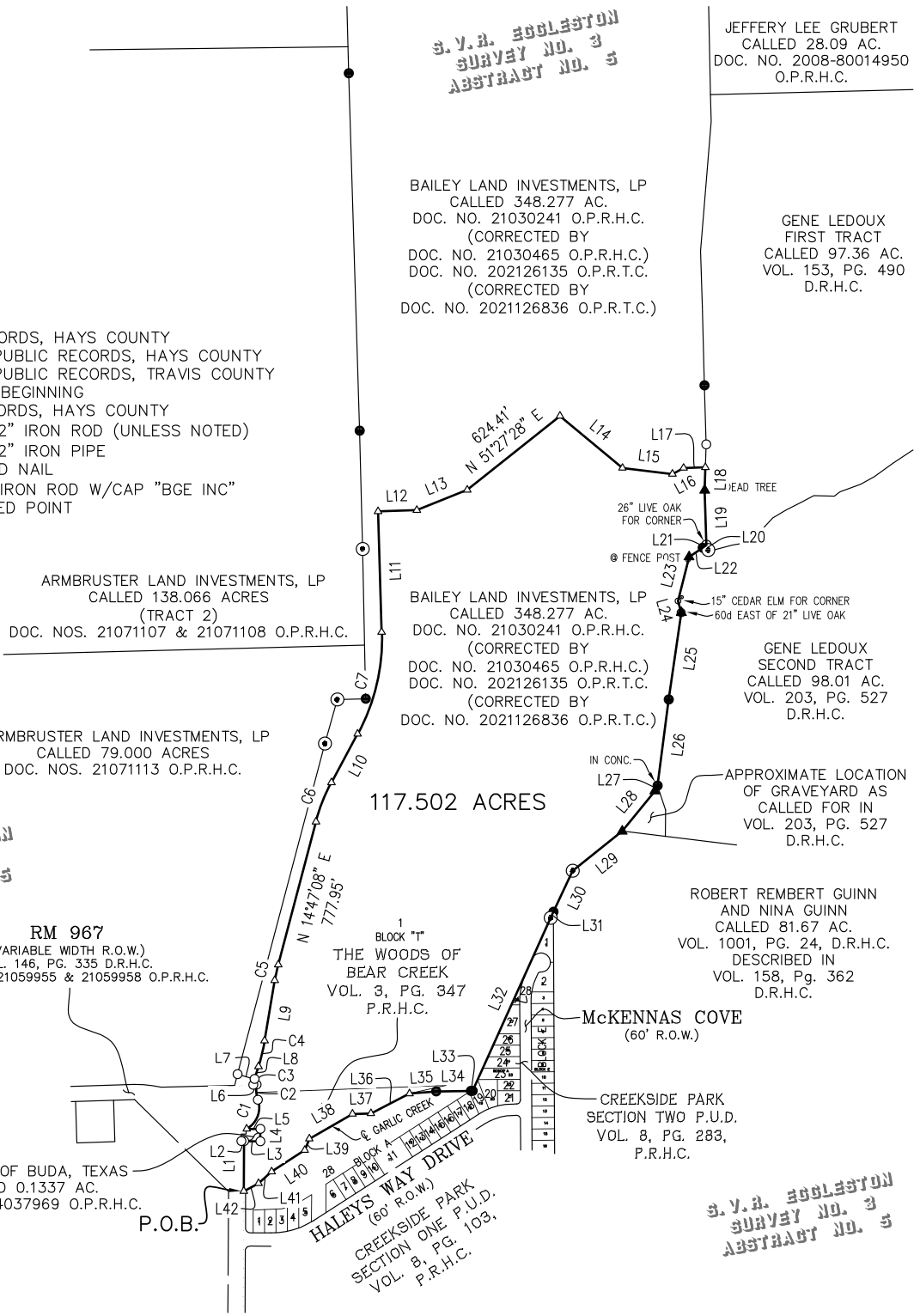
Date: July 23, 2024
Job No: 5577-02

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

- D.R.H.C. DEED RECORDS, HAYS COUNTY
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS, HAYS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.O.B POINT OF BEGINNING
- P.R.H.C. PLAT RECORDS, HAYS COUNTY
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- ⊙ FOUND 1/2" IRON PIPE
- ▲ FOUND 60D NAIL
- SET 1/2" IRON ROD W/CAP "BGE INC"
- △ CALCULATED POINT



S.V.R. EGGLESTON SURVEY NO. 3 ABSTRACT NO. 5

S.V.R. EGGLESTON SURVEY NO. 3 ABSTRACT NO. 5

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83.



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SCALE: 1"=800'

SHEET 8

OF 9

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 00°22'18" E	263.17'
L2	N 89°37'42" W	14.97'
L3	S 89°37'42" E	85.03'
L4	N 00°22'18" E	65.00'
L5	N 89°37'42" W	71.90'
L6	S 88°30'13" W	16.72'
L7	N 74°14'59" W	93.22'
L8	N 17°09'30" E	69.89'
L9	N 09°37'41" E	321.64'
L10	N 28°19'56" E	291.15'
L11	N 01°44'47" W	635.35'
L12	N 88°09'28" E	204.24'
L13	N 68°06'16" E	285.52'
L14	S 50°13'25" E	427.53'
L15	S 83°07'31" E	265.05'
L16	N 61°39'25" E	67.24'
L17	N 88°29'20" E	114.19'
L18	S 01°45'49" W	120.95'
L19	S 01°50'33" E	288.45'
L20	S 19°11'27" E	28.07'
L21	S 55°03'49" W	24.59'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L22	S 56°08'39" W	85.68'
L23	S 14°07'00" W	239.07'
L24	S 15°54'31" E	63.94'
L25	S 08°18'35" W	463.00'
L26	S 07°22'38" W	455.90'
L27	S 25°57'19" W	31.27'
L28	S 39°05'02" W	272.60'
L29	S 51°26'41" W	333.89'
L30	S 25°00'46" W	238.99'
L31	S 24°36'19" W	35.08'
L32	S 24°16'53" W	999.38'
L33	N 87°58'40" W	9.41'
L34	S 89°22'26" W	182.09'
L35	S 85°18'14" W	140.04'
L36	S 62°49'33" W	229.00'
L37	S 88°24'33" W	97.00'
L38	S 60°06'42" W	262.00'
L39	S 21°49'52" W	64.00'
L40	S 56°52'57" W	208.35'
L41	S 48°06'33" W	92.00'
L42	S 62°01'33" W	88.26'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	177.53'	127.00'	80°05'36"	N 21°02'27" E	163.43'
C2	80.89'	168.00'	27°35'08"	N 05°12'47" W	80.11'
C3	30.82'	184.33'	9°34'51"	N 12°22'05" E	30.79'
C4	139.32'	1,060.00'	7°31'50"	N 13°23'35" E	139.22'
C5	84.62'	940.00'	5°09'27"	N 12°12'24" E	84.59'
C6	222.25'	940.00'	13°32'48"	N 21°33'32" E	221.73'
C7	556.46'	1,060.00'	30°04'42"	N 13°17'35" E	550.10'



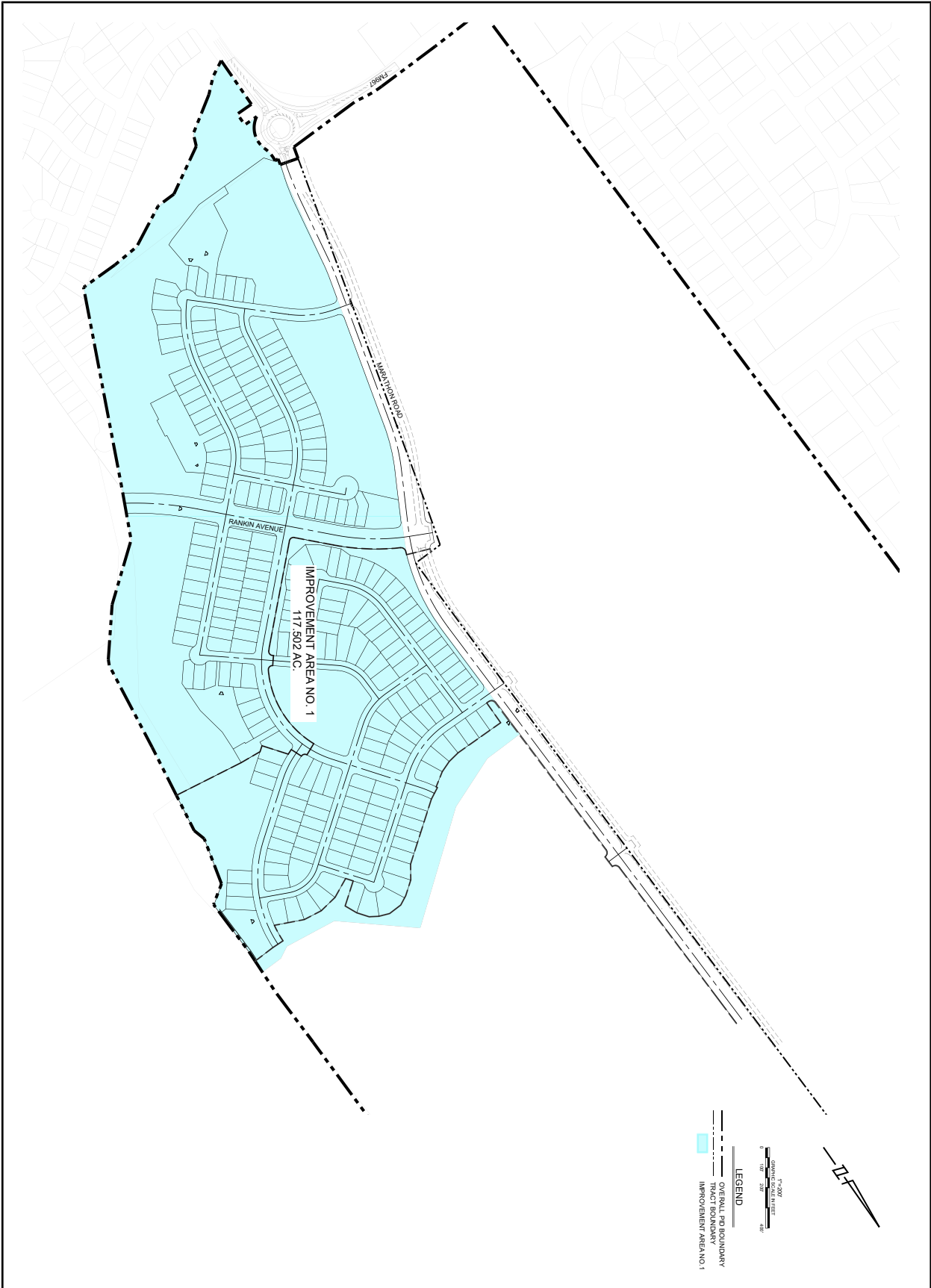
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SCALE: 1"=800'

SHEET 9

OF 9

Major Improvement Area consists of 656.733 acres, which includes all of the property within the PID boundary SAVE AND EXCEPT the Improvement Area #1 Property.



PROJECT NO. 1610-11719
DESIGNED BY: NKS
DRAWN BY: JAS
CHECKED BY: JAS

NOTES:
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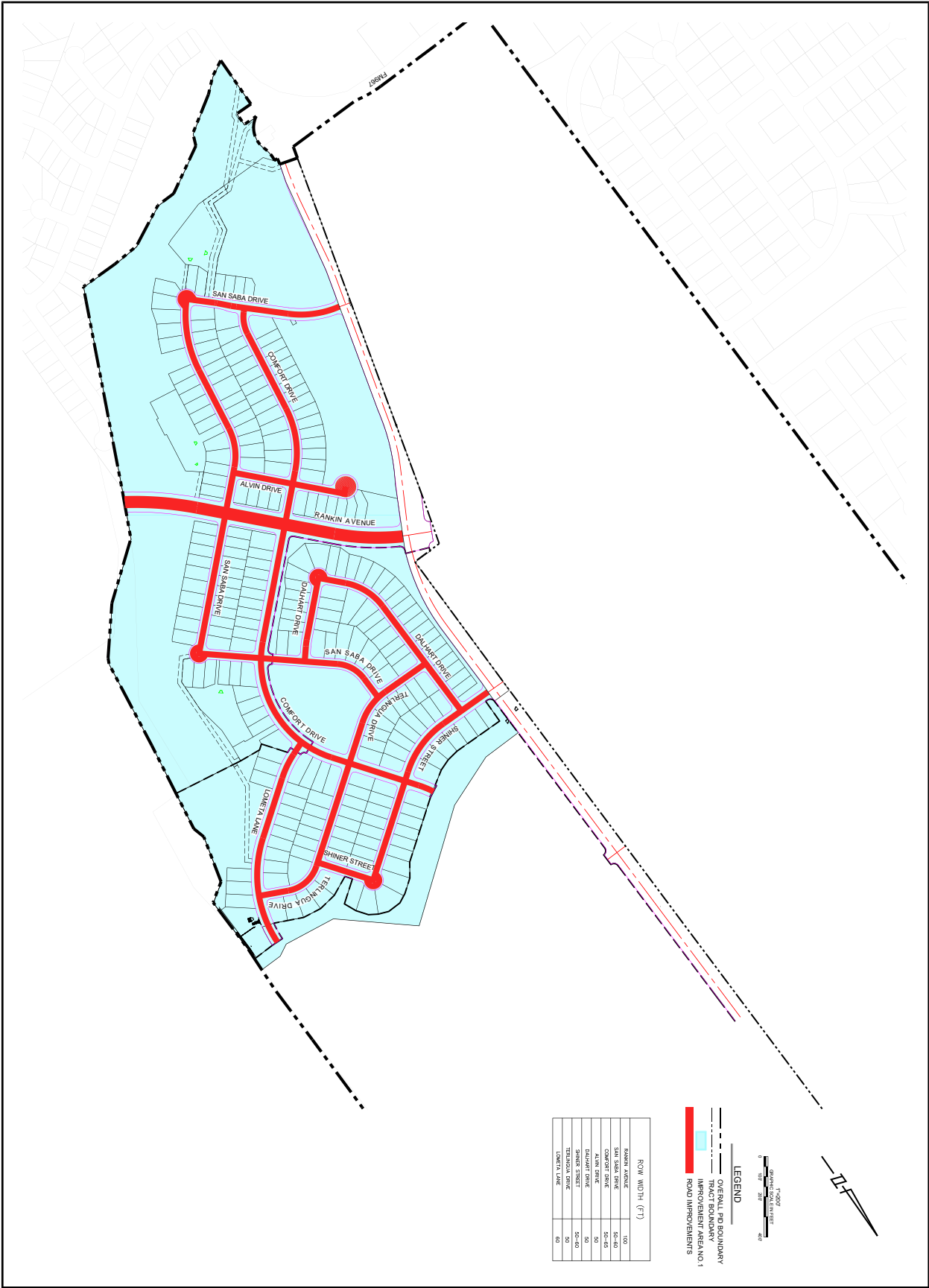
IMPROVEMENT AREA NO. 1

PERSIMMON SUBDIVISION
BUDA, TEXAS

NO.	BY	DATE	REVISION DESCRIPTION

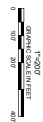
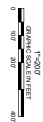
GRAY ENGINEERING

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(512)452-0371
FAX (512)454-9933
TBPELS FIRM #2946



ROW WIDTH (FT)	
100	RANKIN AVENUE
50-60	SAN SABA DRIVE
50-60	COMFORT DRIVE
50	ALVIN DRIVE
50-60	SHINER STREET
50	TERLINGUA DRIVE
60	LONGER LANE

LEGEND
 --- OVERALL PD BOUNDARY
 --- TRACT BOUNDARY
 --- IMPROVEMENT AREA NO. 1
 --- ROAD IMPROVEMENTS



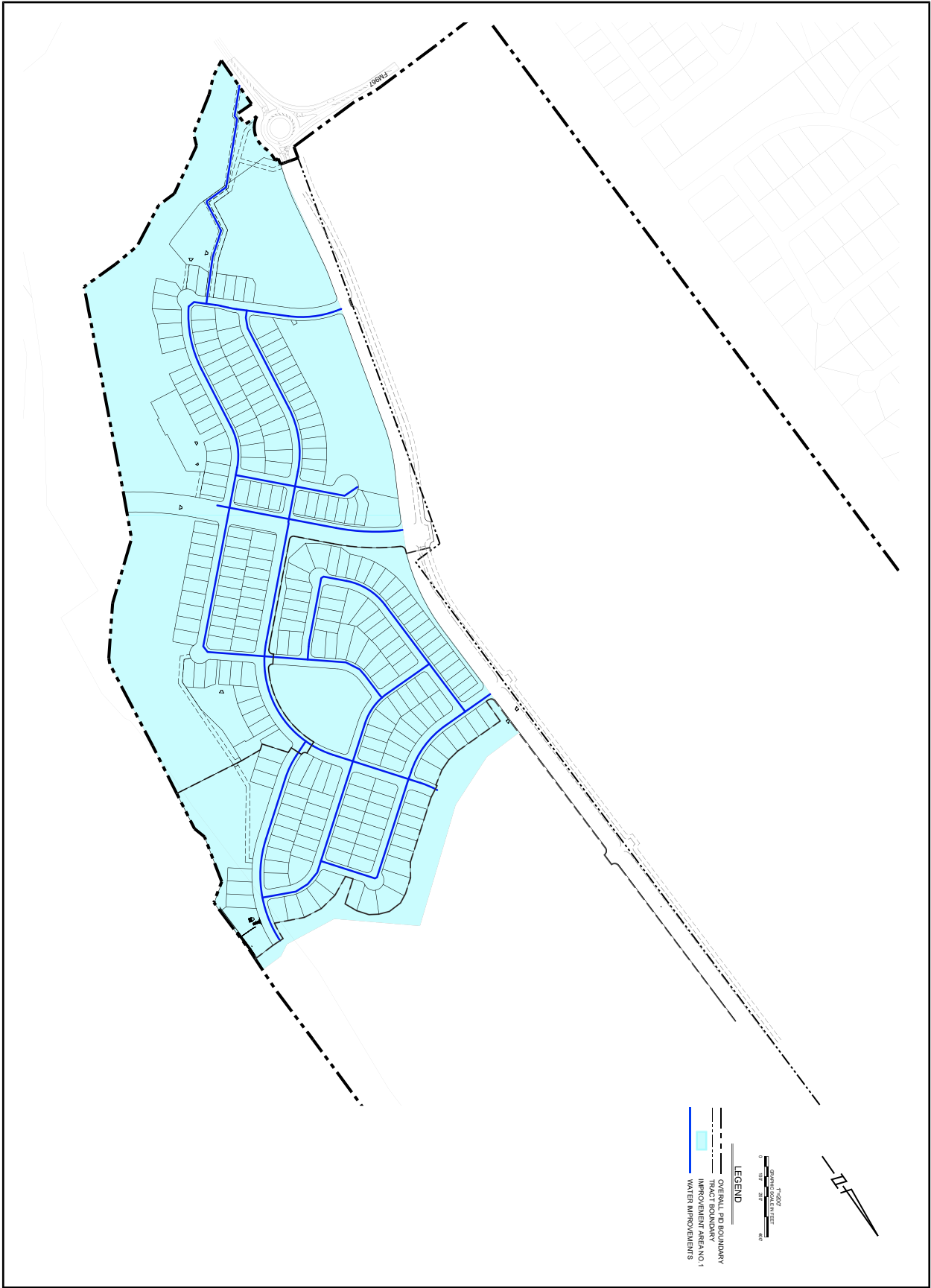
PROJECT NO. 1610-11715
 DESIGNED BY: NMS
 DRAWN BY: JAS
 CHECKED BY: JAS
 DATE: 5/28/2014

**IMPROVEMENT AREA NO. 1
 ROADWAY IMPROVEMENTS**

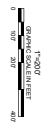
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LEGEND
 - - - - - OVERALL PID BOUNDARY
 - · - · - · TRACT BOUNDARY
 ■ IMPROVEMENT AREA NO. 1
 — WATER IMPROVEMENTS



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	DRAWN BY: JAS
	PROJECT NO: 1610-11715 DESIGNED BY: NKS

IMPROVEMENT AREA NO. 1
 WATER

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