

1-1 By: Zwiener (Senate Sponsor - Campbell) H.B. No. 5672
 1-2 (In the Senate - Received from the House May 12, 2025;
 1-3 May 21, 2025, read first time and referred to Committee on Local
 1-4 Government; May 22, 2025, reported favorably by the following
 1-5 vote: Yeas 6, Nays 0, 1 present not voting; May 22, 2025, sent to
 1-6 printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10				X
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			

1-16 A BILL TO BE ENTITLED
 1-17 AN ACT

1-18 relating to the boundaries of, and validating certain acts and
 1-19 proceedings of, the Driftwood Conservation District.

1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-21 SECTION 1. Section 2, Chapter 632, Acts of the 85th
 1-22 Legislature, Regular Session, 2017, is amended to read as follows:

1-23 Sec. 2. The Driftwood Conservation District includes all
 1-24 the territory contained in the following area:

1-25 FIELDNOTE DESCRIPTION of a 394.112 acre tract out of the
 1-26 Freelove Woody Survey No. 23, Hays County, Texas, being a portion
 1-27 of that 700.03 acre tract conveyed to John Richard Rutherford by
 1-28 deed recorded in Volume 1214, Page 548 of the Deed Records of Hays
 1-29 County, Texas; the said 394.112 acre tract is more particularly
 1-30 described by metes and bounds as follows:

1-31 BEGINNING at a calculated point for the most westerly corner
 1-32 of the said 700.03 acre tract, being on the southerly line of that
 1-33 100 acre tract conveyed to Masa Scott Roberts by deed recorded in
 1-34 Volume 301, Page 865 of the said Deed Records, and a point in the
 1-35 northerly right-of-way line of State Highway FM 967 (80.00'
 1-36 right-of-way), from which a TxDOT concrete highway monument found
 1-37 bears N41 10'07"Q, 85.92 feet;

1-38 THENCE, leaving the northerly right-of-way line of State
 1-39 Highway FM 967, with the common line between the said 700.03 acre
 1-40 tract and the said 100 acre tract, for the following two (2)
 1-41 courses:

1-42 1. N88 43'28"E at .25 feed pass a 1/2" iron rod found,
 1-43 for a total distance of 2005.48 feet to a 60d nail found in a fence
 1-44 corner post for the southeast corner of the said 100 acre tract;

1-45 2. N00 59'15"W, 515.50 feet to a 5/8" iron rod found
 1-46 stamped "Kent McMillon, Land Surveyor, RPLS 4341", for a northwest
 1-47 corner of the said 700.03 acre tract, being on a westerly line of
 1-48 the remainder of that 535.13 acre tract conveyed to Michael Giles
 1-49 Rutherford, Jr., John Richard Rutherford and Sally Anne Rutherford
 1-50 by deed recorded in Volume 1214, Page 531 of the said Deed Records,
 1-51 from which a 1/2 " iron rod found for the northeast corner of the
 1-52 said 100 acre tract bears N00 59'15"W, 523.55 feet;

1-53 THENCE, N89 02'23"E, leaving the easterly line of the said
 1-54 100 acre tract, across the said 535.13 acre tract, with northerly
 1-55 line of the said 700.03 acre tract, 5479.22 feet to a 1/2 " iron rod
 1-56 set with plastic cap for the northeast corner of the herein
 1-57 described tract, being in the westerly line of the remainder of that
 1-58 652.60 acre tract also conveyed to Michael Giles Rutherford, Jr.,
 1-59 John Richard Rutherford and Sally Anne Rutherford by deed recorded
 1-60 in Volume 1214, Page 531 of the said Deed Records;

1-61 THENCE, leaving the said remainder of the 535. 13 acre tract
 1-62 and the 652.60 acre tract, across the said 700.03 acre tract for the

2-1 following three (3) courses:
 2-2 1) S00 15'40 E, 514.97 feet to a 1/2" iron rod set with
 2-3 plastic cap;
 2-4 2) S89 02'23"W, 15.17 feet to a fence comer post found;
 2-5 3) S00°27'04"E, 1260. 14 feet to a metal fence corner
 2-6 post found for an ell corner in the southerly line of the said
 2-7 700.03 acre tract, being on the remainder of that certain tract,
 2-8 described as First Tract, conveyed to Michael Giles Rutherford by
 2-9 deed recorded in Volume 197, Page 45 of the said Deed Records, from
 2-10 which a 5/8" iron rod found with aluminum cap stamped "Kent
 2-11 McMillan, Land Surveyor, RPLS 4341" bears N87 1'36"E, 1675.22 feet;
 2-12 THENCE, S01°00'52"E, across the said Michael Giles Rutherford
 2-13 First Tract, with an easterly line of the said 700.03 acre tract,
 2-14 17.61 feet to a 5/8" iron rod found with aluminum cap stamped "Kent
 2-15 McMillan, Land Surveyor, RPLS 4341" for the most easterly,
 2-16 southeast comer of the herein described tract, from which a fence
 2-17 corner post found for the most southerly, southeast corner of the
 2-18 aforesaid 700.03 acre tract, being an ell comer of the said Michael
 2-19 Giles Rutherford tract and the northeast corner of that certain
 2-20 26.25 acre tract conveyed to Denton E. Ragland, Patrice Ragland and
 2-21 Marilyn Ragland by deed recorded in Volume 282, Page 373 of the said
 2-22 Deed Records bears S01°00'52"E, 2121.99 feet;
 2-23 THENCE, leaving the remainder of the said Michael Giles
 2-24 Rutherford tract, across the said 700.03 acre tract, for the
 2-25 following twenty-three (23) courses:
 2-26 1) N83°13'49"W, 111.37 feet to a 1/2" iron rod set with
 2-27 plastic cap;
 2-28 2) N81°56'14"W, 349.24 feet to a 1/2" iron rod set with
 2-29 plastic cap;
 2-30 3) N71°01'01"W, 274.19 feet to a 1/2" iron rod set with
 2-31 plastic cap;
 2-32 4) N78°02'17"W, 468.3I feet to a 1/2" iron rod set with
 2-33 plastic cap;
 2-34 5) N82°55' 15"W, 267.33 feet to a 1/2" iron rod set with
 2-35 plastic cap;
 2-36 6) S71°57'45"W, 177.28 feet to a 1/2" iron rod set with
 2-37 plastic cap;
 2-38 7) N78'37'03"W, 375.19 feet to a 1/2" iron rod set with
 2-39 plastic cap;
 2-40 8) S65°03'19"W, 84.41 feet to a 1/2" iron rod set with
 2-41 plastic cap;
 2-42 9) S33°11'56"W, 124.67 feet to a 1/2" iron rod set with
 2-43 plastic cap;
 2-44 10) S01°02'08'W 168.03 feet to a 1/2" iron rod set with
 2-45 plastic cap;
 2-46 11) S27 03' 16"W, 206.14 feet to a 1/2" iron rod set
 2-47 with plastic cap;
 2-48 12) S17°49'54"W, 197.44 feet to a 1/2" iron rod set
 2-49 with plastic cap;
 2-50 13) S30°34'17"W, 272.18 feet to a to a 1/2" iron rod set
 2-51 with plastic cap;
 2-52 14) S12°51'33"W, 225.06 feet to a 1/2" iron rod set
 2-53 with plastic cap;
 2-54 15) S08°30'37"E, 228.34 feet to a 1/2" iron rod set
 2-55 with plastic cap;
 2-56 16) S17°32'26"W 215.74 feet to a 1/2" iron rod set with
 2-57 plastic cap;
 2-58 17) S18°36'23"W, 192.00 feet to a 1/2" iron rod set
 2-59 with plastic cap;
 2-60 18) S01°16'37"E, 177.11 feet to a 1/2" iron rod set
 2-61 with plastic cap:
 2-62 19) S63°12'48"W, 153.98 feet to a 1/2" iron rod set
 2-63 with plastic cap;
 2-64 20) S45°13'37"W, 150.25 feet to a 1/2" iron rod set
 2-65 with plastic cap;
 2-66 21) S29°56'27"W, 113.65 to a 1/2" iron rod set with
 2-67 plastic cap:
 2-68 22) S60°22'29"W, 114.26 feet to a 1/2" iron rod set
 2-69 with plastic cap;

3-1 23) S26 35'43"W, 75.57 feet to a 5/8" iron rod found
 3-2 with aluminum cap, stamped "Kent McMillan, Land Surveyor, RPLS
 3-3 4341", on the southerly line of the said 700.03 acre tract, being on
 3-4 the northerly right-of-way line of the aforesaid State Highway FM
 3-5 967, and being 40.00 feet right of State Highway centerline station
 3-6 587+49.3;

3-7 THENCE, with the common line between the said 700.03 acre
 3-8 tract and the said right-of-way line of State Highway FM 967, for
 3-9 the following two (2) courses:

3-10 1) N89 12'09"W, at 750.58 feet pass a TxDOT concrete
 3-11 highway monument found, for a total distance of 1247.30 feet to a
 3-12 calculated point for the point of curvature of a non-tangent curve
 3-13 to the right, from which a TxDOT concrete highway monument found
 3-14 bears S01 07'48"W, 0.38 feet, said calculated point being 40.00
 3-15 feet right of State Highway centerline station 599+95.5;

3-16 2) With the said curve to the right having a central
 3-17 angle of 48 00'30", a radius of 1105.92 feet, a chord distance of
 3-18 899.79 feet (chord bears N65 10'23"W), for an arc distance of 926.66
 3-19 feet to a calculated point for the point of tangency, from which a
 3-20 TxDOT concrete highway monument found bears N81 52'12"E, 1.37 feet,
 3-21 said calculated point being 40.00 feet right of State Highway
 3-22 centerline station 609+55.5;

3-23 THENCE, N41 10'07"W, continuing with the common line between
 3-24 the said 700.03 acre tract and the northerly right-of-way line of
 3-25 State Highway FM 967, at 1393.60 feet pass a TxDOT concrete monument
 3-26 found 0.28 feet to the left, at 2244.39 feet pass a TxDOT concrete
 3-27 highway monument found, for a total distance of 3675.62 feet to the
 3-28 PLACE OF BEGINNING, CONTAINING within these metes and bounds
 3-29 394.112 acres of land area.

3-30 TRACT II.

3-31 FIELDNOTE DESCRIPTION of a 128.166 acre tract out of the
 3-32 Freelove Woody Survey No.23, Hays County, Texas, being a portion of
 3-33 that 700.03 acre tract conveyed to John Richard Rutherford by deed
 3-34 recorded in Volume 1214, page 548 of the Deed Records of Hays
 3-35 County, Texas; the said 128.166 acre tract is more particularly
 3-36 described by metes and bounds as follows:

3-37 BEGINNING at a fence corner post found for the most southerly
 3-38 southeast corner of the said 700.03 acre tract, being the northeast
 3-39 corner of that 26.25 acre tract conveyed to Denton Ragland, Jr.,
 3-40 Patrice Ragland and Marilyn Ragland by deed recorded in Volume 282,
 3-41 Page 372 of the said Deed Records and an ell corner of that certain
 3-42 tract, described as first tract, conveyed to Michael Giles
 3-43 Rutherford recorded in Volume 197, page 45 of the said Deed Records,
 3-44 from which a fence corner post found in the common line between the
 3-45 said 26.25 acre tract and that certain Michael Giles Rutherford
 3-46 tract bears S00 42'40"E, 446.87 feet;

3-47 THENCE, N88 53'01"W, leaving the said Michael Giles
 3-48 Rutherford tract, with the southerly line of the said 700.03 acre
 3-49 tract, at 21.54 feet pass a 5/8" iron rod found, stamped "Kent
 3-50 McMillan, Land Surveyor, RPLS 4341", 0.56 feet to the left, at
 3-51 719.81 feet pass the approximate northwest corner of the said 26.25
 3-52 acre tract, being approximate northeast corner of the remainder of
 3-53 that 53.50 acre tract conveyed to Minnie Rogers by deed recorded in
 3-54 Volume 210, Page 210 of the said Deed Records, for a total distance
 3-55 of 2711.59 feet to a 5/8" iron pipe found on a curve to the left in
 3-56 the northerly right of way line of State Highway FM 967;

3-57 THENCE, with the common line between the said 700.03 acre
 3-58 tract and the northerly right-of-way line of State Highway 967,
 3-59 with the said curve to the left having a central angle of 09 18'06",
 3-60 a radius of 1949.86 feet, a chord distance of 316.20 feet (chord
 3-61 bears N84 31'41"W), for an arch distance of 316.55 feet to a 5/8"
 3-62 iron rod found with aluminum cap stamped "Kent McMillan, Land
 3-63 Surveyor, RPLS 4341" for the point of tangency and southwest corner
 3-64 of the herein described tract, said point being 40.00 feet right of
 3-65 State Highway RM 967 centerline station 587+49.3, from which a 5/8"
 3-66 iron rod found with aluminum cap stamped "Kent McMillan, Land
 3-67 Surveyor, RPLS 4341" in the common line between said 700.03 acre
 3-68 tract and northerly right-of-way line of State Highway FM 967,
 3-69 being 40.00 feet right of State Highway FM 967 centerline station

4-1 599+95.5, bears N89 12'09"W, 1247.30 feet;
4-2 THENCE, leaving the said northerly right-of-way line of State
4-3 Highway FM 967, across the said 700.03 acre tract, for the following
4-4 twenty-three (23) courses:
4-5 1. N26 35'43"E, 75.57 feet to a 1/2" iron rod set with
4-6 plastic cap:
4-7 2. N60 22'29"E, 114.26 feet to a 1/2" iron rod set with
4-8 plastic cap:
4-9 3. N29 56'27"E, 113.65 feet to a 1/2" iron rod set with
4-10 plastic cap:
4-11 4. N45 13'37"E, 150.25 feet to a 1/2" iron rod set with
4-12 plastic cap:
4-13 5. N63 12'48"E, 153.98 feet to a 1/2" iron rod set with
4-14 plastic cap;
4-15 6. N01 16'37"W, 177.11 feet to a 1/2" iron rod set with
4-16 plastic cap;
4-17 7. N18 36'23"E, 192.00 feet to a 1/2" iron rod set with
4-18 plastic cap;
4-19 8. N17 32'26"E, 215.74 feet to a 1/2" iron rod set with
4-20 plastic cap;
4-21 9. N08 30'37"W, 228.34 feet to a 1/2" iron rod set with
4-22 plastic cap;
4-23 10. N12 51'33"E, 225.06 feet to a 1/2" iron rod set
4-24 with plastic cap;
4-25 11. N30 34'17"E, 272.18 feet to a 1/2" iron rod set
4-26 with plastic cap;
4-27 12. N17 49'54"E 197.44 feet to a 1/2" iron rod set with
4-28 plastic cap;
4-29 13. N27 03'16"E, 206.14 feet to a 1/2" iron rod set
4-30 with plastic cap;
4-31 14. N01 02'08"E, 168.03 feet to a 1/2" iron rod set
4-32 with plastic cap;
4-33 15. N33 11'56"E, 124.67 feet to a 1/2" iron rod set
4-34 with plastic cap;
4-35 16. N65 03'19"E, 84.41 feet to a 1/2" iron rod set with
4-36 plastic cap;
4-37 17. S78 37'03"E, 375.19 feet to a 1/2" iron rod set
4-38 with plastic cap;
4-39 18. N71 57'45"E, 177.28 feet to a 1/2" iron rod set
4-40 with plastic cap;
4-41 19. S82 55'15"E, 267.33 feet to a 1/2" iron rod set
4-42 with plastic cap;
4-43 20. S78 02'17"E, 468.31 feet to a 1/2" iron rod set
4-44 with plastic cap;
4-45 21. S71 01'01"E, 274.19 feet to a 1/2" iron rod set
4-46 with plastic cap;
4-47 22. S81 56'14"E, 349.24 feet to a 1/2" iron rod set
4-48 with plastic cap;
4-49 23. S83 13'49"E, 111.37 feet to a 5/8" iron rod found
4-50 with aluminum cap stamped "Kent McMillan, Land Surveyor, RPLS 4341"
4-51 on an easterly line of the said 700.03 acre tract, being a westerly
4-52 line created from the remainder of that certain Michael Giles
4-53 Rutherford tract, from which a metal gate post found for an ell
4-54 corner of the said 700.03 acre tract bears N01 00'52"W, 17.61 feet;
4-55 THENCE, S01 00'52"E, across the said Michael Giles Rutherford
4-56 tract, with an easterly line of the said 700.03 acre tract, at a
4-57 distance of 1885.44 feet to the left, at 2084.56 feet pass a 5/8"
4-58 iron rod found, stamped "Kent McMillan, Land Surveyor, RPLS 4341",
4-59 0.07 feet to the left, for a total distance of 2104.37 feet to the
4-60 PLACE OF BEGINNING, CONTAINING within these metes and bounds of
4-61 128.166 acres of land area.
4-62 TRACT III
4-63 FIELDNOTE DESCRIPTION OF A 0.1793 acre tract of the Freelove
4-64 Woody Survey No. 23, Abstract No.20, Hays County, Texas, being a
4-65 portion of that certain tract, described as First Tract, conveyed
4-66 to Michael Giles Rutherford (First Tract) by deed recorded in
4-67 Volume 197, Page 45 of the Deed Records of Hays County, Texas; the
4-68 said 0.1793 acre tract is more particularly described by metes and
4-69 bounds as follows:

5-1 BEGINNING at a cotton in spindle found on the easterly line of
 5-2 that 522.25 acre tract conveyed to Michael Giles Rutherford by deed
 5-3 recorded in Volume 3799, Page 263 of the Official Public Records of
 5-4 Hays County, Texas, same being the southwest corner of that 177.762
 5-5 acre tract described as Exhibit A-1, as conveyed to LSM Ranch, Ltd.
 5-6 By deed recorded in Volume 1628, Page 206 of the said Deed Records
 5-7 and the proposed southwest corner of Rim Rock, Phase One, Section
 5-8 Five, subdivision;

5-9 THENCE, N87 51'36"E, leaving the easterly line of the said
 5-10 522.25 acre tract, across the said First Tract, with the southerly
 5-11 line of the said 177.762 acre tract and proposed Rim Rock, Phase
 5-12 One, Section Five subdivision, for a distance of 99.82 feet to a
 5-13 calculated point for the northeast corner of the herein described
 5-14 tract, same being the most northerly northwest corner of Lot 34,
 5-15 Block 'A', Rutherford West, Section 2, a subdivision recorded in
 5-16 Book 14, pages 49 through 53 of the Plat Records of Hay County,
 5-17 Texas, from which a 1/2"iron rod found with plastic cap marked
 5-18 "Capital Surveying Company, Inc", bears N00 32'40"W, 0.13 feet;

5-19 THENCE, leaving the southerly line of the said 177.762 acre
 5-20 tract and proposed Rim Rock, Phase One, Section Five, subdivision,
 5-21 across the said First Tract, with the westerly and northerly lines
 5-22 of said Lot 34, Block 'A", for the following two (2) courses:

5-23 1. S00 32'40"E, 81.34 feet to a 1/2"iron rod found with
 5-24 plastic cap marked "Capital Surveying Company, Inc., found;

5-25 2. N88 52'48"W, 99.21 feet 1/2"iron rod found with
 5-26 plastic cap marked "Capital Surveying Company, Inc., found for the
 5-27 most westerly northwest corner of aforesaid Lot 34, Block 'A', same
 5-28 being on the easterly line of the aforesaid 522.25 acre tract and
 5-29 the southwest corner of the herein described tract;

5-30 THENCE, N01 00'52"W, leaving the northerly line of said Lot
 5-31 34, Block 'A', and continuing across the said First Tract, easterly
 5-32 line of the aforesaid 522.25 acre tract, at a distance of 58.07 feet
 5-33 pass a 5/8" iron rod, with aluminum cap marked "Kent McMillan,
 5-34 Surveyor, RPLS 4341", found and continuing for a total distance of
 5-35 75.68 feet to the PLACE OF BEGINNING, CONTAINING within these metes
 5-36 and bounds 0.1793 acres of land area.

5-37 The Bearing Basis for this description is the Texas State
 5-38 Plane Coordinate System, South Central Zone, NAD 83 Datum, derived
 5-39 from GPS Survey occupations.

5-40 37.0675 acres

5-41 FIELDNOTE DESCRIPTION of a tract or parcel of land containing
 5-42 37.0675 acre situated in the Freelove Woody Survey No. 23, Abstract
 5-43 No. 20, and the Fannie A. D. Darden Survey, both of Hays County,
 5-44 Texas, being all of Driftwood Subdivision, Phase One, Section One,
 5-45 as recorded in Book 18, Pages 236 through 240 of the Plat Records of
 5-46 Hays County, Texas, the said 37.0675 acre tract is more
 5-47 particularly described by metes and bounds as follows:

5-48 COMMENCING at a 1/2 inch iron rod, with a plastic cap marked
 5-49 "Capital Surveying Company, Inc.", found on the common southerly
 5-50 line of that 200 acre tract, described as Tract 4, conveyed to Masa
 5-51 Scott Roberts by deed recorded in Volume 966, Page 677 of the
 5-52 Official Public Records of Hays County, Texas, and northerly
 5-53 right-of-way line of State Highway RM 1826 (80.00' right-of-way),
 5-54 for the southwest corner of that 0.1166 acre right-of-way
 5-55 dedication tract, as dedicated in said Driftwood Subdivision, Phase
 5-56 One, Section One, from which a Txdot Type 1 monument found on the
 5-57 common south line of the said 200 acre tract and northerly
 5-58 right-of-way line of Rm 1826, bears N88°48'32"W, 863.33 feet;

5-59 THENCE, leaving the northerly right-of-way line of RM 1826,
 5-60 with the westerly line of said 0.1166 acre right-of-way dedication
 5-61 tract, across the said 200 acre tract, for the following two (2)
 5-62 courses:

5-63 1) N01°11'28"E, a distance of 25.00 feet to a 1/2" iron rod,
 5-64 with cap marked "Capital Surveying Company, Inc.", found for
 5-65 corner;

5-66 2) N46°10'34"E, a distance of 14.14 feet to a 1/2 inch iron
 5-67 rod, with plastic cap marked "Capital Surveying Company, Inc.",
 5-68 found for the northwest corner of the said 0.1166 acre right-of-way
 5-69 dedication tract, being the southwest corner of Lot 1, Block "F",

6-1 Driftwood Subdivision, Phase One, Section One, and the POINT OF
6-2 BEGINNING of the herein described tract;
6-3 THENCE, with the perimeter line of said Driftwood
6-4 Subdivision, Phase One, Section One, across the said 200 acre
6-5 tract, that 130 acre tract, described as Tract 1, and that 100 acre
6-6 tract, described as Tract 2, all conveyed to Masa Scott Roberts by
6-7 deed recorded in Volume 966, Page 677 of the said Official Public
6-8 Records, for the following eighty (80) courses:
6-9 1) $N46^{\circ}10'34''E$, a distance of 21.21 feet to a 1/2 inch iron
6-10 rod, with plastic cap marked "Capital Surveying Company, Inc.",
6-11 found for corner;
6-12 2) $N01^{\circ}10'34''E$, a distance of 79.79 feet to a 1/2" iron rod,
6-13 with cap marked "Capital Surveying Company, Inc.", found for the
6-14 point of curvature of a curve to the right;
6-15 3) With the said curve to the right having a central angle of
6-16 $27^{\circ}10'40''$, a radius of 525.00 feet, a chord distance of 246.70 feet
6-17 (chord bears $N14^{\circ}45'54''E$), for an arc distance of 249.03 feet to a
6-18 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
6-19 found for the point of tangency;
6-20 4) $N28^{\circ}21'14''E$, a distance of 315.06 feet to a 1/2" iron rod,
6-21 with cap marked "Capital Surveying Company, Inc.", found for the
6-22 point of curvature of a curve to the left;
6-23 5) With the said curve to the left having a central angle of
6-24 $28^{\circ}05'06''$, a radius of 175.00 feet, a chord distance of 84.93 feet
6-25 (chord bears $N14^{\circ}18'41''E$), for an arc distance of 85.78 feet to a
6-26 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
6-27 found for the point of tangency;
6-28 6) $N00^{\circ}16'08''E$, a distance of 84.26 feet to a 1/2" iron rod,
6-29 with cap marked "Capital Surveying Company, Inc.", found for the
6-30 point of curvature of a curve to the right;
6-31 7) With the said curve to the right having a central angle of
6-32 $06^{\circ}58'09''$, a radius of 825.00 feet, a chord distance of 100.29 feet
6-33 (chord bears $N03^{\circ}45'13''E$), for an arc distance of 100.35 feet to a
6-34 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
6-35 found for the point of tangency;
6-36 8) $N07^{\circ}14'17''E$, a distance of 51.93 feet to a 1/2" iron rod,
6-37 with cap marked "Capital Surveying Company, Inc.", found for the
6-38 point of curvature of a curve to the left;
6-39 9) With the said curve to the left having a central angle of
6-40 $08^{\circ}19'46''$, a radius of 575.00 feet, a chord distance of 83.52 feet
6-41 (chord bears $N03^{\circ}04'24''E$), for an arc distance of 83.59 feet to a
6-42 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
6-43 found for the point of tangency;
6-44 10) $N01^{\circ}05'29''W$, a distance of 274.70 feet to a 1/2" iron
6-45 rod, with cap marked "Capital Surveying Company, Inc.", found for
6-46 the point of curvature of a curve to the right;
6-47 11) With the said curve to the right having a central angle
6-48 of $43^{\circ}09'14''$, a radius of 625.00 feet, a chord distance of 459.69
6-49 feet (chord bears $N20^{\circ}29'08''E$), for an arc distance of 470.74 feet
6-50 to a 1/2" iron rod, with cap marked "Capital Surveying Company,
6-51 Inc.", found for the point of tangency;
6-52 12) $N42^{\circ}03'45''E$, a distance of 285.57 feet to a 1/2" iron
6-53 rod, with cap marked "Capital Surveying Company, Inc.", found for
6-54 an angle point;
6-55 13) $N46^{\circ}06'03''E$, a distance of 80.78 feet to a 1/2" iron rod,
6-56 with cap marked "Capital Surveying Company, Inc.", found for the
6-57 point of curvature of a curve to the left;
6-58 14) With the said curve to the left having a central angle of
6-59 $09^{\circ}33'11''$, a radius of 775.00 feet, a chord distance of 129.07 feet
6-60 (chord bears $N32^{\circ}34'08''E$), for an arc distance of 129.22 feet to a
6-61 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
6-62 found for the point of tangency;
6-63 15) $N27^{\circ}47'32''E$, a distance of 81.49 feet to a 1/2" iron rod,
6-64 with cap marked "Capital Surveying Company, Inc.", found for the
6-65 point of curvature of a curve to the left;
6-66 16) With the said curve to the left having a central angle of
6-67 $22^{\circ}05'26''$, a radius of 1225.00 feet, a chord distance of 469.38 feet
6-68 (chord bears $N16^{\circ}44'49''E$), for an arc distance of 472.30 feet to a
6-69 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",

- 7-1 found for corner;
- 7-2 17) N75°44'51"W, a distance of 184.03 feet to a 1/2" iron
7-3 rod, with cap marked "Capital Surveying Company, Inc.", found for
7-4 the point of curvature of a curve to the right;
- 7-5 18) With the said curve to the right having a central angle
7-6 of 65°29'02", a radius of 725.00 feet, a chord distance of 784.24
7-7 feet (chord bears N43°00'20"W), for an arc distance of 828.61 feet
7-8 to a 1/2" iron rod, with cap marked "Capital Surveying Company,
7-9 Inc.", found for the point of reverse curvature of a curve to the
7-10 left;
- 7-11 19) With the said curve to the left having a central angle of
7-12 21°50'23", a radius of 275.00 feet, a chord distance of 104.19 feet
7-13 (chord bears N21°11'01"W), for an arc distance of 104.82 feet to a
7-14 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
7-15 found for the point of tangency;
- 7-16 20) N32°06'12"W, a distance of 40.24 feet to a 1/2" iron rod,
7-17 with cap marked "Capital Surveying Company, Inc.", found for
7-18 corner;
- 7-19 21) N57°25'46"E, a distance of 200.01 feet to a 1/2" iron
7-20 rod, with cap marked "Capital Surveying Company, Inc.", found for
7-21 an angle point;
- 7-22 22) N58°26'36"E, a distance of 50.00 feet to a 1/2" iron rod,
7-23 with cap marked "Capital Surveying Company, Inc.", found for an
7-24 angle point;
- 7-25 23) N56°42'25"E, a distance of 200.04 feet to a 1/2" iron
7-26 rod, with cap marked "Capital Surveying Company, Inc.", found for
7-27 corner;
- 7-28 24) S32°06'12"E, a distance of 45.55 feet to a 1/2" iron rod,
7-29 with cap marked "Capital Surveying Company, Inc.", found for the
7-30 point of curvature of a curve to the right;
- 7-31 25) With the said curve to the right having a central angle
7-32 of 21°50'23", a radius of 725.00 feet, a chord distance of 274.68
7-33 feet (chord bears S21°11'01"E), for an arc distance of 276.35 feet
7-34 to a 1/2" iron rod, with cap marked "Capital Surveying Company,
7-35 Inc.", found for the point of reverse curvature of a curve to the
7-36 left;
- 7-37 26) With the said curve to the left having a central angle of
7-38 65°29'02", a radius of 275.00 feet, a chord distance of 297.47 feet
7-39 (chord bears S43°00'20"E), for an arc distance of 314.30 feet to a
7-40 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
7-41 found for the point of tangency;
- 7-42 27) S75°44'51"E, a distance of 196.15 feet to a 1/2" iron
7-43 rod, with cap marked "Capital Surveying Company, Inc.", found for
7-44 the point of curvature of a non-tangent curve to the right;
- 7-45 28) With the said curve to the right having a central angle
7-46 of 11°38'05", a radius of 586.83 feet, a chord distance of 118.96
7-47 feet (chord bears N42°36'55"E), for an arc distance of 119.16 feet
7-48 to a 1/2" iron rod, with cap marked "Capital Surveying Company,
7-49 Inc.", found for the point of reverse curvature of a curve to the
7-50 left;
- 7-51 29) With the said curve to the left having a central angle of
7-52 31°33'42", a radius of 1175.00 feet, a chord distance of 639.10 feet
7-53 (chord bears N32°39'06"E), for an arc distance of 647.25 feet to a
7-54 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
7-55 found for corner;
- 7-56 30) N75°38'53"W, a distance of 191.64 feet to a 1/2" iron
7-57 rod, with cap marked "Capital Surveying Company, Inc.", found for
7-58 an angle point;
- 7-59 31) N06°28'28"E, a distance of 146.88 feet to a 1/2" iron
7-60 rod, with cap marked "Capital Surveying Company, Inc.", found for
7-61 an angle point;
- 7-62 32) N07°36'00"W, a distance of 139.27 feet to a 1/2" iron
7-63 rod, with cap marked "Capital Surveying Company, Inc.", found for
7-64 corner;
- 7-65 33) N25°45'59"W, a distance of 175.19 feet to a 1/2" iron
7-66 rod, with cap marked "Capital Surveying Company, Inc.", found for
7-67 an angle point;
- 7-68 34) N01°46'39"E, a distance of 180.81 feet to a 1/2" iron
7-69 rod, with cap marked "Capital Surveying Company, Inc.", found for

- 8-1 an angle point;
- 8-2 35) N16°24'02"E, a distance of 197.36 feet to a 1/2" iron
8-3 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-4 an angle point;
- 8-5 36) N07°03'46"E, a distance of 188.59 feet to a 1/2" iron
8-6 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-7 an angle point;
- 8-8 37) N12°42'10"E, a distance of 153.78 feet to a 1/2" iron
8-9 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-10 an angle point;
- 8-11 38) N20°09'27"E, a distance of 152.24 feet to a 1/2" iron
8-12 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-13 the northwest corner of the herein described tract;
- 8-14 39) S60°06'46"E, a distance of 219.85 feet to a 1/2" iron
8-15 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-16 the northeast corner of the herein described tract;
- 8-17 40) S23°22'29"W, a distance of 36.06 feet to a 1/2" iron rod,
8-18 with cap marked "Capital Surveying Company, Inc.", found for the
8-19 point of curvature of a curve to the left;
- 8-20 41) With the said curve to the left having a central angle of
8-21 34°43'11", a radius of 757.61 feet, a chord distance of 452.10 feet
8-22 (chord bears S06°00'53"W), for an arc distance of 459.10 feet to a
8-23 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
8-24 found for corner;
- 8-25 42) N77°29'20"E, a distance of 240.08 feet to a 1/2" iron
8-26 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-27 corner;
- 8-28 43) S17°26'22"E, a distance of 180.09 feet to a 1/2" iron
8-29 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-30 an angle point;
- 8-31 44) S13°19'50"E, a distance of 174.68 feet to a 1/2" iron
8-32 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-33 an angle point;
- 8-34 45) S00°57'56"W, a distance of 195.97 feet to a 1/2" iron
8-35 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-36 an angle point;
- 8-37 46) S12°23'07"W, a distance of 150.36 feet to a 1/2" iron
8-38 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-39 an angle point;
- 8-40 47) S10°04'18"W, a distance of 145.80 feet to a 1/2" iron
8-41 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-42 an angle point;
- 8-43 48) S23°13'01"W, a distance of 181.03 feet to a 1/2" iron
8-44 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-45 an angle point;
- 8-46 49) S24°12'58"W, a distance of 166.01 feet to a 1/2" iron
8-47 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-48 an angle point;
- 8-49 50) S20°26'45"W, a distance of 154.35 feet to a 1/2" iron
8-50 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-51 an angle point;
- 8-52 51) S38°10'57"W, a distance of 153.06 feet to a 1/2" iron
8-53 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-54 corner;
- 8-55 52) N50°06'57"W, a distance of 260.73 feet to a 1/2" iron
8-56 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-57 the point of curvature of a non-tangent curve to the right;
- 8-58 53) With the said curve to the right having a central angle
8-59 of 07°28'18", a radius of 1225.00 feet, a chord distance of 159.64
8-60 feet (chord bears S43°37'12"W), for an arc distance of 159.75 feet
8-61 to a 1/2" iron rod, with cap marked "Capital Surveying Company,
8-62 Inc.", found for corner;
- 8-63 54) S51°01'26"E, a distance of 271.17 feet to a 1/2" iron
8-64 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-65 corner;
- 8-66 55) S42°19'39"W, a distance of 152.02 feet to a 1/2" iron
8-67 rod, with cap marked "Capital Surveying Company, Inc.", found for
8-68 an angle point;
- 8-69 56) S17°52'14"W, a distance of 113.77 feet to a 1/2" iron

9-1 rod, with cap marked "Capital Surveying Company, Inc.", found an
9-2 angle point;

9-3 57) S07°22'23"W, a distance of 137.90 feet to a 1/2" iron
9-4 rod, with cap marked "Capital Surveying Company, Inc.", found for
9-5 corner;

9-6 58) N84°39'08"W, a distance of 260.56 feet to a 1/2" iron
9-7 rod, with cap marked "Capital Surveying Company, Inc.", found for
9-8 the point of curvature of a non-tangent curve to the right;

9-9 59) With the said non-tangent curve to the right having a
9-10 central angle of 04°28'18", a radius of 1275.00 feet, a chord
9-11 distance of 99.49 feet (chord bears S07°56'17"W), for an arc
9-12 distance of 99.51 feet to a 1/2" iron rod, with cap marked "Capital
9-13 Surveying Company, Inc.", found the point of compound curvature of
9-14 a curve to the right;

9-15 60) With the said curve to the right having a central angle
9-16 of 50°39'22", a radius of 118.00 feet, a chord distance of 100.96
9-17 feet (chord bears S07°10'42"E), for an arc distance of 104.33 feet
9-18 to a 1/2" iron rod, with cap marked "Capital Surveying Company,
9-19 Inc.", found the point of tangency;

9-20 61) S18°08'59"W, a distance of 10.00 feet to a 1/2" iron rod,
9-21 with cap marked "Capital Surveying Company, Inc.", found for the
9-22 point of curvature of a curve to the right;

9-23 62) With the said curve to the right having a central angle
9-24 of 38°48'54", a radius of 140.00 feet, a chord distance of 93.04 feet
9-25 (chord bears S37°33'25"W), for an arc distance of 94.84 feet to a
9-26 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
9-27 found the point of compound curvature of a curve to the right;

9-28 63) With the said curve to the right having a central angle
9-29 of 09°05'56", a radius of 1275.00 feet, a chord distance of 202.27
9-30 feet (chord bears S23°14'34"W), for an arc distance of 202.48 feet
9-31 to a 1/2" iron rod, with cap marked "Capital Surveying Company,
9-32 Inc.", found the point of tangency;

9-33 64) S27°47'32"W, a distance of 81.49 feet to a 1/2" iron rod,
9-34 with cap marked "Capital Surveying Company, Inc.", found for the
9-35 point of curvature of a curve to the right;

9-36 65) With the said curve to the right having a central angle
9-37 of 09°43'09", a radius of 825.00 feet, a chord distance of 139.78
9-38 feet (chord bears S32°39'07"W), for an arc distance of 139.94 feet
9-39 to a 1/2" iron rod, with cap marked "Capital Surveying Company,
9-40 Inc.", found the point of reverse curvature of a curve to the left;

9-41 66) With the said curve to the left having a central angle of
9-42 07°20'15", a radius of 300.00 feet, a chord distance of 38.39 feet
9-43 (chord bears S33°50'33"W), for an arc distance of 38.42 feet to a
9-44 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
9-45 found for the point of tangency;

9-46 67) S30°10'26"W, a distance of 31.85 feet to a 1/2" iron rod,
9-47 with cap marked "Capital Surveying Company, Inc.", found for the
9-48 point of curvature of a curve to the right;

9-49 68) With the said curve to the right having a central angle
9-50 of 07°00'00", a radius of 225.00 feet, a chord distance of 27.47 feet
9-51 (chord bears S33°40'26"W), for an arc distance of 27.49 feet to a
9-52 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
9-53 found the point of tangency;

9-54 69) S37°10'26"W, a distance of 238.45 feet to a 1/2" iron
9-55 rod, with cap marked "Capital Surveying Company, Inc.", found for
9-56 the point of curvature of a curve to the left;

9-57 70) With the said curve to the left having a central angle of
9-58 41°24'58", a radius of 375.00 feet, a chord distance of 265.21 feet
9-59 (chord bears S16°27'57"W), for an arc distance of 271.07 feet to a
9-60 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
9-61 found the point of tangency;

9-62 71) S04°14'32"E, a distance of 51.42 feet to a 1/2" iron rod,
9-63 with cap marked "Capital Surveying Company, Inc.", found for the
9-64 point of curvature of a curve to the right;

9-65 72) With the said curve to the right having a central angle
9-66 of 28°12'44", a radius of 250.00 feet, a chord distance of 121.86
9-67 feet (chord bears S09°51'49"W), for an arc distance of 123.10 feet
9-68 to a 1/2" iron rod, with cap marked "Capital Surveying Company,
9-69 Inc.", found the point of tangency;

10-1 73) S23°58'11"W, a distance of 53.58 feet to a 1/2" iron rod,
 10-2 with cap marked "Capital Surveying Company, Inc.", found for the
 10-3 point of curvature of a curve to the left;

10-4 74) With the said curve to the left having a central angle of
 10-5 32°07'04", a radius of 175.00 feet, a chord distance of 96.82 feet
 10-6 (chord bears S07°54'40"W), for an arc distance of 98.10 feet to a
 10-7 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
 10-8 found the point of tangency;

10-9 75) S08°08'52"E, a distance of 314.19 feet to a 1/2" iron
 10-10 rod, with cap marked "Capital Surveying Company, Inc.", found for
 10-11 the point of curvature of a curve to the right;

10-12 76) With the said curve to the right having a central angle
 10-13 of 55°12'40", a radius of 320.00 feet, a chord distance of 296.56
 10-14 feet (chord bears S19°27'28"W), for an arc distance of 308.36 feet
 10-15 to a 1/2" iron rod, with cap marked "Capital Surveying Company,
 10-16 Inc.", found the point of tangency;

10-17 77) S47°03'48"W, a distance of 50.99 feet to a 1/2" iron rod,
 10-18 with cap marked "Capital Surveying Company, Inc.", found for the
 10-19 point of curvature of a curve to the left;

10-20 78) With the said curve to the left having a central angle of
 10-21 45°53'14", a radius of 570.00 feet, a chord distance of 444.40 feet
 10-22 (chord bears S24°07'11"W), for an arc distance of 456.50 feet to a
 10-23 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
 10-24 found the point of tangency;

10-25 79) S01°10'34"W, a distance of 66.45 feet to a 1/2" iron rod,
 10-26 with cap marked "Capital Surveying Company, Inc.", found for an
 10-27 angle point;

10-28 80) S43°49'26"E, a distance of 21.22 feet to a 1/2" iron rod,
 10-29 with cap marked "Capital Surveying Company, Inc.", found the
 10-30 southwest corner of aforesaid Lot 1, Block "F", Driftwood
 10-31 Subdivision, Phase One, Section One being the northeast corner of
 10-32 the aforesaid 0.1166 acre right-of-way dedication tract, and the
 10-33 southeast corner of the herein described tract;

10-34 THENCE, N88°48'32"W, continuing across the said 200 acre
 10-35 tract, with the common southerly line of said Lot 1, Block "F", and
 10-36 northerly line of the said 0.1166 acre right-of-way dedication
 10-37 tract, a distance of 128.00 feet to the POINT OF BEGINNING,
 10-38 CONTAINING within these metes and bounds 37.0675 acres of land
 10-39 area.

10-40 119.5115 acres

10-41 FIELDNOTE DESCRIPTION of a tract or parcel of land containing
 10-42 119.5115 acres (134.6580 acres Save and Except Tract A and Tract B
 10-43 described below) out of the Freelove Woody Survey No. 23, Abstract
 10-44 No. 20, and the Fannie A. D. Survey, Abstract No. 664, both of Hays
 10-45 County, Texas, being a portion of that 100 acres. described as Tract
 10-46 III, conveyed to Masa Scott Roberts by deed recorded in Volume 966,
 10-47 Page 156 of the said Deed Records, and further described by the deed
 10-48 recorded in Volume 168, Page 156 of the said Deed Records; the
 10-49 herein described 119.5115 acre tract, being all of proposed
 10-50 Driftwood, Phase One, Section Two is more particularly described by
 10-51 metes and bounds as follows:

10-52 BEGINNING at a 1/2 inch iron rod, with plastic cap marked
 10-53 "Capital Surveying Company, Inc.", found for the southeast corner
 10-54 of Lot 4, Block "A", Driftwood Subdivision, Phase One, Section One,
 10-55 as recorded in Book 18, Page 236 of the Plat Records of Hays County,
 10-56 Texas, on a northerly remainder line of aforesaid 100 acre tract,
 10-57 from which a 1/2 inch iron rod, with plastic cap marked "Capital
 10-58 Surveying Company, Inc.", found for the southwest corner of said
 10-59 Lot 4, Block "A", bears N50°06'57"W, a distance of 260.73 feet;

10-60 THENCE, continuing across the said 100 acre tract, with the
 10-61 easterly line of said Driftwood Subdivision, Phase One, Section One
 10-62 subdivision, same being the westerly line of proposed Lot 55, Block
 10-63 "A", Driftwood, Phase One, Section Two, for the following ten (10)
 10-64 courses:

10-65 1) N38°10'57"E, 153.06 feet to a 1/2 inch iron rod, with
 10-66 plastic cap marked "Capital Surveying Company, Inc.", found for the
 10-67 common easterly corner of Lot 4 and Lot 5, Block "A";

10-68 2) N20°26'45"E, 154.35 feet to a 1/2 inch iron rod, with
 10-69 plastic cap marked "Capital Surveying Company, Inc.", found for the

11-1 common easterly corner of Lot 5 and Lot 6, Block "A";
 11-2 3) N24°12'58"E, 166.01 feet to a 1/2 inch iron rod, with
 11-3 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-4 common easterly corner of Lot 6 and Lot 7, Block "A";
 11-5 4) N23°13'01"E, 181.03 feet to a 1/2 inch iron rod, with
 11-6 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-7 common easterly corner of Lot 7 and Lot 8, Block "A";
 11-8 5) N10°04'18"E, 145.80 feet to a 1/2 inch iron rod, with
 11-9 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-10 common easterly corner of Lot 8 and Lot 9, Block "A";
 11-11 6) N12°23'07"E, 150.36 feet to a 1/2 inch iron rod, with
 11-12 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-13 common easterly corner of Lot 9 and Lot 10, Block "A";
 11-14 7) N00°57'56"E, 195.97 feet to a 1/2 inch iron rod, with
 11-15 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-16 common easterly corner of Lot 10 and Lot 11, Block "A";
 11-17 8) N13°19'50"W, 174.68 feet to a 1/2 inch iron rod, with
 11-18 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-19 common easterly corner of Lot 11 and Lot 12, Block "A";
 11-20 9) N17°26'22"W, 180.09 feet to a 1/2 inch iron rod, with
 11-21 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-22 northeast corner of Lot 12, Block "A", same being the southeast
 11-23 corner of proposed Lot 13, Block "A", Driftwood, Phase One, Section
 11-24 Two;
 11-25 10) S77°29'20"W, with the northerly line of said Lot 12, and
 11-26 southerly line of proposed Lot 13, Block "A", Driftwood, Phase One,
 11-27 Section Two, a distance of 240.08 feet to a 1/2 inch iron rod, with
 11-28 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-29 northwest corner of said Lot 12 on the curving, easterly line of Lot
 11-30 2, Block "F", (Thurman Roberts Way - variable width right-of-way),
 11-31 Driftwood Subdivision, Phase One, Section One, subdivision;
 11-32 THENCE, with the common easterly remainder line of the said
 11-33 100 acre tract and the easterly line of Lot 2, Block "F", Driftwood
 11-34 Subdivision, Phase One, Section One, subdivision, for the following
 11-35 two (2) courses:
 11-36 1) With a non-tangent curve to the right, having a central
 11-37 angle of 34°43'11", a radius of 757.61 feet, a long chord of 452.10
 11-38 feet (chord bears N06°00'53"E), for an arc distance of 459.10 feet
 11-39 to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying
 11-40 Company, Inc.", found for the point of tangency;
 11-41 2) N23°22'29"E, 36.06 feet to a 1/2 inch iron rod, with
 11-42 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-43 northeast corner of said Driftwood Subdivision, Phase One, Section
 11-44 One, subdivision;
 11-45 THENCE, N60°06'46"W, continuing across the said 100 acre
 11-46 tract, with the northerly line of said Driftwood Subdivision, Phase
 11-47 One, Section One, subdivision, same being a northerly line of
 11-48 proposed Lot 14, Block "B", Driftwood, Phase One, Section Two
 11-49 subdivision, a distance of 219.85 feet to a 1/2 inch iron rod, with
 11-50 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-51 northwest corner of said Driftwood Subdivision, Phase One, Section
 11-52 One, subdivision;
 11-53 THENCE, continuing across the said 100 acre tract, with the
 11-54 westerly line of said Driftwood Subdivision, Phase One, Section One
 11-55 subdivision, same being the easterly line of proposed Lot 14, Block
 11-56 "B", Driftwood, Phase One, Section Two subdivision, for the
 11-57 following nine (9) courses:
 11-58 1) S20°09'27"W, 152.24 feet to a 1/2 inch iron rod, with
 11-59 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-60 common westerly corner of Lot 13 and Lot 12, Block "B";
 11-61 2) S12°42'10"W, 153.78 feet to a 1/2 inch iron rod, with
 11-62 plastic cap marked "Capital Surveying Company, Inc.", found for the
 11-63 common westerly corner of Lot 12 and Lot 11, Block "B";
 11-64 3) S07°03'46"W, 188.59 feet to a 1/2 inch iron rod, with
 11-65 plastic cap marked "Capital Surveying Company, Inc.", found for an
 11-66 angle point in the westerly line of Lot 11, Block "B";
 11-67 4) S16°24'02"W, 197.36 feet to a 1/2 inch iron rod, with
 11-68 plastic cap marked "Capital Surveying Company, Inc.", found for an
 11-69 angle point in the westerly line of Lot 10, Block "B";

12-1 5) S01°46'39"W, 180.81 feet to a 1/2 inch iron rod, with
12-2 plastic cap marked "Capital Surveying Company, Inc.", found for an
12-3 angle point in the westerly line of Lot 9, Block "B";
12-4 6) S25°45'59"E, 175.19 feet to a 1/2 inch iron rod, with
12-5 plastic cap marked "Capital Surveying Company, Inc.", found for the
12-6 common westerly corner of Lot 8 and Lot 7, Block "B";
12-7 7) S07°36'00"E, 139.27 feet to a 1/2 inch iron rod, with
12-8 plastic cap marked "Capital Surveying Company, Inc.", found for the
12-9 common westerly corner of Lot 7 and Lot 6, Block "B";
12-10 8) S06°28'28"W, 146.88 feet to a 1/2 inch iron rod, with
12-11 plastic cap marked "Capital Surveying Company, Inc.", found for the
12-12 southwest corner of Lot 6, Block "B";
12-13 9) S75°38'53"E, 191.64 feet to a 1/2 inch iron rod, with
12-14 plastic cap marked "Capital Surveying Company, Inc.", found for the
12-15 southeast corner of Lot 6, Block "B" on the curving, westerly line
12-16 of aforesaid Lot 2, Block "F", (Thurman Roberts Way - variable width
12-17 right-of-way);
12-18 THENCE, continuing across the said 100 acre tract, with the
12-19 westerly line of Lot 2, Block "F", and the easterly line of proposed
12-20 Lot 14, Block "B", Driftwood, Phase One, Section Two subdivision,
12-21 for the following two (2) courses:
12-22 1) With a non-tangent curve to the right, having a central
12-23 angle of 31°33'42", a radius of 1175.00 feet, a long chord of 639.10
12-24 feet (chord bears S32°39'06"W), for an arc distance of 647.25 feet
12-25 to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying
12-26 Company, Inc.", found for the point of reverse curvature of a curve
12-27 to the left;
12-28 2) With said curve to the left, having a central angle of
12-29 11°38'05", a radius of 586.83 feet, a long chord of 118.96 feet
12-30 (chord bears S42°36'55"W), for an arc distance of 119.16 feet to a
12-31 1/2 inch iron rod, with plastic cap marked "Capital Surveying
12-32 Company, Inc.", found for the northeast corner of Lot 5, Block "B",
12-33 of said Driftwood Subdivision, Phase One, Section One, subdivision;
12-34 THENCE, continuing across the said 100 acre tract, with a
12-35 northerly line of said Driftwood Subdivision, Phase One, Section
12-36 One subdivision, and southerly line of proposed Lot 14, Block "B",
12-37 Driftwood, Phase One, Section Two subdivision, for the following
12-38 four (4) courses:
12-39 1) N75°44'51"W, 196.15 feet to a 1/2 inch iron rod, with
12-40 plastic cap marked "Capital Surveying Company, Inc.", found for the
12-41 point of curvature of a curve to the right;
12-42 2) With said curve to the right, having a central angle of
12-43 65°29'02", a radius of 275.00 feet, a long chord of 297.47 feet
12-44 (chord bears N43°00'20"W), for an arc distance of 314.30 feet to a
12-45 1/2 inch iron rod, with plastic cap marked "Capital Surveying
12-46 Company, Inc.", found for the point of reverse curvature of a curve
12-47 to the left;
12-48 3) With said curve to the left, having a central angle of
12-49 21°50'23", a radius of 725.00 feet, a long chord of 274.68 feet
12-50 (chord bears N21°11'01"W), for an arc distance of 276.35 feet to a
12-51 1/2 inch iron rod, with plastic cap marked "Capital Surveying
12-52 Company, Inc.", found for the point of tangency;
12-53 4) N32°06'12"W, 45.55 feet to a 1/2 inch iron rod, with
12-54 plastic cap marked "Capital Surveying Company, Inc.", found for the
12-55 northeast corner of Lot 1, Block "B", of said Driftwood
12-56 Subdivision, Phase One, Section One subdivision;
12-57 THENCE, continuing across the said 100 acre tract, with the
12-58 westerly line of said Driftwood Subdivision, Phase One, Section One
12-59 subdivision, for the following two (2) courses:
12-60 1) S56°42'25"W, continuing with the southerly line of said
12-61 proposed Lot 14, Block "B", Driftwood, Phase One, Section Two
12-62 subdivision, 200.04 feet to a 1/2 inch iron rod, with plastic cap
12-63 marked "Capital Surveying Company, Inc.", found on the easterly
12-64 line of Lot 5, Block "F" (Roxie Crossing- 50' R.O.W.), for the
12-65 northwest corner of Lot 1, Block "B" and the southeast corner of
12-66 proposed Roxie Crossing (50' R.O.W.), Driftwood, Phase One, Section
12-67 Two subdivision;
12-68 2) S58°26'36"W, with the southerly line of said proposed
12-69 Roxie Crossing, 50.00 feet to a 1/2 inch iron rod, with plastic cap

13-1 marked "Capital Surveying Company, Inc.", found on the westerly
 13-2 line of Lot 5, Block "F", for the northwest corner of Lot 1, Block
 13-3 "G", of said Driftwood Subdivision, Phase One, Section One
 13-4 subdivision and the southwest corner of said proposed Roxie
 13-5 Crossing;

13-6 THENCE, leaving the westerly line of said Driftwood
 13-7 Subdivision, Phase One, Section One, subdivision, and continuing
 13-8 across the said 100 acre tract, with for the following four (4)
 13-9 courses:

13-10 1) N32°06'12"W, with the westerly line of proposed Roxie
 13-11 Crossing, Driftwood, Phase One, Section Two subdivision, 37.95 feet
 13-12 to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying
 13-13 Company, Inc.", found for the point of curvature of a curve to the
 13-14 left;

13-15 2) Continuing with the westerly line of proposed Roxie
 13-16 Crossing, with said curve to the left, having a central angle of
 13-17 87°17'31", a radius of 15.00 feet, a long chord of 20.71 feet (chord
 13-18 bears N75°44'58"W), for an arc distance of 276.35 feet to a 1/2 inch
 13-19 iron rod, with plastic cap marked "Capital Surveying Company,
 13-20 Inc.", found for the point of reverse curvature of a curve to the
 13-21 right on the southerly line of proposed Lot 3, Block F, Driftwood
 13-22 Subdivision, Phase Two (Thurman Roberts Way-variable width
 13-23 R.O.W.);

13-24 3) Along the southerly line of proposed Lot 3, Block F,
 13-25 Driftwood, Phase One, Section Two subdivision, with said curve to
 13-26 the right, having a central angle of 27°58'16", a radius of 831.70
 13-27 feet, a long chord of 402.01 feet (chord bears S74°35'24"W), for an
 13-28 arc distance of 406.03 feet to a 1/2 inch iron rod, with plastic cap
 13-29 marked "Capital Surveying Company, Inc.", found for the point of
 13-30 tangency;

13-31 4) S88°34'32"W, continuing with the southerly line of
 13-32 proposed Lot 3, Block F, Driftwood, Phase One, Section Two
 13-33 subdivision, 279.37 feet to a 1/2 inch iron rod, with plastic cap
 13-34 marked "Capital Surveying Company, Inc.", found for the southwest
 13-35 corner of said proposed Lot 3, Block F, Driftwood, Phase One,
 13-36 Section Two subdivision;

13-37 5) N05°40'15"W, with the westerly line of proposed
 13-38 Driftwood, Phase One, Section Two subdivision, 578.57 feet to a
 13-39 calculated point in the centerline of Onion Creek for the southwest
 13-40 corner of that 9.568 acre tract conveyed to Catherine Graves by deed
 13-41 recorded in Volume 2655, Page 391 of the Official Public Records of
 13-42 Hays County, Texas for the southwest corner of the herein described
 13-43 tract;

13-44 THENCE, with the westerly line of the aforesaid 100 acre
 13-45 tract, the westerly line of aforesaid proposed Lot 55, Block "A",
 13-46 Driftwood, Phase One, Section Two subdivision, and easterly line of
 13-47 the said 9.568 acre tract, for the following three (3) courses:

13-48 1) S54°23'49"E, 13.02 feet to a calculated point;

13-49 2) N89°54'14"E, 70.80 feet to a calculated point;

13-50 3) N59°58'53"E, 562.38 feet to a calculated point for the
 13-51 southeast corner of said 9.568 acre tract, same being the southwest
 13-52 corner of Lot 34, Driftwood Falls Estates, a subdivision recorded
 13-53 in Book 4, Page 111 of the Plat Records of Hays County, Texas;

13-54 THENCE, continuing with the westerly line of the aforesaid
 13-55 100 acre tract, the westerly line of said proposed Lot 55, Block
 13-56 "A", Driftwood, Phase One, Section Two subdivision, and easterly
 13-57 line of the said Driftwood Falls Estates, subdivision, along the
 13-58 approximate centerline of Onion Creek, for the following five (5)
 13-59 courses:

13-60 1) N59°52'13"E, 343.26 feet to a calculated point;

13-61 2) N22°45'14"E, 752.70 feet to a calculated point;

13-62 3) N04°06'47"W, 606.60 feet to a calculated point;

13-63 4) N13°19'47"W, 568.40 feet to a calculated point;

13-64 5) N03°18'47"W, 281.50 feet to a calculated point for
 13-65 corner;

13-66 THENCE, N51°37'43"E, with the northerly line of said 100 acre
 13-67 tract, at an approximate distance of 56.44 feet pass the calculated
 13-68 northeast corner of Lot 53, Driftwood Falls Estates, same being the
 13-69 southwest corner of Lot 1, Pier Branch, a subdivision recorded in

14-1 Book 4, Page 105 of the said Plat Records and continuing for a total
 14-2 distance of 172.19 feet to the common calculated corner of said Lot
 14-3 1 and Lot 2, Pier Branch subdivision for corner;

14-4 THENCE, N75°22'14"E, continuing with the northerly line of
 14-5 said 100 acre tract, and southerly line of Pier Branch subdivision,
 14-6 along the approximate centerline of Onion Creek, a distance of
 14-7 537.60 feet to the calculated southeast corner of Lot 5, same being
 14-8 the southwest corner of Lot 6, Onion Creek Ranch, a subdivision
 14-9 recorded in Book 8, Page 65 of the said Plat Records;

14-10 THENCE, continuing with the northerly line of said 100 acre
 14-11 tract, the northerly line of said proposed Lot 55, Block "A",
 14-12 Driftwood, Phase One, Section Two subdivision, and southerly line
 14-13 of Onion Creek Ranch subdivision, along the approximate centerline
 14-14 of Onion Creek, for the following three (3) courses:

14-15 1) S89°14'47"E, 405.32 feet to a calculated point;

14-16 2) S66°18'14"E, 117.62 feet to a calculated point;

14-17 3) S46°24'35"E, 218.49 feet to a calculated point;

14-18 THENCE, with the easterly line of said 100 acre tract, the
 14-19 easterly line of said proposed Lot 55, Block "A", Driftwood, Phase
 14-20 One, Section Two subdivision, and westerly line of Onion Creek
 14-21 Ranch subdivision, along the approximate centerline of Onion Creek,
 14-22 for the following eleven (11) courses:

14-23 1) S01°39'52"E, 171.50 feet to a calculated point;

14-24 2) S06°44'04"E, 158.73 feet to a calculated point;

14-25 3) S34°51'10"E, 115.94 feet to a calculated point;

14-26 4) S34°58'00"E, 249.36 feet to a calculated point;

14-27 5) S34°59'43"E, 265.58 feet to a calculated point;

14-28 6) S38°03'26"E, 166.09 feet to a calculated point;

14-29 7) S04°43'33"E, 96.82 feet to a calculated point;

14-30 8) S04°49'35"E, 294.73 feet to a calculated point;

14-31 9) S08°56'55"W, 526.01 feet to a calculated point;

14-32 10) S11°13'40"E, 636.74 feet to a calculated point;

14-33 11) S16°48'00"W, 222.06 feet to a calculated point for the
 14-34 southwest corner of Lot 16, Onion Creek Ranch subdivision, same
 14-35 being the northwest corner of that 331.26 acre tract conveyed to R.
 14-36 L. Struhall by deed recorded in Volume 226, Page 633 of the Deed
 14-37 Records of Hays County, Texas;

14-38 THENCE, continuing with the easterly line of said 100 acre
 14-39 tract, the easterly line of said proposed Lot 55, Block "A",
 14-40 Driftwood, Phase One, Section Two subdivision, with the westerly
 14-41 line of said 331.26 acre tract, along the approximate centerline of
 14-42 Onion Creek, for the following four (4) courses:

14-43 1) S63°57'26"W, 6.10 feet to a calculated point;

14-44 2) S26°38'17"W, 342.88 feet to a calculated point;

14-45 3) S28°39'17"W, 315.55 feet to a calculated point;

14-46 4) S22°31'17"W, 359.14 feet to a calculated point for the
 14-47 southeast corner of the herein described tract, same being the
 14-48 southeast corner of proposed Lot 55, Block "A", Driftwood, Phase
 14-49 One, Section Two subdivision;

14-50 THENCE, leaving the westerly line of said 331.26 acre tract,
 14-51 across the said 100 acre tract, with the southerly line of proposed
 14-52 Lot 55, Block "A", Driftwood, Phase One, Section Two subdivision,
 14-53 for the following two (2) courses:

14-54 1) N86°04'30"W, 300.73 feet to a calculated point;

14-55 2) N50°06'57"W, 143.95 feet to the POINT OF BEGINNING,
 14-56 CONTAINING within these metes and bounds 134.6580 acres of land
 14-57 area; Save and Except Tract A (4.7233 acres) and Tract B (10.4232
 14-58 acres) as described below:

14-59 TRACT A (4.7233 Acres)

14-60 COMMENCING at a 1/2 inch iron rod, with plastic cap marked
 14-61 "Capital Surveying Company, Inc.", found for the common northeast
 14-62 corner of Lot 13, Block "A" and northwest corner of Lot 2, Block "F"
 14-63 (Thurman Roberts Way right-of-way varies), Driftwood, Phase One,
 14-64 Section One, a subdivision recorded in Book 18, Page 236 of the Plat
 14-65 Records of Hays County, Texas, same being on the south line of that
 14-66 100' electric easement conveyed to Pedernales Electric Co-op. as
 14-67 recorded in Volume 157, Page 615 of the said Deed Records, from
 14-68 which a 1/2 inch iron rod, with a plastic cap marked "Capital
 14-69 Surveying Company, Inc.", found for the northwest corner of said

15-1 Lot 13, Block "A", bears N60°06'46"W, a distance of 169.52 feet;
 15-2 THENCE, N23°22'29"E, leaving the northerly line of said Lot
 15-3 13, Block "A" and Lot 2, Block "F", along the proposed future
 15-4 westerly right-of-way line of Thurman Roberts Way, across the
 15-5 aforesaid 130 acre tract, a distance of 50.32 feet to a 1/2 inch
 15-6 iron rod, with a plastic cap marked "Capital Surveying Company,
 15-7 Inc.", set for the southeast corner and POINT OF BEGINNING of the
 15-8 herein described tract;
 15-9 THENCE, N60°06'46"W, continuing across the said 130 acre
 15-10 tract, with the centerline of the aforesaid 100' electric easement,
 15-11 175.12 feet to a 1/2 inch iron rod, with plastic cap marked "Capital
 15-12 Surveying Company, Inc.", set for the southwest corner of the
 15-13 herein described tract;
 15-14 THENCE, leaving the centerline of said 100' electric easement
 15-15 and continuing across the said 130 acre tract, for the following six
 15-16 (6) courses:
 15-17 11) N08°21'50"W, 33.32 feet to a 1/2 inch iron rod, with
 15-18 plastic cap marked "Capital Surveying Company, Inc.", set for
 15-19 corner;
 15-20 12) N21°22'48"W, 20.10 feet a 1/2 inch iron rod, with plastic
 15-21 cap marked "Capital Surveying Company, Inc.", set for corner;
 15-22 13) N14°01'53"W, 58.45 feet to a 1/2 inch iron rod, with
 15-23 plastic cap marked "Capital Surveying Company, Inc.", set for
 15-24 corner;
 15-25 14) N18°18'45"W, 80.14 feet a 1/2 inch iron rod, with plastic
 15-26 cap marked "Capital Surveying Company, Inc.", set for corner;
 15-27 15) N42°20'24"W, 48.60 feet to a 1/2 inch iron rod, with
 15-28 plastic cap marked "Capital Surveying Company, Inc.", set for
 15-29 corner;
 15-30 16) N55°47'45"W, 42.50 feet a 1/2 inch iron rod, with plastic
 15-31 cap marked "Capital Surveying Company, Inc.", set on the proposed
 15-32 easterly right-of-way line of said future Thurman Roberts Way;
 15-33 THENCE, continuing across the said 130 acre tract, with the
 15-34 interior right-of-way line of future Thurman Roberts Way, for the
 15-35 following ten (10) courses:
 15-36 1) N25°41'33"E, 3.98 feet to a 1/2 inch iron rod, with
 15-37 plastic cap marked "Capital Surveying Company, Inc.", set for the
 15-38 point of curvature of a curve to the left;
 15-39 2) With the said curve to the left, having a central angle of
 15-40 55°00'58", a radius of 121.50 feet, a long chord of 112.24 feet
 15-41 (chord bears N01°48'57"W), for an arc distance of 116.67 feet to a
 15-42 1/2 inch iron rod, with a plastic cap marked "Capital Surveying
 15-43 Company, Inc.", set for the point of tangency;
 15-44 3) N29°19'26"W, 17.15 feet to a 1/2 inch iron rod, with
 15-45 plastic cap marked "Capital Surveying Company, Inc.", set for the
 15-46 point of curvature of a curve to the right;
 15-47 4) With the said curve to the right, having a central angle
 15-48 of 20°04'43", a radius of 78.50 feet, a long chord of 27.37 feet
 15-49 (chord bears N19°17'05"W), for an arc distance of 27.51 feet to a 1/2
 15-50 inch iron rod, with a plastic cap marked "Capital Surveying
 15-51 Company, Inc.", set for the point of compound curvature of a curve
 15-52 to the right;
 15-53 5) With the said curve to the right, having a central angle
 15-54 of 23°39'25", a radius of 44.00 feet, a long chord of 18.04 feet
 15-55 (chord bears N02°34'59"E), for an arc distance of 18.17 feet to a 1/2
 15-56 inch iron rod, with a plastic cap marked "Capital Surveying
 15-57 Company, Inc.", set for the point of compound curvature of a curve
 15-58 to the right;
 15-59 6) With the said curve to the right, having a central angle
 15-60 of 124°18'34", a radius of 234.79 feet, a long chord of 415.22 feet
 15-61 (chord bears N76°33'58"E), for an arc distance of 509.41 feet to a
 15-62 1/2 inch iron rod, with a plastic cap marked "Capital Surveying
 15-63 Company, Inc.", set for the point of compound curvature of a curve
 15-64 to the right;
 15-65 7) With the said curve to the right, having a central angle
 15-66 of 58°47'24", a radius of 78.50 feet, a long chord of 77.06 feet
 15-67 (chord bears S11°53'03"E), for an arc distance of 80.55 feet to a 1/2
 15-68 inch iron rod, with a plastic cap marked "Capital Surveying
 15-69 Company, Inc.", set for the point of reverse curvature of a curve to

16-1 the left;

16-2 8) With the said curve to the left, having a central angle of
16-3 $47^{\circ}15'27''$, a radius of 148.00 feet, a long chord of 118.64 feet
16-4 (chord bears $S06^{\circ}07'04''E$), for an arc distance of 122.07 feet to a
16-5 $1/2$ inch iron rod, with a plastic cap marked "Capital Surveying
16-6 Company, Inc.", set for the point of reverse curvature of a curve to
16-7 the right;

16-8 9) With the said curve to the right, having a central angle
16-9 of $53^{\circ}07'17''$, a radius of 78.50 feet, a long chord of 70.20 feet
16-10 (chord bears $S03^{\circ}11'09''E$), for an arc distance of 72.78 feet to a $1/2$
16-11 inch iron rod, with a plastic cap marked "Capital Surveying
16-12 Company, Inc.", set for the point of tangency;

16-13 10) $S23^{\circ}22'28''W$, a distance of 369.44 feet to the POINT OF
16-14 BEGINNING, CONTAINING within these metes and bounds 4.7233 acres of
16-15 land area, to be Saved and Excepted from the above said 134.6580
16-16 acre tract.

TRACT B (10.4232 Acres)

16-17 COMMENCING at a $1/2$ inch iron rod, with plastic cap marked
16-18 "Capital Surveying Company, Inc.", found for the northeast corner
16-19 of Lot 1, Block "B", Driftwood, Phase One, Section One, a
16-20 subdivision recorded in Book 18, Page 236 of the Plat Records of
16-21 Hays County, Texas, from which a $1/2$ inch iron rod, with a plastic
16-22 cap marked "Capital Surveying Company, Inc.", found for the
16-23 northwest corner of said Lot 1, Block "B", bears $S56^{\circ}42'25''W$, a
16-24 distance of 200.04 feet;

16-25 THENCE, $N00^{\circ}51'35''E$, leaving the northeast corner of said Lot
16-26 1, Block "B", across the aforesaid 100 acre tract, a distance of
16-27 115.32 feet to a $1/2$ inch iron rod, with a plastic cap marked
16-28 "Capital Surveying Company, Inc.", set for the most westerly,
16-29 southwest corner and POINT OF BEGINNING of the herein described
16-30 tract;

16-31 THENCE, continuing across the said 100 acre tract and the
16-32 aforesaid 130 acre tract, for the following fifteen (15) courses:

16-33 1) With a curve to the right, having a central angle of
16-34 $01^{\circ}13'27''$, a radius of 78.50 feet, a long chord of 1.68 feet (chord
16-35 bears $N37^{\circ}08'37''E$), for an arc distance of 1.68 feet to a $1/2$ inch
16-36 iron rod, with a plastic cap marked "Capital Surveying Company,
16-37 Inc.", set for the point of tangency;

16-38 2) $N36^{\circ}40'01''E$, 79.77 feet to a $1/2$ inch iron rod, with
16-39 plastic cap marked "Capital Surveying Company, Inc.", set for the
16-40 point of curvature of a curve to the right;

16-41 3) With the said curve to the right, having a central angle
16-42 of $19^{\circ}33'57''$, a radius of 975.00 feet, a long chord of 331.34 feet
16-43 (chord bears $N47^{\circ}51'21''E$), for an arc distance of 332.95 feet to a
16-44 $1/2$ inch iron rod, with a plastic cap marked "Capital Surveying
16-45 Company, Inc.", set for the point of reverse curvature of a curve to
16-46 the left;

16-47 4) With the said curve to the left, having a central angle of
16-48 $07^{\circ}36'57''$, a radius of 962.49 feet, a long chord of 127.84 feet
16-49 (chord bears $N53^{\circ}49'51''E$), for an arc distance of 127.94 feet to a
16-50 $1/2$ inch iron rod, with a plastic cap marked "Capital Surveying
16-51 Company, Inc.", set for the point of reverse curvature of a curve to
16-52 the right;

16-53 5) With the said curve to the right, having a central angle
16-54 of $08^{\circ}13'50''$, a radius of 178.50 feet, a long chord of 25.62 feet
16-55 (chord bears $N54^{\circ}08'17''E$), for an arc distance of 25.64 feet to a $1/2$
16-56 inch iron rod, with a plastic cap marked "Capital Surveying
16-57 Company, Inc.", set for the point of non-tangency and the northwest
16-58 corner of the herein described tract;

16-59 6) $S90^{\circ}00'00''E$, 252.07 feet to a $1/2$ inch iron rod, with
16-60 plastic cap marked "Capital Surveying Company, Inc.", set for
16-61 corner;

16-62 7) $S45^{\circ}00'00''E$, 78.53 feet a $1/2$ inch iron rod, with plastic
16-63 cap marked "Capital Surveying Company, Inc.", set for corner;

16-64 8) $S00^{\circ}18'13''E$, 626.82 feet to a $1/2$ inch iron rod, with
16-65 plastic cap marked "Capital Surveying Company, Inc.", set for
16-66 corner;

16-67 9) $S37^{\circ}11'49''W$, 45.56 feet a $1/2$ inch iron rod, with plastic
16-68 cap marked "Capital Surveying Company, Inc.", set for corner;
16-69

- 17-1 10) S82°11'49"W, 244.61 feet to a 1/2 inch iron rod, with
 17-2 plastic cap marked "Capital Surveying Company, Inc.", set for
 17-3 corner;
 17-4 11) S07°48'11"E, 137.76 feet a 1/2 inch iron rod, with
 17-5 plastic cap marked "Capital Surveying Company, Inc.", set for
 17-6 corner;
 17-7 12) S82°11'49"W, 52.31 feet to a 1/2 inch iron rod, with
 17-8 plastic cap marked "Capital Surveying Company, Inc.", set for
 17-9 corner;
 17-10 13) N22°26'27"W, 142.38 feet a 1/2 inch iron rod, with
 17-11 plastic cap marked "Capital Surveying Company, Inc.", set for
 17-12 corner;
 17-13 14) S82°11'49"W, 184.96 feet to a 1/2 inch iron rod, with
 17-14 plastic cap marked "Capital Surveying Company, Inc.", set for
 17-15 corner;
 17-16 15) N24°39'28"W, a distance of 452.064 feet to the POINT OF
 17-17 BEGINNING, CONTAINING within these metes and bounds 10.4232 acres
 17-18 of land area, to be Saved and Excepted from the above said 134.6580
 17-19 acre tract, for a combined net acreage of 119.5115 acres.
 17-20 44.3905 acres
 17-21 FIELDNOTE DESCRIPTION of a tract or parcel of land containing
 17-22 44.3905 acres situated in the Freelove Woody Survey No. 23,
 17-23 Abstract No. 20, Hays County, Texas, being a portion of that 200
 17-24 acre tract, described as Tract IV and that 100 acre tract,
 17-25 described as Tract II, both conveyed to Masa Scott Roberts by deed
 17-26 recorded in Volume 966, Page 677 of the Deed Records of Hays County,
 17-27 Texas, and all of Lot 1, Block A, Driftwood Solage, a subdivision
 17-28 recorded in Book 18, Page 257 of the Plat Records of Hays County,
 17-29 Texas; the herein described 44.3905 acre tract, being all of "The
 17-30 "Final Plat" of the Driftwood Solage Subdivision, Block A, Lot 1-B,
 17-31 being a Replat of Block A, Lot 1 of the Driftwood Solage Subdivision
 17-32 and 17.3859 acres out of the Freelove Woody Survey No. 23, Abstract
 17-33 No. 664, Within The Extraterritorial Jurisdiction of the City of
 17-34 Dripping Springs, Hays County, Texas", as recorded in Document
 17-35 No. 19037665 of the Plat Records of Hays County, Texas, is more
 17-36 particularly described by metes and bounds as follows:
 17-37 BEGINNING at a 1/2 inch iron rod, with plastic cap marked
 17-38 "Capital Surveying Company, Inc.", found for the most northerly
 17-39 northwest corner of Lot 1, Block A, Driftwood Solage subdivision,
 17-40 same being on the east line of Lot 1, Block "A", Driftwood
 17-41 Subdivision, Phase One, Section One, a subdivision recorded in Book
 17-42 18, Page 236 of the Plat Records of Hays County, Texas, from which a
 17-43 1/2 inch iron rod, with plastic cap marked "Capital Surveying
 17-44 Company, Inc.", found for the southeast corner of said Lot 1, Block
 17-45 "A", Driftwood Subdivision, Phase One, Section One, bears
 17-46 S07°22'23"W, 34.06 feet;
 17-47 THENCE, leaving the northerly line of said Lot 1, Block A,
 17-48 Driftwood Solage Subdivision, across the said 100-acre tract, with
 17-49 the southeasterly line of said Driftwood Subdivision, Phase One,
 17-50 Section One subdivision, for the following six (6) courses:
 17-51 17) N07°22'23"E, 103.84 feet to a 1/2 inch iron rod, with
 17-52 plastic cap marked "Capital Surveying Company, Inc.", found for the
 17-53 northeast corner of said Lot 1, Block "A" and southeast corner of
 17-54 Lot 2, Block "A", Driftwood Subdivision, Phase One, Section One;
 17-55 18) N17°52'14"E, 113.77 feet to a 1/2" inch iron rod, with
 17-56 plastic cap marked "Capital Surveying Company, Inc.", found for the
 17-57 northeast corner of said Lot 2, Block "A" and southeast corner of
 17-58 Lot 3, Block "A", Driftwood Subdivision, Phase One, Section One;
 17-59 19) N42°19'39"E, 152.02 feet to a 1/2" iron rod, with plastic
 17-60 cap marked "Capital Surveying Company, Inc.", found for the most
 17-61 easterly corner of said Lot 3, Block "A";
 17-62 20) N51°01'26"W, 271.17 feet to a 1/2" iron rod, with plastic
 17-63 cap marked "Capital Surveying Company, Inc.", found for the most
 17-64 northerly corner of said Lot 3, Block "A", being on the
 17-65 southeasterly right-of-way line of Thurman Roberts Way
 17-66 (right-of-way varies) as dedicated by plat of said Driftwood
 17-67 Subdivision, Phase One, Section One, and being the point of
 17-68 curvature of a non-tangent curve to the left;
 17-69 21) With the said non-tangent curve to the left, having a

18-1 central angle of $07^{\circ}28'18''$, a radius of 1225.00 feet, a long chord of
 18-2 159.64 feet (chord bears $N43^{\circ}37'12''E$), for an arc distance of 159.75
 18-3 feet to a 1/2 inch iron rod, with a plastic cap marked "Capital
 18-4 Surveying Company, Inc.", found for the most westerly corner of Lot
 18-5 4. Block "A", Driftwood Subdivision, Phase One, Section One;

18-6 22) $S50^{\circ}06'57''E$, passing at 260.73 feet a 1/2" iron rod, with
 18-7 plastic cap marked "Capital Surveying Company, Inc.", found for the
 18-8 most southerly corner of said Lot 4, Block "A", and continuing
 18-9 across the said 100 acre tract, for a total distance of 398.95 feet
 18-10 to a 1/2 inch iron rod, with a plastic cap marked "Capital Surveying
 18-11 Company, Inc.", found for angle point;

18-12 THENCE, $S85^{\circ}26'34''E$, continuing across said 100 acre tract,
 18-13 for distance of 305.39 feet to a calculated point on the approximate
 18-14 centerline of Onion Creek, being on the common easterly line of the
 18-15 said 100 acre tract and westerly line of that 331.26 acre tract
 18-16 conveyed to R. L. Struhall be deed recorded in Volume 226. Page 633
 18-17 of the Deed Records of Hays County, Texas;

18-18 THENCE, $S16^{\circ}23'23''E$, with the said common easterly line of the
 18-19 100 acre tract and westerly line of the 331.26 acre tract, 513.45
 18-20 feet to a calculated point for the most northerly east corner of
 18-21 said Lot 1, Block A, Driftwood Solage subdivision;

18-22 THENCE, with the common easterly line of the said Lot 1, Block
 18-23 A, Driftwood Solage subdivision and westerly line of the said
 18-24 331.26 acre tract, being along the approximate centerline of Onion
 18-25 Creek, the following six (6) courses:

- 18-26 1) $S17^{\circ}10'43''E$, 220.66 feet to a calculated angle point;
- 18-27 2) $S25^{\circ}12'42''E$, 91.93 feet to a calculated angle point;
- 18-28 3) $S34^{\circ}24'43''E$, 293.21 feet to a calculated angle point;
- 18-29 4) $S36^{\circ}58'43''E$, 312.92 feet to a calculated angle point;
- 18-30 5) $S41^{\circ}11'43''E$, 251.02 feet to a calculated angle point;
- 18-31 6) $S52^{\circ}15'43''E$, 120.82 feet to a calculated angle point;

18-32 THENCE, $S63^{\circ}34'43''E$, leaving the southeast line of aforesaid
 18-33 Driftwood Solage subdivision, with the common easterly line of the
 18-34 said 200 acre tract and westerly line of the said 331.26 acre tract,
 18-35 223.03 feet to a calculated point for the southeast corner of the
 18-36 herein described tract;

18-37 THENCE, leaving the westerly line of the said 331.26 acre
 18-38 tract and the approximate centerline of Onion Creek, and continuing
 18-39 across the said 200 acre tract, for the following fifteen (15)
 18-40 courses:

- 18-41 1) $S53^{\circ}37'15''W$, at a distance of 110.60 feet pass a 1/2" iron
 18-42 rod, with cap marked "Capital Surveying Company, Inc.", found on
 18-43 line, and continuing for a total distance of 410.60 feet to a 1/2"
 18-44 iron rod, with cap marked "Capital Surveying Company, Inc.", found
 18-45 for an angle point;
- 18-46 2) $S83^{\circ}45'47''W$, 373.76 feet to a cotton gin spindle found for
 18-47 an angle point;
- 18-48 3) $S71^{\circ}43'37''W$, 140.00 feet to a 1/2" iron rod, with cap
 18-49 marked "Capital Surveying Company, Inc.", found for an angle point;
- 18-50 4) $S75^{\circ}18'49''W$, 419.98 feet to a 1/2" iron rod, with cap
 18-51 marked "Capital Surveying Company, Inc.", found for an angle point;
- 18-52 5) $S69^{\circ}45'59''W$, 23.70' feet to a 1/2" iron rod, with cap
 18-53 marked "Capital Surveying Company, Inc.", found for an angle point;
- 18-54 6) $N02^{\circ}46'13''E$, 20.69 feet to a 1/2" iron rod, with cap
 18-55 marked "Capital Surveying Company, Inc.", found for the point of
 18-56 curvature of a curve to the right;
- 18-57 7) With said curve to the right, having a central angle of
 18-58 $01^{\circ}48'34''$, a radius of 975.00 feet, a chord distance of 30.79 feet
 18-59 (chord bears $N01^{\circ}51'55''E$), for an arc distance of 30.79 feet to a
 18-60 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
 18-61 found for the point of tangency;
- 18-62 8) $N00^{\circ}57'39''E$, 317.81 feet to a 1/2" iron rod, with cap
 18-63 marked "Capital Surveying Company, Inc.", found for the point of
 18-64 curvature of curve to the left;
- 18-65 9) With said curve to the left, having a central angle of
 18-66 $23^{\circ}43'44''$, radius of 375.00 feet, a chord distance of 154.20 feet
 18-67 (chord bears $N10^{\circ}54'13''W$), for an arc distance of 155.31 feet to a
 18-68 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
 18-69 found for the point of tangency;

19-1 10) N22°46'05"W, 42.55 feet to a 1/2" iron rod, with cap
 19-2 marked "Capital Surveying Company, Inc.", found for an angle point;
 19-3 11) N14°38'40"W, 372.96 feet to a 1/2" iron rod, with cap
 19-4 marked "Capital Surveying Company, Inc.", found for an angle point;
 19-5 12) N21°45'28"W, 30.71 feet to a 1/2" iron rod, with cap
 19-6 marked "Capital Surveying Company, Inc.", found for corner;
 19-7 13) S80°36'36"W, 280.00 feet to 1/2" iron rod, with cap
 19-8 marked "Capital Surveying Company, Inc.", found for corner;
 19-9 14) N10°21'10"W, 220.19 feet to a 1/2" iron rod, with cap
 19-10 marked "Capital Surveying Company, Inc.", found for an angle point;
 19-11 15) N28°08'35"W, 75.29 feet to a 1/2" iron rod, with cap
 19-12 marked "Capital Surveying Company, Inc.", found on the southerly
 19-13 line of said Lot 1, Block "A", Driftwood Solage, subdivision;

19-14 THENCE, with the southerly line of said Lot 1, Block A,
 19-15 Driftwood Solage subdivision and continuing across the said 200
 19-16 acre tract, for the following two (2) courses:

19-17 1) N50°40'23"W, 232.12 feet to 4" diameter steel fence post
 19-18 found;

19-19 2) N85°21'33"W, 156.63 feet to a 1/2" iron rod, with cap
 19-20 marked "Capital Surveying Company, Inc.", found for the point of
 19-21 curvature of a non-tangent curve to the left, on the easterly
 19-22 right-of-way line of said Thurman Roberts Way;

19-23 THENCE, with the common west line of the said Lot 1, Block A,
 19-24 Driftwood Solage subdivision and easterly right-of-way line of said
 19-25 Thurman Roberts Way, across the said 200 acre tract, with said
 19-26 non-tangent curve to the left, having a central angle of 02°22'08",
 19-27 a radius of 1275.00 feet, a chord distance of 52.71 feet (chord
 19-28 bears N23°06'09"E), for an arc distance of 52.72 feet to a 1/2" iron
 19-29 rod, with cap marked "Capital Surveying Company, Inc.", found for
 19-30 the point of tangency;

19-31 THENCE, leaving said Thurman Roberts Way and continuing with
 19-32 the said westerly line of Lot 1, Block A, Driftwood Solage
 19-33 subdivision, being across the said 200 acre tract, for the
 19-34 following four (4) courses:

19-35 1) S85°21'33"E, 228.91 feet to a 1/2" iron rod, with cap
 19-36 marked "Capital Surveying Company, Inc.", found for an angle point;

19-37 2) N14°30'16"E, 131.29 feet to a 1/2" iron rod, with cap
 19-38 marked "Capital Surveying Company, Inc.", found for an angle point;

19-39 3) N14°09'20"W, 149.71 feet to a 1/2" iron rod, with cap
 19-40 marked "Capital Surveying Company, Inc.", found for an angle point;

19-41 4) N05°20'52"E, 82.17 feet to a feet to a 1/2" iron rod, with
 19-42 cap marked "Capital Surveying Company, Inc.", found on the south
 19-43 line of aforesaid Lot 1, Block "A", Driftwood Subdivision, Phase
 19-44 One, Section One;

19-45 THENCE, continuing across the said 200-acre tract, with
 19-46 common line between said Lot 1, Block A, Driftwood Solage
 19-47 subdivision and Lot 1, Block "A", Driftwood Subdivision, Phase One,
 19-48 Section One, for the following two (2) courses:

19-49 1) S84°39'08"E, 113.68 feet to a 1/2" iron rod, with cap
 19-50 marked "Capital Surveying Company, Inc.", found for the southeast
 19-51 corner of aforesaid Lot 1, Block "A", Driftwood Subdivision, Phase
 19-52 One, Section One;

19-53 2) N07°22'23"E, 34.06 feet to the POINT OF BEGINNING,
 19-54 CONTAINING within these metes and bounds 44.3905 acres of land
 19-55 area.

19-56 Bearing Basis is the Texas State Plane Coordinate System,
 19-57 South Central Zone, NAD 83 (GRID).

19-58 65.3766 Acres

19-59 FIELDNOTE DESCRIPTION of a tract or parcel of land containing
 19-60 81.7176 acres situated in the Fannie A. D. Darden, Abstract No. 664
 19-61 and the Freelove Woody Survey No. 23, Abstract No. 20, Hays County,
 19-62 Texas, being all of that 0.83 acre tract conveyed to Masa Scott
 19-63 Roberts by deed recorded in Volume 333, Page 323 of the Deed Records
 19-64 of Hays County, Texas, a portion of that 130 acre tract, described
 19-65 as Tract I, a portion of that 100 acre tract, described as Tract II,
 19-66 a portion of that 47.5 acre tract, described as Tract III and a
 19-67 portion of that 200 acre tract, described as Tract IV, all conveyed
 19-68 to Masa Scott Roberts by deed recorded in Volume 966, Page 677 of
 19-69 the said Deed Records, the said 81.7176 acre tract is more

20-1 particularly described by metes and bounds as follows:

20-2 BEGINNING at a cotton gin spindle found in rock, for the
 20-3 common north corner of the said 0.83 acre tract and the said 130
 20-4 acre tract, being the southeast corner of Lot 1-B, Division of Lot
 20-5 1, The J. V. Ash, Jr. Subdivision, a subdivision recorded in Volume
 20-6 10, Page 217 of the Plat Records of Hays County, Texas, same being
 20-7 the southwest corner of Lot 2, Block 'B', "Creek of Driftwood", a
 20-8 subdivision recorded in Volume 8, Page 246 of the said Plat Records;
 20-9 THENCE, leaving the easterly line of the said 0.83 acre
 20-10 tract, along the centerline of Onion Creek, with the northeast and
 20-11 easterly line of the above said 130 acre tract, being the southerly
 20-12 line of aforesaid Lot 2, Block "B", Creek of Driftwood subdivision,
 20-13 for the following two (2) courses:

20-14 1) S80°26'41"E, 216.51 feet to a calculated angle point;
 20-15 2) N89°33'24"E, 514.79 feet to the calculated southeast
 20-16 corner of aforesaid Lot 2, Block 'B', same being the northeast
 20-17 corner of Lot 56, Block "A, Driftwood Subdivision, Phase One,
 20-18 Section Two, a subdivision recorded in Document No. 19026363 of the
 20-19 Official Public Records of Hays County, Texas;

20-20 THENCE, leaving the south line of said Lot 2, Block 'B, across
 20-21 the said 130 acre tract and the said 100 acre tract, with the
 20-22 westerly and southerly lines of said Driftwood Subdivision, Phase
 20-23 One, Section Two, for the following five (5) courses:

20-24 1) S05°40'15"E, 578.57 feet to a 1/2 inch iron rod, with
 20-25 plastic cap marked "Capital Surveying Company, Inc.", found for the
 20-26 southwest corner of Lot 3, Block "A", (Thurman Roberts Way -
 20-27 variable width right-of-way);

20-28 2) N88°34'32"E, with the southerly right-of-way of Thurman
 20-29 Roberts Way, 279.37 feet to a 1/2 inch iron rod, with plastic cap
 20-30 marked "Capital Surveying Company, Inc.", found for the point of
 20-31 curvature of a curve to the left;

20-32 3) Continuing along the southerly right-of-way line of
 20-33 Thurman Roberts Way, with said curve to the left, having a central
 20-34 angle of 27°58'16", a radius of 831.70 feet, a long chord of 402.01
 20-35 feet (chord bears N74°35'24"E), for an arc distance of 406.03 feet
 20-36 to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying
 20-37 Company, Inc.", found for the point of reverse curvature of a curve
 20-38 to the right on the westerly right-of-way line of Lot 6, Block "F"
 20-39 (Roxie Crossing) as dedicated by plat of said Driftwood
 20-40 Subdivision, Phase One, Section Two;

20-41 4) Continuing with the westerly right-of-way line of Roxie
 20-42 Crossing, with said curve to the right, having a central angle of
 20-43 87°17'31", a radius of 15.00 feet, a long chord of 20.71 feet (chord
 20-44 bears S75°44'58"E), for an arc distance of 22.85 feet to a 1/2 inch
 20-45 iron rod, with plastic cap marked "Capital Surveying Company,
 20-46 Inc.", found for the point of tangency;

20-47 5) S32°06'12"E, continuing with the westerly line of Roxie
 20-48 Crossing, Driftwood, Phase One, Section Two, subdivision, 37.95
 20-49 feet to a 1/2 inch iron rod, with plastic cap marked "Capital
 20-50 Surveying Company, Inc.", found for the common southwest corner of
 20-51 Roxie Crossing, Driftwood, Phase One, Section Two, subdivision,
 20-52 same being the northwest corner of Lot 5, Block "F" (Roxie
 20-53 Crossing), Driftwood Subdivision, Phase One, Section One, a
 20-54 subdivision recorded in Book 18, Pages 236 through 240 of the Plat
 20-55 Records of Hays County, Texas;

20-56 THNECE, leaving the southerly line of Driftwood Subdivision,
 20-57 Phase One, Section Two, along the northerly and westerly line of
 20-58 Driftwood Subdivision, Phase One, Section One, for the following
 20-59 five (5) courses:

20-60 1) S57°25'46"W, 200.01 feet to a 1/2 inch iron rod, with
 20-61 plastic cap marked "Capital Surveying Company, Inc.", found for
 20-62 corner;

20-63 2) S32°06'12"E, 40.24 feet to a 1/2 inch iron rod, with
 20-64 plastic cap marked "Capital Surveying Company, Inc.", found for the
 20-65 point of curvature of a curve to the right;

20-66 3) With said curve to the right, having a central angle of
 20-67 21°50'23", a radius of 275.00 feet, a long chord of 104.19 feet
 20-68 (chord bears S21°11'01"E), for an arc distance of 104.82 feet to a
 20-69 1/2 inch iron rod, with plastic cap marked "Capital Surveying

21-1 Company, Inc.", found for the point of reverse curvature of a curve
 21-2 to the left;
 21-3 4) With said curve to the left, having a central angle of
 21-4 65°29'02", a radius of 725.00 feet, a long chord of 784.24 feet
 21-5 (chord bears S43°00'20"E), for an arc distance of 828.61 feet to a
 21-6 1/2 inch iron rod, with plastic cap marked "Capital Surveying
 21-7 Company, Inc.", found for the point of tangency;
 21-8 5) S75°44'51"E, 184.03 feet to a 1/2 inch iron rod, with
 21-9 plastic cap marked "Capital Surveying Company, Inc.", found for the
 21-10 point of curvature of a non-tangent curve to the right on the
 21-11 westerly line of Lot 2, Block "F", (Thurman Roberts Way - variable
 21-12 width right-of-way) as dedicated by plat of Driftwood Subdivision,
 21-13 Phase One, Section One;
 21-14 THENCE, with the westerly right-of-way line of said Thurman
 21-15 Roberts Way, being Lot 2, Block "F" and Lot 1, Block "F", of said
 21-16 Driftwood Subdivision, Phase One, Section One, for the following
 21-17 four (4) courses:
 21-18 1) With said non-tangent curve to the right, having a
 21-19 central angle of 22°05'26", a radius of 1225.00 feet, a long chord of
 21-20 469.38 feet (chord bears S16°44'49"W), for an arc distance of 472.30
 21-21 feet to a 1/2 inch iron rod, with plastic cap marked "Capital
 21-22 Surveying Company, Inc.", found for the point of tangency;
 21-23 2) S27°47'32"W, 81.49 feet to a 1/2 inch iron rod, with
 21-24 plastic cap marked "Capital Surveying Company, Inc.", found for the
 21-25 point of curvature of a curve to the right;
 21-26 3) With said curve to the right, having a central angle of
 21-27 09°33'11", a radius of 775.00 feet, a long chord of 129.07 feet
 21-28 (chord bears S32°34'08"W), for an arc distance of 129.22 feet to a
 21-29 1/2 inch iron rod, with plastic cap marked "Capital Surveying
 21-30 Company, Inc.", found for the point of tangency;
 21-31 4) S46°06'03"W, 73.14 feet to a 1/2 inch iron rod, with
 21-32 plastic cap marked "Capital Surveying Company, Inc.", found for
 21-33 corner;
 21-34 THENCE, leaving westerly right-of-way line of said Thurman
 21-35 Roberts Way, across the aforesaid 200 acre tract and the said 47.5
 21-36 acre tract, for the following four (4) courses:
 21-37 1) N56°01'33"W, 199.87 feet to a 1/2 inch iron rod, with
 21-38 plastic cap marked "Capital Surveying Company, Inc.", found for the
 21-39 point of curvature of a curve to the left;
 21-40 2) With said curve to the left, having a central angle of
 21-41 145°01'54", a radius of 773.00 feet, a long chord of 1474.58 feet
 21-42 (chord bears S51°27'30"W), for an arc distance of 1956.68 feet to a
 21-43 1/2 inch iron rod, with plastic cap marked "Capital Surveying
 21-44 Company, Inc.", found for corner;
 21-45 3) S70°51'14"W, 489.70 feet to a 1/2 inch iron rod, with
 21-46 plastic cap marked "Capital Surveying Company, Inc.", found for
 21-47 corner in the aforesaid 47.5 acre tract;
 21-48 4) N04°40'53"W, 328.13 feet to a 1/2 inch iron rod, with
 21-49 plastic cap marked "Capital Surveying Company, Inc.", found on the
 21-50 common north line of the aforesaid 47.5 acre tract and south line of
 21-51 that 7.47 acre tract conveyed to D. Scott Daves as recorded in
 21-52 Document No. 70003517 of the said Official Public Records;
 21-53 THENCE, with the northerly and westerly lines of the said
 21-54 47.5 acre tract, the 200 acre tract and the 100 acre tract, for the
 21-55 following six (6) courses:
 21-56 1) N88°21'08"E, with the common north line of the said 47.5
 21-57 acre tract and south line of the said 7.47 acre tract, 55.66 feet to
 21-58 a 1/2 inch iron rod, with plastic cap marked "Capital Surveying
 21-59 Company, Inc.", found for corner;
 21-60 2) N06°16'50"W, leaving the north line of the said 47.5 acre
 21-61 tract, with the common west line of the said 200 acre tract, the
 21-62 east line of the said 7.47 acre tract and the east line of that 1.12
 21-63 acre tract conveyed to Kathleen Collins and Thomas Wendt as
 21-64 recorded in Volume 3272, Page 851 of the said Deed Records, 604.83
 21-65 feet to a 1/2 inch iron rod, without cap, found for corner;
 21-66 3) S89°02'53"W, 77.37 feet to a calculated point, from which
 21-67 a 1/2 inch iron rod, without cap, bears S05°17'08"W, 2.25 feet for
 21-68 the southeast corner of that 5.2506 acre tract conveyed to Kathleen
 21-69 Collins and Thomas Wendt by deed recorded in Volume 1427, Page 454

22-1 of the said Deed Records;

22-2 4) N05°17'08"E, 618.54 feet to a 5/8" iron rod found for the

22-3 northeast corner of the said 5.04 acre tract conveyed to Educated

22-4 Roofing Systems, Inc., by deed recorded in Document No. 17027808 of

22-5 the said Official Public Records, being on the apparent common line

22-6 between the above said 288 acre tract and the 100 acre tract, same

22-7 being the POINT OF REFERENCE for the 5.336 acre tract described

22-8 below;

22-9 5) S86°24'25"W, with the above said common line between the

22-10 288 acre tract and the 100 acre tract, being the north line of the

22-11 said 5.04 acre tract, 91.89 feet to a 1/2" iron rod found for the

22-12 southeast corner of that 7.56 acre tract conveyed to HD Ventures LP

22-13 by deed recorded in Volume 2625, Page 278 of the said Official

22-14 Public Records and being the apparent southwest corner of the 100

22-15 acre tract;

22-16 6) N07°27'54"W, with the common line between the said 7.56

22-17 acre tract and the 100 acre tract, 1242.44 feet to a 1/2" iron rod

22-18 found for the north corner of the aforesaid 7.56 acre tract and the

22-19 100 acre tract, being on the south line of Lot 1-D, of aforesaid

22-20 "Division of Lot 1, The J. V. Ash, Jr. Subdivision";

22-21 THENCE, S89°18'23"E, leaving the east line of the said 6.01

22-22 acre tract, with the common north line of the said 100 acre tract

22-23 and south line of the said Lot 1-D, a distance of 174.13 feet to a

22-24 1/2" iron rod found for the southeast corner of said Lot 1-D, same

22-25 being the southwest corner of the aforesaid 0.83 acre tract;

22-26 THENCE, N08°44'17"W, leaving the north line of the said 100

22-27 acre tract, with the common east line of Lot 1-D, and west line of

22-28 the said 0.83 acre tract, 101.46 feet to a 1/2" iron rod found for an

22-29 angle point;

22-30 THENCE, N33°27'31"E, with the west line of the said 0.83 acre

22-31 tract, at 148.39 feet pass a 1/2" iron rod found for the common east

22-32 corner of Lot 1-D, and Lot 1-B, of said "Division of Lot 1, The J. V.

22-33 Ash, Jr. Subdivision", and continuing along the east line of said

22-34 Lot 1-B, for a total distance of 209.96 feet to a fence corner post

22-35 found for an angle point for the most northerly corner of the

22-36 aforesaid 0.83 acre tract;

22-37 THENCE, S69°54'59"E, with the common north line of the said

22-38 0.83 acre tract and south line of said Lot 1-B, 18.34 feet to the

22-39 POINT OF BEGINNING, CONTAINING within these metes and bounds

22-40 81.7176 acres of land area, SAVE and EXCEPT the following 5.336 acre

22-41 tract, being all of that 5.2 acre tract conveyed to Christella

22-42 Alberado by deed recorded in Volume 302, Page 484 of the said Deed

22-43 Records and that 11.005 acre tract, being out of the aforesaid 100

22-44 acre tract, described as Tract II, and as more particularly

22-45 described by metes and bounds as follows:

22-46 SAVE AND EXCEPT 5.336 ACRE TRACT

22-47 COMMENING at the 5/8" iron rod found for the common west

22-48 corner of the said 200 acre tract and 100 acre tract, being the

22-49 northeast corner of the said 10.283 acre tract, and as further

22-50 described above as the POINT OF REFERENCE:

22-51 THENCE, N86°13'55"E, with the south line of the above said 100

22-52 acre tract, for a distance of 49.97 feet to a 1/2" iron rod found for

22-53 the northwest corner of the said 5.2 acre tract and the POINT OF

22-54 BEGINNING of the herein described tract;

22-55 THENCE, N86°22'32"E, with the north line of the said 5.2 acre

22-56 tract, 314.54 feet to a 1/2" iron rod found for an angle point;

22-57 THENCE, N87°39'46"E, 436.49 feet to a 1/2" iron rod found for

22-58 the northeast corner of the said 5.2 acre tract;

22-59 THENCE, S05°36'14"W, 310.15 feet to a 60d nail found in a

22-60 fence corner post for the southeast corner of the said 5.2 acre

22-61 tract;

22-62 THENCE, S86°53'23"W, 377.12 feet to a 1/2" iron rod found for

22-63 an angle point;

22-64 THENCE, S87°09'18"W, 372.19 feet to a 1/2" iron rod found for

22-65 the southwest corner of the said 5.2 acre tract;

22-66 THENCE, N05°15'47"E, 311.23 feet to the POINT OF BEGINNING of

22-67 the herein described tract, CONTAINING within these metes and

22-68 bounds 5.336 acres of land area, to be SAVED AND EXCEPTED from the

22-69 81.7176 acre tract described above.

SAVE AND EXCEPT 11.005 ACRE TRACT

23-1 COMMENCING at a 1/2 inch iron rod, with plastic cap marked
 23-2 "Capital Surveying Company, Inc.", found for the most northerly
 23-3 corner of Lot 1, Block "C", same being the most easterly corner of
 23-4 Roxie Crossing Drive (50' right-of-way) as dedicated by plat in
 23-5 Driftwood Subdivision, Phase One, Section One, a subdivision
 23-6 recorded in Book 18, Pages 236 through 240 of the Plat Records of
 23-7 Hays County, Texas, from which a 1/2 inch iron rod, with a plastic
 23-8 cap marked "Capital Surveying Company, Inc.", found for the most
 23-9 westerly corner of said Lot 1, Block "C", bears S57°25'46"W, 200.01
 23-10 feet;

23-11 THENCE, leaving the westerly line of said Lot 1, Block "C",
 23-12 across the said 100 acre tract, with the southerly right-of-way
 23-13 line of Lot 6, Block "F" (Roxie Crossing), as dedicated in Driftwood
 23-14 Subdivision, Phase One, Section Two, a subdivision recorded in
 23-15 Document No. 19026363 of the Plat Records of Hays County, Texas,
 23-16 for the following two (2) courses:

23-17 1) N32°06'12"W, 37.95 feet to a 1/2 inch iron rod, with
 23-18 plastic cap marked "Capital Surveying Company, Inc.", set for the
 23-19 point of curvature of a curve to the left;

23-20 2) With the said curve to the left, having a central angle of
 23-21 87°17'31", a radius of 15.00 feet, a long chord of 20.71 feet (chord
 23-22 bears N75°44'59"W), for an arc distance of 22.85 feet to a 1/2 inch
 23-23 iron rod, with a plastic cap marked "Capital Surveying Company,
 23-24 Inc.", found for the point of reverse curvature of a curve to the
 23-25 right at the intersection with Lot 3, Block "F", (Thurman Roberts
 23-26 Way, right-of-way varies), Driftwood Subdivision, Phase One,
 23-27 section Two;

23-28 THENCE, leaving the southerly right-of-way line of Roxie
 23-29 Crossing Drive, and continuing across the said 100 acre tract,
 23-30 along the southerly right-of-way line of Thurman Roberts Way, with
 23-31 a curve to the right having a central angle of 13°33'28", a radius of
 23-32 831.70 feet, a long chord of 196.35 feet (chord bears S67°23'00"W),
 23-33 for an arc distance of 196.80 feet to a 1/2 inch iron rod, with a
 23-34 plastic cap marked "Capital Surveying Company, Inc.", found for the
 23-35 northeast corner and POINT OF BEGINNING of the herein described
 23-36 tract;

23-37 THENCE, leaving the southerly right-of-way line of Thurman
 23-38 Roberts Way, and continuing across the said 100 acre tract, for the
 23-39 following twelve (12) courses:

23-40 1) S20°32'24"E, 374.25 feet to a plastic cap marked "Capital
 23-41 Surveying Company, Inc.", found for corner;

23-42 2) S01°59'47"E, 403.48 feet to a plastic cap marked "Capital
 23-43 Surveying Company, Inc.", found for corner, from which a 1/2 inch
 23-44 iron rod, with a plastic cap marked "Capital Surveying Company,
 23-45 Inc.", found for the common south corner of Lot 3 and Lot 4, Block
 23-46 "C", Driftwood Subdivision, Phase One, Section One, bears
 23-47 N48°23'42"E, 238.83 feet;

23-48 3) N74°30'28"W, 279.15 feet to a plastic cap marked "Capital
 23-49 Surveying Company, Inc.", found for corner,

23-50 4) N70°26'35"W, 152.74 feet to a plastic cap marked "Capital
 23-51 Surveying Company, Inc.", found for corner;

23-52 5) N74°05'29"W, 144.99 feet to a plastic cap marked "Capital
 23-53 Surveying Company, Inc.", found for corner;

23-54 6) N73°05'40"W, 56.98 feet to a plastic cap marked "Capital
 23-55 Surveying Company, Inc.", found for corner;

23-56 7) N72°36'05"W, 103.77 feet to a plastic cap marked "Capital
 23-57 Surveying Company, Inc.", found for corner;

23-58 8) N49°16'55"W, 105.41 feet to a plastic cap marked "Capital
 23-59 Surveying Company, Inc.", found for corner;

23-60 9) N23°03'53"W, 107.36 feet to a plastic cap marked "Capital
 23-61 Surveying Company, Inc.", found for corner;

23-62 10) N00°19'53"E, 143.04 feet to a plastic cap marked
 23-63 "Capital Surveying Company, Inc.", found for corner;

23-64 11) N72°18'57"W, 177.92 feet to a plastic cap marked
 23-65 "Capital Surveying Company, Inc.", found for the point of curvature
 23-66 of a non-tangent curve to the right;

23-67 12) With the said curve to the right, having a central angle
 23-68 of 48°39'30", a radius of 379.00 feet, a long chord of 312.28 feet
 23-69

24-1 (chord bears N64°14'47"E), for an arc distance of 321.87 feet to a
 24-2 1/2 inch iron rod, with a plastic cap marked "Capital Surveying
 24-3 Company, Inc.", found for the point of tangency;

24-4 THENCE, N88°34'32"E, continuing across the said 100 acre
 24-5 tract, at a distance of 84.35 feet pass a 1/2" iron rod, with
 24-6 plastic cap marked "Capital Surveying Company, Inc.", found for the
 24-7 southwest corner of aforesaid Thurman Roberts Way, and continuing
 24-8 along the southerly line of Thurman Roberts Way, for a total
 24-9 distance of 363.72 feet to a 1/2 inch iron rod, with plastic cap
 24-10 marked "Capital Surveying Company, Inc.", found for the point of
 24-11 curvature of a curve to the left;

24-12 THENCE, continuing across the said 100 acre tract, along the
 24-13 southerly line of said Thurman Roberts Way, with the said curve to
 24-14 the left, having a central angle of 14°24'48", a radius of 831.70
 24-15 feet, a long chord of 208.67 feet (chord bears N81°22'08"E), for an
 24-16 arc distance of 209.22 feet to the POINT OF BEGINNING, CONTAINING
 24-17 within these metes and bounds 11.005 acres of land area, to be SAVED
 24-18 AND EXCEPTED from the 81.7176 acre tract described above, for a
 24-19 total NET AREA of 65.3766 acres of land area

24-20 The bearings shown in this survey are grid bearings based on
 24-21 the Texas State Plane Coordinate System, NAD 83 (HARN) Datum, South
 24-22 Central Zone, derived by Global Positioning Systems surveys

24-23 19.3018 acres

24-24 FIELDNOTE DESCRIPTION, of a tract or parcel of land
 24-25 containing 19.3018 acres situated in the Freelove Woody Survey
 24-26 No. 23, Abstract No. 20, Hays County, Texas, being all of that
 24-27 19.302 acre tract, described as Tract 2, conveyed to Driftwood DLC
 24-28 Investor I, LP by deed recorded in Document No. 20031232 of the
 24-29 Official Public Records of Hays County, Texas, the said 19.3018
 24-30 acre tract, being all of proposed Driftwood Subdivision, Phase Two
 24-31 Final Plat, is more particularly described by metes and bounds as
 24-32 follows:

24-33 BEGINNING at a 1/2" iron rod, with cap marked "Capital
 24-34 Surveying Company, Inc.", found for the southwest corner of the
 24-35 said 19.302 acre tract, being a northerly remainder line of that 200
 24-36 acre tract, described as Tract IV, conveyed to Masa Scott Roberts by
 24-37 deed recorded in Volume 966, Page 677 of the Deed Records of Hays
 24-38 County, Texas and a point on the easterly line of Lot 1, Block F,
 24-39 Driftwood Subdivision, Phase One, Section One (Thurman Roberts Way,
 24-40 right-of-way varies);

24-41 THENCE, with the easterly line of the said Lot 1, Block "F"
 24-42 (Thurman Roberts Way) and westerly line of the said 19.302 acre
 24-43 tract, for the following six (6) courses:

24-44 1) N08°08'52"W, a distance of 270.55 feet to a 1/2" iron
 24-45 rod, with cap marked "Capital Surveying Company, Inc.", found for
 24-46 the point of curvature of a curve to the right;

24-47 2) With the said curve to the right having a central angle of
 24-48 32°07'04", a radius of 175.00 feet, a chord distance of 96.82 feet
 24-49 (chord bears N07°54'40"E), for an arc distance of 98.10 feet to a
 24-50 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
 24-51 found for the point of tangency;

24-52 3) N23°58'11"E, a distance of 53.58 feet to a 1/2" iron rod,
 24-53 with cap marked "Capital Surveying Company, Inc.", found for the
 24-54 point of curvature of a curve to the left;

24-55 4) With the said curve to the left having a central angle of
 24-56 28°12'44", a radius of 250.00 feet, a chord distance of 121.86 feet
 24-57 (chord bears N09°51'49"E), for an arc distance of 123.10 feet to a
 24-58 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
 24-59 found for the point of tangency;

24-60 5) N04°14'32"W, a distance of 51.42 feet to a 1/2" iron rod,
 24-61 with cap marked "Capital Surveying Company, Inc.", found for the
 24-62 point of curvature of a curve to the right;

24-63 6) With the said curve to the right having a central angle of
 24-64 16°19'00", a radius of 375.00 feet, a chord distance of 106.43 feet
 24-65 (chord bears N03°54'57"E), for an arc distance of 106.79 feet to a
 24-66 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",
 24-67 found for the northwest corner of the herein described tract, same
 24-68 being the point of curvature of a non-tangent curve to the left;

24-69 THENCE, leaving the easterly line of said Lot 1, Block "F"

25-1 (Thurman Roberts Way), with the northerly line of the 19.302 acre
 25-2 tract, for the following ten (10) courses:

25-3 1) With the said non-tangent curve to the left having a
 25-4 central angle of $84^{\circ}22'00''$, a radius of 15.00 feet, a chord distance
 25-5 of 20.14 feet (chord bears $S30^{\circ}06'34''E$), for an arc distance of
 25-6 22.09 feet to a $1/2''$ iron rod, with cap marked "Capital Surveying
 25-7 Company, Inc.", found for the point of tangency;

25-8 2) $S72^{\circ}17'33''E$, 10.71 feet to a $1/2''$ iron rod, with cap
 25-9 marked "Capital Surveying Company, Inc.", found for the point of
 25-10 curvature of a curve to the left;

25-11 3) With a curve to the left having a central angle of
 25-12 $22^{\circ}56'38''$, a radius of 275.00 feet, a chord distance of 109.39 feet
 25-13 (chord bears $S83^{\circ}45'53''E$), for an arc distance of 110.12 feet to a
 25-14 $1/2''$ iron rod, with cap marked "Capital Surveying Company, Inc.",
 25-15 found for the point of tangency;

25-16 4) $N84^{\circ}45'49''E$, 211.28 feet to a $1/2''$ iron rod, with cap
 25-17 marked "Capital Surveying Company, Inc.", found for the point of
 25-18 curvature of a curve to the right;

25-19 5) With a curve to the right having a central angle of
 25-20 $18^{\circ}03'27''$, a radius of 725.00 feet, a chord distance of 227.55 feet
 25-21 (chord bears $S86^{\circ}12'28''E$), for an arc distance of 288.49 feet to a
 25-22 $1/2''$ iron rod, with cap marked "Capital Surveying Company, Inc.",
 25-23 found for the point of tangency;

25-24 6) $S77^{\circ}10'44''E$, 128.00 feet to a $1/2''$ iron rod, with cap
 25-25 marked "Capital Surveying Company, Inc.", found for an angle point;

25-26 7) $S90^{\circ}00'00''E$ (east), 229.51 feet to a $1/2''$ iron rod, with
 25-27 cap marked "Capital Surveying Company, Inc.", found for an angle
 25-28 point;

25-29 8) $N84^{\circ}09'44''E$, 129.83 feet to a $1/2''$ iron rod, with cap
 25-30 marked "Capital Surveying Company, Inc.", found for corner;

25-31 9) $N85^{\circ}31'04''E$, 20.00 feet to a $1/2''$ iron rod, with cap
 25-32 marked "Capital Surveying Company, Inc.", found for corner;

25-33 10) $N63^{\circ}47'30''E$, 116.76 feet to a $1/2''$ iron rod, with cap
 25-34 marked "Capital Surveying Company, Inc.", found on the westerly
 25-35 line of "Lot 1-B, Block "A", "Final Plat" of the Driftwood Solage
 25-36 Subdivision, Block A, Lots 1-B, being a Replat of Block A, Lot 1 of
 25-37 the Driftwood Solage Subdivision and 17.3859 acres out of the
 25-38 Freelove Woody Survey No. 23, Abstract No. 664, within the
 25-39 extraterritorial jurisdiction of the City of Dripping Springs, Hays
 25-40 County, Texas" (Lot 1-B), a subdivision recorded in Document
 25-41 No. 19037665 of the Official Public Records of Hays County, Texas,
 25-42 from which a $1/2''$ iron rod, with plastic cap marked "Capital
 25-43 Surveying Co. Inc.", found on the westerly line of said Lot 1-B,
 25-44 bears $N14^{\circ}38'40''W$, 253.31 feet;

25-45 THENCE, with the easterly line of the said 19.302 acre tract
 25-46 and westerly line of said Lot 1-B, for the following six (6)
 25-47 courses:

25-48 1) $S14^{\circ}38'40''E$, 119.66 feet to a $1/2''$ iron rod, with cap
 25-49 marked "Capital Surveying Company, Inc.", found for an angle point;

25-50 2) $S22^{\circ}46'05''E$, 42.55 feet to a $1/2''$ iron rod, with cap
 25-51 marked "Capital Surveying Company, Inc.", found for the point of
 25-52 curvature of a curve to the right;

25-53 3) With a curve to the right having a central angle of
 25-54 $23^{\circ}43'44''$, a radius of 375.00 feet, a chord distance of 154.20 feet
 25-55 (chord bears $S10^{\circ}54'13''E$), for an arc distance of 155.30 feet to a
 25-56 $1/2''$ iron rod, with cap marked "Capital Surveying Company, Inc.",
 25-57 found for the point of tangency;

25-58 4) $S00^{\circ}57'39''W$, 317.81 feet to $1/2''$ iron rod, with cap marked
 25-59 "Capital Surveying Company, Inc.", found for the point of curvature
 25-60 of a curve to the right;

25-61 5) With a curve to the right having a central angle of
 25-62 $01^{\circ}48'34''$, a radius of 975.00 feet, a chord distance of 30.79 feet
 25-63 (chord bears $S01^{\circ}51'55''W$), for an arc distance of 30.79 feet to a
 25-64 $1/2''$ iron rod, with cap marked "Capital Surveying Company, Inc.",
 25-65 found for the point of tangency;

25-66 6) $S02^{\circ}46'13''W$, 20.69 feet to a $1/2''$ iron rod, with cap
 25-67 marked "Capital Surveying Company, Inc.", found for the common
 25-68 southeast corner of the said 19.302 acre tract and southwest corner
 25-69 of aforesaid Lot 1-B;

26-1 THENCE, leaving the westerly line of said Lot 1-B, with the
 26-2 southerly line of the said 19.302 acre tract, for the following four
 26-3 (4) courses:

26-4 1) S69°45'58"W, 146.21 feet to a 1/2" iron rod, with cap
 26-5 marked "Capital Surveying Company, Inc.", found for an angle point;

26-6 2) S84°10'39"W, 154.10 feet to a 1/2" iron rod, with cap
 26-7 marked "Capital Surveying Company, Inc.", found for an angle point;

26-8 3) N64°35'30"W, 97.62 feet to a 1/2" iron rod, with cap
 26-9 marked "Capital Surveying Company, Inc.", found for an angle point;

26-10 4) N89°59'25"W, 885.66 feet to the POINT OF BEGINNING,
 26-11 CONTAINING within these metes and bounds 19.3018 acres of land
 26-12 area.

26-13 The Bearings shown hereon are grid bearings base on the Texas State
 26-14 Plane Coordinate System, South Central Zone, NAD83 (HARN), derived
 26-15 by GPS observation.

26-16 4.7233 acres

26-17 FIELDNOTE DESCRIPTION of a tract or parcel of land containing
 26-18 4.7233 acres situated in the Fannie A. D. Darden Survey, Abstract
 26-19 No. 664, Hays County, Texas, being a portion of that 130 acre tract,
 26-20 described as Tract 1, conveyed to Masa Scott Roberts by deed
 26-21 recorded in Volume 966, Page 677 of the Deed Records of Hays County,
 26-22 Texas and as further described in Volume 168, Page 156 of the said
 26-23 Deed Records; the herein described 4.7233 acre tract is more
 26-24 particularly described by metes and bounds as follows:

26-25 COMMENCING at a 1/2 inch iron rod, with plastic cap marked
 26-26 "Capital Surveying Company, Inc.", found for the common northeast
 26-27 corner of Lot 13, Block "A" and northwest corner of Lot 2, Block "F"
 26-28 (Thurman Roberts Way, right-of-way varies), Driftwood Subdivision,
 26-29 Phase One, Section One, a subdivision recorded in Book 18, Page 236
 26-30 of the Plat Records of Hays County, Texas, same being on the
 26-31 southwest corner of Lot 3, Block "F" (Thurman Roberts Way,
 26-32 right-of-way varies) and a southeast corner of Lot 14, Block "B",
 26-33 Driftwood Subdivision, Phase One, Section Two, a subdivision
 26-34 recorded in Document No. 19026363 of the said Plat Records;

26-35 THENCE, N23°22'29"E, leaving the northerly line of said Lot
 26-36 13, Block "A" and Lot 2, Block "F", along the common westerly
 26-37 right-of-way line of Thurman Roberts Way, (Lot 3, Block "F") and the
 26-38 easterly line of Lot 14, Block "B", a distance of 50.32 feet to a 1/2
 26-39 inch iron rod, with a plastic cap marked "Capital Surveying
 26-40 Company, Inc.", found for the southeast corner and POINT OF
 26-41 BEGINNING of the herein described tract;

26-42 THENCE, N60°06'46"W, continuing across the said 130 acre
 26-43 tract, with the centerline of the aforesaid 100' electric easement,
 26-44 175.12 feet to a 1/2 inch iron rod, with plastic cap marked "Capital
 26-45 Surveying Company, Inc.", found for the southwest corner of the
 26-46 herein described tract;

26-47 THENCE, continuing across the said 130 acre tract, with the
 26-48 northeast line of said Lot 14, Block "B", for the following six (6)
 26-49 courses:

26-50 3) N08°21'50"W, 33.32 feet to a 1/2 inch iron rod, with
 26-51 plastic cap marked "Capital Surveying Company, Inc.", found for
 26-52 corner;

26-53 4) N21°22'48"W, 20.10 feet a 1/2 inch iron rod, with plastic
 26-54 cap marked "Capital Surveying Company, Inc.", found for corner;

26-55 5) N14°01'53"W, 58.45 feet to a 1/2 inch iron rod, with
 26-56 plastic cap marked "Capital Surveying Company, Inc.", found for
 26-57 corner;

26-58 6) N18°18'45"W, 80.14 feet a 1/2 inch iron rod, with plastic
 26-59 cap marked "Capital Surveying Company, Inc.", found for corner;

26-60 7) N42°20'24"W, 48.60 feet to a 1/2 inch iron rod, with
 26-61 plastic cap marked "Capital Surveying Company, Inc.", found for
 26-62 corner;

26-63 8) N55°47'45"W, 42.50 feet a 1/2 inch iron rod, with plastic
 26-64 cap marked "Capital Surveying Company, Inc.", found on the easterly
 26-65 right-of-way line of aforesaid Thurman Roberts Way (Lot 3, Block
 26-66 "F");

26-67 THENCE, leaving the northerly line of said Lot 14, Block "B",
 26-68 and continuing across the said 130 acre tract, with the interior
 26-69 right-of-way line of Thurman Roberts Way (Lot 3, Block "F"), for the

27-1 following ten (10) courses
 27-2 1) N25°41'33"E, 3.98 feet to a 1/2 inch iron rod, with
 27-3 plastic cap marked "Capital Surveying Company, Inc.", found for the
 27-4 point of curvature of a curve to the left;
 27-5 2) With the said curve to the left, having a central angle of
 27-6 55°00'58", a radius of 121.50 feet, a long chord of 112.24 feet
 27-7 (chord bears N01°48'57"W), for an arc distance of 116.67 feet to a
 27-8 1/2 inch iron rod, with a plastic cap marked "Capital Surveying
 27-9 Company, Inc.", found for the point of tangency;
 27-10 3) N29°19'26"W, 17.15 feet to a 1/2 inch iron rod, with
 27-11 plastic cap marked "Capital Surveying Company, Inc.", found for the
 27-12 point of curvature of a curve to the right;
 27-13 4) With the said curve to the right, having a central angle
 27-14 of 20°04'43", a radius of 78.50 feet, a long chord of 27.37 feet
 27-15 (chord bears N19°17'05"W), for an arc distance of 27.51 feet to a 1/2
 27-16 inch iron rod, with a plastic cap marked "Capital Surveying
 27-17 Company, Inc.", found for the point of compound curvature of a curve
 27-18 to the right;
 27-19 5) With the said curve to the right, having a central angle
 27-20 of 23°39'25", a radius of 44.00 feet, a long chord of 18.04 feet
 27-21 (chord bears N02°34'59"E), for an arc distance of 18.17 feet to a 1/2
 27-22 inch iron rod, with a plastic cap marked "Capital Surveying
 27-23 Company, Inc.", found for the point of compound curvature of a curve
 27-24 to the right;
 27-25 6) With the said curve to the right, having a central angle
 27-26 of 124°18'34", a radius of 234.79 feet, a long chord of 415.22 feet
 27-27 (chord bears N76°33'58"E), for an arc distance of 509.41 feet to a
 27-28 1/2 inch iron rod, with a plastic cap marked "Capital Surveying
 27-29 Company, Inc.", found for the point of compound curvature of a curve
 27-30 to the right;
 27-31 7) With the said curve to the right, having a central angle
 27-32 of 58°47'24", a radius of 78.50 feet, a long chord of 77.06 feet
 27-33 (chord bears S11°53'03"E), for an arc distance of 80.55 feet to a 1/2
 27-34 inch iron rod, with a plastic cap marked "Capital Surveying
 27-35 Company, Inc.", found for the point of reverse curvature of a curve
 27-36 to the left;
 27-37 8) With the said curve to the left, having a central angle of
 27-38 47°15'27", a radius of 148.00 feet, a long chord of 118.64 feet
 27-39 (chord bears S06°07'04"E), for an arc distance of 122.07 feet to a
 27-40 1/2 inch iron rod, with a plastic cap marked "Capital Surveying
 27-41 Company, Inc.", found for the point of reverse curvature of a curve
 27-42 to the right;
 27-43 9) With the said curve to the right, having a central angle
 27-44 of 53°07'17", a radius of 78.50 feet, a long chord of 70.20 feet
 27-45 (chord bears S03°11'09"E), for an arc distance of 72.78 feet to a 1/2
 27-46 inch iron rod, with a plastic cap marked "Capital Surveying
 27-47 Company, Inc.", found for the point of tangency;
 27-48 10) S23°22'28"W, a distance of 369.44 feet to the POINT OF
 27-49 BEGINNING, CONTAINING within these metes and bounds 4.7233 acres of
 27-50 land area.
 27-51 Bearing Basis is the Texas State Plane Coordinate System, South
 27-52 Central Zone, NAD 83 (GRID).
 27-53 1.435 acres
 27-54 FIELDNOTE DESCRIPTION, to accompany sketch of same date, of a
 27-55 tract or parcel of land containing 1.435 acres situated in the
 27-56 Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas,
 27-57 being a portion of that 100 acre tract, described as Tract II,
 27-58 conveyed to Masa Scott Roberts by deed recorded in Volume 966, Page
 27-59 156 of the Deed Records of Hays County, Texas and that 200 acre
 27-60 tract, described as Tract 4 conveyed to Masa Scott Roberts by deed
 27-61 recorded in Volume 966, Page 677 of the said Deed Records, the said
 27-62 1.435 acre tract is more particularly described by metes and bounds
 27-63 as follows:
 27-64 BEGINNING at a 1/2" iron rod, with plastic cap marked
 27-65 "Capital Surveying Co., Inc.", found on the curving, easterly line
 27-66 of Lot 2, Block "F", (Thurman Roberts Way - variable width
 27-67 right-of-way), as dedicated in Driftwood Subdivision, Phase One,
 27-68 Section One, a subdivision recorded in Book 18, Pages 236 through
 27-69 240 of the Plat Records of Hays County, Texas, same being the

28-1 southwest corner of Lot 1, Block "A" of said Driftwood Subdivision,
 28-2 Phase One, Section One, from which a 1/2" iron rod, with a cap
 28-3 marked "Capital Surveying Co., Inc.", found for the southeast
 28-4 corner of Lot 6, Block "C", of said Driftwood Subdivision, Phase
 28-5 One, Section One, bears N84°17'13"W, 50.00 feet;
 28-6 THENCE, S84°39'08"E, leaving easterly line of said Lot 2,
 28-7 Block "F", across the said 100 acre tract and the 200 acre tract,
 28-8 with the southerly line of said Lot 1, Block "A", Driftwood
 28-9 Subdivision, Phase One, Section One, for a distance of 146.87 feet
 28-10 to a 1/2" iron rod, with a cap marked "Capital Surveying Co., Inc.,"
 28-11 found for the northwest corner of Lot 1, Block "A", Driftwood
 28-12 Solage, a subdivision recorded in Book 18, Page 257 of the said Plat
 28-13 Records, for the northeast corner of the herein described tract,
 28-14 from which a 1/2" iron rod, with a cap marked "Capital Surveying
 28-15 Co., Inc.," found for the southeast corner of aforesaid Lot 1, Block
 28-16 "A", Driftwood Subdivision, Phase One, Section One, bears
 28-17 S84°39'08"E, 113.68 feet;
 28-18 THENCE, leaving the southerly line of said Lot 1, Block "A",
 28-19 Driftwood Subdivision, Phase One, Section One, and crossing through
 28-20 the said 200 acre tract, with the westerly line of said Lot 1, Block
 28-21 "A", Driftwood Solage, subdivision, for the following four (4)
 28-22 courses:
 28-23 1) S05°20'52"W, 82.17 feet to a 1/2" iron rod, with a cap
 28-24 marked "Capital Surveying Co., Inc.," found for corner;
 28-25 12) S14°09'20"E, 149.71 feet to a 1/2" iron rod, with a cap
 28-26 marked "Capital Surveying Co., Inc.," found for corner;
 28-27 13) S14°30'16"W, 131.29 feet to a 1/2" iron rod, with a cap
 28-28 marked "Capital Surveying Co., Inc.," found for corner;
 28-29 14) N85°21'33"W, 228.91 feet to a 1/2" iron rod, with a cap
 28-30 marked "Capital Surveying Co., Inc.," found for the point of
 28-31 curvature of a non-tangent curve to the left on the easterly line of
 28-32 the Lot 1, Block "F", (Thurman Roberts Way - variable width
 28-33 right-of-way), for the southwest corner of the herein described
 28-34 tract, from which a 1/2" iron rod, with a cap marked "Capital
 28-35 Surveying Co., Inc.," found on the easterly line of aforesaid Lot 1,
 28-36 Block "F", for most westerly, southwest corner of aforesaid Lot 1,
 28-37 Block "A", Driftwood Solage, subdivision, bears S23°06'09"W, a
 28-38 chord distance of 52.71 feet;
 28-39 THENCE, leaving the westerly line of Lot 1, Block "A",
 28-40 Driftwood Solage, subdivision, continuing across the said 200 acre
 28-41 tract and the 100 acre tract, with the easterly line of aforesaid
 28-42 Lot 1 and Lot 2, Block "F", Driftwood Subdivision, Phase One,
 28-43 Section One (Thurman Roberts Way), for the following five (5)
 28-44 courses:
 28-45 1) With a non-tangent curve to the left having a central
 28-46 angle of 03°13'29", a radius of 1275.00 feet, a chord distance of
 28-47 71.75 feet (chord bears N20°18'20"E), for an arc distance of 71.76
 28-48 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying
 28-49 Company", found for the point of compound curvature of a curve to
 28-50 the left;
 28-51 2) With the said curve to the left having a central angle of
 28-52 38°48'54", a radius of 140.00 feet, a chord distance of 93.04 feet
 28-53 (chord bears N37°33'25"E), for an arc distance of 94.84 feet to a
 28-54 1/2" iron rod, with plastic cap marked "Capital Surveying Company",
 28-55 found for the point of tangency;
 28-56 3) N18°08'59"E, 10.00 feet to a 1/2" iron rod, with a cap
 28-57 marked "Capital Surveying Co., Inc.," found for the point of
 28-58 curvature of a curve to the left;
 28-59 4) With the said curve to the left having a central angle of
 28-60 50°39'22", a radius of 118.00 feet, a chord distance of 100.96 feet
 28-61 (chord bears N07°10'42"W), for an arc distance of 104.32 feet to a
 28-62 1/2" iron rod, with plastic cap marked "Capital Surveying Company",
 28-63 found for the common northeast corner of aforesaid Lot 1, Block "F"
 28-64 and the southeast corner of Lot 2, Block "F", for the point of
 28-65 compound curvature of a non-tangent curve to the left;
 28-66 5) With the said non-tangent curve to the left having a
 28-67 central angle of 04°28'18", a radius of 1275.00 feet, a chord
 28-68 distance of 99.48 feet (chord bears N07°56'17"E), for an arc
 28-69 distance of 99.51 feet to the POINT OF BEGINNING, CONTAINING within

29-1 these metes and bounds 1.435 acres of land area.

29-2 The Bearings shown hereon are grid bearings base on the Texas State
 29-3 Plane Coordinate System, South Central Zone, NAD83 (Grid), derived
 29-4 by GPS observation.

29-5 5.336 acres

29-6 FIELDNOTE DESCRIPTION of a tract or parcel of land containing
 29-7 5.336 acres situated in the Freelove Woody Survey No. 23, Abstract
 29-8 No. 20, Hays County, Texas, being all of that 5.2 acre tract
 29-9 conveyed to Christella Alberado by deed recorded in Volume 302,
 29-10 Page 484 of the Deed Records of Hays County, Texas, the said 5.336
 29-11 acre tract is more particularly described by metes and bounds as
 29-12 follows:

29-13 COMMENCING at a 5/8" iron rod, without cap, found for the
 29-14 northeast corner of that 5.04 acre tract conveyed to Educated
 29-15 Roofing Systems, Inc., by deed recorded in Document No. 17027808 of
 29-16 the Official Public Records of Hays County, Texas, same being an ell
 29-17 corner on the westerly line of that 65.3766 acre tract, described as
 29-18 Tract 1, conveyed to Driftwood DLC Investor I, LP, by deed recorded
 29-19 in Document No. 20031232 of the said Official Public Records, from
 29-20 which, a 1/2" iron rod, without cap, found on the northerly line of
 29-21 the aforesaid 5.04 acre tract, being an ell corner on the westerly
 29-22 line of the 65.3766 acre tract and the southeast corner of that 7.56
 29-23 acre tract conveyed to HD Ventures, LP by deed recorded in Volume
 29-24 2625, Page 278 of the said Official Public Records, bears
 29-25 S86°24'25"W, 91.89 feet;

29-26 THENCE, N86°13'55"E, leaving the easterly line of the
 29-27 aforesaid 5.04 acre tract, across the said 65.3766 acre tract, for a
 29-28 distance of 49.97 feet to a 1/2" iron rod, without cap, found for
 29-29 the northwest corner and POINT OF BEGINNING of the herein described
 29-30 tract;

29-31 THENCE, along the interior lines of the aforesaid 65.3766
 29-32 acre tract, with the perimeter of the said 5.2 acre tract, for the
 29-33 following six (6) courses:

29-34 1) N86°22'32"E, for a distance of 314.54 feet to a 1/2" iron
 29-35 rod, without cap, found for an angle point;

29-36 2) N87°39'46"E, for a distance of 436.49 feet to a 1/2" iron
 29-37 rod, without cap, found for the northeast corner of the aforesaid
 29-38 said 5.2 acre tract;

29-39 3) S05°36'14"W, for a distance of 310.15 feet to a 60d nail
 29-40 found in a fence corner post for the southeast corner of the
 29-41 aforesaid 5.2 acre tract;

29-42 4) S86°53'23"W, for a distance of 377.12 feet to a 1/2" iron
 29-43 rod, without cap, found for an angle point;

29-44 5) S87°09'18"W, for a distance of 372.19 feet to a 1/2" iron
 29-45 rod, without cap, found for the southwest corner of the aforesaid
 29-46 5.2 acre tract;

29-47 THENCE, N05°15'47"E, for a distance of 311.23 feet to the
 29-48 POINT OF BEGINNING, CONTAINING within these metes and bounds 5.336
 29-49 acres of land area.

29-50 The bearings shown in this survey are grid bearings based on the
 29-51 Texas State Plane Coordinate System, NAD 83 (HARN) Datum, South
 29-52 Central Zone, derived by Global Positioning Systems surveys

29-53 8.629 acres

29-54 FIELDNOTE DESCRIPTION of a tract or parcel of land containing
 29-55 8.629 acres situated in the Freelove Woody Survey No. 23, Abstract
 29-56 No. 20, Hays County, Texas, being all of that certain 8.612 acre
 29-57 tract, lying east of State Highway FM 150, conveyed to Driftwood
 29-58 Golf Club Development, Inc. by deed recorded in Document
 29-59 No. 21064920 of the Official Public Records of Hays County, Texas;
 29-60 the herein described 8.629 acre tract is more particularly
 29-61 described by metes and bounds as follows:

29-62 BEGINNING at a 1/2" iron rod, with plastic cap marked
 29-63 "Surveyor No, 1847", found for the northwest corner of the said
 29-64 8.612 acre tract, being the southwest corner of that 10.21 acre
 29-65 tract as conveyed to Family of Companies, LLC by deed recorded in
 29-66 Document No. 19031308 of the said Official Public Records, and a
 29-67 point on the east right-of-way line of State Highway FM 150 (80'
 29-68 right-of-way), same being the northwest corner of the herein
 29-69 described tract;

30-1 THENCE, N89°24'45"E, leaving the east right-of-way line of
 30-2 said FM 150, with the common north line of the said 8.612 acre tract
 30-3 and the south line of the said 10.21 acre tract, passing at 429.69
 30-4 feet the calculated southwest corner of that certain 0.72 acre
 30-5 tract conveyed to Family of Companies, LLC by deed recorded in
 30-6 Document No. 19042097 of the said Official Public Records, and
 30-7 continuing with the common north line of the said 8.612 acre tract
 30-8 and south the line of the said 0.72 acre tract, for a total distance
 30-9 of 888.67 feet to a 1/2" iron rod, with plastic cap marked "Capital
 30-10 Surveying Company, Inc.", set for the common east corner of the
 30-11 aforesaid 8.612 acre tract and 0.72 acre tract, being on the
 30-12 westerly line of that certain 65.3766 acre (Tract I) conveyed to
 30-13 Driftwood DLC Investors I, LP by deed recorded in Document
 30-14 No. 20031232 of the said Official Public Records, and a point on
 30-15 that certain boundary line agreement recorded in Volume 3171, Page
 30-16 230 of the said Official Public Records, for the northeast corner of
 30-17 the herein described tract;

30-18 THENCE, S06°16'50"E, leaving the south line of the said 0.72
 30-19 acre tract, with the common line between the said 8.612 acre tract
 30-20 and the said 65.3766 acre tract, same being along the said boundary
 30-21 line agreement, for a distance of 408.45 feet to a 1/2" iron rod,
 30-22 with plastic cap marked "Capital Surveying Company, Inc.", set for
 30-23 the southeast corner of the herein described tract;

30-24 THENCE, S88°21'30"W, continuing with said common line between
 30-25 the said 8.612 acre tract and the said 65.3766 acre tract, passing
 30-26 at 55.66 feet a calculated point for a northeast corner of the
 30-27 remainder portion of that certain 47.5 acre tract (described as
 30-28 Tract III) conveyed to Masa Scott Roberts by deed recorded in Volume
 30-29 966, Page 677 of the Deed Records of Hays County, Texas, and
 30-30 continuing with the common south line of the said 8.612 acre tract
 30-31 and north line of the said remainder of 47.5 acre tract, same being
 30-32 along the said boundary line agreement, at a distance of 907.34 feet
 30-33 past a PK nail found in a fence corner post and continuing for a
 30-34 total distance of 907.67 feet to a calculated point on the east
 30-35 right-of-way line of aforesaid FM 150 for the southwest corner of
 30-36 the herein described tract;

30-37 THENCE, leaving the north line of the said remainder of the
 30-38 47.5 acre tract, with the common west line of the said 8.612 acre
 30-39 tract and the east right-of-way line of FM 150, for the following
 30-40 two (2) courses:

30-41 1) N07°53'09"W, 73.93 feet to a TxDOT Type 1 concrete
 30-42 monument found for the point of curvature of a non-tangent curve to
 30-43 the right;

30-44 2) With said non-tangent curve to the right having central
 30-45 angle of 10°44'28", a radius of 1869.86 feet, a chord distance of
 30-46 350.02 feet (chord bears N02°35'39"W), for an arc distance of 350.54
 30-47 to the POINT OF BEGINNING, CONTAINING within these metes and bounds
 30-48 8.629 acres of land area.

30-49 Bearing Basis is the Texas State Plane Coordinate System, NAD 83
 30-50 (HARN), South Central Zone, as derived by Global Positioning
 30-51 Systems surveys.

30-52 SECTION 2. (a) The legislature validates and confirms all
 30-53 governmental acts, elections, and proceedings of the Driftwood
 30-54 Conservation District that were taken before the effective date of
 30-55 this Act.

30-56 (b) This section does not apply to any matter that on the
 30-57 effective date of this Act:

30-58 (1) is involved in litigation if the litigation
 30-59 ultimately results in the matter being held invalid by a final court
 30-60 judgment; or

30-61 (2) has been held invalid by a final court judgment.

30-62 SECTION 3. (a) The legal notice of the intention to
 30-63 introduce this Act, setting forth the general substance of this
 30-64 Act, has been published as provided by law, and the notice and a
 30-65 copy of this Act have been furnished to all persons, agencies,
 30-66 officials, or entities to which they are required to be furnished
 30-67 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 30-68 Government Code.

30-69 (b) The governor, one of the required recipients, has

31-1 submitted the notice and Act to the Texas Commission on
31-2 Environmental Quality.

31-3 (c) The Texas Commission on Environmental Quality has filed
31-4 its recommendations relating to this Act with the governor, the
31-5 lieutenant governor, and the speaker of the house of
31-6 representatives within the required time.

31-7 (d) All requirements of the constitution and laws of this
31-8 state and the rules and procedures of the legislature with respect
31-9 to the notice, introduction, and passage of this Act are fulfilled
31-10 and accomplished.

31-11 SECTION 4. This Act takes effect immediately if it receives
31-12 a vote of two-thirds of all the members elected to each house, as
31-13 provided by Section 39, Article III, Texas Constitution. If this
31-14 Act does not receive the vote necessary for immediate effect, this
31-15 Act takes effect September 1, 2025.

31-16

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