

# SENATE AMENDMENTS

2<sup>nd</sup> Printing

By: Kuempel

H.B. No. 5303

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Springs Hill Special Utility District; authorizing a fee; granting the power of eminent domain.

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

SECTION 1. Subtitle C, Title 6, Special District Local Laws Code, is amended by adding Chapter 7208 to read as follows:

CHAPTER 7208. SPRINGS HILL SPECIAL UTILITY DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 7208.0101. DEFINITIONS. In this chapter:

(1) "Board" means the district's board of directors.

(2) "Corporation" means the Springs Hill Water Supply Corporation.

(3) "Director" means a board member.

(4) "District" means the Springs Hill Special Utility District.

Sec. 7208.0102. NATURE OF DISTRICT. The district is a special utility district in Guadalupe and Wilson Counties created under and essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution. The district is created to serve a public use and benefit.

Sec. 7208.0103. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation and initial directors' election held before September 1, 2026:

(1) the district is dissolved on September 1, 2026,

except that the district shall:

(A) pay any debts incurred;

(B) transfer to Guadalupe or Wilson County, as appropriate, any assets of the district that remain after the payment of debts; and

(C) maintain the organization of the district until all debts are paid and remaining assets are transferred; and

(2) this chapter expires September 1, 2027.

Sec. 7208.0104. APPLICABILITY OF OTHER LAW. Except as otherwise provided by this chapter, Chapters 49 and 65, Water Code, apply to the district.

Sec. 7208.0105. INITIAL DISTRICT TERRITORY. The district's boundaries are coextensive with the boundaries of the territory that is described by Certificate of Convenience and Necessity No. 10666 as it existed on the effective date of the Act enacting this section.

SUBCHAPTER A-1. TEMPORARY PROVISIONS

Sec. 7208.0151. TEMPORARY DIRECTORS. (a) The temporary board of directors of the district is composed of:

(1) James Martin;

(2) Irene Moreno-Ybarra;

(3) Bernard Mueller;

(4) Deborah Magin;

(5) Keith Steffen; and

(6) Michael Andrews.

(b) Each temporary director shall qualify for office as provided by Section 49.055, Water Code.

1        (c) If a temporary director fails to qualify for office, the  
2 temporary directors who have qualified shall appoint a person to  
3 fill the vacancy. If at any time there are fewer than four  
4 qualified temporary directors, the Texas Commission on  
5 Environmental Quality shall appoint the necessary number of  
6 directors to fill all vacancies on the board.

7        (d) Temporary directors serve until the earlier of:

8                (1) the date initial directors are elected under  
9 Section 7208.0152; or

10               (2) the date this chapter expires under Section  
11 7208.0103.

12        Sec. 7208.0152. CONFIRMATION AND INITIAL DIRECTORS'  
13 ELECTION. (a) Before September 1, 2026, the temporary directors  
14 shall hold an election to confirm the creation of the district and  
15 to elect six initial directors in accordance with Chapters 49 and  
16 65, Water Code.

17        (b) The temporary board of directors shall determine the  
18 method for determining the initial term of each person on the  
19 initial board of directors. The terms must be clearly stated on the  
20 ballot for the confirmation and directors' election.

21        (c) Section 41.001(a), Election Code, does not apply to a  
22 confirmation and directors' election held as provided by this  
23 section.

24        (d) The initial directors shall continue to serve until the  
25 district directors elected at the first regularly scheduled  
26 election of directors qualify for office.

27        Sec. 7208.0153. TRANSFER OF ASSETS; DISSOLUTION. (a) If the

creation of the district is confirmed under Section 7208.0152, the corporation shall transfer the assets, debts, and contractual rights and obligations of the corporation to the district.

(b) Following the transfer under Subsection (a):

(1) the board of directors of the corporation shall commence dissolution proceedings of the corporation;

(2) Certificate of Convenience and Necessity No. 10666 is considered to be held by the district; and

(3) the board of directors of the corporation shall notify:

(A) the Texas Commission on Environmental Quality of the dissolution of the corporation; and

(B) the Public Utility Commission of Texas of the transfer of Certificate of Convenience and Necessity No. 10666 to the district.

(c) On receipt of notice under Subsection (b)(3)(B), the Public Utility Commission of Texas shall note in its records that Certificate of Convenience and Necessity No. 10666 is held by the district and shall reissue the certificate in the name of the district without further application, notice, or hearing. A person, party, or entity does not have any right of protest, objection, or administrative review of the transfer prescribed by this section.

Sec. 7208.0154. EXPIRATION OF SUBCHAPTER. This subchapter expires September 1, 2027.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 7208.0201. DIRECTORS. The district shall be governed



1 by a board of not fewer than 5 and not more than 11 directors,  
2 elected in accordance with Section 65.103, Water Code.

3 SUBCHAPTER C. POWERS AND DUTIES

4 Sec. 7208.0301. GENERAL POWERS. Except as otherwise  
5 provided by this chapter, the district has all of the rights,  
6 powers, privileges, authority, functions, and duties provided by  
7 the general law of this state, including Chapters 49 and 65, Water  
8 Code, applicable to special utility districts created under Section  
9 59, Article XVI, Texas Constitution.

10 Sec. 7208.0302. WATER SERVICE IMPACT FEE. (a) The district  
11 may charge an initial water service impact fee that is not greater  
12 than the impact fee charged by the corporation on September 1, 2023,  
13 under the corporation's tariff.

14 (b) Chapter 395, Local Government Code, does not apply to an  
15 initial water service impact fee set under Subsection (a).

16 (c) The district may amend the water service impact fee  
17 authorized under Subsection (a) only as provided by Chapter 395,  
18 Local Government Code, as approved by the Texas Commission on  
19 Environmental Quality, or as otherwise provided by law.

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

27 (b) The governor, one of the required recipients, has

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

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

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

11 SECTION 3. (a) If this Act does not receive a two-thirds  
12 vote of all the members elected to each house, Subchapter C, Chapter  
13 7208, Special District Local Laws Code, as added by Section 1 of  
14 this Act, is amended by adding Section 7208.0303 to read as follows:

15 Sec. 7208.0303. NO EMINENT DOMAIN POWER. The district may  
16 not exercise the power of eminent domain.

17 (b) This section is not intended to be an expression of a  
18 legislative interpretation of the requirements of Section 17(c),  
19 Article I, Texas Constitution.

20 SECTION 4. This Act takes effect September 1, 2023.

By: Zaffarini **ADOPTED** \_\_\_\_\_ .B. No. \_\_\_\_\_  
Substitute the following for MAY 17 2023 \_\_\_\_\_ .B. No. \_\_\_\_\_:  
By: [Signature] Lacey Spaw C.S. H.B. No. 5303  
Secretary of the Senate

A BILL TO BE ENTITLED

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relating to the creation of the Springs Hill Special Utility District; authorizing a fee; granting the power of eminent domain.

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

SECTION 1. Subtitle C, Title 6, Special District Local Laws Code, is amended by adding Chapter 7208 to read as follows:

CHAPTER 7208. SPRINGS HILL SPECIAL UTILITY DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

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(2) "Corporation" means the Springs Hill Water Supply Corporation.

(3) "Director" means a board member.

(4) "District" means the Springs Hill Special Utility District.

Sec. 7208.0102. NATURE OF DISTRICT. The district is a special utility district in Guadalupe and Wilson Counties created under and essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution. The district is created to serve a public use and benefit.

Sec. 7208.0103. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation and initial directors' election held before September 1, 2026:

(1) the district is dissolved on September 1, 2026,

1 except that the district shall:

2 (A) pay any debts incurred;

3 (B) transfer to Guadalupe or Wilson County, as  
4 appropriate, any assets of the district that remain after the  
5 payment of debts; and

6 (C) maintain the organization of the district  
7 until all debts are paid and remaining assets are transferred; and

8 (2) this chapter expires September 1, 2027.

9 Sec. 7208.0104. APPLICABILITY OF OTHER LAW. Except as  
10 otherwise provided by this chapter, Chapters 49 and 65, Water Code,  
11 apply to the district.

12 Sec. 7208.0105. INITIAL DISTRICT TERRITORY. (a) The  
13 district is initially composed of the territory described by  
14 Section 2 of the Act enacting this chapter.

15 (b) The boundaries and field notes contained in Section 2 of  
16 the Act enacting this chapter form a closure. A mistake made in the  
17 field notes or in copying the field notes in the legislative process  
18 does not affect the district's:

19 (1) organization, existence, or validity;

20 (2) right to issue any type of bond for the purposes  
21 for which the district is created or to pay the principal of and  
22 interest on a bond;

23 (3) right to impose a tax; or

24 (4) legality or operation.

25 SUBCHAPTER A-1. TEMPORARY PROVISIONS

26 Sec. 7208.0151. TEMPORARY DIRECTORS. (a) The temporary  
27 board of directors of the district is composed of:

- (1) James Martin;
- (2) Irene Moreno-Ybarra;
- (3) Bernard Mueller;
- (4) Deborah Magin;
- (5) Keith Steffen; and
- (6) Michael Andrews.

(b) Each temporary director shall qualify for office as provided by Section 49.055, Water Code.

(c) If a temporary director fails to qualify for office, the temporary directors who have qualified shall appoint a person to fill the vacancy. If at any time there are fewer than four qualified temporary directors, the Texas Commission on Environmental Quality shall appoint the necessary number of directors to fill all vacancies on the board.

(d) Temporary directors serve until the earlier of:

(1) the date initial directors are elected under Section 7208.0152; or

(2) the date this chapter expires under Section 7208.0103.

Sec. 7208.0152. CONFIRMATION AND INITIAL DIRECTORS' ELECTION. (a) Before September 1, 2026, the temporary directors shall hold an election to confirm the creation of the district and to elect six initial directors in accordance with Chapters 49 and 65, Water Code.

(b) The temporary board of directors shall determine the method for determining the initial term of each person on the initial board of directors. The terms must be clearly stated on the

1 ballot for the confirmation and directors' election.

2 (c) Section 41.001(a), Election Code, does not apply to a  
3 confirmation and directors' election held as provided by this  
4 section.

5 (d) The initial directors shall continue to serve until the  
6 district directors elected at the first regularly scheduled  
7 election of directors qualify for office.

8 Sec. 7208.0153. TRANSFER OF ASSETS; DISSOLUTION. (a) If the  
9 creation of the district is confirmed under Section 7208.0152, the  
10 corporation shall transfer the assets, debts, and contractual  
11 rights and obligations of the corporation to the district.

12 (b) Following the transfer under Subsection (a):

13 (1) the board of directors of the corporation shall  
14 commence dissolution proceedings of the corporation;

15 (2) Certificate of Convenience and Necessity No. 10666  
16 is considered to be held by the district; and

17 (3) the board of directors of the corporation shall  
18 notify:

19 (A) the Texas Commission on Environmental  
20 Quality of the dissolution of the corporation; and

21 (B) the Public Utility Commission of Texas of the  
22 transfer of Certificate of Convenience and Necessity No. 10666 to  
23 the district.

24 (c) On receipt of notice under Subsection (b)(3)(B), the  
25 Public Utility Commission of Texas shall note in its records that  
26 Certificate of Convenience and Necessity No. 10666 is held by the  
27 district and shall reissue the certificate in the name of the

1 district without further application, notice, or hearing. A  
2 person, party, or entity does not have any right of protest,  
3 objection, or administrative review of the transfer prescribed by  
4 this section.

5 Sec. 7208.0154. EXPIRATION OF SUBCHAPTER. This subchapter  
6 expires September 1, 2027.

7 SUBCHAPTER B. BOARD OF DIRECTORS

8 Sec. 7208.0201. DIRECTORS. The district shall be governed  
9 by a board of not fewer than 5 and not more than 11 directors,  
10 elected in accordance with Section 65.103, Water Code.

11 SUBCHAPTER C. POWERS AND DUTIES

12 Sec. 7208.0301. GENERAL POWERS. Except as otherwise  
13 provided by this chapter, the district has all of the rights,  
14 powers, privileges, authority, functions, and duties provided by  
15 the general law of this state, including Chapters 49 and 65, Water  
16 Code, applicable to special utility districts created under Section  
17 59, Article XVI, Texas Constitution.

18 Sec. 7208.0302. WATER SERVICE IMPACT FEE. (a) The district  
19 may charge an initial water service impact fee that is not greater  
20 than the capital recovery fee charged by the corporation on  
21 September 1, 2023, under the corporation's tariff.

22 (b) Chapter 395, Local Government Code, does not apply to an  
23 initial water service impact fee set under Subsection (a).

24 (c) The district may increase the water service impact fee  
25 authorized under Subsection (a) only as provided by Chapter 395,  
26 Local Government Code, as approved by the Texas Commission on  
27 Environmental Quality, or as otherwise provided by law.

SECTION 2. The Springs Hill Special Utility District initially includes all territory contained in the following area:

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 174,765 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE MANUEL XIMENES SURVEY NO. 8, ABSTRACT NO. 22, BEING OUT OF THE YOUNG P. ALSBURY SURVEY NO. 135, ABSTRACT NO. 538, BEING OUT OF THE J.T.D. WILSON SURVEY NO. 136, ABSTRACT NO. 346, BEING OUT OF THE H&T RR CO. SURVEY NO. 37, ABSTRACT NO. 170, BEING OUT OF THE H&T RR CO. SURVEY NO. 35, ABSTRACT NO. 169, BEING OUT OF THE ULRIAH SANDERS SURVEY, ABSTRACT NO. 301, AND BEING OUT OF THE H&T RR CO. SURVEY NO. 32, ABSTRACT NO. 528, ALL IN WILSON COUNTY, TEXAS, AND ALSO BEING OUT OF THE MANUEL XIMENES SURVEY NO. 8, ABSTRACT NO. 38, BEING OUT OF THE ERASTUS SMITH SURVEY NO. 6, ABSTRACT NO. 32, BEING OUT OF THE JOHN CHRISTOPHER SURVEY NO. 134, ABSTRACT NO. 92, BEING OUT OF THE YOUNG P. ALSBURY SURVEY NO. 135, ABSTRACT NO. 43, BEING OUT OF THE BERNHARDT EISENTRAEGER SURVEY, ABSTRACT NO. 127, BEING OUT OF THE H&T RR CO. SURVEY NO. 37, ABSTRACT NO. 497, BEING OUT OF THE ROBERT R. TRIPP SURVEY NO. 57, ABSTRACT NO. 317, BEING OUT OF THE J.T.D. WILSON SURVEY NO. 136, BEING OUT OF THE JORDAN IRVIN SURVEY NO. 486, ABSTRACT NO. 183, BEING OUT OF THE FRANCISCO CARVAJAL SURVEY NO. 54, ABSTRACT NO. 89, BEING OUT OF THE K. BIGHAM WHITE SURVEY NO. 487, ABSTRACT NO. 336, BEING OUT OF THE JOHN A. WELLS SURVEY NO. 53, ABSTRACT NO. 340, BEING OUT OF THE GEORGE W. EDWARDS SURVEY NO. 56, ABSTRACT NO. 124, BEING OUT OF THE WILLIAM C. WILSON SURVEY NO. 59, ABSTRACT NO. 342, BEING OUT OF THE JAMES MURPHY SURVEY, ABSTRACT NO. 229, BEING OUT OF THE J.V. MICHELI SURVEY NO. 52, ABSTRACT NO. 222,



1 BEING OUT OF THE JOHN ISHAM SURVEY NO. 60, ABSTRACT NO. 186, BEING  
2 OUT OF THE EZEKIEL SMITH SURVEY, ABSTRACT NO. 295, BEING OUT OF THE  
3 LUDWIG STREY SURVEY, ABSTRACT NO. 350, BEING OUT OF THE JORDAN IRVIN  
4 SURVEY NO. 428, ABSTRACT NO. 185, BEING OUT OF THE DOMINIC JOHNSON  
5 SURVEY NO. 46, ABSTRACT NO. 192, BEING OUT OF THE VALENTINA BENNETT  
6 SURVEY, ABSTRACT NO. 58, BEING OUT OF THE JORDAN IRVIN SURVEY NO.  
7 427, ABSTRACT NO. 184, BEING OUT OF THE TOBIAS LONG SURVEY NO. 425,  
8 ABSTRACT NO. 213, BEING OUT OF THE BERNHARDT EISENTRAEGER SURVEY,  
9 ABSTRACT NO. 126, BEING OUT OF THE GEORGE W. WILLIAMS SURVEY NO. 425  
10 1/2, ABSTRACT NO. 331, BEING OUT OF THE JOHN H. TYLER SURVEY NO. 36  
11 3/4, ABSTRACT NO. 490, BEING OUT OF THE H&T RR CO. SURVEY NO. 36,  
12 ABSTRACT NO. 364, BEING OUT OF THE C.C. WILLIAMS SURVEY, ABSTRACT  
13 NO. 343, BEING OUT OF THE H&T RR CO. SURVEY NO. 31, ABSTRACT NO. 170,  
14 BEING OUT OF THE H&T RR CO. SURVEY NO. 32, ABSTRACT NO. 472, BEING  
15 OUT OF THE H&T RR CO. SURVEY NO. 32, ABSTRACT NO. 480, BEING OUT OF  
16 THE H&T RR CO. SURVEY NO. 32, ABSTRACT NO. 362, BEING OUT OF THE H&T  
17 RR CO. SURVEY NO. 32, ABSTRACT NO. 481, BEING OUT OF THE JOHN A.J.  
18 HAYWORTH SURVEY, ABSTRACT NO. 160, BEING OUT OF THE W.B. MCGUFFIN  
19 SURVEY, ABSTRACT NO. 228, BEING OUT OF THE EZEKIEL SMITH SURVEY NO.  
20 424, ABSTRACT NO. 297, BEING OUT OF THE J.O. BLAIR SURVEY NO. 422,  
21 ABSTRACT NO. 59, BEING OUT OF THE JESUSA PEREZ SURVEY, ABSTRACT NO.  
22 262, BEING OUT OF THE L.H. PETERS SURVEY NO. 50, ABSTRACT NO. 261,  
23 BEING OUT OF THE J.N. CORTINAS SURVEY NO. 49, ABSTRACT NO. 91, BEING  
24 OUT OF THE EUSEVIO MEDA SURVEY NO. 201, ABSTRACT NO. 224, BEING OUT  
25 OF THE J.B. HILL SURVEY NO. 110, ABSTRACT NO. 155, BEING OUT OF THE  
26 EPHRAIM BOLLINGER SURVEY NO. 21, ABSTRACT NO. 53, BEING OUT OF THE  
27 THOMAS W. SYMONS SURVEY NO. 444, ABSTRACT NO. 296, BEING OUT OF THE

1 ROBERTS M. FORBES SURVEY NO. 48, ABSTRACT NO. 133, BEING OUT OF THE  
2 FRANCISCO CARVAJAL SURVEY NO. 47, ABSTRACT NO. 88, BEING OUT OF THE  
3 JACOB ROGERS SURVEY, ABSTRACT NO. 279, BEING OUT OF THE JAMES  
4 CASTILLO SURVEY, ABSTRACT NO. 97, BEING OUT OF THE B.P. HARDWICK  
5 SURVEY, ABSTRACT NO. 361, BEING OUT OF THE CHRISTOPH MAURER SURVEY,  
6 ABSTRACT NO. 352, BEING OUT OF THE JAMES MURPHY SURVEY, ABSTRACT NO.  
7 230, BEING OUT OF THE J.H. WILLIAMSON SURVEY, ABSTRACT NO. 328,  
8 BEING OUT OF THE J.M. MILLER, JR. SURVEY, ABSTRACT NO. 358, BEING  
9 OUT OF THE H&T RR CO. SURVEY NO. 24, ABSTRACT NO. 453, BEING OUT OF  
10 THE H&T RR CO. SURVEY NO. 24, ABSTRACT NO. 470, BEING OUT OF THE H&T  
11 RR CO. SURVEY NO. 25, ABSTRACT NO. 167, BEING OUT OF THE E.B. THOMAS  
12 SURVEY, ABSTRACT NO. 320, BEING OUT OF THE H&T RR CO. SURVEY NO. 19,  
13 ABSTRACT NO. 180, BEING OUT OF THE H&T RR CO. SURVEY NO. 18,  
14 ABSTRACT NO. 439, BEING OUT OF THE H&T RR CO. SURVEY NO. 18,  
15 ABSTRACT NO. 499, BEING OUT OF THE ROBERT WHITE SURVEY, ABSTRACT NO.  
16 360, BEING OUT OF THE H&T RR CO. SURVEY NO. 18, ABSTRACT NO. 476,  
17 BEING OUT OF THE CHRISTOPH MAURER SURVEY, ABSTRACT NO. 240, BEING  
18 OUT OF THE NICHOLAS TILLMAN SURVEY, ABSTRACT NO. 322, BEING OUT OF  
19 THE GEORGE W. DAVIS SURVEY, ABSTRACT NO. 109, BEING OUT OF THE  
20 GEORGE W. DAVIS SURVEY, ABSTRACT NO. 236, BEING OUT OF THE JOHN  
21 GOODBREAD SURVEY, ABSTRACT NO. 146, BEING OUT OF THE CYRUS SAFFORD  
22 SURVEY, ABSTRACT NO. 304, BEING OUT OF THE JOSEPH ROYAL SURVEY,  
23 ABSTRACT NO. 449, BEING OUT OF THE DANIEL DIBRELL SURVEY, ABSTRACT  
24 NO. 118, BEING OUT OF THE THOMAS JACKSON SURVEY, ABSTRACT NO. 193,  
25 BEING OUT OF THE H&T RR CO. SURVEY NO. 17, ABSTRACT NO. 179, BEING  
26 OUT OF THE GEORGE W. DAVIS SURVEY, ABSTRACT NO. 115, BEING OUT OF  
27 THE OLIVER DARRY SURVEY, ABSTRACT NO. 404, BEING OUT OF THE STROTHER

1 WOOLRIDGE SURVEY, ABSTRACT NO. 338, BEING OUT OF THE JAMES W.  
2 NICHOLS SURVEY, ABSTRACT NO. 255, BEING OUT OF THE ABRAM B. MCBRIDE  
3 SURVEY, ABSTRACT NO. 235, BEING OUT OF THE BUCK FRANKLIN SURVEY,  
4 ABSTRACT NO. 425, BEING OUT OF THE JAMES ALLEY SURVEY, ABSTRACT NO.  
5 44, BEING OUT OF THE JOHN W. BERRY SURVEY, ABSTRACT NO. 77, BEING  
6 OUT OF THE LUDWIG KUNDE SURVEY NO. 204, BEING OUT OF THE ELI NOWLAND  
7 SURVEY, ABSTRACT NO. 257, BEING OUT OF THE FREDERICK KUNDA SURVEY,  
8 ABSTRACT NO. 349, BEING OUT OF THE GEORGE WASHINGTON DAVIS SURVEY,  
9 ABSTRACT NO. 106, BEING OUT OF THE ARCHIBALD GIBSON SURVEY,  
10 ABSTRACT NO. 139, BEING OUT OF THE WILSON VANDYKE SURVEY, ABSTRACT  
11 NO. 325, BEING OUT OF THE JESUS CANTU SURVEY NO. 15, ABSTRACT NO. 9,  
12 BEING OUT OF THE H&T RR CO. SURVEY NO. 8, ABSTRACT NO. 469, BEING OUT  
13 OF THE H&T RR CO. SURVEY NO. 8, ABSTRACT NO. 464, BEING OUT OF THE  
14 H&T RR CO. SURVEY NO. 8, ABSTRACT NO. 450, BEING OUT OF THE H&T RR  
15 CO. SURVEY NO. 8, ABSTRACT NO. 451, BEING OUT OF THE H&T RR CO.  
16 SURVEY NO. 9, ABSTRACT NO. 175, BEING OUT OF THE H&T RR CO. SURVEY  
17 NO. 7, ABSTRACT NO. 174, BEING OUT OF THE H&T RR CO. SURVEY NO. 6,  
18 ABSTRACT NO. 466, BEING OUT OF THE H&T RR CO. SURVEY NO. 11,  
19 ABSTRACT NO. 176, BEING OUT OF THE H&T RR CO. SURVEY NO. 12,  
20 ABSTRACT NO. 456, BEING OUT OF THE H&T RR CO. SURVEY NO. 8, ABSTRACT  
21 NO. 440, BEING OUT OF THE H&T RR CO. SURVEY NO. 13, ABSTRACT NO. 177,  
22 BEING OUT OF THE PATRICK LYNCH SURVEY, ABSTRACT NO. 212, BEING OUT  
23 OF THE JACKSON ROWARK SURVEY NO. 36, ABSTRACT NO. 269, BEING OUT OF  
24 THE THOMAS G. WEEKS SURVEY, ABSTRACT NO. 344, BEING OUT OF THE H&T  
25 RR CO. SURVEY NO. 1, ABSTRACT NO. 171, BEING OUT OF THE H&T RR CO.  
26 SURVEY NO. 5, ABSTRACT NO. 173, BEING OUT OF THE H&T RR CO. SURVEY  
27 NO. 2, ABSTRACT NO. 452, BEING OUT OF THE H&T RR CO. SURVEY NO. 4,

1 ABSTRACT NO. 495, BEING OUT OF THE H&T RR CO. SURVEY NO. 4, ABSTRACT  
2 NO. 467, BEING OUT OF THE FLETCHER W. HUBERT SURVEY, ABSTRACT NO.  
3 159, BEING OUT OF THE E.E. FISCHER SURVEY, ABSTRACT NO. 486, BEING  
4 OUT OF THE H&T RR CO. SURVEY NO. 3, ABSTRACT NO. 172, BEING OUT OF  
5 THE CHARLES C. CURIER SURVEY, ABSTRACT NO. 98, BEING OUT OF THE  
6 RICHARD NIXON SURVEY, ABSTRACT NO. 252, BEING OUT OF THE ELIZA J.  
7 HOLMES SURVEY, ABSTRACT NO. 399, BEING OUT OF THE GREEN DEWITT  
8 SURVEY NO. 13, ABSTRACT NO. 18, BEING OUT OF THE J.D. CLEMENTS  
9 SURVEY NO. 14, ABSTRACT NO. 12, BEING OUT OF THE JOSE LABAUME SURVEY  
10 NO. 11, ABSTRACT NO. 27, BEING OUT OF THE IRA NASH SURVEY NO. 8,  
11 ABSTRACT NO. 30, BEING OUT OF THE JACOB C. DARST SURVEY NO. 9,  
12 ABSTRACT NO. 14, BEING OUT OF THE JESSE DAVIS SURVEY NO. 12,  
13 ABSTRACT NO. 15, BEING OUT OF THE WILLIAM W. ARRINGTON SURVEY NO.  
14 10, ABSTRACT NO. 2, BEING OUT OF THE MILES G. DIKES SURVEY, ABSTRACT  
15 NO. 108, BEING OUT OF THE GREEN DEWITT SURVEY NO. 11, ABSTRACT NO.  
16 16, BEING OUT OF THE JOHN SOWELL SURVEY NO. 12, ABSTRACT NO. 36,  
17 BEING OUT OF THE HUMPHREYS BRANCH SURVEY NO. 12, ABSTRACT NO. 7,  
18 BEING OUT OF THE GREEN DEWITT SURVEY NO. 13, ABSTRACT NO. 17, BEING  
19 OUT OF THE GREEN DEWITT SURVEY NO. 14, ABSTRACT NO. 502, BEING OUT  
20 OF THE ISAAC BAKER SURVEY NO. 45, ABSTRACT NO. 48, BEING OUT OF THE  
21 GEORGE W. WILLIAMS SURVEY NO. 46, ABSTRACT NO. 332, BEING OUT OF THE  
22 LEWIS BOLLINGER SURVEY NO. 44, ABSTRACT NO. 51, BEING OUT OF THE  
23 JOSEPH KENT SURVEY NO. 48, ABSTRACT NO. 200, BEING OUT OF THE FRED  
24 HOPPLE SURVEY, ABSTRACT NO. 156, BEING OUT OF THE JOSEPH KENT  
25 SURVEY, ABSTRACT NO. 205, BEING OUT OF THE JAMES A. SWIFT SURVEY,  
26 ABSTRACT NO. 292, BEING OUT OF THE CHARLES HALL SURVEY, ABSTRACT NO.  
27 163, BEING OUT OF THE ROBERT HALL SURVEY, ABSTRACT NO. 157, BEING

1 OUT OF THE CARLOS ESPALIER SURVEY, ABSTRACT NO. 129, BEING OUT OF  
2 THE WILLIAM P. KING SURVEY, ABSTRACT NO. 206, BEING OUT OF THE DAVID  
3 DARST SURVEY, ABSTRACT NO. 112, BEING OUT OF THE MATTHEW BESORE  
4 SURVEY, ABSTRACT NO. 61, BEING OUT OF THE ANDREW J. SOWELL SURVEY,  
5 ABSTRACT NO. 305, BEING OUT OF THE JOHN H. TYLER & ABE FRANK SURVEY  
6 NO. 484 1/2, ABSTRACT NO. 489, BEING OUT OF THE JOHN D. PICKENS  
7 SURVEY NO. 486, ABSTRACT NO. 265, BEING OUT OF THE JOHN D. PICKENS  
8 SURVEY, ABSTRACT NO. 307, BEING OUT OF THE ASA JL SOWELL SURVEY NO.  
9 485, ABSTRACT NO. 306, BEING OUT OF THE UZZIEL WAKEFIELD SURVEY,  
10 ABSTRACT NO. 327, BEING OUT OF THE AUGUSTUS S. EMMETT SURVEY,  
11 ABSTRACT NO. 122, BEING OUT OF THE JOEL W. ROBINSON SURVEY, ABSTRACT  
12 NO. 275, BEING OUT OF THE HENRY R. HUNT SURVEY, ABSTRACT NO. 150,  
13 BEING OUT OF THE AUGUSTUS S. EMMETT SURVEY, ABSTRACT NO. 123, BEING  
14 OUT OF THE JOHN H. TYLER SURVEY NO. 491 1/2, ABSTRACT NO. 494, BEING  
15 OUT OF THE AJ DENSON SURVEY, ABSTRACT NO. 114, BEING OUT OF THE JOHN  
16 M. WHITE SURVEY, ABSTRACT NO. 334, BEING OUT OF THE JOHN REED  
17 SURVEY, ABSTRACT NO. 278, BEING OUT OF THE JACOB DUNBAUGH SURVEY,  
18 BEING OUT OF THE GEORGE W. FRANKLIN SURVEY, ABSTRACT NO. 393, BEING  
19 OUT OF THE WILLIAM R. HUNT SURVEY NO. 24, ABSTRACT NO. 151, BEING  
20 OUT OF THE LYMAN W. ALEXANDER SURVEY NO. 23, ABSTRACT NO. 41, BEING  
21 OUT OF THE JOHN H. BURNHAM SURVEY NO. 28, ABSTRACT NO. 49, BEING OUT  
22 OF THE JEROME B. ALEXANDER SURVEY NO. 27, ABSTRACT NO. 40, BEING OUT  
23 OF THE JAMES BELL SURVEY, ABSTRACT NO. 74, BEING OUT OF THE JAMES M.  
24 BELL SURVEY, ABSTRACT NO. 75, BEING OUT OF THE MARTIN USSERY SURVEY,  
25 ABSTRACT NO. 324, BEING OUT OF THE JAMES HODGES SURVEY NO. 66,  
26 ABSTRACT NO. 148, BEING OUT OF THE WILLIAM P. KING SURVEY NO. 21,  
27 ABSTRACT NO. 197, BEING OUT OF THE SAMUEL ROBBINS SURVEY, BEING OUT

1 OF THE JOSIAH RANDOLPH SURVEY, ABSTRACT NO. 276, BEING OUT OF THE  
2 EDWARD C. PETTUS SURVEY, ABSTRACT NO. 264, BEING OUT OF THE SAMUEL  
3 WILLIAMS SURVEY, ABSTRACT NO. 37, BEING OUT OF THE SAMUEL HIGHSMITH  
4 SURVEY NO. 13, ABSTRACT NO. 25, BEING OUT OF THE STEPHEN SMITH  
5 SURVEY NO. 11, ABSTRACT NO. 34, BEING OUT OF THE A. DICKERSON SURVEY  
6 NO. 25, ABSTRACT NO. 107, BEING OUT OF THE BENJAMIN FUQUA SURVEY NO.  
7 26, ABSTRACT NO. 132, BEING OUT OF THE AMOS ALEXANDER SURVEY NO. 28,  
8 ABSTRACT NO. 39, BEING OUT OF THE WILLIAM GRIFFIN SURVEY NO. 27,  
9 ABSTRACT NO. 136, BEING OUT OF THE BENJAMIN FUQUA SURVEY NO. 43,  
10 ABSTRACT NO. 131, BEING OUT OF THE JOHN G. KING SURVEY NO. 15,  
11 ABSTRACT NO. 26, BEING OUT OF THE JOHN SOWELL SURVEY NO. 16,  
12 ABSTRACT NO. 35, BEING OUT OF THE JOHN SOWELL SR. SURVEY, ABSTRACT  
13 NO. 287, BEING OUT OF THE HUMPHREYS BRANCH SURVEY NO. 17, ABSTRACT  
14 NO. 6, BEING OUT OF THE JOSEPH D. CLEMENTS SURVEY NO. 18, ABSTRACT  
15 NO. 11, BEING OUT OF THE ANTONIO M. ESNAURIZAR SURVEY, ABSTRACT NO.  
16 20, BEING OUT OF THE WILLIAM LEACH SURVEY NO. 19, ABSTRACT NO. 28,  
17 BEING OUT OF THE WILLIAM BAKER SURVEY, ABSTRACT NO. 67, BEING OUT OF  
18 THE ISAAC BAKER SURVEY, ABSTRACT NO. 3, BEING OUT OF THE HUGH M.  
19 SWIFT SURVEY, ABSTRACT NO. 288, BEING OUT OF THE ABNER C. DAVIS  
20 SURVEY NO. 24, ABSTRACT NO. 105, BEING OUT OF THE GEORGE WATERS  
21 SURVEY NO. 25, ABSTRACT NO. 333, BEING OUT OF THE DAVID DARST  
22 SURVEY, ABSTRACT NO. 111, BEING OUT OF THE ANASTACIO MANSOLO SURVEY  
23 NO. 17, ABSTRACT NO. 29, BEING OUT OF THE ELIJIO GORTARI SURVEY NO.  
24 16, ABSTRACT NO. 23, BEING OUT OF THE JULIANA HERRERA SURVEY,  
25 ABSTRACT NO. 154, BEING OUT OF THE MARGARITA CHERINO SURVEY NO. 20,  
26 ABSTRACT NO. 10, AND BEING OUT OF THE WILLIAM J. RAGSDALE SURVEY NO.  
27 52, ABSTRACT NO. 268, ALL IN GUADALUPE COUNTY, TEXAS;

1 SAVE AND EXCEPT THE FOLLOWING TRACTS:

2 SAVE AND EXCEPT TRACT 1 (S&E-1)

3 BEING ALL OF A CALLED 26.900 ACRE TRACT CONVEYED TO NEW BRAUNFELS  
4 UTILITIES IN VOLUME 2053, PAGE 879 OF THE OFFICIAL PUBLIC RECORDS OF  
5 GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), BEING ALL OF A CALLED  
6 11.034 ACRE TRACT CONVEYED TO NEW BRAUNFELS UTILITIES IN VOLUME  
7 3160, PAGE 568 (O.P.R.G.C.T.), BEING A PORTION OF A CALLED 25.391  
8 ACRE TRACT CONVEYED TO HEIMER FP, LTD. AND HOLLMIG, FP, LTD. IN  
9 DOCUMENT NO. 2015022035 (O.P.R.G.C.T.), BEING ALL OF A CALLED 0.279  
10 ACRE TRACT CONVEYED TO DELIA SAUDER, ET AL IN VOLUME 3185, PAGE 406  
11 (O.P.R.G.C.T.), BEING ALL OF LOTS 28-29 OF THE RE-SUBDIVISION PLAT  
12 OF SAUDER FARMS - UNIT ONE, LOTS 1 THRU 45, A SUBDIVISION IN  
13 GUADALUPE COUNTY, TEXAS RECORDED IN VOLUME 4, PAGE 156 OF THE PLAT  
14 RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.), BEING ALL OF LOTS  
15 34-35 OF THE RE-SUBDIVISION PLAT OF SAUDER FARMS - UNIT ONE, LOTS 34  
16 THRU 45, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS RECORDED IN  
17 VOLUME 4, PAGE 161 (P.R.G.C.T.), AND BEING ALL OF LOTS 46-55, LOTS  
18 59-72, AND LOTS 80-85, ALL OF SAUDER FARMS UNIT TWO, A SUBDIVISION  
19 PLAT IN GUADALUPE COUNTY, TEXAS RECORDED IN VOLUME 4, PAGE 192  
20 (P.R.G.C.T.);

21 SAVE AND EXCEPT TRACT 2 (S&E-2)

22 BEING APPROXIMATELY 746 ACRES OWNED BY THE UNITED STATES OF AMERICA  
23 (PER GUADALUPE COUNTY APPRAISAL DISTRICT) OUT OF SAID J.G. KING  
24 SURVEY NO. 15, ABSTRACT NO. 26 AND OUT OF SAID JOHN SOWELL SURVEY  
25 NO. 16, ABSTRACT NO. 35, AND BEING KNOWN AS THE SEGUIN AIR FORCE  
26 AUXILLARY FIELD IN GUADALUPE COUNTY, TEXAS;

27 SAVE AND EXCEPT TRACT 3 (S&E-3)

1 BEING ALL OF A CALLED 50.0 ACRE TRACT CONVEYED TO THE PASCHAL  
2 HERITAGE TRUST IN DOCUMENT NO. 2015022371 (O.P.R.G.C.T.);  
3 SAVE AND EXCEPT TRACT 4 (S&E-4)  
4 BEING ALL OF A CALLED 162.747 ACRE TRACT CONVEYED TO BRADLEY AND  
5 DARLA MONDIN IN VOLUME 4272, PAGE 839 (O.P.R.G.C.T.), AND BEING ALL  
6 OF THE REMAINING PORTION OF A CALLED 391.262 ACRE TRACT CONVEYED TO  
7 S. WHITE RANCHES AND PROPERTIES, LTD. IN VOLUME 1766, PAGE 701  
8 (O.P.R.G.C.T.);  
9 SAVE AND EXCEPT TRACT 5 (S&E-5)  
10 BEING ALL OF A CALLED 80.15 ACRE TRACT CONVEYED TO ANN SCHUMANN IN  
11 VOLUME 1113, PAGE 578 (O.P.R.G.C.T.);  
12 SAVE AND EXCEPT TRACT 6 (S&E-6)  
13 BEING ALL OF A CALLED 113.26 ACRE TRACT CONVEYED TO TLREM, LLC IN  
14 DOCUMENT NO. 201899013431 (O.P.R.G.C.T.);  
15 SAVE AND EXCEPT TRACT 7 (S&E-7)  
16 BEING ALL OF LOTS 6-9 OF GUADALUPE HILLS RANCH, A SUBDIVISION IN  
17 GUADALUPE COUNTY, TEXAS RECORDED IN VOLUME 4, PAGE 320  
18 (P.R.G.C.T.), AND BEING ALL OF LOT 11 OF GUADALUPE HILLS RANCH PHASE  
19 II, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS RECORDED IN VOLUME 4,  
20 PAGE 323 (P.R.G.C.T.);  
21 SAVE AND EXCEPT TRACT 8 (S&E-8)  
22 BEING ALL OF A CALLED 108.98 ACRE TRACT CONVEYED TO 121.08 GREEN  
23 VALLEY, J.V IN DOCUMENT NO. 2014002882 (O.P.R.G.C.T.), AND BEING  
24 ALL OF CALLED 12.10 ACRE TRACT CONVEYED TO 121.08 GREEN VALLEY J.V.  
25 IN DOCUMENT NO. 2014002880 (O.P.R.G.C.T.);  
26 SAID SAVE AND EXCEPT TRACTS TOTALING 1,615 ACRES, MORE OR LESS, FOR  
27 AN OVERALL NET ACREAGE OF 173,150 ACRES, MORE OR LESS, SAID 173,150



1 ACRE NET ACREAGE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES  
2 AND BOUNDS AS FOLLOWS:  
3 BEGINNING, at a calculated point on the northwesterly side of  
4 County Road 340 (A.K.A. Elm Country Drive) for the southwest corner  
5 and POINT OF BEGINNING hereof, from which a calculated point at the  
6 intersection of said County Road 340 and FM 775 bears, in the  
7 southwesterly direction approximately 1,943 feet;  
8 THENCE, N01°11'11"W, a distance of 1,094.40 feet to a calculated  
9 point in the northerly line of Wilson County, and being in the  
10 southerly line of Guadalupe County;  
11 THENCE, leaving the northerly line of said Wilson County and the  
12 southerly line of said Guadalupe County, over and across said  
13 Guadalupe County, the following sixty-six (66) courses and  
14 distances:  
15       1) N01°11'11"W, a distance of 4,925.91 feet to a calculated  
16             point for an angle point hereof,  
17       2) S60°26'14"W, a distance of 958.76 feet to a calculated  
18             point for an angle point hereof,  
19       3) S54°55'38"W, a distance of 284.20 feet to a calculated  
20             point for an angle point hereof,  
21       4) S39°58'34"W, a distance of 661.69 feet to a calculated  
22             point for a non-tangent point of curvature hereof,  
23       5) Along the arc of a curve to the left, whose radius is  
24             2,245.69 feet, whose arc length is 771.73 feet and whose  
25             chord bears N12°53'35"W, a distance of 767.94 feet to a  
26             calculated point for an angle point hereof,  
27       6) N22°49'31"W, a distance of 1,473.96 feet to a calculated

1 point for an angle point hereof,  
2 7) N17°57'53"E, a distance of 2,870.23 feet to a calculated  
3 point for an angle point hereof,  
4 8) N29°03'36"W, a distance of 1,948.93 feet to a calculated  
5 point for an angle point hereof,  
6 9) N01°03'40"W, a distance of 5,701.55 feet to a calculated  
7 point for an angle point hereof,  
8 10) N55°22'17"E, a distance of 939.81 feet to a calculated  
9 point for an angle point hereof,  
10 11) N52°35'36"E, a distance of 806.60 feet to a calculated  
11 point for an angle point hereof,  
12 12) N58°02'21"E, a distance of 1,695.11 feet to a calculated  
13 point for an angle point hereof,  
14 13) N59°53'34"E, a distance of 2,382.32 feet to a calculated  
15 point for an angle point hereof,  
16 14) N58°32'17"E, a distance of 477.40 feet to a calculated  
17 point for an angle point hereof,  
18 15) N77°24'34"E, a distance of 389.73 feet to a calculated  
19 point for an angle point hereof,  
20 16) N89°37'11"E, a distance of 3,137.91 feet to a calculated  
21 point for an angle point hereof,  
22 17) N82°38'12"E, a distance of 459.82 feet to a calculated  
23 point for an angle point hereof,  
24 18) N69°05'46"E, a distance of 380.59 feet to a calculated  
25 point for an angle point hereof,  
26 19) N37°24'50"E, a distance of 316.28 feet to a calculated  
27 point for an angle point hereof,

- 1        20) N09°38'03"E, a distance of 320.30 feet to a calculated
- 2                point for an angle point hereof,
- 3        21) N02°42'50"E, a distance of 343.02 feet to a calculated
- 4                point for an angle point hereof,
- 5        22) N01°31'48"W, a distance of 1,787.92 feet to a calculated
- 6                point for an angle point hereof,
- 7        23) N84°51'04"E, a distance of 1,361.51 feet to a calculated
- 8                point for an angle point hereof,
- 9        24) N83°02'54"E, a distance of 484.89 feet to a calculated
- 10               point for an angle point hereof,
- 11       25) N71°15'15"E, a distance of 536.15 feet to a calculated
- 12               point for an angle point hereof,
- 13       26) N61°11'11"E, a distance of 464.49 feet to a calculated
- 14               point for an angle point hereof,
- 15       27) N41°33'12"E, a distance of 385.60 feet to a calculated
- 16               point for an angle point hereof,
- 17       28) N25°06'41"E, a distance of 486.87 feet to a calculated
- 18               point for an angle point hereof,
- 19       29) N14°34'50"E, a distance of 417.30 feet to a calculated
- 20               point for an angle point hereof,
- 21       30) N05°09'17"E, a distance of 786.93 feet to a calculated
- 22               point for an angle point hereof,
- 23       31) N05°40'54"W, a distance of 699.95 feet to a calculated
- 24               point for an angle point hereof,
- 25       32) N13°29'31"W, a distance of 521.63 feet to a calculated
- 26               point for an angle point hereof,
- 27       33) N21°33'55"W, a distance of 436.98 feet to a calculated

1 point for an angle point hereof,  
2 34) N21°59'36"W, a distance of 394.33 feet to a calculated  
3 point for an angle point hereof,  
4 35) N29°31'28"W, a distance of 488.56 feet to a calculated  
5 point for an angle point hereof,  
6 36) N30°31'46"W, a distance of 462.27 feet to a calculated  
7 point for an angle point hereof,  
8 37) N22°22'01"W, a distance of 59.08 feet to a calculated  
9 point for an angle point hereof,  
10 38) N31°12'38"W, a distance of 58.97 feet to a calculated  
11 point for an angle point hereof,  
12 39) N36°27'45"W, a distance of 119.03 feet to a calculated  
13 point for an angle point hereof,  
14 40) N37°11'43"W, a distance of 197.08 feet to a calculated  
15 point for an angle point hereof,  
16 41) N38°11'37"W, a distance of 196.63 feet to a calculated  
17 point for an angle point hereof,  
18 42) N42°52'06"W, a distance of 131.50 feet to a calculated  
19 point for an angle point hereof,  
20 43) N44°01'49"W, a distance of 130.34 feet to a calculated  
21 point for an angle point hereof,  
22 44) N36°53'47"W, a distance of 86.96 feet to a calculated  
23 point for an angle point hereof,  
24 45) N27°42'53"W, a distance of 146.29 feet to a calculated  
25 point for an angle point hereof,  
26 46) N21°32'16"W, a distance of 146.30 feet to a calculated  
27 point for an angle point hereof,

- 1 47) N20°39'43"W, a distance of 293.02 feet to a calculated  
2 point for an angle point hereof,
- 3 48) N25°48'44"W, a distance of 212.78 feet to a calculated  
4 point for an angle point hereof,
- 5 49) N27°50'19"W, a distance of 168.18 feet to a calculated  
6 point for a non-tangent point of curvature hereof,
- 7 50) Along the arc of a curve to the left, whose radius is  
8 76.96 feet, whose arc length is 52.96 feet and whose  
9 chord bears N52°45'06"W, a distance of 51.92 feet to a  
10 calculated point for an angle point hereof,
- 11 51) N68°22'30"W, a distance of 56.81 feet to a calculated  
12 point for an angle point hereof,
- 13 52) N49°39'41"W, a distance of 34.69 feet to a calculated  
14 point for a non-tangent point of curvature hereof,
- 15 53) Along the arc of a curve to the right, whose radius is  
16 278.74 feet, whose arc length is 295.61 feet and whose  
17 chord bears N01°47'56"W, a distance of 281.95 feet to a  
18 calculated point for an angle point hereof,
- 19 54) N37°53'24"E, a distance of 293.54 feet to a calculated  
20 point for an angle point hereof,
- 21 55) N40°18'36"E, a distance of 289.80 feet to a calculated  
22 point for an angle point hereof,
- 23 56) N36°57'52"E, a distance of 195.29 feet to a calculated  
24 point for an angle point hereof,
- 25 57) N32°37'25"E, a distance of 340.03 feet to a calculated  
26 point for a non-tangent point of curvature hereof,
- 27 58) Along the arc of a curve to the left, whose radius is

1           528.93 feet, whose arc length is 594.77 feet and whose  
2           chord bears N02°01'38"E, a distance of 563.93 feet to a  
3           calculated point for an angle point hereof,  
4       59) N24°17'09"W, a distance of 591.69 feet to a calculated  
5           point for an angle point hereof,  
6       60) N17°42'59"W, a distance of 284.59 feet to a calculated  
7           point for a non-tangent point of curvature hereof,  
8       61) Along the arc of a curve to the right, whose radius is  
9           958.20 feet, whose arc length is 651.88 feet and whose  
10          chord bears N06°35'22"E, a distance of 639.38 feet to a  
11          calculated point for a non-tangent point of curvature  
12          hereof,  
13       62) Along the arc of a curve to the left, whose radius is  
14           586.41 feet, whose arc length is 163.77 feet and whose  
15          chord bears N21°37'55"E, a distance of 163.24 feet to a  
16          calculated point for an angle point hereof,  
17       63) N07°57'41"E, a distance of 432.72 feet to a calculated  
18           point for an angle point hereof,  
19       64) N13°12'58"E, a distance of 129.24 feet to a calculated  
20           point for an angle point hereof,  
21       65) N17°19'26"E, a distance of 381.66 feet to a calculated  
22           point for an angle point hereof, and  
23       66) N12°13'30"E, a distance of 158.44 feet to a calculated  
24           point for a non-tangent point of curvature hereof, said  
25           point being on the easterly side of Woelke Road;  
26   THENCE, continuing over and across said Guadalupe County, and along  
27   the easterly side of Woelke Road, the following twenty-nine (29)

1 courses and distances:

- 2 1) Along the arc of a curve to the right, whose radius is  
3 750.95 feet, whose arc length is 331.18 feet and whose  
4 chord bears N70°09'47"E, a distance of 328.50 feet to a  
5 calculated point for an angle point hereof,
- 6 2) N82°35'16"E, a distance of 335.65 feet to a calculated  
7 point for an angle point hereof,
- 8 3) N55°40'31"E, a distance of 327.85 feet to a calculated  
9 point for an angle point hereof,
- 10 4) N56°20'51"E, a distance of 1,171.12 feet to a calculated  
11 point for an angle point hereof,
- 12 5) N47°50'01"E, a distance of 966.58 feet to a calculated  
13 point for an angle point hereof,
- 14 6) N43°46'24"E, a distance of 1,059.47 feet to a calculated  
15 point for an angle point hereof,
- 16 7) N56°08'54"E, a distance of 1,708.00 feet to a calculated  
17 point for an angle point hereof,
- 18 8) N30°28'36"E, a distance of 1,170.67 feet to a calculated  
19 point for an angle point hereof,
- 20 9) N30°28'45"E, a distance of 1,414.62 feet to a calculated  
21 point for an angle point hereof,
- 22 10) N26°29'54"E, a distance of 1,599.93 feet to a calculated  
23 point for an angle point hereof,
- 24 11) N29°23'29"E, a distance of 2,691.43 feet to a calculated  
25 point for an angle point hereof,
- 26 12) N59°23'25"E, a distance of 877.17 feet to a calculated  
27 point for a non-tangent point of curvature hereof,

- 1        13) Along the arc of a curve to the left, whose radius is  
2                392.96 feet, whose arc length is 374.71 feet and whose  
3                chord bears N31°47'26"E, a distance of 360.67 feet to a  
4                calculated point for an angle point hereof,  
5        14) N04°20'02"E, a distance of 302.84 feet to a calculated  
6                point for an angle point hereof,  
7        15) N18°36'05"E, a distance of 899.01 feet to a calculated  
8                point for an angle point hereof,  
9        16) N22°37'03"E, a distance of 690.04 feet to a calculated  
10               point for an angle point hereof,  
11       17) N31°18'52"E, a distance of 996.24 feet to a calculated  
12               point for a non-tangent point of curvature hereof,  
13       18) Along the arc of a curve to the right, whose radius is  
14               1,977.49 feet, whose arc length is 456.18 feet and whose  
15               chord bears N46°31'20"E, a distance of 455.17 feet to a  
16               calculated point for a non-tangent point of curvature  
17               hereof,  
18       19) Along the arc of a curve to the left, whose radius is  
19               1,329.33 feet, whose arc length is 454.21 feet and whose  
20               chord bears N39°48'49"E, a distance of 452.00 feet to a  
21               calculated point for an angle point hereof,  
22       20) N30°00'41"E, a distance of 1,074.04 feet to a calculated  
23               point for an angle point hereof,  
24       21) N25°25'59"E, a distance of 446.57 feet to a calculated  
25               point for a non-tangent point of curvature hereof,  
26       22) Along the arc of a curve to the left, whose radius is  
27               918.79 feet, whose arc length is 259.85 feet and whose



1 chord bears N21°22'06"E, a distance of 258.98 feet to a  
2 calculated point for an angle point hereof,  
3 23) N06°18'11"E, a distance of 597.92 feet to a calculated  
4 point for a non-tangent point of curvature hereof,  
5 24) Along the arc of a curve to the left, whose radius is  
6 608.12 feet, whose arc length is 291.99 feet and whose  
7 chord bears N00°39'37"W, a distance of 289.19 feet to a  
8 calculated point for a non-tangent point of curvature  
9 hereof,  
10 25) Along the arc of a curve to the right, whose radius is  
11 471.31 feet, whose arc length is 311.71 feet and whose  
12 chord bears N07°02'14"W, a distance of 306.06 feet to a  
13 calculated point for an angle point hereof,  
14 26) N13°36'40"E, a distance of 603.22 feet to a calculated  
15 point for an angle point hereof,  
16 27) N08°01'14"E, a distance of 662.92 feet to a calculated  
17 point for a non-tangent point of curvature hereof,  
18 28) Along the arc of a curve to the right, whose radius is  
19 466.92 feet, whose arc length is 243.28 feet and whose  
20 chord bears N11°11'21"W, a distance of 240.54 feet to a  
21 calculated point for an angle point hereof, and  
22 29) N23°38'09"W, a distance of 860.33 feet to a calculated  
23 point for an angle point hereof;  
24 THENCE, leaving the easterly side of said Woelke Road, and  
25 continuing over and across said Guadalupe County, the following six  
26 (6) courses and distances:  
27 1) N15°38'43"E, a distance of 2,521.67 feet to a calculated

1 point for an angle point hereof,  
2 2) N17°28'56"E, a distance of 5,277.07 feet to a calculated  
3 point for an angle point hereof,  
4 3) N18°58'49"E, a distance of 1,583.80 feet to a calculated  
5 point for an angle point hereof,  
6 4) N15°04'30"E, a distance of 4,297.93 feet to a calculated  
7 point for an angle point hereof,  
8 5) N32°09'43"W, a distance of 1,867.76 feet to a calculated  
9 point for an angle point hereof, and  
10 6) N44°30'07"W, a distance of 3,126.69 feet to a calculated  
11 point for an angle point hereof, said point being on the  
12 south side of Interstate Highway 10;  
13 THENCE, continuing over and across said Guadalupe County, along the  
14 south side of said Interstate Highway 10, the following three (3)  
15 courses and distances:  
16 1) S56°45'43"W, a distance of 880.67 feet to a calculated  
17 point for a non-tangent point of curvature hereof,  
18 2) Along the arc of a curve to the left, whose radius is  
19 9743.37 feet, whose arc length is 2,930.14 feet and  
20 whose chord bears S47°17'53"W, a distance of 2,919.11  
21 feet to a calculated point for an angle point hereof,  
22 and  
23 3) S38°10'34"W, a distance of 1,435.19 feet to a calculated  
24 point for an angle point hereof;  
25 THENCE, leaving the south side of said Interstate Highway 10, and  
26 continuing over and across said Guadalupe County, the following ten  
27 (10) courses and distances:

- 1) N50°02'54"W, a distance of 1,160.90 feet to a calculated point for an angle point hereof,
- 2) S53°56'00"W, a distance of 1,846.48 feet to a calculated point for an angle point hereof,
- 3) N36°15'19"W, a distance of 1,859.82 feet to a calculated point for an angle point hereof,
- 4) N53°46'32"E, a distance of 1,970.59 feet to a calculated point for an angle point hereof,
- 5) N36°20'10"W, a distance of 2,785.90 feet to a calculated point for an angle point hereof,
- 6) N55°52'06"E, a distance of 852.87 feet to a calculated point for an angle point hereof,
- 7) S36°05'53"E, a distance of 975.05 feet to a calculated point for an angle point hereof,
- 8) N53°39'05"E, a distance of 706.48 feet to a calculated point for an angle point hereof,
- 9) S36°07'39"E, a distance of 1,055.91 feet to a calculated point for an angle point hereof, and
- 10) N21°00'40"E, a distance of 4,096.02 feet to a calculated point for a non-tangent point of curvature hereof, said point being near the Guadalupe River;

THENCE, along said Guadalupe River, and continuing over and across said Guadalupe County, the following two hundred and forty-three (243) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is 821.30 feet, whose arc length is 535.63 feet and whose chord bears N37°16'28"W, a distance of 526.19 feet to a

- 1           calculated point for a non-tangent point of curvature  
2           hereof,
- 3       2) Along the arc of a curve to the right, whose radius is  
4           1,568.45 feet, whose arc length is 845.31 feet and whose  
5           chord bears N04°23'05"W, a distance of 835.12 feet to a  
6           calculated point for an angle point hereof,
- 7       3) N23°11'18"E, a distance of 330.30 feet to a calculated  
8           point for a non-tangent point of curvature hereof,
- 9       4) Along the arc of a curve to the right, whose radius is  
10           1,941.99 feet, whose arc length is 1,132.09 feet and  
11           whose chord bears N40°25'26"E, a distance of 1,116.13  
12           feet to a calculated point for an angle point hereof,
- 13      5) N54°43'41"E, a distance of 407.53 feet to a calculated  
14           point for a non-tangent point of curvature hereof,
- 15      6) Along the arc of a curve to the left, whose radius is  
16           750.27 feet, whose arc length is 896.40 feet and whose  
17           chord bears N18°34'31"E, a distance of 844.03 feet to a  
18           calculated point for an angle point hereof,
- 19      7) N15°04'00"W, a distance of 420.59 feet to a calculated  
20           point for a non-tangent point of curvature hereof,
- 21      8) Along the arc of a curve to the left, whose radius is  
22           1,684.34 feet, whose arc length is 630.85 feet and whose  
23           chord bears N30°25'13"W, a distance of 627.16 feet to a  
24           calculated point for an angle point hereof,
- 25      9) N45°45'28"W, a distance of 323.39 feet to a calculated  
26           point for an angle point hereof,
- 27      10) N42°57'27"W, a distance of 107.32 feet to a calculated

- 1 point for an angle point hereof,
- 2 11) N40°01'45"W, a distance of 246.14 feet to a calculated
- 3 point for an angle point hereof,
- 4 12) N39°17'33"W, a distance of 834.71 feet to a calculated
- 5 point for an angle point hereof,
- 6 13) N44°58'04"W, a distance of 278.60 feet to a calculated
- 7 point for an angle point hereof,
- 8 14) N35°58'42"W, a distance of 123.43 feet to a calculated
- 9 point for an angle point hereof,
- 10 15) N25°58'05"W, a distance of 98.26 feet to a calculated
- 11 point for an angle point hereof,
- 12 16) N18°48'49"W, a distance of 206.19 feet to a calculated
- 13 point for an angle point hereof,
- 14 17) N21°07'14"W, a distance of 259.37 feet to a calculated
- 15 point for an angle point hereof,
- 16 18) N23°08'32"W, a distance of 171.73 feet to a calculated
- 17 point for an angle point hereof,
- 18 19) N27°06'16"W, a distance of 117.16 feet to a calculated
- 19 point for a non-tangent point of curvature hereof,
- 20 20) Along the arc of a curve to the left, whose radius is
- 21 1,124.58 feet, whose arc length is 76.69 feet and whose
- 22 chord bears N37°25'48"W, a distance of 76.67 feet to a
- 23 calculated point for a non-tangent point of curvature
- 24 hereof,
- 25 21) Along the arc of a curve to the left, whose radius is
- 26 522.91 feet, whose arc length is 372.27 feet and whose
- 27 chord bears N69°29'02"W, a distance of 364.46 feet to a

1           calculated point for an angle point hereof,  
2       22) S87°32'53"W, a distance of 81.42 feet to a calculated  
3           point for an angle point hereof,  
4       23) N81°41'18"W, a distance of 53.21 feet to a calculated  
5           point for an angle point hereof,  
6       24) N73°28'21"W, a distance of 150.08 feet to a calculated  
7           point for an angle point hereof,  
8       25) N18°11'51"E, a distance of 29.55 feet to a calculated  
9           point for an angle point hereof,  
10      26) N20°35'45"W, a distance of 28.67 feet to a calculated  
11           point for a non-tangent point of curvature hereof,  
12      27) Along the arc of a curve to the left, whose radius is  
13           98.25 feet, whose arc length is 173.39 feet and whose  
14           chord bears N55°34'39"W, a distance of 151.75 feet to a  
15           calculated point for a non-tangent point of curvature  
16           hereof,  
17      28) Along the arc of a curve to the right, whose radius is  
18           619.67 feet, whose arc length is 567.95 feet and whose  
19           chord bears N77°55'56"W, a distance of 548.28 feet to a  
20           calculated point for an angle point hereof,  
21      29) N44°43'36"W, a distance of 98.70 feet to a calculated  
22           point for a non-tangent point of curvature hereof,  
23      30) Along the arc of a curve to the right, whose radius is  
24           193.20 feet, whose arc length is 271.05 feet and whose  
25           chord bears N01°56'30"W, a distance of 249.36 feet to a  
26           calculated point for an angle point hereof,  
27      31) N39°17'38"E, a distance of 159.31 feet to a calculated

1 point for a non-tangent point of curvature hereof,  
2 32) Along the arc of a curve to the right, whose radius is  
3 268.23 feet, whose arc length is 201.23 feet and whose  
4 chord bears N59°55'17"E, a distance of 196.54 feet to a  
5 calculated point for an angle point hereof,  
6 33) N86°20'16"E, a distance of 326.77 feet to a calculated  
7 point for an angle point hereof,  
8 34) N88°48'47"E, a distance of 192.75 feet to a calculated  
9 point for an angle point hereof,  
10 35) N86°48'24"E, a distance of 189.43 feet to a calculated  
11 point for a non-tangent point of curvature hereof,  
12 36) Along the arc of a curve to the left, whose radius is  
13 204.64 feet, whose arc length is 106.01 feet and whose  
14 chord bears N67°09'47"E, a distance of 104.83 feet to a  
15 calculated point for a non-tangent point of curvature  
16 hereof,  
17 37) Along the arc of a curve to the right, whose radius is  
18 1,168.88 feet, whose arc length is 233.31 feet and whose  
19 chord bears N53°54'49"E, a distance of 232.92 feet to a  
20 calculated point for an angle point hereof,  
21 38) N66°36'10"E, a distance of 346.94 feet to a calculated  
22 point for an angle point hereof,  
23 39) N69°34'17"E, a distance of 444.50 feet to a calculated  
24 point for a non-tangent point of curvature hereof,  
25 40) Along the arc of a curve to the left, whose radius is  
26 69.58 feet, whose arc length is 83.43 feet and whose  
27 chord bears N25°59'17"E, a distance of 78.52 feet to a

1           calculated point for an angle point hereof,  
2       41) N05°33'59"W, a distance of 178.67 feet to a calculated  
3           point for a non-tangent point of curvature hereof,  
4       42) Along the arc of a curve to the right, whose radius is  
5           106.63 feet, whose arc length is 126.51 feet and whose  
6           chord bears N44°58'11"E, a distance of 119.22 feet to a  
7           calculated point for an angle point hereof,  
8       43) N70°18'04"E, a distance of 179.50 feet to a calculated  
9           point for an angle point hereof,  
10      44) N72°39'41"E, a distance of 196.87 feet to a calculated  
11           point for an angle point hereof,  
12      45) N81°00'26"E, a distance of 135.51 feet to a calculated  
13           point for a non-tangent point of curvature hereof,  
14      46) Along the arc of a curve to the left, whose radius is  
15           745.15 feet, whose arc length is 247.04 feet and whose  
16           chord bears N83°05'55"E, a distance of 245.91 feet to a  
17           calculated point for an angle point hereof,  
18      47) N63°22'53"E, a distance of 204.89 feet to a calculated  
19           point for an angle point hereof,  
20      48) N62°21'50"E, a distance of 182.51 feet to a calculated  
21           point for an angle point hereof,  
22      49) N64°11'22"E, a distance of 387.24 feet to a calculated  
23           point for a non-tangent point of curvature hereof,  
24      50) Along the arc of a curve to the left, whose radius is  
25           888.54 feet, whose arc length is 407.61 feet and whose  
26           chord bears N47°24'56"E, a distance of 404.04 feet to a  
27           calculated point for an angle point hereof,



- 1 51) N34°51'57"E, a distance of 755.50 feet to a calculated  
2 point for an angle point hereof,
- 3 52) N26°34'18"E, a distance of 621.56 feet to a calculated  
4 point for an angle point hereof,
- 5 53) N24°04'01"E, a distance of 1,016.39 feet to a calculated  
6 point for an angle point hereof,
- 7 54) N19°10'04"E, a distance of 235.91 feet to a calculated  
8 point for an angle point hereof,
- 9 55) N13°08'39"E, a distance of 235.28 feet to a calculated  
10 point for a non-tangent point of curvature hereof,
- 11 56) Along the arc of a curve to the left, whose radius is  
12 1,221.29 feet, whose arc length is 479.67 feet and whose  
13 chord bears N00°56'25"W, a distance of 476.59 feet to a  
14 calculated point for an angle point hereof,
- 15 57) N18°00'30"W, a distance of 226.77 feet to a calculated  
16 point for a non-tangent point of curvature hereof,
- 17 58) Along the arc of a curve to the right, whose radius is  
18 7,270.84 feet, whose arc length is 1,699.54 feet and  
19 whose chord bears N03°29'01"W, a distance of 1,695.68  
20 feet to a calculated point for an angle point hereof,
- 21 59) N04°34'51"E, a distance of 309.40 feet to a calculated  
22 point for an angle point hereof,
- 23 60) N08°17'50"E, a distance of 487.31 feet to a calculated  
24 point for an angle point hereof,
- 25 61) N03°46'23"E, a distance of 463.71 feet to a calculated  
26 point for an angle point hereof,
- 27 62) N06°28'40"E, a distance of 314.88 feet to a calculated

1 point for an angle point hereof,  
2 63) N01°08'33"W, a distance of 212.87 feet to a calculated  
3 point for an angle point hereof,  
4 64) N07°30'54"W, a distance of 608.93 feet to a calculated  
5 point for a non-tangent point of curvature hereof,  
6 65) Along the arc of a curve to the left, whose radius is  
7 611.11 feet, whose arc length is 737.38 feet and whose  
8 chord bears N41°11'05"W, a distance of 693.45 feet to a  
9 calculated point for an angle point hereof,  
10 66) N80°36'24"W, a distance of 506.56 feet to a calculated  
11 point for an angle point hereof,  
12 67) N84°23'53"W, a distance of 311.17 feet to a calculated  
13 point for a non-tangent point of curvature hereof,  
14 68) Along the arc of a curve to the right, whose radius is  
15 217.39 feet, whose arc length is 86.38 feet and whose  
16 chord bears N69°39'50"W, a distance of 85.82 feet to a  
17 calculated point for an angle point hereof,  
18 69) N59°11'55"W, a distance of 89.26 feet to a calculated  
19 point for an angle point hereof,  
20 70) N66°42'15"W, a distance of 49.84 feet to a calculated  
21 point for an angle point hereof,  
22 71) N84°27'43"W, a distance of 27.88 feet to a calculated  
23 point for an angle point hereof,  
24 72) S59°55'59"W, a distance of 10.13 feet to a calculated  
25 point for an angle point hereof,  
26 73) S22°43'04"W, a distance of 12.00 feet to a calculated  
27 point for an angle point hereof,

- 1        74) S10°28'30"W, a distance of 46.87 feet to a calculated  
2                point for an angle point hereof,
- 3        75) S39°09'27"W, a distance of 21.01 feet to a calculated  
4                point for an angle point hereof,
- 5        76) S70°45'40"W, a distance of 200.98 feet to a calculated  
6                point for an angle point hereof,
- 7        77) S73°27'41"W, a distance of 316.72 feet to a calculated  
8                point for a non-tangent point of curvature hereof,
- 9        78) Along the arc of a curve to the left, whose radius is  
10               1,659.23 feet, whose arc length is 829.02 feet and whose  
11               chord bears S61°04'45"W, a distance of 820.43 feet to a  
12               calculated point for an angle point hereof,
- 13       79) S48°27'32"W, a distance of 759.62 feet to a calculated  
14               point for a non-tangent point of curvature hereof,
- 15       80) Along the arc of a curve to the right, whose radius is  
16               512.17 feet, whose arc length is 175.17 feet and whose  
17               chord bears S59°35'42"W, a distance of 174.31 feet to a  
18               calculated point for an angle point hereof,
- 19       81) S73°00'45"W, a distance of 244.52 feet to a calculated  
20               point for an angle point hereof,
- 21       82) S74°39'56"W, a distance of 691.42 feet to a calculated  
22               point for a non-tangent point of curvature hereof,
- 23       83) Along the arc of a curve to the left, whose radius is  
24               2,333.73 feet, whose arc length is 667.04 feet and whose  
25               chord bears S74°29'32"W, a distance of 664.78 feet to a  
26               calculated point for a non-tangent point of curvature  
27               hereof,

- 1       84) Along the arc of a curve to the right, whose radius is  
2             1,212.41 feet, whose arc length is 429.46 feet and whose  
3             chord bears S75°52'17"W, a distance of 427.22 feet to a  
4             calculated point for an angle point hereof,  
5       85) S87°59'27"W, a distance of 250.22 feet to a calculated  
6             point for an angle point hereof,  
7       86) N87°15'53"W, a distance of 215.93 feet to a calculated  
8             point for an angle point hereof,  
9       87) N85°35'15"W, a distance of 216.48 feet to a calculated  
10            point for an angle point hereof,  
11       88) N89°41'13"W, a distance of 143.77 feet to a calculated  
12            point for an angle point hereof,  
13       89) S83°50'30"W, a distance of 229.23 feet to a calculated  
14            point for an angle point hereof,  
15       90) S72°47'31"W, a distance of 184.22 feet to a calculated  
16            point for a non-tangent point of curvature hereof,  
17       91) Along the arc of a curve to the right, whose radius is  
18            149.87 feet, whose arc length is 228.99 feet and whose  
19            chord bears N63°38'13"W, a distance of 207.35 feet to a  
20            calculated point for a non-tangent point of curvature  
21            hereof,  
22       92) Along the arc of a curve to the right, whose radius is  
23            577.47 feet, whose arc length is 119.28 feet and whose  
24            chord bears N18°24'53"W, a distance of 119.06 feet to a  
25            calculated point for a non-tangent point of curvature  
26            hereof,  
27       93) Along the arc of a curve to the right, whose radius is

1           3,232.60 feet, whose arc length is 223.55 feet and whose  
2           chord bears N10°30'59"W, a distance of 223.50 feet to a  
3           calculated point for a non-tangent point of curvature  
4           hereof,  
5       94) Along the arc of a curve to the right, whose radius is  
6           882.33 feet, whose arc length is 220.58 feet and whose  
7           chord bears N01°22'25"W, a distance of 220.00 feet to a  
8           calculated point for an angle point hereof,  
9       95) N09°00'52"E, a distance of 625.25 feet to a calculated  
10          point for an angle point hereof,  
11       96) N04°52'56"E, a distance of 138.92 feet to a calculated  
12          point for a non-tangent point of curvature hereof,  
13       97) Along the arc of a curve to the left, whose radius is  
14           497.40 feet, whose arc length is 176.26 feet and whose  
15           chord bears N11°59'22"W, a distance of 175.34 feet to a  
16           calculated point for an angle point hereof,  
17       98) N20°54'32"W, a distance of 352.30 feet to a calculated  
18          point for a non-tangent point of curvature hereof,  
19       99) Along the arc of a curve to the left, whose radius is  
20           579.07 feet, whose arc length is 149.84 feet and whose  
21           chord bears N21°04'40"W, a distance of 149.42 feet to a  
22           calculated point for an angle point hereof,  
23       100) N35°32'45"W, a distance of 161.57 feet to a  
24           calculated point for a non-tangent point of  
25           curvature hereof,  
26       101) Along the arc of a curve to the right, whose radius is  
27           154.69 feet, whose arc length is 104.36 feet and whose

1 chord bears N15°09'16"W, a distance of 102.39 feet to a  
2 calculated point for an angle point hereof,  
3 102) N05°37'14"E, a distance of 154.65 feet to a calculated  
4 point for an angle point hereof,  
5 103) N23°51'59"E, a distance of 452.75 feet to a calculated  
6 point for an angle point hereof,  
7 104) N33°41'54"E, a distance of 134.21 feet to a calculated  
8 point for an angle point hereof,  
9 105) N59°37'07"E, a distance of 43.95 feet to a calculated  
10 point for a non-tangent point of curvature hereof,  
11 106) Along the arc of a curve to the left, whose radius is  
12 2,482.16 feet, whose arc length is 608.40 feet and whose  
13 chord bears N59°52'15"E, a distance of 606.88 feet to a  
14 calculated point for an angle point hereof,  
15 107) N51°33'16"E, a distance of 122.37 feet to a calculated  
16 point for an angle point hereof,  
17 108) N40°53'04"E, a distance of 44.02 feet to a calculated  
18 point for an angle point hereof,  
19 109) N48°44'15"E, a distance of 127.42 feet to a calculated  
20 point for an angle point hereof,  
21 110) N38°58'09"E, a distance of 77.01 feet to a calculated  
22 point for a non-tangent point of curvature hereof,  
23 111) Along the arc of a curve to the left, whose radius is  
24 392.63 feet, whose arc length is 261.22 feet and whose  
25 chord bears N21°22'34"E, a distance of 256.43 feet to a  
26 calculated point for an angle point hereof,  
27 112) N03°13'18"W, a distance of 164.22 feet to a calculated

1 point for a non-tangent point of curvature hereof,  
2 113) Along the arc of a curve to the right, whose radius is  
3 834.70 feet, whose arc length is 303.92 feet and whose  
4 chord bears N03°20'34"E, a distance of 302.25 feet to a  
5 calculated point for an angle point hereof,  
6 114) N18°21'59"E, a distance of 226.31 feet to a calculated  
7 point for an angle point hereof,  
8 115) N14°40'51"E, a distance of 336.84 feet to a calculated  
9 point for an angle point hereof,  
10 116) N07°56'40"E, a distance of 239.54 feet to a calculated  
11 point for an angle point hereof,  
12 117) N03°12'20"E, a distance of 83.50 feet to a calculated  
13 point for an angle point hereof,  
14 118) N17°07'21"E, a distance of 247.18 feet to a calculated  
15 point for an angle point hereof,  
16 119) N06°17'29"E, a distance of 255.48 feet to a calculated  
17 point for a non-tangent point of curvature hereof,  
18 120) Along the arc of a curve to the right, whose radius is  
19 1,794.06 feet, whose arc length is 326.46 feet and whose  
20 chord bears N03°03'59"E, a distance of 326.01 feet to a  
21 calculated point for an angle point hereof,  
22 121) N11°59'43"E, a distance of 503.85 feet to a calculated  
23 point for an angle point hereof,  
24 122) N06°34'26"E, a distance of 151.92 feet to a calculated  
25 point for a non-tangent point of curvature hereof,  
26 123) Along the arc of a curve to the right, whose radius is  
27 714.11 feet, whose arc length is 191.05 feet and whose

1 chord bears N12°01'53"E, a distance of 190.48 feet to a  
2 calculated point for a non-tangent point of curvature  
3 hereof,  
4 124) Along the arc of a curve to the left, whose radius is  
5 669.42 feet, whose arc length is 445.83 feet and whose  
6 chord bears N02°25'51"E, a distance of 437.64 feet to a  
7 calculated point for a non-tangent point of curvature  
8 hereof,  
9 125) Along the arc of a curve to the left, whose radius is  
10 237.04 feet, whose arc length is 94.82 feet and whose  
11 chord bears N27°02'42"W, a distance of 94.19 feet to a  
12 calculated point for an angle point hereof,  
13 126) N42°26'55"W, a distance of 251.62 feet to a calculated  
14 point for an angle point hereof,  
15 127) N48°26'38"W, a distance of 261.08 feet to a calculated  
16 point for an angle point hereof,  
17 128) N61°24'58"W, a distance of 48.58 feet to a calculated  
18 point for an angle point hereof,  
19 129) N64°23'34"W, a distance of 48.52 feet to a calculated  
20 point for an angle point hereof,  
21 130) N41°15'00"W, a distance of 29.89 feet to a calculated  
22 point for an angle point hereof,  
23 131) N25°20'44"W, a distance of 165.83 feet to a calculated  
24 point for an angle point hereof,  
25 132) N87°18'08"W, a distance of 63.28 feet to a calculated  
26 point for an angle point hereof,  
27 133) S32°38'35"W, a distance of 68.30 feet to a calculated



1 point for a non-tangent point of curvature hereof,  
2 134) Along the arc of a curve to the right, whose radius is  
3 58.64 feet, whose arc length is 78.41 feet and whose  
4 chord bears S64°53'25"W, a distance of 72.69 feet to a  
5 calculated point for an angle point hereof,  
6 135) N76°50'04"W, a distance of 76.83 feet to a calculated  
7 point for an angle point hereof,  
8 136) N73°30'36"W, a distance of 115.14 feet to a calculated  
9 point for an angle point hereof,  
10 137) N75°22'16"W, a distance of 168.18 feet to a calculated  
11 point for an angle point hereof,  
12 138) N80°12'23"W, a distance of 119.41 feet to a calculated  
13 point for a non-tangent point of curvature hereof,  
14 139) Along the arc of a curve to the left, whose radius is  
15 1,285.84 feet, whose arc length is 189.36 feet and whose  
16 chord bears N82°47'06"W, a distance of 189.19 feet to a  
17 calculated point for an angle point hereof,  
18 140) S89°41'12"W, a distance of 101.69 feet to a calculated  
19 point for a non-tangent point of curvature hereof,  
20 141) Along the arc of a curve to the left, whose radius is  
21 151.30 feet, whose arc length is 120.49 feet and whose  
22 chord bears S67°21'09"W, a distance of 117.33 feet to a  
23 calculated point for an angle point hereof,  
24 142) S37°33'02"W, a distance of 29.49 feet to a calculated  
25 point for a non-tangent point of curvature hereof,  
26 143) Along the arc of a curve to the left, whose radius is  
27 188.90 feet, whose arc length is 130.77 feet and whose

1 chord bears S07°22'09"W, a distance of 128.17 feet to a  
2 calculated point for an angle point hereof,  
3 144) S14°42'40"E, a distance of 20.39 feet to a calculated  
4 point for an angle point hereof,  
5 145) S80°54'56"E, a distance of 16.51 feet to a calculated  
6 point for an angle point hereof,  
7 146) N78°10'35"E, a distance of 26.47 feet to a calculated  
8 point for an angle point hereof,  
9 147) N69°33'10"E, a distance of 15.91 feet to a calculated  
10 point for an angle point hereof,  
11 148) S04°09'22"E, a distance of 41.19 feet to a calculated  
12 point for an angle point hereof,  
13 149) S07°53'41"E, a distance of 102.47 feet to a calculated  
14 point for a non-tangent point of curvature hereof,  
15 150) Along the arc of a curve to the right, whose radius is  
16 209.13 feet, whose arc length is 62.73 feet and whose  
17 chord bears S02°42'52"E, a distance of 62.49 feet to a  
18 calculated point for a non-tangent point of curvature  
19 hereof,  
20 151) Along the arc of a curve to the right, whose radius is  
21 75.75 feet, whose arc length is 100.72 feet and whose  
22 chord bears S47°57'55"W, a distance of 93.46 feet to a  
23 calculated point for an angle point hereof,  
24 152) S86°29'00"W, a distance of 23.28 feet to a calculated  
25 point for an angle point hereof,  
26 153) N87°31'07"W, a distance of 23.11 feet to a calculated  
27 point for an angle point hereof,

- 1       154) N83°54'18"W, a distance of 26.72 feet to a calculated  
2             point for a non-tangent point of curvature hereof,
- 3       155) Along the arc of a curve to the right, whose radius is  
4             132.01 feet, whose arc length is 75.86 feet and whose  
5             chord bears N66°44'44"W, a distance of 74.82 feet to a  
6             calculated point for a non-tangent point of curvature  
7             hereof,
- 8       156) Along the arc of a curve to the right, whose radius is  
9             654.52 feet, whose arc length is 258.21 feet and whose  
10            chord bears N39°56'26"W, a distance of 256.54 feet to a  
11            calculated point for an angle point hereof,
- 12       157) N27°02'20"W, a distance of 147.60 feet to a calculated  
13            point for a non-tangent point of curvature hereof,
- 14       158) Along the arc of a curve to the left, whose radius is  
15            161.65 feet, whose arc length is 183.54 feet and whose  
16            chord bears N62°26'30"W, a distance of 173.84 feet to a  
17            calculated point for an angle point hereof,
- 18       159) S84°44'55"W, a distance of 90.68 feet to a calculated  
19            point for a non-tangent point of curvature hereof,
- 20       160) Along the arc of a curve to the left, whose radius is  
21            474.64 feet, whose arc length is 74.18 feet and whose  
22            chord bears S87°40'18"W, a distance of 74.11 feet to a  
23            calculated point for an angle point hereof,
- 24       161) S83°04'11"W, a distance of 85.70 feet to a calculated  
25            point for a non-tangent point of curvature hereof,
- 26       162) Along the arc of a curve to the left, whose radius is  
27            210.09 feet, whose arc length is 53.32 feet and whose

1 chord bears S75°11'10"W, a distance of 53.17 feet to a  
2 calculated point for a non-tangent point of curvature  
3 hereof,  
4 163) Along the arc of a curve to the right, whose radius is  
5 665.30 feet, whose arc length is 76.95 feet and whose  
6 chord bears S58°47'23"W, a distance of 76.91 feet to a  
7 calculated point for an angle point hereof,  
8 164) S69°21'48"W, a distance of 23.87 feet to a calculated  
9 point for an angle point hereof,  
10 165) S80°39'11"W, a distance of 73.00 feet to a calculated  
11 point for an angle point hereof,  
12 166) S88°33'58"W, a distance of 32.20 feet to a calculated  
13 point for an angle point hereof,  
14 167) N77°26'50"W, a distance of 79.58 feet to a calculated  
15 point for an angle point hereof,  
16 168) N04°33'43"E, a distance of 21.99 feet to a calculated  
17 point for an angle point hereof,  
18 169) N27°32'29"W, a distance of 45.98 feet to a calculated  
19 point for a non-tangent point of curvature hereof,  
20 170) Along the arc of a curve to the left, whose radius is  
21 68.19 feet, whose arc length is 47.68 feet and whose  
22 chord bears N50°47'32"W, a distance of 46.71 feet to a  
23 calculated point for a non-tangent point of curvature  
24 hereof,  
25 171) Along the arc of a curve to the left, whose radius is  
26 521.31 feet, whose arc length is 196.25 feet and whose  
27 chord bears N84°26'20"W, a distance of 195.09 feet to a

1           calculated point for an angle point hereof,  
2       172) S82°59'35"W, a distance of 79.29 feet to a calculated  
3           point for an angle point hereof,  
4       173) S87°44'01"W, a distance of 81.91 feet to a calculated  
5           point for an angle point hereof,  
6       174) S84°57'44"W, a distance of 295.43 feet to a calculated  
7           point for a non-tangent point of curvature hereof,  
8       175) Along the arc of a curve to the right, whose radius is  
9           811.11 feet, whose arc length is 144.13 feet and whose  
10          chord bears S89°35'00"W, a distance of 143.94 feet to a  
11          calculated point for an angle point hereof,  
12       176) N80°09'34"W, a distance of 96.61 feet to a calculated  
13          point for a non-tangent point of curvature hereof,  
14       177) Along the arc of a curve to the right, whose radius is  
15           525.26 feet, whose arc length is 435.35 feet and whose  
16          chord bears N55°17'28"W, a distance of 422.99 feet to a  
17          calculated point for an angle point hereof,  
18       178) N30°21'26"W, a distance of 197.73 feet to a calculated  
19          point for a non-tangent point of curvature hereof,  
20       179) Along the arc of a curve to the right, whose radius is  
21           359.29 feet, whose arc length is 84.68 feet and whose  
22          chord bears N12°23'02"W, a distance of 84.49 feet to a  
23          calculated point for an angle point hereof,  
24       180) N04°18'42"W, a distance of 58.34 feet to a calculated  
25          point for a non-tangent point of curvature hereof,  
26       181) Along the arc of a curve to the left, whose radius is  
27           25.25 feet, whose arc length is 32.58 feet and whose

1 chord bears S89°34'48"W, a distance of 30.36 feet to a  
2 calculated point for an angle point hereof,  
3 182) S28°01'00"W, a distance of 22.62 feet to a calculated  
4 point for an angle point hereof,  
5 183) S19°50'56"W, a distance of 26.72 feet to a calculated  
6 point for an angle point hereof,  
7 184) S53°58'50"W, a distance of 9.28 feet to a calculated  
8 point for an angle point hereof,  
9 185) N51°10'23"W, a distance of 18.98 feet to a calculated  
10 point for an angle point hereof,  
11 186) N13°22'53"W, a distance of 35.29 feet to a calculated  
12 point for a non-tangent point of curvature hereof,  
13 187) Along the arc of a curve to the left, whose radius is  
14 50.74 feet, whose arc length is 68.43 feet and whose  
15 chord bears N48°39'39"W, a distance of 63.36 feet to a  
16 calculated point for an angle point hereof,  
17 188) N09°18'39"E, a distance of 76.63 feet to a calculated  
18 point for an angle point hereof,  
19 189) N14°25'26"E, a distance of 48.90 feet to a calculated  
20 point for a non-tangent point of curvature hereof,  
21 190) Along the arc of a curve to the left, whose radius is  
22 3,300.93 feet, whose arc length is 279.13 feet and whose  
23 chord bears N15°05'42"E, a distance of 279.05 feet to a  
24 calculated point for an angle point hereof,  
25 191) N05°16'56"E, a distance of 66.46 feet to a calculated  
26 point for a non-tangent point of curvature hereof,  
27 192) Along the arc of a curve to the right, whose radius is

1           1,337.19 feet, whose arc length is 163.22 feet and whose  
2           chord bears N07°57'50"E, a distance of 163.12 feet to a  
3           calculated point for an angle point hereof,  
4       193) N12°26'12"E, a distance of 189.95 feet to a calculated  
5           point for an angle point hereof,  
6       194) N14°43'30"E, a distance of 146.62 feet to a calculated  
7           point for an angle point hereof,  
8       195) N10°51'35"E, a distance of 43.69 feet to a calculated  
9           point for a non-tangent point of curvature hereof,  
10      196) Along the arc of a curve to the right, whose radius is  
11           416.31 feet, whose arc length is 168.21 feet and whose  
12           chord bears N16°50'36"E, a distance of 167.07 feet to a  
13           calculated point for a non-tangent point of curvature  
14           hereof,  
15      197) Along the arc of a curve to the left, whose radius is  
16           277.53 feet, whose arc length is 55.60 feet and whose  
17           chord bears N39°32'08"E, a distance of 55.51 feet to a  
18           calculated point for an angle point hereof,  
19      198) N19°32'32"E, a distance of 74.31 feet to a calculated  
20           point for an angle point hereof,  
21      199) N82°06'04"E, a distance of 10.37 feet to a calculated  
22           point for a non-tangent point of curvature hereof,  
23      200) Along the arc of a curve to the left, whose radius is  
24           108.24 feet, whose arc length is 92.24 feet and whose  
25           chord bears N33°41'43"E, a distance of 89.48 feet to a  
26           calculated point for a non-tangent point of curvature  
27           hereof,

- 1        201) Along the arc of a curve to the left, whose radius is  
2                2,283.80 feet, whose arc length is 299.58 feet and whose  
3                chord bears N02°37'09"E, a distance of 299.36 feet to a  
4                calculated point for an angle point hereof,  
5        202) N02°57'32"W, a distance of 119.17 feet to a calculated  
6                point for a non-tangent point of curvature hereof,  
7        203) Along the arc of a curve to the left, whose radius is  
8                2,948.82 feet, whose arc length is 545.42 feet and whose  
9                chord bears N05°42'03"W, a distance of 544.65 feet to a  
10              calculated point for an angle point hereof,  
11       204) N19°46'13"W, a distance of 151.41 feet to a calculated  
12              point for an angle point hereof,  
13       205) N17°24'41"W, a distance of 135.56 feet to a calculated  
14              point for an angle point hereof,  
15       206) N23°32'31"W, a distance of 128.07 feet to a calculated  
16              point for an angle point hereof,  
17       207) N21°47'44"W, a distance of 158.12 feet to a calculated  
18              point for an angle point hereof,  
19       208) N27°29'32"W, a distance of 174.79 feet to a calculated  
20              point for an angle point hereof,  
21       209) N27°13'58"W, a distance of 117.09 feet to a calculated  
22              point for an angle point hereof,  
23       210) N35°05'40"W, a distance of 51.47 feet to a calculated  
24              point for an angle point hereof,  
25       211) N43°07'36"W, a distance of 52.21 feet to a calculated  
26              point for a non-tangent point of curvature hereof,  
27       212) Along the arc of a curve to the left, whose radius is



1           332.37 feet, whose arc length is 154.54 feet and whose  
2           chord bears N55°03'06"W, a distance of 153.15 feet to a  
3           calculated point for an angle point hereof,  
4       213) N67°55'15"W, a distance of 152.10 feet to a calculated  
5           point for a non-tangent point of curvature hereof,  
6       214) Along the arc of a curve to the left, whose radius is  
7           270.00 feet, whose arc length is 185.89 feet and whose  
8           chord bears S88°45'07"W, a distance of 182.24 feet to a  
9           calculated point for an angle point hereof,  
10       215) S69°19'22"W, a distance of 53.49 feet to a calculated  
11           point for an angle point hereof,  
12       216) N63°48'46"W, a distance of 53.17 feet to a calculated  
13           point for a non-tangent point of curvature hereof,  
14       217) Along the arc of a curve to the left, whose radius is  
15           171.97 feet, whose arc length is 104.43 feet and whose  
16           chord bears N81°45'53"W, a distance of 102.83 feet to a  
17           calculated point for a non-tangent point of curvature  
18           hereof,  
19       218) Along the arc of a curve to the right, whose radius is  
20           275.82 feet, whose arc length is 120.45 feet and whose  
21           chord bears N84°29'52"W, a distance of 119.49 feet to a  
22           calculated point for an angle point hereof,  
23       219) N67°56'03"W, a distance of 124.59 feet to a calculated  
24           point for a non-tangent point of curvature hereof,  
25       220) Along the arc of a curve to the left, whose radius is  
26           465.02 feet, whose arc length is 262.16 feet and whose  
27           chord bears N61°41'50"W, a distance of 258.70 feet to a

1           calculated point for an angle point hereof,  
2       221) N75°27'40"W, a distance of 143.52 feet to a calculated  
3           point for an angle point hereof,  
4       222) N68°36'06"W, a distance of 231.34 feet to a calculated  
5           point for a non-tangent point of curvature hereof,  
6       223) Along the arc of a curve to the right, whose radius is  
7           193.39 feet, whose arc length is 127.26 feet and whose  
8           chord bears N56°17'03"W, a distance of 124.98 feet to a  
9           calculated point for a non-tangent point of curvature  
10          hereof,  
11       224) Along the arc of a curve to the left, whose radius is  
12           1,749.63 feet, whose arc length is 273.79 feet and whose  
13           chord bears N43°50'51"W, a distance of 273.51 feet to a  
14           calculated point for an angle point hereof,  
15       225) N51°50'48"W, a distance of 114.14 feet to a calculated  
16           point for a non-tangent point of curvature hereof,  
17       226) Along the arc of a curve to the left, whose radius is  
18           339.83 feet, whose arc length is 117.73 feet and whose  
19           chord bears N61°50'20"W, a distance of 117.14 feet to a  
20           calculated point for a non-tangent point of curvature  
21          hereof,  
22       227) Along the arc of a curve to the right, whose radius is  
23           594.54 feet, whose arc length is 126.34 feet and whose  
24           chord bears N64°28'07"W, a distance of 126.10 feet to a  
25           calculated point for an angle point hereof,  
26       228) N59°58'45"W, a distance of 200.10 feet to a calculated  
27           point for an angle point hereof,

1 229) N61°54'16"W, a distance of 250.34 feet to a calculated  
2 point for a non-tangent point of curvature hereof,  
3 230) Along the arc of a curve to the left, whose radius is  
4 804.03 feet, whose arc length is 291.03 feet and whose  
5 chord bears N71°57'02"W, a distance of 289.44 feet to a  
6 calculated point for an angle point hereof,  
7 231) N47°35'10"E, a distance of 186.69 feet to a calculated  
8 point for an angle point hereof,  
9 232) N31°51'42"W, a distance of 172.52 feet to a calculated  
10 point for an angle point hereof,  
11 233) N36°08'07"W, a distance of 192.25 feet to a calculated  
12 point for an angle point hereof,  
13 234) N32°46'06"W, a distance of 31.61 feet to a calculated  
14 point for an angle point hereof,  
15 235) N27°31'31"W, a distance of 32.42 feet to a calculated  
16 point for a non-tangent point of curvature hereof,  
17 236) Along the arc of a curve to the right, whose radius is  
18 69.65 feet, whose arc length is 66.84 feet and whose  
19 chord bears N04°02'53"W, a distance of 64.30 feet to a  
20 calculated point for an angle point hereof,  
21 237) N19°06'33"E, a distance of 37.72 feet to a calculated  
22 point for a non-tangent point of curvature hereof,  
23 238) Along the arc of a curve to the left, whose radius is  
24 38.18 feet, whose arc length is 55.61 feet and whose  
25 chord bears N22°29'03"W, a distance of 50.83 feet to a  
26 calculated point for an angle point hereof,  
27 239) S89°14'38"W, a distance of 81.24 feet to a calculated

1 point for a non-tangent point of curvature hereof,  
2 240) Along the arc of a curve to the right, whose radius is  
3 43.29 feet, whose arc length is 44.19 feet and whose  
4 chord bears N73°22'08"W, a distance of 42.29 feet to a  
5 calculated point for an angle point hereof,  
6 241) N41°32'57"W, a distance of 86.04 feet to a calculated  
7 point for an angle point hereof,  
8 242) N32°15'20"W, a distance of 197.74 feet to a calculated  
9 point for an angle point hereof, and  
10 243) N35°40'26"W, a distance of 192.33 feet to a calculated  
11 point for an angle point hereof;  
12 THENCE, leaving said Guadalupe River, and continuing over and  
13 across said Guadalupe County, the following seventy-four (74)  
14 courses and distances:  
15 1) N48°20'54"E, a distance of 5,968.84 feet to a calculated  
16 point for an angle point hereof,  
17 2) S31°08'54"E, a distance of 769.45 feet to a calculated  
18 point for an angle point hereof,  
19 3) N57°13'34"E, a distance of 202.93 feet to a calculated  
20 point for an angle point hereof,  
21 4) S31°03'30"E, a distance of 2,526.80 feet to a calculated  
22 point for an angle point hereof,  
23 5) N45°36'54"E, a distance of 5,497.93 feet to a calculated  
24 point for an angle point hereof,  
25 6) S42°16'16"E, a distance of 198.74 feet to a calculated  
26 point for an angle point hereof,  
27 7) N45°35'04"E, a distance of 1,486.13 feet to a calculated

1 point for a non-tangent point of curvature hereof,  
2 8) Along the arc of a curve to the right, whose radius is  
3 84.15 feet, whose arc length is 132.64 feet and whose  
4 chord bears S89°13'39"E, a distance of 119.33 feet to a  
5 calculated point for an angle point hereof,  
6 9) S44°03'16"E, a distance of 1,252.87 feet to a calculated  
7 point for a non-tangent point of curvature hereof,  
8 10) Along the arc of a curve to the left, whose radius is  
9 81.56 feet, whose arc length is 127.96 feet and whose  
10 chord bears S89°24'04"E, a distance of 115.23 feet to a  
11 calculated point for a point of tangency hereof,  
12 11) N45°39'12"E, a distance of 2,132.13 feet to a calculated  
13 point for an angle point hereof,  
14 12) N42°37'11"W, a distance of 2,985.90 feet to a calculated  
15 point for an angle point hereof,  
16 13) N44°11'43"W, a distance of 2,787.60 feet to a calculated  
17 point for an angle point hereof,  
18 14) N45°42'50"E, a distance of 7,748.20 feet to a calculated  
19 point for an angle point hereof,  
20 15) N57°35'39"E, a distance of 2,028.28 feet to a calculated  
21 point for an angle point hereof,  
22 16) N00°15'21"W, a distance of 94.03 feet to a calculated  
23 point for an angle point hereof,  
24 17) N89°06'45"E, a distance of 5,786.71 feet to a calculated  
25 point for an angle point hereof,  
26 18) N00°25'40"W, a distance of 6,985.45 feet to a calculated  
27 point for an angle point hereof,

- 1 19) N89°43'22"E, a distance of 2,107.92 feet to a calculated  
2 point for an angle point hereof,
- 3 20) S00°32'53"E, a distance of 6,958.67 feet to a calculated  
4 point for an angle point hereof,
- 5 21) N89°11'08"E, a distance of 3,772.02 feet to a calculated  
6 point for an angle point hereof,
- 7 22) S00°45'55"E, a distance of 5,082.04 feet to a calculated  
8 point for an angle point hereof,
- 9 23) N88°57'50"E, a distance of 3,841.97 feet to a calculated  
10 point for an angle point hereof,
- 11 24) S00°48'06"E, a distance of 2,199.40 feet to a calculated  
12 point for an angle point hereof,
- 13 25) N88°54'05"E, a distance of 1,116.58 feet to a calculated  
14 point for an angle point hereof,
- 15 26) S01°03'08"E, a distance of 3,981.48 feet to a calculated  
16 point for an angle point hereof,
- 17 27) N89°18'25"E, a distance of 1,746.33 feet to a calculated  
18 point for an angle point hereof,
- 19 28) S87°15'06"E, a distance of 175.70 feet to a calculated  
20 point for an angle point hereof,
- 21 29) S81°13'15"E, a distance of 272.65 feet to a calculated  
22 point for an angle point hereof,
- 23 30) S75°04'13"E, a distance of 589.10 feet to a calculated  
24 point for an angle point hereof,
- 25 31) S70°52'08"E, a distance of 130.04 feet to a calculated  
26 point for an angle point hereof,
- 27 32) S66°57'18"E, a distance of 451.45 feet to a calculated

1 point for a non-tangent point of curvature hereof,  
2 33) Along the arc of a curve to the left, whose radius is  
3 812.61 feet, whose arc length is 348.35 feet and whose  
4 chord bears S78°33'05"E, a distance of 345.69 feet to a  
5 calculated point for an angle point hereof,  
6 34) N89°01'26"E, a distance of 1,196.78 feet to a calculated  
7 point for an angle point hereof,  
8 35) S00°43'54"E, a distance of 955.25 feet to a calculated  
9 point for an angle point hereof,  
10 36) S01°10'44"E, a distance of 4,292.03 feet to a calculated  
11 point for an angle point hereof,  
12 37) N89°13'25"E, a distance of 4,182.37 feet to a calculated  
13 point for an angle point hereof,  
14 38) N89°29'13"E, a distance of 3,138.05 feet to a calculated  
15 point for an angle point hereof,  
16 39) S00°03'29"E, a distance of 2,088.40 feet to a calculated  
17 point for an angle point hereof,  
18 40) S89°26'35"W, a distance of 3,132.07 feet to a calculated  
19 point for an angle point hereof,  
20 41) S00°07'27"E, a distance of 3,072.38 feet to a calculated  
21 point for an angle point hereof,  
22 42) S88°53'52"W, a distance of 3,739.78 feet to a calculated  
23 point for an angle point hereof,  
24 43) S88°44'23"W, a distance of 7,524.11 feet to a calculated  
25 point for an angle point hereof,  
26 44) N00°41'40"W, a distance of 1,083.53 feet to a calculated  
27 point for an angle point hereof,

- 1        45) N89°07'06"E, a distance of 2,686.98 feet to a calculated
- 2            point for an angle point hereof,
- 3        46) N01°42'50"E, a distance of 213.17 feet to a calculated
- 4            point for an angle point hereof,
- 5        47) N89°05'58"E, a distance of 206.02 feet to a calculated
- 6            point for an angle point hereof,
- 7        48) S00°54'02"E, a distance of 212.95 feet to a calculated
- 8            point for an angle point hereof,
- 9        49) N88°53'52"E, a distance of 607.09 feet to a calculated
- 10           point for an angle point hereof,
- 11       50) N11°08'12"W, a distance of 552.56 feet to a calculated
- 12           point for an angle point hereof,
- 13       51) N89°57'06"E, a distance of 395.43 feet to a calculated
- 14           point for an angle point hereof,
- 15       52) N11°26'39"W, a distance of 748.19 feet to a calculated
- 16           point for an angle point hereof,
- 17       53) S87°40'21"W, a distance of 156.01 feet to a calculated
- 18           point for an angle point hereof,
- 19       54) N10°37'55"W, a distance of 189.49 feet to a calculated
- 20           point for an angle point hereof,
- 21       55) S88°50'13"W, a distance of 3,447.67 feet to a calculated
- 22           point for an angle point hereof,
- 23       56) N01°13'05"W, a distance of 1,645.47 feet to a calculated
- 24           point for an angle point hereof,
- 25       57) N66°06'59"W, a distance of 54.84 feet to a calculated
- 26           point for an angle point hereof,
- 27       58) S88°55'20"W, a distance of 2,744.18 feet to a calculated



1 point for an angle point hereof,  
2 59) N00°19'11"E, a distance of 847.48 feet to a calculated  
3 point for an angle point hereof,  
4 60) N89°57'35"E, a distance of 829.53 feet to a calculated  
5 point for an angle point hereof,  
6 61) N00°19'11"W, a distance of 4,014.32 feet to a calculated  
7 point for an angle point hereof,  
8 62) N45°41'10"W, a distance of 70.22 feet to a calculated  
9 point for an angle point hereof,  
10 63) S88°55'39"W, a distance of 1,787.26 feet to a calculated  
11 point for an angle point hereof,  
12 64) S00°08'57"E, a distance of 4,893.92 feet to a calculated  
13 point for an angle point hereof,  
14 65) S89°47'37"W, a distance of 59.13 feet to a calculated  
15 point for an angle point hereof,  
16 66) S00°29'56"E, a distance of 2,034.80 feet to a calculated  
17 point for an angle point hereof,  
18 67) S62°50'09"E, a distance of 53.08 feet to a calculated  
19 point for an angle point hereof,  
20 68) S89°12'56"W, a distance of 7,618.00 feet to a calculated  
21 point for an angle point hereof,  
22 69) S89°17'40"W, a distance of 3,747.04 feet to a calculated  
23 point for an angle point hereof,  
24 70) N62°10'42"W, a distance of 168.06 feet to a calculated  
25 point for an angle point hereof,  
26 71) S09°16'21"W, a distance of 67.18 feet to a calculated  
27 point for an angle point hereof,

1        72) S45°32'30"W, a distance of 4,664.82 feet to a calculated  
2            point for an angle point hereof,  
3        73) S45°12'30"W, a distance of 1,393.71 feet to a calculated  
4            point for an angle point hereof, and  
5        74) S45°54'31"W, a distance of 973.65 feet to a calculated  
6            point for an angle point hereof, said point being on the  
7            easterly side of State Highway 46;  
8    THENCE, along the easterly side of said State Highway 46, and  
9    continuing over and across said Guadalupe County, the following  
10   twenty (20) courses and distances:  
11        1) S40°11'18"E, a distance of 3,428.90 feet to a calculated  
12            point for a non-tangent point of curvature hereof,  
13        2) Along the arc of a curve to the right, whose radius is  
14            6,028.84 feet, whose arc length is 1,200.92 feet and  
15            whose chord bears S30°58'01"E, a distance of 1,198.93  
16            feet to a calculated point for an angle point hereof,  
17        3) S24°43'19"E, a distance of 1,033.85 feet to a calculated  
18            point for an angle point hereof,  
19        4) S24°35'08"E, a distance of 1,066.76 feet to a calculated  
20            point for an angle point hereof,  
21        5) S24°38'04"E, a distance of 341.39 feet to a calculated  
22            point for an angle point hereof,  
23        6) S23°45'14"E, a distance of 784.39 feet to a calculated  
24            point for an angle point hereof,  
25        7) S25°10'43"E, a distance of 1,149.05 feet to a calculated  
26            point for an angle point hereof,  
27        8) S25°26'06"E, a distance of 1,396.61 feet to a calculated

1 point for an angle point hereof,  
2 9) S31°39'05"E, a distance of 613.28 feet to a calculated  
3 point for an angle point hereof,  
4 10) S33°46'54"E, a distance of 919.12 feet to a calculated  
5 point for an angle point hereof,  
6 11) S37°01'00"E, a distance of 449.90 feet to a calculated  
7 point for an angle point hereof,  
8 12) S38°39'29"E, a distance of 1,095.47 feet to a calculated  
9 point for an angle point hereof,  
10 13) S38°37'31"E, a distance of 1,307.79 feet to a calculated  
11 point for an angle point hereof,  
12 14) S38°42'44"E, a distance of 1,554.06 feet to a calculated  
13 point for an angle point hereof,  
14 15) S40°42'26"E, a distance of 736.23 feet to a calculated  
15 point for an angle point hereof,  
16 16) S52°38'41"E, a distance of 191.50 feet to a calculated  
17 point for an angle point hereof,  
18 17) S40°19'19"E, a distance of 782.14 feet to a calculated  
19 point for an angle point hereof,  
20 18) S44°02'02"E, a distance of 947.28 feet to a calculated  
21 point for an angle point hereof,  
22 19) S47°36'24"E, a distance of 996.25 feet to a calculated  
23 point for an angle point hereof, and  
24 20) S40°14'52"E, a distance of 377.08 feet to a calculated  
25 point for an angle point hereof;  
26 THENCE, leaving the easterly side of said State Highway 46, and  
27 continuing over and across said Guadalupe County, the following

1 twenty-eight (28) courses and distances:

- 2 1) S53°16'43"E, a distance of 828.46 feet to a calculated  
3 point for an angle point hereof,
- 4 2) S76°21'03"E, a distance of 889.64 feet to a calculated  
5 point for an angle point hereof,
- 6 3) S78°33'43"E, a distance of 318.65 feet to a calculated  
7 point for an angle point hereof,
- 8 4) N51°26'57"E, a distance of 4,624.24 feet to a calculated  
9 point for an angle point hereof,
- 10 5) S00°21'02"E, a distance of 334.65 feet to a calculated  
11 point for an angle point hereof,
- 12 6) S51°58'50"W, a distance of 4,401.10 feet to a calculated  
13 point for an angle point hereof,
- 14 7) S35°14'05"E, a distance of 165.54 feet to a calculated  
15 point for an angle point hereof,
- 16 8) S51°57'18"W, a distance of 1,688.31 feet to a calculated  
17 point for an angle point hereof,
- 18 9) N17°28'38"W, a distance of 141.30 feet to a calculated  
19 point for an angle point hereof,
- 20 10) S51°57'50"W, a distance of 1,604.14 feet to a calculated  
21 point for an angle point hereof,
- 22 11) S31°51'55"E, a distance of 142.88 feet to a calculated  
23 point for an angle point hereof,
- 24 12) S29°40'09"E, a distance of 188.14 feet to a calculated  
25 point for a non-tangent point of curvature hereof,
- 26 13) Along the arc of a curve to the left, whose radius is  
27 136.81 feet, whose arc length is 155.73 feet and whose

1 chord bears S62°23'16"E, a distance of 147.46 feet to a  
2 calculated point for an angle point hereof,  
3 14) N88°52'33"E, a distance of 1,377.82 feet to a calculated  
4 point for an angle point hereof,  
5 15) S17°28'58"E, a distance of 2,190.58 feet to a calculated  
6 point for an angle point hereof,  
7 16) S56°10'27"W, a distance of 2,298.06 feet to a calculated  
8 point for an angle point hereof,  
9 17) S01°35'17"E, a distance of 438.03 feet to a calculated  
10 point for an angle point hereof,  
11 18) S01°35'17"E, a distance of 388.44 feet to a calculated  
12 point for an angle point hereof,  
13 19) S89°11'24"E, a distance of 696.44 feet to a calculated  
14 point for an angle point hereof,  
15 20) N89°31'49"E, a distance of 392.53 feet to a calculated  
16 point for an angle point hereof,  
17 21) N89°16'30"E, a distance of 1,134.11 feet to a calculated  
18 point for an angle point hereof,  
19 22) S01°05'02"E, a distance of 1,126.75 feet to a calculated  
20 point for an angle point hereof,  
21 23) N88°53'03"E, a distance of 1,752.82 feet to a calculated  
22 point for an angle point hereof,  
23 24) S01°43'12"E, a distance of 1,026.75 feet to a calculated  
24 point for an angle point hereof,  
25 25) N89°27'17"E, a distance of 697.24 feet to a calculated  
26 point for an angle point hereof,  
27 26) S00°45'36"E, a distance of 1,051.71 feet to a calculated

1 point for an angle point hereof,  
2 27) S03°17'44"E, a distance of 88.04 feet to a calculated  
3 point for an angle point hereof, and  
4 28) S00°21'39"E, a distance of 292.73 feet to a calculated  
5 point for a non-tangent point of curvature hereof, said  
6 point being near the Guadalupe River;  
7 THENCE, along said Guadalupe River, and continuing over and across  
8 said Guadalupe County, the following forty-nine (49) courses and  
9 distances:  
10 1) Along the arc of a curve to the right, whose radius is  
11 298.81 feet, whose arc length is 284.39 feet and whose  
12 chord bears S27°58'25"E, a distance of 273.78 feet to a  
13 calculated point for an angle point hereof,  
14 2) S05°31'14"W, a distance of 161.38 feet to a calculated  
15 point for an angle point hereof,  
16 3) S11°07'16"W, a distance of 157.46 feet to a calculated  
17 point for a non-tangent point of curvature hereof,  
18 4) Along the arc of a curve to the left, whose radius is  
19 928.99 feet, whose arc length is 314.18 feet and whose  
20 chord bears S05°28'36"W, a distance of 312.69 feet to a  
21 calculated point for a non-tangent point of curvature  
22 hereof,  
23 5) Along the arc of a curve to the left, whose radius is  
24 505.70 feet, whose arc length is 276.21 feet and whose  
25 chord bears S19°51'33"E, a distance of 272.79 feet to a  
26 calculated point for an angle point hereof,  
27 6) S34°50'37"E, a distance of 161.17 feet to a calculated

1 point for a non-tangent point of curvature hereof,  
2 7) Along the arc of a curve to the left, whose radius is  
3 27,491.98 feet, whose arc length is 2,531.26 feet and  
4 whose chord bears S44°04'36"E, a distance of 2,530.36  
5 feet to a calculated point for a non-tangent point of  
6 curvature hereof,  
7 8) Along the arc of a curve to the left, whose radius is  
8 204.17 feet, whose arc length is 212.40 feet and whose  
9 chord bears S74°15'20"E, a distance of 202.95 feet to a  
10 calculated point for an angle point hereof,  
11 9) N77°21'48"E, a distance of 270.49 feet to a calculated  
12 point for an angle point hereof,  
13 10) N75°21'26"E, a distance of 205.36 feet to a calculated  
14 point for an angle point hereof,  
15 11) N72°06'41"E, a distance of 153.65 feet to a calculated  
16 point for an angle point hereof,  
17 12) N72°31'11"E, a distance of 261.60 feet to a calculated  
18 point for an angle point hereof,  
19 13) S88°03'21"E, a distance of 77.04 feet to a calculated  
20 point for an angle point hereof,  
21 14) N86°36'43"E, a distance of 689.69 feet to a calculated  
22 point for a non-tangent point of curvature hereof,  
23 15) Along the arc of a curve to the left, whose radius is  
24 3,316.52 feet, whose arc length is 931.35 feet and whose  
25 chord bears N51°09'14"E, a distance of 928.29 feet to a  
26 calculated point for an angle point hereof,  
27 16) N46°52'08"E, a distance of 348.04 feet to a calculated

1 point for an angle point hereof,  
2 17) N50°51'27"E, a distance of 884.06 feet to a calculated  
3 point for a non-tangent point of curvature hereof,  
4 18) Along the arc of a curve to the left, whose radius is  
5 1,503.66 feet, whose arc length is 380.16 feet and whose  
6 chord bears N40°27'39"E, a distance of 379.15 feet to a  
7 calculated point for an angle point hereof,  
8 19) N32°09'32"E, a distance of 866.74 feet to a calculated  
9 point for an angle point hereof,  
10 20) N34°34'06"E, a distance of 215.66 feet to a calculated  
11 point for a non-tangent point of curvature hereof,  
12 21) Along the arc of a curve to the right, whose radius is  
13 498.99 feet, whose arc length is 421.03 feet and whose  
14 chord bears N62°49'36"E, a distance of 408.65 feet to a  
15 calculated point for a non-tangent point of curvature  
16 hereof,  
17 22) Along the arc of a curve to the right, whose radius is  
18 3,821.66 feet, whose arc length is 520.31 feet and whose  
19 chord bears S86°49'03"E, a distance of 519.91 feet to a  
20 calculated point for an angle point hereof,  
21 23) S79°03'06"E, a distance of 262.07 feet to a calculated  
22 point for a non-tangent point of curvature hereof,  
23 24) Along the arc of a curve to the left, whose radius is  
24 331.84 feet, whose arc length is 288.58 feet and whose  
25 chord bears N76°20'11"E, a distance of 279.57 feet to a  
26 calculated point for a non-tangent point of curvature  
27 hereof,



- 1        25) Along the arc of a curve to the left, whose radius is  
2                558.69 feet, whose arc length is 451.78 feet and whose  
3                chord bears N27°37'44"E, a distance of 439.57 feet to a  
4                calculated point for a non-tangent point of curvature  
5                hereof,
- 6        26) Along the arc of a curve to the left, whose radius is  
7                1,202.24 feet, whose arc length is 314.75 feet and whose  
8                chord bears N01°21'16"W, a distance of 313.85 feet to a  
9                calculated point for an angle point hereof,
- 10       27) N08°55'25"W, a distance of 190.77 feet to a calculated  
11               point for an angle point hereof,
- 12       28) N10°51'28"W, a distance of 555.64 feet to a calculated  
13               point for a non-tangent point of curvature hereof,
- 14       29) Along the arc of a curve to the right, whose radius is  
15               6,729.12 feet, whose arc length is 725.71 feet and whose  
16               chord bears N03°52'34"W, a distance of 725.36 feet to a  
17               calculated point for an angle point hereof,
- 18       30) N03°52'28"E, a distance of 202.78 feet to a calculated  
19               point for an angle point hereof,
- 20       31) N10°03'00"E, a distance of 205.24 feet to a calculated  
21               point for a non-tangent point of curvature hereof,
- 22       32) Along the arc of a curve to the right, whose radius is  
23               365.62 feet, whose arc length is 502.36 feet and whose  
24               chord bears N52°33'36"E, a distance of 463.77 feet to a  
25               calculated point for a non-tangent point of curvature  
26               hereof,
- 27       33) Along the arc of a curve to the right, whose radius is

1           459.42 feet, whose arc length is 277.37 feet and whose  
2           chord bears S68°44'51"E, a distance of 273.17 feet to a  
3           calculated point for an angle point hereof,  
4       34) S49°52'43"E, a distance of 611.36 feet to a calculated  
5           point for an angle point hereof,  
6       35) S48°19'23"E, a distance of 517.86 feet to a calculated  
7           point for an angle point hereof,  
8       36) S43°39'45"E, a distance of 178.83 feet to a calculated  
9           point for a non-tangent point of curvature hereof,  
10      37) Along the arc of a curve to the right, whose radius is  
11           1,476.13 feet, whose arc length is 1,203.96 feet and  
12           whose chord bears S11°04'56"E, a distance of 1,170.87  
13           feet to a calculated point for a point of tangency  
14           hereof,  
15      38) S12°16'49"W, a distance of 333.60 feet to a calculated  
16           point for a non-tangent point of curvature hereof,  
17      39) Along the arc of a curve to the right, whose radius is  
18           978.67 feet, whose arc length is 342.48 feet and whose  
19           chord bears S23°52'23"W, a distance of 340.73 feet to a  
20           calculated point for a non-tangent point of curvature  
21           hereof,  
22      40) Along the arc of a curve to the left, whose radius is  
23           4,491.30 feet, whose arc length is 1,426.53 feet and  
24           whose chord bears S24°47'56"W, a distance of 1,420.54  
25           feet to a calculated point for an angle point hereof,  
26      41) S11°25'56"W, a distance of 711.91 feet to a calculated  
27           point for an angle point hereof,

1       42) S08°11'09"W, a distance of 582.54 feet to a calculated  
2             point for an angle point hereof,  
3       43) S05°08'04"W, a distance of 390.00 feet to a calculated  
4             point for a non-tangent point of curvature hereof,  
5       44) Along the arc of a curve to the left, whose radius is  
6             1,198.38 feet, whose arc length is 647.63 feet and whose  
7             chord bears S12°22'32"E, a distance of 639.78 feet to a  
8             calculated point for a non-tangent point of curvature  
9             hereof,  
10       45) Along the arc of a curve to the left, whose radius is  
11             4,723.49 feet, whose arc length is 1,410.59 feet and  
12             whose chord bears S36°24'45"E, a distance of 1,405.35  
13             feet to a calculated point for an angle point hereof,  
14       46) S55°43'15"E, a distance of 319.79 feet to a calculated  
15             point for a non-tangent point of curvature hereof,  
16       47) Along the arc of a curve to the right, whose radius is  
17             459.44 feet, whose arc length is 361.19 feet and whose  
18             chord bears S37°38'33"E, a distance of 351.96 feet to a  
19             calculated point for a non-tangent point of curvature  
20             hereof,  
21       48) Along the arc of a curve to the left, whose radius is  
22             922.06 feet, whose arc length is 330.20 feet and whose  
23             chord bears S20°01'19"E, a distance of 328.44 feet to a  
24             calculated point for an angle point hereof, and  
25       49) S38°35'12"E, a distance of 727.06 feet to a calculated  
26             point for an angle point hereof;  
27   THENCE, leaving said Guadalupe River, and continuing over and

1 across said Guadalupe County, the following sixty-two (62) courses  
2 and distances:

- 3 1) N24°16'28"E, a distance of 59.21 feet to a calculated  
4 point for an angle point hereof,
- 5 2) N27°07'52"E, a distance of 2,930.96 feet to a calculated  
6 point for an angle point hereof,
- 7 3) S89°48'05"E, a distance of 1,286.57 feet to a calculated  
8 point for an angle point hereof,
- 9 4) S02°03'16"E, a distance of 325.81 feet to a calculated  
10 point for an angle point hereof,
- 11 5) N89°22'30"E, a distance of 939.44 feet to a calculated  
12 point for an angle point hereof,
- 13 6) N01°52'36"W, a distance of 462.56 feet to a calculated  
14 point for an angle point hereof,
- 15 7) N88°07'24"E, a distance of 1,180.62 feet to a calculated  
16 point for an angle point hereof,
- 17 8) N18°06'31"W, a distance of 2,729.15 feet to a calculated  
18 point for an angle point hereof,
- 19 9) N89°39'27"W, a distance of 679.34 feet to a calculated  
20 point for an angle point hereof,
- 21 10) N00°48'25"W, a distance of 1,591.14 feet to a calculated  
22 point for an angle point hereof,
- 23 11) N89°27'41"E, a distance of 538.06 feet to a calculated  
24 point for an angle point hereof,
- 25 12) N02°17'57"W, a distance of 820.50 feet to a calculated  
26 point for an angle point hereof,
- 27 13) N86°59'55"E, a distance of 4,269.38 feet to a calculated

1 point for an angle point hereof,  
2 14) N48°14'49"W, a distance of 435.90 feet to a calculated  
3 point for a non-tangent point of curvature hereof,  
4 15) Along the arc of a curve to the right, whose radius is  
5 1,363.12 feet, whose arc length is 1,243.88 feet and  
6 whose chord bears N17°09'35"W, a distance of 1,201.17  
7 feet to a calculated point for an angle point hereof,  
8 16) N89°12'59"E, a distance of 938.66 feet to a calculated  
9 point for an angle point hereof,  
10 17) N00°35'55"W, a distance of 2,398.61 feet to a calculated  
11 point for an angle point hereof,  
12 18) S65°44'06"W, a distance of 1,964.00 feet to a calculated  
13 point for an angle point hereof,  
14 19) S58°15'15"E, a distance of 266.53 feet to a calculated  
15 point for an angle point hereof,  
16 20) S42°17'19"E, a distance of 102.02 feet to a calculated  
17 point for an angle point hereof,  
18 21) S51°27'12"E, a distance of 93.64 feet to a calculated  
19 point for an angle point hereof,  
20 22) N63°23'48"E, a distance of 69.19 feet to a calculated  
21 point for an angle point hereof,  
22 23) S75°06'39"E, a distance of 48.64 feet to a calculated  
23 point for an angle point hereof,  
24 24) S09°28'31"E, a distance of 91.20 feet to a calculated  
25 point for an angle point hereof,  
26 25) S37°53'11"W, a distance of 61.77 feet to a calculated  
27 point for an angle point hereof,

- 1        26) S03°10'47"E, a distance of 155.39 feet to a calculated  
2            point for an angle point hereof,
- 3        27) S70°42'26"W, a distance of 113.90 feet to a calculated  
4            point for a non-tangent point of curvature hereof,
- 5        28) Along the arc of a curve to the right, whose radius is  
6            1,409.11 feet, whose arc length is 385.82 feet and whose  
7            chord bears N60°45'17"W, a distance of 384.61 feet to a  
8            calculated point for an angle point hereof,
- 9        29) N45°56'38"W, a distance of 243.75 feet to a calculated  
10           point for an angle point hereof,
- 11       30) N41°25'19"W, a distance of 285.08 feet to a calculated  
12           point for an angle point hereof,
- 13       31) N35°02'14"W, a distance of 355.34 feet to a calculated  
14           point for a non-tangent point of curvature hereof,
- 15       32) Along the arc of a curve to the left, whose radius is  
16           910.47 feet, whose arc length is 341.07 feet and whose  
17           chord bears N45°18'28"W, a distance of 339.08 feet to a  
18           calculated point for a non-tangent point of curvature  
19           hereof,
- 20       33) Along the arc of a curve to the right, whose radius is  
21           1,949.72 feet, whose arc length is 804.63 feet and whose  
22           chord bears N47°17'04"W, a distance of 798.93 feet to a  
23           calculated point for an angle point hereof,
- 24       34) N31°03'03"W, a distance of 117.37 feet to a calculated  
25           point for a non-tangent point of curvature hereof,
- 26       35) Along the arc of a curve to the right, whose radius is  
27           263.90 feet, whose arc length is 205.53 feet and whose

1 chord bears N13°33'07"W, a distance of 200.37 feet to a  
2 calculated point for an angle point hereof,  
3 36) N09°49'17"E, a distance of 166.45 feet to a calculated  
4 point for a non-tangent point of curvature hereof,  
5 37) Along the arc of a curve to the left, whose radius is  
6 507.78 feet, whose arc length is 455.14 feet and whose  
7 chord bears N16°05'22"W, a distance of 440.05 feet to a  
8 calculated point for a non-tangent point of curvature  
9 hereof,  
10 38) Along the arc of a curve to the left, whose radius is  
11 100.17 feet, whose arc length is 108.80 feet and whose  
12 chord bears N82°28'24"W, a distance of 103.53 feet to a  
13 calculated point for an angle point hereof,  
14 39) S65°48'02"W, a distance of 183.81 feet to a calculated  
15 point for a non-tangent point of curvature hereof,  
16 40) Along the arc of a curve to the right, whose radius is  
17 72.68 feet, whose arc length is 92.00 feet and whose  
18 chord bears N78°30'49"W, a distance of 85.98 feet to a  
19 calculated point for a non-tangent point of curvature  
20 hereof,  
21 41) Along the arc of a curve to the left, whose radius is  
22 25,831.06 feet, whose arc length is 1,324.13 feet and  
23 whose chord bears N35°34'02"W, a distance of 1,323.98  
24 feet to a calculated point for a non-tangent point of  
25 curvature hereof,  
26 42) Along the arc of a curve to the right, whose radius is  
27 2,432.87 feet, whose arc length is 373.29 feet and whose

1 chord bears N33°38'38"W, a distance of 372.92 feet to a  
2 calculated point for a non-tangent point of curvature  
3 hereof,  
4 43) Along the arc of a curve to the right, whose radius is  
5 236.90 feet, whose arc length is 193.25 feet and whose  
6 chord bears N02°15'51"E, a distance of 187.94 feet to a  
7 calculated point for an angle point hereof,  
8 44) N24°13'05"E, a distance of 218.95 feet to a calculated  
9 point for a non-tangent point of curvature hereof,  
10 45) Along the arc of a curve to the left, whose radius is  
11 3,333.09 feet, whose arc length is 500.54 feet and whose  
12 chord bears N08°47'31"E, a distance of 500.06 feet to a  
13 calculated point for an angle point hereof,  
14 46) N00°18'30"W, a distance of 144.12 feet to a calculated  
15 point for a non-tangent point of curvature hereof,  
16 47) Along the arc of a curve to the left, whose radius is  
17 489.77 feet, whose arc length is 285.28 feet and whose  
18 chord bears N21°37'28"W, a distance of 281.27 feet to a  
19 calculated point for an angle point hereof,  
20 48) N37°44'57"W, a distance of 359.25 feet to a calculated  
21 point for a non-tangent point of curvature hereof,  
22 49) Along the arc of a curve to the right, whose radius is  
23 1,547.63 feet, whose arc length is 520.93 feet and whose  
24 chord bears N25°02'29"W, a distance of 518.48 feet to a  
25 calculated point for an angle point hereof,  
26 50) N10°04'09"W, a distance of 102.80 feet to a calculated  
27 point for a non-tangent point of curvature hereof,



- 1        51) Along the arc of a curve to the right, whose radius is  
2                257.02 feet, whose arc length is 320.15 feet and whose  
3                chord bears N30°00'25"E, a distance of 299.85 feet to a  
4                calculated point for a non-tangent point of curvature  
5                hereof,
- 6        52) Along the arc of a curve to the left, whose radius is  
7                1,494.12 feet, whose arc length is 232.69 feet and whose  
8                chord bears N57°57'30"E, a distance of 232.46 feet to a  
9                calculated point for a non-tangent point of curvature  
10              hereof,
- 11       53) Along the arc of a curve to the left, whose radius is  
12                4,689.81 feet, whose arc length is 600.32 feet and whose  
13                chord bears N46°35'26"E, a distance of 599.91 feet to a  
14                calculated point for a non-tangent point of curvature  
15                hereof,
- 16       54) Along the arc of a curve to the left, whose radius is  
17                315.81 feet, whose arc length is 283.94 feet and whose  
18                chord bears N11°21'55"E, a distance of 274.47 feet to a  
19                calculated point for an angle point hereof,
- 20       55) N57°27'27"E, a distance of 1,179.74 feet to a calculated  
21                point for a non-tangent point of curvature hereof,
- 22       56) Along the arc of a curve to the left, whose radius is  
23                1,894.31 feet, whose arc length is 546.44 feet and whose  
24                chord bears N43°59'37"E, a distance of 544.55 feet to a  
25                calculated point for an angle point hereof,
- 26       57) N36°06'21"E, a distance of 1,462.23 feet to a calculated  
27                point for an angle point hereof,

1       58) N83°29'17"E, a distance of 4,946.25 feet to a calculated  
2           point for an angle point hereof,  
3       59) N83°29'18"E, a distance of 828.19 feet to a calculated  
4           point for an angle point hereof,  
5       60) N83°28'21"E, a distance of 1,273.58 feet to a calculated  
6           point for an angle point hereof,  
7       61) N81°55'24"E, a distance of 4,346.44 feet to a calculated  
8           point for an angle point hereof, and  
9       62) N02°53'41"W, a distance of 1,183.05 feet to a calculated  
10          point for an angle point hereof, said point being on the  
11          southerly side of Interstate Highway 10;  
12 THENCE, along the southerly side of said Interstate Highway 10, and  
13 continuing over and across said Guadalupe County, the following  
14 twenty-two (22) courses and distances:  
15       1) N73°21'35"E, a distance of 13,511.84 feet to a calculated  
16          point for a non-tangent point of curvature hereof,  
17       2) Along the arc of a curve to the right, whose radius is  
18          7487.00 feet, whose arc length is 1,514.75 feet and  
19          whose chord bears N83°13'42"E, a distance of 1,512.17  
20          feet to a calculated point for a point of tangency  
21          hereof,  
22       3) N89°01'52"E, a distance of 4,512.97 feet to a calculated  
23          point for an angle point hereof,  
24       4) N43°08'39"E, a distance of 183.89 feet to a calculated  
25          point for an angle point hereof,  
26       5) N89°01'53"E, a distance of 6,565.77 feet to a calculated  
27          point for an angle point hereof,

- 1        6) N00°00'28"E, a distance of 500.89 feet to a calculated  
2            point for an angle point hereof,
- 3        7) N89°01'54"E, a distance of 461.33 feet to a calculated  
4            point for a non-tangent point of curvature hereof,
- 5        8) Along the arc of a curve to the left, whose radius is  
6            6,580.40 feet, whose arc length is 2,032.63 feet and  
7            whose chord bears N80°09'33"E, a distance of 2,024.56  
8            feet to a calculated point for an angle point hereof,
- 9        9) S01°56'46"E, a distance of 732.64 feet to a calculated  
10           point for an angle point hereof,
- 11       10) N74°26'22"E, a distance of 202.73 feet to a calculated  
12           point for an angle point hereof,
- 13       11) N73°34'38"E, a distance of 184.93 feet to a calculated  
14           point for an angle point hereof,
- 15       12) N70°43'02"E, a distance of 307.05 feet to a calculated  
16           point for an angle point hereof,
- 17       13) N71°38'43"E, a distance of 332.06 feet to a calculated  
18           point for an angle point hereof,
- 19       14) N70°39'07"E, a distance of 664.71 feet to a calculated  
20           point for an angle point hereof,
- 21       15) N70°53'19"E, a distance of 11,096.12 feet to a calculated  
22           point for an angle point hereof,
- 23       16) N71°20'03"E, a distance of 572.13 feet to a calculated  
24           point for an angle point hereof,
- 25       17) N70°33'06"E, a distance of 730.67 feet to a calculated  
26           point for an angle point hereof,
- 27       18) N71°01'00"E, a distance of 1,291.25 feet to a calculated

1 point for an angle point hereof,  
2 19) N71°54'53"E, a distance of 317.19 feet to a calculated  
3 point for an angle point hereof,  
4 20) N73°35'44"E, a distance of 1,752.09 feet to a calculated  
5 point for an angle point hereof,  
6 21) N72°10'58"E, a distance of 11,112.74 feet to a calculated  
7 point for an angle point hereof, and  
8 22) N72°05'29"E, a distance of 10,363.10 feet to a calculated  
9 point for a non-tangent point of curvature hereof;  
10 THENCE, leaving the southerly side of said Interstate Highway 10,  
11 and continuing over and across said Guadalupe County, the following  
12 ten (10) courses and distances:  
13 1) Along the arc of a curve to the left, whose radius is  
14 5,275.45 feet, whose arc length is 6,894.88 feet and  
15 whose chord bears S48°18'44"E, a distance of 6,414.52  
16 feet to a calculated point for a non-tangent point of  
17 curvature hereof,  
18 2) Along the arc of a curve to the left, whose radius is  
19 4,940.55 feet, whose arc length is 1,014.95 feet and  
20 whose chord bears S77°32'29"E, a distance of 1,013.17  
21 feet to a calculated point for an angle point hereof,  
22 3) S52°18'36"E, a distance of 142.40 feet to a calculated  
23 point for an angle point hereof,  
24 4) S53°01'47"E, a distance of 115.16 feet to a calculated  
25 point for an angle point hereof,  
26 5) S53°53'07"E, a distance of 222.61 feet to a calculated  
27 point for a non-tangent point of curvature hereof,

- 1           6) Along the arc of a curve to the left, whose radius is  
2           5,278.16 feet, whose arc length is 7,164.00 feet and  
3           whose chord bears N86°41'07"E, a distance of 6,626.62  
4           feet to a calculated point for a point of tangency  
5           hereof,  
6           7) N47°48'17"E, a distance of 855.58 feet to a calculated  
7           point for a non-tangent point of curvature hereof,  
8           8) Along the arc of a curve to the left, whose radius is  
9           5,262.80 feet, whose arc length is 3,400.09 feet and  
10          whose chord bears N29°19'28"E, a distance of 3,341.27  
11          feet to a calculated point for a non-tangent point of  
12          curvature hereof,  
13          9) Along the arc of a curve to the left, whose radius is  
14          5,271.67 feet, whose arc length is 2,407.07 feet and  
15          whose chord bears N47°44'12"E, a distance of 2,386.22  
16          feet to a calculated point for an angle point hereof,  
17          and  
18          10) S85°43'58"E, a distance of 8.08 feet to a calculated  
19          point for an angle point hereof, said point being in the  
20          easterly line of said Guadalupe County, and being in the  
21          westerly line of said Gonzales County;  
22    THENCE, with the easterly line of said Guadalupe County and the  
23    westerly line of said Gonzales County, the following sixteen (16)  
24    courses and distances:  
25          1) S32°47'20"W, a distance of 42,394.49 feet to a calculated  
26          point for an angle point hereof,  
27          2) S32°59'12"W, a distance of 6,115.14 feet to a calculated

1 point for an angle point hereof,  
2 3) S32°59'12"W, a distance of 1,161.59 feet to a calculated  
3 point for an angle point hereof,  
4 4) S32°59'11"W, a distance of 4,686.01 feet to a calculated  
5 point for an angle point hereof,  
6 5) S32°59'10"W, a distance of 6,619.70 feet to a calculated  
7 point for an angle point hereof,  
8 6) S32°59'09"W, a distance of 6,115.25 feet to a calculated  
9 point for an angle point hereof,  
10 7) S33°08'45"W, a distance of 15,066.85 feet to a calculated  
11 point for an angle point hereof,  
12 8) S33°08'43"W, a distance of 5,282.91 feet to a calculated  
13 point for an angle point hereof,  
14 9) S33°08'42"W, a distance of 7,593.01 feet to a calculated  
15 point for an angle point hereof,  
16 10) S33°08'41"W, a distance of 2,737.37 feet to a calculated  
17 point for an angle point hereof,  
18 11) S33°08'41"W, a distance of 884.09 feet to a calculated  
19 point for an angle point hereof,  
20 12) S33°08'40"W, a distance of 3,867.44 feet to a calculated  
21 point for an angle point hereof,  
22 13) S33°08'43"W, a distance of 1,648.39 feet to a calculated  
23 point for an angle point hereof,  
24 14) S33°08'43"W, a distance of 463.94 feet to a calculated  
25 point for an angle point hereof,  
26 15) S33°08'43"W, a distance of 5,133.34 feet to a calculated  
27 point for an angle point hereof, and

1       16) S33°08'39"W, a distance of 1,176.88 feet to a calculated  
2             point for an angle point hereof, said point being on the  
3             southerly side of F.M. 1117;

4   THENCE, leaving the easterly line of said Guadalupe County and the  
5   westerly line of said Guadalupe County, parallel with the southerly  
6   side of said F.M. 1117, and over and across said Guadalupe County,  
7   the following fifteen (15) courses and distances:

8       1) N55°41'56"W, a distance of 107.60 feet to a calculated  
9             point for an angle point hereof,

10      2) N36°44'27"W, a distance of 134.33 feet to a calculated  
11             point for an angle point hereof,

12      3) N29°01'57"W, a distance of 2,464.41 feet to a calculated  
13             point for an angle point hereof,

14      4) N31°50'09"W, a distance of 1,003.35 feet to a calculated  
15             point for an angle point hereof,

16      5) N29°50'34"W, a distance of 1,222.68 feet to a calculated  
17             point for an angle point hereof,

18      6) N29°50'34"W, a distance of 847.65 feet to a calculated  
19             point for an angle point hereof,

20      7) N18°31'21"W, a distance of 196.59 feet to a calculated  
21             point for an angle point hereof,

22      8) N07°12'08"W, a distance of 1,413.79 feet to a calculated  
23             point for an angle point hereof,

24      9) N09°24'30"W, a distance of 573.24 feet to a calculated  
25             point for an angle point hereof,

26      10) N30°14'15"W, a distance of 1,113.18 feet to a calculated  
27             point for an angle point hereof,

- 11) N30°14'15"W, a distance of 3,958.78 feet to a calculated point for an angle point hereof,
- 12) N29°12'13"W, a distance of 914.70 feet to a calculated point for an angle point hereof,
- 13) N11°29'37"W, a distance of 181.76 feet to a calculated point for an angle point hereof,
- 14) N01°02'15"W, a distance of 1,629.31 feet to a calculated point for an angle point hereof, and
- 15) N01°03'27"W, a distance of 4,532.17 feet to a calculated point for an angle point hereof;

THENCE, continuing over and across said Guadalupe County, and in part over and across said Wilson County, the following twenty-four (24) courses and distances:

- 1) S89°30'12"W, a distance of 23,157.27 feet to a calculated point for an angle point hereof,
- 2) S00°53'48"W, a distance of 5,801.73 feet to a calculated point for an angle point hereof,
- 3) S87°35'26"W, a distance of 8,953.40 feet to a calculated point for an angle point hereof,
- 4) S06°35'55"W, a distance of 6,657.55 feet to a calculated point for an angle point hereof,
- 5) N88°16'01"W, a distance of 1,548.86 feet to a calculated point for an angle point hereof,
- 6) N02°42'08"E, a distance of 7,658.17 feet to a calculated point for an angle point hereof,
- 7) N56°59'51"W, a distance of 3,182.31 feet to a calculated point for an angle point hereof,



- 1        8)    S39°30'20"W, a distance of 17,353.02 feet to a calculated
- 2            point for an angle point hereof,
- 3        9)    S26°39'50"E, a distance of 4,981.69 feet to a calculated
- 4            point for an angle point hereof,
- 5        10)   N58°45'47"E, a distance of 1,049.43 feet to a calculated
- 6            point for an angle point hereof,
- 7        11)   S30°06'47"E, a distance of 2,141.77 feet to a calculated
- 8            point for an angle point hereof,
- 9        12)   S60°45'42"W, a distance of 6,239.07 feet to a calculated
- 10          point for an angle point hereof,
- 11       13)   N23°51'15"W, a distance of 2,446.15 feet to a calculated
- 12          point for an angle point hereof,
- 13       14)   N57°56'27"E, a distance of 994.14 feet to a calculated
- 14          point for an angle point hereof,
- 15       15)   N26°43'31"W, a distance of 2,844.57 feet to a calculated
- 16          point for an angle point hereof,
- 17       16)   S37°12'07"W, a distance of 869.37 feet to a calculated
- 18          point for an angle point hereof,
- 19       17)   N53°58'09"W, a distance of 3,087.47 feet to a calculated
- 20          point for an angle point hereof,
- 21       18)   N28°03'55"E, a distance of 1,088.19 feet to a calculated
- 22          point for an angle point hereof,
- 23       19)   N54°07'37"W, a distance of 6,130.06 feet to a calculated
- 24          point for an angle point hereof,
- 25       20)   S34°49'55"W, a distance of 171.46 feet to a calculated
- 26          point for an angle point hereof,
- 27       21)   N65°05'12"W, a distance of 1,172.08 feet to a calculated

1 point for an angle point hereof,  
2 22) S00°16'59"E, a distance of 13,545.85 feet to a calculated  
3 point for an angle point hereof,  
4 23) N89°32'30"W, a distance of 11,580.53 feet to a calculated  
5 point for an angle point hereof, and  
6 24) N89°32'33"W, a distance of 8,157.96 feet to the POINT OF  
7 BEGINNING, and containing a Total Net Acreage of  
8 173,150 Acres, more or less.

9 NOTE:

10 All bearings are based on the Texas State Plane Coordinate System,  
11 Grid North, South Central Zone (4204); US Survey Feet. See attached  
12 sketch (reference drawing: 01634\_CCN.dwg)

13 This document was prepared under 22 TAC §663.21, does not reflect  
14 the results of an on the ground survey, and is not to be used to  
15 convey or establish interests in real property except those rights  
16 and interests implied or established by the creation or  
17 reconfiguration of the boundary of the political subdivision for  
18 which it was prepared

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

26 (b) The governor, one of the required recipients, has  
27 submitted the notice and Act to the Texas Commission on

1 Environmental Quality.

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

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

10 SECTION 4. (a) If this Act does not receive a two-thirds  
11 vote of all the members elected to each house, Subchapter C, Chapter  
12 7208, Special District Local Laws Code, as added by Section 1 of  
13 this Act, is amended by adding Section 7208.0303 to read as follows:

14 Sec. 7208.0303. NO EMINENT DOMAIN POWER. The district may  
15 not exercise the power of eminent domain.

16 (b) This section is not intended to be an expression of a  
17 legislative interpretation of the requirements of Section 17(c),  
18 Article I, Texas Constitution.

19 SECTION 5. This Act takes effect September 1, 2023.

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 88TH LEGISLATIVE REGULAR SESSION**

**May 18, 2023**

**TO:** Honorable Dade Phelan, Speaker of the House, House of Representatives

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB5303** by Kuempel (Relating to the creation of the Springs Hill Special Utility District; authorizing a fee; granting the power of eminent domain.), **As Passed 2nd House**

**No significant fiscal implication to the State is anticipated.**

It is assumed that any costs associated with the bill could be absorbed using existing resources.

**Local Government Impact**

The fiscal implications of the bill to the district cannot be determined due to the circumstances relating to the district's exercise of eminent domain power, issuance of bonds, or imposition of assessments, fees, and taxes being unknown. No fiscal implication to other units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JMc, SD, AF, KDw, BC, DPE

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 88TH LEGISLATIVE REGULAR SESSION**

**May 12, 2023**

**TO:** Honorable Paul Bettencourt, Chair, Senate Committee on Local Government

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB5303** by Kuempel (relating to the creation of the Springs Hill Special Utility District; authorizing a fee; granting the power of eminent domain.), **Committee Report 2nd House, Substituted**

<b>No significant fiscal implication to the State is anticipated.</b>
---

It is assumed that any costs associated with the bill could be absorbed using existing resources.

**Local Government Impact**

The fiscal implications of the bill to the district cannot be determined due to the circumstances relating to the district's exercise of eminent domain power, issuance of bonds, or imposition of assessments, fees, and taxes being unknown. No fiscal implication to other units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JMc, AF, KDw, BC, DPE

**LEGISLATIVE BUDGET BOARD**

**Austin, Texas**

**FISCAL NOTE, 88TH LEGISLATIVE REGULAR SESSION**

**May 11, 2023**

**TO:** Honorable Paul Bettencourt, Chair, Senate Committee on Local Government

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB5303** by Kuempel (Relating to the creation of the Springs Hill Special Utility District; authorizing a fee; granting the power of eminent domain.), **As Engrossed**

<b>No significant fiscal implication to the State is anticipated.</b>
---

It is assumed that any costs associated with the bill could be absorbed using existing resources.

**Local Government Impact**

The fiscal implications of the bill to the district cannot be determined due to the circumstances relating to the district's issuance of bonds or imposition of assessments, fees, and taxes being unknown. No fiscal implication to other units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JMc, AF, KDw, BC, DPE

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 88TH LEGISLATIVE REGULAR SESSION**

**April 20, 2023**

**TO:** Honorable Tracy O. King, Chair, House Committee on Natural Resources

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB5303** by Kuempel (relating to the creation of the Springs Hill Special Utility District; authorizing a fee; granting the power of eminent domain.), **Committee Report 1st House, Substituted**

<b>No significant fiscal implication to the State is anticipated.</b>
---

It is assumed that any costs associated with the bill could be absorbed using existing resources.

**Local Government Impact**

The fiscal implications of the bill to the district cannot be determined due to the circumstances relating to the district's issuance of bonds or imposition of assessments, fees, and taxes being unknown. No fiscal implication to other units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JMc, KDw, BC, DPE

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 88TH LEGISLATIVE REGULAR SESSION**

**April 7, 2023**

**TO:** Honorable Tracy O. King, Chair, House Committee on Natural Resources

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB5303** by Kuempel (Relating to the creation of the Springs Hill Special Utility District; authorizing a fee; granting the power of eminent domain.), **As Introduced**

<b>No significant fiscal implication to the State is anticipated.</b>
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It is assumed that any costs associated with the bill could be absorbed using existing resources.

**Local Government Impact**

The fiscal implications of the bill to the district cannot be determined due to the circumstances relating to the district's exercise of eminent domain power, issuance of bonds, or imposition of assessments, fees, and taxes being unknown. No fiscal implication to other units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JMc, KDw, BC, DPE



**LEGISLATIVE BUDGET BOARD**

**Austin, Texas**

**WATER DEVELOPMENT POLICY IMPACT STATEMENT**

**88TH LEGISLATIVE REGULAR SESSION**

**April 24, 2023**

**TO:** Honorable Tracy O. King, Chair, House Committee on Natural Resources

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB5303** by Kuempel (relating to the creation of the Springs Hill Special Utility District; authorizing a fee; granting the power of eminent domain.), **Committee Report 1st House, Substituted**

The Legislative Budget Board, in cooperation with the Texas Water Development Board (TWDB) and the Texas Commission on Environmental Quality (TCEQ), has determined that:

This bill creates Springs Hill Special Utility District (the "District") with the powers and duties of a standard special utility district under Water Code Chapters 49 and 65.

**Population:** The 2020 population estimate for areas of Guadalupe County served by small water systems or private wells ('County-Other') was 2,629. The Guadalupe County-Other population projections adopted for the 2022 State Water Plan projects the population to be 1,739 in 2030 and 2,064 in 2040.

The 2020 population estimate for areas of Wilson County served by small water systems or private wells ('County-Other') was 6,952. The Wilson County-Other population projections adopted for the 2022 State Water Plan projects the population to be 7,061 in 2030 and 6,174 in 2040.

**Location:** The proposed district's initial boundaries are described as coextensive with the existing district Springs Hill WSC.

The proposed district's area is approximately 214 square miles encompassing central and southcentral Guadalupe County except for the City of Seguin. A small portion of the district is located in northern Wilson County, northeast of the City of La Vernia.

**Comments on Powers/Duties from Similar Types of Districts:** The bill specifies that if the creation of the District is confirmed, the Springs Hill Water Supply Corporation shall transfer the assets, debts, and contractual rights and obligations to the District. The bill specifies that the District may charge an initial water service impact fee that is not greater than the impact fee charged by the Springs Hill Water Supply Corporation on September 1, 2023. The District may amend the water service impact fee as approved by the TCEQ, or as otherwise provided by law. If the bill does not receive a two-thirds vote of all members elected to each house, the District may not exercise the power of eminent domain.

**Overlapping Services:** TCEQ does not have mapping information for water and/or wastewater providers because this function was transferred from the TCEQ to the Public Utility Commission on September 1, 2014. As a result, TCEQ is unaware of possible overlapping service providers.

**TCEQ's Supervision:** As with general law districts, the TCEQ will have general supervisory authority, including bond review authority and review of financial reports.

**Water Use:** Within Guadalupe County, 51% of the total water use was supplied by groundwater (Carrizo-Wilcox Aquifer), and municipal was the largest volume water use category comprising 68% of the county total water use in 2020.

Within Wilson County, 93% of the total water use was supplied by groundwater (Carrizo-Wilcox Aquifer), and irrigation was the largest volume water use category comprising 55% of the county total water use in 2020. Municipal use accounted for 36% of the county total water use in 2020. The water source the proposed district might pursue is unknown.

**Source** 580 Water Development Board, 582 Commission on Environmental Quality  
**Agencies:**  
**LBB Staff:** JMc, AF