

By: Campbell

S.B. No. 2183

A BILL TO BE ENTITLED

AN ACT

relating to the boundaries of, and validating certain acts and proceedings of, the Driftwood Conservation District.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

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

Sec. 2. The Driftwood Conservation District [~~initially~~] includes all the territory contained in the following area:

Tract I

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

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

THENCE, leaving the northerly right-of-way line of State Highway FM 967, with the common line between the said 700.03 acre

1 tract and the said 100 acre tract, for the following two (2)  
2 courses:

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

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

14           THENCE, N89 02'23"E, leaving the easterly line of the said  
15 100 acre tract, across the said 535.13 acre tract, with northerly  
16 line of the said 700.03 acre tract, 5479.22 feet to a 1/2 " iron rod  
17 set with plastic cap for the northeast corner of the herein  
18 described tract, being in the westerly line of the remainder of that  
19 652.60 acre tract also conveyed to Michael Giles Rutherford, Jr.,  
20 John Richard Rutherford and Sally Anne Rutherford by deed recorded  
21 in Volume 1214, Page 531 of the said Deed Records;

22           THENCE, leaving the said remainder of the 535. 13 acre tract  
23 and the 652.60 acre tract, across the said 700.03 acre tract for the  
24 following three (3) courses:

25           1) S00 15'40 E, 514.97 feet to a 1/2" iron rod set with  
26 plastic cap;

27           2) S89 02'23"W, 15.17 feet to a fence comer post found;

1           3) S00°27'04"E, 1260.14 feet to a metal fence corner  
2 post found for an ell corner in the southerly line of the said  
3 700.03 acre tract, being on the remainder of that certain tract,  
4 described as First Tract, conveyed to Michael Giles Rutherford by  
5 deed recorded in Volume 197, Page 45 of the said Deed Records, from  
6 which a 5/8" iron rod found with aluminum cap stamped "Kent  
7 McMillan, Land Surveyor, RPLS 4341" bears N87 1'36"E, 1675.22 feet;

8           THENCE, S01°00'52"E, across the said Michael Giles Rutherford  
9 First Tract, with an easterly line of the said 700.03 acre tract,  
10 17.61 feet to a 5/8" iron rod found with aluminum cap stamped "Kent  
11 McMillan, Land Surveyor, RPLS 4341" for the most easterly,  
12 southeast comer of the herein described tract, from which a fence  
13 corner post found for the most southerly, southeast corner of the  
14 aforesaid 700.03 acre tract, being an ell comer of the said Michael  
15 Giles Rutherford tract and the northeast corner of that certain  
16 26.25 acre tract conveyed to Denton E. Ragland, Patrice Ragland and  
17 Marilyn Ragland by deed recorded in Volume 282, Page 373 of the said  
18 Deed Records bears S01°00'52"E, 2121.99 feet;

19           THENCE, leaving the remainder of the said Michael Giles  
20 Rutherford tract, across the said 700.03 acre tract, for the  
21 following twenty-three (23) courses:

22           1) N83°13'49"W, 111.37 feet to a 1/2" iron rod set with  
23 plastic cap;

24           2) N81°56'14"W, 349.24 feet to a 1/2" iron rod set with  
25 plastic cap;

26           3) N71°01'01"W, 274.19 feet to a 1/2" iron rod set with  
27 plastic cap;

- 1           4) N78°02'17"W, 468.3I feet to a 1/2" iron rod set with  
2 plastic cap;
- 3           5) N82°55' 15"W, 267.33 feet to a 1/2" iron rod set with  
4 plastic cap;
- 5           6) S71°57'45"W, 177.28 feet to a 1/2" iron rod set with  
6 plastic cap;
- 7           7) N78'37'03"W, 375.19 feet to a 1/2" iron rod set with  
8 plastic cap;
- 9           8) S65°03'19"W, 84.41 feet to a 1/2" iron rod set with  
10 plastic cap;
- 11          9) S33°11'56"W, 124.67 feet to a 1/2" iron rod set with  
12 plastic cap;
- 13          10) S01°02'08'W 168.03 feet to a 1/2" iron rod set with  
14 plastic cap;
- 15          11) S27 03' 16"W, 206.14 feet to a 1/2" iron rod set  
16 with plastic cap;
- 17          12) S17°49'54"W, 197.44 feet to a 1/2" iron rod set  
18 with plastic cap;
- 19          13) S30°34'17"W, 272.18 feet to a to a 1/2" iron rod set  
20 with plastic cap;
- 21          14) S12°51'33"W, 225.06 feet to a 1/2" iron rod set  
22 with plastic cap;
- 23          15) S08°30'37"E, 228.34 feet to a 1/2" iron rod set  
24 with plastic cap;
- 25          16) S17°32'26"W 215.74 feet to a 1/2" iron rod set with  
26 plastic cap;
- 27          17) S18°36'23"W, 192.00 feet to a 1/2" iron rod set

1 with plastic cap;

2 18) S01°16'37"E, 177.11 feet to a 1/2" iron rod set  
3 with plastic cap:

4 19) S63°12'48"W, 153.98 feet to a 1/2" iron rod set with  
5 plastic cap;

6 20) S45°13'37"W, 150.25 feet to a 1/2" iron rod set  
7 with plastic cap;

8 21) S29°56'27"W, 113.65 to a 1/2" iron rod set with  
9 plastic cap:

10 22) S60°22'29"W, 114.26 feet to a 1/2" iron rod set  
11 with plastic cap;

12 23) S26 35'43"W, 75.57 feet to a 5/8" iron rod found  
13 with aluminum cap, stamped "Kent McMillan, Land Surveyor, RPLS  
14 4341", on the southerly line of the said 700.03 acre tract, being on  
15 the notherly right-of-way line of the aforesaid Sate Highway FM  
16 967, and being 40.00 feet right of State Highway centerline station  
17 587+49.3;

18 THENCE, with the common line between the said 700.03  
19 acre tract and the said right-of-way line of State Highway FM  
20 967, for the following two (2) courses:

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

27 2) With the said curve to the right having a central

1 angle of 48 00'30", a radius of 1105.92 feet, a chord distance of  
2 899.79 feet (chord bears N65 10'23"W), for an arc distance of 926.66  
3 feet to a calculated point for the point of tangency, from which a  
4 TxDOT concrete highway monument found bears N81 52'12"E, 1.37 feet,  
5 said calculated point being 40.00 feet right of State Highway  
6 centerline station 609+55.5;

7       THENCE, N41 10'07"W, continuing with the common line between  
8 the said 700.03 acre tract and the northerly right-of-way line of  
9 State Highway FM967, at 1393.60 feet pass a TxDOT concrete monument  
10 found 0.28 feet to the left, at 2244.39 feet pass a TxDOT concrete  
11 highway monument found, for a total distance of 3675.62 feet to the  
12 PLACE OF BEGINNING, CONTAINING within these metes and bounds  
13 394.112 acres of land area.

14 TRACT II.

15       FIELDNOTE DESCRIPTION of a 128.166 acre tract out of the  
16 Freelove Woody Survey No.23, Hays County, Texas, being a portion of  
17 that 700.03 acre tract conveyed to John Richard Rutherford by deed  
18 recorded in Volume 1214, page 548 of the Deed Records of Hays  
19 County, Texas; the said 128.166 acre tract is more particularly  
20 described by metes and bounds as follows:

21       BEGINNING at a fence corner post found for the most southerly  
22 southeast corner of the said 700.03 acre tract, being the northeast  
23 corner of that 26.25 acre tract conveyed to Denton Ragland, Jr.,  
24 Patrice Ragland and Marilyn Ragland by deed recorded in Volume 282,  
25 Page 372 of the said Deed Records and an ell corner of that certain  
26 tract, described as first tract, conveyed to Michael Giles  
27 Rutherford recorded in Volume 197, page 45 of the said Deed Records,

1 from which a fence corner post found in the common line between the  
2 said 26.25 acre tract and that certain Michael Giles Rutherford  
3 tract bears S00 42'40"E, 446.87 feet;

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

14       THENCE, with the common line between the said 700.03 acre  
15 tract and the northerly right-of-way line of State Highway 967,  
16 with the said curve to the left having a central angle of 09 18'06",  
17 a radius of 1949.86 feet, a chord distance of 316.20 feet(chord  
18 bears N84 31'41"W), for an arch distance of 316.55 feet to a 5/8"  
19 iron rod found with aluminum cap stamped "Kent McMillan, Land  
20 Surveyor, RPLS 4341" for the point of tangency and southwest corner  
21 of the herein described tract, said point being 40.00 feet right of  
22 State Highway RM 967 centerline station 587+49.3, from which a 5/8"  
23 iron rod found with aluminum cap stamped "Kent McMillan, Land  
24 Surveyor, RPLS 4341" in the common line between said 700.03 acre  
25 tract and northerly right-of-way line of State Highway FM 967,  
26 being 40.00 feet right of State Highway FM 967 centerline station  
27 599+95.5, bears N89 12'09"W, 1247.30 feet;

1           THENCE, leaving the said northerly right-of-way line of State  
2 Highway FM 967, across the said 700.03 acre tract, for the following  
3 twenty-three (23) courses:

- 4           1. N26 35'43"E, 75.57 feet to a 1/2" iron rod set with  
5 plastic cap:
- 6           2. N60 22'29"E, 114.26 feet to a 1/2" iron rod set with  
7 plastic cap:
- 8           3. N29 56'27"E, 113.65 feet to a 1/2" iron rod set with  
9 plastic cap:
- 10          4. N45 13'37"E, 150.25 feet to a 1/2" iron rod set with  
11 plastic cap:
- 12          5. N63 12'48"E, 153.98 feet to a 1/2" iron rod set with  
13 plastic cap;
- 14          6. N01 16'37"W, 177.11 feet to a 1/2" iron rod set with  
15 plastic cap;
- 16          7. N18 36'23"E, 192.00 feet to a 1/2" iron rod set with  
17 plastic cap;
- 18          8. N17 32'26"E, 215.74 feet to a 1/2" iron rod set with  
19 plastic cap;
- 20          9. N08 30'37"W, 228.34 feet to a 1/2" iron rod set with  
21 plastic cap;
- 22          10. N12 51'33"E, 225.06 feet to a 1/2" iron rod set  
23 with plastic cap;
- 24          11. N30 34'17"E, 272.18 feet to a 1/2" iron rod set  
25 with plastic cap;
- 26          12. N17 49'54"E 197.44 feet to a 1/2" iron rod set with  
27 plastic cap;



- 1           13. N27 03'16"E, 206.14 feet to a 1/2" iron rod set  
2 with plastic cap;
- 3           14. N01 02'08"E, 168.03 feet to a 1/2" iron rod set  
4 with plastic cap;
- 5           15. N33 11'56"E, 124.67 feet to a 1/2" iron rod set  
6 with plastic cap;
- 7           16. N65 03'19"E, 84.41 feet to a 1/2" iron rod set with  
8 plastic cap;
- 9           17. S78 37'03"E, 375.19 feet to a 1/2" iron rod set  
10 with plastic cap;
- 11          18. N71 57'45"E, 177.28 feet to a 1/2" iron rod set  
12 with plastic cap;
- 13          19. S82 55'15"E, 267.33 feet to a 1/2" iron rod set  
14 with plastic cap;
- 15          20. S78 02'17"E, 468.31 feet to a 1/2" iron rod set  
16 with plastic cap;
- 17          21. S71 01'01"E, 274.19 feet to a 1/2" iron rod set  
18 with plastic cap;
- 19          22. S81 56'14"E, 349.24 feet to a 1/2" iron rod set  
20 with plastic cap;
- 21          23. S83 13'49"E, 111.37 feet to a 5/8" iron rod found  
22 with aluminum cap stamped "Kent McMillan, Land Surveyor, RPLS 4341"  
23 on an easterly line of the said 700.03 acre tract, being a westerly  
24 line created from the remainder of that certain Michael Giles  
25 Rutherford tract, from which a metal gate post found for an ell  
26 corner of the said 700.03 acre tract bears N01 00'52"W, 17.61 feet;  
27          THENCE, S01 00'52"E, across the said Michael Giles Rutherford

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1 tract, with an easterly line of the said 700.03 acre tract, at a  
2 distance of 1885.44 feet to the left, at 2084.56 feet pass a 5/8"  
3 iron rod found, stamped "Kent McMillan, Land Surveyor, RPLS 4341",  
4 0.07 feet to the left, for a total distance of 2104.37 feet to the  
5 PLACE OF BEGINNING, CONTAINING within these metes and bounds of  
6 128.166 acres of land area.

7 TRACT III

8 FIELDNOTE DESCRIPTION OF A 0.1793 acre tract of the Freelove  
9 Woody Survey No. 23, Abstract No.20, Hays County, Texas, being a  
10 portion of that certain tract, described as First Tract, conveyed  
11 to Michael Giles Rutherford (First Tract) by deed recorded in  
12 Volume 197, Page 45 of the Deed Records of Hays County, Texas; the  
13 said 0.1793 acre tract is more particularly described by metes and  
14 bounds as follows:

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

23 THENCE, N87 51'36"E, leaving the easterly line of the said  
24 522.25 acre tract, across the said First Tract, with the southerly  
25 line of the said 177.762 acre tract and proposed Rim Rock, Phase  
26 One, Section Five subdivision, for a distance of 99.82 feet to a  
27 calculated point for the northeast corner of the herein described

1 tract, same being the most northerly northwest corner of Lot 34,  
2 Block 'A', Rutherford West, Section 2, a subdivision recorded in  
3 Book 14, pages 49 through 53 of the Plat Records of Hay County,  
4 Texas, from which a 1/2"iron rod found with plastic cap marked  
5 "Capital Surveying Company, Inc", bears N00 32'40"W, 0.13 feet;

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

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

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

17 THENCE, N01 00'52"W, leaving the northerly line of said Lot  
18 34, Block 'A', and continuing across the said First Tract, easterly  
19 line of the aforesaid 522.25 acre tract, at a distance of 58.07 feet  
20 pass a 5/8" iron rod, with aluminum cap marked "Kent McMillan,  
21 Surveyor, RPLS 4341", found and continuing for a total distance of  
22 75.68 feel to the PLACE OF BEGINNING, CONTAINING within these metes  
23 and bounds 0.1793 acres of land area.

24 The Bearing Basis for this description is the Texas State  
25 Plane Coordinate System, South Central Zone, NAD 83 Datum, derived  
26 from GPS Survey occupations.

27 37.0675 acres

1        FIELDNOTE DESCRIPTION of a tract or parcel of land containing  
2 37.0675 acre situated in the Freelove Woody Survey No. 23, Abstract  
3 No. 20, and the Fannie A. D. Darden Survey, both of Hays County,  
4 Texas, being all of Driftwood Subdivision, Phase One, Section One,  
5 as recorded in Book 18, Pages 236 through 240 of the Plat Records of  
6 Hays County, Texas, the said 37.0675 acre tract is more  
7 particularly described by metes and bounds as follows:

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

19        THENCE, leaving the northerly right-of-way line of RM 1826,  
20 with the westerly line of said 0.1166 acre right-of-way dedication  
21 tract, across the said 200 acre tract, for the following two (2)  
22 courses:

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

26        2) N46°10'34"E, a distance of 14.14 feet to a 1/2 inch iron  
27 rod, with plastic cap marked "Capital Surveying Company, Inc.",

1 found for the northwest corner of the said 0.1166 acre right-of-way  
2 dedication tract, being the southwest corner of Lot 1, Block "F",  
3 Driftwood Subdivision, Phase One, Section One, and the POINT OF  
4 BEGINNING of the herein described tract;

5 THENCE, with the perimeter line of said Driftwood  
6 Subdivision, Phase One, Section One, across the said 200 acre  
7 tract, that 130 acre tract, described as Tract 1, and that 100 acre  
8 tract, described as Tract 2, all conveyed to Masa Scott Roberts by  
9 deed recorded in Volume 966, Page 677 of the said Official Public  
10 Records, for the following eighty (80) courses:

11 1) N46°10'34"E, a distance of 21.21 feet to a 1/2 inch iron  
12 rod, with plastic cap marked "Capital Surveying Company, Inc.",  
13 found for corner;

14 2) N01°10'34"E, a distance of 79.79 feet to a 1/2" iron rod,  
15 with cap marked "Capital Surveying Company, Inc.", found for the  
16 point of curvature of a curve to the right;

17 3) With the said curve to the right having a central angle of  
18 27°10'40", a radius of 525.00 feet, a chord distance of 246.70 feet  
19 (chord bears N14°45'54"E), for an arc distance of 249.03 feet to a  
20 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
21 found for the point of tangency;

22 4) N28°21'14"E, a distance of 315.06 feet to a 1/2" iron rod,  
23 with cap marked "Capital Surveying Company, Inc.", found for the  
24 point of curvature of a curve to the left;

25 5) With the said curve to the left having a central angle of  
26 28°05'06", a radius of 175.00 feet, a chord distance of 84.93 feet  
27 (chord bears N14°18'41"E), for an arc distance of 85.78 feet to a

1 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
2 found for the point of tangency;

3 6) N00°16'08"E, a distance of 84.26 feet to a 1/2" iron rod,  
4 with cap marked "Capital Surveying Company, Inc.", found for the  
5 point of curvature of a curve to the right;

6 7) With the said curve to the right having a central angle of  
7 06°58'09", a radius of 825.00 feet, a chord distance of 100.29 feet  
8 (chord bears N03°45'13"E), for an arc distance of 100.35 feet to a  
9 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
10 found for the point of tangency;

11 8) N07°14'17"E, a distance of 51.93 feet to a 1/2" iron rod,  
12 with cap marked "Capital Surveying Company, Inc.", found for the  
13 point of curvature of a curve to the left;

14 9) With the said curve to the left having a central angle of  
15 08°19'46", a radius of 575.00 feet, a chord distance of 83.52 feet  
16 (chord bears N03°04'24"E), for an arc distance of 83.59 feet to a  
17 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
18 found for the point of tangency;

19 10) N01°05'29"W, a distance of 274.70 feet to a 1/2" iron  
20 rod, with cap marked "Capital Surveying Company, Inc.", found for  
21 the point of curvature of a curve to the right;

22 11) With the said curve to the right having a central angle  
23 of 43°09'14", a radius of 625.00 feet, a chord distance of 459.69  
24 feet (chord bears N20°29'08"E), for an arc distance of 470.74 feet  
25 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
26 Inc.", found for the point of tangency;

27 12) N42°03'45"E, a distance of 285.57 feet to a 1/2" iron

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

3 13) N46°06'03"E, a distance of 80.78 feet to a 1/2" iron rod,  
4 with cap marked "Capital Surveying Company, Inc.", found for the  
5 point of curvature of a curve to the left;

6 14) With the said curve to the left having a central angle of  
7 09°33'11", a radius of 775.00 feet, a chord distance of 129.07 feet  
8 (chord bears N32°34'08"E), for an arc distance of 129.22 feet to a  
9 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
10 found for the point of tangency;

11 15) N27°47'32"E, a distance of 81.49 feet to a 1/2" iron rod,  
12 with cap marked "Capital Surveying Company, Inc.", found for the  
13 point of curvature of a curve to the left;

14 16) With the said curve to the left having a central angle of  
15 22°05'26", a radius of 1225.00 feet, a chord distance of 469.38 feet  
16 (chord bears N16°44'49"E), for an arc distance of 472.30 feet to a  
17 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
18 found for corner;

19 17) N75°44'51"W, a distance of 184.03 feet to a 1/2" iron  
20 rod, with cap marked "Capital Surveying Company, Inc.", found for  
21 the point of curvature of a curve to the right;

22 18) With the said curve to the right having a central angle  
23 of 65°29'02", a radius of 725.00 feet, a chord distance of 784.24  
24 feet (chord bears N43°00'20"W), for an arc distance of 828.61 feet  
25 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
26 Inc.", found for the point of reverse curvature of a curve to the  
27 left;

1        19) With the said curve to the left having a central angle of  
2 21°50'23", a radius of 275.00 feet, a chord distance of 104.19 feet  
3 (chord bears N21°11'01"W), for an arc distance of 104.82 feet to a  
4 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
5 found for the point of tangency;

6        20) N32°06'12"W, a distance of 40.24 feet to a 1/2" iron rod,  
7 with cap marked "Capital Surveying Company, Inc.", found for  
8 corner;

9        21) N57°25'46"E, a distance of 200.01 feet to a 1/2" iron  
10 rod, with cap marked "Capital Surveying Company, Inc.", found for  
11 an angle point;

12        22) N58°26'36"E, a distance of 50.00 feet to a 1/2" iron rod,  
13 with cap marked "Capital Surveying Company, Inc.", found for an  
14 angle point;

15        23) N56°42'25"E, a distance of 200.04 feet to a 1/2" iron  
16 rod, with cap marked "Capital Surveying Company, Inc.", found for  
17 corner;

18        24) S32°06'12"E, a distance of 45.55 feet to a 1/2" iron rod,  
19 with cap marked "Capital Surveying Company, Inc.", found for the  
20 point of curvature of a curve to the right;

21        25) With the said curve to the right having a central angle  
22 of 21°50'23", a radius of 725.00 feet, a chord distance of 274.68  
23 feet (chord bears S21°11'01"E), for an arc distance of 276.35 feet  
24 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
25 Inc.", found for the point of reverse curvature of a curve to the  
26 left;

27        26) With the said curve to the left having a central angle of



1 65°29'02", a radius of 275.00 feet, a chord distance of 297.47 feet  
2 (chord bears S43°00'20"E), for an arc distance of 314.30 feet to a  
3 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
4 found for the point of tangency;

5 27) S75°44'51"E, a distance of 196.15 feet to a 1/2" iron  
6 rod, with cap marked "Capital Surveying Company, Inc.", found for  
7 the point of curvature of a non-tangent curve to the right;

8 28) With the said curve to the right having a central angle  
9 of 11°38'05", a radius of 586.83 feet, a chord distance of 118.96  
10 feet (chord bears N42°36'55"E), for an arc distance of 119.16 feet  
11 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
12 Inc.", found for the point of reverse curvature of a curve to the  
13 left;

14 29) With the said curve to the left having a central angle of  
15 31°33'42", a radius of 1175.00 feet, a chord distance of 639.10 feet  
16 (chord bears N32°39'06"E), for an arc distance of 647.25 feet to a  
17 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
18 found for corner;

19 30) N75°38'53"W, a distance of 191.64 feet to a 1/2" iron  
20 rod, with cap marked "Capital Surveying Company, Inc.", found for  
21 an angle point;

22 31) N06°28'28"E, a distance of 146.88 feet to a 1/2" iron  
23 rod, with cap marked "Capital Surveying Company, Inc.", found for  
24 an angle point;

25 32) N07°36'00"W, a distance of 139.27 feet to a 1/2" iron  
26 rod, with cap marked "Capital Surveying Company, Inc.", found for  
27 corner;

1       33) N25°45'59"W, a distance of 175.19 feet to a 1/2" iron  
2 rod, with cap marked "Capital Surveying Company, Inc.", found for  
3 an angle point;

4       34) N01°46'39"E, a distance of 180.81 feet to a 1/2" iron  
5 rod, with cap marked "Capital Surveying Company, Inc.", found for  
6 an angle point;

7       35) N16°24'02"E, a distance of 197.36 feet to a 1/2" iron  
8 rod, with cap marked "Capital Surveying Company, Inc.", found for  
9 an angle point;

10       36) N07°03'46"E, a distance of 188.59 feet to a 1/2" iron  
11 rod, with cap marked "Capital Surveying Company, Inc.", found for  
12 an angle point;

13       37) N12°42'10"E, a distance of 153.78 feet to a 1/2" iron  
14 rod, with cap marked "Capital Surveying Company, Inc.", found for  
15 an angle point;

16       38) N20°09'27"E, a distance of 152.24 feet to a 1/2" iron  
17 rod, with cap marked "Capital Surveying Company, Inc.", found for  
18 the northwest corner of the herein described tract;

19       39) S60°06'46"E, a distance of 219.85 feet to a 1/2" iron  
20 rod, with cap marked "Capital Surveying Company, Inc.", found for  
21 the northeast corner of the herein described tract;

22       40) S23°22'29"W, a distance of 36.06 feet to a 1/2" iron rod,  
23 with cap marked "Capital Surveying Company, Inc.", found for the  
24 point of curvature of a curve to the left;

25       41) With the said curve to the left having a central angle of  
26 34°43'11", a radius of 757.61 feet, a chord distance of 452.10 feet  
27 (chord bears S06°00'53"W), for an arc distance of 459.10 feet to a

1 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
2 found for corner;

3 42) N77°29'20"E, a distance of 240.08 feet to a 1/2" iron  
4 rod, with cap marked "Capital Surveying Company, Inc.", found for  
5 corner;

6 43) S17°26'22"E, a distance of 180.09 feet to a 1/2" iron  
7 rod, with cap marked "Capital Surveying Company, Inc.", found for  
8 an angle point;

9 44) S13°19'50"E, a distance of 174.68 feet to a 1/2" iron  
10 rod, with cap marked "Capital Surveying Company, Inc.", found for  
11 an angle point;

12 45) S00°57'56"W, a distance of 195.97 feet to a 1/2" iron  
13 rod, with cap marked "Capital Surveying Company, Inc.", found for  
14 an angle point;

15 46) S12°23'07"W, a distance of 150.36 feet to a 1/2" iron  
16 rod, with cap marked "Capital Surveying Company, Inc.", found for  
17 an angle point;

18 47) S10°04'18"W, a distance of 145.80 feet to a 1/2" iron  
19 rod, with cap marked "Capital Surveying Company, Inc.", found for  
20 an angle point;

21 48) S23°13'01"W, a distance of 181.03 feet to a 1/2" iron  
22 rod, with cap marked "Capital Surveying Company, Inc.", found for  
23 an angle point;

24 49) S24°12'58"W, a distance of 166.01 feet to a 1/2" iron  
25 rod, with cap marked "Capital Surveying Company, Inc.", found for  
26 an angle point;

27 50) S20°26'45"W, a distance of 154.35 feet to a 1/2" iron

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

3 51) S38°10'57"W, a distance of 153.06 feet to a 1/2" iron  
4 rod, with cap marked "Capital Surveying Company, Inc.", found for  
5 corner;

6 52) N50°06'57"W, a distance of 260.73 feet to a 1/2" iron  
7 rod, with cap marked "Capital Surveying Company, Inc.", found for  
8 the point of curvature of a non-tangent curve to the right;

9 53) With the said curve to the right having a central angle  
10 of 07°28'18", a radius of 1225.00 feet, a chord distance of 159.64  
11 feet (chord bears S43°37'12"W), for an arc distance of 159.75 feet  
12 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
13 Inc.", found for corner;

14 54) S51°01'26"E, a distance of 271.17 feet to a 1/2" iron  
15 rod, with cap marked "Capital Surveying Company, Inc.", found for  
16 corner;

17 55) S42°19'39"W, a distance of 152.02 feet to a 1/2" iron  
18 rod, with cap marked "Capital Surveying Company, Inc.", found for  
19 an angle point;

20 56) S17°52'14"W, a distance of 113.77 feet to a 1/2" iron  
21 rod, with cap marked "Capital Surveying Company, Inc.", found an  
22 angle point;

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

26 58) N84°39'08"W, a distance of 260.56 feet to a 1/2" iron  
27 rod, with cap marked "Capital Surveying Company, Inc.", found for

1 the point of curvature of a non-tangent curve to the right;

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

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

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

16 62) With the said curve to the right having a central angle  
17 of 38°48'54", a radius of 140.00 feet, a chord distance of 93.04 feet  
18 (chord bears S37°33'25"W), for an arc distance of 94.84 feet to a  
19 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
20 found the point of compound curvature of a curve to the right;

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

26 64) S27°47'32"W, a distance of 81.49 feet to a 1/2" iron rod,  
27 with cap marked "Capital Surveying Company, Inc.", found for the

1 point of curvature of a curve to the right;

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

7 66) With the said curve to the left having a central angle of  
8 07°20'15", a radius of 300.00 feet, a chord distance of 38.39 feet  
9 (chord bears S33°50'33"W), for an arc distance of 38.42 feet to a  
10 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
11 found for the point of tangency;

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

15 68) With the said curve to the right having a central angle  
16 of 07°00'00", a radius of 225.00 feet, a chord distance of 27.47 feet  
17 (chord bears S33°40'26"W), for an arc distance of 27.49 feet to a  
18 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
19 found the point of tangency;

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

23 70) With the said curve to the left having a central angle of  
24 41°24'58", a radius of 375.00 feet, a chord distance of 265.21 feet  
25 (chord bears S16°27'57"W), for an arc distance of 271.07 feet to a  
26 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
27 found the point of tangency;

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

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

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

12        74) With the said curve to the left having a central angle of  
13 32°07'04", a radius of 175.00 feet, a chord distance of 96.82 feet  
14 (chord bears S07°54'40"W), for an arc distance of 98.10 feet to a  
15 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
16 found the point of tangency;

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

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

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

1       78) With the said curve to the left having a central angle of  
2 45°53'14", a radius of 570.00 feet, a chord distance of 444.40 feet  
3 (chord bears S24°07'11"W), for an arc distance of 456.50 feet to a  
4 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
5 found the point of tangency;

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

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

15       THENCE, N88°48'32"W, continuing across the said 200 acre  
16 tract, with the common southerly line of said Lot 1, Block "F", and  
17 northerly line of the said 0.1166 acre right-of-way dedication  
18 tract, a distance of 128.00 feet to the POINT OF BEGINNING,  
19 CONTAINING within these metes and bounds 37.0675 acres of land  
20 area.

21                               119.5115 acres

22       FIELDNOTE DESCRIPTION of a tract or parcel of land containing  
23 119.5115 acres (134.6580 acres Save and Except Tract A and Tract B  
24 described below) out of the Freelove Woody Survey No. 23, Abstract  
25 No. 20, and the Fannie A. D. Survey, Abstract No. 664, both of Hays  
26 County, Texas, being a portion of that 100 acres. described as Tract  
27 III, conveyed to Masa Scott Roberts by deed recorded in Volume 966,



1 Page 156 of the said Deed Records, and further described by the deed  
2 recorded in Volume 168, Page 156 of the said Deed Records; the  
3 herein described 119.5115 acre tract, being all of proposed  
4 Driftwood, Phase One, Section Two is more particularly described by  
5 metes and bounds as follows:

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

14 THENCE, continuing across the said 100 acre tract, with the  
15 easterly line of said Driftwood Subdivision, Phase One, Section One  
16 subdivision, same being the westerly line of proposed Lot 55, Block  
17 "A", Driftwood, Phase One, Section Two, for the following ten (10)  
18 courses:

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

22 2) N20°26'45"E, 154.35 feet to a 1/2 inch iron rod, with  
23 plastic cap marked "Capital Surveying Company, Inc.", found for the  
24 common easterly corner of Lot 5 and Lot 6, Block "A";

25 3) N24°12'58"E, 166.01 feet to a 1/2 inch iron rod, with  
26 plastic cap marked "Capital Surveying Company, Inc.", found for the  
27 common easterly corner of Lot 6 and Lot 7, Block "A";

1        4) N23°13'01"E, 181.03 feet to a 1/2 inch iron rod, with  
2 plastic cap marked "Capital Surveying Company, Inc.", found for the  
3 common easterly corner of Lot 7 and Lot 8, Block "A";

4        5) N10°04'18"E, 145.80 feet to a 1/2 inch iron rod, with  
5 plastic cap marked "Capital Surveying Company, Inc.", found for the  
6 common easterly corner of Lot 8 and Lot 9, Block "A";

7        6) N12°23'07"E, 150.36 feet to a 1/2 inch iron rod, with  
8 plastic cap marked "Capital Surveying Company, Inc.", found for the  
9 common easterly corner of Lot 9 and Lot 10, Block "A";

10       7) N00°57'56"E, 195.97 feet to a 1/2 inch iron rod, with  
11 plastic cap marked "Capital Surveying Company, Inc.", found for the  
12 common easterly corner of Lot 10 and Lot 11, Block "A";

13       8) N13°19'50"W, 174.68 feet to a 1/2 inch iron rod, with  
14 plastic cap marked "Capital Surveying Company, Inc.", found for the  
15 common easterly corner of Lot 11 and Lot 12, Block "A";

16       9) N17°26'22"W, 180.09 feet to a 1/2 inch iron rod, with  
17 plastic cap marked "Capital Surveying Company, Inc.", found for the  
18 northeast corner of Lot 12, Block "A", same being the southeast  
19 corner of proposed Lot 13, Block "A", Driftwood, Phase One, Section  
20 Two;

21       10) S77°29'20"W, with the northerly line of said Lot 12, and  
22 southerly line of proposed Lot 13, Block "A", Driftwood, Phase One,  
23 Section Two, a distance of 240.08 feet to a 1/2 inch iron rod, with  
24 plastic cap marked "Capital Surveying Company, Inc.", found for the  
25 northwest corner of said Lot 12 on the curving, easterly line of Lot  
26 2, Block "F", (Thurman Roberts Way - variable width right-of-way),  
27 Driftwood Subdivision, Phase One, Section One, subdivision;

1       THENCE, with the common easterly remainder line of the said  
2 100 acre tract and the easterly line of Lot 2, Block "F", Driftwood  
3 Subdivision, Phase One, Section One, subdivision, for the following  
4 two (2) courses:

5       1) With a non-tangent curve to the right, having a central  
6 angle of 34°43'11", a radius of 757.61 feet, a long chord of 452.10  
7 feet (chord bears N06°00'53"E), for an arc distance of 459.10 feet  
8 to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
9 Company, Inc.", found for the point of tangency;

10       2) N23°22'29"E, 36.06 feet to a 1/2 inch iron rod, with  
11 plastic cap marked "Capital Surveying Company, Inc.", found for the  
12 northeast corner of said Driftwood Subdivision, Phase One, Section  
13 One, subdivision;

14       THENCE, N60°06'46"W, continuing across the said 100 acre  
15 tract, with the northerly line of said Driftwood Subdivision, Phase  
16 One, Section One, subdivision, same being a northerly line of  
17 proposed Lot 14, Block "B", Driftwood, Phase One, Section Two  
18 subdivision, a distance of 219.85 feet to a 1/2 inch iron rod, with  
19 plastic cap marked "Capital Surveying Company, Inc.", found for the  
20 northwest corner of said Driftwood Subdivision, Phase One, Section  
21 One, subdivision;

22       THENCE, continuing across the said 100 acre tract, with the  
23 westerly line of said Driftwood Subdivision, Phase One, Section One  
24 subdivision, same being the easterly line of proposed Lot 14, Block  
25 "B", Driftwood, Phase One, Section Two subdivision, for the  
26 following nine (9) courses:

27       1) S20°09'27"W, 152.24 feet to a 1/2 inch iron rod, with

1 plastic cap marked "Capital Surveying Company, Inc.", found for the  
2 common westerly corner of Lot 13 and Lot 12, Block "B";

3 2) S12°42'10"W, 153.78 feet to a 1/2 inch iron rod, with  
4 plastic cap marked "Capital Surveying Company, Inc.", found for the  
5 common westerly corner of Lot 12 and Lot 11, Block "B";

6 3) S07°03'46"W, 188.59 feet to a 1/2 inch iron rod, with  
7 plastic cap marked "Capital Surveying Company, Inc.", found for an  
8 angle point in the westerly line of Lot 11, Block "B";

9 4) S16°24'02"W, 197.36 feet to a 1/2 inch iron rod, with  
10 plastic cap marked "Capital Surveying Company, Inc.", found for an  
11 angle point in the westerly line of Lot 10, Block "B";

12 5) S01°46'39"W, 180.81 feet to a 1/2 inch iron rod, with  
13 plastic cap marked "Capital Surveying Company, Inc.", found for an  
14 angle point in the westerly line of Lot 9, Block "B";

15 6) S25°45'59"E, 175.19 feet to a 1/2 inch iron rod, with  
16 plastic cap marked "Capital Surveying Company, Inc.", found for the  
17 common westerly corner of Lot 8 and Lot 7, Block "B";

18 7) S07°36'00"E, 139.27 feet to a 1/2 inch iron rod, with  
19 plastic cap marked "Capital Surveying Company, Inc.", found for the  
20 common westerly corner of Lot 7 and Lot 6, Block "B";

21 8) S06°28'28"W, 146.88 feet to a 1/2 inch iron rod, with  
22 plastic cap marked "Capital Surveying Company, Inc.", found for the  
23 southwest corner of Lot 6, Block "B";

24 9) S75°38'53"E, 191.64 feet to a 1/2 inch iron rod, with  
25 plastic cap marked "Capital Surveying Company, Inc.", found for the  
26 southeast corner of Lot 6, Block "B" on the curving, westerly line  
27 of aforesaid Lot 2, Block "F", (Thurman Roberts Way - variable width

1 right-of-way);

2 THENCE, continuing across the said 100 acre tract, with the  
3 westerly line of Lot 2, Block "F", and the easterly line of proposed  
4 Lot 14, Block "B", Driftwood, Phase One, Section Two subdivision,  
5 for the following two (2) courses:

6 1) With a non-tangent curve to the right, having a central  
7 angle of 31°33'42", a radius of 1175.00 feet, a long chord of 639.10  
8 feet (chord bears S32°39'06"W), for an arc distance of 647.25 feet  
9 to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
10 Company, Inc.", found for the point of reverse curvature of a curve  
11 to the left;

12 2) With said curve to the left, having a central angle of  
13 11°38'05", a radius of 586.83 feet, a long chord of 118.96 feet  
14 (chord bears S42°36'55"W), for an arc distance of 119.16 feet to a  
15 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
16 Company, Inc.", found for the northeast corner of Lot 5, Block "B",  
17 of said Driftwood Subdivision, Phase One, Section One, subdivision;

18 THENCE, continuing across the said 100 acre tract, with a  
19 northerly line of said Driftwood Subdivision, Phase One, Section  
20 One subdivision, and southerly line of proposed Lot 14, Block "B",  
21 Driftwood, Phase One, Section Two subdivision, for the following  
22 four (4) courses:

23 1) N75°44'51"W, 196.15 feet to a 1/2 inch iron rod, with  
24 plastic cap marked "Capital Surveying Company, Inc.", found for the  
25 point of curvature of a curve to the right;

26 2) With said curve to the right, having a central angle of  
27 65°29'02", a radius of 275.00 feet, a long chord of 297.47 feet

1 (chord bears N43°00'20"W), for an arc distance of 314.30 feet to a  
2 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
3 Company, Inc.", found for the point of reverse curvature of a curve  
4 to the left;

5 3) With said curve to the left, having a central angle of  
6 21°50'23", a radius of 725.00 feet, a long chord of 274.68 feet  
7 (chord bears N21°11'01"W), for an arc distance of 276.35 feet to a  
8 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
9 Company, Inc.", found for the point of tangency;

10 4) N32°06'12"W, 45.55 feet to a 1/2 inch iron rod, with  
11 plastic cap marked "Capital Surveying Company, Inc.", found for the  
12 northeast corner of Lot 1, Block "B", of said Driftwood  
13 Subdivision, Phase One, Section One subdivision;

14 THENCE, continuing across the said 100 acre tract, with the  
15 westerly line of said Driftwood Subdivision, Phase One, Section One  
16 subdivision, for the following two (2) courses:

17 1) S56°42'25"W, continuing with the southerly line of said  
18 proposed Lot 14, Block "B", Driftwood, Phase One, Section Two  
19 subdivision, 200.04 feet to a 1/2 inch iron rod, with plastic cap  
20 marked "Capital Surveying Company, Inc.", found on the easterly  
21 line of Lot 5, Block "F" (Roxie Crossing- 50' R.O.W.), for the  
22 northwest corner of Lot 1, Block "B" and the southeast corner of  
23 proposed Roxie Crossing (50' R.O.W.), Driftwood, Phase One, Section  
24 Two subdivision;

25 2) S58°26'36"W, with the southerly line of said proposed  
26 Roxie Crossing, 50.00 feet to a 1/2 inch iron rod, with plastic cap  
27 marked "Capital Surveying Company, Inc.", found on the westerly

1 line of Lot 5, Block "F", for the northwest corner of Lot 1, Block  
2 "G", of said Driftwood Subdivision, Phase One, Section One  
3 subdivision and the southwest corner of said proposed Roxie  
4 Crossing;

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

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

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

23 3) Along the southerly line of proposed Lot 3, Block F,  
24 Driftwood, Phase One, Section Two subdivision, with said curve to  
25 the right, having a central angle of 27°58'16", a radius of 831.70  
26 feet, a long chord of 402.01 feet (chord bears S74°35'24"W), for an  
27 arc distance of 406.03 feet to a 1/2 inch iron rod, with plastic cap

1 marked "Capital Surveying Company, Inc.", found for the point of  
2 tangency;

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

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

16 THENCE, with the westerly line of the aforesaid 100 acre  
17 tract, the westerly line of aforesaid proposed Lot 55, Block "A",  
18 Driftwood, Phase One, Section Two subdivision, and easterly line of  
19 the said 9.568 acre tract, for the following three (3) courses:

20 1) S54°23'49"E, 13.02 feet to a calculated point;  
21 2) N89°54'14"E, 70.80 feet to a calculated point;  
22 3) N59°58'53"E, 562.38 feet to a calculated point for the  
23 southeast corner of said 9.568 acre tract, same being the southwest  
24 corner of Lot 34, Driftwood Falls Estates, a subdivision recorded  
25 in Book 4, Page 111 of the Plat Records of Hays County, Texas;

26 THENCE, continuing with the westerly line of the aforesaid  
27 100 acre tract, the westerly line of said proposed Lot 55, Block



1 "A", Driftwood, Phase One, Section Two subdivision, and easterly  
2 line of the said Driftwood Falls Estates, subdivision, along the  
3 approximate centerline of Onion Creek, for the following five (5)  
4 courses:

- 5 1) N59°52'13"E, 343.26 feet to a calculated point;
- 6 2) N22°45'14"E, 752.70 feet to a calculated point;
- 7 3) N04°06'47"W, 606.60 feet to a calculated point;
- 8 4) N13°19'47"W, 568.40 feet to a calculated point;
- 9 5) N03°18'47"W, 281.50 feet to a calculated point for  
10 corner;

11 THENCE, N51°37'43"E, with the northerly line of said 100 acre  
12 tract, at an approximate distance of 56.44 feet pass the calculated  
13 northeast corner of Lot 53, Driftwood Falls Estates, same being the  
14 southwest corner of Lot 1, Pier Branch, a subdivision recorded in  
15 Book 4, Page 105 of the said Plat Records and continuing for a total  
16 distance of 172.19 feet to the common calculated corner of said Lot  
17 1 and Lot 2, Pier Branch subdivision for corner;

18 THENCE, N75°22'14"E, continuing with the northerly line of  
19 said 100 acre tract, and southerly line of Pier Branch subdivision,  
20 along the approximate centerline of Onion Creek, a distance of  
21 537.60 feet to the calculated southeast corner of Lot 5, same being  
22 the southwest corner of Lot 6, Onion Creek Ranch, a subdivision  
23 recorded in Book 8, Page 65 of the said Plat Records;

24 THENCE, continuing with the northerly line of said 100 acre  
25 tract, the northerly line of said proposed Lot 55, Block "A",  
26 Driftwood, Phase One, Section Two subdivision, and southerly line  
27 of Onion Creek Ranch subdivision, along the approximate centerline

1 of Onion Creek, for the following three (3) courses:

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

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

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

5 THENCE, with the easterly line of said 100 acre tract, the  
6 easterly line of said proposed Lot 55, Block "A", Driftwood, Phase  
7 One, Section Two subdivision, and westerly line of Onion Creek  
8 Ranch subdivision, along the approximate centerline of Onion Creek,  
9 for the following eleven (11) courses:

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

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

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

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

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

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

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

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

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

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

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

25 THENCE, continuing with the easterly line of said 100 acre  
26 tract, the easterly line of said proposed Lot 55, Block "A",  
27 Driftwood, Phase One, Section Two subdivision, with the westerly

1 line of said 331.26 acre tract, along the approximate centerline of  
2 Onion Creek, for the following four (4) courses:

- 3       1) S63°57'26"W, 6.10 feet to a calculated point;  
4       2) S26°38'17"W, 342.88 feet to a calculated point;  
5       3) S28°39'17"W, 315.55 feet to a calculated point;  
6       4) S22°31'17"W, 359.14 feet to a calculated point for the  
7 southeast corner of the herein described tract, same being the  
8 southeast corner of proposed Lot 55, Block "A", Driftwood, Phase  
9 One, Section Two subdivision;

10       THENCE, leaving the westerly line of said 331.26 acre tract,  
11 across the said 100 acre tract, with the southerly line of proposed  
12 Lot 55, Block "A", Driftwood, Phase One, Section Two subdivision,  
13 for the following two (2) courses:

- 14       1) N86°04'30"W, 300.73 feet to a calculated point;  
15       2) N50°06'57"W, 143.95 feet to the POINT OF BEGINNING,  
16 CONTAINING within these metes and bounds 134.6580 acres of land  
17 area; Save and Except Tract A (4.7233 acres) and Tract B (10.4232  
18 acres) as described below:

19                       TRACT A (4.7233 Acres)

20       COMMENCING at a 1/2 inch iron rod, with plastic cap marked  
21 "Capital Surveying Company, Inc.", found for the common northeast  
22 corner of Lot 13, Block "A" and northwest corner of Lot 2, Block "F"  
23 (Thurman Roberts Way right-of-way varies), Driftwood, Phase One,  
24 Section One, a subdivision recorded in Book 18, Page 236 of the Plat  
25 Records of Hays County, Texas, same being on the south line of that  
26 100' electric easement conveyed to Pedernales Electric Co-op. as  
27 recorded in Volume 157, Page 615 of the said Deed Records, from

1 which a 1/2 inch iron rod, with a plastic cap marked "Capital  
2 Surveying Company, Inc.", found for the northwest corner of said  
3 Lot 13, Block "A", bears N60°06'46"W, a distance of 169.52 feet;

4 THENCE, N23°22'29"E, leaving the northerly line of said Lot  
5 13, Block "A" and Lot 2, Block "F", along the proposed future  
6 westerly right-of-way line of Thurman Roberts Way, across the  
7 aforesaid 130 acre tract, a distance of 50.32 feet to a 1/2 inch  
8 iron rod, with a plastic cap marked "Capital Surveying Company,  
9 Inc.", set for the southeast corner and POINT OF BEGINNING of the  
10 herein described tract;

11 THENCE, N60°06'46"W, continuing across the said 130 acre  
12 tract, with the centerline of the aforesaid 100' electric easement,  
13 175.12 feet to a 1/2 inch iron rod, with plastic cap marked "Capital  
14 Surveying Company, Inc.", set for the southwest corner of the  
15 herein described tract;

16 THENCE, leaving the centerline of said 100' electric easement  
17 and continuing across the said 130 acre tract, for the following six  
18 (6) courses:

19 11) N08°21'50"W, 33.32 feet to a 1/2 inch iron rod, with  
20 plastic cap marked "Capital Surveying Company, Inc.", set for  
21 corner;

22 12) N21°22'48"W, 20.10 feet a 1/2 inch iron rod, with plastic  
23 cap marked "Capital Surveying Company, Inc.", set for corner;

24 13) N14°01'53"W, 58.45 feet to a 1/2 inch iron rod, with  
25 plastic cap marked "Capital Surveying Company, Inc.", set for  
26 corner;

27 14) N18°18'45"W, 80.14feet a 1/2 inch iron rod, with plastic

1 cap marked "Capital Surveying Company, Inc.", set for corner;

2 15) N42°20'24"W, 48.60 feet to a 1/2 inch iron rod, with  
3 plastic cap marked "Capital Surveying Company, Inc.", set for  
4 corner;

5 16) N55°47'45"W, 42.50 feet a 1/2 inch iron rod, with plastic  
6 cap marked "Capital Surveying Company, Inc.", set on the proposed  
7 easterly right-of-way line of said future Thurman Roberts Way;

8 THENCE, continuing across the said 130 acre tract, with the  
9 interior right-of-way line of future Thurman Roberts Way, for the  
10 following ten (10) courses:

11 1) N25°41'33"E, 3.98 feet to a 1/2 inch iron rod, with  
12 plastic cap marked "Capital Surveying Company, Inc.", set for the  
13 point of curvature of a curve to the left;

14 2) With the said curve to the left, having a central angle of  
15 55°00'58", a radius of 121.50 feet, a long chord of 112.24 feet  
16 (chord bears N01°48'57"W), for an arc distance of 116.67 feet to a  
17 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
18 Company, Inc.", set for the point of tangency;

19 3) N29°19'26"W, 17.15 feet to a 1/2 inch iron rod, with  
20 plastic cap marked "Capital Surveying Company, Inc.", set for the  
21 point of curvature of a curve to the right;

22 4) With the said curve to the right, having a central angle  
23 of 20°04'43", a radius of 78.50 feet, a long chord of 27.37 feet  
24 (chord bears N19°17'05"W), for an arc distance of 27.51 feet to a 1/2  
25 inch iron rod, with a plastic cap marked "Capital Surveying  
26 Company, Inc.", set for the point of compound curvature of a curve  
27 to the right;

1        5) With the said curve to the right, having a central angle  
2 of 23°39'25", a radius of 44.00 feet, a long chord of 18.04 feet  
3 (chord bears N02°34'59"E), for an arc distance of 18.17 feet to a 1/2  
4 inch iron rod, with a plastic cap marked "Capital Surveying  
5 Company, Inc.", set for the point of compound curvature of a curve  
6 to the right;

7        6) With the said curve to the right, having a central angle  
8 of 124°18'34", a radius of 234.79 feet, a long chord of 415.22 feet  
9 (chord bears N76°33'58"E), for an arc distance of 509.41 feet to a  
10 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
11 Company, Inc.", set for the point of compound curvature of a curve  
12 to the right;

13        7) With the said curve to the right, having a central angle  
14 of 58°47'24", a radius of 78.50 feet, a long chord of 77.06 feet  
15 (chord bears S11°53'03"E), for an arc distance of 80.55 feet to a 1/2  
16 inch iron rod, with a plastic cap marked "Capital Surveying  
17 Company, Inc.", set for the point of reverse curvature of a curve to  
18 the left;

19        8) With the said curve to the left, having a central angle of  
20 47°15'27", a radius of 148.00 feet, a long chord of 118.64 feet  
21 (chord bears S06°07'04"E), for an arc distance of 122.07 feet to a  
22 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
23 Company, Inc.", set for the point of reverse curvature of a curve to  
24 the right;

25        9) With the said curve to the right, having a central angle  
26 of 53°07'17", a radius of 78.50 feet, a long chord of 70.20 feet  
27 (chord bears S03°11'09"E), for an arc distance of 72.78 feet to a 1/2

1 inch iron rod, with a plastic cap marked "Capital Surveying  
2 Company, Inc.", set for the point of tangency;

3 10) S23°22'28"W, a distance of 369.44 feet to the POINT OF  
4 BEGINNING, CONTAINING within these metes and bounds 4.7233 acres of  
5 land area, to be Saved and Excepted from the above said 134.6580  
6 acre tract.

7 TRACT B (10.4232 Acres)

8 COMMENCING at a 1/2 inch iron rod, with plastic cap marked  
9 "Capital Surveying Company, Inc.", found for the northeast corner  
10 of Lot 1, Block "B", Driftwood, Phase One, Section One, a  
11 subdivision recorded in Book 18, Page 236 of the Plat Records of  
12 Hays County, Texas, from which a 1/2 inch iron rod, with a plastic  
13 cap marked "Capital Surveying Company, Inc.", found for the  
14 northwest corner of said Lot 1, Block "B", bears S56°42'25"W, a  
15 distance of 200.04 feet;

16 THENCE, N00°51'35"E, leaving the northeast corner of said Lot  
17 1, Block "B", across the aforesaid 100 acre tract, a distance of  
18 115.32 feet to a 1/2 inch iron rod, with a plastic cap marked  
19 "Capital Surveying Company, Inc.", set for the most westerly,  
20 southwest corner and POINT OF BEGINNING of the herein described  
21 tract;

22 THENCE, continuing across the said 100 acre tract and the  
23 aforesaid 130 acre tract, for the following fifteen (15) courses:

24 1) With a curve to the right, having a central angle of  
25 01°13'27", a radius of 78.50 feet, a long chord of 1.68 feet (chord  
26 bears N37°08'37"E), for an arc distance of 1.68 feet to a 1/2 inch  
27 iron rod, with a plastic cap marked "Capital Surveying Company,

- 1 Inc.", set for the point of tangency;  
2       2) N36°40'01"E, 79.77 feet to a 1/2 inch iron rod, with  
3 plastic cap marked "Capital Surveying Company, Inc.", set for the  
4 point of curvature of a curve to the right;  
5       3) With the said curve to the right, having a central angle  
6 of 19°33'57", a radius of 975.00 feet, a long chord of 331.34 feet  
7 (chord bears N47°51'21"E), for an arc distance of 332.95 feet to a  
8 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
9 Company, Inc.", set for the point of reverse curvature of a curve to  
10 the left;  
11       4) With the said curve to the left, having a central angle of  
12 07°36'57", a radius of 962.49 feet, a long chord of 127.84 feet  
13 (chord bears N53°49'51"E), for an arc distance of 127.94 feet to a  
14 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
15 Company, Inc.", set for the point of reverse curvature of a curve to  
16 the right;  
17       5) With the said curve to the right, having a central angle  
18 of 08°13'50", a radius of 178.50 feet, a long chord of 25.62 feet  
19 (chord bears N54°08'17"E), for an arc distance of 25.64 feet to a 1/2  
20 inch iron rod, with a plastic cap marked "Capital Surveying  
21 Company, Inc.", set for the point of non-tangency and the northwest  
22 corner of the herein described tract;  
23       6) S90°00'00"E, 252.07 feet to a 1/2 inch iron rod, with  
24 plastic cap marked "Capital Surveying Company, Inc.", set for  
25 corner;  
26       7) S45°00'00"E, 78.53 feet a 1/2 inch iron rod, with plastic  
27 cap marked "Capital Surveying Company, Inc.", set for corner;



1       8) S00°18'13"E, 626.82 feet to a 1/2 inch iron rod, with  
2 plastic cap marked "Capital Surveying Company, Inc.", set for  
3 corner;

4       9) S37°11'49"W, 45.56 feet a 1/2 inch iron rod, with plastic  
5 cap marked "Capital Surveying Company, Inc.", set for corner;

6       10) S82°11'49"W, 244.61 feet to a 1/2 inch iron rod, with  
7 plastic cap marked "Capital Surveying Company, Inc.", set for  
8 corner;

9       11) S07°48'11"E, 137.76 feet a 1/2 inch iron rod, with  
10 plastic cap marked "Capital Surveying Company, Inc.", set for  
11 corner;

12       12) S82°11'49"W, 52.31 feet to a 1/2 inch iron rod, with  
13 plastic cap marked "Capital Surveying Company, Inc.", set for  
14 corner;

15       13) N22°26'27"W, 142.38 feet a 1/2 inch iron rod, with  
16 plastic cap marked "Capital Surveying Company, Inc.", set for  
17 corner;

18       14) S82°11'49"W, 184.96 feet to a 1/2 inch iron rod, with  
19 plastic cap marked "Capital Surveying Company, Inc.", set for  
20 corner;

21       15) N24°39'28"W, a distance of 452.064 feet to the POINT OF  
22 BEGINNING, CONTAINING within these metes and bounds 10.4232 acres  
23 of land area, to be Saved and Excepted from the above said 134.6580  
24 acre tract, for a combined net acreage of 119.5115 acres.

25                               44.3905 acres

26       FIELDNOTE DESCRIPTION of a tract or parcel of land containing  
27 44.3905 acres situated in the Freelove Woody Survey No. 23,

1 Abstract No. 20, Hays County, Texas, being a portion of that 200  
2 acre tract, described as Tract IV and that 100 acre tract,  
3 described as Tract II, both conveyed to Masa Scott Roberts by deed  
4 recorded in Volume 966, Page 677 of the Deed Records of Hays County,  
5 Texas, and all of Lot 1, Block A, Driftwood Solage, a subdivision  
6 recorded in Book 18, Page 257 of the Plat Records of Hays County,  
7 Texas; the herein described 44.3905 acre tract, being all of "The  
8 "Final Plat" of the Driftwood Solage Subdivision, Block A, Lot 1-B,  
9 being a Replat of Block A, Lot 1 of the Driftwood Solage Subdivision  
10 and 17.3859 acres out of the Freelove Woody Survey No. 23, Abstract  
11 No. 664, Within The Extraterritorial Jurisdiction of the City of  
12 Dripping Springs, Hays County, Texas", as recorded in Document  
13 No. 19037665 of the Plat Records of Hays County, Texas, is more  
14 particularly described by metes and bounds as follows:

15 BEGINNING at a 1/2 inch iron rod, with plastic cap marked  
16 "Capital Surveying Company, Inc.", found for the most northerly  
17 northwest corner of Lot 1, Block A, Driftwood Solage subdivision,  
18 same being on the east line of Lot 1, Block "A", Driftwood  
19 Subdivision, Phase One, Section One, a subdivision recorded in Book  
20 18, Page 236 of the Plat Records of Hays County, Texas, from which a  
21 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
22 Company, Inc.", found for the southeast corner of said Lot 1, Block  
23 "A", Driftwood Subdivision, Phase One, Section One, bears  
24 S07°22'23"W, 34.06 feet;

25 THENCE, leaving the northerly line of said Lot 1, Block A,  
26 Driftwood Solage Subdivision, across the said 100-acre tract, with  
27 the southeasterly line of said Driftwood Subdivision, Phase One,

1 Section One subdivision, for the following six (6) courses:

2 17) N07°22'23"E, 103.84 feet to a 1/2 inch iron rod, with  
3 plastic cap marked "Capital Surveying Company, Inc.", found for the  
4 northeast corner of said Lot 1, Block "A" and southeast corner of  
5 Lot 2, Block "A", Driftwood Subdivision, Phase One, Section One;

6 18) N17°52'14"E, 113.77 feet to a 1/2" inch iron rod, with  
7 plastic cap marked "Capital Surveying Company, Inc.", found for the  
8 northeast corner of said Lot 2, Block "A" and southeast corner of  
9 Lot 3, Block "A", Driftwood Subdivision, Phase One, Section One;

10 19) N42°19'39"E, 152.02 feet to a 1/2" iron rod, with plastic  
11 cap marked "Capital Surveying Company, Inc.", found for the most  
12 easterly corner of said Lot 3, Block "A";

13 20) N51°01'26"W, 271.17 feet to a 1/2" iron rod, with plastic  
14 cap marked "Capital Surveying Company, Inc.", found for the most  
15 northerly corner of said Lot 3, Block "A", being on the  
16 southeasterly right-of-way line of Thurman Roberts Way  
17 (right-of-way varies) as dedicated by plat of said Driftwood  
18 Subdivision, Phase One, Section One, and being the point of  
19 curvature of a non-tangent curve to the left;

20 21) With the said non-tangent curve to the left, having a  
21 central angle of 07°28'18", a radius of 1225.00 feet, a long chord of  
22 159.64 feet (chord bears N43°37'12"E), for an arc distance of 159.75  
23 feet to a 1/2 inch iron rod, with a plastic cap marked "Capital  
24 Surveying Company, Inc.", found for the most westerly corner of Lot  
25 4. Block "A", Driftwood Subdivision, Phase One, Section One;

26 22) S50°06'57"E, passing at 260.73 feet a 1/2" iron rod, with  
27 plastic cap marked "Capital Surveying Company, Inc.", found for the

1 most southerly corner of said Lot 4, Block "A", and continuing  
2 across the said 100 acre tract, for a total distance of 398.95 feet  
3 to a 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
4 Company, Inc.", found for angle point;

5 THENCE, S85°26'34"E, continuing across said 100 acre tract,  
6 for distance of 305.39 feet to a calculated point on the approximate  
7 centerline of Onion Creek, being on the common easterly line of the  
8 said 100 acre tract and westerly line of that 331.26 acre tract  
9 conveyed to R. L. Struhall be deed recorded in Volume 226. Page 633  
10 of the Deed Records of Hays County, Texas;

11 THENCE, S16°23'23"E, with the said common easterly line of the  
12 100 acre tract and westerly line of the 331.26 acre tract, 513.45  
13 feet to a calculated point for the most northerly east corner of  
14 said Lot 1, Block A, Driftwood Solage subdivision;

15 THENCE, with the common easterly line of the said Lot 1, Block  
16 A, Driftwood Solage subdivision and westerly line of the said  
17 331.26 acre tract, being along the approximate centerline of Onion  
18 Creek, the following six (6) courses:

19 1) S17°10'43"E, 220.66 feet to a calculated angle point;

20 2) S25°12'42"E, 91.93 feet to a calculated angle point;

21 3) S34°24'43"E, 293.21 feet to a calculated angle point;

22 4) S36°58'43"E, 312.92 feet to a calculated angle point;

23 5) S41°11'43"E, 251.02 feet to a calculated angle point;

24 6) S52°15'43"E, 120.82 feet to a calculated angle point;

25 THENCE, S63°34'43"E, leaving the southeast line of aforesaid  
26 Driftwood Solage subdivision, with the common easterly line of the  
27 said 200 acre tract and westerly line of the said 331.26 acre tract,

1 223.03 feet to a calculated point for the southeast corner of the  
2 herein described tract;

3 THENCE, leaving the westerly line of the said 331.26 acre  
4 tract and the approximate centerline of Onion Creek, and continuing  
5 across the said 200 acre tract, for the following fifteen (15)  
6 courses:

7 1) S53°37'15"W, at a distance of 110.60 feet pass a 1/2" iron  
8 rod, with cap marked "Capital Surveying Company, Inc.", found on  
9 line, and continuing for a total distance of 410.60 feet to a 1/2"  
10 iron rod, with cap marked "Capital Surveying Company, Inc.", found  
11 for an angle point;

12 2) S83°45'47"W, 373.76 feet to a cotton gin spindle found for  
13 an angle point;

14 3) S71°43'37"W, 140.00 feet to a 1/2" iron rod, with cap  
15 marked "Capital Surveying Company, Inc.", found for an angle point;

16 4) S75°18'49"W, 419.98 feet to a 1/2" iron rod, with cap  
17 marked "Capital Surveying Company, Inc.", found for an angle point;

18 5) S69°45'59"W, 23.70' feet to a 1/2" iron rod, with cap  
19 marked "Capital Surveying Company, Inc.", found for an angle point;

20 6) N02°46'13"E, 20.69 feet to a 1/2" iron rod, with cap  
21 marked "Capital Surveying Company, Inc.", found for the point of  
22 curvature of a curve to the right;

23 7) With said curve to the right, having a central angle of  
24 01°48'34", a radius of 975.00 feet, a chord distance of 30.79 feet  
25 (chord bears N01°51'55"E), for an arc distance of 30.79 feet to a  
26 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
27 found for the point of tangency;

1       8) N00°57'39"E, 317.81 feet to a 1/2" iron rod, with cap  
2 marked "Capital Surveying Company, Inc.", found for the point of  
3 curvature of curve to the left;

4       9) With said curve to the left, having a central angle of  
5 23°43'44", radius of 375.00 feet, a chord distance of 154.20 feet  
6 (chord bears N10°54'13"W), for an arc distance of 155.31 feet to a  
7 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
8 found for the point of tangency;

9       10) N22°46'05"W, 42.55 feet to a 1/2" iron rod, with cap  
10 marked "Capital Surveying Company, Inc.", found for an angle point;

11       11) N14°38'40"W, 372.96 feet to a 1/2" iron rod, with cap  
12 marked "Capital Surveying Company, Inc.", found for an angle point;

13       12) N21°45'28"W, 30.71 feet to a 1/2" iron rod, with cap  
14 marked "Capital Surveying Company, Inc.", found for corner;

15       13) S80°36'36"W, 280.00 feet to 1/2" iron rod, with cap  
16 marked "Capital Surveying Company, Inc.", found for corner;

17       14) N10°21'10"W, 220.19 feet to a 1/2" iron rod, with cap  
18 marked "Capital Surveying Company, Inc.", found for an angle point;

19       15) N28°08'35"W, 75.29 feet to a 1/2" iron rod, with cap  
20 marked "Capital Surveying Company, Inc.", found on the southerly  
21 line of said Lot 1, Block "A", Driftwood Solage, subdivision;

22       THENCE, with the southerly line of said Lot 1, Block A,  
23 Driftwood Solage subdivision and continuing across the said 200  
24 acre tract, for the following two (2) courses:

25       1) N50°40'23"W, 232.12 feet to 4" diameter steel fence post  
26 found;

27       2) N85°21'33"W, 156.63 feet to a 1/2" iron rod, with cap

1 marked "Capital Surveying Company, Inc.", found for the point of  
2 curvature of a non-tangent curve to the left, on the easterly  
3 right-of-way line of said Thurman Roberts Way;

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

12 THENCE, leaving said Thurman Roberts Way and continuing with  
13 the said westerly line of Lot 1, Block A, Driftwood Solage  
14 subdivision, being across the said 200 acre tract, for the  
15 following four (4) courses:

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

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

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

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

26 THENCE, continuing across the said 200-acre tract, with  
27 common line between said Lot 1, Block A, Driftwood Solage

1 subdivision and Lot 1, Block "A", Driftwood Subdivision, Phase One,  
2 Section One, for the following two (2) courses:

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

7 2) N07°22'23"E, 34.06 feet to the POINT OF BEGINNING,  
8 CONTAINING within these metes and bounds 44.3905 acres of land  
9 area.

10 Bearing Basis is the Texas State Plane Coordinate System,  
11 South Central Zone, NAD 83 (GRID).

12 SECTION 2. (a) The legislature validates and confirms all  
13 governmental acts, elections, and proceedings of the Driftwood  
14 Conservation District that were taken before the effective date of  
15 this Act.

16 (b) This section does not apply to any matter that on the  
17 effective date of this Act:

18 (1) is involved in litigation if the litigation  
19 ultimately results in the matter being held invalid by a final court  
20 judgment; or

21 (2) has been held invalid by a final court judgment.

22 SECTION 3. (a) The legal notice of the intention to  
23 introduce this Act, setting forth the general substance of this  
24 Act, has been published as provided by law, and the notice and a  
25 copy of this Act have been furnished to all persons, agencies,  
26 officials, or entities to which they are required to be furnished  
27 under Section 59, Article XVI, Texas Constitution, and Chapter 313,



1 Government Code.

2 (b) The governor, one of the required recipients, has  
3 submitted the notice and Act to the Texas Commission on  
4 Environmental Quality.

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

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

13 SECTION 4. This Act takes effect immediately if it receives  
14 a vote of two-thirds of all the members elected to each house, as  
15 provided by Section 39, Article III, Texas Constitution. If this  
16 Act does not receive the vote necessary for immediate effect, this  
17 Act takes effect September 1, 2021.