

By: Zaffirini

S.B. No. 3037

A BILL TO BE ENTITLED

AN ACT

relating to the creation of La Cima Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes; granting a limited power of eminent domain.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 4012 to read as follows:

CHAPTER 4012. LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 4012.0101. DEFINITIONS. In this chapter:

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

(2) "City" means the City of San Marcos.

(3) "Director" means a board member.

(4) "District" means La Cima Municipal Management District No. 1.

Sec. 4012.0102. NATURE OF DISTRICT. La Cima Municipal Management District No. 1 is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 4012.0103. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter.

1 (b) By creating the district and in authorizing the city and
2 other political subdivisions to contract with the district, the
3 legislature has established a program to accomplish the public
4 purposes set out in Section 52-a, Article III, Texas Constitution.

5 (c) The creation of the district is necessary to promote,
6 develop, encourage, and maintain employment, commerce,
7 transportation, housing, tourism, recreation, the arts,
8 entertainment, economic development, safety, and the public
9 welfare in the district.

10 (d) This chapter and the creation of the district may not be
11 interpreted to relieve the city from providing the level of
12 services provided as of the effective date of the Act enacting this
13 chapter to the area in the district. The district is created to
14 supplement and not to supplant city services provided in the
15 district.

16 Sec. 4012.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

17 (a) All land and other property included in the district will
18 benefit from the improvements and services to be provided by the
19 district under powers conferred by Sections 52 and 52-a, Article
20 III, and Section 59, Article XVI, Texas Constitution, and other
21 powers granted under this chapter.

22 (b) The district is created to serve a public use and
23 benefit.

24 (c) The creation of the district is in the public interest
25 and is essential to further the public purposes of:

26 (1) developing and diversifying the economy of the
27 state;

1 (2) eliminating unemployment and underemployment; and
2 (3) developing or expanding transportation and
3 commerce.

4 (d) The district will:

5 (1) promote the health, safety, and general welfare of
6 residents, employers, potential employees, employees, visitors,
7 and consumers in the district, and of the public;

8 (2) provide needed funding for the district to
9 preserve, maintain, and enhance the economic health and vitality of
10 the district territory as a community and business center;

11 (3) promote the health, safety, welfare, and enjoyment
12 of the public by providing pedestrian ways and by landscaping and
13 developing certain areas in the district, which are necessary for
14 the restoration, preservation, and enhancement of scenic beauty;
15 and

16 (4) provide for water, wastewater, drainage, road, and
17 recreational facilities for the district.

18 (e) Pedestrian ways along or across a street, whether at
19 grade or above or below the surface, and street lighting, street
20 landscaping, parking, and street art objects are parts of and
21 necessary components of a street and are considered to be a street
22 or road improvement.

23 (f) The district will not act as the agent or
24 instrumentality of any private interest even though the district
25 will benefit many private interests as well as the public.

26 Sec. 4012.0105. INITIAL DISTRICT TERRITORY. (a) The
27 district is initially composed of the territory described by

Section 2 of the Act enacting this chapter.

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

(1) organization, existence, or validity;

(2) right to issue any type of bonds for the purposes for which the district is created or to pay the principal of and interest on the bonds;

(3) right to impose or collect an assessment or tax; or

(4) legality or operation.

Sec. 4012.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES. All or any part of the area of the district is eligible to be included in:

(1) a tax increment reinvestment zone created under Chapter 311, Tax Code; or

(2) a tax abatement reinvestment zone created under Chapter 312, Tax Code.

Sec. 4012.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT DISTRICTS LAW. Except as otherwise provided by this chapter, Chapter 375, Local Government Code, applies to the district.

Sec. 4012.0108. CONSTRUCTION OF CHAPTER. This chapter shall be liberally construed in conformity with the findings and purposes stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 4012.0201. GOVERNING BODY; TERMS. (a) The district is governed by a board of five elected directors who serve staggered

terms of four years.

(b) Directors are elected in the manner provided by Subchapter D, Chapter 49, Water Code.

Sec. 4012.0202. COMPENSATION; EXPENSES. A director is entitled to receive fees of office and reimbursement for actual expenses as provided by Section 49.060, Water Code. Sections 375.069 and 375.070, Local Government Code, do not apply to the board.

Sec. 4012.0203. INITIAL DIRECTORS. (a) The initial board consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Kevin Pogue</u>
<u>2</u>	<u>Doug Botts</u>
<u>3</u>	<u>Adam Van Ackeren</u>
<u>4</u>	<u>John Gurasich</u>
<u>5</u>	<u>James Schellhase</u>

(b) Of the initial directors, the terms of directors appointed for positions one through three expire June 1, 2027, and the terms of directors appointed for positions four and five expire June 1, 2029.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 4012.0301. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 4012.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The district, using any money available to the district for the purpose, may provide, design, construct, acquire, improve,

1 relocate, operate, maintain, or finance an improvement project or
2 service authorized under this chapter or Chapter 375, Local
3 Government Code.

4 (b) The district may contract with a governmental or private
5 entity to carry out an action under Subsection (a).

6 (c) The implementation of a district project or service is a
7 governmental function or service for the purposes of Chapter 791,
8 Government Code.

9 Sec. 4012.0303. NONPROFIT CORPORATION. (a) The board by
10 resolution may authorize the creation of a nonprofit corporation to
11 assist and act for the district in implementing a project or
12 providing a service authorized by this chapter.

13 (b) The nonprofit corporation:

14 (1) has each power of and is considered to be a local
15 government corporation created under Subchapter D, Chapter 431,
16 Transportation Code; and

17 (2) may implement any project and provide any service
18 authorized by this chapter.

19 (c) The board shall appoint the board of directors of the
20 nonprofit corporation. The board of directors of the nonprofit
21 corporation shall serve in the same manner as the board of directors
22 of a local government corporation created under Subchapter D,
23 Chapter 431, Transportation Code, except that a board member is not
24 required to reside in the district.

25 Sec. 4012.0304. LAW ENFORCEMENT SERVICES. To protect the
26 public interest, the district may contract with a qualified party,
27 including the city, to provide law enforcement services in the

district for a fee.

Sec. 4012.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

The district may join and pay dues to a charitable or nonprofit organization that performs a service or provides an activity consistent with the furtherance of a district purpose.

Sec. 4012.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The district may engage in activities that accomplish the economic development purposes of the district.

(b) The district may establish and provide for the administration of one or more programs to promote state or local economic development and to stimulate business and commercial activity in the district, including programs to:

(1) make loans and grants of public money; and

(2) provide district personnel and services.

(c) The district may create economic development programs and exercise the economic development powers provided to municipalities by:

(1) Chapter 380, Local Government Code; and

(2) Subchapter A, Chapter 1509, Government Code.

Sec. 4012.0307. PARKING FACILITIES. (a) The district may acquire, lease as lessor or lessee, construct, develop, own, operate, and maintain parking facilities or a system of parking facilities, including lots, garages, parking terminals, or other structures or accommodations for parking motor vehicles off the streets and related appurtenances.

(b) The district's parking facilities serve the public purposes of the district and are owned, used, and held for a public

purpose even if leased or operated by a private entity for a term of years.

(c) The district's parking facilities are parts of and necessary components of a street and are considered to be a street or road improvement.

(d) The development and operation of the district's parking facilities may be considered an economic development program.

Sec. 4012.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The board by resolution shall establish the number of directors' signatures and the procedure required for a disbursement or transfer of district money.

Sec. 4012.0309. ADDING OR EXCLUDING LAND. Except as provided by Section 4012.0310, the district may add or exclude land in the manner provided by Subchapter J, Chapter 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

Sec. 4012.0310. DIVISION OF DISTRICT. (a) The district may be divided into two or more new districts only if the district:

(1) has no outstanding bonded debt; and

(2) is not imposing ad valorem taxes.

(b) This chapter applies to any new district created by the division of the district, and a new district has all the powers and duties of the district.

(c) Any new district created by the division of the district may not, at the time the new district is created, contain any land outside the area described by Section 2 of the Act enacting this chapter.

(d) The board, on its own motion or on receipt of a petition

1 signed by the owner or owners of a majority of the assessed value of
2 the real property in the district, may adopt an order dividing the
3 district.

4 (e) An order dividing the district must:

5 (1) name each new district;

6 (2) include the metes and bounds description of the
7 territory of each new district;

8 (3) appoint initial directors for each new district;

9 and

10 (4) provide for the division of assets and liabilities
11 between or among the new districts.

12 (f) On or before the 30th day after the date of adoption of
13 an order dividing the district, the district shall file the order
14 with the Texas Commission on Environmental Quality and record the
15 order in the real property records of each county in which the
16 district is located.

17 (g) Municipal consent to the creation of the district and to
18 the inclusion of land in the district granted under Section
19 4012.0506 acts as municipal consent to the creation of any new
20 district created by the division of the district and to the
21 inclusion of land in the new district.

22 Sec. 4012.0311. EMINENT DOMAIN. The district may exercise
23 the power of eminent domain in the manner provided by Section
24 [49.222](#), Water Code.

25 SUBCHAPTER D. ASSESSMENTS

26 Sec. 4012.0401. PETITION REQUIRED FOR FINANCING SERVICES
27 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a

1 service or improvement project with assessments under this chapter
2 unless a written petition requesting that service or improvement
3 has been filed with the board.

4 (b) A petition filed under Subsection (a) must be signed by
5 the owners of a majority of the assessed value of real property in
6 the district subject to assessment according to the most recent
7 certified tax appraisal roll for the county.

8 Sec. 4012.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
9 The board by resolution may impose and collect an assessment for any
10 purpose authorized by this chapter in all or any part of the
11 district.

12 (b) An assessment, a reassessment, or an assessment
13 resulting from an addition to or correction of the assessment roll
14 by the district, penalties and interest on an assessment or
15 reassessment, an expense of collection, and reasonable attorney's
16 fees incurred by the district:

17 (1) are a first and prior lien against the property
18 assessed;

19 (2) are superior to any other lien or claim other than
20 a lien or claim for county, school district, or municipal ad valorem
21 taxes; and

22 (3) are the personal liability of and a charge against
23 the owners of the property even if the owners are not named in the
24 assessment proceedings.

25 (c) The lien is effective from the date of the board's
26 resolution imposing the assessment until the date the assessment is
27 paid. The board may enforce the lien in the same manner that the

1 board may enforce an ad valorem tax lien against real property.

2 (d) The board may make a correction to or deletion from the
3 assessment roll that does not increase the amount of assessment of
4 any parcel of land without providing notice and holding a hearing in
5 the manner required for additional assessments.

6 SUBCHAPTER E. TAXES AND BONDS

7 Sec. 4012.0501. TAX ELECTION REQUIRED. (a) The district
8 must hold an election in the manner provided by Chapter 49, Water
9 Code, or, if applicable, Chapter 375, Local Government Code, to
10 obtain voter approval before the district may impose an ad valorem
11 tax.

12 (b) Section 375.243, Local Government Code, does not apply
13 to the district.

14 Sec. 4012.0502. OPERATION AND MAINTENANCE TAX. (a) If
15 authorized by a majority of the district voters voting at an
16 election under Section 4012.0501, the district may impose an
17 operation and maintenance tax on taxable property in the district
18 in the manner provided by Section 49.107, Water Code, for any
19 district purpose, including to:

20 (1) maintain and operate the district;

21 (2) construct or acquire improvements; or

22 (3) provide a service.

23 (b) The board shall determine the operation and maintenance
24 tax rate. The rate may not exceed the rate approved at the
25 election.

26 Sec. 4012.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
27 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on

1 terms determined by the board.

2 (b) The district may issue, by public or private sale,
3 bonds, notes, or other obligations payable wholly or partly from ad
4 valorem taxes, assessments, impact fees, revenue, contract
5 payments, grants, or other district money, or any combination of
6 those sources of money, to pay for any authorized district purpose.

7 (c) The district may issue, by public or private sale,
8 bonds, notes, or other obligations payable wholly or partly from
9 assessments in the manner provided by Subchapter A, Chapter 372,
10 Local Government Code, if the improvements financed by an
11 obligation issued under this section will be conveyed to or
12 operated and maintained by a municipality or other retail utility
13 provider pursuant to an agreement with the district entered into
14 before the issuance of the obligation.

15 Sec. 4012.0504. BONDS SECURED BY REVENUE OR CONTRACT
16 PAYMENTS. The district may issue, without an election, bonds
17 secured by:

18 (1) revenue other than ad valorem taxes, including
19 contract revenues; or

20 (2) contract payments, provided that the requirements
21 of Section 49.108, Water Code, have been met.

22 Sec. 4012.0505. BONDS SECURED BY AD VALOREM TAXES;
23 ELECTIONS. (a) If authorized at an election under Section
24 4012.0501, the district may issue bonds payable from ad valorem
25 taxes.

26 (b) At the time the district issues bonds payable wholly or
27 partly from ad valorem taxes, the board shall provide for the annual

1 imposition of a continuing direct annual ad valorem tax, without
2 limit as to rate or amount, for each year that all or part of the
3 bonds are outstanding as required and in the manner provided by
4 Sections 54.601 and 54.602, Water Code.

5 (c) All or any part of any facilities or improvements that
6 may be acquired by a district by the issuance of its bonds may be
7 submitted as a single proposition or as several propositions to be
8 voted on at the election.

9 Sec. 4012.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The
10 board may not issue bonds until each municipality in whose
11 corporate limits or extraterritorial jurisdiction the district is
12 located has consented by ordinance or resolution to the creation of
13 the district and to the inclusion of land in the district as
14 required by applicable law.

15 (b) This section applies only to the district's first
16 issuance of bonds payable from ad valorem taxes.

17 SUBCHAPTER I. DISSOLUTION

18 Sec. 4012.0901. DISSOLUTION. (a) The board shall dissolve
19 the district on written petition filed with the board by the owners
20 of:

21 (1) at least two-thirds of the assessed value of the
22 property subject to assessment by the district based on the most
23 recent certified county property tax rolls; or

24 (2) at least two-thirds of the surface area of the
25 district, excluding roads, streets, highways, utility
26 rights-of-way, other public areas, and other property exempt from
27 assessment by the district according to the most recent certified

county property tax rolls.

(b) The board by majority vote may dissolve the district at any time.

(c) The district may not be dissolved by its board under Subsection (a) or (b) if the district:

(1) has any outstanding bonded indebtedness until that bonded indebtedness has been repaid or defeased in accordance with the order or resolution authorizing the issuance of the bonds;

(2) has a contractual obligation to pay money until that obligation has been fully paid in accordance with the contract; or

(3) owns, operates, or maintains public works, facilities, or improvements unless the district contracts with another person for the ownership, operation, or maintenance of the public works, facilities, or improvements.

(d) Sections [375.261](#), [375.262](#), and [375.264](#), Local Government Code, do not apply to the district.

SECTION 2. La Cima Municipal Management District No. 1 initially includes all territory contained in the following area:

Tract 1: 658.3 Acres

BEING A 658.3-ACRE TRACT OUT OF THE JOHN CARSON SURVEY NUMBER 3, ABSTRACT NUMBER 80, THE PATRICK MCGREAL SURVEY NUMBER 1, ABSTRACT NUMBER 308, THE JOHN WILLIAMS SURVEY, ABSTRACT NUMBER 490, THE THOMAS H.W. FORSITH SURVEY NUMBER 2, ABSTRACT NUMBER 173, AND THE JOHN MAXAMILLIN JR SURVEY NUMBER 15, ABSTRACT NUMBER 299, HAYS COUNTY, TEXAS, BEING COMPRISED OF TWO (2) TRACTS: 1) THE REMAINDER OF A CALLED 716.234-ACRE TRACT, DESCRIBED TO THE FROST NATIONAL

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1 BANK OF SAN ANTONIO, AS TRUSTEE UNDER THE WILL AND ESTATE OF JOSEPH
2 FREEMAN, DECEASED, FOR THE FREEMAN EDUCATIONAL FOUNDATION,
3 RECORDED IN VOLUME 769, PAGE 688, OF THE REAL PROPERTY RECORDS OF
4 HAYS COUNTY, TEXAS [R.P.R.H.C.T.], AND 2) THE REMAINDER OF A CALLED
5 105.55-ACRE TRACT, CONVEYED TO THE FROST NATIONAL BANK, TRUSTEE OF
6 THE JOSEPH FREEMAN TESTAMENTARY TRUST, RECORDED IN VOLUME 1189,
7 PAGE 94 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
8 [O.P.R.H.C.T.]; SAID 658.3-ACRE TRACT BEING MORE PARTICULARLY
9 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

10 BEGINNING at a 1/2-inch iron rod with cap stamped "DOUCET" set in
11 the existing northeast right-of-way line of Ranch Road 12, for the
12 northeast corner of a called 3.433-acre tract of land conveyed to
13 Hays County, recorded in Volume 4264, Page 511 of the Official
14 Public records of Hays County, Texas [O.P.R.H.C.T.], same point
15 being in the west line of a called 19.46-acre tract, conveyed to
16 Nolen Boesch Stanford and Joy Stanford, Co-Trustees of the Nolen
17 Stanford and Joy Stanford Revocable Trust, recorded in Volume 5323,
18 Page 579 [O.P.R.H.C.T.] and for the southeast corner of the tract
19 described herein, from which a 3/8-inch iron rod found (bent) for
20 the southwest corner of said 716.234-acre tract, bears S43°28'28"W,
21 a distance of 26.32 feet;

22 THENCE with common line of said R.R. 12 and said 3.433-acre tract,
23 over and across said 716.234-acre tract, the following seven (7)
24 courses:

25 1) N65°31'26"W, for a distance of 156.35 feet, to a 1/2-inch
26 iron rod with cap stamped "TxDot" found for an angle corner of the
27 tract described herein,

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1 2) N64°39'24"W, for a distance of 531.82 feet, to a 1/2-inch
2 iron rod with cap stamped "DOUCET" set for an angle corner of the
3 tract described herein,

4 3) With a curve to the left, defined by an arc length of
5 200.91 feet, a radius of 5,561.70 feet, a delta angle of 02°04'11",
6 and a chord which bears N65°46'46"W, for a distance of 200.90 feet,
7 to a 1/2-inch iron rod with cap stamped "TxDot" found for an angle
8 corner of the tract described herein,

9 4) N23°10'30"E, for a distance of 55.06 feet, to a 1/2-inch
10 iron rod with cap stamped "TxDot" found for an angle corner of the
11 tract described herein,

12 5) N66°45'19"W, for a distance of 1,264.68 feet, to a
13 1/2-inch iron rod with cap stamped "TxDot" found for an angle corner
14 of the tract described herein,

15 6) S23°12'31"W, for a distance of 29.99 feet, to a 1/2-inch
16 iron rod with cap stamped "TxDot" found for an angle corner of the
17 tract described herein, and

18 7) N66°45'17"W, for a distance of 414.89 feet, to a 1/2-inch
19 iron rod with cap stamped "TxDot" found in the common line of said
20 remainder of a called 716.234-acre tract and said 105.55-acre
21 tract, and for an angle corner of the tract described herein;

22 THENCE with common line of said R.R. 12 and said 3.025-acre tract,
23 over and across said 105.55-acre tract, the following two (2)
24 courses:

25 1) N66°45'43"W, for a distance of 443.49 feet, to a 5/8-inch
26 iron rod with cap stamped "TxDot" found for an angle corner of the
27 tract described herein and

1 2) With a curve to the right, defined by an arc length of
2 286.96 feet, a radius of 2,765.96 feet, a delta angle of 05°56'39",
3 and a chord which bears N63°48'21"W, for a distance of 286.83 feet,
4 to a magnail with shiner "BCG" found for an angle corner of the
5 tract described herein;

6 THENCE, N35°07'28"E, with the common line of said 105.55-acre tract
7 and Lot 1, La Cima, Offsite Water Booster Station, Lot 1 Final Plat,
8 recorded in Document Number 17028737 in the Plat Records of Hays
9 County, Texas [P.R.H.C.T.], being that same tract conveyed to The
10 City of San Marcos, recorded in Document Number 19006243,
11 [O.P.R.H.C.], for a distance of 41.73 feet, to a 1/2-inch iron rod
12 with cap stamped "DOUCET" set for the southwest corner of a called
13 0.23-acre tract conveyed to City of San Marcos, recorded in Volume
14 1238, Page 725, [O.R.H.C.T.] and for an angle corner of the tract
15 described herein;

16 THENCE with line of said 0.23-acre tract, continuing over and
17 across said 105.55-acre tract, the following three (3) courses:

18 1) S54°44'21"E, for a distance of 99.86 feet, to a 1/2-inch
19 iron rod with cap stamped "BYRN" found for an angle corner of the
20 tract described herein,

21 2) N35°14'37"E, for a distance of 99.99 feet, to a 1/2-inch
22 iron rod with cap stamped "BYRN" found for an angle corner of the
23 tract described herein, and

24 3) N54°45'29"W, partially with the north line of said Lot 1,
25 for a distance of 230.66 feet, to a 1/2-inch iron rod with cap
26 stamped "BCG" found for the northeast corner of said Lot 1 and for
27 an angle corner of the tract described herein;

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1 THENCE with line of said Lot 1, continuing over and across said
2 105.55-acre tract, the following three (3) courses:

3 1) S35°10'05"W, for a distance of 99.66 feet, to a 1/2-inch
4 iron rod with cap stamped "BCG" found for an angle corner of the
5 tract described herein,

6 2) S54°55'03"E, for a distance of 69.92 feet, to a 1/2-inch
7 iron rod with cap stamped "DOUCET" set for an angle corner of the
8 tract described herein, and

9 3) S35°17'42"W, for a distance of 48.99 feet, to a 1/2-inch
10 iron rod with cap stamped "DOUCET" set in the existing northeast
11 right-of-way line of R.R. 12 for an angle corner of the tract
12 described herein;

13 THENCE with common line of said R.R. 12 and said 3.025-acre tract,
14 continuing over and across said 105.55-acre tract, the following
15 four (4) courses:

16 1) With a curve to the right, defined by an arc length of
17 197.22 feet, a radius of 2,764.79 feet, a delta angle of 04°05'13",
18 and a chord which bears N57°10'50"W, for a distance of 197.18 feet,
19 to 5/8-inch iron rod with cap stamped "TxDot" found for an angle
20 corner of the tract described herein,

21 2) N55°25'57"W, for a distance of 102.05 feet, to a 5/8-inch
22 iron rod with cap stamped "TxDot" found for an angle corner of the
23 tract described herein,

24 3) N69°32'34"W, for a distance of 102.58 feet, to a 5/8-inch
25 iron rod with cap stamped "TxDot" (bent) found for an angle corner
26 of the tract described herein, and

27 4) N55°26'48"W, for a distance of 224.88 feet, to a 1/2-inch

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1 iron rod with cap stamped "DOUCET" set for the southeast corner of a
2 called 0.3766-acre tract, conveyed to the State of Texas, recorded
3 in Document Number 17007275, [O.P.R.H.C.T.] and for an angle corner
4 of the tract described herein;

5 THENCE, N52°47'06"W, with common line of said R.R. 12 and said
6 0.3766-acre tract, continuing over and across said 105.55-acre
7 tract, for a distance of 582.27 feet to a 5/8-inch iron rod with cap
8 stamped "TxDot" found in the west line of said 105.55-acre tract,
9 same point being in the east line of the remainder of a called
10 3,486.6-acre tract conveyed to Frost National Bank, Independent
11 Executor and Trustee under the Will of Joseph Freeman, recorded in
12 Volume 359, Page 887 of The Deed Records of Hays County, Texas
13 [D.R.H.C.T.] and for the southwest corner of the tract described
14 herein, from which a 5/8-inch iron rod with cap stamped "TxDot"
15 found bears S50°04'16"W, a distance of 49.53 feet;

16 THENCE, N49°55'52"E, with the common line of said 105.55-acre tract
17 and said remainder of a called 3,486.6-acre tract, for a distance of
18 4,251.74 feet to a 4-1/2" iron pipe fence post found the north
19 corner of said 105.55-acre tract, for the southeast corner of a
20 called 94.23-acre tract, conveyed to Southwest Texas State
21 University, Operating Co-Trustee and The Frost National Bank,
22 Inactive Co-Trustee of the Harold M. Freeman Testamentary Trust,
23 recorded in Volume 1189, Page 99 [O.P.R.H.C.T.], for an angle
24 corner of said 3,486.6-acre tract and for an angle corner of the
25 tract described herein;

26 THENCE with the southeast line of said 94.23-acre tract, over and
27 across said 716.234-acre tract, the following two (2) courses:

1 1) N32°58'31"E, for a distance of 2,076.98 feet to a 4-1/2"
2 iron pipe fence post found for an angle corner of the tract
3 described herein, and

4 2) N37°21'34"E, for a distance of 2,082.81 feet to a 4-1/2"
5 iron pipe fence post found for the northeast corner of said
6 94.23-acre tract, same being in the south line of said 3,486.6-acre
7 tract, and for the northwest corner of the tract described herein,
8 from which a 60D nail found bears N60°57'21"W, a distance of 1.17
9 feet;

10 THENCE with common line of said 716.234-acre tract and said
11 3,486.6-acre tract, the following three (3) courses and distances:

12 1) S85°03'39"E, for a distance of 82.90 feet, to a 1/2-inch
13 iron rod with cap stamped "DOUCET" set for an angle corner of the
14 tract described herein,

15 2) S84°27'48"E, for a distance of 452.04 feet, to a 1/2-inch
16 iron rod with cap stamped "DOUCET" set for an angle corner of the
17 tract described herein, and

18 3) S84°26'51"E, for a distance of 432.88 feet, to a 1/2-inch
19 iron rod with cap found for the northwest corner of a called
20 60.77-acre tract, conveyed to Southwest Texas State University,
21 Operating Co-Trustee and The Frost National Bank, Inactive
22 Co-Trustee of the Harold M. Freeman Testamentary Trust, recorded in
23 Volume 1189, Page 99 [O.R.H.C.T.], and for the northeast corner of
24 the tract described herein;

25 THENCE, S26°31'02"E, with the west line of said 60.77-acre tract,
26 over and across said 716.234-acre tract, for a distance of 2,270.37
27 feet to 1-inch iron pipe found for the southwest corner of said

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60.77-acre tract, same being in the easterly line of said 716.234-acre tract, same being in the west line of Country Estates 2 Subdivision, an unrecorded subdivision, and for the northeast corner of the tract described herein;

THENCE with common line of said 716.234-acre tract and said Country Estates 2 Subdivision, the following two (2) courses and distances:

1) S45°33'06"W, for a distance of 44.43 feet, to a 1/2-inch iron rod found for an angle corner of the tract described herein, and

2) S25°36'43"W, for a distance of 5,199.11 feet, to a 2-7/8-inch metal fence corner post found for the common corner of said County Estates 2 Subdivision and said 19.46-acre tract and for an angle corner of the tract described herein,

THENCE, S43°28'55"W, with the west line of said 19.46-acre tract and the east line of said 716.234-acre tract, for a distance of 1,879.19 feet to the POINT OF BEGINNING of the tract described herein and containing 658.3-acres more or less.

SAVE AND EXCEPT A 183.81 ACRE TRACT BEGINNING at a 1/2-inch iron rod found for the northeast corner of said remainder of a called 658.3-acre tract, same being the northwest corner of a called 60.77-acre tract, conveyed to Southwest Texas State University, Operating Co-trustee and the Frost National Bank, Inactive Co-trustee of the Harold M. Freeman Testamentary Trust, recorded in Volume 1189, Page 99 [O.P.R.H.C.T.], same point being on the south line of the remainder of a called 3,486.6-acre tract, conveyed to Frost National Bank, Independent Executor and Trustee Under the Will of Joseph Freeman, recorded in Volume 359, Page 887 of the Deed

1 Records of Hays County, Texas [D.R.H.C.T.],
2 THENCE S26°31'02"E, with common line of said remainder of a called
3 658.3-acre tract and said 60.77-acre tract, for a distance of
4 2,270.37 feet to a 1-inch iron pipe found for the east corner of
5 said remainder of a called 716.234-acre tract, same being the
6 southwest corner of said 60.77-acre tract, same point being in the
7 west line of County Estates 2 Subdivision, an unrecorded
8 subdivision and for the northeast corner of the tract described
9 herein;
10 THENCE with the common line of said remainder of a called
11 716.234-acre tract and said County Estates 2 Subdivision, the
12 following two (2) courses:
13 1) S45°33'06"W, a distance of 44.43 feet to a 1/2-inch iron
14 rod found for an angle corner of the tract described herein, and
15 2) S25°36'43"W, for a distance of 1,749.91 feet to 1/2-inch
16 iron rod with cap stamped "DOUCET" set for the southeast corner of
17 the tract described herein;
18 THENCE over and across said remainder of a called 658.3-acre tract,
19 the following two (2) courses:
20 1) N64°40'18"W, a distance of 624.68 feet to a 1/2-inch iron
21 rod with cap stamped "DOUCET" set, and
22 2) N64°23'55"W, a distance of 2,590.79 feet to a 1/2-inch
23 iron rod with cap stamped "DOUCET" set in the west line of said
24 remainder of a called 716.234-acre tract, same point being in the
25 east line of a called 94.23-acre tract, conveyed to Southwest Texas
26 State University, Operating Co-trustee and the Frost National Bank,
27 Inactive Co-trustee of the Harold M. Freeman Testamentary Trust,

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1 recorded in Volume 1189, Page 99 [O.P.R.H.C.T.] and for the
2 southwest corner of the tract described herein;

3 THENCE with the common line of said remainder of a called 658.3-acre
4 tract and said 94.23-acre tract, the following two (2) courses:

5 1) N32°58'31"E, a distance of 823.68 feet to a 4-1/2-inch
6 iron pipe fence post found for an angle corner of the tract
7 described herein, and

8 2) N37°21'34"E, a distance of 2,082.81 feet to a 4-1/2-inch
9 iron pipe fence post found for the northwest corner of said
10 remainder of a called 716.234-acre tract, for the northeast corner
11 of said 94.23-acre tract and for the northwest corner of the tract
12 described herein, from which a 60D nail found at the base of a
13 t-post bears N60°57'21"W, a distance of 1.17 feet;

14 THENCE with the common line of said remainder of a called 658.3-acre
15 tract and said remainder of a called 3,486.6-acre tract, the
16 following three (3) courses:

17 1) S85°03'39"E, a distance of 82.90 feet to a 1/2-inch iron
18 rod with cap stamped "DOUCET" set,

19 2) S84°27'48"E, a distance of 452.04 feet to a 1/2-inch iron
20 rod with cap stamped "DOUCET" set, and

21 3) S84°26'51"E, a distance of 432.88 feet to the POINT OF
22 BEGINNING and containing 183.81 acres.

23 Tract 2: 1.15 Acres

24 DESCRIPTION OF 1.150 ACRES OF LAND SITUATED IN THE LYDIA GLASGOW
25 SURVEY NO. 14, ABSTRACT NO. 188, HAYS COUNTY, TEXAS; BEING A PORTION
26 OF THE REMAINDER OF THAT CALLED 659.9 ACRE TRACT (ONE HALF UNDIVIDED
27 INTEREST), DESCRIBED IN THE SPECIAL WARRANTY DEED FROM HAROLD M.

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1 FREEMAN, A SINGLE MAN, TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR
2 & TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN (DECEASED), OF RECORD IN
3 VOLUME 359, PAGE 863, DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.150
4 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE
5 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
6 COMMENCING at a 1/2 inch iron rod found in the interior of R.M.
7 Highway No. 12 (R.O.W. varies), being, the common north corner of
8 that called 4.337 acre tract described as "Tract One" in the
9 Warranty Deed to the City of San Marcos, of record in Volume 1080,
10 Page 874, Official Public Records of Hays County, Texas, and that
11 called 0.464 acre tract described as "Parcel 65" in Exhibit "C" in
12 the Special Warranty Deed to the County of Hays, of record in Volume
13 4264, Page 511, Official Public Records of Hays County, Texas,
14 being the northwest corner of that called 0.14 acre tract described
15 as "Easement Tract IV" in the Easement Agreement between The Frost
16 National Bank, Trustee of the Joseph Freeman Testamentary Trust,
17 and the City of San Marcos, of record in Volume 1239, Page 104,
18 Official Public Records of Hays County, Texas;
19 THENCE S 66°45'57" E, through the interior of said R.M. Highway
20 No. 12, with the north line of said 0.464 acre tract and said 0.14
21 acre easement tract, also with a portion of the north lines of said
22 6.4500 acre tract and that called 0.611 acre tract described as
23 "Easement Tract III" in said Easement Agreement of record in Volume
24 1239, Page 104, passing at a distance of 451.60 feet a TXDOT type II
25 monument found for the common north corner of said 0.464 acre tract
26 and that called 6.4500 acre tract of land described in the Special
27 Warranty Deed to the City of San Marcos, of record in Volume 3100,

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1 Page 712, Official Public Records of Hays County, Texas, continuing
2 for a total distance of 1336.77 feet to a 1/2 inch iron rod with a
3 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found at the
4 intersection of the south right-of-way line of said R.M. Highway
5 No. 12 with the east right-of-way line of said Wonder World Drive,
6 for the POINT OF BEGINNING, being an angle point in the northerly
7 line of said 659.9 acre remainder tract and also an angle point in
8 the northerly line of said 6.4500 acre tract, for the northwest
9 corner of the tract described herein;
10 THENCE S 66°45'57" E, continuing with the north line of said 0.611
11 acre easement tract and also with the south right-of-way line of
12 said R.M. Highway No. 12 and a portion of the north line of said
13 659.9 acre remainder tract, with the north line of the tract
14 described herein, a distance of 544.90 feet to a 1/2 inch iron rod
15 with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found at
16 the intersection of the south right-of-way line of said R.M.
17 Highway No. 12 with the north right-of-way line of Old Ranch Road 12
18 (R.O.W. varies), being an angle point in the northerly lines of said
19 659.9 acre remainder tract and said 6.4500 acre tract, for the
20 northeast corner of the tract described herein;
21 THENCE leaving the south right-of-way line of said R.M. Highway
22 No. 12 and the north line of said 0.611 acre easement tract, with
23 the curving north right-of-way line of said Old Ranch Road 12, also
24 with the curving northerly interior lines of said 659.9 acre
25 remainder tract and said 6.4500 acre tract, for the east line of the
26 tract described herein, the following three (3) courses and
27 distances:

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1 1. with the arc of a curve to the left, having a radius of
2 560.00 feet, an arc length of 174.70 feet, and a chord which bears S
3 68°05'29" W, a distance of 173.99 feet to a 1/2 inch iron rod with a
4 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found,

5 2. S 58°43'50" W, a distance of 47.47 feet to a TXDOT type II
6 monument found, and

7 3. S 75°23'37" W, a distance of 54.82 feet to a TXDOT type II
8 monument found at the intersection of the north right-of-way line
9 of said Old Ranch Road 12 with the east right-of-way of said Wonder
10 World Drive, being an angle point in the interior lines of said
11 659.9 acre remainder tract and said 6.4500 acre tract, for the most
12 southerly corner of the tract described herein;

13 THENCE leaving the north right-of-way line of said Old Ranch Road 12
14 and with the east right-of-way line of said Wonder World Drive, also
15 with the interior lines of said 659.9 acre remainder tract and said
16 6.4500 acre tract, with the west line of the tract described herein,
17 with the arc of a curve to the left, having a radius of 1997.36 feet,
18 an arc length of 402.79 feet, and a chord which bears N 37°39'28" W,
19 a distance of 402.11 feet to the POINT OF BEGINNING and containing
20 1.150 acres of land, more or less.

21 Tract 3: 2.303 Acres

22 DESCRIPTION OF 2.303 ACRES OF LAND SITUATED IN THE LYDIA GLASGOW
23 SURVEY NO. 14, ABSTRACT NO. 188, HAYS COUNTY, TEXAS; BEING A PORTION
24 OF THE REMAINDER OF THAT CALLED 659.9 ACRE TRACT (ONE HALF UNDIVIDED
25 INTEREST), DESCRIBED IN THE SPECIAL WARRANTY DEED FROM HAROLD M.
26 FREEMAN, A SINGLE MAN, TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR
27 & TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN (DECEASED), OF RECORD IN

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VOLUME 359, PAGE 863, DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 653.045 ACRES BEING COMPRISED OF TRACT 1 (649.592 ACRES), TRACT 2 (1.150 ACRES) AND TRACT 3 (2.303 ACRES), AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found in the east right-of-way line of said Wonder World Drive, being an angle point in the northerly line of said 659.9 acre remainder tract and an angle point in the easterly line of that called 6.4500 acre tract of land described in the Special Warranty Deed to the City of San Marcos, of record in Volume 3100, Page 712, Official Public Records of Hays County, Texas, same being the most northerly corner of that called 6.8059 acre tract of land described in the Special Warranty Deed to the City of San Marcos, of record in Volume 3197, Page 401, Official Public Records of Hays County, Texas, same being an angle point in the westerly line of that called 114 acre tract described as "Tract 1" in the Executor's Deed to Marla D. Sams & Marvin C. Wills, Jr., Co-Trustees of the Marvin C. Wills Family Trust, of record in Volume 3394, Page 424, Official Public Records of Hays County, Texas, for the most southerly corner and POINT OF BEGINNING of the tract described herein, from which a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found in the west right-of-way line of said Wonder World Drive, being an angle point in the northerly line of said 659.9 acre remainder tract, same being the most southerly corner of said 6.4500 acre tract, same being the northwest corner of said 6.8059 acre tract, bears, S 35°27'05" W, a

1 distance of 243.79 feet;

2 THENCE with the east right-of-way line of said Wonder World Drive,
3 also with the interior lines of said 659.9 acre remainder tract and
4 said 6.4500 acre tract, with the west line of the tract described
5 herein, the following two (2) courses and distances:

6 1. N 19°34'42" W, a distance of 83.03 feet to a TXDOT type II
7 monument found at the beginning of a curve to the left,

8 2. with the arc of said curve to the left, having a radius of
9 2009.86 feet, an arc length of 276.89 feet, and a chord which bears
10 N 23°34'40" W, a distance of 276.67 feet to a 1/2 inch iron rod with
11 plastic cap stamped "BCG" set at the intersection of the east
12 right-of-way line of said Wonder World Drive with the south
13 right-of-way line of said Old Ranch Road 12, being an angle point in
14 the interior lines of said 659.9 acre remainder tract and said
15 6.4500 acre tract, for the most westerly corner of the tract
16 described herein;

17 THENCE leaving the east right-of-way line of said Wonder World
18 Drive and with the south right-of-way line of said Old Ranch Road
19 12, also with the interior lines of said 659.9 acre remainder tract
20 and said 6.4500 acre tract, with the north line of the tract
21 described herein, the following three (3) courses and distances:

22 1. N 37°48'08" E, a distance of 46.59 feet to a 1/2 inch iron
23 rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran"
24 found,

25 2. N 58°50'07" E, a distance of 47.11 feet to a 1/2 inch iron
26 rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran"
27 found at the beginning of a curve to the right, and

1 3. with the arc of said curve to the right, having a radius
2 of 440.00 feet, an arc length of 390.22 feet, and a chord which
3 bears N 84°25'07" E, a distance of 377.56 feet to a painted hole
4 found in concrete being the most easterly corner of said 6.4500 acre
5 tract and an angle point in the easterly line of said 659.9 acre
6 remainder tract, also being in the west line of said 114 acre
7 remainder tract, for the most easterly corner of the tract
8 described herein,

9 THENCE S 35°28'03" W, with a portion of the east line of said 659.9
10 acre remainder tract and also with a portion of the west line of
11 said 114 acre remainder tract, with the east line of the tract
12 described herein, a distance of 527.61 feet to the POINT OF
13 BEGINNING and containing 2.303 acres of land, more or less.

14 Tract 4: 14.0620 Acres

15 DESCRIPTION OF 14.062 ACRES (312,548 SQUARE FEET) OF LAND SITUATED
16 IN THE JOHN WILLIAMS SURVEY, ABSTRACT No. 490 AND THE LYDIA GLASGOW
17 SURVEY No. 14, ABSTRACT No. 188, HAYS COUNTY, TEXAS; BEING A
18 PORTION OF TRACT 1: {a} 114 ACRES CONVEYED TO MARCIE B. WILLS, ET.
19 AL., RECORDED IN TRUST DISTRIBUTION DEED INSTRUMENT No. 16043487,
20 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.TX.); SAID
21 14.062 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD.
22 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
23 FOLLOWS:

24 BEGINNING at a 1/2-inch iron rod with a 1-1/2-inch aluminum cap
25 stamped TX.D.O.T. found on the northeasterly right-of-way line of
26 Wonder World Drive (right-of-way width varies), at the
27 southwesterly corner of the herein described tract and being a

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1 common corner to a 2.303 acre tract conveyed to Lazy Oaks Ranch, LP,
2 recorded in Volume 4931 at page 450, designated as Tract 2,
3 O.P.R.H.C.TX. and to a called 6.8059 acres conveyed to the City of
4 San Marcos, recorded in Volume 3197 at Page 401, O.P.R.H.C.TX.,
5 from which a TXDOT Type I concrete monument, found, on said
6 northeasterly right-of-way line, bears North 19 degrees 34 minutes
7 44 seconds West, a distance of 82.92 feet; in addition, from said
8 beginning point a 1/2-inch iron rod with a 1-1/2-inch aluminum cap
9 stamped TX.D.O.T. found on the southwesterly right-of-way line of
10 said drive and at a southwesterly corner of said 6.8059 acres, bears
11 South 35 degrees 26 minutes 58 seconds West, a distance of 243.80
12 feet;

13 THENCE, leaving said northeasterly right-of-way and said 6.8059
14 acres and continuing along the easterly line of said 2.303 acre
15 tract North 35 degrees 29 minutes 39 seconds East, a distance of
16 527.62 feet, to a calculated point at the northeasterly corner of
17 said 2.303 acre tract and a corner of the herein described tract;

18 THENCE, continuing along said easterly line North 35 degrees 29
19 minutes 39 seconds East, a distance of 11.66 feet to a calculated
20 point on the southern right-of-way line of Old Ranch Road 12
21 (right-of-way width varies) at the northwesterly corner of the
22 herein described tract;

23 THENCE, leaving said easterly line and continuing along said
24 southern right-of-way line for the following two (2) courses and
25 distances;

26 1.) South 66 degrees 39 minutes 22 seconds East, a distance
27 of 261.53 feet to a TXDOT Type I concrete monument found at a corner

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1 of the herein described tract;

2 2.) 481.55 feet along the arc of a curve turning to the left,
3 having a radius of 3869.72 feet and a chord that bears South 70
4 degrees 28 minutes 09 seconds East, a distance of 481.24 feet, to a
5 1/2-inch iron rod found at the northeasterly corner of the herein
6 described tract and at the northwesterly corner to an 8.661 acre
7 partition (Tract 2: North Portion) of Tract 1: {b} 17.45 acres
8 conveyed to Marice B. Wills, Et. Al., recorded in Trust
9 Distribution Deed Instrument No. 16043487, O.P.R.H.C.TX., from
10 which a 1/2-inch iron rod with a 1-1/2-inch aluminum cap stamped
11 "CMR/PROTECH SURVEYING RPLS 4288", found on said southern
12 right-of-way line, bears South 79 degrees 41 minutes 36 seconds
13 East, a distance of 239.59 feet;

14 THENCE, leaving said southern right-of-way and continuing along the
15 westerly line of said 8.661 acre partition South 36 degrees 40
16 minutes 50 seconds West, a distance of 1210.09 feet, to a 1/2-inch
17 iron rod with a plastic cap stamped "BCG" set on the northeasterly
18 right-of-way line of Wonder World Drive (right-of- way width
19 varies), at the southeasterly corner of the herein described tract
20 and being common corner to said 8.661 acre partition and to
21 aforesaid 6.8059 acres, from which a 1/2-inch iron rod with a
22 plastic cap stamped " JC EVANS" found bears South 18 degrees 57
23 minutes 09 seconds West, a distance of 2.17 feet; in addition, from
24 said corner a 1/2-inch iron rod with a 1-1/2-inch aluminum cap
25 stamped TX.D.O.T., found on said northeasterly right-of-way line at
26 the common corner of said 8.661 acre partition and said 6.8059
27 acres, bears South 19 degrees 38 minutes 00 seconds West, a distance

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1 of 403.95 feet;

2 THENCE, leaving said westerly line and continuing with said 6.8059
3 acres along said northeasterly right-of-way line North 19 degrees
4 38 minutes 00 seconds West, a distance of 845.05 feet to the POINT
5 OF BEGINNING and containing 14.062 acres (312,548 square feet) of
6 land, more or less.

7 Tract 5: 8.6610 Acres

8 DESCRIPTION OF 8.661 ACRES (377,274 SQUARE FEET) OF LAND SITUATED
9 IN THE JOHN WILLIAMS SURVEY, ABSTRACT No. 471, THE JOHN WILLIAMS
10 SURVEY, ABSTRACT No. 490 AND THE LYDIA GLASGOW SURVEY No. 14,
11 ABSTRACT No. 188, HAYS COUNTY, TEXAS; BEING A PORTION OF TRACT 1:
12 {b} 17.45 ACRES CONVEYED TO MARCIE B. WILLS, ET. AL., RECORDED IN
13 TRUST DISTRIBUTION DEED INSTRUMENT No. 16043487, OFFICIAL PUBLIC
14 RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.TX.); SAID 8.661 ACRES OF
15 LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE
16 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

17 BEGINNING at a 1/2-inch iron rod with a 1-1/2-inch aluminum cap
18 stamped TX.D.O.T. found on the northeasterly right-of-way line of
19 Wonder World Drive (right-of-way varies), the southeasterly corner
20 of the herein described tract, and being a common corner to
21 Partition Deed Tract 1: 17.45 acres conveyed to Marion H. Wills,
22 recorded in Volume 2530 at page 720, O.P.R.H.C.TX. and to called
23 6.8059 acres conveyed to the City of San Marcos, recorded in Volume
24 3197 at Page 401, O.P.R.H.C.TX., from said beginning point a
25 1X-inch iron rod with a 1-1/2-inch aluminum cap stamped TX.D.O.T.,
26 found on the southwesterly right-of-way line of said drive and at
27 the southwesterly corner of said 6.8059 acres, bears South 32

1 degrees 28 minutes 22 seconds West, a distance of 253.66 feet;
2 THENCE, leaving said Partition Deed Tract 1: 17.45 acres and
3 continuing with said 6.8059 acres along said northeasterly
4 right-of-way line North 19 degrees 38 minutes 00 seconds West, a
5 distance of 403.95 feet, to a 1/2-inch iron rod with a plastic cap
6 stamped "BCG" set at the southwesterly corner of the herein
7 described tract and being a common corner to said 6.8059 acres and a
8 14.062 acre partition (Tract 1: North Portion) of Tract 1: {a} 114
9 acres conveyed to Marice B. Wills, Et. Al., recorded in Trust
10 Distribution Deed Instrument No. 16043487, O.P.R.H.C.TX., from
11 which a 1/2-inch iron rod with a plastic cap stamped " JC EVANS"
12 found bears South 18 degrees 57 minutes 09 seconds West, a distance
13 of 2.17 feet;
14 THENCE, leaving said 6.8059 acres and said northeasterly
15 right-of-way line and continuing along the easterly line of said
16 14.062 acre partition North 36 degrees 40 minutes 50 seconds East, a
17 distance of 1210.09 feet, to a 1/2-inch iron rod found on the
18 southern right-of-way line of Old Ranch Road 12 (right-of- way
19 width varies), the northwesterly corner of the herein described
20 tract, and being a common corner to said 14.062 acre partition, from
21 which a TXDOT Type I concrete monument found on said southern
22 right-of- way line bears North 70 degrees 28 minutes 09 seconds
23 West, a distance of 481.24 feet;
24 THENCE, leaving said 14.062 acre partition and continuing along
25 said southern right-of-way line 239.63 feet along the arc of a curve
26 turning to the left, having a radius of 3869.72 feet and a chord
27 that bears South 75 degrees 41 minutes 36 seconds East, a distance

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1 of 239.59 feet, to a 1/2-inch iron rod with a 1-1/2- inch aluminum
2 cap stamped "CMR/PROTECH SURVEYING RPLS 4288" found at the
3 northeasterly corner of the herein described tract and being a
4 common corner to aforesaid Partition Deed Tract 1: 17.45 acres,
5 from which a 1/2-inch iron rod, found, on said southern
6 right-of-way line, bears South 79 degrees 13 minutes 57 seconds
7 East, a distance of 239.76 feet;

8 THENCE, leaving said southern right-of-way line and continuing
9 along the westerly line of aforesaid Partition Deed Tract 1: 17.45
10 acres South 32 degrees 23 minutes 07 seconds West, a distance of
11 1529.64 feet, to the POINT OF BEGINNING and containing 8.661 acres
12 (377,274 square feet) of land, more or less.

13 Tract 6: 22.772 Acres

14 DESCRIPTION OF A 22.772 ACRE TRACT OF LAND (991,957 SQ. FT.),
15 SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND THE JOHN
16 MAXIMILIAN, JR. SURVEY NO. 15, ABSTRACT NO. 299, HAYS COUNTY,
17 TEXAS; BEING ALL OF A REMAINDER OF A CALLED 31.079 ACRE TRACT OF
18 LAND, DESCRIBED IN A DEED TO LA CIMA COMMERICAL, LP, RECORDED IN
19 DOCUMENT NO. 17016156, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,
20 TEXAS (O.P.R.H.C.TX.); SAID 22.772 ACRES (991,957 SQ. FT.) AS
21 SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY
22 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

23 BEGINNING AT A 1/2-INCH IRON ROD WITH AN ALUMINUM CAP STAMPED
24 "TXDOT" FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF R.M. HIGHWAY
25 NO. 12, A VARIABLE WIDTH RIGHT-OF- WAY, FOR A SOUTHWEST CORNER OF A
26 CALLED 0.464 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO COUNTY OF
27 HAYS, RECORDED IN VOLUME 4264, PAGE 511, O.P.R.H.C.TX., SAME BEING

1 THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;
2 THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY
3 NO. 12, ALSO WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED
4 31.079 ACRE TRACT AND SAID 0.464 ACRE TRACT, THE FOLLOWING TWO (2)
5 COURSES AND DISTANCES:

6 1. S 66°45'01" E, A DISTANCE OF 492.02 FEET TO A 1/2-INCH
7 IRON ROD WITH AN ALUMINUM CAP STAMPED "TXDOT" FOUND,

8 2. S 88°03'14" E, A DISTANCE OF 59.47 FEET TO A 1/2-INCH IRON
9 ROD WITH AN ALUMINUM CAP STAMPED "TXDOT" FOUND ON THE SOUTH LINE OF
10 EXHIBIT "B" DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED IN
11 DOCUMENT NO. 17037240, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF
12 SAID 0.464 ACRE TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO
13 THE RIGHT;

14 THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY
15 NO. 12 AND SAID CURVE TO THE RIGHT, ALSO WITH THE COMMON LINE OF SAID
16 REMAINDER OF A CALLED 31.079 ACRE TRACT AND SAID EXHIBIT "B", HAVING
17 A RADIUS OF 1,822.36 FEET, AN ARC LENGTH OF 760.71 FEET, AND A CHORD
18 WHICH BEARS S 50°19'37" E, A DISTANCE OF 755.20 FEET TO A 1/2-INCH
19 IRON ROD FOUND, FOR THE NORTHWEST CORNER OF LOT 1, OF LA CIMA ENTRY
20 LOT FINAL PLAT, RECORDED IN DOCUMENT NO. 19006241, O.P.R.H.C.TX.,
21 SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 31.079
22 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

23 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079
24 ACRE TRACT AND SAID LOT 1, THE FOLLOWING FIVE (5) COURSES AND
25 DISTANCES:

26 1. S 56°57'50" W, A DISTANCE OF 92.55 FEET TO A 1/2-INCH IRON
27 ROD FOUND,

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2. S 25°09'45" E, A DISTANCE OF 83.91 FEET TO A 1/2-INCH IRON
ROD FOUND,

3. S 18°28'14" W, A DISTANCE OF 67.95 FEET TO A 1/2-INCH IRON
ROD WITH A PLASTIC CAP STAMPED "BCG" SET

4. S 65°12'33" W, A DISTANCE OF 84.26 FEET TO A MAGNAIL WITH A
"BCG" CAP SET,

5. S 19°23'33" E, A DISTANCE OF 79.20 FEET TO A 1/2-INCH IRON
ROD FOUND ON THE WEST RIGHT-OF-WAY OF WEST CENTERPOINT ROAD, A
VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID LOT
1, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079
ACRE TRACT AND THE WEST RIGHT-OF-WAY OF SAID WEST CENTERPOINT ROAD,
THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00
FEET, AN ARC DISTANCE OF 189.65 FEET, A CHORD WHICH BEARS S 79°10'36"
W, A DISTANCE OF 188.76 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC
CAP STAMPED "BCG" SET,

2. S 88°47'34" W, A DISTANCE OF 195.85 FEET TO A 1/2-INCH
IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
BEGINNING OF A CURVE TO THE LEFT,

3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 835.00
FEET, AN ARC DISTANCE OF 9.64 FEET, AND A CHORD WITH BEARS S
88°27'43" W, A DISTANCE OF 9.64 FEET TO A MAGNAIL WITH A "BCG" CAP
SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,

4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00
FEET, AN ARC DISTANCE OF 30.43 FEET, AND A CHORD WHICH BEARS N
48°16'47" W, A DISTANCE OF 27.58 FEET TO A 1/2-INCH IRON ROD WITH A

1 PLASTIC CAP STAMPED "BCG" SET,

2 5. S $84^{\circ}57'29''$ W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON
3 ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
4 BEGINNING OF A CURVE TO THE RIGHT,

5 6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00
6 FEET, AN ARC DISTANCE OF 30.29 FEET, AND A CHORD WHICH BEARS S
7 $38^{\circ}42'12''$ W, A DISTANCE OF 27.48 FEET TO A 1/2-INCH IRON ROD WITH A
8 PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A
9 CURVE TO THE LEFT,

10 7. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 835.00
11 FEET, AN ARC DISTANCE OF 389.76 FEET, AND A CHORD WHICH BEARS S
12 $68^{\circ}43'30''$ W, A DISTANCE OF 386.23 FEET TO A 1/2-INCH IRON ROD WITH A
13 PLASTIC CAP STAMPED "BCG" SET,

14 8. S $55^{\circ}21'10''$ W, A DISTANCE OF 399.97 FEET TO A NAIL FOUND,
15 FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 31.079 ACRE
16 TRACT AND THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE
17 BEGINNING OF A CURVE TO THE RIGHT,

18 9. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00
19 FEET, AN ARC DISTANCE OF 31.42 FEET, AND A CHORD WHICH BEARS N
20 $79^{\circ}38'50''$ W, A DISTANCE OF 28.28 FEET TO A 1/2-INCH IRON ROD WITH A
21 PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET ON THE NORTH RIGHT-OF-WAY
22 OF FLINT RIDGE ROAD, A 60 FOOT WIDE RIGHT-OF-WAY;

23 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079
24 ACRE TRACT AND NORTH RIGHT-OF-WAY OF SAID FLINT RIDGE ROAD, THE
25 FOLLOWING TWO (2) COURSES AND DISTANCES:

26 1. N $34^{\circ}38'50''$ W, A DISTANCE OF 179.37 FEET TO A 1/2-INCH
27 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET, SAID POINT

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1 BEING THE BEGINNING OF A CURVE TO THE LEFT,

2 2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 630.00
3 FEET, AN ARC DISTANCE OF 93.77 FEET, AND A CHORD WHICH BEARS N
4 38°54'41" W, A DISTANCE OF 93.69 FEET TO A 1/2-INCH IRON ROD WITH A
5 PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET, FOR THE SOUTHEAST CORNER
6 OF LA CIMA FIRE STATION FINAL PLAT, RECORDED IN DOCUMENT NO.
7 21021091, O.P.R.H.C.TX., SAME BEING THE SOUTHWEST CORNER OF SAID
8 REMAINDER OF A CALLED 31.079 ACRE TRACT AND THE TRACT DESCRIBED
9 HEREIN;

10 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079
11 ACRE TRACT AND SAID LA CIMA FIRE STATION FINAL PLAT, THE FOLLOWING
12 TWO (2) COURSES AND DISTANCES:

13 1. N 39°52'15" E, A DISTANCE OF 349.74 FEET TO A 1/2-INCH
14 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET, FOR THE
15 NORTHEAST CORNER OF SAID LA CIMA FIRE STATION FINAL PLAT,

16 2. N 40°23'45" W, A DISTANCE OF 181.91 FEET TO A 1/2-INCH
17 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTHEAST
18 CORNER OF PROPOSED LA CIMA PEC SUBSTATION PLAT;

19 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079
20 ACRE TRACT AND SAID PROPOSED LA CIMA PEC SUBSTATION PLAT, THE
21 FOLLOWING THREE (3) COURSES AND DISTANCES:

22 1. N 43°23'46" E, A DISTANCE OF 694.59 FEET TO A 1/2-INCH
23 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,

24 2. N 46°22'49" W, A DISTANCE OF 310.56 FEET TO A 1/2-INCH
25 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,

26 3. N 23°05'04" E, A DISTANCE OF 46.36 FEET TO THE POINT OF
27 BEGINNING, CONTAINING 22.772 ACRES OF LAND.

1 Tract 7: 1.197 Acres

2 DESCRIPTION OF 1.197 ACRES (52,129 SQUARE FEET) OF LAND SITUATED IN
3 THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS;
4 BEING ALL OF LOT 2, BLOCK A, LA CIMA FIRE STATION SUBDIVISION,
5 RECORDED IN DOCUMENT NO. 21021091, OFFICIAL PUBLIC RECORDS OF HAYS
6 COUNTY TEXAS (O.P.R.H.C.TX.); SAID 1.197 ACRES OF LAND AS SURVEYED
7 BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE PARTICULARLY
8 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

9 BEGINNING AT 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE
10 OF FLINT RIDGE ROAD, A 60 FOOT WIDE RIGHT-OF-WAY, FOR THE SOUTHWEST
11 CORNER OF LOT 1, OF SAID LA CIMA FIRE STATION SUBDIVISION, SAME
12 BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE TRACT DESCRIBED
13 HEREIN;

14 THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FLINT RIDGE ROAD,
15 SAME BEING THE SOUTH LINE OF SAID LOT 2, FOR THE FOLLOWING FOUR (4)
16 COURSES AND DISTANCES;

17 1. NORTH 72 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE
18 OF 11.39 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED
19 "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,

20 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00
21 FEET, AN ARC DISTANCE OF 273.97 FEET, AND A CHORD THAT BEARS NORTH
22 59 DEGREES 36 MINUTES 02 SECONDS WEST, A DISTANCE OF 271.60 FEET TO
23 A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

24 3. NORTH 46 DEGREES 31 MINUTES 09 SECONDS WEST, A DISTANCE
25 OF 121.23 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED
26 "BCG" FOUND, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2
27 AND THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A

1 CURVE TO THE RIGHT,

2 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00
3 FEET, AN ARC DISTANCE OF 39.24 FEET, AND A CHORD THAT BEARS NORTH 01
4 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 35.33 FEET TO A
5 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND ON THE EAST
6 LINE OF A CALLED 4.242 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO
7 HAYS COUNTY, RECORDED IN DOCUMENT NO. 19002553, O.P.R.H.C.TX., FOR
8 THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 2 AND THE TRACT
9 DESCRIBED HEREIN;

10 THENCE, WITH THE EAST LINE OF SAID 4.242 ACRE TRACT AND THE SOUTH
11 LINE OF SAID LOT 2, FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES;

12 1. NORTH 43 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE
13 OF 75.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED
14 "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,

15 2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 492.00
16 FEET, AN ARC DISTANCE OF 46.55 FEET, AND A CHORD THAT BEARS NORTH 40
17 DEGREES 42 MINUTES 51 SECONDS EAST, A DISTANCE OF 46.53 FEET TO A
18 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE
19 SOUTHWEST CORNER OF LOT 1, BLOCK A, SAN MARCOS ACADEMY ENTRANCE
20 DEVELOPMENT PLAT, RECORDED IN VOLUME 16, PAGE 362, PLAT RECORDS OF
21 HAYS COUNTY, TEXAS (P.R.H.C.TX.), SAME BEING NORTHWEST CORNER OF
22 SAID LOT 2 AND THE TRACT DESCRIBED HEREIN;

23 THENCE, SOUTH 46 DEGREES 37 MINUTES 22 SECONDS EAST, WITH THE NORTH
24 LINE OF SAID LOT 2, PASSING AT A DISTANCE OF 9.97 FEET A 1/2-INCH
25 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHEAST
26 CORNER OF SAID LOT 1, SAN MARCOS ACADEMY ENTRANCE DEVELOPMENT PLAT,
27 SAME BEING THE SOUTHWEST CORNER OF A CALLED 2.467 ACRE TRACT OF

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1 LAND, DESCRIBED IN A DEED TO SAN MARCOS BAPTIST ACADEMY FOUNDATION,
2 RECORDED IN VOLUME 5038, PAGE 689, O.P.R.H.C.TX, PASSING A 1/2-INCH
3 IRON ROD FOUND AT A DISTANCE OF 25.62 FEET, FOR THE SOUTHEAST CORNER
4 OF SAID 2.467 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A
5 CALLED 4.337 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO
6 CITY OF SAN MARCOS, RECORDED IN VOLUME 1080, PAGE 874,
7 O.P.R.H.C.TX, AND CONTINUING FOR A TOTAL DISTANCE OF 325.50 FEET TO
8 A 1/2-INCH IRON ROD FOUND ON THE WEST LINE OF SAID LOT 1, FOR THE
9 SOUTHEAST CORNER OF SAID 4.337 ACRE TRACT, SAME BEING THE NORTHEAST
10 CORNER OF SAID LOT 2 AND THE TRACT DESCRIBED HEREIN;
11 THENCE, SOUTH 06 DEGREES 45 MINUTES 16 SECONDS EAST, WITH THE COMMON
12 LINE OF SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 127.26 FEET TO THE
13 POINT OF BEGINNING AND CONTAINING 1.197 ACRES (52,129 SQUARE FEET)
14 OF LAND.

15 Tract 8: 99.120 Acres

16 DESCRIPTION OF A 99.121 ACRE TRACT OF LAND (4,317,725 SQ. FT.),
17 SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND WILLIAM
18 TM SMITHSON SURVEY, SECTION NO. 3, ABSTRACT NO. 419, HAYS COUNTY,
19 TEXAS; BEING ALL OF A REMAINDER OF A CALLED 182.269 ACRE TRACT
20 DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO.
21 19018423, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
22 (O.P.R.H.C.TX.) AND BEING ALL OF A CALLED 2.749 ACRE TRACT OF LAND,
23 DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO.
24 24030101, O.P.R.H.C.TX.; SAID 99.121 ACRES (4,317,725 SQ. FT.) AS
25 SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY
26 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

27 BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG"

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1 FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CENTERPOINT ROAD, A
2 VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF A
3 REMAINDER OF A CALLED 1388.17 ACRE TRACT OF LAND, DESCRIBED IN A
4 DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 3772, PAGE 231,
5 O.P.R.H.C.TX., SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF
6 SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, ALSO BEING THE
7 NORTHEAST CORNER OF A REMAINDER OF A CALLED 23.554 ACRE TRACT OF
8 LAND, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN
9 DOCUMENT NO. 24030098, O.P.R.H.C.TX., AND BEING THE NORTHWEST
10 CORNER OF SAID 2.749 ACRE TRACT;

11 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
12 ACRE TRACT AND SAID REMAINDER OF A CALLED 1388.17 ACRE TRACT, THE
13 HEREIN, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

14 1. N 30°06'14" W, A DISTANCE OF 256.43 FEET TO A 1/2-INCH
15 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
16 THE BEGINNING OF A CURVE TO THE RIGHT,

17 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00
18 FEET, AN ARC DISTANCE OF 325.25 FEET, AND A CHORD WHICH BEARS N
19 11°28'07" W, A DISTANCE OF 319.54 FEET TO A 1/2-INCH IRON ROD WITH A
20 PLASTIC CAP STAMPED "BCG" FOUND,

21 3. N 07°10'00" E, A DISTANCE OF 546.52 FEET TO A 1/2-INCH
22 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
23 THE BEGINNING OF A CURVE TO THE RIGHT,

24 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00
25 FEET, AN ARC DISTANCE OF 175.06 FEET, AND A CHORD WHICH BEARS N
26 17°11'49" E, A DISTANCE OF 174.17 FEET TO A 1/2-INCH IRON ROD WITH A
27 PLASTIC CAP STAMPED "BCG" FOUND,

1 5. N 82°53'32" W, A DISTANCE OF 711.11 FEET TO A 1/2-INCH
2 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
3 THE BEGINNING OF A CURVE TO THE LEFT,

4 6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 507.40
5 FEET, AN ARC DISTANCE OF 203.29 FEET, AND A CHORD WHICH BEARS S
6 75°33'51" W, A DISTANCE OF 201.93 FEET TO A 1/2-INCH IRON ROD WITH A
7 PLASTIC CAP STAMPED "BCG" FOUND,

8 7. S 64°00'07" W, A DISTANCE OF 97.16 FEET TO A 1/2-INCH IRON
9 ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
10 BEGINNING OF A CURVE TO THE LEFT,

11 8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00
12 FEET, AN ARC DISTANCE OF 138.67 FEET, AND A CHORD WHICH BEARS S
13 56°03'25" W, A DISTANCE OF 138.22 FEET TO A 1/2-INCH IRON ROD WITH A
14 PLASTIC CAP STAMPED "BCG" FOUND,

15 9. S 48°06'43" W, A DISTANCE OF 62.28 FEET TO A 1/2-INCH IRON
16 ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
17 BEGINNING OF A CURVE TO THE RIGHT,

18 10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 425.10
19 FEET, AN ARC DISTANCE OF 207.16 FEET, AND A CHORD WHICH BEARS S
20 64°23'29" W, A DISTANCE OF 205.12 FEET TO A 1/2-INCH IRON ROD WITH A
21 PLASTIC CAP STAMPED "BCG" FOUND

22 11. S 75°59'55" W, A DISTANCE OF 270.70 FEET TO A 1/2-INCH
23 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE EAST CORNER
24 OF A CALLED 700.2 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM
25 WEST, LP OF RECORD IN DOCUMENT NO. 17043115, O.P.R.H.C.TX., SAME
26 BEING THE WESTERLY SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED
27 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

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THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
ACRE TRACT AND SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, THE
HEREIN, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. N 20°00'22" W, A DISTANCE OF 139.22 FEET TO A 1/2-INCH
IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

2. N 30°22'30" W, A DISTANCE OF 239.03 FEET TO A 1/2-INCH
IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

3. N 42°56'51" W, A DISTANCE OF 269.82 FEET TO A 1/2-INCH
IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

4. N 33°41'43" W, A DISTANCE OF 181.75 FEET TO A 1/2-INCH
IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

5. N 24°21'38" W, A DISTANCE OF 161.66 FEET TO A 1/2-INCH
IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, AND

6. N 04°00'37" W, A DISTANCE OF 128.68 FEET TO A 1/2-INCH
IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND ON THE SOUTHEAST
LINE OF TRACT 39, FOX RIDGE PHASE 1, RECORDED IN VOLUME 1, PAGE 373,
PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.), FOR THE NORTHWEST
CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE
TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
ACRE TRACT AND SAID FOX RIDGE PHASE 1, FOLLOWING THREE (3) COURSES
AND DISTANCES:

1. N 44°02'01" E, A DISTANCE OF 30.18 FEET TO A 1/2-INCH IRON
ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 39, SAME BEING THE
SOUTHWEST CORNER OF TRACT 29, OF SAID FOX RIDGE PHASE 1,

2. N 44°08'24" E, A DISTANCE OF 873.03 FEET TO A 1/2-INCH
IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 29, SAME

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1 BEING THE SOUTHWEST CORNER OF TRACT 28 OF SAID FOX RIDGE PHASE 1,

2 3. N 44°11'00" E, A DISTANCE OF 634.82 FEET TO A 1/2-INCH
3 IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 28, THE
4 SOUTHWEST CORNER OF TRACT 17, OF SAID FOX RIDGE PHASE 1, THE
5 NORTHWEST CORNER OF THE LA CIMA PHASE 3, SECTION A FINAL PLAT,
6 RECORDED IN DOCUMENT NO. 22048284, O.P.R.H.C.TX., AND THE NORTH
7 CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE
8 TRACT DESCRIBED HEREIN;

9 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
10 ACRE TRACT AND SAID LA CIMA PHASE 3, SECTION A FINAL PLAT, FOLLOWING
11 SEVENTEEN (17) COURSES AND DISTANCES:

12 1. S 09°40'21" E, A DISTANCE OF 87.44 FEET TO A 1/2-INCH IRON
13 ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,

14 2. S 09°05'59" E, A DISTANCE OF 240.26 FEET TO A 1/2-INCH
15 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,

16 3. S 02°09'42" W, A DISTANCE OF 262.43 FEET TO A COTTON
17 SPINDLE FOUND,

18 4. S 12°49'55" W, A DISTANCE OF 218.25 FEET TO A 1/2-INCH
19 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,

20 5. S 17°06'18" W, A DISTANCE OF 204.67 FEET TO A 1/2-INCH
21 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,

22 6. N 81°12'34" E, A DISTANCE OF 731.52 FEET TO A 1/2-INCH
23 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,

24 7. N 45°48'27" E, A DISTANCE OF 110.20 FEET TO A 1/2-INCH
25 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,

26 8. N 68°16'19" E, A DISTANCE OF 112.10 FEET TO A 1/2-INCH
27 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,

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1 9. S 41°02'29" E, A DISTANCE OF 16.57 FEET TO A CALCULATED
2 POINT,
3 10. S 70°42'41" E, A DISTANCE OF 87.20 FEET TO A 1/2-INCH
4 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
5 11. S 44°40'52" E, PASSING AT A DISTANCE OF 57.50 FEET A
6 COTTON SPINDLE FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 119.22
7 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
8 12. S 36°16'52" E, A DISTANCE OF 118.92 FEET TO A 1/2-INCH
9 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
10 13. S 33°45'34" E, A DISTANCE OF 53.48 FEET TO A MAGNAIL
11 FOUND,
12 14. S 33°36'10" E, PASSING AT A DISTANCE OF 67.77 FEET A
13 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "TEXAS ALLPOINTS
14 SURVEYING CO." FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 252.81
15 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
16 15. S 56°21'32" W, A DISTANCE OF 13.73 FEET TO A 1/2-INCH
17 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
18 16. S 33°37'12" E, PASSING AT A DISTANCE OF 53.94 FEET A
19 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND, AND
20 CONTINUING FOR A TOTAL DISTANCE OF 178.52 FEET TO A FENCE POST
21 FOUND,
22 17. S 81°01'51" E, A DISTANCE OF 87.97 FEET TO A 1/2-INCH
23 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND ON THE NORTH
24 RIGHT-OF-WAY LINE OF CENTRAL PARK LOOP, A 70 FOOT WIDE
25 RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID LA CIMA PHASE 3,
26 SECTION A FINAL PLAT;
27 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269

S.B. No. 3037

1 ACRE TRACT AND RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP,
2 FOLLOWING TWO (2) COURSES AND DISTANCES:

3 1. S 34°49'53" E, A DISTANCE OF 70.09 FEET TO A 1/2-INCH IRON
4 ROD WITH A PLASTIC CAP STAMPED "BCG" SET,

5 2. N 55°10'07" E, A DISTANCE OF 180.47 FEET TO A 1/2-INCH
6 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, FOR THE WEST CORNER
7 OF LOT 1, LA CIMA AMENITY CENTER FINAL PLAT, RECORDED IN DOCUMENT
8 NO. 21027901, O.P.R.H.C.TX.;

9 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
10 ACRE TRACT AND SAID LOT 1, FOLLOWING THREE (3) COURSES AND
11 DISTANCES:

12 1. S 44°34'32" E, A DISTANCE OF 555.85 FEET TO A CALCULATED
13 POINT, FOR THE SOUTH CORNER OF SAID LOT 1,

14 2. N 69°30'14" E, A DISTANCE OF 560.86 FEET TO A 1/2-INCH
15 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,

16 3. N 50°27'07" E, A DISTANCE OF 94.37 FEET TO A 1/2-INCH IRON
17 ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND ON THE SOUTHWEST
18 RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP;

19 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
20 ACRE TRACT AND SOUTHWEST RIGHT-OF-WAY LINE OF SAID CENTRAL PARK
21 LOOP, FOLLOWING FOUR (4) COURSES AND DISTANCES:

22 1. S 40°06'37" E, A DISTANCE OF 218.12 FEET TO A 1/2-INCH
23 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
24 THE BEGINNING OF A CURVE TO THE LEFT,

25 2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 885.00
26 FEET, AN ARC DISTANCE OF 134.11 FEET, AND A CHORD WHICH BEARS S
27 44°27'06" E, A DISTANCE OF 133.98 FEET TO A 1/2-INCH IRON ROD WITH A

S.B. No. 3037

1 PLASTIC CAP STAMPED "BCG" FOUND,

2 3. S 50°51'40" E, A DISTANCE OF 27.03 FEET TO A 1/2-INCH IRON
3 ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
4 BEGINNING OF A CURVE TO THE RIGHT,

5 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00
6 FEET, AN ARC DISTANCE OF 29.58 FEET, AND A CHORD WHICH BEARS S
7 06°24'37" E, A DISTANCE OF 26.96 FEET TO A 1/2-INCH IRON ROD WITH A
8 PLASTIC CAP STAMPED "BCG" SET ON THE NORTH RIGHT-OF- WAY LINE OF
9 SAID CENTERPOINT ROAD, FOR NORTHWEST CORNER OF A CALLED 19.021 ACRE
10 TRACT OF LAND, DESCRIBED IN A DEED TO HAYS COUNTY, RECORDED IN
11 DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE EAST CORNER OF
12 SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT
13 DESCRIBED HEREIN;

14 THENCE S 41°00'43" W, WITH THE COMMON LINE OF SAID REMAINDER OF A
15 CALLED 182.269 ACRE TRACT AND SAID 19.021 ACRE TRACT, A DISTANCE OF
16 317.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG"
17 FOUND, FOR THE EAST CORNER OF SAID 2.749 ACRE TRACT;

18 THENCE DEPARTING THE COMMON LINE OF SAID REMAINDER OF A CALLED
19 182.269 ACRE TRACT AND SAID 19.021 ACRE TRACT, WITH THE COMMON LINE
20 OF SAID 19.021 ACRE TRACT AND SAID 2.749 ACRE TRACT, THE FOLLOWING
21 TWELVE (12) COURSES AND DISTANCES:

22 1. S 41°00'43" W, A DISTANCE OF 12.81 FEET TO A 1/2-INCH IRON
23 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
24 BEGINNING OF A CURVE TO THE RIGHT,

25 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,465.00
26 FEET, AN ARC LENGTH OF 220.75 FEET, AND A CHORD WHICH BEARS S
27 45°19'44" W, A DISTANCE OF 220.54 FEET TO A 1/2-INCH IRON ROD WITH

S.B. No. 3037

1 PLASTIC CAP STAMPED "BCG" FOUND,
2 3. S 49°38'44" W, A DISTANCE OF 291.83 FEET TO A 1/2-INCH
3 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
4 BEGINNING OF A CURVE TO THE RIGHT,
5 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00
6 FEET, AN ARC LENGTH OF 48.70 FEET, AND A CHORD WHICH BEARS S
7 56°37'17" W, A DISTANCE OF 48.58 FEET TO A 1/2- INCH IRON ROD WITH
8 PLASTIC CAP STAMPED "BCG" FOUND,
9 5. S 63°35'50" W, A DISTANCE OF 89.89 FEET TO A 1/2-INCH IRON
10 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
11 6. S 47°20'47" W, A DISTANCE OF 39.71 FEET TO A 1/2-INCH IRON
12 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
13 7. S 36°50'32" W, A DISTANCE OF 94.80 FEET TO A 1/2-INCH IRON
14 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
15 BEGINNING OF A CURVE TO THE RIGHT,
16 8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00
17 FEET, AN ARC LENGTH OF 44.69 FEET, AND A CHORD WHICH BEARS S
18 43°14'38" W, A DISTANCE OF 44.60 FEET TO A 1/2- INCH IRON ROD WITH
19 PLASTIC CAP STAMPED "BCG" FOUND,
20 9. S 49°38'44" W, A DISTANCE OF 245.10 FEET TO A 1/2-INCH
21 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
22 10. S 55°03'11" W, A DISTANCE OF 276.59 FEET TO A 1/2-INCH
23 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
24 BEGINNING OF A CURVE TO THE RIGHT,
25 11. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF
26 1,467.50 FEET, AN ARC LENGTH OF 81.39 FEET, AND A CHORD WHICH BEARS
27 S 62°02'59" W, A DISTANCE OF 81.38 FEET TO A 1/2-INCH IRON ROD WITH

1 PLASTIC CAP STAMPED "BCG" FOUND,

2 12. S 63°38'19" W, A DISTANCE OF 398.56 FEET TO A 1/2-INCH
3 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST
4 CORNER OF SAID 2.749 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN,
5 SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.544
6 ACRE;

7 THENCE N 30°06'14" W, DEPARTING THE COMMON LINE OF SAID 19.021 ACRE
8 TRACT AND SAID 2.749 ACRE TRACT, WITH THE COMMON LINE OF SAID
9 REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 2.749 ACRE TRACT, A
10 DISTANCE OF 125.16 FEET TO THE POINT OF BEGINNING, CONTAINING
11 99.121 ACRES OF LAND.

12 Tract 9: 139.964 Acres

13 DESCRIPTION OF A 139.964 ACRE TRACT OF LAND (6,096,828 SQ. FT.),
14 SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS
15 COUNTY, TEXAS; BEING A PORTION OF A REMAINDER OF A CALLED 248.225
16 ACRE TRACT DESCRIBED IN A DEED TO LCSM PH. 4, LLC, RECORDED IN
17 DOCUMENT NO. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,
18 TEXAS (O.P.R.H.C.TX.); SAID 139.964 ACRES (6,096,828 SQ. FT.) AS
19 SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY
20 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

21 BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET
22 ON THE NORTH LINE OF A CALLED 537.30 ACRE TRACT OF LAND, DESCRIBED
23 AS TRACT 1 IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO.
24 20031138, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF A CALLED
25 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY,
26 RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE
27 SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT

1 AND THE TRACT DESCRIBED HEREIN;

2 THENCE DEPARTING THE NORTH LINE OF SAID 537.30 ACRE TRACT, WITH THE
3 COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND
4 SAID 19.021 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND
5 DISTANCES:

6 1. N 01°00'33" W, A DISTANCE OF 237.52 FEET TO A 1/2-INCH
7 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
8 BEGINNING OF A CURVE TO THE RIGHT,

9 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,715.52
10 FEET, AN ARC LENGTH OF 575.20 FEET, AND A CHORD WHICH BEARS N
11 06°03'52" E, A DISTANCE OF 574.13 FEET TO A 1/2-INCH IRON ROD WITH
12 PLASTIC CAP STAMPED "BCG" SET,

13 3. N 12°07'57" E, A DISTANCE OF 503.70 FEET TO A CALCULATED
14 POINT,

15 4. N 48°43'02" E, A DISTANCE OF 16.00 FEET TO A CALCULATED
16 POINT,

17 5. N 12°07'57" E, A DISTANCE OF 14.00 FEET TO A CALCULATED
18 POINT,

19 6. N 24°27'08" W, A DISTANCE OF 16.00 FEET TO A CALCULATED
20 POINT,

21 7. N 12°07'57" E, A DISTANCE OF 959.03 FEET TO A 1/2-INCH
22 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTH CORNER OF
23 A CALLED 3.923 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS
24 COUNTY, RECORDED IN DOCUMENT NO. 24030100, O.P.R.H.C.TX., SAID
25 POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

26 THENCE DEPARTING THE COMMON LINE OF SAID REMAINDER OF A CALLED
27 248.225 ACRE TRACT AND SAID 19.021 ACRE TRACT, WITH THE COMMON LINE

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1 OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 3.923 ACRE
2 TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

3 1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,232.89
4 FEET, AN ARC LENGTH OF 412.42 FEET, AND A CHORD WHICH BEARS N
5 02°47'11" E, A DISTANCE OF 410.50 FEET TO A 1/2-INCH IRON ROD WITH
6 PLASTIC CAP STAMPED "BCG" SET,

7 2. N 06°47'54" W, A DISTANCE 140.74 FEET TO A 1/2-INCH IRON
8 ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
9 BEGINNING OF A CURVE TO THE RIGHT,

10 3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00
11 FEET, AN ARC LENGTH OF 1,073.58 FEET, AND A CHORD WHICH BEARS N
12 25°04'22" E, A DISTANCE OF 1,019.06 FEET TO A 1/2-INCH IRON ROD WITH
13 PLASTIC CAP STAMPED "BCG" SET, FOR THE NORTHWEST CORNER OF SAID
14 REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF THE TRACT DESCRIBED
15 HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,

16 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00
17 FEET, AN ARC LENGTH OF 19.47 FEET, AND A CHORD WHICH BEARS S
18 76°34'48" E, A DISTANCE OF 17.40 FEET TO A 1/2-INCH IRON ROD WITH
19 PLASTIC CAP STAMPED "BCG" SET ON THE SOUTH RIGHT-OF-WAY OF CENTRAL
20 PARK LOOP, A 70 FOOT WIDE RIGHT-OF-WAY;

21 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225
22 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTRAL PARK
23 LOOP, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

24 1. S 30°06'14" E, A DISTANCE OF 33.14 FEET TO A 1/2-INCH IRON
25 ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
26 BEGINNING OF A CURVE TO THE LEFT;

27 2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.01

1 FEET, AN ARC LENGTH OF 525.80 FEET, AND A CHORD WHICH BEARS S
2 59°38'21" E, A DISTANCE OF 502.82 FEET TO A 1/2-INCH IRON ROD WITH
3 PLASTIC CAP STAMPED "BCG" SET,

4 3. S 88°59'05" E, A DISTANCE OF 97.97 FEET TO A 1/2-INCH IRON
5 ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
6 BEGINNING OF A CURVE TO THE RIGHT;

7 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 465.06
8 FEET, AN ARC LENGTH OF 142.66 FEET, AND A CHORD WHICH BEARS S 80° 20'
9 06" E, A DISTANCE OF 142.10 FEET TO A 3/4-INCH IRON ROD FOUND,

10 5. S 71°32'48" E, A DISTANCE OF 174.79 FEET TO A 3/4-INCH
11 IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE
12 LEFT,

13 6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 435.00
14 FEET, AN ARC LENGTH OF 577.47 FEET, AND A CHORD WHICH BEARS N 70° 25'
15 22" E, A DISTANCE OF 535.99 FEET TO A 3/4-INCH IRON ROD FOUND,

16 7. N 32°23'32" E, A DISTANCE OF 225.69 FEET TO A 3/4-INCH
17 IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE
18 RIGHT,

19 8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00
20 FEET, AN ARC LENGTH OF 292.64 FEET, AND A CHORD WHICH BEARS N 44°59'
21 56" E, A DISTANCE OF 290.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC
22 CAP STAMPED "BCG" SET, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A,
23 FINAL PLAT OF LA CIMA PHASE 4 SUBDIVISION, DOCUMENT NO. 22050345,
24 PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.);

25 THENCE WITH THE COMMON LINE OF THE SAID REMAINDER OF A CALLED
26 248.225 ACRE TRACT AND SAID LOT 1, THE FOLLOWING FOUR (4) COURSES
27 AND DISTANCES:

1 1. S 32°23'40" E, A DISTANCE OF 73.72 FEET TO A CALCULATED
2 POINT,

3 2. S 88°17'51" E, PASSING AT A DISTANCE OF 497.36 FEET A
4 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND
5 CONTINUING FOR A TOTAL DISTANCE OF 864.08 FEET TO A 1/2-INCH IRON
6 ROD WITH PLASTIC CAP STAMPED "BCG" SET,

7 3. S 74°07'47" E, A DISTANCE OF 179.27 FEET TO A 1/2-INCH
8 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,

9 4. S 44°27'37" E, A DISTANCE OF 246.11 FEET TO A 1/2-INCH
10 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE COMMON LINE OF
11 SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF A CALLED 51.567
12 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF SAN MARCOS,
13 TEXAS, RECORDED IN DOCUMENT NO. 17014570, O.P.R.H.C.TX., FOR THE
14 SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF
15 SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF THE TRACT
16 DESCRIBED HEREIN;

17 THENCE S 45°32'23" W, WITH THE COMMON LINE OF SAID REMAINDER OF A
18 CALLED 248.225 ACRE TRACT, SAID 51.567 ACRE TRACT, OF A CALLED
19 110.002 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY,
20 RECORDED IN DOCUMENT NO. 16007530, O.P.R.H.C.TX., AND OF A CALLED
21 33.000 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF SAN
22 MARCOS, TEXAS, RECORDED IN DOCUMENT NO. 16039264, O.P.R.H.C.TX.,
23 PASSING AT A DISTANCE OF 2,325.62 FEET A 1/2-INCH IRON ROD WITH
24 PLASTIC CAP STAMPED "BCG" SET, CONTINUING FOR A PASSING DISTANCE OF
25 2,736.01 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG"
26 SET, AND CONTINUING FOR A TOTAL DISTANCE OF 4,202.75 FEET TO A
27 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET;

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1 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225
2 ACRE TRACT AND SAID 33.000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES
3 AND DISTANCES:

4 1. S 44°57'33" W, A DISTANCE OF 408.78 FEET TO A 1/2-INCH
5 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,

6 2. S 45°43'43" W, PASSING AT A DISTANCE OF 599.42 FEET A
7 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND
8 CONTINUING FOR A TOTAL DISTANCE OF 606.75 FEET TO A 3 1/2-INCH METAL
9 FENCE POST FOUND ON THE NORTH LINE OF SAID 537.30 ACRE TRACT;

10 THENCE N 71°59'03" W, WITH THE COMMON LINE OF SAID REMAINDER OF A
11 CALLED 248.225 ACRE TRACT AND SAID 537.30 ACRE TRACT, A DISTANCE OF
12 36.66 FEET TO THE POINT OF BEGINNING, CONTAINING 139.964 ACRES OF
13 LAND.

14 Tract 10: 451.813 Acres

15 DESCRIPTION OF A 451.813 ACRE TRACT OF LAND (19,680,954 SQ. FT.),
16 SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, WILLIAM TM
17 SMITHSON SURVEY, SECTION NO. 3, ABSTRACT NO. 419, AND WILLIAM BURKE
18 SURVEY, SECTION NO. 4, ABSTRACT NO. 68, HAYS COUNTY, TEXAS; BEING
19 ALL OF A REMAINDER OF A CALLED 649.592 ACRE TRACT, DESCRIBED IN A
20 DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 4877, PAGE 632,
21 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.),
22 BEING ALL OF A REMAINDER OF A CALLED 1,388.17 ACRE TRACT, DESCRIBED
23 IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 3772, PAGE 231,
24 O.P.R.H.C.TX., AND BEING ALL OF A REMAINDER OF A CALLED 23.554 ACRE
25 TRACT OF LAND, DESCRIBED IN A DEED TO THE LAZY OAKS RANCH, LP,
26 RECORDED IN DOCUMENT NO. 24030098, O.P.R.H.C.TX.; SAID 451.813
27 ACRES (19,680,954 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP,

S.B. No. 3037

1 LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
2 FOLLOWS:

3 BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG"
4 FOUND ON THE NORTH LINE OF A CALLED 537.30 ACRE TRACT OF LAND,
5 DESCRIBED AS TRACT 1 IN A DEED TO LCSM WEST, LP, RECORDED IN
6 DOCUMENT NO. 20031138, O.P.R.H.C.TX., FOR THE SOUTHWEST CORNER OF A
7 CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS
8 COUNTY, RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME
9 BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 649.592
10 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

11 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 649.592
12 ACRE TRACT AND SAID 537.30 ACRE TRACT, THE FOLLOWING THIRTY-EIGHT
13 (38) COURSES AND DISTANCES:

14 1. N 71°11'41" W, A DISTANCE OF 130.32 FEET TO A 3-INCH CEDAR
15 FENCE POST FOUND,

16 2. N 67°36'06" W, A DISTANCE OF 118.60 FEET TO A 6-INCH CEDAR
17 FENCE POST FOUND,

18 3. N 54°34'19" W, A DISTANCE OF 303.34 FEET TO A 6-INCH CEDAR
19 FENCE POST FOUND,

20 4. N 80°29'48" W, A DISTANCE OF 176.12 FEET TO A 15-INCH
21 CEDAR TREE FOUND,

22 5. N 83°47'14" W, A DISTANCE OF 27.80 FEET TO A 15-INCH CEDAR
23 TREE FOUND,

24 6. S 87°25'24" W, A DISTANCE OF 15.09 FEET TO A 13.5 AND 6.5
25 INCH MULTI STEM CEDAR TREE FOUND,

26 7. N 88°07'11" W, A DISTANCE OF 93.60 FEET TO A 10-INCH CEDAR
27 TREE FOUND,

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1 8. N 75°25'02" W, A DISTANCE OF 30.74 FEET TO A 4-INCH CEDAR
2 TREE FOUND,
3 9. N 68°16'25" W, A DISTANCE OF 127.26 FEET TO A 11-INCH
4 CEDAR TREE FOUND,
5 10. N 56°33'15" W, A DISTANCE OF 166.27 FEET TO A 20.5-INCH
6 CEDAR TREE FOUND,
7 11. N 28°58'05" W, A DISTANCE OF 37.59 FEET TO AN 18-INCH
8 CEDAR TREE FOUND,
9 12. N 24°31'09" W, A DISTANCE OF 65.59 FEET TO A 15-INCH
10 CEDAR TREE FOUND,
11 13. N 16°22'40" W, A DISTANCE OF 29.39 FEET TO A 15-INCH
12 CEDAR TREE FOUND,
13 14. N 09°43'04" W, A DISTANCE OF 122.17 FEET TO A 17-INCH
14 CEDAR TREE FOUND,
15 15. N 06°55'01" E, A DISTANCE OF 63.47 FEET TO A 19-INCH LIVE
16 OAK TREE FOUND,
17 16. N 43°44'42" E, A DISTANCE OF 28.09 FEET TO A 15-INCH
18 CEDAR TREE FOUND,
19 17. N 39°32'13" E, A DISTANCE OF 181.61 FEET TO A 16-INCH
20 CEDAR TREE FOUND,
21 18. N 46°12'38" E, A DISTANCE OF 70.85 FEET TO A 14.5-INCH
22 CEDAR TREE FOUND,
23 19. N 49°34'23" E, A DISTANCE OF 102.35 FEET TO AN 18-INCH
24 CEDAR TREE FOUND,
25 20. N 58°03'44" E, A DISTANCE OF 108.22 FEET TO A 14-INCH
26 CEDAR TREE FOUND,
27 21. N 55°38'04" E, A DISTANCE OF 52.46 FEET TO AN 18.5-INCH

1 CEDAR TREE FOUND,
2 22. N 50°35'41" E, A DISTANCE OF 72.32 FEET TO A 13-INCH
3 CEDAR TREE FOUND,
4 23. N 59°37'48" E, A DISTANCE OF 189.52 FEET TO A 12-INCH
5 CEDAR TREE STUMP FOUND,
6 24. N 63°11'12" E, A DISTANCE OF 316.35 FEET TO A 13-INCH
7 LIVE OAK TREE FOUND,
8 25. N 50°14'49" E, A DISTANCE OF 186.90 FEET TO A 11 -INCH
9 CEDAR TREE FOUND,
10 26. N 44°38'23" E, A DISTANCE OF 176.78 FEET TO AN 8-INCH
11 CEDAR TREE FOUND,
12 27. N 47°29'01" E, A DISTANCE OF 10.37 FEET TO A 14-INCH
13 CEDAR TREE FOUND,
14 28. N 37°54'08" E, A DISTANCE OF 11.69 FEET TO A 9-INCH CEDAR
15 TREE FOUND,
16 29. N 24°29'39" E, A DISTANCE OF 235.92 FEET TO A 12-INCH
17 CEDAR TREE FOUND,
18 30. N 11°36'42" E, A DISTANCE OF 256.84 FEET TO A 6-INCH
19 CEDAR TREE FOUND,
20 31. N 08°53'36" E, A DISTANCE OF 104.21 FEET TO A 14-INCH
21 CEDAR TREE FOUND,
22 32. N 00°17'30" W, A DISTANCE OF 40.92 FEET TO A 14-INCH
23 CEDAR TREE FOUND,
24 33. N 12°03'50" W, A DISTANCE OF 74.36 FEET TO A 11.5-INCH
25 LIVE OAK TREE FOUND,
26 34. N 05°13'13" W, A DISTANCE OF 82.92 FEET TO AN 8-INCH
27 CEDAR ELM TREE FOUND,

35. N 15°38'18" W, A DISTANCE OF 45.01 FEET TO A 12-INCH
CEDAR TREE FOUND,

36. N 23°47'18" W, A DISTANCE OF 231.28 FEET TO A 16-INCH
CEDAR TREE FOUND,

37. N 33°42'21" W, A DISTANCE OF 137.34 FEET TO A 13.5, 9, 5,
AND 4 INCH MULTI STEM CEDAR TREE FOUND,

38. N 50°31'28" W, A DISTANCE OF 60.13 FEET TO A 3.5-INCH
METAL POST FOUND, FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A
CALLED 649.592 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID
REMAINDER OF A CALLED 1,388.17 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17
ACRE TRACT AND SAID 537.30 ACRE TRACT, THE FOLLOWING FORTY-SIX (46)
COURSES AND DISTANCES:

1. N 24°51'25" W, A DISTANCE OF 44.02 FEET TO A 19-INCH CEDAR
TREE FOUND,

2. N 38°57'37" W, A DISTANCE OF 187.98 FEET TO AN 8-INCH
CEDAR TREE FOUND,

3. N 49°34'28" E, A DISTANCE OF 21.71 FEET TO A 13-INCH LIVE
OAK TREE FOUND,

4. N 14°17'01" W, A DISTANCE OF 74.85 FEET TO A 21.5-INCH
CEDAR TREE FOUND,

5. N 27°30'24" W, A DISTANCE OF 45.61 FEET TO A 6-INCH CEDAR
TREE FOUND,

6. N 39°00'47" W, A DISTANCE OF 73.59 FEET TO A 17.5-INCH
LIVE OAK TREE FOUND,

7. N 43°53'07" W, A DISTANCE OF 75.18 FEET TO A 19.5-INCH
CEDAR TREE FOUND,

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1 8. N 51°13'25" W, A DISTANCE OF 176.88 FEET TO A 20.5, 12.5,
2 8.5, AND 7 INCH MULTI STEM CEDAR TREE FOUND,
3 9. N 45°11'20" W, A DISTANCE OF 336.19 FEET TO AN 8-INCH LIVE
4 OAK TREE FOUND,
5 10. N 47°02'31" W, A DISTANCE OF 69.20 FEET TO A 17.5-INCH
6 LIVE OAK TREE FOUND,
7 11. N 68°03'54" W, A DISTANCE OF 31.53 FEET TO A 13-INCH LIVE
8 OAK TREE FOUND,
9 12. N 80°02'32" W, A DISTANCE OF 34.70 FEET TO A 14.5-INCH
10 CEDAR ELM TREE FOUND,
11 13. N 68°23'58" W, A DISTANCE OF 30.18 FEET TO A 17.5-INCH
12 LIVE OAK TREE FOUND,
13 14. S 43°53'46" W, A DISTANCE OF 27.78 FEET TO A 13-INCH LIVE
14 OAK TREE FOUND,
15 15. S 54°36'45" W, A DISTANCE OF 78.78 FEET TO A 27-INCH LIVE
16 OAK TREE FOUND,
17 16. N 75°41'28" W, A DISTANCE OF 75.18 FEET TO A 9-INCH CEDAR
18 ELM TREE FOUND,
19 17. S 21°11'59" W, A DISTANCE OF 32.63 FEET TO A 21.5-INCH
20 CEDAR ELM TREE FOUND,
21 18. S 30°36'48" W, A DISTANCE OF 179.71 FEET TO A 6-INCH
22 CEDAR TREE FOUND,
23 19. S 04°42'43" W, A DISTANCE OF 215.59 FEET TO A 13-INCH
24 MULTI STEM CEDAR TREE FOUND,
25 20. S 15°11'40" W, A DISTANCE OF 16.25 FEET TO A 23, 17.5, AND
26 11 INCH MULTI STEM CEDAR TREE FOUND,
27 21. S 42°46'27" W, A DISTANCE OF 497.84 FEET TO A 3-INCH

1 CEDAR TREE FOUND,
2 22. S 43°55'10" W, A DISTANCE OF 493.96 FEET TO A 3-INCH
3 CEDAR TREE FOUND,
4 23. S 47°28'06" W, A DISTANCE OF 68.55 FEET TO A 26.5, 23, 7
5 INCH MULTI STEM LIVE OAK TREE FOUND,
6 24. S 82°47'08" W, A DISTANCE OF 49.61 FEET TO AN 18-INCH
7 LIVE OAK TREE FOUND,
8 25. S 59°17'52" W, A DISTANCE OF 192.35 FEET TO A 19-INCH
9 LIVE OAK TREE FOUND,
10 26. S 68°34'11" W, A DISTANCE OF 134.19 FEET TO A 33-INCH
11 LIVE OAK TREE FOUND,
12 27. S 32°10'09" W, A DISTANCE OF 43.25 FEET TO A MAGNAIL WITH
13 A "BCG" CAP SET,
14 28. S 15°31'47" W, A DISTANCE OF 179.86 FEET TO A 6-INCH
15 CEDAR TREE FOUND,
16 29. S 16°58'28" W, A DISTANCE OF 154.71 FEET TO A 6-INCH
17 CEDAR TREE FOUND,
18 30. S 42°50'28" W, A DISTANCE OF 513.94 FEET TO A 4-INCH
19 CEDAR TREE FOUND,
20 31. S 41°55'24" W, A DISTANCE OF 179.57 FEET TO A 23-INCH
21 LIVE OAK TREE FOUND,
22 32. S 45°22'27" W, A DISTANCE OF 181.49 FEET TO A 6-INCH
23 CEDAR TREE FOUND,
24 33. S 78°19'48" W, A DISTANCE OF 249.21 FEET TO A 4-INCH
25 CEDAR TREE FOUND,
26 34. S 63°47'08" W, A DISTANCE OF 37.62 FEET TO A 23.5-INCH
27 LIVE OAK TREE FOUND,

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1 35. S 41°43'02" W, A DISTANCE OF 164.61 FEET TO A 13-INCH
2 LIVE OAK TREE FOUND,
3 36. S 15°27'05" W, A DISTANCE OF 189.80 FEET TO A 13.5-INCH
4 CEDAR ELM TREE FOUND,
5 37. S 29°59'46" W, A DISTANCE OF 170.69 FEET TO AN 18.5-INCH
6 LIVE OAK TREE FOUND
7 38. S 41°22'30" W, A DISTANCE OF 89.23 FEET TO A 17.5-INCH
8 CEDAR TREE FOUND,
9 39. S 51°46'43" W, A DISTANCE OF 42.06 FEET TO A 14.5-INCH
10 CEDAR TREE FOUND,
11 40. S 54°37'05" W, A DISTANCE OF 201.75 FEET TO A 6-INCH
12 CEDAR TREE FOUND,
13 41. S 52°49'10" W, A DISTANCE OF 226.71 FEET TO A 16-INCH
14 CEDAR TREE FOUND,
15 42. S 51°37'01" W, A DISTANCE OF 477.91 FEET TO A 6-INCH
16 CEDAR TREE FOUND,
17 43. S 49°07'39" W, A DISTANCE OF 259.13 FEET TO A 6-INCH
18 CEDAR TREE FOUND,
19 44. S 48°57'29" W, A DISTANCE OF 242.82 FEET TO A 39-INCH
20 LIVE OAK TREE FOUND
21 45. S 45°04'06" W, A DISTANCE OF 230.00 FEET TO A 4-INCH
22 CEDAR TREE FOUND,
23 46. S 44°13'50" W, A DISTANCE OF 215.69 FEET TO A 1/2-INCH
24 IRON ROD FOUND, FOR THE NORTHWEST CORNER OF SAID 537.30 ACRE TRACT,
25 SAME BEING THE NORTHEAST CORNER OF A CALLED 100.00 ACRE TRACT OF
26 LAND, DESCRIBED IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO.
27 20031182, O.P.H.C.TX.;

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1 THENCE S 44°10'32" W, WITH THE COMMON LINE OF SAID REMAINDER OF A
2 CALLED 1,388.17 ACRE TRACT AND SAID 100.00 ACRE TRACT, A DISTANCE OF
3 703.59 FEET TO A 1/2-INCH IRON ROD WITH A BLUE CAP STAMPED "BYRN"
4 FOUND, FOR THE NORTHWEST CORNER OF SAID 100.00 ACRE TRACT, SAME
5 BEING THE SOUTHEAST CORNER OF A CALLED 390.52 ACRE TRACT OF LAND,
6 DESCRIBED IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO.
7 18007483, O.P.H.C.TX., ALSO BEING THE SOUTHWEST CORNER OF SAID
8 REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE TRACT DESCRIBED
9 HEREIN;

10 THENCE N 55°21'01" W, WITH THE COMMON LINE OF SAID REMAINDER OF A
11 CALLED 1,388.17 ACRE TRACT AND SAID 390.52 ACRE TRACT, A DISTANCE OF
12 2333.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG"
13 FOUND, FOR THE SOUTHWEST CORNER OF A REMAINDER OF A CALLED 700.2
14 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM WEST, LP, RECORDED
15 IN DOCUMENT NO. 17043115, O.P.H.C.TX., SAME BEING THE NORTHWEST
16 CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE
17 TRACT DESCRIBED HEREIN;

18 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17
19 ACRE TRACT AND SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, THE
20 FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:

21 1. N 44°32'35" E, A DISTANCE OF 2927.87 FEET TO A 1/2-INCH
22 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,

23 2. N 44°15'28" W, A DISTANCE OF 904.23 FEET TO A 1/2-INCH
24 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,

25 3. N 35°14'56" E, A DISTANCE OF 527.92 FEET TO A 1/2-INCH
26 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,

27 4. N 47°34'44" E, A DISTANCE OF 112.73 FEET TO A 1/2-INCH

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1 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
2 5. N 50°57'50" E, A DISTANCE OF 102.60 FEET TO A 1/2-INCH
3 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
4 6. N 78°04'49" E, A DISTANCE OF 85.12 FEET TO A 1/2-INCH IRON
5 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
6 7. S 85°01'43" E, A DISTANCE OF 96.90 FEET TO A 1/2-INCH IRON
7 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
8 8. N 51°19'12" E, A DISTANCE OF 28.38 FEET TO A 1/2-INCH IRON
9 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
10 9. S 63°32'56" E, A DISTANCE OF 73.72 FEET TO A 1/2-INCH IRON
11 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
12 10. S 71°02'40" E, A DISTANCE OF 284.37 FEET TO A 1/2-INCH
13 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
14 11. S 77°17'56" E, A DISTANCE OF 490.99 FEET TO A 1/2-INCH
15 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
16 12. N 67°45'17" E, A DISTANCE OF 103.4 FEET TO A 1/2-INCH
17 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
18 13. N 49°35'40" E, A DISTANCE OF 76.92 FEET TO A 1/2-INCH
19 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
20 14. N 32°12'49" E, A DISTANCE OF 193.35 FEET TO A 1/2-INCH
21 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
22 15. N 66°23'40" E, A DISTANCE OF 300.46 FEET TO A 1/2-INCH
23 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
24 16. S 89°55'02" E, A DISTANCE OF 414.72 FEET TO A 1/2-INCH
25 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
26 17. S 54°15'37" E, A DISTANCE OF 240.27 FEET TO A 1/2-INCH
27 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,

1 18. S 41°50'24" E, A DISTANCE OF 293.14 FEET TO A 1/2-INCH
2 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,

3 19. S 41°43'28" E, A DISTANCE OF 279.30 FEET TO A 1/2-INCH
4 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,

5 20. N 50°54'28" E, A DISTANCE OF 175.88 FEET TO A 1/2-INCH
6 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
7 BEGINNING OF A CURVE TO THE RIGHT,

8 21. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 537.00
9 FEET, AN ARC DISTANCE OF 71.80 FEET, AND A CHORD WHICH BEARS N
10 54°44'19" E, A DISTANCE OF 71.75 FEET TO A 1/2-INCH IRON ROD WITH A
11 PLASTIC CAP STAMPED "BCG" FOUND,

12 22. N 58°34'09" E, A DISTANCE OF 1,049.78 FEET TO A 1/2-INCH
13 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
14 BEGINNING OF A CURVE TO THE LEFT,

15 23. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 463.00
16 FEET, AN ARC DISTANCE OF 129.81 FEET, AND A CHORD WHICH BEARS N
17 50°32'13" E, A DISTANCE OF 129.39 FEET TO A 1/2-INCH IRON ROD WITH A
18 PLASTIC CAP STAMPED "BCG" SET,

19 24. N 42°30'17" E, A DISTANCE OF 1,121.76 FEET TO A 1/2-INCH
20 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
21 BEGINNING OF A CURVE TO THE RIGHT,

22 25. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 537.28
23 FEET, AN ARC DISTANCE OF 285.03 FEET, AND A CHORD WHICH BEARS N
24 57°41'56" E, A DISTANCE OF 281.70 FEET TO A 1/2-INCH IRON ROD WITH A
25 PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHEAST CORNER OF SAID
26 REMAINDER OF A CALLED 700.2 ACRE TRACT, SAME BEING THE SOUTHWEST
27 CORNER OF A REMAINDER OF A CALLED 182.269 ACRE TRACT OF LAND,

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DESCRIBED IN A DEED TO LCSM PH 3, LLC, RECORDED IN DOCUMENT NO.
19018423, O.P.R.H.C.TX.;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17
ACRE TRACT AND SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, THE
FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. N 75°59'55" E, A DISTANCE OF 270.70 FEET TO A 1/2-INCH
IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
THE BEGINNING OF A CURVE TO THE LEFT,

2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.10
FEET, AN ARC DISTANCE OF 207.16 FEET, AND A CHORD WHICH BEARS N
64°23'29" E A DISTANCE OF 205.12 FEET TO A 1/2-INCH IRON ROD WITH A
PLASTIC CAP STAMPED "BCG" FOUND,

3. N 48°06'43" E A DISTANCE OF 62.28 FEET TO A 1/2-INCH IRON
ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
BEGINNING OF A CURVE TO THE RIGHT,

4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00
FEET, AN ARC DISTANCE OF 138.67 FEET, AND A CHORD WHICH BEARS N
56°03'25" E A DISTANCE OF 138.22 FEET TO A 1/2-INCH IRON ROD WITH A
PLASTIC CAP STAMPED "BCG" FOUND,

5. N 64°00'07" E, A DISTANCE OF 97.16 FEET TO A 1/2-INCH IRON
ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
BEGINNING OF A CURVE TO THE RIGHT,

6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 507.40
FEET, AN ARC DISTANCE OF 203.29 FEET, AND A CHORD WHICH BEARS N
75°33'51" E, A DISTANCE OF 201.93 FEET TO A 1/2-INCH IRON ROD WITH A
PLASTIC CAP STAMPED "BCG" FOUND,

7. S 82°53'32" E, A DISTANCE OF 711.11 FEET TO A 1/2-INCH

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1 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE NORTHEAST
2 CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE
3 TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO
4 THE LEFT,

5 8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00
6 FEET, AN ARC DISTANCE OF 175.06 FEET, AND A CHORD WHICH BEARS S
7 17°11'49" W, A DISTANCE OF 174.17 FEET TO A 1/2-INCH IRON ROD WITH A
8 PLASTIC CAP STAMPED "BCG" FOUND,

9 9. S 07°10'00" W, A DISTANCE OF 546.52 FEET TO A 1/2-INCH
10 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
11 THE BEGINNING OF A CURVE TO THE LEFT,

12 10. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00
13 FEET, AN ARC DISTANCE OF 325.25 FEET, AND A CHORD WHICH BEARS S
14 11°28'07" E, A DISTANCE OF 319.54 FEET TO A 1/2-INCH IRON ROD WITH A
15 PLASTIC CAP STAMPED "BCG" FOUND,

16 11. S 30°06'14" E, A DISTANCE OF 256.43 FEET TO A 1/2-INCH
17 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST
18 CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, SAME BEING
19 THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE
20 TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED
21 23.554 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A CALLED 2.749
22 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED
23 IN DOCUMENT NO. 2403011. O.P.R.H.C.TX.;

24 THENCE S 30°06'14" E, WITH THE COMMON LINE OF SAID REMAINDER OF A
25 CALLED 23.554 ACRE TRACT AND SAID 2.749 ACRE TRACT, A DISTANCE OF
26 125.16 FEET TO A CALCULATED POINT ON THE NORTH LINE OF SAID 19.021
27 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED

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1 23.554 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 2.749
2 ACRE TRACT;

3 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554
4 ACRE TRACT AND SAID 19.021 ACRE TRACT, THE FOLLOWING SEVEN (7)
5 COURSES AND DISTANCES:

6 1. S 63°38'19" W, A DISTANCE OF 75.13 FEET TO A 1/2-INCH IRON
7 ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
8 BEGINNING OF A CURVE TO THE RIGHT,

9 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00
10 FEET, AN ARC DISTANCE OF 18.07 FEET, AND A CHORD WHICH BEARS N
11 73°13'58" W, A DISTANCE OF 16.41 FEET TO A 1/2-INCH IRON ROD WITH A
12 PLASTIC CAP STAMPED "BCG" SET,

13 3. S 64°54'57" W, A DISTANCE OF 70.27 FEET TO A 1/2-INCH IRON
14 ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
15 BEGINNING OF A CURVE TO THE RIGHT,

16 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00
17 FEET, AN ARC DISTANCE OF 19.63 FEET, AND A CHORD WHICH BEARS S
18 16°46'02" W, A DISTANCE OF 17.52 FEET TO A 1/2-INCH IRON ROD WITH A
19 PLASTIC CAP STAMPED "BCG" SET,

20 5. S 63°38'19" W, A DISTANCE OF 74.55 FEET TO A CALCULATED
21 POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,

22 6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 941.19
23 FEET, AN ARC DISTANCE OF 309.54 FEET, AND A CHORD WHICH BEARS S
24 55°12'39" W, A DISTANCE OF 308.14 FEET TO A 1/2-INCH IRON ROD WITH A
25 PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A
26 CURVE TO THE LEFT,

27 7. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 935.00

1 FEET, AN ARC DISTANCE OF 881.84 FEET, AND A CHORD WHICH BEARS S
2 18°44'20" W, A DISTANCE OF 849.52 FEET TO A 1/2-INCH IRON ROD WITH A
3 PLASTIC CAP STAMPED "BCG" SET ON THE COMMON LINE OF SAID 19.021 ACRE
4 TRACT AND SAID REMAINDER OF A CALLED 649.592 ACRE TRACT;
5 THENCE WITH THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID
6 REMAINDER OF A CALLED 649.592 ACRE TRACT, THE FOLLOWING FIVE (5)
7 COURSES AND DISTANCES:

8 1. S 08°16'49" E, A DISTANCE OF 256.32 FEET TO A 1/2-INCH
9 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
10 BEGINNING OF A CURVE TO THE RIGHT,

11 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,965.00
12 FEET, AN ARC LENGTH OF 700.07 FEET, AND A CHORD WHICH BEARS S
13 01°55'34" W, A DISTANCE OF 696.38 FEET TO A 1/2-INCH IRON ROD WITH
14 PLASTIC CAP STAMPED "BCG" SET,

15 3. S 12°07'57" W, A DISTANCE OF 1093.57 FEET TO A 1/2-INCH
16 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
17 BEGINNING OF A CURVE TO THE LEFT,

18 4. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,850.00
19 FEET, AN ARC LENGTH OF 604.79 FEET, AND A CHORD WHICH BEARS S
20 06°03'12" W, A DISTANCE OF 603.65 FEET TO A 1/2-INCH IRON ROD WITH
21 PLASTIC CAP STAMPED "BCG" SET,

22 5. S 00°32'35" E, A DISTANCE OF 192.91 FEET TO THE POINT OF
23 BEGINNING, CONTAINING 451.813 ACRES OF LAND (19,680,954 SQ. FT.).

24 SECTION 3. (a) The legal notice of the intention to
25 introduce this Act, setting forth the general substance of this
26 Act, has been published as provided by law, and the notice and a
27 copy of this Act have been furnished to all persons, agencies,

officials, or entities to which they are required to be furnished under Section 59, Article XVI, Texas Constitution, and Chapter 313, Government Code.

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

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

(d) All requirements of the constitution and laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act have been fulfilled and accomplished.

SECTION 4. (a) Section 4012.0311, Special District Local Laws Code, as added by Section 1 of this Act, takes effect only if this Act receives a two-thirds vote of all the members elected to each house.

(b) If this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 4012, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 4012.0311 to read as follows:

Sec. 4012.0311. NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

SECTION 5. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this

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- 1 Act does not receive the vote necessary for immediate effect, this
- 2 Act takes effect September 1, 2025.