

1-1 By: Campbell S.B. No. 2183  
1-2 (In the Senate - Filed April 1, 2021; April 6, 2021, read  
1-3 first time and referred to Committee on Water, Agriculture & Rural  
1-4 Affairs; April 20, 2021, reported favorably by the following vote:  
1-5 Yeas 9, Nays 0; April 20, 2021, sent to printer.)

1-6 COMMITTEE VOTE

|      | Yea              | Nay | Absent | PNV |
|------|------------------|-----|--------|-----|
| 1-7  |                  |     |        |     |
| 1-8  | <u>Perry</u>     | X   |        |     |
| 1-9  | <u>Springer</u>  | X   |        |     |
| 1-10 | <u>Creighton</u> | X   |        |     |
| 1-11 | <u>Eckhardt</u>  | X   |        |     |
| 1-12 | <u>Gutierrez</u> | X   |        |     |
| 1-13 | <u>Johnson</u>   | X   |        |     |
| 1-14 | <u>Kolkhorst</u> | X   |        |     |
| 1-15 | <u>Powell</u>    | X   |        |     |
| 1-16 | <u>Taylor</u>    | X   |        |     |

1-17 A BILL TO BE ENTITLED  
1-18 AN ACT

1-19 relating to the boundaries of, and validating certain acts and  
1-20 proceedings of, the Driftwood Conservation District.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Section 2, Chapter 632, Acts of the 85th  
1-23 Legislature, Regular Session, 2017, is amended to read as follows:

1-24 Sec. 2. The Driftwood Conservation District [~~initially~~]  
1-25 includes all the territory contained in the following area:  
1-26 Tract I

1-27 FIELDNOTE DESCRIPTION of a 394.112 acre tract out of the  
1-28 Freelove Woody Survey No. 23, Hays County, Texas, being a portion  
1-29 of that 700.03 acre tract conveyed to John Richard Rutherford by  
1-30 deed recorded in Volume 1214, Page 548 of the Deed Records of Hays  
1-31 County, Texas; the said 394.112 acre tract is more particularly  
1-32 described by metes and bounds as follows:

1-33 BEGINNING at a calculated point for the most westerly corner  
1-34 of the said 700.03 acre tract, being on the southerly line of that  
1-35 100 acre tract conveyed to Masa Scott Roberts by deed recorded in  
1-36 Volume 301, Page 865 of the said Deed Records, and a point in the  
1-37 northerly right-of-way line of State Highway FM 967 (80.00'  
1-38 right-of-way), from which a TxDOT concrete highway monument found  
1-39 bears N41 10'07"Q, 85.92 feet;

1-40 THENCE, leaving the northerly right-of-way line of State  
1-41 Highway FM 967, with the common line between the said 700.03 acre  
1-42 tract and the said 100 acre tract, for the following two (2)  
1-43 courses:

1-44 1. N88 43'28"E at .25 feed pass a 1/2" iron rod found,  
1-45 for a total distance of 2005.48 feet to a 60d nail found in a fence  
1-46 corner post for the southeast corner of the said 100 acre tract;

1-47 2. N00 59'15"W, 515.50 feet to a 5/8" iron rod found  
1-48 stamped "Kent McMillon, Land Surveyor, RPLS 4341", for a northwest  
1-49 corner of the said 700.03 acre tract, being on a westerly line of  
1-50 the remainder of that 535.13 acre tract conveyed to Michael Giles  
1-51 Rutherford, Jr., John Richard Rutherford and Sally Anne Rutherford  
1-52 by deed recorded in Volume 1214, Page 531 of the said Deed Records,  
1-53 from which a 1/2 " iron rod found for the northeast corner of the  
1-54 said 100 acre tract bears N00 59'15"W, 523.55 feet;

1-55 THENCE, N89 02'23"E, leaving the easterly line of the said  
1-56 100 acre tract, across the said 535.13 acre tract, with northerly  
1-57 line of the said 700.03 acre tract, 5479.22 feet to a 1/2 " iron rod  
1-58 set with plastic cap for the northeast corner of the herein  
1-59 described tract, being in the westerly line of the remainder of that  
1-60 652.60 acre tract also conveyed to Michael Giles Rutherford, Jr.,  
1-61 John Richard Rutherford and Sally Anne Rutherford by deed recorded

2-1 in Volume 1214, Page 531 of the said Deed Records;  
 2-2        THENCE, leaving the said remainder of the 535. 13 acre tract  
 2-3 and the 652.60 acre tract, across the said 700.03 acre tract for the  
 2-4 following three (3) courses:  
 2-5            1) S00 15'40 E, 514.97 feet to a 1/2" iron rod set with  
 2-6 plastic cap;  
 2-7            2) S89 02'23"W, 15.17 feet to a fence comer post found;  
 2-8            3) S00°27'04"E, 1260. 14 feet to a metal fence corner  
 2-9 post found for an ell corner in the southerly line of the said  
 2-10 700.03 acre tract, being on the remainder of that certain tract,  
 2-11 described as First Tract, conveyed to Michael Giles Rutherford by  
 2-12 deed recorded in Volume 197, Page 45 of the said Deed Records, from  
 2-13 which a 5/8" iron rod found with aluminum cap stamped "Kent  
 2-14 McMillan, Land Surveyor, RPLS 4341" bears N87 1'36"E, 1675.22 feet;  
 2-15        THENCE, S01°00'52"E, across the said Michael Giles Rutherford  
 2-16 First Tract, with an easterly line of the said 700.03 acre tract,  
 2-17 17.61 feet to a 5/8" iron rod found with aluminum cap stamped "Kent  
 2-18 McMillan, Land Surveyor, RPLS 4341" for the most easterly,  
 2-19 southeast comer of the herein described tract, from which a fence  
 2-20 corner post found for the most southerly, southeast corner of the  
 2-21 aforesaid 700.03 acre tract, being an ell comer of the said Michael  
 2-22 Giles Rutherford tract and the northeast corner of that certain  
 2-23 26.25 acre tract conveyed to Denton E. Ragland, Patrice Ragland and  
 2-24 Marilyn Ragland by deed recorded in Volume 282, Page 373 of the said  
 2-25 Deed Records bears S01°00'52"E, 2121.99 feet;  
 2-26        THENCE, leaving the remainder of the said Michael Giles  
 2-27 Rutherford tract, across the said 700.03 acre tract, for the  
 2-28 following twenty-three (23) courses:  
 2-29            1) N83°13'49"W, 111.37 feet to a 1/2" iron rod set with  
 2-30 plastic cap;  
 2-31            2) N81°56'14"W, 349.24 feet to a 1/2" iron rod set with  
 2-32 plastic cap;  
 2-33            3) N71'01'01"W, 274.19 feet to a 1/2" iron rod set with  
 2-34 plastic cap;  
 2-35            4) N78°02'17"W, 468.3I feet to a 1/2" iron rod set with  
 2-36 plastic cap;  
 2-37            5) N82°55' 15"W, 267.33 feet to a 1/2" iron rod set with  
 2-38 plastic cap;  
 2-39            6) S71°57'45"W, 177.28 feet to a 1/2" iron rod set with  
 2-40 plastic cap;  
 2-41            7) N78'37'03"W, 375.19 feet to a 1/2" iron rod set with  
 2-42 plastic cap;  
 2-43            8) S65°03'19"W, 84.41 feet to a 1/2" iron rod set with  
 2-44 plastic cap;  
 2-45            9) S33°11'56"W, 124.67 feet to a 1/2" iron rod set with  
 2-46 plastic cap;  
 2-47            10) S01°02'08'W 168.03 feet to a 1/2" iron rod set with  
 2-48 plastic cap;  
 2-49            11) S27 03' 16"W, 206.14 feet to a 1/2" iron rod set  
 2-50 with plastic cap;  
 2-51            12) S17°49'54"W, 197.44 feet to a 1/2" iron rod set  
 2-52 with plastic cap;  
 2-53            13) S30°34'17"W, 272.18 feet to a to a 1/2" iron rod set  
 2-54 with plastic cap;  
 2-55            14) S12°51'33"W, 225.06 feet to a 1/2" iron rod set  
 2-56 with plastic cap;  
 2-57            15) S08°30'37"E, 228.34 feet to a 1/2" iron rod set  
 2-58 with plastic cap;  
 2-59            16) S17°32'26"W 215.74 feet to a 1/2" iron rod set with  
 2-60 plastic cap;  
 2-61            17) S18°36'23"W, 192.00 feet to a 1/2" iron rod set  
 2-62 with plastic cap;  
 2-63            18) S01°16'37"E, 177.11 feet to a 1/2" iron rod set  
 2-64 with plastic cap;  
 2-65            19) S63°12'48"W, 153.98 feet to a 1/2" iron rod set with  
 2-66 plastic cap;  
 2-67            20) S45°13'37"W, 150.25 feet to a 1/2" iron rod set  
 2-68 with plastic cap;  
 2-69            21) S29°56'27"W, 113.65 to a 1/2" iron rod set with

3-1 plastic cap:  
3-2 22) S60°22'29"W, 114.26 feet to a 1/2" iron rod set  
3-3 with plastic cap;  
3-4 23) S26 35'43"W, 75.57 feet to a 5/8" iron rod found  
3-5 with aluminum cap, stamped "Kent McMillan, Land Surveyor, RPLS  
3-6 4341", on the southerly line of the said 700.03 acre tract, being on  
3-7 the northerly right-of-way line of the aforesaid State Highway FM  
3-8 967, and being 40.00 feet right of State Highway centerline station  
3-9 587+49.3;  
3-10 THENCE, with the common line between the said 700.03  
3-11 acre tract and the said right-of-way line of State Highway FM  
3-12 967, for the following two (2) courses:  
3-13 1) N89 12'09"W, at 750.58 feet pass a TxDOT concrete  
3-14 highway monument found, for a total distance of 1247.30 feet to a  
3-15 calculated point for the point of curvature of a non-tangent curve  
3-16 to the right, from which a TxDOT concrete highway monument found  
3-17 bears S01 07'48"W, 0.38 feet, said calculated point being 40.00  
3-18 feet right of State Highway centerline station 599+95.5;  
3-19 2) With the said curve to the right having a central  
3-20 angle of 48 00'30", a radius of 1105.92 feet, a chord distance of  
3-21 899.79 feet (chord bears N65 10'23"W), for an arc distance of 926.66  
3-22 feet to a calculated point for the point of tangency, from which a  
3-23 TxDOT concrete highway monument found bears N81 52'12"E, 1.37 feet,  
3-24 said calculated point being 40.00 feet right of State Highway  
3-25 centerline station 609+55.5;  
3-26 THENCE, N41 10'07"W, continuing with the common line between  
3-27 the said 700.03 acre tract and the northerly right-of-way line of  
3-28 State Highway FM967, at 1393.60 feet pass a TxDOT concrete monument  
3-29 found 0.28 feet to the left, at 2244.39 feet pass a TxDOT concrete  
3-30 highway monument found, for a total distance of 3675.62 feet to the  
3-31 PLACE OF BEGINNING, CONTAINING within these metes and bounds  
3-32 394.112 acres of land area.  
3-33 TRACT II.  
3-34 FIELDNOTE DESCRIPTION of a 128.166 acre tract out of the  
3-35 Freelove Woody Survey No.23, Hays County, Texas, being a portion of  
3-36 that 700.03 acre tract conveyed to John Richard Rutherford by deed  
3-37 recorded in Volume 1214, page 548 of the Deed Records of Hays  
3-38 County, Texas; the said 128.166 acre tract is more particularly  
3-39 described by metes and bounds as follows:  
3-40 BEGINNING at a fence corner post found for the most southerly  
3-41 southeast corner of the said 700.03 acre tract, being the northeast  
3-42 corner of that 26.25 acre tract conveyed to Denton Ragland, Jr.,  
3-43 Patrice Ragland and Marilyn Ragland by deed recorded in Volume 282,  
3-44 Page 372 of the said Deed Records and an ell corner of that certain  
3-45 tract, described as first tract, conveyed to Michael Giles  
3-46 Rutherford recorded in Volume 197, page 45 of the said Deed Records,  
3-47 from which a fence corner post found in the common line between the  
3-48 said 26.25 acre tract and that certain Michael Giles Rutherford  
3-49 tract bears S00 42'40"E, 446.87 feet;  
3-50 THENCE, N88 53'01"W, leaving the said Michael Giles  
3-51 Rutherford tract, with the southerly line of the said 700.03 acre  
3-52 tract, at 21.54 feet pass a 5/8" iron rod found, stamped "Kent  
3-53 McMillan, Land Surveyor, RPLS 4341", 0.56 feet to the left, at  
3-54 719.81 feet pass the approximate northwest corner of the said 26.25  
3-55 acre tract, being approximate northeast corner of the remainder of  
3-56 that 53.50 acre tract conveyed to Minnie Rogers by deed recorded in  
3-57 Volume 210, Page 210 of the said Deed Records, for a total distance  
3-58 of 2711.59 feet to a 5/8" iron pipe found on a curve to the left in  
3-59 the northerly right of way line of State Highway FM 967;  
3-60 THENCE, with the common line between the said 700.03 acre  
3-61 tract and the northerly right-of-way line of State Highway 967,  
3-62 with the said curve to the left having a central angle of 09 18'06",  
3-63 a radius of 1949.86 feet, a chord distance of 316.20 feet (chord  
3-64 bears N84 31'41"W), for an arch distance of 316.55 feet to a 5/8"  
3-65 iron rod found with aluminum cap stamped "Kent McMillan, Land  
3-66 Surveyor, RPLS 4341" for the point of tangency and southwest corner  
3-67 of the herein described tract, said point being 40.00 feet right of  
3-68 State Highway RM 967 centerline station 587+49.3, from which a 5/8"  
3-69 iron rod found with aluminum cap stamped "Kent McMillan, Land

4-1 Surveyor, RPLS 4341" in the common line between said 700.03 acre  
 4-2 tract and northerly right-of-way line of State Highway FM 967,  
 4-3 being 40.00 feet right of State Highway FM 967 centerline station  
 4-4 599+95.5, bears N89 12'09"W, 1247.30 feet;

4-5 THENCE, leaving the said northerly right-of-way line of State  
 4-6 Highway FM 967, across the said 700.03 acre tract, for the following  
 4-7 twenty-three (23) courses:

- 4-8 1. N26 35'43"E, 75.57 feet to a 1/2" iron rod set with  
 4-9 plastic cap;
- 4-10 2. N60 22'29"E, 114.26 feet to a 1/2" iron rod set with  
 4-11 plastic cap;
- 4-12 3. N29 56'27"E, 113.65 feet to a 1/2" iron rod set with  
 4-13 plastic cap;
- 4-14 4. N45 13'37"E, 150.25 feet to a 1/2" iron rod set with  
 4-15 plastic cap;
- 4-16 5. N63 12'48"E, 153.98 feet to a 1/2" iron rod set with  
 4-17 plastic cap;
- 4-18 6. N01 16'37"W, 177.11 feet to a 1/2" iron rod set with  
 4-19 plastic cap;
- 4-20 7. N18 36'23"E, 192.00 feet to a 1/2" iron rod set with  
 4-21 plastic cap;
- 4-22 8. N17 32'26"E, 215.74 feet to a 1/2" iron rod set with  
 4-23 plastic cap;
- 4-24 9. N08 30'37"W, 228.34 feet to a 1/2" iron rod set with  
 4-25 plastic cap;
- 4-26 10. N12 51'33"E, 225.06 feet to a 1/2" iron rod set  
 4-27 with plastic cap;
- 4-28 11. N30 34'17"E, 272.18 feet to a 1/2" iron rod set  
 4-29 with plastic cap;
- 4-30 12. N17 49'54"E 197.44 feet to a 1/2" iron rod set with  
 4-31 plastic cap;
- 4-32 13. N27 03'16"E, 206.14 feet to a 1/2" iron rod set  
 4-33 with plastic cap;
- 4-34 14. N01 02'08"E, 168.03 feet to a 1/2" iron rod set  
 4-35 with plastic cap;
- 4-36 15. N33 11'56"E, 124.67 feet to a 1/2" iron rod set  
 4-37 with plastic cap;
- 4-38 16. N65 03'19"E, 84.41 feet to a 1/2" iron rod set with  
 4-39 plastic cap;
- 4-40 17. S78 37'03"E, 375.19 feet to a 1/2" iron rod set  
 4-41 with plastic cap;
- 4-42 18. N71 57'45"E, 177.28 feet to a 1/2" iron rod set  
 4-43 with plastic cap;
- 4-44 19. S82 55'15"E, 267.33 feet to a 1/2" iron rod set  
 4-45 with plastic cap;
- 4-46 20. S78 02'17"E, 468.31 feet to a 1/2" iron rod set  
 4-47 with plastic cap;
- 4-48 21. S71 01'01"E, 274.19 feet to a 1/2" iron rod set  
 4-49 with plastic cap;
- 4-50 22. S81 56'14"E, 349.24 feet to a 1/2" iron rod set  
 4-51 with plastic cap;
- 4-52 23. S83 13'49"E, 111.37 feet to a 5/8" iron rod found  
 4-53 with aluminum cap stamped "Kent McMillan, Land Surveyor, RPLS 4341"  
 4-54 on an easterly line of the said 700.03 acre tract, being a westerly  
 4-55 line created from the remainder of that certain Michael Giles  
 4-56 Rutherford tract, from which a metal gate post found for an ell  
 4-57 corner of the said 700.03 acre tract bears N01 00'52"W, 17.61 feet;

4-58 THENCE, S01 00'52"E, across the said Michael Giles Rutherford  
 4-59 tract, with an easterly line of the said 700.03 acre tract, at a  
 4-60 distance of 1885.44 feet to the left, at 2084.56 feet pass a 5/8"  
 4-61 iron rod found, stamped "Kent McMillan, Land Surveyor, RPLS 4341",  
 4-62 0.07 feet to the left, for a total distance of 2104.37 feet to the  
 4-63 PLACE OF BEGINNING, CONTAINING within these metes and bounds of  
 4-64 128.166 acres of land area.

4-65 TRACT III

4-66 FIELDNOTE DESCRIPTION OF A 0.1793 acre tract of the Freelove  
 4-67 Woody Survey No. 23, Abstract No.20, Hays County, Texas, being a  
 4-68 portion of that certain tract, described as First Tract, conveyed  
 4-69 to Michael Giles Rutherford (First Tract) by deed recorded in

5-1 Volume 197, Page 45 of the Deed Records of Hays County, Texas; the  
 5-2 said 0.1793 acre tract is more particularly described by metes and  
 5-3 bounds as follows:

5-4 BEGINNING at a cotton in spindle found on the easterly line of  
 5-5 that 522.25 acre tract conveyed to Michael Giles Rutherford by deed  
 5-6 recorded in Volume 3799, Page 263 of the Official Public Records of  
 5-7 Hays County, Texas, same being the southwest corner of that 177.762  
 5-8 acre tract described as Exhibit A-1, as conveyed to LSM Ranch, Ltd.  
 5-9 By deed recorded in Volume 1628, Page 206 of the said Deed Records  
 5-10 and the proposed southwest corner of Rim Rock, Phase One, Section  
 5-11 Five, subdivision;

5-12 THENCE, N87 51'36"E, leaving the easterly line of the said  
 5-13 522.25 acre tract, across the said First Tract, with the southerly  
 5-14 line of the said 177.762 acre tract and proposed Rim Rock, Phase  
 5-15 One, Section Five subdivision, for a distance of 99.82 feet to a  
 5-16 calculated point for the northeast corner of the herein described  
 5-17 tract, same being the most northerly northwest corner of Lot 34,  
 5-18 Block 'A', Rutherford West, Section 2, a subdivision recorded in  
 5-19 Book 14, pages 49 through 53 of the Plat Records of Hay County,  
 5-20 Texas, from which a 1/2"iron rod found with plastic cap marked  
 5-21 "Capital Surveying Company, Inc", bears N00 32'40"W, 0.13 feet;

5-22 THENCE, leaving the southerly line of the said 177.762 acre  
 5-23 tract and proposed Rim Rock, Phase One, Section Five, subdivision,  
 5-24 across the said First Tract, with the westerly and northerly lines  
 5-25 of said Lot 34, Block 'A", for the following two (2) courses:

5-26 1. S00 32'40"E, 81.34 feet to a 1/2"iron rod found with  
 5-27 plastic cap marked "Capital Surveying Company, Inc., found;

5-28 2. N88 52'48"W, 99.21 feet 1/2"iron rod found with  
 5-29 plastic cap marked "Capital Surveying Company, Inc., found for the  
 5-30 most westerly northwest corner of aforesaid Lot 34, Block 'A', same  
 5-31 being on the easterly line of the aforesaid 522.25 acre tract and  
 5-32 the southwest corner of the herein described tract;

5-33 THENCE, N01 00'52"W, leaving the northerly line of said Lot  
 5-34 34, Block 'A', and continuing across the said First Tract, easterly  
 5-35 line of the aforesaid 522.25 acre tract, at a distance of 58.07 feet  
 5-36 pass a 5/8" iron rod, with aluminum cap marked "Kent McMillan,  
 5-37 Surveyor, RPLS 4341", found and continuing for a total distance of  
 5-38 75.68 feel to the PLACE OF BEGINNING, CONTAINING within these metes  
 5-39 and bounds 0.1793 acres of land area.

5-40 The Bearing Basis for this description is the Texas State  
 5-41 Plane Coordinate System, South Central Zone, NAD 83 Datum, derived  
 5-42 from GPS Survey occupations.

5-43 37.0675 acres

5-44 FIELDNOTE DESCRIPTION of a tract or parcel of land containing  
 5-45 37.0675 acre situated in the Freeloove Woody Survey No. 23, Abstract  
 5-46 No. 20, and the Fannie A. D. Darden Survey, both of Hays County,  
 5-47 Texas, being all of Driftwood Subdivision, Phase One, Section One,  
 5-48 as recorded in Book 18, Pages 236 through 240 of the Plat Records of  
 5-49 Hays County, Texas, the said 37.0675 acre tract is more  
 5-50 particularly described by metes and bounds as follows:

5-51 COMMENCING at a 1/2 inch iron rod, with a plastic cap marked  
 5-52 "Capital Surveying Company, Inc.", found on the common southerly  
 5-53 line of that 200 acre tract, described as Tract 4, conveyed to Masa  
 5-54 Scott Roberts by deed recorded in Volume 966, Page 677 of the  
 5-55 Official Public Records of Hays County, Texas, and northerly  
 5-56 right-of-way line of State Highway RM 1826 (80.00' right-of-way),  
 5-57 for the southwest corner of that 0.1166 acre right-of-way  
 5-58 dedication tract, as dedicated in said Driftwood Subdivision, Phase  
 5-59 One, Section One, from which a Txdot Type 1 monument found on the  
 5-60 common south line of the said 200 acre tract and northerly  
 5-61 right-of-way line of Rm 1826, bears N88°48'32"W, 863.33 feet;

5-62 THENCE, leaving the northerly right-of-way line of RM 1826,  
 5-63 with the westerly line of said 0.1166 acre right-of-way dedication  
 5-64 tract, across the said 200 acre tract, for the following two (2)  
 5-65 courses:

5-66 1) N01°11'28"E, a distance of 25.00 feet to a 1/2" iron rod,  
 5-67 with cap marked "Capital Surveying Company, Inc.", found for  
 5-68 corner;

5-69 2) N46°10'34"E, a distance of 14.14 feet to a 1/2 inch iron

6-1 rod, with plastic cap marked "Capital Surveying Company, Inc.",  
6-2 found for the northwest corner of the said 0.1166 acre right-of-way  
6-3 dedication tract, being the southwest corner of Lot 1, Block "F",  
6-4 Driftwood Subdivision, Phase One, Section One, and the POINT OF  
6-5 BEGINNING of the herein described tract;  
6-6 THENCE, with the perimeter line of said Driftwood  
6-7 Subdivision, Phase One, Section One, across the said 200 acre  
6-8 tract, that 130 acre tract, described as Tract 1, and that 100 acre  
6-9 tract, described as Tract 2, all conveyed to Masa Scott Roberts by  
6-10 deed recorded in Volume 966, Page 677 of the said Official Public  
6-11 Records, for the following eighty (80) courses:  
6-12 1) N46°10'34"E, a distance of 21.21 feet to a 1/2 inch iron  
6-13 rod, with plastic cap marked "Capital Surveying Company, Inc.",  
6-14 found for corner;  
6-15 2) N01°10'34"E, a distance of 79.79 feet to a 1/2" iron rod,  
6-16 with cap marked "Capital Surveying Company, Inc.", found for the  
6-17 point of curvature of a curve to the right;  
6-18 3) With the said curve to the right having a central angle of  
6-19 27°10'40", a radius of 525.00 feet, a chord distance of 246.70 feet  
6-20 (chord bears N14°45'54"E), for an arc distance of 249.03 feet to a  
6-21 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
6-22 found for the point of tangency;  
6-23 4) N28°21'14"E, a distance of 315.06 feet to a 1/2" iron rod,  
6-24 with cap marked "Capital Surveying Company, Inc.", found for the  
6-25 point of curvature of a curve to the left;  
6-26 5) With the said curve to the left having a central angle of  
6-27 28°05'06", a radius of 175.00 feet, a chord distance of 84.93 feet  
6-28 (chord bears N14°18'41"E), for an arc distance of 85.78 feet to a  
6-29 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
6-30 found for the point of tangency;  
6-31 6) N00°16'08"E, a distance of 84.26 feet to a 1/2" iron rod,  
6-32 with cap marked "Capital Surveying Company, Inc.", found for the  
6-33 point of curvature of a curve to the right;  
6-34 7) With the said curve to the right having a central angle of  
6-35 06°58'09", a radius of 825.00 feet, a chord distance of 100.29 feet  
6-36 (chord bears N03°45'13"E), for an arc distance of 100.35 feet to a  
6-37 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
6-38 found for the point of tangency;  
6-39 8) N07°14'17"E, a distance of 51.93 feet to a 1/2" iron rod,  
6-40 with cap marked "Capital Surveying Company, Inc.", found for the  
6-41 point of curvature of a curve to the left;  
6-42 9) With the said curve to the left having a central angle of  
6-43 08°19'46", a radius of 575.00 feet, a chord distance of 83.52 feet  
6-44 (chord bears N03°04'24"E), for an arc distance of 83.59 feet to a  
6-45 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
6-46 found for the point of tangency;  
6-47 10) N01°05'29"W, a distance of 274.70 feet to a 1/2" iron  
6-48 rod, with cap marked "Capital Surveying Company, Inc.", found for  
6-49 the point of curvature of a curve to the right;  
6-50 11) With the said curve to the right having a central angle  
6-51 of 43°09'14", a radius of 625.00 feet, a chord distance of 459.69  
6-52 feet (chord bears N20°29'08"E), for an arc distance of 470.74 feet  
6-53 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
6-54 Inc.", found for the point of tangency;  
6-55 12) N42°03'45"E, a distance of 285.57 feet to a 1/2" iron  
6-56 rod, with cap marked "Capital Surveying Company, Inc.", found for  
6-57 an angle point;  
6-58 13) N46°06'03"E, a distance of 80.78 feet to a 1/2" iron rod,  
6-59 with cap marked "Capital Surveying Company, Inc.", found for the  
6-60 point of curvature of a curve to the left;  
6-61 14) With the said curve to the left having a central angle of  
6-62 09°33'11", a radius of 775.00 feet, a chord distance of 129.07 feet  
6-63 (chord bears N32°34'08"E), for an arc distance of 129.22 feet to a  
6-64 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
6-65 found for the point of tangency;  
6-66 15) N27°47'32"E, a distance of 81.49 feet to a 1/2" iron rod,  
6-67 with cap marked "Capital Surveying Company, Inc.", found for the  
6-68 point of curvature of a curve to the left;  
6-69 16) With the said curve to the left having a central angle of

7-1 22°05'26", a radius of 1225.00 feet, a chord distance of 469.38 feet  
7-2 (chord bears N16°44'49"E), for an arc distance of 472.30 feet to a  
7-3 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
7-4 found for corner;  
7-5 17) N75°44'51"W, a distance of 184.03 feet to a 1/2" iron  
7-6 rod, with cap marked "Capital Surveying Company, Inc.", found for  
7-7 the point of curvature of a curve to the right;  
7-8 18) With the said curve to the right having a central angle  
7-9 of 65°29'02", a radius of 725.00 feet, a chord distance of 784.24  
7-10 feet (chord bears N43°00'20"W), for an arc distance of 828.61 feet  
7-11 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
7-12 Inc.", found for the point of reverse curvature of a curve to the  
7-13 left;  
7-14 19) With the said curve to the left having a central angle of  
7-15 21°50'23", a radius of 275.00 feet, a chord distance of 104.19 feet  
7-16 (chord bears N21°11'01"W), for an arc distance of 104.82 feet to a  
7-17 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
7-18 found for the point of tangency;  
7-19 20) N32°06'12"W, a distance of 40.24 feet to a 1/2" iron rod,  
7-20 with cap marked "Capital Surveying Company, Inc.", found for  
7-21 corner;  
7-22 21) N57°25'46"E, a distance of 200.01 feet to a 1/2" iron  
7-23 rod, with cap marked "Capital Surveying Company, Inc.", found for  
7-24 an angle point;  
7-25 22) N58°26'36"E, a distance of 50.00 feet to a 1/2" iron rod,  
7-26 with cap marked "Capital Surveying Company, Inc.", found for an  
7-27 angle point;  
7-28 23) N56°42'25"E, a distance of 200.04 feet to a 1/2" iron  
7-29 rod, with cap marked "Capital Surveying Company, Inc.", found for  
7-30 corner;  
7-31 24) S32°06'12"E, a distance of 45.55 feet to a 1/2" iron rod,  
7-32 with cap marked "Capital Surveying Company, Inc.", found for the  
7-33 point of curvature of a curve to the right;  
7-34 25) With the said curve to the right having a central angle  
7-35 of 21°50'23", a radius of 725.00 feet, a chord distance of 274.68  
7-36 feet (chord bears S21°11'01"E), for an arc distance of 276.35 feet  
7-37 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
7-38 Inc.", found for the point of reverse curvature of a curve to the  
7-39 left;  
7-40 26) With the said curve to the left having a central angle of  
7-41 65°29'02", a radius of 275.00 feet, a chord distance of 297.47 feet  
7-42 (chord bears S43°00'20"E), for an arc distance of 314.30 feet to a  
7-43 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
7-44 found for the point of tangency;  
7-45 27) S75°44'51"E, a distance of 196.15 feet to a 1/2" iron  
7-46 rod, with cap marked "Capital Surveying Company, Inc.", found for  
7-47 the point of curvature of a non-tangent curve to the right;  
7-48 28) With the said curve to the right having a central angle  
7-49 of 11°38'05", a radius of 586.83 feet, a chord distance of 118.96  
7-50 feet (chord bears N42°36'55"E), for an arc distance of 119.16 feet  
7-51 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
7-52 Inc.", found for the point of reverse curvature of a curve to the  
7-53 left;  
7-54 29) With the said curve to the left having a central angle of  
7-55 31°33'42", a radius of 1175.00 feet, a chord distance of 639.10 feet  
7-56 (chord bears N32°39'06"E), for an arc distance of 647.25 feet to a  
7-57 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
7-58 found for corner;  
7-59 30) N75°38'53"W, a distance of 191.64 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 31) N06°28'28"E, a distance of 146.88 feet to a 1/2" iron  
7-63 rod, with cap marked "Capital Surveying Company, Inc.", found for  
7-64 an angle point;  
7-65 32) N07°36'00"W, a distance of 139.27 feet to a 1/2" iron  
7-66 rod, with cap marked "Capital Surveying Company, Inc.", found for  
7-67 corner;  
7-68 33) N25°45'59"W, a distance of 175.19 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 34) N01°46'39"E, a distance of 180.81 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 35) N16°24'02"E, a distance of 197.36 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 36) N07°03'46"E, a distance of 188.59 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 37) N12°42'10"E, a distance of 153.78 feet to a 1/2" iron  
8-12 rod, with cap marked "Capital Surveying Company, Inc.", found for  
8-13 an angle point;  
8-14 38) N20°09'27"E, a distance of 152.24 feet to a 1/2" iron  
8-15 rod, with cap marked "Capital Surveying Company, Inc.", found for  
8-16 the northwest corner of the herein described tract;  
8-17 39) S60°06'46"E, a distance of 219.85 feet to a 1/2" iron  
8-18 rod, with cap marked "Capital Surveying Company, Inc.", found for  
8-19 the northeast corner of the herein described tract;  
8-20 40) S23°22'29"W, a distance of 36.06 feet to a 1/2" iron rod,  
8-21 with cap marked "Capital Surveying Company, Inc.", found for the  
8-22 point of curvature of a curve to the left;  
8-23 41) With the said curve to the left having a central angle of  
8-24 34°43'11", a radius of 757.61 feet, a chord distance of 452.10 feet  
8-25 (chord bears S06°00'53"W), for an arc distance of 459.10 feet to a  
8-26 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
8-27 found for corner;  
8-28 42) N77°29'20"E, a distance of 240.08 feet to a 1/2" iron  
8-29 rod, with cap marked "Capital Surveying Company, Inc.", found for  
8-30 corner;  
8-31 43) S17°26'22"E, a distance of 180.09 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 44) S13°19'50"E, a distance of 174.68 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 45) S00°57'56"W, a distance of 195.97 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 46) S12°23'07"W, a distance of 150.36 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 47) S10°04'18"W, a distance of 145.80 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 48) S23°13'01"W, a distance of 181.03 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 49) S24°12'58"W, a distance of 166.01 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 50) S20°26'45"W, a distance of 154.35 feet to a 1/2" iron  
8-53 rod, with cap marked "Capital Surveying Company, Inc.", found for  
8-54 an angle point;  
8-55 51) S38°10'57"W, a distance of 153.06 feet to a 1/2" iron  
8-56 rod, with cap marked "Capital Surveying Company, Inc.", found for  
8-57 corner;  
8-58 52) N50°06'57"W, a distance of 260.73 feet to a 1/2" iron  
8-59 rod, with cap marked "Capital Surveying Company, Inc.", found for  
8-60 the point of curvature of a non-tangent curve to the right;  
8-61 53) With the said curve to the right having a central angle  
8-62 of 07°28'18", a radius of 1225.00 feet, a chord distance of 159.64  
8-63 feet (chord bears S43°37'12"W), for an arc distance of 159.75 feet  
8-64 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
8-65 Inc.", found for corner;  
8-66 54) S51°01'26"E, a distance of 271.17 feet to a 1/2" iron  
8-67 rod, with cap marked "Capital Surveying Company, Inc.", found for  
8-68 corner;  
8-69 55) S42°19'39"W, a distance of 152.02 feet to a 1/2" iron



- 9-1 rod, with cap marked "Capital Surveying Company, Inc.", found for  
 9-2 an angle point;
- 9-3 56) S17°52'14"W, a distance of 113.77 feet to a 1/2" iron  
 9-4 rod, with cap marked "Capital Surveying Company, Inc.", found an  
 9-5 angle point;
- 9-6 57) S07°22'23"W, a distance of 137.90 feet to a 1/2" iron  
 9-7 rod, with cap marked "Capital Surveying Company, Inc.", found for  
 9-8 corner;
- 9-9 58) N84°39'08"W, a distance of 260.56 feet to a 1/2" iron  
 9-10 rod, with cap marked "Capital Surveying Company, Inc.", found for  
 9-11 the point of curvature of a non-tangent curve to the right;
- 9-12 59) With the said non-tangent curve to the right having a  
 9-13 central angle of 04°28'18", a radius of 1275.00 feet, a chord  
 9-14 distance of 99.49 feet (chord bears S07°56'17"W), for an arc  
 9-15 distance of 99.51 feet to a 1/2" iron rod, with cap marked "Capital  
 9-16 Surveying Company, Inc.", found the point of compound curvature of  
 9-17 a curve to the right;
- 9-18 60) With the said curve to the right having a central angle  
 9-19 of 50°39'22", a radius of 118.00 feet, a chord distance of 100.96  
 9-20 feet (chord bears S07°10'42"E), for an arc distance of 104.33 feet  
 9-21 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
 9-22 Inc.", found the point of tangency;
- 9-23 61) S18°08'59"W, a distance of 10.00 feet to a 1/2" iron rod,  
 9-24 with cap marked "Capital Surveying Company, Inc.", found for the  
 9-25 point of curvature of a curve to the right;
- 9-26 62) With the said curve to the right having a central angle  
 9-27 of 38°48'54", a radius of 140.00 feet, a chord distance of 93.04 feet  
 9-28 (chord bears S37°33'25"W), for an arc distance of 94.84 feet to a  
 9-29 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
 9-30 found the point of compound curvature of a curve to the right;
- 9-31 63) With the said curve to the right having a central angle  
 9-32 of 09°05'56", a radius of 1275.00 feet, a chord distance of 202.27  
 9-33 feet (chord bears S23°14'34"W), for an arc distance of 202.48 feet  
 9-34 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
 9-35 Inc.", found the point of tangency;
- 9-36 64) S27°47'32"W, a distance of 81.49 feet to a 1/2" iron rod,  
 9-37 with cap marked "Capital Surveying Company, Inc.", found for the  
 9-38 point of curvature of a curve to the right;
- 9-39 65) With the said curve to the right having a central angle  
 9-40 of 09°43'09", a radius of 825.00 feet, a chord distance of 139.78  
 9-41 feet (chord bears S32°39'07"W), for an arc distance of 139.94 feet  
 9-42 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
 9-43 Inc.", found the point of reverse curvature of a curve to the left;
- 9-44 66) With the said curve to the left having a central angle of  
 9-45 07°20'15", a radius of 300.00 feet, a chord distance of 38.39 feet  
 9-46 (chord bears S33°50'33"W), for an arc distance of 38.42 feet to a  
 9-47 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
 9-48 found for the point of tangency;
- 9-49 67) S30°10'26"W, a distance of 31.85 feet to a 1/2" iron rod,  
 9-50 with cap marked "Capital Surveying Company, Inc.", found for the  
 9-51 point of curvature of a curve to the right;
- 9-52 68) With the said curve to the right having a central angle  
 9-53 of 07°00'00", a radius of 225.00 feet, a chord distance of 27.47 feet  
 9-54 (chord bears S33°40'26"W), for an arc distance of 27.49 feet to a  
 9-55 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
 9-56 found the point of tangency;
- 9-57 69) S37°10'26"W, a distance of 238.45 feet to a 1/2" iron  
 9-58 rod, with cap marked "Capital Surveying Company, Inc.", found for  
 9-59 the point of curvature of a curve to the left;
- 9-60 70) With the said curve to the left having a central angle of  
 9-61 41°24'58", a radius of 375.00 feet, a chord distance of 265.21 feet  
 9-62 (chord bears S16°27'57"W), for an arc distance of 271.07 feet to a  
 9-63 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
 9-64 found the point of tangency;
- 9-65 71) S04°14'32"E, a distance of 51.42 feet to a 1/2" iron rod,  
 9-66 with cap marked "Capital Surveying Company, Inc.", found for the  
 9-67 point of curvature of a curve to the right;
- 9-68 72) With the said curve to the right having a central angle  
 9-69 of 28°12'44", a radius of 250.00 feet, a chord distance of 121.86

10-1 feet (chord bears S09°51'49"W), for an arc distance of 123.10 feet  
 10-2 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
 10-3 Inc.", found the point of tangency;

10-4 73) S23°58'11"W, a distance of 53.58 feet to a 1/2" iron rod,  
 10-5 with cap marked "Capital Surveying Company, Inc.", found for the  
 10-6 point of curvature of a curve to the left;

10-7 74) With the said curve to the left having a central angle of  
 10-8 32°07'04", a radius of 175.00 feet, a chord distance of 96.82 feet  
 10-9 (chord bears S07°54'40"W), for an arc distance of 98.10 feet to a  
 10-10 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
 10-11 found the point of tangency;

10-12 75) S08°08'52"E, a distance of 314.19 feet to a 1/2" iron  
 10-13 rod, with cap marked "Capital Surveying Company, Inc.", found for  
 10-14 the point of curvature of a curve to the right;

10-15 76) With the said curve to the right having a central angle  
 10-16 of 55°12'40", a radius of 320.00 feet, a chord distance of 296.56  
 10-17 feet (chord bears S19°27'28"W), for an arc distance of 308.36 feet  
 10-18 to a 1/2" iron rod, with cap marked "Capital Surveying Company,  
 10-19 Inc.", found the point of tangency;

10-20 77) S47°03'48"W, a distance of 50.99 feet to a 1/2" iron rod,  
 10-21 with cap marked "Capital Surveying Company, Inc.", found for the  
 10-22 point of curvature of a curve to the left;

10-23 78) With the said curve to the left having a central angle of  
 10-24 45°53'14", a radius of 570.00 feet, a chord distance of 444.40 feet  
 10-25 (chord bears S24°07'11"W), for an arc distance of 456.50 feet to a  
 10-26 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
 10-27 found the point of tangency;

10-28 79) S01°10'34"W, a distance of 66.45 feet to a 1/2" iron rod,  
 10-29 with cap marked "Capital Surveying Company, Inc.", found for an  
 10-30 angle point;

10-31 80) S43°49'26"E, a distance of 21.22 feet to a 1/2" iron rod,  
 10-32 with cap marked "Capital Surveying Company, Inc.", found the  
 10-33 southwest corner of aforesaid Lot 1, Block "F", Driftwood  
 10-34 Subdivision, Phase One, Section One being the northeast corner of  
 10-35 the aforesaid 0.1166 acre right-of-way dedication tract, and the  
 10-36 southeast corner of the herein described tract;

10-37 THENCE, N88°48'32"W, continuing across the said 200 acre  
 10-38 tract, with the common southerly line of said Lot 1, Block "F", and  
 10-39 northerly line of the said 0.1166 acre right-of-way dedication  
 10-40 tract, a distance of 128.00 feet to the POINT OF BEGINNING,  
 10-41 CONTAINING within these metes and bounds 37.0675 acres of land  
 10-42 area.

10-43 119.5115 acres

10-44 FIELDNOTE DESCRIPTION of a tract or parcel of land containing  
 10-45 119.5115 acres (134.6580 acres Save and Except Tract A and Tract B  
 10-46 described below) out of the Freelove Woody Survey No. 23, Abstract  
 10-47 No. 20, and the Fannie A. D. Survey, Abstract No. 664, both of Hays  
 10-48 County, Texas, being a portion of that 100 acres. described as Tract  
 10-49 III, conveyed to Masa Scott Roberts by deed recorded in Volume 966,  
 10-50 Page 156 of the said Deed Records, and further described by the deed  
 10-51 recorded in Volume 168, Page 156 of the said Deed Records; the  
 10-52 herein described 119.5115 acre tract, being all of proposed  
 10-53 Driftwood, Phase One, Section Two is more particularly described by  
 10-54 metes and bounds as follows:

10-55 BEGINNING at a 1/2 inch iron rod, with plastic cap marked  
 10-56 "Capital Surveying Company, Inc.", found for the southeast corner  
 10-57 of Lot 4, Block "A", Driftwood Subdivision, Phase One, Section One,  
 10-58 as recorded in Book 18, Page 236 of the Plat Records of Hays County,  
 10-59 Texas, on a northerly remainder line of aforesaid 100 acre tract,  
 10-60 from which a 1/2 inch iron rod, with plastic cap marked "Capital  
 10-61 Surveying Company, Inc.", found for the southwest corner of said  
 10-62 Lot 4, Block "A", bears N50°06'57"W, a distance of 260.73 feet;

10-63 THENCE, continuing across the said 100 acre tract, with the  
 10-64 easterly line of said Driftwood Subdivision, Phase One, Section One  
 10-65 subdivision, same being the westerly line of proposed Lot 55, Block  
 10-66 "A", Driftwood, Phase One, Section Two, for the following ten (10)  
 10-67 courses:

10-68 1) N38°10'57"E, 153.06 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 4 and Lot 5, Block "A";  
 11-2 2) N20°26'45"E, 154.35 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 5 and Lot 6, Block "A";  
 11-5 3) N24°12'58"E, 166.01 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 6 and Lot 7, Block "A";  
 11-8 4) N23°13'01"E, 181.03 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 7 and Lot 8, Block "A";  
 11-11 5) N10°04'18"E, 145.80 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 8 and Lot 9, Block "A";  
 11-14 6) N12°23'07"E, 150.36 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 9 and Lot 10, Block "A";  
 11-17 7) N00°57'56"E, 195.97 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 10 and Lot 11, Block "A";  
 11-20 8) N13°19'50"W, 174.68 feet to a 1/2 inch iron rod, with  
 11-21 plastic cap marked "Capital Surveying Company, Inc.", found for the  
 11-22 common easterly corner of Lot 11 and Lot 12, Block "A";  
 11-23 9) N17°26'22"W, 180.09 feet to a 1/2 inch iron rod, with  
 11-24 plastic cap marked "Capital Surveying Company, Inc.", found for the  
 11-25 northeast corner of Lot 12, Block "A", same being the southeast  
 11-26 corner of proposed Lot 13, Block "A", Driftwood, Phase One, Section  
 11-27 Two;  
 11-28 10) S77°29'20"W, with the northerly line of said Lot 12, and  
 11-29 southerly line of proposed Lot 13, Block "A", Driftwood, Phase One,  
 11-30 Section Two, a distance of 240.08 feet to a 1/2 inch iron rod, with  
 11-31 plastic cap marked "Capital Surveying Company, Inc.", found for the  
 11-32 northwest corner of said Lot 12 on the curving, easterly line of Lot  
 11-33 2, Block "F", (Thurman Roberts Way - variable width right-of-way),  
 11-34 Driftwood Subdivision, Phase One, Section One, subdivision;  
 11-35 THENCE, with the common easterly remainder line of the said  
 11-36 100 acre tract and the easterly line of Lot 2, Block "F", Driftwood  
 11-37 Subdivision, Phase One, Section One, subdivision, for the following  
 11-38 two (2) courses:  
 11-39 1) With a non-tangent curve to the right, having a central  
 11-40 angle of 34°43'11", a radius of 757.61 feet, a long chord of 452.10  
 11-41 feet (chord bears N06°00'53"E), for an arc distance of 459.10 feet  
 11-42 to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
 11-43 Company, Inc.", found for the point of tangency;  
 11-44 2) N23°22'29"E, 36.06 feet to a 1/2 inch iron rod, with  
 11-45 plastic cap marked "Capital Surveying Company, Inc.", found for the  
 11-46 northeast corner of said Driftwood Subdivision, Phase One, Section  
 11-47 One, subdivision;  
 11-48 THENCE, N60°06'46"W, continuing across the said 100 acre  
 11-49 tract, with the northerly line of said Driftwood Subdivision, Phase  
 11-50 One, Section One, subdivision, same being a northerly line of  
 11-51 proposed Lot 14, Block "B", Driftwood, Phase One, Section Two  
 11-52 subdivision, a distance of 219.85 feet to a 1/2 inch iron rod, with  
 11-53 plastic cap marked "Capital Surveying Company, Inc.", found for the  
 11-54 northwest corner of said Driftwood Subdivision, Phase One, Section  
 11-55 One, subdivision;  
 11-56 THENCE, continuing across the said 100 acre tract, with the  
 11-57 westerly line of said Driftwood Subdivision, Phase One, Section One  
 11-58 subdivision, same being the easterly line of proposed Lot 14, Block  
 11-59 "B", Driftwood, Phase One, Section Two subdivision, for the  
 11-60 following nine (9) courses:  
 11-61 1) S20°09'27"W, 152.24 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 13 and Lot 12, Block "B";  
 11-64 2) S12°42'10"W, 153.78 feet to a 1/2 inch iron rod, with  
 11-65 plastic cap marked "Capital Surveying Company, Inc.", found for the  
 11-66 common westerly corner of Lot 12 and Lot 11, Block "B";  
 11-67 3) S07°03'46"W, 188.59 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 11, Block "B";

12-1 4) S16°24'02"W, 197.36 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 10, Block "B";  
12-4 5) S01°46'39"W, 180.81 feet to a 1/2 inch iron rod, with  
12-5 plastic cap marked "Capital Surveying Company, Inc.", found for an  
12-6 angle point in the westerly line of Lot 9, Block "B";  
12-7 6) S25°45'59"E, 175.19 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 8 and Lot 7, Block "B";  
12-10 7) S07°36'00"E, 139.27 feet to a 1/2 inch iron rod, with  
12-11 plastic cap marked "Capital Surveying Company, Inc.", found for the  
12-12 common westerly corner of Lot 7 and Lot 6, Block "B";  
12-13 8) S06°28'28"W, 146.88 feet to a 1/2 inch iron rod, with  
12-14 plastic cap marked "Capital Surveying Company, Inc.", found for the  
12-15 southwest corner of Lot 6, Block "B";  
12-16 9) S75°38'53"E, 191.64 feet to a 1/2 inch iron rod, with  
12-17 plastic cap marked "Capital Surveying Company, Inc.", found for the  
12-18 southeast corner of Lot 6, Block "B" on the curving, westerly line  
12-19 of aforesaid Lot 2, Block "F", (Thurman Roberts Way - variable width  
12-20 right-of-way);  
12-21 THENCE, continuing across the said 100 acre tract, with the  
12-22 westerly line of Lot 2, Block "F", and the easterly line of proposed  
12-23 Lot 14, Block "B", Driftwood, Phase One, Section Two subdivision,  
12-24 for the following two (2) courses:  
12-25 1) With a non-tangent curve to the right, having a central  
12-26 angle of 31°33'42", a radius of 1175.00 feet, a long chord of 639.10  
12-27 feet (chord bears S32°39'06"W), for an arc distance of 647.25 feet  
12-28 to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
12-29 Company, Inc.", found for the point of reverse curvature of a curve  
12-30 to the left;  
12-31 2) With said curve to the left, having a central angle of  
12-32 11°38'05", a radius of 586.83 feet, a long chord of 118.96 feet  
12-33 (chord bears S42°36'55"W), for an arc distance of 119.16 feet to a  
12-34 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
12-35 Company, Inc.", found for the northeast corner of Lot 5, Block "B",  
12-36 of said Driftwood Subdivision, Phase One, Section One, subdivision;  
12-37 THENCE, continuing across the said 100 acre tract, with a  
12-38 northerly line of said Driftwood Subdivision, Phase One, Section  
12-39 One subdivision, and southerly line of proposed Lot 14, Block "B",  
12-40 Driftwood, Phase One, Section Two subdivision, for the following  
12-41 four (4) courses:  
12-42 1) N75°44'51"W, 196.15 feet to a 1/2 inch iron rod, with  
12-43 plastic cap marked "Capital Surveying Company, Inc.", found for the  
12-44 point of curvature of a curve to the right;  
12-45 2) With said curve to the right, having a central angle of  
12-46 65°29'02", a radius of 275.00 feet, a long chord of 297.47 feet  
12-47 (chord bears N43°00'20"W), for an arc distance of 314.30 feet to a  
12-48 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
12-49 Company, Inc.", found for the point of reverse curvature of a curve  
12-50 to the left;  
12-51 3) With said curve to the left, having a central angle of  
12-52 21°50'23", a radius of 725.00 feet, a long chord of 274.68 feet  
12-53 (chord bears N21°11'01"W), for an arc distance of 276.35 feet to a  
12-54 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
12-55 Company, Inc.", found for the point of tangency;  
12-56 4) N32°06'12"W, 45.55 feet to a 1/2 inch iron rod, with  
12-57 plastic cap marked "Capital Surveying Company, Inc.", found for the  
12-58 northeast corner of Lot 1, Block "B", of said Driftwood  
12-59 Subdivision, Phase One, Section One subdivision;  
12-60 THENCE, continuing across the said 100 acre tract, with the  
12-61 westerly line of said Driftwood Subdivision, Phase One, Section One  
12-62 subdivision, for the following two (2) courses:  
12-63 1) S56°42'25"W, continuing with the southerly line of said  
12-64 proposed Lot 14, Block "B", Driftwood, Phase One, Section Two  
12-65 subdivision, 200.04 feet to a 1/2 inch iron rod, with plastic cap  
12-66 marked "Capital Surveying Company, Inc.", found on the easterly  
12-67 line of Lot 5, Block "F" (Roxie Crossing- 50' R.O.W.), for the  
12-68 northwest corner of Lot 1, Block "B" and the southeast corner of  
12-69 proposed Roxie Crossing (50' R.O.W.), Driftwood, Phase One, Section

13-1 Two subdivision;  
 13-2 2) S58°26'36"W, with the southerly line of said proposed  
 13-3 Roxie Crossing, 50.00 feet to a 1/2 inch iron rod, with plastic cap  
 13-4 marked "Capital Surveying Company, Inc.", found on the westerly  
 13-5 line of Lot 5, Block "F", for the northwest corner of Lot 1, Block  
 13-6 "G", of said Driftwood Subdivision, Phase One, Section One  
 13-7 subdivision and the southwest corner of said proposed Roxie  
 13-8 Crossing;  
 13-9 THENCE, leaving the westerly line of said Driftwood  
 13-10 Subdivision, Phase One, Section One, subdivision, and continuing  
 13-11 across the said 100 acre tract, with for the following four (4)  
 13-12 courses:  
 13-13 1) N32°06'12"W, with the westerly line of proposed Roxie  
 13-14 Crossing, Driftwood, Phase One, Section Two subdivision, 37.95 feet  
 13-15 to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
 13-16 Company, Inc.", found for the point of curvature of a curve to the  
 13-17 left;  
 13-18 2) Continuing with the westerly line of proposed Roxie  
 13-19 Crossing, with said curve to the left, having a central angle of  
 13-20 87°17'31", a radius of 15.00 feet, a long chord of 20.71 feet (chord  
 13-21 bears N75°44'58"W), for an arc distance of 276.35 feet to a 1/2 inch  
 13-22 iron rod, with plastic cap marked "Capital Surveying Company,  
 13-23 Inc.", found for the point of reverse curvature of a curve to the  
 13-24 right on the southerly line of proposed Lot 3, Block F, Driftwood  
 13-25 Subdivision, Phase Two (Thurman Roberts Way-variable width  
 13-26 R.O.W.);  
 13-27 3) Along the southerly line of proposed Lot 3, Block F,  
 13-28 Driftwood, Phase One, Section Two subdivision, with said curve to  
 13-29 the right, having a central angle of 27°58'16", a radius of 831.70  
 13-30 feet, a long chord of 402.01 feet (chord bears S74°35'24"W), for an  
 13-31 arc distance of 406.03 feet to a 1/2 inch iron rod, with plastic cap  
 13-32 marked "Capital Surveying Company, Inc.", found for the point of  
 13-33 tangency;  
 13-34 4) S88°34'32"W, continuing with the southerly line of  
 13-35 proposed Lot 3, Block F, Driftwood, Phase One, Section Two  
 13-36 subdivision, 279.37 feet to a 1/2 inch iron rod, with plastic cap  
 13-37 marked "Capital Surveying Company, Inc.", found for the southwest  
 13-38 corner of said proposed Lot 3, Block F, Driftwood, Phase One,  
 13-39 Section Two subdivision;  
 13-40 5) N05°40'15"W, with the westerly line of proposed  
 13-41 Driftwood, Phase One, Section Two subdivision, 578.57 feet to a  
 13-42 calculated point in the centerline of Onion Creek for the southwest  
 13-43 corner of that 9.568 acre tract conveyed to Catherine Graves by deed  
 13-44 recorded in Volume 2655, Page 391 of the Official Public Records of  
 13-45 Hays County, Texas for the southwest corner of the herein described  
 13-46 tract;  
 13-47 THENCE, with the westerly line of the aforesaid 100 acre  
 13-48 tract, the westerly line of aforesaid proposed Lot 55, Block "A",  
 13-49 Driftwood, Phase One, Section Two subdivision, and easterly line of  
 13-50 the said 9.568 acre tract, for the following three (3) courses:  
 13-51 1) S54°23'49"E, 13.02 feet to a calculated point;  
 13-52 2) N89°54'14"E, 70.80 feet to a calculated point;  
 13-53 3) N59°58'53"E, 562.38 feet to a calculated point for the  
 13-54 southeast corner of said 9.568 acre tract, same being the southwest  
 13-55 corner of Lot 34, Driftwood Falls Estates, a subdivision recorded  
 13-56 in Book 4, Page 111 of the Plat Records of Hays County, Texas;  
 13-57 THENCE, continuing with the westerly line of the aforesaid  
 13-58 100 acre tract, the westerly line of said proposed Lot 55, Block  
 13-59 "A", Driftwood, Phase One, Section Two subdivision, and easterly  
 13-60 line of the said Driftwood Falls Estates, subdivision, along the  
 13-61 approximate centerline of Onion Creek, for the following five (5)  
 13-62 courses:  
 13-63 1) N59°52'13"E, 343.26 feet to a calculated point;  
 13-64 2) N22°45'14"E, 752.70 feet to a calculated point;  
 13-65 3) N04°06'47"W, 606.60 feet to a calculated point;  
 13-66 4) N13°19'47"W, 568.40 feet to a calculated point;  
 13-67 5) N03°18'47"W, 281.50 feet to a calculated point for  
 13-68 corner;  
 13-69 THENCE, N51°37'43"E, with the northerly line of said 100 acre

14-1 tract, at an approximate distance of 56.44 feet pass the calculated  
 14-2 northeast corner of Lot 53, Driftwood Falls Estates, same being the  
 14-3 southwest corner of Lot 1, Pier Branch, a subdivision recorded in  
 14-4 Book 4, Page 105 of the said Plat Records and continuing for a total  
 14-5 distance of 172.19 feet to the common calculated corner of said Lot  
 14-6 1 and Lot 2, Pier Branch subdivision for corner;

14-7 THENCE, N75°22'14"E, continuing with the northerly line of  
 14-8 said 100 acre tract, and southerly line of Pier Branch subdivision,  
 14-9 along the approximate centerline of Onion Creek, a distance of  
 14-10 537.60 feet to the calculated southeast corner of Lot 5, same being  
 14-11 the southwest corner of Lot 6, Onion Creek Ranch, a subdivision  
 14-12 recorded in Book 8, Page 65 of the said Plat Records;

14-13 THENCE, continuing with the northerly line of said 100 acre  
 14-14 tract, the northerly line of said proposed Lot 55, Block "A",  
 14-15 Driftwood, Phase One, Section Two subdivision, and southerly line  
 14-16 of Onion Creek Ranch subdivision, along the approximate centerline  
 14-17 of Onion Creek, for the following three (3) courses:

14-18 1) S89°14'47"E, 405.32 feet to a calculated point;

14-19 2) S66°18'14"E, 117.62 feet to a calculated point;

14-20 3) S46°24'35"E, 218.49 feet to a calculated point;

14-21 THENCE, with the easterly line of said 100 acre tract, the  
 14-22 easterly line of said proposed Lot 55, Block "A", Driftwood, Phase  
 14-23 One, Section Two subdivision, and westerly line of Onion Creek  
 14-24 Ranch subdivision, along the approximate centerline of Onion Creek,  
 14-25 for the following eleven (11) courses:

14-26 1) S01°39'52"E, 171.50 feet to a calculated point;

14-27 2) S06°44'04"E, 158.73 feet to a calculated point;

14-28 3) S34°51'10"E, 115.94 feet to a calculated point;

14-29 4) S34°58'00"E, 249.36 feet to a calculated point;

14-30 5) S34°59'43"E, 265.58 feet to a calculated point;

14-31 6) S38°03'26"E, 166.09 feet to a calculated point;

14-32 7) S04°43'33"E, 96.82 feet to a calculated point;

14-33 8) S04°49'35"E, 294.73 feet to a calculated point;

14-34 9) S08°56'55"W, 526.01 feet to a calculated point;

14-35 10) S11°13'40"E, 636.74 feet to a calculated point;

14-36 11) S16°48'00"W, 222.06 feet to a calculated point for the  
 14-37 southwest corner of Lot 16, Onion Creek Ranch subdivision, same  
 14-38 being the northwest corner of that 331.26 acre tract conveyed to R.  
 14-39 L. Struhall by deed recorded in Volume 226, Page 633 of the Deed  
 14-40 Records of Hays County, Texas;

14-41 THENCE, continuing with the easterly line of said 100 acre  
 14-42 tract, the easterly line of said proposed Lot 55, Block "A",  
 14-43 Driftwood, Phase One, Section Two subdivision, with the westerly  
 14-44 line of said 331.26 acre tract, along the approximate centerline of  
 14-45 Onion Creek, for the following four (4) courses:

14-46 1) S63°57'26"W, 6.10 feet to a calculated point;

14-47 2) S26°38'17"W, 342.88 feet to a calculated point;

14-48 3) S28°39'17"W, 315.55 feet to a calculated point;

14-49 4) S22°31'17"W, 359.14 feet to a calculated point for the

14-50 southeast corner of the herein described tract, same being the  
 14-51 southeast corner of proposed Lot 55, Block "A", Driftwood, Phase  
 14-52 One, Section Two subdivision;

14-53 THENCE, leaving the westerly line of said 331.26 acre tract,  
 14-54 across the said 100 acre tract, with the southerly line of proposed  
 14-55 Lot 55, Block "A", Driftwood, Phase One, Section Two subdivision,  
 14-56 for the following two (2) courses:

14-57 1) N86°04'30"W, 300.73 feet to a calculated point;

14-58 2) N50°06'57"W, 143.95 feet to the POINT OF BEGINNING,

14-59 CONTAINING within these metes and bounds 134.6580 acres of land  
 14-60 area; Save and Except Tract A (4.7233 acres) and Tract B (10.4232  
 14-61 acres) as described below:

14-62 TRACT A (4.7233 Acres)

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

15-1 recorded in Volume 157, Page 615 of the said Deed Records, from  
 15-2 which a 1/2 inch iron rod, with a plastic cap marked "Capital  
 15-3 Surveying Company, Inc.", found for the northwest corner of said  
 15-4 Lot 13, Block "A", bears N60°06'46"W, a distance of 169.52 feet;  
 15-5 THENCE, N23°22'29"E, leaving the northerly line of said Lot  
 15-6 13, Block "A" and Lot 2, Block "F", along the proposed future  
 15-7 westerly right-of-way line of Thurman Roberts Way, across the  
 15-8 aforesaid 130 acre tract, a distance of 50.32 feet to a 1/2 inch  
 15-9 iron rod, with a plastic cap marked "Capital Surveying Company,  
 15-10 Inc.", set for the southeast corner and POINT OF BEGINNING of the  
 15-11 herein described tract;  
 15-12 THENCE, N60°06'46"W, continuing across the said 130 acre  
 15-13 tract, with the centerline of the aforesaid 100' electric easement,  
 15-14 175.12 feet to a 1/2 inch iron rod, with plastic cap marked "Capital  
 15-15 Surveying Company, Inc.", set for the southwest corner of the  
 15-16 herein described tract;  
 15-17 THENCE, leaving the centerline of said 100' electric easement  
 15-18 and continuing across the said 130 acre tract, for the following six  
 15-19 (6) courses:  
 15-20 11) N08°21'50"W, 33.32 feet to a 1/2 inch iron rod, with  
 15-21 plastic cap marked "Capital Surveying Company, Inc.", set for  
 15-22 corner;  
 15-23 12) N21°22'48"W, 20.10 feet a 1/2 inch iron rod, with plastic  
 15-24 cap marked "Capital Surveying Company, Inc.", set for corner;  
 15-25 13) N14°01'53"W, 58.45 feet to a 1/2 inch iron rod, with  
 15-26 plastic cap marked "Capital Surveying Company, Inc.", set for  
 15-27 corner;  
 15-28 14) N18°18'45"W, 80.14 feet a 1/2 inch iron rod, with plastic  
 15-29 cap marked "Capital Surveying Company, Inc.", set for corner;  
 15-30 15) N42°20'24"W, 48.60 feet to a 1/2 inch iron rod, with  
 15-31 plastic cap marked "Capital Surveying Company, Inc.", set for  
 15-32 corner;  
 15-33 16) N55°47'45"W, 42.50 feet a 1/2 inch iron rod, with plastic  
 15-34 cap marked "Capital Surveying Company, Inc.", set on the proposed  
 15-35 easterly right-of-way line of said future Thurman Roberts Way;  
 15-36 THENCE, continuing across the said 130 acre tract, with the  
 15-37 interior right-of-way line of future Thurman Roberts Way, for the  
 15-38 following ten (10) courses:  
 15-39 1) N25°41'33"E, 3.98 feet to a 1/2 inch iron rod, with  
 15-40 plastic cap marked "Capital Surveying Company, Inc.", set for the  
 15-41 point of curvature of a curve to the left;  
 15-42 2) With the said curve to the left, having a central angle of  
 15-43 55°00'58", a radius of 121.50 feet, a long chord of 112.24 feet  
 15-44 (chord bears N01°48'57"W), for an arc distance of 116.67 feet to a  
 15-45 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
 15-46 Company, Inc.", set for the point of tangency;  
 15-47 3) N29°19'26"W, 17.15 feet to a 1/2 inch iron rod, with  
 15-48 plastic cap marked "Capital Surveying Company, Inc.", set for the  
 15-49 point of curvature of a curve to the right;  
 15-50 4) With the said curve to the right, having a central angle  
 15-51 of 20°04'43", a radius of 78.50 feet, a long chord of 27.37 feet  
 15-52 (chord bears N19°17'05"W), for an arc distance of 27.51 feet to a 1/2  
 15-53 inch iron rod, with a plastic cap marked "Capital Surveying  
 15-54 Company, Inc.", set for the point of compound curvature of a curve  
 15-55 to the right;  
 15-56 5) With the said curve to the right, having a central angle  
 15-57 of 23°39'25", a radius of 44.00 feet, a long chord of 18.04 feet  
 15-58 (chord bears N02°34'59"E), for an arc distance of 18.17 feet to a 1/2  
 15-59 inch iron rod, with a plastic cap marked "Capital Surveying  
 15-60 Company, Inc.", set for the point of compound curvature of a curve  
 15-61 to the right;  
 15-62 6) With the said curve to the right, having a central angle  
 15-63 of 124°18'34", a radius of 234.79 feet, a long chord of 415.22 feet  
 15-64 (chord bears N76°33'58"E), for an arc distance of 509.41 feet to a  
 15-65 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
 15-66 Company, Inc.", set for the point of compound curvature of a curve  
 15-67 to the right;  
 15-68 7) With the said curve to the right, having a central angle  
 15-69 of 58°47'24", a radius of 78.50 feet, a long chord of 77.06 feet

16-1 (chord bears  $S11^{\circ}53'03"E$ ), for an arc distance of 80.55 feet to a 1/2  
 16-2 inch iron rod, with a plastic cap marked "Capital Surveying  
 16-3 Company, Inc.", set for the point of reverse curvature of a curve to  
 16-4 the left;

16-5 8) With the said curve to the left, having a central angle of  
 16-6  $47^{\circ}15'27"$ , a radius of 148.00 feet, a long chord of 118.64 feet  
 16-7 (chord bears  $S06^{\circ}07'04"E$ ), for an arc distance of 122.07 feet to a  
 16-8 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
 16-9 Company, Inc.", set for the point of reverse curvature of a curve to  
 16-10 the right;

16-11 9) With the said curve to the right, having a central angle  
 16-12 of  $53^{\circ}07'17"$ , a radius of 78.50 feet, a long chord of 70.20 feet  
 16-13 (chord bears  $S03^{\circ}11'09"E$ ), for an arc distance of 72.78 feet to a 1/2  
 16-14 inch iron rod, with a plastic cap marked "Capital Surveying  
 16-15 Company, Inc.", set for the point of tangency;

16-16 10)  $S23^{\circ}22'28"W$ , a distance of 369.44 feet to the POINT OF  
 16-17 BEGINNING, CONTAINING within these metes and bounds 4.7233 acres of  
 16-18 land area, to be Saved and Excepted from the above said 134.6580  
 16-19 acre tract.

16-20 TRACT B (10.4232 Acres)

16-21 COMMENCING at a 1/2 inch iron rod, with plastic cap marked  
 16-22 "Capital Surveying Company, Inc.", found for the northeast corner  
 16-23 of Lot 1, Block "B", Driftwood, Phase One, Section One, a  
 16-24 subdivision recorded in Book 18, Page 236 of the Plat Records of  
 16-25 Hays County, Texas, from which a 1/2 inch iron rod, with a plastic  
 16-26 cap marked "Capital Surveying Company, Inc.", found for the  
 16-27 northwest corner of said Lot 1, Block "B", bears  $S56^{\circ}42'25"W$ , a  
 16-28 distance of 200.04 feet;

16-29 THENCE,  $N00^{\circ}51'35"E$ , leaving the northeast corner of said Lot  
 16-30 1, Block "B", across the aforesaid 100 acre tract, a distance of  
 16-31 115.32 feet to a 1/2 inch iron rod, with a plastic cap marked  
 16-32 "Capital Surveying Company, Inc.", set for the most westerly,  
 16-33 southwest corner and POINT OF BEGINNING of the herein described  
 16-34 tract;

16-35 THENCE, continuing across the said 100 acre tract and the  
 16-36 aforesaid 130 acre tract, for the following fifteen (15) courses:

16-37 1) With a curve to the right, having a central angle of  
 16-38  $01^{\circ}13'27"$ , a radius of 78.50 feet, a long chord of 1.68 feet (chord  
 16-39 bears  $N37^{\circ}08'37"E$ ), for an arc distance of 1.68 feet to a 1/2 inch  
 16-40 iron rod, with a plastic cap marked "Capital Surveying Company,  
 16-41 Inc.", set for the point of tangency;

16-42 2)  $N36^{\circ}40'01"E$ , 79.77 feet to a 1/2 inch iron rod, with  
 16-43 plastic cap marked "Capital Surveying Company, Inc.", set for the  
 16-44 point of curvature of a curve to the right;

16-45 3) With the said curve to the right, having a central angle  
 16-46 of  $19^{\circ}33'57"$ , a radius of 975.00 feet, a long chord of 331.34 feet  
 16-47 (chord bears  $N47^{\circ}51'21"E$ ), for an arc distance of 332.95 feet to a  
 16-48 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
 16-49 Company, Inc.", set for the point of reverse curvature of a curve to  
 16-50 the left;

16-51 4) With the said curve to the left, having a central angle of  
 16-52  $07^{\circ}36'57"$ , a radius of 962.49 feet, a long chord of 127.84 feet  
 16-53 (chord bears  $N53^{\circ}49'51"E$ ), for an arc distance of 127.94 feet to a  
 16-54 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
 16-55 Company, Inc.", set for the point of reverse curvature of a curve to  
 16-56 the right;

16-57 5) With the said curve to the right, having a central angle  
 16-58 of  $08^{\circ}13'50"$ , a radius of 178.50 feet, a long chord of 25.62 feet  
 16-59 (chord bears  $N54^{\circ}08'17"E$ ), for an arc distance of 25.64 feet to a 1/2  
 16-60 inch iron rod, with a plastic cap marked "Capital Surveying  
 16-61 Company, Inc.", set for the point of non-tangency and the northwest  
 16-62 corner of the herein described tract;

16-63 6)  $S90^{\circ}00'00"E$ , 252.07 feet to a 1/2 inch iron rod, with  
 16-64 plastic cap marked "Capital Surveying Company, Inc.", set for  
 16-65 corner;

16-66 7)  $S45^{\circ}00'00"E$ , 78.53 feet a 1/2 inch iron rod, with plastic  
 16-67 cap marked "Capital Surveying Company, Inc.", set for corner;

16-68 8)  $S00^{\circ}18'13"E$ , 626.82 feet to a 1/2 inch iron rod, with  
 16-69 plastic cap marked "Capital Surveying Company, Inc.", set for



17-1 corner;  
 17-2 9) S37°11'49"W, 45.56 feet a 1/2 inch iron rod, with plastic  
 17-3 cap marked "Capital Surveying Company, Inc.", set for corner;  
 17-4 10) S82°11'49"W, 244.61 feet to a 1/2 inch iron rod, with  
 17-5 plastic cap marked "Capital Surveying Company, Inc.", set for  
 17-6 corner;  
 17-7 11) S07°48'11"E, 137.76 feet a 1/2 inch iron rod, with  
 17-8 plastic cap marked "Capital Surveying Company, Inc.", set for  
 17-9 corner;  
 17-10 12) S82°11'49"W, 52.31 feet to a 1/2 inch iron rod, with  
 17-11 plastic cap marked "Capital Surveying Company, Inc.", set for  
 17-12 corner;  
 17-13 13) N22°26'27"W, 142.38 feet a 1/2 inch iron rod, with  
 17-14 plastic cap marked "Capital Surveying Company, Inc.", set for  
 17-15 corner;  
 17-16 14) S82°11'49"W, 184.96 feet to a 1/2 inch iron rod, with  
 17-17 plastic cap marked "Capital Surveying Company, Inc.", set for  
 17-18 corner;  
 17-19 15) N24°39'28"W, a distance of 452.064 feet to the POINT OF  
 17-20 BEGINNING, CONTAINING within these metes and bounds 10.4232 acres  
 17-21 of land area, to be Saved and Excepted from the above said 134.6580  
 17-22 acre tract, for a combined net acreage of 119.5115 acres.  
 17-23 44.3905 acres  
 17-24 FIELDNOTE DESCRIPTION of a tract or parcel of land containing  
 17-25 44.3905 acres situated in the Freelove Woody Survey No. 23,  
 17-26 Abstract No. 20, Hays County, Texas, being a portion of that 200  
 17-27 acre tract, described as Tract IV and that 100 acre tract,  
 17-28 described as Tract II, both conveyed to Masa Scott Roberts by deed  
 17-29 recorded in Volume 966, Page 677 of the Deed Records of Hays County,  
 17-30 Texas, and all of Lot 1, Block A, Driftwood Solage, a subdivision  
 17-31 recorded in Book 18, Page 257 of the Plat Records of Hays County,  
 17-32 Texas; the herein described 44.3905 acre tract, being all of "The  
 17-33 "Final Plat" of the Driftwood Solage Subdivision, Block A, Lot 1-B,  
 17-34 being a Replat of Block A, Lot 1 of the Driftwood Solage Subdivision  
 17-35 and 17.3859 acres out of the Freelove Woody Survey No. 23, Abstract  
 17-36 No. 664, Within The Extraterritorial Jurisdiction of the City of  
 17-37 Dripping Springs, Hays County, Texas", as recorded in Document  
 17-38 No. 19037665 of the Plat Records of Hays County, Texas, is more  
 17-39 particularly described by metes and bounds as follows:  
 17-40 BEGINNING at a 1/2 inch iron rod, with plastic cap marked  
 17-41 "Capital Surveying Company, Inc.", found for the most northerly  
 17-42 northwest corner of Lot 1, Block A, Driftwood Solage subdivision,  
 17-43 same being on the east line of Lot 1, Block "A", Driftwood  
 17-44 Subdivision, Phase One, Section One, a subdivision recorded in Book  
 17-45 18, Page 236 of the Plat Records of Hays County, Texas, from which a  
 17-46 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
 17-47 Company, Inc.", found for the southeast corner of said Lot 1, Block  
 17-48 "A", Driftwood Subdivision, Phase One, Section One, bears  
 17-49 S07°22'23"W, 34.06 feet;  
 17-50 THENCE, leaving the northerly line of said Lot 1, Block A,  
 17-51 Driftwood Solage Subdivision, across the said 100-acre tract, with  
 17-52 the southeasterly line of said Driftwood Subdivision, Phase One,  
 17-53 Section One subdivision, for the following six (6) courses:  
 17-54 17) N07°22'23"E, 103.84 feet to a 1/2 inch iron rod, with  
 17-55 plastic cap marked "Capital Surveying Company, Inc.", found for the  
 17-56 northeast corner of said Lot 1, Block "A" and southeast corner of  
 17-57 Lot 2, Block "A", Driftwood Subdivision, Phase One, Section One;  
 17-58 18) N17°52'14"E, 113.77 feet to a 1/2" inch iron rod, with  
 17-59 plastic cap marked "Capital Surveying Company, Inc.", found for the  
 17-60 northeast corner of said Lot 2, Block "A" and southeast corner of  
 17-61 Lot 3, Block "A", Driftwood Subdivision, Phase One, Section One;  
 17-62 19) N42°19'39"E, 152.02 feet to a 1/2" iron rod, with plastic  
 17-63 cap marked "Capital Surveying Company, Inc.", found for the most  
 17-64 easterly corner of said Lot 3, Block "A";  
 17-65 20) N51°01'26"W, 271.17 feet to a 1/2" iron rod, with plastic  
 17-66 cap marked "Capital Surveying Company, Inc.", found for the most  
 17-67 northerly corner of said Lot 3, Block "A", being on the  
 17-68 southeasterly right-of-way line of Thurman Roberts Way  
 17-69 (right-of-way varies) as dedicated by plat of said Driftwood

18-1 Subdivision, Phase One, Section One, and being the point of  
18-2 curvature of a non-tangent curve to the left;  
18-3 21) With the said non-tangent curve to the left, having a  
18-4 central angle of 07°28'18", a radius of 1225.00 feet, a long chord of  
18-5 159.64 feet (chord bears N43°37'12"E), for an arc distance of 159.75  
18-6 feet to a 1/2 inch iron rod, with a plastic cap marked "Capital  
18-7 Surveying Company, Inc.", found for the most westerly corner of Lot  
18-8 4. Block "A", Driftwood Subdivision, Phase One, Section One;  
18-9 22) S50°06'57"E, passing at 260.73 feet a 1/2" iron rod, with  
18-10 plastic cap marked "Capital Surveying Company, Inc.", found for the  
18-11 most southerly corner of said Lot 4, Block "A", and continuing  
18-12 across the said 100 acre tract, for a total distance of 398.95 feet  
18-13 to a 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
18-14 Company, Inc.", found for angle point;  
18-15 THENCE, S85°26'34"E, continuing across said 100 acre tract,  
18-16 for distance of 305.39 feet to a calculated point on the approximate  
18-17 centerline of Onion Creek, being on the common easterly line of the  
18-18 said 100 acre tract and westerly line of that 331.26 acre tract  
18-19 conveyed to R. L. Struhall be deed recorded in Volume 226. Page 633  
18-20 of the Deed Records of Hays County, Texas;  
18-21 THENCE, S16°23'23"E, with the said common easterly line of the  
18-22 100 acre tract and westerly line of the 331.26 acre tract, 513.45  
18-23 feet to a calculated point for the most northerly east corner of  
18-24 said Lot 1, Block A, Driftwood Solage subdivision;  
18-25 THENCE, with the common easterly line of the said Lot 1, Block  
18-26 A, Driftwood Solage subdivision and westerly line of the said  
18-27 331.26 acre tract, being along the approximate centerline of Onion  
18-28 Creek, the following six (6) courses:  
18-29 1) S17°10'43"E, 220.66 feet to a calculated angle point;  
18-30 2) S25°12'42"E, 91.93 feet to a calculated angle point;  
18-31 3) S34°24'43"E, 293.21 feet to a calculated angle point;  
18-32 4) S36°58'43"E, 312.92 feet to a calculated angle point;  
18-33 5) S41°11'43"E, 251.02 feet to a calculated angle point;  
18-34 6) S52°15'43"E, 120.82 feet to a calculated angle point;  
18-35 THENCE, S63°34'43"E, leaving the southeast line of aforesaid  
18-36 Driftwood Solage subdivision, with the common easterly line of the  
18-37 said 200 acre tract and westerly line of the said 331.26 acre tract,  
18-38 223.03 feet to a calculated point for the southeast corner of the  
18-39 herein described tract;  
18-40 THENCE, leaving the westerly line of the said 331.26 acre  
18-41 tract and the approximate centerline of Onion Creek, and continuing  
18-42 across the said 200 acre tract, for the following fifteen (15)  
18-43 courses:  
18-44 1) S53°37'15"W, at a distance of 110.60 feet pass a 1/2" iron  
18-45 rod, with cap marked "Capital Surveying Company, Inc.", found on  
18-46 line, and continuing for a total distance of 410.60 feet to a 1/2"  
18-47 iron rod, with cap marked "Capital Surveying Company, Inc.", found  
18-48 for an angle point;  
18-49 2) S83°45'47"W, 373.76 feet to a cotton gin spindle found for  
18-50 an angle point;  
18-51 3) S71°43'37"W, 140.00 feet to a 1/2" iron rod, with cap  
18-52 marked "Capital Surveying Company, Inc.", found for an angle point;  
18-53 4) S75°18'49"W, 419.98 feet to a 1/2" iron rod, with cap  
18-54 marked "Capital Surveying Company, Inc.", found for an angle point;  
18-55 5) S69°45'59"W, 23.70' feet to a 1/2" iron rod, with cap  
18-56 marked "Capital Surveying Company, Inc.", found for an angle point;  
18-57 6) N02°46'13"E, 20.69 feet to a 1/2" iron rod, with cap  
18-58 marked "Capital Surveying Company, Inc.", found for the point of  
18-59 curvature of a curve to the right;  
18-60 7) With said curve to the right, having a central angle of  
18-61 01°48'34", a radius of 975.00 feet, a chord distance of 30.79 feet  
18-62 (chord bears N01°51'55"E), for an arc distance of 30.79 feet to a  
18-63 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
18-64 found for the point of tangency;  
18-65 8) N00°57'39"E, 317.81 feet to a 1/2" iron rod, with cap  
18-66 marked "Capital Surveying Company, Inc.", found for the point of  
18-67 curvature of curve to the left;  
18-68 9) With said curve to the left, having a central angle of  
18-69 23°43'44", radius of 375.00 feet, a chord distance of 154.20 feet

19-1 (chord bears N10°54'13"W), for an arc distance of 155.31 feet to a  
 19-2 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
 19-3 found for the point of tangency;

19-4 10) N22°46'05"W, 42.55 feet to a 1/2" iron rod, with cap  
 19-5 marked "Capital Surveying Company, Inc.", found for an angle point;

19-6 11) N14°38'40"W, 372.96 feet to a 1/2" iron rod, with cap  
 19-7 marked "Capital Surveying Company, Inc.", found for an angle point;

19-8 12) N21°45'28"W, 30.71 feet to a 1/2" iron rod, with cap  
 19-9 marked "Capital Surveying Company, Inc.", found for corner;

19-10 13) S80°36'36"W, 280.00 feet to 1/2" iron rod, with cap  
 19-11 marked "Capital Surveying Company, Inc.", found for corner;

19-12 14) N10°21'10"W, 220.19 feet to a 1/2" iron rod, with cap  
 19-13 marked "Capital Surveying Company, Inc.", found for an angle point;

19-14 15) N28°08'35"W, 75.29 feet to a 1/2" iron rod, with cap  
 19-15 marked "Capital Surveying Company, Inc.", found on the southerly  
 19-16 line of said Lot 1, Block "A", Driftwood Solage, subdivision;

19-17 THENCE, with the southerly line of said Lot 1, Block A,  
 19-18 Driftwood Solage subdivision and continuing across the said 200  
 19-19 acre tract, for the following two (2) courses:

19-20 1) N50°40'23"W, 232.12 feet to 4" diameter steel fence post  
 19-21 found;

19-22 2) N85°21'33"W, 156.63 feet to a 1/2" iron rod, with cap  
 19-23 marked "Capital Surveying Company, Inc.", found for the point of  
 19-24 curvature of a non-tangent curve to the left, on the easterly  
 19-25 right-of-way line of said Thurman Roberts Way;

19-26 THENCE, with the common west line of the said Lot 1, Block A,  
 19-27 Driftwood Solage subdivision and easterly right-of-way line of said  
 19-28 Thurman Roberts Way, across the said 200 acre tract, with said  
 19-29 non-tangent curve to the left, having a central angle of 02°22'08",  
 19-30 a radius of 1275.00 feet, a chord distance of 52.71 feet (chord  
 19-31 bears N23°06'09"E), for an arc distance of 52.72 feet to a 1/2" iron  
 19-32 rod, with cap marked "Capital Surveying Company, Inc.", found for  
 19-33 the point of tangency;

19-34 THENCE, leaving said Thurman Roberts Way and continuing with  
 19-35 the said westerly line of Lot 1, Block A, Driftwood Solage  
 19-36 subdivision, being across the said 200 acre tract, for the  
 19-37 following four (4) courses:

19-38 1) S85°21'33"E, 228.91 feet to a 1/2" iron rod, with cap  
 19-39 marked "Capital Surveying Company, Inc.", found for an angle point;

19-40 2) N14°30'16"E, 131.29 feet to a 1/2" iron rod, with cap  
 19-41 marked "Capital Surveying Company, Inc.", found for an angle point;

19-42 3) N14°09'20"W, 149.71 feet to a 1/2" iron rod, with cap  
 19-43 marked "Capital Surveying Company, Inc.", found for an angle point;

19-44 4) N05°20'52"E, 82.17 feet to a feet to a 1/2" iron rod, with  
 19-45 cap marked "Capital Surveying Company, Inc.", found on the south  
 19-46 line of aforesaid Lot 1, Block "A", Driftwood Subdivision, Phase  
 19-47 One, Section One;

19-48 THENCE, continuing across the said 200-acre tract, with  
 19-49 common line between said Lot 1, Block A, Driftwood Solage  
 19-50 subdivision and Lot 1, Block "A", Driftwood Subdivision, Phase One,  
 19-51 Section One, for the following two (2) courses:

19-52 1) S84°39'08"E, 113.68 feet to a 1/2" iron rod, with cap  
 19-53 marked "Capital Surveying Company, Inc.", found for the southeast  
 19-54 corner of aforesaid Lot 1, Block "A", Driftwood Subdivision, Phase  
 19-55 One, Section One;

19-56 2) N07°22'23"E, 34.06 feet to the POINT OF BEGINNING,  
 19-57 CONTAINING within these metes and bounds 44.3905 acres of land  
 19-58 area.

19-59 Bearing Basis is the Texas State Plane Coordinate System,  
 19-60 South Central Zone, NAD 83 (GRID).

19-61 SECTION 2. (a) The legislature validates and confirms all  
 19-62 governmental acts, elections, and proceedings of the Driftwood  
 19-63 Conservation District that were taken before the effective date of  
 19-64 this Act.

19-65 (b) This section does not apply to any matter that on the  
 19-66 effective date of this Act:

19-67 (1) is involved in litigation if the litigation  
 19-68 ultimately results in the matter being held invalid by a final court  
 19-69 judgment; or

20-1 (2) has been held invalid by a final court judgment.

20-2 SECTION 3. (a) The legal notice of the intention to  
20-3 introduce this Act, setting forth the general substance of this  
20-4 Act, has been published as provided by law, and the notice and a  
20-5 copy of this Act have been furnished to all persons, agencies,  
20-6 officials, or entities to which they are required to be furnished  
20-7 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
20-8 Government Code.

20-9 (b) The governor, one of the required recipients, has  
20-10 submitted the notice and Act to the Texas Commission on  
20-11 Environmental Quality.

20-12 (c) The Texas Commission on Environmental Quality has filed  
20-13 its recommendations relating to this Act with the governor, the  
20-14 lieutenant governor, and the speaker of the house of  
20-15 representatives within the required time.

20-16 (d) All requirements of the constitution and laws of this  
20-17 state and the rules and procedures of the legislature with respect  
20-18 to the notice, introduction, and passage of this Act are fulfilled  
20-19 and accomplished.

20-20 SECTION 4. This Act takes effect immediately if it receives  
20-21 a vote of two-thirds of all the members elected to each house, as  
20-22 provided by Section 39, Article III, Texas Constitution. If this  
20-23 Act does not receive the vote necessary for immediate effect, this  
20-24 Act takes effect September 1, 2021.

20-25 \* \* \* \* \*