

1-1 By: Zaffirini S.B. No. 3037
1-2 (In the Senate - Filed April 2, 2025; April 7, 2025, read
1-3 first time and referred to Committee on Local Government;
1-4 May 6, 2025, reported favorably by the following vote: Yeas 6,
1-5 Nays 0, 1 present not voting; May 6, 2025, sent to printer.)

1-6	COMMITTEE VOTE			
1-7		Yea	Nay	Absent
1-8	Bettencourt	X		
1-9	Middleton			X
1-10	Cook	X		
1-11	Gutierrez	X		
1-12	Nichols	X		
1-13	Paxton	X		
1-14	West	X		

1-15 A BILL TO BE ENTITLED
1-16 AN ACT

1-17 relating to the creation of La Cima Municipal Management District
1-18 No. 1; providing authority to issue bonds; providing authority to
1-19 impose assessments, fees, and taxes; granting a limited power of
1-20 eminent domain.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
1-22 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-23 Code, is amended by adding Chapter 4012 to read as follows:

1-24 CHAPTER 4012. LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
1-25 SUBCHAPTER A. GENERAL PROVISIONS
1-26 Sec. 4012.0101. DEFINITIONS. In this chapter:
1-27 (1) "Board" means the district's board of directors.
1-28 (2) "City" means the City of San Marcos.
1-29 (3) "Director" means a board member.
1-30 (4) "District" means La Cima Municipal Management
1-31 District No. 1.

1-32 Sec. 4012.0102. NATURE OF DISTRICT. La Cima Municipal
1-33 Management District No. 1 is a special district created under
1-34 Section 59, Article XVI, Texas Constitution.

1-35 Sec. 4012.0103. PURPOSE; DECLARATION OF INTENT. (a) The
1-36 creation of the district is essential to accomplish the purposes of
1-37 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-38 Texas Constitution, and other public purposes stated in this
1-39 chapter.

1-40 (b) By creating the district and in authorizing the city and
1-41 other political subdivisions to contract with the district, the
1-42 legislature has established a program to accomplish the public
1-43 purposes set out in Section 52-a, Article III, Texas Constitution.

1-44 (c) The creation of the district is necessary to promote,
1-45 develop, encourage, and maintain employment, commerce,
1-46 transportation, housing, tourism, recreation, the arts,
1-47 entertainment, economic development, safety, and the public
1-48 welfare in the district.

1-49 (d) This chapter and the creation of the district may not be
1-50 interpreted to relieve the city from providing the level of
1-51 services provided as of the effective date of the Act enacting this
1-52 chapter to the area in the district. The district is created to
1-53 supplement and not to supplant city services provided in the
1-54 district.

1-55 Sec. 4012.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.
1-56 (a) All land and other property included in the district will
1-57 benefit from the improvements and services to be provided by the
1-58 district under powers conferred by Sections 52 and 52-a, Article
1-59 III, and Section 59, Article XVI, Texas Constitution, and other
1-60 powers granted under this chapter.

1-61 (b) The district is created to serve a public use and

benefit.

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

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

(2) eliminating unemployment and underemployment; and

(3) developing or expanding transportation and commerce.

(d) The district will:

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

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

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

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

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

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

Sec. 4012.0105. INITIAL DISTRICT TERRITORY. (a) The 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, relocate, operate, maintain, or finance an improvement project or service authorized under this chapter or Chapter 375, Local Government Code.

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

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

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

(b) The nonprofit corporation:

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

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

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

Sec. 4012.0304. LAW ENFORCEMENT SERVICES. To protect the public interest, the district may contract with a qualified party, 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 signed by the owner or owners of a majority of the assessed value of the real property in the district, may adopt an order dividing the district.

(e) An order dividing the district must:

(1) name each new district;

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

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

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

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

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

Sec. 4012.0311. EMINENT DOMAIN. The district may exercise the power of eminent domain in the manner provided by Section 49.222, Water Code.

SUBCHAPTER D. ASSESSMENTS

Sec. 4012.0401. PETITION REQUIRED FOR FINANCING SERVICES AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a service or improvement project with assessments under this chapter unless a written petition requesting that service or improvement has been filed with the board.

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

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

(b) An assessment, a reassessment, or an assessment resulting from an addition to or correction of the assessment roll

by the district, penalties and interest on an assessment or reassessment, an expense of collection, and reasonable attorney's fees incurred by the district:

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

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

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

(c) The lien is effective from the date of the board's resolution imposing the assessment until the date the assessment is paid. The board may enforce the lien in the same manner that the board may enforce an ad valorem tax lien against real property.

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

SUBCHAPTER E. TAXES AND BONDS

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

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

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

(1) maintain and operate the district;

(2) construct or acquire improvements; or

(3) provide a service.

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

Sec. 4012.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on terms determined by the board.

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

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

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

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

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

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

(b) At the time the district issues bonds payable wholly or partly from ad valorem taxes, the board shall provide for the annual imposition of a continuing direct annual ad valorem tax, without

limit as to rate or amount, for each year that all or part of the bonds are outstanding as required and in the manner provided by Sections 54.601 and 54.602, Water Code.

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

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

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

SUBCHAPTER I. DISSOLUTION

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

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

(2) at least two-thirds of the surface area of the district, excluding roads, streets, highways, utility rights-of-way, other public areas, and other property exempt from 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 BANK OF SAN ANTONIO, AS TRUSTEE UNDER THE WILL AND ESTATE OF JOSEPH FREEMAN, DECEASED, FOR THE FREEMAN EDUCATIONAL FOUNDATION, RECORDED IN VOLUME 769, PAGE 688, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS [R.P.R.H.C.T.], AND 2) THE REMAINDER OF A CALLED 105.55-ACRE TRACT, CONVEYED TO THE FROST NATIONAL BANK, TRUSTEE OF THE JOSEPH FREEMAN TESTAMENTARY TRUST, RECORDED IN VOLUME 1189, PAGE 94 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]; SAID 658.3-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "DOUCET" set in the existing northeast right-of-way line of Ranch Road 12, for the northeast corner of a called 3.433-acre tract of land conveyed to Hays County, recorded in Volume 4264, Page 511 of the Official Public records of Hays County, Texas [O.P.R.H.C.T.], same point being in the west line of a called 19.46-acre tract, conveyed to Nolen Boesch Stanford and Joy Stanford, Co-Trustees of the Nolen

7-1 Stanford and Joy Stanford Revocable Trust, recorded in Volume 5323,
 7-2 Page 579 [O.P.R.H.C.T.] and for the southeast corner of the tract
 7-3 described herein, from which a 3/8-inch iron rod found (bent) for
 7-4 the southwest corner of said 716.234-acre tract, bears S43°28'28"W,
 7-5 a distance of 26.32 feet;
 7-6 THENCE with common line of said R.R. 12 and said 3.433-acre tract,
 7-7 over and across said 716.234-acre tract, the following seven (7)
 7-8 courses:
 7-9 1) N65°31'26"W, for a distance of 156.35 feet, to a 1/2-inch
 7-10 iron rod with cap stamped "TxDot" found for an angle corner of the
 7-11 tract described herein,
 7-12 2) N64°39'24"W, for a distance of 531.82 feet, to a 1/2-inch
 7-13 iron rod with cap stamped "DOUCET" set for an angle corner of the
 7-14 tract described herein,
 7-15 3) With a curve to the left, defined by an arc length of
 7-16 200.91 feet, a radius of 5,561.70 feet, a delta angle of 02°04'11",
 7-17 and a chord which bears N65°46'46"W, for a distance of 200.90 feet,
 7-18 to a 1/2-inch iron rod with cap stamped "TxDot" found for an angle
 7-19 corner of the tract described herein,
 7-20 4) N23°10'30"E, for a distance of 55.06 feet, to a 1/2-inch
 7-21 iron rod with cap stamped "TxDot" found for an angle corner of the
 7-22 tract described herein,
 7-23 5) N66°45'19"W, for a distance of 1,264.68 feet, to a
 7-24 1/2-inch iron rod with cap stamped "TxDot" found for an angle corner
 7-25 of the tract described herein,
 7-26 6) S23°12'31"W, for a distance of 29.99 feet, to a 1/2-inch
 7-27 iron rod with cap stamped "TxDot" found for an angle corner of the
 7-28 tract described herein, and
 7-29 7) N66°45'17"W, for a distance of 414.89 feet, to a 1/2-inch
 7-30 iron rod with cap stamped "TxDot" found in the common line of said
 7-31 remainder of a called 716.234-acre tract and said 105.55-acre
 7-32 tract, and for an angle corner of the tract described herein;
 7-33 THENCE with common line of said R.R. 12 and said 3.025-acre tract,
 7-34 over and across said 105.55-acre tract, the following two (2)
 7-35 courses:
 7-36 1) N66°45'43"W, for a distance of 443.49 feet, to a 5/8-inch
 7-37 iron rod with cap stamped "TxDot" found for an angle corner of the
 7-38 tract described herein and
 7-39 2) With a curve to the right, defined by an arc length of
 7-40 286.96 feet, a radius of 2,765.96 feet, a delta angle of 05°56'39",
 7-41 and a chord which bears N63°48'21"W, for a distance of 286.83 feet,
 7-42 to a magnail with shiner "BCG" found for an angle corner of the
 7-43 tract described herein;
 7-44 THENCE, N35°07'28"E, with the common line of said 105.55-acre tract
 7-45 and Lot 1, La Cima, Offsite Water Booster Station, Lot 1 Final Plat,
 7-46 recorded in Document Number 17028737 in the Plat Records of Hays
 7-47 County, Texas [P.R.H.C.T.], being that same tract conveyed to The
 7-48 City of San Marcos, recorded in Document Number 19006243,
 7-49 [O.P.R.H.C.], for a distance of 41.73 feet, to a 1/2-inch iron rod
 7-50 with cap stamped "DOUCET" set for the southwest corner of a called
 7-51 0.23-acre tract conveyed to City of San Marcos, recorded in Volume
 7-52 1238, Page 725, [O.R.H.C.T.] and for an angle corner of the tract
 7-53 described herein;
 7-54 THENCE with line of said 0.23-acre tract, continuing over and
 7-55 across said 105.55-acre tract, the following three (3) courses:
 7-56 1) S54°44'21"E, for a distance of 99.86 feet, to a 1/2-inch
 7-57 iron rod with cap stamped "BYRN" found for an angle corner of the
 7-58 tract described herein,
 7-59 2) N35°14'37"E, for a distance of 99.99 feet, to a 1/2-inch
 7-60 iron rod with cap stamped "BYRN" found for an angle corner of the
 7-61 tract described herein, and
 7-62 3) N54°45'29"W, partially with the north line of said Lot 1,
 7-63 for a distance of 230.66 feet, to a 1/2-inch iron rod with cap
 7-64 stamped "BCG" found for the northeast corner of said Lot 1 and for
 7-65 an angle corner of the tract described herein;
 7-66 THENCE with line of said Lot 1, continuing over and across said
 7-67 105.55-acre tract, the following three (3) courses:
 7-68 1) S35°10'05"W, for a distance of 99.66 feet, to a 1/2-inch
 7-69 iron rod with cap stamped "BCG" found for an angle corner of the

8-1 tract described herein,
8-2 2) S54°55'03"E, for a distance of 69.92 feet, to a 1/2-inch
8-3 iron rod with cap stamped "DOUCET" set for an angle corner of the
8-4 tract described herein, and
8-5 3) S35°17'42"W, for a distance of 48.99 feet, to a 1/2-inch
8-6 iron rod with cap stamped "DOUCET" set in the existing northeast
8-7 right-of-way line of R.R. 12 for an angle corner of the tract
8-8 described herein;
8-9 THENCE with common line of said R.R. 12 and said 3.025-acre tract,
8-10 continuing over and across said 105.55-acre tract, the following
8-11 four (4) courses:
8-12 1) With a curve to the right, defined by an arc length of
8-13 197.22 feet, a radius of 2,764.79 feet, a delta angle of 04°05'13",
8-14 and a chord which bears N57°10'50"W, for a distance of 197.18 feet,
8-15 to 5/8-inch iron rod with cap stamped "TxDot" found for an angle
8-16 corner of the tract described herein,
8-17 2) N55°25'57"W, for a distance of 102.05 feet, to a 5/8-inch
8-18 iron rod with cap stamped "TxDot" found for an angle corner of the
8-19 tract described herein,
8-20 3) N69°32'34"W, for a distance of 102.58 feet, to a 5/8-inch
8-21 iron rod with cap stamped "TxDot" (bent) found for an angle corner
8-22 of the tract described herein, and
8-23 4) N55°26'48"W, for a distance of 224.88 feet, to a 1/2-inch
8-24 iron rod with cap stamped "DOUCET" set for the southeast corner of a
8-25 called 0.3766-acre tract, conveyed to the State of Texas, recorded
8-26 in Document Number 17007275, [O.P.R.H.C.T.] and for an angle corner
8-27 of the tract described herein;
8-28 THENCE, N52°47'06"W, with common line of said R.R. 12 and said
8-29 0.3766-acre tract, continuing over and across said 105.55-acre
8-30 tract, for a distance of 582.27 feet to a 5/8-inch iron rod with cap
8-31 stamped "TxDot" found in the west line of said 105.55-acre tract,
8-32 same point being in the east line of the remainder of a called
8-33 3,486.6-acre tract conveyed to Frost National Bank, Independent
8-34 Executor and Trustee under the Will of Joseph Freeman, recorded in
8-35 Volume 359, Page 887 of The Deed Records of Hays County, Texas
8-36 [D.R.H.C.T.] and for the southwest corner of the tract described
8-37 herein, from which a 5/8-inch iron rod with cap stamped "TxDot"
8-38 found bears S50°04'16"W, a distance of 49.53 feet;
8-39 THENCE, N49°55'52"E, with the common line of said 105.55-acre tract
8-40 and said remainder of a called 3,486.6-acre tract, for a distance of
8-41 4,251.74 feet to a 4-1/2" iron pipe fence post found the north
8-42 corner of said 105.55-acre tract, for the southeast corner of a
8-43 called 94.23-acre tract, conveyed to Southwest Texas State
8-44 University, Operating Co-Trustee and The Frost National Bank,
8-45 Inactive Co-Trustee of the Harold M. Freeman Testamentary Trust,
8-46 recorded in Volume 1189, Page 99 [O.P.R.H.C.T.], for an angle
8-47 corner of said 3,486.6-acre tract and for an angle corner of the
8-48 tract described herein;
8-49 THENCE with the southeast line of said 94.23-acre tract, over and
8-50 across said 716.234-acre tract, the following two (2) courses:
8-51 1) N32°58'31"E, for a distance of 2,076.98 feet to a 4-1/2"
8-52 iron pipe fence post found for an angle corner of the tract
8-53 described herein, and
8-54 2) N37°21'34"E, for a distance of 2,082.81 feet to a 4-1/2"
8-55 iron pipe fence post found for the northeast corner of said
8-56 94.23-acre tract, same being in the south line of said 3,486.6-acre
8-57 tract, and for the northwest corner of the tract described herein,
8-58 from which a 60D nail found bears N60°57'21"W, a distance of 1.17
8-59 feet;
8-60 THENCE with common line of said 716.234-acre tract and said
8-61 3,486.6-acre tract, the following three (3) courses and distances:
8-62 1) S85°03'39"E, for a distance of 82.90 feet, to a 1/2-inch
8-63 iron rod with cap stamped "DOUCET" set for an angle corner of the
8-64 tract described herein,
8-65 2) S84°27'48"E, for a distance of 452.04 feet, to a 1/2-inch
8-66 iron rod with cap stamped "DOUCET" set for an angle corner of the
8-67 tract described herein, and
8-68 3) S84°26'51"E, for a distance of 432.88 feet, to a 1/2-inch
8-69 iron rod with cap found for the northwest corner of a called

9-1 60.77-acre tract, conveyed to Southwest Texas State University,
 9-2 Operating Co-Trustee and The Frost National Bank, Inactive
 9-3 Co-Trustee of the Harold M. Freeman Testamentary Trust, recorded in
 9-4 Volume 1189, Page 99 [O.R.H.C.T.], and for the northeast corner of
 9-5 the tract described herein;
 9-6 THENCE, S26°31'02"E, with the west line of said 60.77-acre tract,
 9-7 over and across said 716.234-acre tract, for a distance of 2,270.37
 9-8 feet to 1-inch iron pipe found for the southwest corner of said
 9-9 60.77-acre tract, same being in the easterly line of said
 9-10 716.234-acre tract, same being in the west line of Country Estates 2
 9-11 Subdivision, an unrecorded subdivision, and for the northeast
 9-12 corner of the tract described herein;
 9-13 THENCE with common line of said 716.234-acre tract and said Country
 9-14 Estates 2 Subdivision, the following two (2) courses and distances:
 9-15 1) S45°33'06"W, for a distance of 44.43 feet, to a 1/2-inch
 9-16 iron rod found for an angle corner of the tract described herein,
 9-17 and
 9-18 2) S25°36'43"W, for a distance of 5,199.11 feet, to a
 9-19 2-7/8-inch metal fence corner post found for the common corner of
 9-20 said County Estates 2 Subdivision and said 19.46-acre tract and for
 9-21 an angle corner of the tract described herein,
 9-22 THENCE, S43°28'55"W, with the west line of said 19.46-acre tract and
 9-23 the east line of said 716.234-acre tract, for a distance of 1,879.19
 9-24 feet to the POINT OF BEGINNING of the tract described herein and
 9-25 containing 658.3-acres more or less.
 9-26 SAVE AND EXCEPT A 183.81 ACRE TRACT BEGINNING at a 1/2-inch iron rod
 9-27 found for the northeast corner of said remainder of a called
 9-28 658.3-acre tract, same being the northwest corner of a called
 9-29 60.77-acre tract, conveyed to Southwest Texas State University,
 9-30 Operating Co-trustee and the Frost National Bank, Inactive
 9-31 Co-trustee of the Harold M. Freeman Testamentary Trust, recorded in
 9-32 Volume 1189, Page 99 [O.P.R.H.C.T.], same point being on the south
 9-33 line of the remainder of a called 3,486.6-acre tract, conveyed to
 9-34 Frost National Bank, Independent Executor and Trustee Under the
 9-35 Will of Joseph Freeman, recorded in Volume 359, Page 887 of the Deed
 9-36 Records of Hays County, Texas [D.R.H.C.T.],
 9-37 THENCE S26°31'02"E, with common line of said remainder of a called
 9-38 658.3-acre tract and said 60.77-acre tract, for a distance of
 9-39 2,270.37 feet to a 1-inch iron pipe found for the east corner of
 9-40 said remainder of a called 716.234-acre tract, same being the
 9-41 southwest corner of said 60.77-acre tract, same point being in the
 9-42 west line of County Estates 2 Subdivision, an unrecorded
 9-43 subdivision and for the northeast corner of the tract described
 9-44 herein;
 9-45 THENCE with the common line of said remainder of a called
 9-46 716.234-acre tract and said County Estates 2 Subdivision, the
 9-47 following two (2) courses:
 9-48 1) S45°33'06"W, a distance of 44.43 feet to a 1/2-inch iron
 9-49 rod found for an angle corner of the tract described herein, and
 9-50 2) S25°36'43"W, for a distance of 1,749.91 feet to 1/2-inch
 9-51 iron rod with cap stamped "DOUCET" set for the southeast corner of
 9-52 the tract described herein;
 9-53 THENCE over and across said remainder of a called 658.3-acre tract,
 9-54 the following two (2) courses:
 9-55 1) N64°40'18"W, a distance of 624.68 feet to a 1/2-inch iron
 9-56 rod with cap stamped "DOUCET" set, and
 9-57 2) N64°23'55"W, a distance of 2,590.79 feet to a 1/2-inch
 9-58 iron rod with cap stamped "DOUCET" set in the west line of said
 9-59 remainder of a called 716.234-acre tract, same point being in the
 9-60 east line of a called 94.23-acre tract, conveyed to Southwest Texas
 9-61 State University, Operating Co-trustee and the Frost National Bank,
 9-62 Inactive Co-trustee of the Harold M. Freeman Testamentary Trust,
 9-63 recorded in Volume 1189, Page 99 [O.P.R.H.C.T.] and for the
 9-64 southwest corner of the tract described herein;
 9-65 THENCE with the common line of said remainder of a called 658.3-acre
 9-66 tract and said 94.23-acre tract, the following two (2) courses:
 9-67 1) N32°58'31"E, a distance of 823.68 feet to a 4-1/2-inch
 9-68 iron pipe fence post found for an angle corner of the tract
 9-69 described herein, and

2) N37°21'34"E, a distance of 2,082.81 feet to a 4-1/2-inch iron pipe fence post found for the northwest corner of said remainder of a called 716.234-acre tract, for the northeast corner of said 94.23-acre tract and for the northwest corner of the tract described herein, from which a 60D nail found at the base of a t-post bears N60°57'21"W, a distance of 1.17 feet; THENCE with the common line of said remainder of a called 658.3-acre tract and said remainder of a called 3,486.6-acre tract, the following three (3) courses:

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

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

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

Tract 2: 1.15 Acres

DESCRIPTION OF 1.150 ACRES OF LAND SITUATED IN THE LYDIA GLASGOW SURVEY NO. 14, ABSTRACT NO. 188, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF THAT CALLED 659.9 ACRE TRACT (ONE HALF UNDIVIDED INTEREST), DESCRIBED IN THE SPECIAL WARRANTY DEED FROM HAROLD M. FREEMAN, A SINGLE MAN, TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR & TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN (DECEASED), OF RECORD IN VOLUME 359, PAGE 863, DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.150 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the interior of R.M. Highway No. 12 (R.O.W. varies), being, the common north corner of that called 4.337 acre tract described as "Tract One" in the Warranty Deed to the City of San Marcos, of record in Volume 1080, Page 874, Official Public Records of Hays County, Texas, and that called 0.464 acre tract described as "Parcel 65" in Exhibit "C" in the Special Warranty Deed to the County of Hays, of record in Volume 4264, Page 511, Official Public Records of Hays County, Texas, being the northwest corner of that called 0.14 acre tract described as "Easement Tract IV" in the Easement Agreement between The Frost National Bank, Trustee of the Joseph Freeman Testamentary Trust, and the City of San Marcos, of record in Volume 1239, Page 104, Official Public Records of Hays County, Texas;

THENCE S 66°45'57" E, through the interior of said R.M. Highway No. 12, with the north line of said 0.464 acre tract and said 0.14 acre easement tract, also with a portion of the north lines of said 6.4500 acre tract and that called 0.611 acre tract described as "Easement Tract III" in said Easement Agreement of record in Volume 1239, Page 104, passing at a distance of 451.60 feet a TXDOT type II monument found for the common north corner of said 0.464 acre tract and 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, continuing for a total distance of 1336.77 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found at the intersection of the south right-of-way line of said R.M. Highway No. 12 with the east right-of-way line of said Wonder World Drive, for the POINT OF BEGINNING, being an angle point in the northerly line of said 659.9 acre remainder tract and also an angle point in the northerly line of said 6.4500 acre tract, for the northwest corner of the tract described herein;

THENCE S 66°45'57" E, continuing with the north line of said 0.611 acre easement tract and also with the south right-of-way line of said R.M. Highway No. 12 and a portion of the north line of said 659.9 acre remainder tract, with the north line of the tract described herein, a distance of 544.90 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found at the intersection of the south right-of-way line of said R.M. Highway No. 12 with the north right-of-way line of Old Ranch Road 12 (R.O.W. varies), being an angle point in the northerly lines of said 659.9 acre remainder tract and said 6.4500 acre tract, for the northeast corner of the tract described herein;

THENCE leaving the south right-of-way line of said R.M. Highway No. 12 and the north line of said 0.611 acre easement tract, with

the curving north right-of-way line of said Old Ranch Road 12, also with the curving northerly interior lines of said 659.9 acre remainder tract and said 6.4500 acre tract, for the east line of the tract described herein, the following three (3) courses and distances:

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

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

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

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

Tract 3: 2.303 Acres

DESCRIPTION OF 2.303 ACRES OF LAND SITUATED IN THE LYDIA GLASGOW SURVEY NO. 14, ABSTRACT NO. 188, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF THAT CALLED 659.9 ACRE TRACT (ONE HALF UNDIVIDED INTEREST), DESCRIBED IN THE SPECIAL WARRANTY DEED FROM HAROLD M. FREEMAN, A SINGLE MAN, TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR & TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN (DECEASED), OF RECORD IN 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 distance of 243.79 feet;

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

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

2. with the arc of said curve to the left, having a radius of 2009.86 feet, an arc length of 276.89 feet, and a chord which bears N 23°34'40" W, a distance of 276.67 feet to a 1/2 inch iron rod with

12-1 plastic cap stamped "BCG" set at the intersection of the east
12-2 right-of-way line of said Wonder World Drive with the south
12-3 right-of-way line of said Old Ranch Road 12, being an angle point in
12-4 the interior lines of said 659.9 acre remainder tract and said
12-5 6.4500 acre tract, for the most westerly corner of the tract
12-6 described herein;
12-7 THENCE leaving the east right-of-way line of said Wonder World
12-8 Drive and with the south right-of-way line of said Old Ranch Road
12-9 12, also with the interior lines of said 659.9 acre remainder tract
12-10 and said 6.4500 acre tract, with the north line of the tract
12-11 described herein, the following three (3) courses and distances:
12-12 1. N 37°48'08" E, a distance of 46.59 feet to a 1/2 inch iron
12-13 rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran"
12-14 found,
12-15 2. N 58°50'07" E, a distance of 47.11 feet to a 1/2 inch iron
12-16 rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran"
12-17 found at the beginning of a curve to the right, and
12-18 3. with the arc of said curve to the right, having a radius
12-19 of 440.00 feet, an arc length of 390.22 feet, and a chord which
12-20 bears N 84°25'07" E, a distance of 377.56 feet to a painted hole
12-21 found in concrete being the most easterly corner of said 6.4500 acre
12-22 tract and an angle point in the easterly line of said 659.9 acre
12-23 remainder tract, also being in the west line of said 114 acre
12-24 remainder tract, for the most easterly corner of the tract
12-25 described herein,
12-26 THENCE S 35°28'03" W, with a portion of the east line of said 659.9
12-27 acre remainder tract and also with a portion of the west line of
12-28 said 114 acre remainder tract, with the east line of the tract
12-29 described herein, a distance of 527.61 feet to the POINT OF
12-30 BEGINNING and containing 2.303 acres of land, more or less.
12-31 Tract 4: 14.0620 Acres
12-32 DESCRIPTION OF 14.062 ACRES (312,548 SQUARE FEET) OF LAND SITUATED
12-33 IN THE JOHN WILLIAMS SURVEY, ABSTRACT No. 490 AND THE LYDIA GLASGOW
12-34 SURVEY No. 14, ABSTRACT No. 188, HAYS COUNTY, TEXAS; BEING A
12-35 PORTION OF TRACT 1: {a} 114 ACRES CONVEYED TO MARCIE B. WILLS, ET.
12-36 AL., RECORDED IN TRUST DISTRIBUTION DEED INSTRUMENT No. 16043487,
12-37 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.TX.); SAID
12-38 14.062 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD.
12-39 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
12-40 FOLLOWS:
12-41 BEGINNING at a 1/2-inch iron rod with a 1-1/2-inch aluminum cap
12-42 stamped TX.D.O.T. found on the northeasterly right-of-way line of
12-43 Wonder World Drive (right-of-way width varies), at the
12-44 southwesterly corner of the herein described tract and being a
12-45 common corner to a 2.303 acre tract conveyed to Lazy Oaks Ranch, LP,
12-46 recorded in Volume 4931 at page 450, designated as Tract 2,
12-47 O.P.R.H.C.TX. and to a called 6.8059 acres conveyed to the City of
12-48 San Marcos, recorded in Volume 3197 at Page 401, O.P.R.H.C.TX.,
12-49 from which a TXDOT Type I concrete monument, found, on said
12-50 northeasterly right-of-way line, bears North 19 degrees 34 minutes
12-51 44 seconds West, a distance of 82.92 feet; in addition, from said
12-52 beginning point a 1/2-inch iron rod with a 1-1/2-inch aluminum cap
12-53 stamped TX.D.O.T. found on the southwesterly right-of-way line of
12-54 said drive and at a southwesterly corner of said 6.8059 acres, bears
12-55 South 35 degrees 26 minutes 58 seconds West, a distance of 243.80
12-56 feet;
12-57 THENCE, leaving said northeasterly right-of-way and said 6.8059
12-58 acres and continuing along the easterly line of said 2.303 acre
12-59 tract North 35 degrees 29 minutes 39 seconds East, a distance of
12-60 527.62 feet, to a calculated point at the northeasterly corner of
12-61 said 2.303 acre tract and a corner of the herein described tract;
12-62 THENCE, continuing along said easterly line North 35 degrees 29
12-63 minutes 39 seconds East, a distance of 11.66 feet to a calculated
12-64 point on the southern right-of-way line of Old Ranch Road 12
12-65 (right-of-way width varies) at the northwesterly corner of the
12-66 herein described tract;
12-67 THENCE, leaving said easterly line and continuing along said
12-68 southern right-of-way line for the following two (2) courses and
12-69 distances;

13-1 1.) South 66 degrees 39 minutes 22 seconds East, a distance
 13-2 of 261.53 feet to a TXDOT Type I concrete monument found at a corner
 13-3 of the herein described tract;

13-4 2.) 481.55 feet along the arc of a curve turning to the left,
 13-5 having a radius of 3869.72 feet and a chord that bears South 70
 13-6 degrees 28 minutes 09 seconds East, a distance of 481.24 feet, to a
 13-7 1/2-inch iron rod found at the northeasterly corner of the herein
 13-8 described tract and at the northwesterly corner to an 8.661 acre
 13-9 partition (Tract 2: North Portion) of Tract 1: {b} 17.45 acres
 13-10 conveyed to Marice B. Wills, Et. Al., recorded in Trust
 13-11 Distribution Deed Instrument No. 16043487, O.P.R.H.C.TX., from
 13-12 which a 1/2-inch iron rod with a 1-1/2-inch aluminum cap stamped
 13-13 "CMR/PROTECH SURVEYING RPLS 4288", found on said southern
 13-14 right-of-way line, bears South 79 degrees 41 minutes 36 seconds
 13-15 East, a distance of 239.59 feet;

13-16 THENCE, leaving said southern right-of-way and continuing along the
 13-17 westerly line of said 8.661 acre partition South 36 degrees 40
 13-18 minutes 50 seconds West, a distance of 1210.09 feet, to a 1/2-inch
 13-19 iron rod with a plastic cap stamped "BCG" set on the northeasterly
 13-20 right-of-way line of Wonder World Drive (right-of-way width
 13-21 varies), at the southeasterly corner of the herein described tract
 13-22 and being common corner to said 8.661 acre partition and to
 13-23 aforesaid 6.8059 acres, from which a 1/2-inch iron rod with a
 13-24 plastic cap stamped "JC EVANS" found bears South 18 degrees 57
 13-25 minutes 09 seconds West, a distance of 2.17 feet; in addition, from
 13-26 said corner a 1/2-inch iron rod with a 1-1/2-inch aluminum cap
 13-27 stamped TX.D.O.T., found on said northeasterly right-of-way line at
 13-28 the common corner of said 8.661 acre partition and said 6.8059
 13-29 acres, bears South 19 degrees 38 minutes 00 seconds West, a distance
 13-30 of 403.95 feet;

13-31 THENCE, leaving said westerly line and continuing with said 6.8059
 13-32 acres along said northeasterly right-of-way line North 19 degrees
 13-33 38 minutes 00 seconds West, a distance of 845.05 feet to the POINT
 13-34 OF BEGINNING and containing 14.062 acres (312,548 square feet) of
 13-35 land, more or less.

13-36 Tract 5: 8.6610 Acres

13-37 DESCRIPTION OF 8.661 ACRES (377,274 SQUARE FEET) OF LAND SITUATED
 13-38 IN THE JOHN WILLIAMS SURVEY, ABSTRACT No. 471, THE JOHN WILLIAMS
 13-39 SURVEY, ABSTRACT No. 490 AND THE LYDIA GLASGOW SURVEY No. 14,
 13-40 ABSTRACT No. 188, HAYS COUNTY, TEXAS; BEING A PORTION OF TRACT 1:
 13-41 {b} 17.45 ACRES CONVEYED TO MARCIE B. WILLS, ET. AL., RECORDED IN
 13-42 TRUST DISTRIBUTION DEED INSTRUMENT No. 16043487, OFFICIAL PUBLIC
 13-43 RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.TX.); SAID 8.661 ACRES OF
 13-44 LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE
 13-45 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

13-46 BEGINNING at a 1/2-inch iron rod with a 1-1/2-inch aluminum cap
 13-47 stamped TX.D.O.T. found on the northeasterly right-of-way line of
 13-48 Wonder World Drive (right-of-way varies), the southeasterly corner
 13-49 of the herein described tract, and being a common corner to
 13-50 Partition Deed Tract 1: 17.45 acres conveyed to Marion H. Wills,
 13-51 recorded in Volume 2530 at page 720, O.P.R.H.C.TX. and to called
 13-52 6.8059 acres conveyed to the City of San Marcos, recorded in Volume
 13-53 3197 at Page 401, O.P.R.H.C.TX., from said beginning point a
 13-54 1X-inch iron rod with a 1-1/2-inch aluminum cap stamped TX.D.O.T.,
 13-55 found on the southwesterly right-of-way line of said drive and at
 13-56 the southwesterly corner of said 6.8059 acres, bears South 32
 13-57 degrees 28 minutes 22 seconds West, a distance of 253.66 feet;

13-58 THENCE, leaving said Partition Deed Tract 1: 17.45 acres and
 13-59 continuing with said 6.8059 acres along said northeasterly
 13-60 right-of-way line North 19 degrees 38 minutes 00 seconds West, a
 13-61 distance of 403.95 feet, to a 1/2-inch iron rod with a plastic cap
 13-62 stamped "BCG" set at the southwesterly corner of the herein
 13-63 described tract and being a common corner to said 6.8059 acres and a
 13-64 14.062 acre partition (Tract 1: North Portion) of Tract 1: {a} 114
 13-65 acres conveyed to Marice B. Wills, Et. Al., recorded in Trust
 13-66 Distribution Deed Instrument No. 16043487, O.P.R.H.C.TX., from
 13-67 which a 1/2-inch iron rod with a plastic cap stamped "JC EVANS"
 13-68 found bears South 18 degrees 57 minutes 09 seconds West, a distance
 13-69 of 2.17 feet;

14-1 THENCE, leaving said 6.8059 acres and said northeasterly
14-2 right-of-way line and continuing along the easterly line of said
14-3 14.062 acre partition North 36 degrees 40 minutes 50 seconds East, a
14-4 distance of 1210.09 feet, to a 1/2-inch iron rod found on the
14-5 southern right-of-way line of Old Ranch Road 12 (right-of- way
14-6 width varies), the northwesterly corner of the herein described
14-7 tract, and being a common corner to said 14.062 acre partition, from
14-8 which a TXDOT Type I concrete monument found on said southern
14-9 right-of- way line bears North 70 degrees 28 minutes 09 seconds
14-10 West, a distance of 481.24 feet;
14-11 THENCE, leaving said 14.062 acre partition and continuing along
14-12 said southern right-of-way line 239.63 feet along the arc of a curve
14-13 turning to the left, having a radius of 3869.72 feet and a chord
14-14 that bears South 75 degrees 41 minutes 36 seconds East, a distance
14-15 of 239.59 feet, to a 1/2-inch iron rod with a 1-1/2- inch aluminum
14-16 cap stamped "CMR/PROTECH SURVEYING RPLS 4288" found at the
14-17 northeasterly corner of the herein described tract and being a
14-18 common corner to aforesaid Partition Deed Tract 1: 17.45 acres,
14-19 from which a 1/2-inch iron rod, found, on said southern
14-20 right-of-way line, bears South 79 degrees 13 minutes 57 seconds
14-21 East, a distance of 239.76 feet;
14-22 THENCE, leaving said southern right-of-way line and continuing
14-23 along the westerly line of aforesaid Partition Deed Tract 1: 17.45
14-24 acres South 32 degrees 23 minutes 07 seconds West, a distance of
14-25 1529.64 feet, to the POINT OF BEGINNING and containing 8.661 acres
14-26 (377,274 square feet) of land, more or less.
14-27 Tract 6: 22.772 Acres
14-28 DESCRIPTION OF A 22.772 ACRE TRACT OF LAND (991,957 SQ. FT.),
14-29 SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND THE JOHN
14-30 MAXIMILIAN, JR. SURVEY NO. 15, ABSTRACT NO. 299, HAYS COUNTY,
14-31 TEXAS; BEING ALL OF A REMAINDER OF A CALLED 31.079 ACRE TRACT OF
14-32 LAND, DESCRIBED IN A DEED TO LA CIMA COMMERCIAL, LP, RECORDED IN
14-33 DOCUMENT NO. 17016156, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,
14-34 TEXAS (O.P.R.H.C.TX.); SAID 22.772 ACRES (991,957 SQ. FT.) AS
14-35 SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY
14-36 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
14-37 BEGINNING AT A 1/2-INCH IRON ROD WITH AN ALUMINUM CAP STAMPED
14-38 "TXDOT" FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF R.M. HIGHWAY
14-39 NO. 12, A VARIABLE WIDTH RIGHT-OF- WAY, FOR A SOUTHWEST CORNER OF A
14-40 CALLED 0.464 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO COUNTY OF
14-41 HAYS, RECORDED IN VOLUME 4264, PAGE 511, O.P.R.H.C.TX., SAME BEING
14-42 THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;
14-43 THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY
14-44 NO. 12, ALSO WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED
14-45 31.079 ACRE TRACT AND SAID 0.464 ACRE TRACT, THE FOLLOWING TWO (2)
14-46 COURSES AND DISTANCES:
14-47 1. S 66°45'01" E, A DISTANCE OF 492.02 FEET TO A 1/2-INCH
14-48 IRON ROD WITH AN ALUMINUM CAP STAMPED "TXDOT" FOUND,
14-49 2. S 88°03'14" E, A DISTANCE OF 59.47 FEET TO A 1/2-INCH IRON
14-50 ROD WITH AN ALUMINUM CAP STAMPED "TXDOT" FOUND ON THE SOUTH LINE OF
14-51 EXHIBIT "B" DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED IN
14-52 DOCUMENT NO. 17037240, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF
14-53 SAID 0.464 ACRE TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO
14-54 THE RIGHT;
14-55 THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY
14-56 NO. 12 AND SAID CURVE TO THE RIGHT, ALSO WITH THE COMMON LINE OF SAID
14-57 REMAINDER OF A CALLED 31.079 ACRE TRACT AND SAID EXHIBIT "B", HAVING
14-58 A RADIUS OF 1,822.36 FEET, AN ARC LENGTH OF 760.71 FEET, AND A CHORD
14-59 WHICH BEARS S 50°19'37" E, A DISTANCE OF 755.20 FEET TO A 1/2-INCH
14-60 IRON ROD FOUND, FOR THE NORTHWEST CORNER OF LOT 1, OF LA CIMA ENTRY
14-61 LOT FINAL PLAT, RECORDED IN DOCUMENT NO. 19006241, O.P.R.H.C.TX.,
14-62 SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 31.079
14-63 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;
14-64 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079
14-65 ACRE TRACT AND SAID LOT 1, THE FOLLOWING FIVE (5) COURSES AND
14-66 DISTANCES:
14-67 1. S 56°57'50" W, A DISTANCE OF 92.55 FEET TO A 1/2-INCH IRON
14-68 ROD FOUND,
14-69 2. S 25°09'45" E, A DISTANCE OF 83.91 FEET TO A 1/2-INCH IRON

15-1 ROD FOUND,
 15-2 3. S 18°28'14" W, A DISTANCE OF 67.95 FEET TO A 1/2-INCH IRON
 15-3 ROD WITH A PLASTIC CAP STAMPED "BCG" SET
 15-4 4. S 65°12'33" W, A DISTANCE OF 84.26 FEET TO A MAGNAIL WITH A
 15-5 "BCG" CAP SET,
 15-6 5. S 19°23'33" E, A DISTANCE OF 79.20 FEET TO A 1/2-INCH IRON
 15-7 ROD FOUND ON THE WEST RIGHT-OF-WAY OF WEST CENTERPOINT ROAD, A
 15-8 VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID LOT
 15-9 1, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;
 15-10 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079
 15-11 ACRE TRACT AND THE WEST RIGHT-OF-WAY OF SAID WEST CENTERPOINT ROAD,
 15-12 THE FOLLOWING NINE (9) COURSES AND DISTANCES:
 15-13 1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00
 15-14 FEET, AN ARC DISTANCE OF 189.65 FEET, A CHORD WHICH BEARS S 79°10'36"
 15-15 W, A DISTANCE OF 188.76 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC
 15-16 CAP STAMPED "BCG" SET,
 15-17 2. S 88°47'34" W, A DISTANCE OF 195.85 FEET TO A 1/2-INCH
 15-18 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
 15-19 BEGINNING OF A CURVE TO THE LEFT,
 15-20 3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 835.00
 15-21 FEET, AN ARC DISTANCE OF 9.64 FEET, AND A CHORD WHICH BEARS S
 15-22 88°27'43" W, A DISTANCE OF 9.64 FEET TO A MAGNAIL WITH A "BCG" CAP
 15-23 SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
 15-24 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00
 15-25 FEET, AN ARC DISTANCE OF 30.43 FEET, AND A CHORD WHICH BEARS N
 15-26 48°16'47" W, A DISTANCE OF 27.58 FEET TO A 1/2-INCH IRON ROD WITH A
 15-27 PLASTIC CAP STAMPED "BCG" SET,
 15-28 5. S 84°57'29" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON
 15-29 ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
 15-30 BEGINNING OF A CURVE TO THE RIGHT,
 15-31 6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00
 15-32 FEET, AN ARC DISTANCE OF 30.29 FEET, AND A CHORD WHICH BEARS S
 15-33 38°42'12" W, A DISTANCE OF 27.48 FEET TO A 1/2-INCH IRON ROD WITH A
 15-34 PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A
 15-35 CURVE TO THE LEFT,
 15-36 7. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 835.00
 15-37 FEET, AN ARC DISTANCE OF 389.76 FEET, AND A CHORD WHICH BEARS S
 15-38 68°43'30" W, A DISTANCE OF 386.23 FEET TO A 1/2-INCH IRON ROD WITH A
 15-39 PLASTIC CAP STAMPED "BCG" SET,
 15-40 8. S 55°21'10" W, A DISTANCE OF 399.97 FEET TO A NAIL FOUND,
 15-41 FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 31.079 ACRE
 15-42 TRACT AND THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE
 15-43 BEGINNING OF A CURVE TO THE RIGHT,
 15-44 9. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00
 15-45 FEET, AN ARC DISTANCE OF 31.42 FEET, AND A CHORD WHICH BEARS N
 15-46 79°38'50" W, A DISTANCE OF 28.28 FEET TO A 1/2-INCH IRON ROD WITH A
 15-47 PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET ON THE NORTH RIGHT-OF-WAY
 15-48 OF FLINT RIDGE ROAD, A 60 FOOT WIDE RIGHT-OF-WAY;
 15-49 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079
 15-50 ACRE TRACT AND NORTH RIGHT-OF-WAY OF SAID FLINT RIDGE ROAD, THE
 15-51 FOLLOWING TWO (2) COURSES AND DISTANCES:
 15-52 1. N 34°38'50" W, A DISTANCE OF 179.37 FEET TO A 1/2-INCH
 15-53 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET, SAID POINT
 15-54 BEING THE BEGINNING OF A CURVE TO THE LEFT,
 15-55 2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 630.00
 15-56 FEET, AN ARC DISTANCE OF 93.77 FEET, AND A CHORD WHICH BEARS N
 15-57 38°54'41" W, A DISTANCE OF 93.69 FEET TO A 1/2-INCH IRON ROD WITH A
 15-58 PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET, FOR THE SOUTHEAST CORNER
 15-59 OF LA CIMA FIRE STATION FINAL PLAT, RECORDED IN DOCUMENT NO.
 15-60 21021091, O.P.R.H.C.TX., SAME BEING THE SOUTHWEST CORNER OF SAID
 15-61 REMAINDER OF A CALLED 31.079 ACRE TRACT AND THE TRACT DESCRIBED
 15-62 HEREIN;
 15-63 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079
 15-64 ACRE TRACT AND SAID LA CIMA FIRE STATION FINAL PLAT, THE FOLLOWING
 15-65 TWO (2) COURSES AND DISTANCES:
 15-66 1. N 39°52'15" E, A DISTANCE OF 349.74 FEET TO A 1/2-INCH
 15-67 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET, FOR THE
 15-68 NORTHEAST CORNER OF SAID LA CIMA FIRE STATION FINAL PLAT,
 15-69 2. N 40°23'45" W, A DISTANCE OF 181.91 FEET TO A 1/2-INCH

16-1 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTHEAST
 16-2 CORNER OF PROPOSED LA CIMA PEC SUBSTATION PLAT;
 16-3 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 31.079
 16-4 ACRE TRACT AND SAID PROPOSED LA CIMA PEC SUBSTATION PLAT, THE
 16-5 FOLLOWING THREE (3) COURSES AND DISTANCES:
 16-6 1. N 43°23'46" E, A DISTANCE OF 694.59 FEET TO A 1/2-INCH
 16-7 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
 16-8 2. N 46°22'49" W, A DISTANCE OF 310.56 FEET TO A 1/2-INCH
 16-9 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
 16-10 3. N 23°05'04" E, A DISTANCE OF 46.36 FEET TO THE POINT OF
 16-11 BEGINNING, CONTAINING 22.772 ACRES OF LAND.
 16-12 Tract 7: 1.197 Acres
 16-13 DESCRIPTION OF 1.197 ACRES (52,129 SQUARE FEET) OF LAND SITUATED IN
 16-14 THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS;
 16-15 BEING ALL OF LOT 2, BLOCK A, LA CIMA FIRE STATION SUBDIVISION,
 16-16 RECORDED IN DOCUMENT NO. 21021091, OFFICIAL PUBLIC RECORDS OF HAYS
 16-17 COUNTY TEXAS (O.P.R.H.C.TX.); SAID 1.197 ACRES OF LAND AS SURVEYED
 16-18 BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE PARTICULARLY
 16-19 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 16-20 BEGINNING AT 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE
 16-21 OF FLINT RIDGE ROAD, A 60 FOOT WIDE RIGHT-OF-WAY, FOR THE SOUTHWEST
 16-22 CORNER OF LOT 1, OF SAID LA CIMA FIRE STATION SUBDIVISION, SAME
 16-23 BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE TRACT DESCRIBED
 16-24 HEREIN;
 16-25 THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FLINT RIDGE ROAD,
 16-26 SAME BEING THE SOUTH LINE OF SAID LOT 2, FOR THE FOLLOWING FOUR (4)
 16-27 COURSES AND DISTANCES;
 16-28 1. NORTH 72 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE
 16-29 OF 11.39 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED
 16-30 "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
 16-31 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00
 16-32 FEET, AN ARC DISTANCE OF 273.97 FEET, AND A CHORD THAT BEARS NORTH
 16-33 59 DEGREES 36 MINUTES 02 SECONDS WEST, A DISTANCE OF 271.60 FEET TO
 16-34 A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
 16-35 3. NORTH 46 DEGREES 31 MINUTES 09 SECONDS WEST, A DISTANCE
 16-36 OF 121.23 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED
 16-37 "BCG" FOUND, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2
 16-38 AND THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A
 16-39 CURVE TO THE RIGHT,
 16-40 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00
 16-41 FEET, AN ARC DISTANCE OF 39.24 FEET, AND A CHORD THAT BEARS NORTH 01
 16-42 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 35.33 FEET TO A
 16-43 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND ON THE EAST
 16-44 LINE OF A CALLED 4.242 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO
 16-45 HAYS COUNTY, RECORDED IN DOCUMENT NO. 19002553, O.P.R.H.C.TX., FOR
 16-46 THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 2 AND THE TRACT
 16-47 DESCRIBED HEREIN;
 16-48 THENCE, WITH THE EAST LINE OF SAID 4.242 ACRE TRACT AND THE SOUTH
 16-49 LINE OF SAID LOT 2, FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES;
 16-50 1. NORTH 43 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE
 16-51 OF 75.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED
 16-52 "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
 16-53 2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 492.00
 16-54 FEET, AN ARC DISTANCE OF 46.55 FEET, AND A CHORD THAT BEARS NORTH 40
 16-55 DEGREES 42 MINUTES 51 SECONDS EAST, A DISTANCE OF 46.53 FEET TO A
 16-56 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE
 16-57 SOUTHWEST CORNER OF LOT 1, BLOCK A, SAN MARCOS ACADEMY ENTRANCE
 16-58 DEVELOPMENT PLAT, RECORDED IN VOLUME 16, PAGE 362, PLAT RECORDS OF
 16-59 HAYS COUNTY, TEXAS (P.R.H.C.TX.), SAME BEING NORTHWEST CORNER OF
 16-60 SAID LOT 2 AND THE TRACT DESCRIBED HEREIN;
 16-61 THENCE, SOUTH 46 DEGREES 37 MINUTES 22 SECONDS EAST, WITH THE NORTH
 16-62 LINE OF SAID LOT 2, PASSING AT A DISTANCE OF 9.97 FEET A 1/2-INCH
 16-63 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHEAST
 16-64 CORNER OF SAID LOT 1, SAN MARCOS ACADEMY ENTRANCE DEVELOPMENT PLAT,
 16-65 SAME BEING THE SOUTHWEST CORNER OF A CALLED 2.467 ACRE TRACT OF
 16-66 LAND, DESCRIBED IN A DEED TO SAN MARCOS BAPTIST ACADEMY FOUNDATION,
 16-67 RECORDED IN VOLUME 5038, PAGE 689, O.P.R.H.C.TX, PASSING A 1/2-INCH
 16-68 IRON ROD FOUND AT A DISTANCE OF 25.62 FEET, FOR THE SOUTHEAST CORNER
 16-69 OF SAID 2.467 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A

17-1 CALLED 4.337 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO
 17-2 CITY OF SAN MARCOS, RECORDED IN VOLUME 1080, PAGE 874,
 17-3 O.P.R.H.C.TX, AND CONTINUING FOR A TOTAL DISTANCE OF 325.50 FEET TO
 17-4 A 1/2-INCH IRON ROD FOUND ON THE WEST LINE OF SAID LOT 1, FOR THE
 17-5 SOUTHEAST CORNER OF SAID 4.337 ACRE TRACT, SAME BEING THE NORTHEAST
 17-6 CORNER OF SAID LOT 2 AND THE TRACT DESCRIBED HEREIN;
 17-7 THENCE, SOUTH 06 DEGREES 45 MINUTES 16 SECONDS EAST, WITH THE COMMON
 17-8 LINE OF SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 127.26 FEET TO THE
 17-9 POINT OF BEGINNING AND CONTAINING 1.197 ACRES (52,129 SQUARE FEET)
 17-10 OF LAND.

17-11 Tract 8: 99.120 Acres

17-12 DESCRIPTION OF A 99.121 ACRE TRACT OF LAND (4,317,725 SQ. FT.),
 17-13 SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND WILLIAM
 17-14 TM SMITHSON SURVEY, SECTION NO. 3, ABSTRACT NO. 419, HAYS COUNTY,
 17-15 TEXAS; BEING ALL OF A REMAINDER OF A CALLED 182.269 ACRE TRACT
 17-16 DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO.
 17-17 19018423, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 17-18 (O.P.R.H.C.TX.) AND BEING ALL OF A CALLED 2.749 ACRE TRACT OF LAND,
 17-19 DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO.
 17-20 24030101, O.P.R.H.C.TX.; SAID 99.121 ACRES (4,317,725 SQ. FT.) AS
 17-21 SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY
 17-22 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

17-23 BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG"
 17-24 FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CENTERPOINT ROAD, A
 17-25 VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF A
 17-26 REMAINDER OF A CALLED 1388.17 ACRE TRACT OF LAND, DESCRIBED IN A
 17-27 DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 3772, PAGE 231,
 17-28 O.P.R.H.C.TX., SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF
 17-29 SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, ALSO BEING THE
 17-30 NORTHEAST CORNER OF A REMAINDER OF A CALLED 23.554 ACRE TRACT OF
 17-31 LAND, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN
 17-32 DOCUMENT NO. 24030098, O.P.R.H.C.TX., AND BEING THE NORTHWEST
 17-33 CORNER OF SAID 2.749 ACRE TRACT;
 17-34 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
 17-35 ACRE TRACT AND SAID REMAINDER OF A CALLED 1388.17 ACRE TRACT, THE
 17-36 HEREIN, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

17-37 1. N 30°06'14" W, A DISTANCE OF 256.43 FEET TO A 1/2-INCH
 17-38 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
 17-39 THE BEGINNING OF A CURVE TO THE RIGHT,

17-40 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00
 17-41 FEET, AN ARC DISTANCE OF 325.25 FEET, AND A CHORD WHICH BEARS N
 17-42 11°28'07" W, A DISTANCE OF 319.54 FEET TO A 1/2-INCH IRON ROD WITH A
 17-43 PLASTIC CAP STAMPED "BCG" FOUND,

17-44 3. N 07°10'00" E, A DISTANCE OF 546.52 FEET TO A 1/2-INCH
 17-45 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
 17-46 THE BEGINNING OF A CURVE TO THE RIGHT,

17-47 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00
 17-48 FEET, AN ARC DISTANCE OF 175.06 FEET, AND A CHORD WHICH BEARS N
 17-49 17°11'49" E, A DISTANCE OF 174.17 FEET TO A 1/2-INCH IRON ROD WITH A
 17-50 PLASTIC CAP STAMPED "BCG" FOUND,

17-51 5. N 82°53'32" W, A DISTANCE OF 711.11 FEET TO A 1/2-INCH
 17-52 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
 17-53 THE BEGINNING OF A CURVE TO THE LEFT,

17-54 6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 507.40
 17-55 FEET, AN ARC DISTANCE OF 203.29 FEET, AND A CHORD WHICH BEARS S
 17-56 75°33'51" W, A DISTANCE OF 201.93 FEET TO A 1/2-INCH IRON ROD WITH A
 17-57 PLASTIC CAP STAMPED "BCG" FOUND,

17-58 7. S 64°00'07" W, A DISTANCE OF 97.16 FEET TO A 1/2-INCH IRON
 17-59 ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
 17-60 BEGINNING OF A CURVE TO THE LEFT,

17-61 8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00
 17-62 FEET, AN ARC DISTANCE OF 138.67 FEET, AND A CHORD WHICH BEARS S
 17-63 56°03'25" W, A DISTANCE OF 138.22 FEET TO A 1/2-INCH IRON ROD WITH A
 17-64 PLASTIC CAP STAMPED "BCG" FOUND,

17-65 9. S 48°06'43" W, A DISTANCE OF 62.28 FEET TO A 1/2-INCH IRON
 17-66 ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
 17-67 BEGINNING OF A CURVE TO THE RIGHT,

17-68 10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 425.10
 17-69 FEET, AN ARC DISTANCE OF 207.16 FEET, AND A CHORD WHICH BEARS S

18-1 64°23'29" W, A DISTANCE OF 205.12 FEET TO A 1/2-INCH IRON ROD WITH A
 18-2 PLASTIC CAP STAMPED "BCG" FOUND
 18-3 11. S 75°59'55" W, A DISTANCE OF 270.70 FEET TO A 1/2-INCH
 18-4 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE EAST CORNER
 18-5 OF A CALLED 700.2 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM
 18-6 WEST, LP OF RECORD IN DOCUMENT NO. 17043115, O.P.R.H.C.TX., SAME
 18-7 BEING THE WESTERLY SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED
 18-8 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;
 18-9 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
 18-10 ACRE TRACT AND SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, THE
 18-11 HEREIN, THE FOLLOWING SIX (6) COURSES AND DISTANCES:
 18-12 1. N 20°00'22" W, A DISTANCE OF 139.22 FEET TO A 1/2-INCH
 18-13 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
 18-14 2. N 30°22'30" W, A DISTANCE OF 239.03 FEET TO A 1/2-INCH
 18-15 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
 18-16 3. N 42°56'51" W, A DISTANCE OF 269.82 FEET TO A 1/2-INCH
 18-17 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
 18-18 4. N 33°41'43" W, A DISTANCE OF 181.75 FEET TO A 1/2-INCH
 18-19 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
 18-20 5. N 24°21'38" W, A DISTANCE OF 161.66 FEET TO A 1/2-INCH
 18-21 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, AND
 18-22 6. N 04°00'37" W, A DISTANCE OF 128.68 FEET TO A 1/2-INCH
 18-23 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND ON THE SOUTHEAST
 18-24 LINE OF TRACT 39, FOX RIDGE PHASE 1, RECORDED IN VOLUME 1, PAGE 373,
 18-25 PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.), FOR THE NORTHWEST
 18-26 CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE
 18-27 TRACT DESCRIBED HEREIN;
 18-28 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
 18-29 ACRE TRACT AND SAID FOX RIDGE PHASE 1, FOLLOWING THREE (3) COURSES
 18-30 AND DISTANCES:
 18-31 1. N 44°02'01" E, A DISTANCE OF 30.18 FEET TO A 1/2-INCH IRON
 18-32 ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 39, SAME BEING THE
 18-33 SOUTHWEST CORNER OF TRACT 29, OF SAID FOX RIDGE PHASE 1,
 18-34 2. N 44°08'24" E, A DISTANCE OF 873.03 FEET TO A 1/2-INCH
 18-35 IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 29, SAME
 18-36 BEING THE SOUTHWEST CORNER OF TRACT 28 OF SAID FOX RIDGE PHASE 1,
 18-37 3. N 44°11'00" E, A DISTANCE OF 634.82 FEET TO A 1/2-INCH
 18-38 IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 28, THE
 18-39 SOUTHWEST CORNER OF TRACT 17, OF SAID FOX RIDGE PHASE 1, THE
 18-40 NORTHWEST CORNER OF THE LA CIMA PHASE 3, SECTION A FINAL PLAT,
 18-41 RECORDED IN DOCUMENT NO. 22048284, O.P.R.H.C.TX., AND THE NORTH
 18-42 CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE
 18-43 TRACT DESCRIBED HEREIN;
 18-44 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
 18-45 ACRE TRACT AND SAID LA CIMA PHASE 3, SECTION A FINAL PLAT, FOLLOWING
 18-46 SEVENTEEN (17) COURSES AND DISTANCES:
 18-47 1. S 09°40'21" E, A DISTANCE OF 87.44 FEET TO A 1/2-INCH IRON
 18-48 ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
 18-49 2. S 09°05'59" E, A DISTANCE OF 240.26 FEET TO A 1/2-INCH
 18-50 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
 18-51 3. S 02°09'42" W, A DISTANCE OF 262.43 FEET TO A COTTON
 18-52 SPINDLE FOUND,
 18-53 4. S 12°49'55" W, A DISTANCE OF 218.25 FEET TO A 1/2-INCH
 18-54 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
 18-55 5. S 17°06'18" W, A DISTANCE OF 204.67 FEET TO A 1/2-INCH
 18-56 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
 18-57 6. N 81°12'34" E, A DISTANCE OF 731.52 FEET TO A 1/2-INCH
 18-58 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
 18-59 7. N 45°48'27" E, A DISTANCE OF 110.20 FEET TO A 1/2-INCH
 18-60 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
 18-61 8. N 68°16'19" E, A DISTANCE OF 112.10 FEET TO A 1/2-INCH
 18-62 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
 18-63 9. S 41°02'29" E, A DISTANCE OF 16.57 FEET TO A CALCULATED
 18-64 POINT,
 18-65 10. S 70°42'41" E, A DISTANCE OF 87.20 FEET TO A 1/2-INCH
 18-66 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
 18-67 11. S 44°40'52" E, PASSING AT A DISTANCE OF 57.50 FEET A
 18-68 COTTON SPINDLE FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 119.22
 18-69 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,

19-1 12. S 36°16'52" E, A DISTANCE OF 118.92 FEET TO A 1/2-INCH
 19-2 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
 19-3 13. S 33°45'34" E, A DISTANCE OF 53.48 FEET TO A MAGNAIL
 19-4 FOUND,
 19-5 14. S 33°36'10" E, PASSING AT A DISTANCE OF 67.77 FEET A
 19-6 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "TEXAS ALLPOINTS
 19-7 SURVEYING CO." FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 252.81
 19-8 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
 19-9 15. S 56°21'32" W, A DISTANCE OF 13.73 FEET TO A 1/2-INCH
 19-10 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
 19-11 16. S 33°37'12" E, PASSING AT A DISTANCE OF 53.94 FEET A
 19-12 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND, AND
 19-13 CONTINUING FOR A TOTAL DISTANCE OF 178.52 FEET TO A FENCE POST
 19-14 FOUND,
 19-15 17. S 81°01'51" E, A DISTANCE OF 87.97 FEET TO A 1/2-INCH
 19-16 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND ON THE NORTH
 19-17 RIGHT-OF-WAY LINE OF CENTRAL PARK LOOP, A 70 FOOT WIDE
 19-18 RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID LA CIMA PHASE 3,
 19-19 SECTION A FINAL PLAT;
 19-20 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
 19-21 ACRE TRACT AND RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP,
 19-22 FOLLOWING TWO (2) COURSES AND DISTANCES:
 19-23 1. S 34°49'53" E, A DISTANCE OF 70.09 FEET TO A 1/2-INCH IRON
 19-24 ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
 19-25 2. N 55°10'07" E, A DISTANCE OF 180.47 FEET TO A 1/2-INCH
 19-26 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, FOR THE WEST CORNER
 19-27 OF LOT 1, LA CIMA AMENITY CENTER FINAL PLAT, RECORDED IN DOCUMENT
 19-28 NO. 21027901, O.P.R.H.C.TX.;
 19-29 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
 19-30 ACRE TRACT AND SAID LOT 1, FOLLOWING THREE (3) COURSES AND
 19-31 DISTANCES:
 19-32 1. S 44°34'32" E, A DISTANCE OF 555.85 FEET TO A CALCULATED
 19-33 POINT, FOR THE SOUTH CORNER OF SAID LOT 1,
 19-34 2. N 69°30'14" E, A DISTANCE OF 560.86 FEET TO A 1/2-INCH
 19-35 IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
 19-36 3. N 50°27'07" E, A DISTANCE OF 94.37 FEET TO A 1/2-INCH IRON
 19-37 ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND ON THE SOUTHWEST
 19-38 RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP;
 19-39 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269
 19-40 ACRE TRACT AND SOUTHWEST RIGHT-OF-WAY LINE OF SAID CENTRAL PARK
 19-41 LOOP, FOLLOWING FOUR (4) COURSES AND DISTANCES:
 19-42 1. S 40°06'37" E, A DISTANCE OF 218.12 FEET TO A 1/2-INCH
 19-43 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
 19-44 THE BEGINNING OF A CURVE TO THE LEFT,
 19-45 2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 885.00
 19-46 FEET, AN ARC DISTANCE OF 134.11 FEET, AND A CHORD WHICH BEARS S
 19-47 44°27'06" E, A DISTANCE OF 133.98 FEET TO A 1/2-INCH IRON ROD WITH A
 19-48 PLASTIC CAP STAMPED "BCG" FOUND,
 19-49 3. S 50°51'40" E, A DISTANCE OF 27.03 FEET TO A 1/2-INCH IRON
 19-50 ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
 19-51 BEGINNING OF A CURVE TO THE RIGHT,
 19-52 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00
 19-53 FEET, AN ARC DISTANCE OF 29.58 FEET, AND A CHORD WHICH BEARS S
 19-54 06°24'37" E, A DISTANCE OF 26.96 FEET TO A 1/2-INCH IRON ROD WITH A
 19-55 PLASTIC CAP STAMPED "BCG" SET ON THE NORTH RIGHT-OF- WAY LINE OF
 19-56 SAID CENTERPOINT ROAD, FOR NORTHWEST CORNER OF A CALLED 19.021 ACRE
 19-57 TRACT OF LAND, DESCRIBED IN A DEED TO HAYS COUNTY, RECORDED IN
 19-58 DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE EAST CORNER OF
 19-59 SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT
 19-60 DESCRIBED HEREIN;
 19-61 THENCE S 41°00'43" W, WITH THE COMMON LINE OF SAID REMAINDER OF A
 19-62 CALLED 182.269 ACRE TRACT AND SAID 19.021 ACRE TRACT, A DISTANCE OF
 19-63 317.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG"
 19-64 FOUND, FOR THE EAST CORNER OF SAID 2.749 ACRE TRACT;
 19-65 THENCE DEPARTING THE COMMON LINE OF SAID REMAINDER OF A CALLED
 19-66 182.269 ACRE TRACT AND SAID 19.021 ACRE TRACT, WITH THE COMMON LINE
 19-67 OF SAID 19.021 ACRE TRACT AND SAID 2.749 ACRE TRACT, THE FOLLOWING
 19-68 TWELVE (12) COURSES AND DISTANCES:
 19-69 1. S 41°00'43" W, A DISTANCE OF 12.81 FEET TO A 1/2-INCH IRON

20-1 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
 20-2 BEGINNING OF A CURVE TO THE RIGHT,
 20-3 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,465.00
 20-4 FEET, AN ARC LENGTH OF 220.75 FEET, AND A CHORD WHICH BEARS S
 20-5 45°19'44" W, A DISTANCE OF 220.54 FEET TO A 1/2-INCH IRON ROD WITH
 20-6 PLASTIC CAP STAMPED "BCG" FOUND,
 20-7 3. S 49°38'44" W, A DISTANCE OF 291.83 FEET TO A 1/2-INCH
 20-8 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
 20-9 BEGINNING OF A CURVE TO THE RIGHT,
 20-10 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00
 20-11 FEET, AN ARC LENGTH OF 48.70 FEET, AND A CHORD WHICH BEARS S
 20-12 56°37'17" W, A DISTANCE OF 48.58 FEET TO A 1/2- INCH IRON ROD WITH
 20-13 PLASTIC CAP STAMPED "BCG" FOUND,
 20-14 5. S 63°35'50" W, A DISTANCE OF 89.89 FEET TO A 1/2-INCH IRON
 20-15 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 20-16 6. S 47°20'47" W, A DISTANCE OF 39.71 FEET TO A 1/2-INCH IRON
 20-17 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 20-18 7. S 36°50'32" W, A DISTANCE OF 94.80 FEET TO A 1/2-INCH IRON
 20-19 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
 20-20 BEGINNING OF A CURVE TO THE RIGHT,
 20-21 8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00
 20-22 FEET, AN ARC LENGTH OF 44.69 FEET, AND A CHORD WHICH BEARS S
 20-23 43°14'38" W, A DISTANCE OF 44.60 FEET TO A 1/2- INCH IRON ROD WITH
 20-24 PLASTIC CAP STAMPED "BCG" FOUND,
 20-25 9. S 49°38'44" W, A DISTANCE OF 245.10 FEET TO A 1/2-INCH
 20-26 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 20-27 10. S 55°03'11" W, A DISTANCE OF 276.59 FEET TO A 1/2-INCH
 20-28 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
 20-29 BEGINNING OF A CURVE TO THE RIGHT,
 20-30 11. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF
 20-31 1,467.50 FEET, AN ARC LENGTH OF 81.39 FEET, AND A CHORD WHICH BEARS
 20-32 S 62°02'59" W, A DISTANCE OF 81.38 FEET TO A 1/2-INCH IRON ROD WITH
 20-33 PLASTIC CAP STAMPED "BCG" FOUND,
 20-34 12. S 63°38'19" W, A DISTANCE OF 398.56 FEET TO A 1/2-INCH
 20-35 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST
 20-36 CORNER OF SAID 2.749 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN,
 20-37 SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.544
 20-38 ACRE;
 20-39 THENCE N 30°06'14" W, DEPARTING THE COMMON LINE OF SAID 19.021 ACRE
 20-40 TRACT AND SAID 2.749 ACRE TRACT, WITH THE COMMON LINE OF SAID
 20-41 REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 2.749 ACRE TRACT, A
 20-42 DISTANCE OF 125.16 FEET TO THE POINT OF BEGINNING, CONTAINING
 20-43 99.121 ACRES OF LAND.
 20-44 Tract 9: 139.964 Acres
 20-45 DESCRIPTION OF A 139.964 ACRE TRACT OF LAND (6,096,828 SQ. FT.),
 20-46 SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS
 20-47 COUNTY, TEXAS; BEING A PORTION OF A REMAINDER OF A CALLED 248.225
 20-48 ACRE TRACT DESCRIBED IN A DEED TO LCSM PH. 4, LLC, RECORDED IN
 20-49 DOCUMENT NO. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,
 20-50 TEXAS (O.P.R.H.C.TX.); SAID 139.964 ACRES (6,096,828 SQ. FT.) AS
 20-51 SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY
 20-52 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 20-53 BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET
 20-54 ON THE NORTH LINE OF A CALLED 537.30 ACRE TRACT OF LAND, DESCRIBED
 20-55 AS TRACT 1 IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO.
 20-56 20031138, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF A CALLED
 20-57 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY,
 20-58 RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE
 20-59 SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT
 20-60 AND THE TRACT DESCRIBED HEREIN;
 20-61 THENCE DEPARTING THE NORTH LINE OF SAID 537.30 ACRE TRACT, WITH THE
 20-62 COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND
 20-63 SAID 19.021 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND
 20-64 DISTANCES:
 20-65 1. N 01°00'33" W, A DISTANCE OF 237.52 FEET TO A 1/2-INCH
 20-66 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
 20-67 BEGINNING OF A CURVE TO THE RIGHT,
 20-68 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,715.52
 20-69 FEET, AN ARC LENGTH OF 575.20 FEET, AND A CHORD WHICH BEARS N

21-1 06°03'52" E, A DISTANCE OF 574.13 FEET TO A 1/2-INCH IRON ROD WITH
 21-2 PLASTIC CAP STAMPED "BCG" SET,
 21-3 3. N 12°07'57" E, A DISTANCE OF 503.70 FEET TO A CALCULATED
 21-4 POINT,
 21-5 4. N 48°43'02" E, A DISTANCE OF 16.00 FEET TO A CALCULATED
 21-6 POINT,
 21-7 5. N 12°07'57" E, A DISTANCE OF 14.00 FEET TO A CALCULATED
 21-8 POINT,
 21-9 6. N 24°27'08" W, A DISTANCE OF 16.00 FEET TO A CALCULATED
 21-10 POINT,
 21-11 7. N 12°07'57" E, A DISTANCE OF 959.03 FEET TO A 1/2-INCH
 21-12 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTH CORNER OF
 21-13 A CALLED 3.923 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS
 21-14 COUNTY, RECORDED IN DOCUMENT NO. 24030100, O.P.R.H.C.TX., SAID
 21-15 POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;
 21-16 THENCE DEPARTING THE COMMON LINE OF SAID REMAINDER OF A CALLED
 21-17 248.225 ACRE TRACT AND SAID 19.021 ACRE TRACT, WITH THE COMMON LINE
 21-18 OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 3.923 ACRE
 21-19 TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
 21-20 1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,232.89
 21-21 FEET, AN ARC LENGTH OF 412.42 FEET, AND A CHORD WHICH BEARS N
 21-22 02°47'11" E, A DISTANCE OF 410.50 FEET TO A 1/2-INCH IRON ROD WITH
 21-23 PLASTIC CAP STAMPED "BCG" SET,
 21-24 2. N 06°47'54" W, A DISTANCE 140.74 FEET TO A 1/2-INCH IRON
 21-25 ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
 21-26 BEGINNING OF A CURVE TO THE RIGHT,
 21-27 3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00
 21-28 FEET, AN ARC LENGTH OF 1,073.58 FEET, AND A CHORD WHICH BEARS N
 21-29 25°04'22" E, A DISTANCE OF 1,019.06 FEET TO A 1/2-INCH IRON ROD WITH
 21-30 PLASTIC CAP STAMPED "BCG" SET, FOR THE NORTHWEST CORNER OF SAID
 21-31 REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF THE TRACT DESCRIBED
 21-32 HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
 21-33 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00
 21-34 FEET, AN ARC LENGTH OF 19.47 FEET, AND A CHORD WHICH BEARS S
 21-35 76°34'48" E, A DISTANCE OF 17.40 FEET TO A 1/2-INCH IRON ROD WITH
 21-36 PLASTIC CAP STAMPED "BCG" SET ON THE SOUTH RIGHT-OF- WAY OF CENTRAL
 21-37 PARK LOOP, A 70 FOOT WIDE RIGHT-OF-WAY;
 21-38 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225
 21-39 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTRAL PARK
 21-40 LOOP, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:
 21-41 1. S 30°06'14" E, A DISTANCE OF 33.14 FEET TO A 1/2-INCH IRON
 21-42 ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
 21-43 BEGINNING OF A CURVE TO THE LEFT;
 21-44 2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.01
 21-45 FEET, AN ARC LENGTH OF 525.80 FEET, AND A CHORD WHICH BEARS S
 21-46 59°38'21" E, A DISTANCE OF 502.82 FEET TO A 1/2-INCH IRON ROD WITH
 21-47 PLASTIC CAP STAMPED "BCG" SET,
 21-48 3. S 88°59'05" E, A DISTANCE OF 97.97 FEET TO A 1/2-INCH IRON
 21-49 ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
 21-50 BEGINNING OF A CURVE TO THE RIGHT;
 21-51 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 465.06
 21-52 FEET, AN ARC LENGTH OF 142.66 FEET, AND A CHORD WHICH BEARS S 80° 20'
 21-53 06" E, A DISTANCE OF 142.10 FEET TO A 3/4-INCH IRON ROD FOUND,
 21-54 5. S 71°32'48" E, A DISTANCE OF 174.79 FEET TO A 3/4-INCH
 21-55 IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE
 21-56 LEFT,
 21-57 6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 435.00
 21-58 FEET, AN ARC LENGTH OF 577.47 FEET, AND A CHORD WHICH BEARS N 70° 25'
 21-59 22" E, A DISTANCE OF 535.99 FEET TO A 3/4-INCH IRON ROD FOUND,
 21-60 7. N 32°23'32" E, A DISTANCE OF 225.69 FEET TO A 3/4-INCH
 21-61 IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE
 21-62 RIGHT,
 21-63 8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00
 21-64 FEET, AN ARC LENGTH OF 292.64 FEET, AND A CHORD WHICH BEARS N 44°59'
 21-65 56" E, A DISTANCE OF 290.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC
 21-66 CAP STAMPED "BCG" SET, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A,
 21-67 FINAL PLAT OF LA CIMA PHASE 4 SUBDIVISION, DOCUMENT NO. 22050345,
 21-68 PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.);
 21-69 THENCE WITH THE COMMON LINE OF THE SAID REMAINDER OF A CALLED

22-1 248.225 ACRE TRACT AND SAID LOT 1, THE FOLLOWING FOUR (4) COURSES
22-2 AND DISTANCES:

22-3 1. S 32°23'40" E, A DISTANCE OF 73.72 FEET TO A CALCULATED
22-4 POINT,

22-5 2. S 88°17'51" E, PASSING AT A DISTANCE OF 497.36 FEET A
22-6 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND
22-7 CONTINUING FOR A TOTAL DISTANCE OF 864.08 FEET TO A 1/2-INCH IRON
22-8 ROD WITH PLASTIC CAP STAMPED "BCG" SET,

22-9 3. S 74°07'47" E, A DISTANCE OF 179.27 FEET TO A 1/2-INCH
22-10 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,

22-11 4. S 44°27'37" E, A DISTANCE OF 246.11 FEET TO A 1/2-INCH
22-12 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE COMMON LINE OF
22-13 SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF A CALLED 51.567
22-14 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF SAN MARCOS,
22-15 TEXAS, RECORDED IN DOCUMENT NO. 17014570, O.P.R.H.C.TX., FOR THE
22-16 SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF
22-17 SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF THE TRACT
22-18 DESCRIBED HEREIN;

22-19 THENCE S 45°32'23" W, WITH THE COMMON LINE OF SAID REMAINDER OF A
22-20 CALLED 248.225 ACRE TRACT, SAID 51.567 ACRE TRACT, OF A CALLED
22-21 110.002 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY,
22-22 RECORDED IN DOCUMENT NO. 16007530, O.P.R.H.C.TX., AND OF A CALLED
22-23 33.000 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF SAN
22-24 MARCOS, TEXAS, RECORDED IN DOCUMENT NO. 16039264, O.P.R.H.C.TX.,
22-25 PASSING AT A DISTANCE OF 2,325.62 FEET A 1/2-INCH IRON ROD WITH
22-26 PLASTIC CAP STAMPED "BCG" SET, CONTINUING FOR A PASSING DISTANCE OF
22-27 2,736.01 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG"
22-28 SET, AND CONTINUING FOR A TOTAL DISTANCE OF 4,202.75 FEET TO A
22-29 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET;

22-30 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225
22-31 ACRE TRACT AND SAID 33.000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES
22-32 AND DISTANCES:

22-33 1. S 44°57'33" W, A DISTANCE OF 408.78 FEET TO A 1/2-INCH
22-34 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,

22-35 2. S 45°43'43" W, PASSING AT A DISTANCE OF 599.42 FEET A
22-36 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND
22-37 CONTINUING FOR A TOTAL DISTANCE OF 606.75 FEET TO A 3 1/2-INCH METAL
22-38 FENCE POST FOUND ON THE NORTH LINE OF SAID 537.30 ACRE TRACT;

22-39 THENCE N 71°59'03" W, WITH THE COMMON LINE OF SAID REMAINDER OF A
22-40 CALLED 248.225 ACRE TRACT AND SAID 537.30 ACRE TRACT, A DISTANCE OF
22-41 36.66 FEET TO THE POINT OF BEGINNING, CONTAINING 139.964 ACRES OF
22-42 LAND.

22-43 Tract 10: 451.813 Acres

22-44 DESCRIPTION OF A 451.813 ACRE TRACT OF LAND (19,680,954 SQ. FT.),
22-45 SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, WILLIAM TM
22-46 SMITHSON SURVEY, SECTION NO. 3, ABSTRACT NO. 419, AND WILLIAM BURKE
22-47 SURVEY, SECTION NO. 4, ABSTRACT NO. 68, HAYS COUNTY, TEXAS; BEING
22-48 ALL OF A REMAINDER OF A CALLED 649.592 ACRE TRACT, DESCRIBED IN A
22-49 DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 4877, PAGE 632,
22-50 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.),
22-51 BEING ALL OF A REMAINDER OF A CALLED 1,388.17 ACRE TRACT, DESCRIBED
22-52 IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 3772, PAGE 231,
22-53 O.P.R.H.C.TX., AND BEING ALL OF A REMAINDER OF A CALLED 23.554 ACRE
22-54 TRACT OF LAND, DESCRIBED IN A DEED TO THE LAZY OAKS RANCH, LP,
22-55 RECORDED IN DOCUMENT NO. 24030098, O.P.R.H.C.TX.; SAID 451.813
22-56 ACRES (19,680,954 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP,
22-57 LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
22-58 FOLLOWS:

22-59 BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG"
22-60 FOUND ON THE NORTH LINE OF A CALLED 537.30 ACRE TRACT OF LAND,
22-61 DESCRIBED AS TRACT 1 IN A DEED TO LCSM WEST, LP, RECORDED IN
22-62 DOCUMENT NO. 20031138, O.P.R.H.C.TX., FOR THE SOUTHWEST CORNER OF A
22-63 CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS
22-64 COUNTY, RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME
22-65 BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 649.592
22-66 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

22-67 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 649.592
22-68 ACRE TRACT AND SAID 537.30 ACRE TRACT, THE FOLLOWING THIRTY-EIGHT
22-69 (38) COURSES AND DISTANCES:

23-1 1. N 71°11'41" W, A DISTANCE OF 130.32 FEET TO A 3-INCH CEDAR
 23-2 FENCE POST FOUND,
 23-3 2. N 67°36'06" W, A DISTANCE OF 118.60 FEET TO A 6-INCH CEDAR
 23-4 FENCE POST FOUND,
 23-5 3. N 54°34'19" W, A DISTANCE OF 303.34 FEET TO A 6-INCH CEDAR
 23-6 FENCE POST FOUND,
 23-7 4. N 80°29'48" W, A DISTANCE OF 176.12 FEET TO A 15-INCH
 23-8 CEDAR TREE FOUND,
 23-9 5. N 83°47'14" W, A DISTANCE OF 27.80 FEET TO A 15-INCH CEDAR
 23-10 TREE FOUND,
 23-11 6. S 87°25'24" W, A DISTANCE OF 15.09 FEET TO A 13.5 AND 6.5
 23-12 INCH MULTI STEM CEDAR TREE FOUND,
 23-13 7. N 88°07'11" W, A DISTANCE OF 93.60 FEET TO A 10-INCH CEDAR
 23-14 TREE FOUND,
 23-15 8. N 75°25'02" W, A DISTANCE OF 30.74 FEET TO A 4-INCH CEDAR
 23-16 TREE FOUND,
 23-17 9. N 68°16'25" W, A DISTANCE OF 127.26 FEET TO A 11-INCH
 23-18 CEDAR TREE FOUND,
 23-19 10. N 56°33'15" W, A DISTANCE OF 166.27 FEET TO A 20.5-INCH
 23-20 CEDAR TREE FOUND,
 23-21 11. N 28°58'05" W, A DISTANCE OF 37.59 FEET TO AN 18-INCH
 23-22 CEDAR TREE FOUND,
 23-23 12. N 24°31'09" W, A DISTANCE OF 65.59 FEET TO A 15-INCH
 23-24 CEDAR TREE FOUND,
 23-25 13. N 16°22'40" W, A DISTANCE OF 29.39 FEET TO A 15-INCH
 23-26 CEDAR TREE FOUND,
 23-27 14. N 09°43'04" W, A DISTANCE OF 122.17 FEET TO A 17-INCH
 23-28 CEDAR TREE FOUND,
 23-29 15. N 06°55'01" E, A DISTANCE OF 63.47 FEET TO A 19-INCH LIVE
 23-30 OAK TREE FOUND,
 23-31 16. N 43°44'42" E, A DISTANCE OF 28.09 FEET TO A 15-INCH
 23-32 CEDAR TREE FOUND,
 23-33 17. N 39°32'13" E, A DISTANCE OF 181.61 FEET TO A 16-INCH
 23-34 CEDAR TREE FOUND,
 23-35 18. N 46°12'38" E, A DISTANCE OF 70.85 FEET TO A 14.5-INCH
 23-36 CEDAR TREE FOUND,
 23-37 19. N 49°34'23" E, A DISTANCE OF 102.35 FEET TO AN 18-INCH
 23-38 CEDAR TREE FOUND,
 23-39 20. N 58°03'44" E, A DISTANCE OF 108.22 FEET TO A 14-INCH
 23-40 CEDAR TREE FOUND,
 23-41 21. N 55°38'04" E, A DISTANCE OF 52.46 FEET TO AN 18.5-INCH
 23-42 CEDAR TREE FOUND,
 23-43 22. N 50°35'41" E, A DISTANCE OF 72.32 FEET TO A 13-INCH
 23-44 CEDAR TREE FOUND,
 23-45 23. N 59°37'48" E, A DISTANCE OF 189.52 FEET TO A 12-INCH
 23-46 CEDAR TREE STUMP FOUND,
 23-47 24. N 63°11'12" E, A DISTANCE OF 316.35 FEET TO A 13-INCH
 23-48 LIVE OAK TREE FOUND,
 23-49 25. N 50°14'49" E, A DISTANCE OF 186.90 FEET TO A 11 -INCH
 23-50 CEDAR TREE FOUND,
 23-51 26. N 44°38'23" E, A DISTANCE OF 176.78 FEET TO AN 8-INCH
 23-52 CEDAR TREE FOUND,
 23-53 27. N 47°29'01" E, A DISTANCE OF 10.37 FEET TO A 14-INCH
 23-54 CEDAR TREE FOUND,
 23-55 28. N 37°54'08" E, A DISTANCE OF 11.69 FEET TO A 9-INCH CEDAR
 23-56 TREE FOUND,
 23-57 29. N 24°29'39" E, A DISTANCE OF 235.92 FEET TO A 12-INCH
 23-58 CEDAR TREE FOUND,
 23-59 30. N 11°36'42" E, A DISTANCE OF 256.84 FEET TO A 6-INCH
 23-60 CEDAR TREE FOUND,
 23-61 31. N 08°53'36" E, A DISTANCE OF 104.21 FEET TO A 14-INCH
 23-62 CEDAR TREE FOUND,
 23-63 32. N 00°17'30" W, A DISTANCE OF 40.92 FEET TO A 14-INCH
 23-64 CEDAR TREE FOUND,
 23-65 33. N 12°03'50" W, A DISTANCE OF 74.36 FEET TO A 11.5-INCH
 23-66 LIVE OAK TREE FOUND,
 23-67 34. N 05°13'13" W, A DISTANCE OF 82.92 FEET TO AN 8-INCH
 23-68 CEDAR ELM TREE FOUND,
 23-69 35. N 15°38'18" W, A DISTANCE OF 45.01 FEET TO A 12-INCH

24-1 CEDAR TREE FOUND,
 24-2 36. N 23°47'18" W, A DISTANCE OF 231.28 FEET TO A 16-INCH
 24-3 CEDAR TREE FOUND,
 24-4 37. N 33°42'21" W, A DISTANCE OF 137.34 FEET TO A 13.5, 9, 5,
 24-5 AND 4 INCH MULTI STEM CEDAR TREE FOUND,
 24-6 38. N 50°31'28" W, A DISTANCE OF 60.13 FEET TO A 3.5-INCH
 24-7 METAL POST FOUND, FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A
 24-8 CALLED 649.592 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID
 24-9 REMAINDER OF A CALLED 1,388.17 ACRE TRACT;
 24-10 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17
 24-11 ACRE TRACT AND SAID 537.30 ACRE TRACT, THE FOLLOWING FORTY-SIX (46)
 24-12 COURSES AND DISTANCES:
 24-13 1. N 24°51'25" W, A DISTANCE OF 44.02 FEET TO A 19-INCH CEDAR
 24-14 TREE FOUND,
 24-15 2. N 38°57'37" W, A DISTANCE OF 187.98 FEET TO AN 8-INCH
 24-16 CEDAR TREE FOUND,
 24-17 3. N 49°34'28" E, A DISTANCE OF 21.71 FEET TO A 13-INCH LIVE
 24-18 OAK TREE FOUND,
 24-19 4. N 14°17'01" W, A DISTANCE OF 74.85 FEET TO A 21.5-INCH
 24-20 CEDAR TREE FOUND,
 24-21 5. N 27°30'24" W, A DISTANCE OF 45.61 FEET TO A 6-INCH CEDAR
 24-22 TREE FOUND,
 24-23 6. N 39°00'47" W, A DISTANCE OF 73.59 FEET TO A 17.5-INCH
 24-24 LIVE OAK TREE FOUND,
 24-25 7. N 43°53'07" W, A DISTANCE OF 75.18 FEET TO A 19.5-INCH
 24-26 CEDAR TREE FOUND,
 24-27 8. N 51°13'25" W, A DISTANCE OF 176.88 FEET TO A 20.5, 12.5,
 24-28 8.5, AND 7 INCH MULTI STEM CEDAR TREE FOUND,
 24-29 9. N 45°11'20" W, A DISTANCE OF 336.19 FEET TO AN 8-INCH LIVE
 24-30 OAK TREE FOUND,
 24-31 10. N 47°02'31" W, A DISTANCE OF 69.20 FEET TO A 17.5-INCH
 24-32 LIVE OAK TREE FOUND,
 24-33 11. N 68°03'54" W, A DISTANCE OF 31.53 FEET TO A 13-INCH LIVE
 24-34 OAK TREE FOUND,
 24-35 12. N 80°02'32" W, A DISTANCE OF 34.70 FEET TO A 14.5-INCH
 24-36 CEDAR ELM TREE FOUND,
 24-37 13. N 68°23'58" W, A DISTANCE OF 30.18 FEET TO A 17.5-INCH
 24-38 LIVE OAK TREE FOUND,
 24-39 14. S 43°53'46" W, A DISTANCE OF 27.78 FEET TO A 13-INCH LIVE
 24-40 OAK TREE FOUND,
 24-41 15. S 54°36'45" W, A DISTANCE OF 78.78 FEET TO A 27-INCH LIVE
 24-42 OAK TREE FOUND,
 24-43 16. N 75°41'28" W, A DISTANCE OF 75.18 FEET TO A 9-INCH CEDAR
 24-44 ELM TREE FOUND,
 24-45 17. S 21°11'59" W, A DISTANCE OF 32.63 FEET TO A 21.5-INCH
 24-46 CEDAR ELM TREE FOUND,
 24-47 18. S 30°36'48" W, A DISTANCE OF 179.71 FEET TO A 6-INCH
 24-48 CEDAR TREE FOUND,
 24-49 19. S 04°42'43" W, A DISTANCE OF 215.59 FEET TO A 13-INCH
 24-50 MULTI STEM CEDAR TREE FOUND,
 24-51 20. S 15°11'40" W, A DISTANCE OF 16.25 FEET TO A 23, 17.5, AND
 24-52 11 INCH MULTI STEM CEDAR TREE FOUND,
 24-53 21. S 42°46'27" W, A DISTANCE OF 497.84 FEET TO A 3-INCH
 24-54 CEDAR TREE FOUND,
 24-55 22. S 43°55'10" W, A DISTANCE OF 493.96 FEET TO A 3-INCH
 24-56 CEDAR TREE FOUND,
 24-57 23. S 47°28'06" W, A DISTANCE OF 68.55 FEET TO A 26.5, 23, 7
 24-58 INCH MULTI STEM LIVE OAK TREE FOUND,
 24-59 24. S 82°47'08" W, A DISTANCE OF 49.61 FEET TO AN 18-INCH
 24-60 LIVE OAK TREE FOUND,
 24-61 25. S 59°17'52" W, A DISTANCE OF 192.35 FEET TO A 19-INCH
 24-62 LIVE OAK TREE FOUND,
 24-63 26. S 68°34'11" W, A DISTANCE OF 134.19 FEET TO A 33-INCH
 24-64 LIVE OAK TREE FOUND,
 24-65 27. S 32°10'09" W, A DISTANCE OF 43.25 FEET TO A MAGNAIL WITH
 24-66 A "BCG" CAP SET,
 24-67 28. S 15°31'47" W, A DISTANCE OF 179.86 FEET TO A 6-INCH
 24-68 CEDAR TREE FOUND,
 24-69 29. S 16°58'28" W, A DISTANCE OF 154.71 FEET TO A 6-INCH

25-1 CEDAR TREE FOUND,
 25-2 30. S 42°50'28" W, A DISTANCE OF 513.94 FEET TO A 4-INCH
 25-3 CEDAR TREE FOUND,
 25-4 31. S 41°55'24" W, A DISTANCE OF 179.57 FEET TO A 23-INCH
 25-5 LIVE OAK TREE FOUND,
 25-6 32. S 45°22'27" W, A DISTANCE OF 181.49 FEET TO A 6-INCH
 25-7 CEDAR TREE FOUND,
 25-8 33. S 78°19'48" W, A DISTANCE OF 249.21 FEET TO A 4-INCH
 25-9 CEDAR TREE FOUND,
 25-10 34. S 63°47'08" W, A DISTANCE OF 37.62 FEET TO A 23.5-INCH
 25-11 LIVE OAK TREE FOUND,
 25-12 35. S 41°43'02" W, A DISTANCE OF 164.61 FEET TO A 13-INCH
 25-13 LIVE OAK TREE FOUND,
 25-14 36. S 15°27'05" W, A DISTANCE OF 189.80 FEET TO A 13.5-INCH
 25-15 CEDAR ELM TREE FOUND,
 25-16 37. S 29°59'46" W, A DISTANCE OF 170.69 FEET TO AN 18.5-INCH
 25-17 LIVE OAK TREE FOUND
 25-18 38. S 41°22'30" W, A DISTANCE OF 89.23 FEET TO A 17.5-INCH
 25-19 CEDAR TREE FOUND,
 25-20 39. S 51°46'43" W, A DISTANCE OF 42.06 FEET TO A 14.5-INCH
 25-21 CEDAR TREE FOUND,
 25-22 40. S 54°37'05" W, A DISTANCE OF 201.75 FEET TO A 6-INCH
 25-23 CEDAR TREE FOUND,
 25-24 41. S 52°49'10" W, A DISTANCE OF 226.71 FEET TO A 16-INCH
 25-25 CEDAR TREE FOUND,
 25-26 42. S 51°37'01" W, A DISTANCE OF 477.91 FEET TO A 6-INCH
 25-27 CEDAR TREE FOUND,
 25-28 43. S 49°07'39" W, A DISTANCE OF 259.13 FEET TO A 6-INCH
 25-29 CEDAR TREE FOUND,
 25-30 44. S 48°57'29" W, A DISTANCE OF 242.82 FEET TO A 39-INCH
 25-31 LIVE OAK TREE FOUND
 25-32 45. S 45°04'06" W, A DISTANCE OF 230.00 FEET TO A 4-INCH
 25-33 CEDAR TREE FOUND,
 25-34 46. S 44°13'50" W, A DISTANCE OF 215.69 FEET TO A 1/2-INCH
 25-35 IRON ROD FOUND, FOR THE NORTHWEST CORNER OF SAID 537.30 ACRE TRACT,
 25-36 SAME BEING THE NORTHEAST CORNER OF A CALLED 100.00 ACRE TRACT OF
 25-37 LAND, DESCRIBED IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO.
 25-38 20031182, O.P.H.C.TX.;
 25-39 THENCE S 44°10'32" W, WITH THE COMMON LINE OF SAID REMAINDER OF A
 25-40 CALLED 1,388.17 ACRE TRACT AND SAID 100.00 ACRE TRACT, A DISTANCE OF
 25-41 703.59 FEET TO A 1/2-INCH IRON ROD WITH A BLUE CAP STAMPED "BYRN"
 25-42 FOUND, FOR THE NORTHWEST CORNER OF SAID 100.00 ACRE TRACT, SAME
 25-43 BEING THE SOUTHEAST CORNER OF A CALLED 390.52 ACRE TRACT OF LAND,
 25-44 DESCRIBED IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO.
 25-45 18007483, O.P.H.C.TX., ALSO BEING THE SOUTHWEST CORNER OF SAID
 25-46 REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE TRACT DESCRIBED
 25-47 HEREIN;
 25-48 THENCE N 55°21'01" W, WITH THE COMMON LINE OF SAID REMAINDER OF A
 25-49 CALLED 1,388.17 ACRE TRACT AND SAID 390.52 ACRE TRACT, A DISTANCE OF
 25-50 2333.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG"
 25-51 FOUND, FOR THE SOUTHWEST CORNER OF A REMAINDER OF A CALLED 700.2
 25-52 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM WEST, LP, RECORDED
 25-53 IN DOCUMENT NO. 17043115, O.P.H.C.TX., SAME BEING THE NORTHWEST
 25-54 CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE
 25-55 TRACT DESCRIBED HEREIN;
 25-56 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17
 25-57 ACRE TRACT AND SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, THE
 25-58 FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:
 25-59 1. N 44°32'35" E, A DISTANCE OF 2927.87 FEET TO A 1/2-INCH
 25-60 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
 25-61 2. N 44°15'28" W, A DISTANCE OF 904.23 FEET TO A 1/2-INCH
 25-62 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
 25-63 3. N 35°14'56" E, A DISTANCE OF 527.92 FEET TO A 1/2-INCH
 25-64 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 25-65 4. N 47°34'44" E, A DISTANCE OF 112.73 FEET TO A 1/2-INCH
 25-66 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 25-67 5. N 50°57'50" E, A DISTANCE OF 102.60 FEET TO A 1/2-INCH
 25-68 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 25-69 6. N 78°04'49" E, A DISTANCE OF 85.12 FEET TO A 1/2-INCH IRON

26-1 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-2 7. S 85°01'43" E, A DISTANCE OF 96.90 FEET TO A 1/2-INCH IRON
 26-3 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-4 8. N 51°19'12" E, A DISTANCE OF 28.38 FEET TO A 1/2-INCH IRON
 26-5 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-6 9. S 63°32'56" E, A DISTANCE OF 73.72 FEET TO A 1/2-INCH IRON
 26-7 ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-8 10. S 71°02'40" E, A DISTANCE OF 284.37 FEET TO A 1/2-INCH
 26-9 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-10 11. S 77°17'56" E, A DISTANCE OF 490.99 FEET TO A 1/2-INCH
 26-11 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-12 12. N 67°45'17" E, A DISTANCE OF 103.4 FEET TO A 1/2-INCH
 26-13 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-14 13. N 49°35'40" E, A DISTANCE OF 76.92 FEET TO A 1/2-INCH
 26-15 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-16 14. N 32°12'49" E, A DISTANCE OF 193.35 FEET TO A 1/2-INCH
 26-17 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-18 15. N 66°23'40" E, A DISTANCE OF 300.46 FEET TO A 1/2-INCH
 26-19 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-20 16. S 89°55'02" E, A DISTANCE OF 414.72 FEET TO A 1/2-INCH
 26-21 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-22 17. S 54°15'37" E, A DISTANCE OF 240.27 FEET TO A 1/2-INCH
 26-23 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-24 18. S 41°50'24" E, A DISTANCE OF 293.14 FEET TO A 1/2-INCH
 26-25 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-26 19. S 41°43'28" E, A DISTANCE OF 279.30 FEET TO A 1/2-INCH
 26-27 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
 26-28 20. N 50°54'28" E, A DISTANCE OF 175.88 FEET TO A 1/2-INCH
 26-29 IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
 26-30 BEGINNING OF A CURVE TO THE RIGHT,
 26-31 21. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 537.00
 26-32 FEET, AN ARC DISTANCE OF 71.80 FEET, AND A CHORD WHICH BEARS N
 26-33 54°44'19" E, A DISTANCE OF 71.75 FEET TO A 1/2-INCH IRON ROD WITH A
 26-34 PLASTIC CAP STAMPED "BCG" FOUND,
 26-35 22. N 58°34'09" E, A DISTANCE OF 1,049.78 FEET TO A 1/2-INCH
 26-36 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
 26-37 BEGINNING OF A CURVE TO THE LEFT,
 26-38 23. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 463.00
 26-39 FEET, AN ARC DISTANCE OF 129.81 FEET, AND A CHORD WHICH BEARS N
 26-40 50°32'13" E, A DISTANCE OF 129.39 FEET TO A 1/2-INCH IRON ROD WITH A
 26-41 PLASTIC CAP STAMPED "BCG" SET,
 26-42 24. N 42°30'17" E, A DISTANCE OF 1,121.76 FEET TO A 1/2-INCH
 26-43 IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
 26-44 BEGINNING OF A CURVE TO THE RIGHT,
 26-45 25. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 537.28
 26-46 FEET, AN ARC DISTANCE OF 285.03 FEET, AND A CHORD WHICH BEARS N
 26-47 57°41'56" E, A DISTANCE OF 281.70 FEET TO A 1/2-INCH IRON ROD WITH A
 26-48 PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHEAST CORNER OF SAID
 26-49 REMAINDER OF A CALLED 700.2 ACRE TRACT, SAME BEING THE SOUTHWEST
 26-50 CORNER OF A REMAINDER OF A CALLED 182.269 ACRE TRACT OF LAND,
 26-51 DESCRIBED IN A DEED TO LCSM PH 3, LLC, RECORDED IN DOCUMENT NO.
 26-52 19018423, O.P.R.H.C.TX.;
 26-53 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17
 26-54 ACRE TRACT AND SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, THE
 26-55 FOLLOWING ELEVEN (11) COURSES AND DISTANCES:
 26-56 1. N 75°59'55" E, A DISTANCE OF 270.70 FEET TO A 1/2-INCH
 26-57 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
 26-58 THE BEGINNING OF A CURVE TO THE LEFT,
 26-59 2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.10
 26-60 FEET, AN ARC DISTANCE OF 207.16 FEET, AND A CHORD WHICH BEARS N
 26-61 64°23'29" E A DISTANCE OF 205.12 FEET TO A 1/2-INCH IRON ROD WITH A
 26-62 PLASTIC CAP STAMPED "BCG" FOUND,
 26-63 3. N 48°06'43" E A DISTANCE OF 62.28 FEET TO A 1/2-INCH IRON
 26-64 ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
 26-65 BEGINNING OF A CURVE TO THE RIGHT,
 26-66 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00
 26-67 FEET, AN ARC DISTANCE OF 138.67 FEET, AND A CHORD WHICH BEARS N
 26-68 56°03'25" E A DISTANCE OF 138.22 FEET TO A 1/2-INCH IRON ROD WITH A
 26-69 PLASTIC CAP STAMPED "BCG" FOUND,

27-1 5. N 64°00'07" E, A DISTANCE OF 97.16 FEET TO A 1/2-INCH IRON
27-2 ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE
27-3 BEGINNING OF A CURVE TO THE RIGHT,

27-4 6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 507.40
27-5 FEET, AN ARC DISTANCE OF 203.29 FEET, AND A CHORD WHICH BEARS N
27-6 75°33'51" E, A DISTANCE OF 201.93 FEET TO A 1/2-INCH IRON ROD WITH A
27-7 PLASTIC CAP STAMPED "BCG" FOUND,

27-8 7. S 82°53'32" E, A DISTANCE OF 711.11 FEET TO A 1/2-INCH
27-9 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE NORTHEAST
27-10 CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE
27-11 TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO
27-12 THE LEFT,

27-13 8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00
27-14 FEET, AN ARC DISTANCE OF 175.06 FEET, AND A CHORD WHICH BEARS S
27-15 17°11'49" W, A DISTANCE OF 174.17 FEET TO A 1/2-INCH IRON ROD WITH A
27-16 PLASTIC CAP STAMPED "BCG" FOUND,

27-17 9. S 07°10'00" W, A DISTANCE OF 546.52 FEET TO A 1/2-INCH
27-18 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING
27-19 THE BEGINNING OF A CURVE TO THE LEFT,

27-20 10. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00
27-21 FEET, AN ARC DISTANCE OF 325.25 FEET, AND A CHORD WHICH BEARS S
27-22 11°28'07" E, A DISTANCE OF 319.54 FEET TO A 1/2-INCH IRON ROD WITH A
27-23 PLASTIC CAP STAMPED "BCG" FOUND,

27-24 11. S 30°06'14" E, A DISTANCE OF 256.43 FEET TO A 1/2-INCH
27-25 IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST
27-26 CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, SAME BEING
27-27 THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE
27-28 TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED
27-29 23.554 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A CALLED 2.749
27-30 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED
27-31 IN DOCUMENT NO. 2403011. O.P.R.H.C.TX.;

27-32 THENCE S 30°06'14" E, WITH THE COMMON LINE OF SAID REMAINDER OF A
27-33 CALLED 23.554 ACRE TRACT AND SAID 2.749 ACRE TRACT, A DISTANCE OF
27-34 125.16 FEET TO A CALCULATED POINT ON THE NORTH LINE OF SAID 19.021
27-35 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED
27-36 23.554 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 2.749
27-37 ACRE TRACT;

27-38 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554
27-39 ACRE TRACT AND SAID 19.021 ACRE TRACT, THE FOLLOWING SEVEN (7)
27-40 COURSES AND DISTANCES:

27-41 1. S 63°38'19" W, A DISTANCE OF 75.13 FEET TO A 1/2-INCH IRON
27-42 ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
27-43 BEGINNING OF A CURVE TO THE RIGHT,

27-44 2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00
27-45 FEET, AN ARC DISTANCE OF 18.07 FEET, AND A CHORD WHICH BEARS N
27-46 73°13'58" W, A DISTANCE OF 16.41 FEET TO A 1/2-INCH IRON ROD WITH A
27-47 PLASTIC CAP STAMPED "BCG" SET,

27-48 3. S 64°54'57" W, A DISTANCE OF 70.27 FEET TO A 1/2-INCH IRON
27-49 ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE
27-50 BEGINNING OF A CURVE TO THE RIGHT,

27-51 4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00
27-52 FEET, AN ARC DISTANCE OF 19.63 FEET, AND A CHORD WHICH BEARS S
27-53 16°46'02" W, A DISTANCE OF 17.52 FEET TO A 1/2-INCH IRON ROD WITH A
27-54 PLASTIC CAP STAMPED "BCG" SET,

27-55 5. S 63°38'19" W, A DISTANCE OF 74.55 FEET TO A CALCULATED
27-56 POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,

27-57 6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 941.19
27-58 FEET, AN ARC DISTANCE OF 309.54 FEET, AND A CHORD WHICH BEARS S
27-59 55°12'39" W, A DISTANCE OF 308.14 FEET TO A 1/2-INCH IRON ROD WITH A
27-60 PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A
27-61 CURVE TO THE LEFT,

27-62 7. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 935.00
27-63 FEET, AN ARC DISTANCE OF 881.84 FEET, AND A CHORD WHICH BEARS S
27-64 18°44'20" W, A DISTANCE OF 849.52 FEET TO A 1/2-INCH IRON ROD WITH A
27-65 PLASTIC CAP STAMPED "BCG" SET ON THE COMMON LINE OF SAID 19.021 ACRE
27-66 TRACT AND SAID REMAINDER OF A CALLED 649.592 ACRE TRACT;

27-67 THENCE WITH THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID
27-68 REMAINDER OF A CALLED 649.592 ACRE TRACT, THE FOLLOWING FIVE (5)
27-69 COURSES AND DISTANCES:

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

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

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

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

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

SECTION 3. (a) The legal notice of the intention to introduce this Act, setting forth the general substance of this Act, has been published as provided by law, and the notice and a 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 Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2025.

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