

By: Campbell

S.B. No. 3066

A BILL TO BE ENTITLED

AN ACT

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

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

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

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

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

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

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

1 courses:

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

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

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

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

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

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

27 3) S00°27'04"E, 1260. 14 feet to a metal fence corner

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

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

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

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

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

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

27           4) N78°02'17"W, 468.3I feet to a 1/2" iron rod set with

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

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

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

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

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

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

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

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

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

26                  2) With the said curve to the right having a central  
27 angle of 48 00'30", a radius of 1105.92 feet, a chord distance of

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

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

TRACT II.

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

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

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1 said 26.25 acre tract and that certain Michael Giles Rutherford  
2 tract bears S00 42'40"E, 446.87 feet;

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

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

27       THENCE, leaving the said northerly right-of-way line of State

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1 Highway FM 967, across the said 700.03 acre tract, for the following  
2 twenty-three (23) courses:

- 3           1. N26 35'43"E, 75.57 feet to a 1/2" iron rod set with  
4 plastic cap;
- 5           2. N60 22'29"E, 114.26 feet to a 1/2" iron rod set with  
6 plastic cap;
- 7           3. N29 56'27"E, 113.65 feet to a 1/2" iron rod set with  
8 plastic cap;
- 9           4. N45 13'37"E, 150.25 feet to a 1/2" iron rod set with  
10 plastic cap;
- 11           5. N63 12'48"E, 153.98 feet to a 1/2" iron rod set with  
12 plastic cap;
- 13           6. N01 16'37"W, 177.11 feet to a 1/2" iron rod set with  
14 plastic cap;
- 15           7. N18 36'23"E, 192.00 feet to a 1/2" iron rod set with  
16 plastic cap;
- 17           8. N17 32'26"E, 215.74 feet to a 1/2" iron rod set with  
18 plastic cap;
- 19           9. N08 30'37"W, 228.34 feet to a 1/2" iron rod set with  
20 plastic cap;
- 21           10. N12 51'33"E, 225.06 feet to a 1/2" iron rod set  
22 with plastic cap;
- 23           11. N30 34'17"E, 272.18 feet to a 1/2" iron rod set  
24 with plastic cap;
- 25           12. N17 49'54"E 197.44 feet to a 1/2" iron rod set with  
26 plastic cap;
- 27           13. N27 03'16"E, 206.14 feet to a 1/2" iron rod set



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

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

6 TRACT III

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

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

22 THENCE, N87 51'36"E, leaving the easterly line of the said  
23 522.25 acre tract, across the said First Tract, with the southerly  
24 line of the said 177.762 acre tract and proposed Rim Rock, Phase  
25 One, Section Five subdivision, for a distance of 99.82 feet to a  
26 calculated point for the northeast corner of the herein described  
27 tract, same being the most northerly northwest corner of Lot 34,

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

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

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

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

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

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

26                               37.0675 acres

27       FIELDNOTE DESCRIPTION of a tract or parcel of land containing

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37.0675 acre situated in the Freelove Woody Survey No. 23, Abstract No. 20, and the Fannie A. D. Darden Survey, both of Hays County, Texas, being all of Driftwood Subdivision, Phase One, Section One, as recorded in Book 18, Pages 236 through 240 of the Plat Records of Hays County, Texas, the said 37.0675 acre tract is more particularly described by metes and bounds as follows:

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

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

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

2) N46°10'34"E, a distance of 14.14 feet to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the northwest corner of the said 0.1166 acre right-of-way

1 dedication tract, being the southwest corner of Lot 1, Block "F",  
2 Driftwood Subdivision, Phase One, Section One, and the POINT OF  
3 BEGINNING of the herein described tract;

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

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

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

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

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

24       5) With the said curve to the left having a central angle of  
25 28°05'06", a radius of 175.00 feet, a chord distance of 84.93 feet  
26 (chord bears N14°18'41"E), for an arc distance of 85.78 feet to a  
27 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",

1 found for the point of tangency;

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

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

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

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

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

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

26 12) N42°03'45"E, a distance of 285.57 feet to a 1/2" iron  
27 rod, with cap marked "Capital Surveying Company, Inc.", found for

1 an angle point;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

33) N25°45'59"W, a distance of 175.19 feet to a 1/2" iron

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

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

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

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

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

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

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

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

24 41) With the said curve to the left having a central angle of  
25 34°43'11", a radius of 757.61 feet, a chord distance of 452.10 feet  
26 (chord bears S06°00'53"W), for an arc distance of 459.10 feet to a  
27 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",

1 found for corner;

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

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

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

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

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

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

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

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

26 50) S20°26'45"W, a distance of 154.35 feet to a 1/2" iron  
27 rod, with cap marked "Capital Surveying Company, Inc.", found for

1 an angle point;

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

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

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

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

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

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

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

25 58) N84°39'08"W, a distance of 260.56 feet to a 1/2" iron  
26 rod, with cap marked "Capital Surveying Company, Inc.", found for  
27 the point of curvature of a non-tangent curve to the right;

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

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

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

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

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

25           64)  $S27^{\circ}47'32''W$ , a distance of 81.49 feet to a  $1/2''$  iron rod,  
26 with cap marked "Capital Surveying Company, Inc.", found for the  
27 point of curvature of a curve to the right;

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

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

67)  $S30^{\circ}10'26''W$ , a distance of 31.85 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the point of curvature of a curve to the right;

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

69)  $S37^{\circ}10'26''W$ , a distance of 238.45 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the point of curvature of a curve to the left;

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

71)  $S04^{\circ}14'32''E$ , a distance of 51.42 feet to a 1/2" iron rod,

1 with cap marked "Capital Surveying Company, Inc.", found for the  
2 point of curvature of a curve to the right;

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

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

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

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

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

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

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

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

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

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

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

20 119.5115 acres

21 FIELDNOTE DESCRIPTION of a tract or parcel of land containing  
22 119.5115 acres (134.6580 acres Save and Except Tract A and Tract B  
23 described below) out of the Freelove Woody Survey No. 23, Abstract  
24 No. 20, and the Fannie A. D. Survey, Abstract No. 664, both of Hays  
25 County, Texas, being a portion of that 100 acres. described as Tract  
26 III, conveyed to Masa Scott Roberts by deed recorded in Volume 966,  
27 Page 156 of the said Deed Records, and further described by the deed



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

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

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

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

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

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

27 4) N23°13'01"E, 181.03 feet to a 1/2 inch iron rod, with

1 plastic cap marked "Capital Surveying Company, Inc.", found for the  
2 common easterly corner of Lot 7 and Lot 8, Block "A";

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

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

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

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

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

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

27 THENCE, with the common easterly remainder line of the said

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

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

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

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

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

26 1)  $S20^{\circ}09'27''W$ , 152.24 feet to a 1/2 inch iron rod, with  
27 plastic cap marked "Capital Surveying Company, Inc.", found for the

1 common westerly corner of Lot 13 and Lot 12, Block "B";  
2       2) S12°42'10"W, 153.78 feet to a 1/2 inch iron rod, with  
3 plastic cap marked "Capital Surveying Company, Inc.", found for the  
4 common westerly corner of Lot 12 and Lot 11, Block "B";  
5       3) S07°03'46"W, 188.59 feet to a 1/2 inch iron rod, with  
6 plastic cap marked "Capital Surveying Company, Inc.", found for an  
7 angle point in the westerly line of Lot 11, Block "B";  
8       4) S16°24'02"W, 197.36 feet to a 1/2 inch iron rod, with  
9 plastic cap marked "Capital Surveying Company, Inc.", found for an  
10 angle point in the westerly line of Lot 10, Block "B";  
11       5) S01°46'39"W, 180.81 feet to a 1/2 inch iron rod, with  
12 plastic cap marked "Capital Surveying Company, Inc.", found for an  
13 angle point in the westerly line of Lot 9, Block "B";  
14       6) S25°45'59"E, 175.19 feet to a 1/2 inch iron rod, with  
15 plastic cap marked "Capital Surveying Company, Inc.", found for the  
16 common westerly corner of Lot 8 and Lot 7, Block "B";  
17       7) S07°36'00"E, 139.27 feet to a 1/2 inch iron rod, with  
18 plastic cap marked "Capital Surveying Company, Inc.", found for the  
19 common westerly corner of Lot 7 and Lot 6, Block "B";  
20       8) S06°28'28"W, 146.88 feet to a 1/2 inch iron rod, with  
21 plastic cap marked "Capital Surveying Company, Inc.", found for the  
22 southwest corner of Lot 6, Block "B";  
23       9) S75°38'53"E, 191.64 feet to a 1/2 inch iron rod, with  
24 plastic cap marked "Capital Surveying Company, Inc.", found for the  
25 southeast corner of Lot 6, Block "B" on the curving, westerly line  
26 of aforesaid Lot 2, Block "F", (Thurman Roberts Way - variable width  
27 right-of-way);

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

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

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

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

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

25       2)   With said curve to the right, having a central angle of  
26    $65^{\circ}29'02''$ , a radius of 275.00 feet, a long chord of 297.47 feet  
27   (chord bears  $N43^{\circ}00'20''W$ ), for an arc distance of 314.30 feet to a

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1 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
2 Company, Inc.", found for the point of reverse curvature of a curve  
3 to the left;

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

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

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

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

24 2)  $S58^{\circ}26'36''W$ , with the southerly line of said proposed  
25 Roxie Crossing, 50.00 feet to a 1/2 inch iron rod, with plastic cap  
26 marked "Capital Surveying Company, Inc.", found on the westerly  
27 line of Lot 5, Block "F", for the northwest corner of Lot 1, Block

1 "G", of said Driftwood Subdivision, Phase One, Section One  
2 subdivision and the southwest corner of said proposed Roxie  
3 Crossing;

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

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

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

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

1 tangency;

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

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

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

19 1) S54°23'49"E, 13.02 feet to a calculated point;

20 2) N89°54'14"E, 70.80 feet to a calculated point;

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

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



1 line of the said Driftwood Falls Estates, subdivision, along the  
2 approximate centerline of Onion Creek, for the following five (5)  
3 courses:

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

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

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

23 THENCE, continuing with the northerly line of said 100 acre  
24 tract, the northerly line of said proposed Lot 55, Block "A",  
25 Driftwood, Phase One, Section Two subdivision, and southerly line  
26 of Onion Creek Ranch subdivision, along the approximate centerline  
27 of Onion Creek, for the following three (3) courses:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24          THENCE, continuing with the easterly line of said 100 acre  
25 tract, the easterly line of said proposed Lot 55, Block "A",  
26 Driftwood, Phase One, Section Two subdivision, with the westerly  
27 line of said 331.26 acre tract, along the approximate centerline of

1 Onion Creek, for the following four (4) courses:

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

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

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

18 TRACT A (4.7233 Acres)

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

1 Surveying Company, Inc.", found for the northwest corner of said  
2 Lot 13, Block "A", bears N60°06'46"W, a distance of 169.52 feet;

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

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

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

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

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

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

26       14) N18°18'45"W, 80.14feet a 1/2 inch iron rod, with plastic  
27 cap marked "Capital Surveying Company, Inc.", set for corner;

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

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

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

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

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

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

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

27          5) With the said curve to the right, having a central angle

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

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

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

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

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

1 Company, Inc.", set for the point of tangency;

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

6 TRACT B (10.4232 Acres)

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

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

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

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

1           2) N36°40'01"E, 79.77 feet to a 1/2 inch iron rod, with  
2 plastic cap marked "Capital Surveying Company, Inc.", set for the  
3 point of curvature of a curve to the right;

4           3) With the said curve to the right, having a central angle  
5 of 19°33'57", a radius of 975.00 feet, a long chord of 331.34 feet  
6 (chord bears N47°51'21"E), for an arc distance of 332.95 feet to a  
7 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
8 Company, Inc.", set for the point of reverse curvature of a curve to  
9 the left;

10          4) With the said curve to the left, having a central angle of  
11 07°36'57", a radius of 962.49 feet, a long chord of 127.84 feet  
12 (chord bears N53°49'51"E), for an arc distance of 127.94 feet to a  
13 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
14 Company, Inc.", set for the point of reverse curvature of a curve to  
15 the right;

16          5) With the said curve to the right, having a central angle  
17 of 08°13'50", a radius of 178.50 feet, a long chord of 25.62 feet  
18 (chord bears N54°08'17"E), for an arc distance of 25.64 feet to a 1/2  
19 inch iron rod, with a plastic cap marked "Capital Surveying  
20 Company, Inc.", set for the point of non-tangency and the northwest  
21 corner of the herein described tract;

22          6) S90°00'00"E, 252.07 feet to a 1/2 inch iron rod, with  
23 plastic cap marked "Capital Surveying Company, Inc.", set for  
24 corner;

25          7) S45°00'00"E, 78.53 feet a 1/2 inch iron rod, with plastic  
26 cap marked "Capital Surveying Company, Inc.", set for corner;

27          8) S00°18'13"E, 626.82 feet to a 1/2 inch iron rod, with



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

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

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

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

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

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

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

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

24 44.3905 acres

25 FIELDNOTE DESCRIPTION of a tract or parcel of land containing  
26 44.3905 acres situated in the Freelove Woody Survey No. 23,  
27 Abstract No. 20, Hays County, Texas, being a portion of that 200

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

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

24 THENCE, leaving the northerly line of said Lot 1, Block A,  
25 Driftwood Solage Subdivision, across the said 100-acre tract, with  
26 the southeasterly line of said Driftwood Subdivision, Phase One,  
27 Section One subdivision, for the following six (6) courses:

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

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

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

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

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

25           22) S50°06'57"E, passing at 260.73 feet a 1/2" iron rod, with  
26 plastic cap marked "Capital Surveying Company, Inc.", found for the  
27 most southerly corner of said Lot 4, Block "A", and continuing

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

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

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

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

- 18       1) S17°10'43"E, 220.66 feet to a calculated angle point;
- 19       2) S25°12'42"E, 91.93 feet to a calculated angle point;
- 20       3) S34°24'43"E, 293.21 feet to a calculated angle point;
- 21       4) S36°58'43"E, 312.92 feet to a calculated angle point;
- 22       5) S41°11'43"E, 251.02 feet to a calculated angle point;
- 23       6) S52°15'43"E, 120.82 feet to a calculated angle point;

24       THENCE, S63°34'43"E, leaving the southeast line of aforesaid  
25 Driftwood Solage subdivision, with the common easterly line of the  
26 said 200 acre tract and westerly line of the said 331.26 acre tract,  
27 223.03 feet to a calculated point for the southeast corner of the

1 herein described tract;

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

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

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

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

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

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

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

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

27       8) N00°57'39"E, 317.81 feet to a 1/2" iron rod, with cap

1 marked "Capital Surveying Company, Inc.", found for the point of  
2 curvature of curve to the left;

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

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

10 11)  $N14^{\circ}38'40''W$ , 372.96 feet to a  $1/2''$  iron rod, with cap  
11 marked "Capital Surveying Company, Inc.", found for an angle point;

12 12)  $N21^{\circ}45'28''W$ , 30.71 feet to a  $1/2''$  iron rod, with cap  
13 marked "Capital Surveying Company, Inc.", found for corner;

14 13)  $S80^{\circ}36'36''W$ , 280.00 feet to  $1/2''$  iron rod, with cap  
15 marked "Capital Surveying Company, Inc.", found for corner;

16 14)  $N10^{\circ}21'10''W$ , 220.19 feet to a  $1/2''$  iron rod, with cap  
17 marked "Capital Surveying Company, Inc.", found for an angle point;

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

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

24 1)  $N50^{\circ}40'23''W$ , 232.12 feet to 4" diameter steel fence post  
25 found;

26 2)  $N85^{\circ}21'33''W$ , 156.63 feet to a  $1/2''$  iron rod, with cap  
27 marked "Capital Surveying Company, Inc.", found for the point of

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1 curvature of a non-tangent curve to the left, on the easterly  
2 right-of-way line of said Thurman Roberts Way;

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

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

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

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

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

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

25       THENCE, continuing across the said 200-acre tract, with  
26 common line between said Lot 1, Block A, Driftwood Solage  
27 subdivision and Lot 1, Block "A", Driftwood Subdivision, Phase One,

Section One, for the following two (2) courses:

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

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

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

65.3766 Acres

FIELDNOTE DESCRIPTION of a tract or parcel of land containing 81.7176 acres situated in the Fannie A. D. Darden, Abstract No. 664 and the Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas, being all of that 0.83 acre tract conveyed to Masa Scott Roberts by deed recorded in Volume 333, Page 323 of the Deed Records of Hays County, Texas, a portion of that 130 acre tract, described as Tract I, a portion of that 100 acre tract, described as Tract II, a portion of that 47.5 acre tract, described as Tract III and a portion of that 200 acre tract, described as Tract IV, all conveyed to Masa Scott Roberts by deed recorded in Volume 966, Page 677 of the said Deed Records, the said 81.7176 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a cotton gin spindle found in rock, for the common north corner of the said 0.83 acre tract and the said 130 acre tract, being the southeast corner of Lot 1-B, Division of Lot 1, The J. V. Ash, Jr. Subdivision, a subdivision recorded in Volume



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10, Page 217 of the Plat Records of Hays County, Texas, same being the southwest corner of Lot 2, Block 'B', "Creek of Driftwood", a subdivision recorded in Volume 8, Page 246 of the said Plat Records;

THENCE, leaving the easterly line of the said 0.83 acre tract, along the centerline of Onion Creek, with the northeast and easterly line of the above said 130 acre tract, being the southerly line of aforesaid Lot 2, Block "B", Creek of Driftwood subdivision, for the following two (2) courses:

1) S80°26'41"E, 216.51 feet to a calculated angle point;

2) N89°33'24"E, 514.79 feet to the calculated southeast corner of aforesaid Lot 2, Block 'B', same being the northeast corner of Lot 56, Block "A, Driftwood Subdivision, Phase One, Section Two, a subdivision recorded in Document No. 19026363 of the Official Public Records of Hays County, Texas;

THENCE, leaving the south line of said Lot 2, Block 'B, across the said 130 acre tract and the said 100 acre tract, with the westerly and southerly lines of said Driftwood Subdivision, Phase One, Section Two, for the following five (5) courses:

1) S05°40'15"E, 578.57 feet to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the southwest corner of Lot 3, Block "A", (Thurman Roberts Way - variable width right-of-way);

2) N88°34'32"E, with the southerly right-of-way of Thurman Roberts Way, 279.37 feet to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the point of curvature of a curve to the left;

3) Continuing along the southerly right-of-way line of

1 Thurman Roberts Way, with said curve to the left, having a central  
2 angle of 27°58'16", a radius of 831.70 feet, a long chord of 402.01  
3 feet (chord bears N74°35'24"E), for an arc distance of 406.03 feet  
4 to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
5 Company, Inc.", found for the point of reverse curvature of a curve  
6 to the right on the westerly right-of-way line of Lot 6, Block "F"  
7 (Roxie Crossing) as dedicated by plat of said Driftwood  
8 Subdivision, Phase One, Section Two;

9       4) Continuing with the westerly right-of-way line of Roxie  
10 Crossing, with said curve to the right, having a central angle of  
11 87°17'31", a radius of 15.00 feet, a long chord of 20.71 feet (chord  
12 bears S75°44'58"E), for an arc distance of 22.85 feet to a 1/2 inch  
13 iron rod, with plastic cap marked "Capital Surveying Company,  
14 Inc.", found for the point of tangency;

15       5) S32°06'12"E, continuing with the westerly line of Roxie  
16 Crossing, Driftwood, Phase One, Section Two, subdivision, 37.95  
17 feet to a 1/2 inch iron rod, with plastic cap marked "Capital  
18 Surveying Company, Inc.", found for the common southwest corner of  
19 Roxie Crossing, Driftwood, Phase One, Section Two, subdivision,  
20 same being the northwest corner of Lot 5, Block "F" (Roxie  
21 Crossing), Driftwood Subdivision, Phase One, Section One, a  
22 subdivision recorded in Book 18, Pages 236 through 240 of the Plat  
23 Records of Hays County, Texas;

24       THNECE, leaving the southerly line of Driftwood Subdivision,  
25 Phase One, Section Two, along the northerly and westerly line of  
26 Driftwood Subdivision, Phase One, Section One, for the following  
27 five (5) courses:

1        1) S57°25'46"W, 200.01 feet to a 1/2 inch iron rod, with  
2 plastic cap marked "Capital Surveying Company, Inc.", found for  
3 corner;

4        2) S32°06'12"E, 40.24 feet to a 1/2 inch iron rod, with  
5 plastic cap marked "Capital Surveying Company, Inc.", found for the  
6 point of curvature of a curve to the right;

7        3) With said curve to the right, having a central angle of  
8 21°50'23", a radius of 275.00 feet, a long chord of 104.19 feet  
9 (chord bears S21°11'01"E), for an arc distance of 104.82 feet to a  
10 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
11 Company, Inc.", found for the point of reverse curvature of a curve  
12 to the left;

13        4) With said curve to the left, having a central angle of  
14 65°29'02", a radius of 725.00 feet, a long chord of 784.24 feet  
15 (chord bears S43°00'20"E), for an arc distance of 828.61 feet to a  
16 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
17 Company, Inc.", found for the point of tangency;

18        5) S75°44'51"E, 184.03 feet to a 1/2 inch iron rod, with  
19 plastic cap marked "Capital Surveying Company, Inc.", found for the  
20 point of curvature of a non-tangent curve to the right on the  
21 westerly line of Lot 2, Block "F", (Thurman Roberts Way - variable  
22 width right-of-way) as dedicated by plat of Driftwood Subdivision,  
23 Phase One, Section One;

24        THENCE, with the westerly right-of-way line of said Thurman  
25 Roberts Way, being Lot 2, Block "F" and Lot 1, Block "F", of said  
26 Driftwood Subdivision, Phase One, Section One, for the following  
27 four (4) courses:

1        1) With said non-tangent curve to the right, having a  
2 central angle of 22°05'26", a radius of 1225.00 feet, a long chord of  
3 469.38 feet (chord bears S16°44'49"W), for an arc distance of 472.30  
4 feet to a 1/2 inch iron rod, with plastic cap marked "Capital  
5 Surveying Company, Inc.", found for the point of tangency;

6        2) S27°47'32"W, 81.49 feet to a 1/2 inch iron rod, with  
7 plastic cap marked "Capital Surveying Company, Inc.", found for the  
8 point of curvature of a curve to the right;

9        3) With said curve to the right, having a central angle of  
10 09°33'11", a radius of 775.00 feet, a long chord of 129.07 feet  
11 (chord bears S32°34'08"W), for an arc distance of 129.22 feet to a  
12 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
13 Company, Inc.", found for the point of tangency;

14        4) S46°06'03"W, 73.14 feet to a 1/2 inch iron rod, with  
15 plastic cap marked "Capital Surveying Company, Inc.", found for  
16 corner;

17        THENCE, leaving westerly right-of-way line of said Thurman  
18 Roberts Way, across the aforesaid 200 acre tract and the said 47.5  
19 acre tract, for the following four (4) courses:

20        1) N56°01'33"W, 199.87 feet to a 1/2 inch iron rod, with  
21 plastic cap marked "Capital Surveying Company, Inc.", found for the  
22 point of curvature of a curve to the left;

23        2) With said curve to the left, having a central angle of  
24 145°01'54", a radius of 773.00 feet, a long chord of 1474.58 feet  
25 (chord bears S51°27'30"W), for an arc distance of 1956.68 feet to a  
26 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
27 Company, Inc.", found for corner;

1        3) S70°51'14"W, 489.70 feet to a 1/2 inch iron rod, with  
2 plastic cap marked "Capital Surveying Company, Inc.", found for  
3 corner in the aforesaid 47.5 acre tract;

4        4) N04°40'53"W, 328.13 feet to a 1/2 inch iron rod, with  
5 plastic cap marked "Capital Surveying Company, Inc.", found on the  
6 common north line of the aforesaid 47.5 acre tract and south line of  
7 that 7.47 acre tract conveyed to D. Scott Daves as recorded in  
8 Document No. 70003517 of the said Official Public Records;

9        THENCE, with the northerly and westerly lines of the said  
10 47.5 acre tract, the 200 acre tract and the 100 acre tract, for the  
11 following six (6) courses:

12        1) N88°21'08"E, with the common north line of the said 47.5  
13 acre tract and south line of the said 7.47 acre tract, 55.66 feet to  
14 a 1/2 inch iron rod, with plastic cap marked "Capital Surveying  
15 Company, Inc.", found for corner;

16        2) N06°16'50"W, leaving the north line of the said 47.5 acre  
17 tract, with the common west line of the said 200 acre tract, the  
18 east line of the said 7.47 acre tract and the east line of that 1.12  
19 acre tract conveyed to Kathleen Collins and Thomas Wendt as  
20 recorded in Volume 3272, Page 851 of the said Deed Records, 604.83  
21 feet to a 1/2 inch iron rod, without cap, found for corner;

22        3) S89°02'53"W, 77.37 feet to a calculated point, from which  
23 a 1/2 inch iron rod, without cap, bears S05°17'08"W, 2.25 feet for  
24 the southeast corner of that 5.2506 acre tract conveyed to Kathleen  
25 Collins and Thomas Wendt by deed recorded in Volume 1427, Page 454  
26 of the said Deed Records;

27        4) N05°17'08"E, 618.54 feet to a 5/8" iron rod found for the

northeast corner of the said 5.04 acre tract conveyed to Educated Roofing Systems, Inc., by deed recorded in Document No. 17027808 of the said Official Public Records, being on the apparent common line between the above said 288 acre tract and the 100 acre tract, same being the POINT OF REFERENCE for the 5.336 acre tract described below;

5) S86°24'25"W, with the above said common line between the 288 acre tract and the 100 acre tract, being the north line of the said 5.04 acre tract, 91.89 feet to a 1/2" iron rod found for the southeast corner of that 7.56 acre tract conveyed to HD Ventures LP by deed recorded in Volume 2625, Page 278 of the said Official Public Records and being the apparent southwest corner of the 100 acre tract;

6) N07°27'54"W, with the common line between the said 7.56 acre tract and the 100 acre tract, 1242.44 feet to a 1/2" iron rod found for the north corner of the aforesaid 7.56 acre tract and the 100 acre tract, being on the south line of Lot 1-D, of aforesaid "Division of Lot 1, The J. V. Ash, Jr. Subdivision";

THENCE, S89°18'23"E, leaving the east line of the said 6.01 acre tract, with the common north line of the said 100 acre tract and south line of the said Lot 1-D, a distance of 174.13 feet to a 1/2" iron rod found for the southeast corner of said Lot 1-D, same being the southwest corner of the aforesaid 0.83 acre tract;

THENCE, N08°44'17"W, leaving the north line of the said 100 acre tract, with the common east line of Lot 1-D, and west line of the said 0.83 acre tract, 101.46 feet to a 1/2" iron rod found for an angle point;

1        THENCE, N33°27'31"E, with the west line of the said 0.83 acre  
2 tract, at 148.39 feet pass a 1/2" iron rod found for the common east  
3 corner of Lot 1-D, and Lot 1-B, of said "Division of Lot 1, The J. V.  
4 Ash, Jr. Subdivision", and continuing along the east line of said  
5 Lot 1-B, for a total distance of 209.96 feet to a fence corner post  
6 found for an angle point for the most northerly corner of the  
7 aforesaid 0.83 acre tract;

8        THENCE, S69°54'59"E, with the common north line of the said  
9 0.83 acre tract and south line of said Lot 1-B, 18.34 feet to the  
10 POINT OF BEGINNING, CONTAINING within these metes and bounds  
11 81.7176 acres of land area, SAVE and EXCEPT the following 5.336 acre  
12 tract, being all of that 5.2 acre tract conveyed to Christella  
13 Alberado by deed recorded in Volume 302, Page 484 of the said Deed  
14 Records and that 11.005 acre tract, being out of the aforesaid 100  
15 acre tract, described as Tract II, and as more particularly  
16 described by metes and bounds as follows:

17                    SAVE AND EXCEPT 5.336 ACRE TRACT

18        COMMENING at the 5/8" iron rod found for the common west  
19 corner of the said 200 acre tract and 100 acre tract, being the  
20 northeast corner of the said 10.283 acre tract, and as further  
21 described above as the POINT OF REFERENCE:

22        THENCE, N86°13'55"E, with the south line of the above said 100  
23 acre tract, for a distance of 49.97 feet to a 1/2" iron rod found for  
24 the northwest corner of the said 5.2 acre tract and the POINT OF  
25 BEGINNING of the herein described tract;

26        THENCE, N86°22'32"E, with the north line of the said 5.2 acre  
27 tract, 314.54 feet to a 1/2" iron rod found for an angle point;

1       THENCE, N87°39'46"E, 436.49 feet to a 1/2" iron rod found for  
2 the northeast corner of the said 5.2 acre tract;

3       THENCE, S05°36'14"W, 310.15 feet to a 60d nail found in a  
4 fence corner post for the southeast corner of the said 5.2 acre  
5 tract;

6       THENCE, S86°53'23"W, 377.12 feet to a 1/2" iron rod found for  
7 an angle point;

8       THENCE, S87°09'18"W, 372.19 feet to a 1/2" iron rod found for  
9 the southwest corner of the said 5.2 acre tract;

10       THENCE, N05°15'47"E, 311.23 feet to the POINT OF BEGINNING of  
11 the herein described tract, CONTAINING within these metes and  
12 bounds 5.336 acres of land area, to be SAVED AND EXCEPTED from the  
13 81.7176 acre tract described above.

14               SAVE AND EXCEPT 11.005 ACRE TRACT

15       COMMENCING at a 1/2 inch iron rod, with plastic cap marked  
16 "Capital Surveying Company, Inc.", found for the most northerly  
17 corner of Lot 1, Block "C", same being the most easterly corner of  
18 Roxie Crossing Drive (50' right-of-way) as dedicated by plat in  
19 Driftwood Subdivision, Phase One, Section One, a subdivision  
20 recorded in Book 18, Pages 236 through 240 of the Plat Records of  
21 Hays County, Texas, from which a 1/2 inch iron rod, with a plastic  
22 cap marked "Capital Surveying Company, Inc.", found for the most  
23 westerly corner of said Lot 1, Block "C", bears S57°25'46"W, 200.01  
24 feet;

25       THENCE, leaving the westerly line of said Lot 1, Block "C",  
26 across the said 100 acre tract, with the southerly right-of-way  
27 line of Lot 6, Block "F" (Roxie Crossing), as dedicated in Driftwood



Subdivision, Phase One, Section Two, a subdivision recorded in Document No. 19026363 of the Plat Records of Hays County, Texas, for the following two (2) courses:

1) N32°06'12"W, 37.95 feet to a 1/2 inch iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the left;

2) With the said curve to the left, having a central angle of 87°17'31", a radius of 15.00 feet, a long chord of 20.71 feet (chord bears N75°44'59"W), for an arc distance of 22.85 feet to a 1/2 inch iron rod, with a plastic cap marked "Capital Surveying Company, Inc.", found for the point of reverse curvature of a curve to the right at the intersection with Lot 3, Block "F", (Thurman Roberts Way, right-of-way varies), Driftwood Subdivision, Phase One, section Two;

THENCE, leaving the southerly right-of-way line of Roxie Crossing Drive, and continuing across the said 100 acre tract, along the southerly right-of-way line of Thurman Roberts Way, with a curve to the right having a central angle of 13°33'28", a radius of 831.70 feet, a long chord of 196.35 feet (chord bears S67°23'00"W), for an arc distance of 196.80 feet to a 1/2 inch iron rod, with a plastic cap marked "Capital Surveying Company, Inc.", found for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the southerly right-of-way line of Thurman Roberts Way, and continuing across the said 100 acre tract, for the following twelve (12) courses:

1) S20°32'24"E, 374.25 feet to a plastic cap marked "Capital

1 Surveying Company, Inc.", found for corner;

2 2) S01°59'47"E, 403.48 feet to a plastic cap marked "Capital  
3 Surveying Company, Inc.", found for corner, from which a 1/2 inch  
4 iron rod, with a plastic cap marked "Capital Surveying Company,  
5 Inc.", found for the common south corner of Lot 3 and Lot 4, Block  
6 "C", Driftwood Subdivision, Phase One, Section One, bears  
7 N48°23'42"E, 238.83 feet;

8 3) N74°30'28"W, 279.15 feet to a plastic cap marked "Capital  
9 Surveying Company, Inc.", found for corner,

10 4) N70°26'35"W, 152.74 feet to a plastic cap marked "Capital  
11 Surveying Company, Inc.", found for corner;

12 5) N74°05'29"W, 144.99 feet to a plastic cap marked "Capital  
13 Surveying Company, Inc.", found for corner;

14 6) N73°05'40"W, 56.98 feet to a plastic cap marked "Capital  
15 Surveying Company, Inc.", found for corner;

16 7) N72°36'05"W, 103.77 feet to a plastic cap marked "Capital  
17 Surveying Company, Inc.", found for corner;

18 8) N49°16'55"W, 105.41 feet to a plastic cap marked "Capital  
19 Surveying Company, Inc.", found for corner;

20 9) N23°03'53"W, 107.36 feet to a plastic cap marked "Capital  
21 Surveying Company, Inc.", found for corner;

22 10) N00°19'53"E, 143.04 feet to a plastic cap marked  
23 "Capital Surveying Company, Inc.", found for corner;

24 11) N72°18'57"W, 177.92 feet to a plastic cap marked  
25 "Capital Surveying Company, Inc.", found for the point of curvature  
26 of a non-tangent curve to the right;

27 12) With the said curve to the right, having a central angle

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1 of 48°39'30", a radius of 379.00 feet, a long chord of 312.28 feet  
2 (chord bears N64°14'47"E), for an arc distance of 321.87 feet to a  
3 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
4 Company, Inc.", found for the point of tangency;

5 THENCE, N88°34'32"E, continuing across the said 100 acre  
6 tract, at a distance of 84.35 feet pass a 1/2" iron rod, with  
7 plastic cap marked "Capital Surveying Company, Inc.", found for the  
8 southwest corner of aforesaid Thurman Roberts Way, and continuing  
9 along the southerly line of Thurman Roberts Way, for a total  
10 distance of 363.72 feet to a 1/2 inch iron rod, with plastic cap  
11 marked "Capital Surveying Company, Inc.", found for the point of  
12 curvature of a curve to the left;

13 THENCE, continuing across the said 100 acre tract, along the  
14 southerly line of said Thurman Roberts Way, with the said curve to  
15 the left, having a central angle of 14°24'48", a radius of 831.70  
16 feet, a long chord of 208.67 feet (chord bears N81°22'08"E), for an  
17 arc distance of 209.22 feet to the POINT OF BEGINNING, CONTAINING  
18 within these metes and bounds 11.005 acres of land area, to be SAVED  
19 AND EXCEPTED from the 81.7176 acre tract described above, for a  
20 total NET AREA of 65.3766 acres of land area

21 The bearings shown in this survey are grid bearings based on  
22 the Texas State Plane Coordinate System, NAD 83 (HARN) Datum, South  
23 Central Zone, derived by Global Positioning Systems surveys

24 19.3018 acres

25 FIELDNOTE DESCRIPTION, of a tract or parcel of land  
26 containing 19.3018 acres situated in the Freelove Woody Survey  
27 No. 23, Abstract No. 20, Hays County, Texas, being all of that

1 19.302 acre tract, described as Tract 2, conveyed to Driftwood DLC  
2 Investor I, LP by deed recorded in Document No. 20031232 of the  
3 Official Public Records of Hays County, Texas, the said 19.3018  
4 acre tract, being all of proposed Driftwood Subdivision, Phase Two  
5 Final Plat, is more particularly described by metes and bounds as  
6 follows:

7 BEGINNING at a 1/2" iron rod, with cap marked "Capital  
8 Surveying Company, Inc.", found for the southwest corner of the  
9 said 19.302 acre tract, being a northerly remainder line of that 200  
10 acre tract, described as Tract IV, conveyed to Masa Scott Roberts by  
11 deed recorded in Volume 966, Page 677 of the Deed Records of Hays  
12 County, Texas and a point on the easterly line of Lot 1, Block F,  
13 Driftwood Subdivision, Phase One, Section One (Thurman Roberts Way,  
14 right-of-way varies);

15 THENCE, with the easterly line of the said Lot 1, Block "F"  
16 (Thurman Roberts Way) and westerly line of the said 19.302 acre  
17 tract, for the following six (6) courses:

18 1) N08°08'52"W, a distance of 270.55 feet to a 1/2" iron  
19 rod, with cap marked "Capital Surveying Company, Inc.", found for  
20 the point of curvature of a curve to the right;

21 2) With the said curve to the right having a central angle of  
22 32°07'04", a radius of 175.00 feet, a chord distance of 96.82 feet  
23 (chord bears N07°54'40"E), for an arc distance of 98.10 feet to a  
24 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
25 found for the point of tangency;

26 3) N23°58'11"E, a distance of 53.58 feet to a 1/2" iron rod,  
27 with cap marked "Capital Surveying Company, Inc.", found for the

point of curvature of a curve to the left;

4) With the said curve to the left having a central angle of 28°12'44", a radius of 250.00 feet, a chord distance of 121.86 feet (chord bears N09°51'49"E), for an arc distance of 123.10 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the point of tangency;

5) N04°14'32"W, a distance of 51.42 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the point of curvature of a curve to the right;

6) With the said curve to the right having a central angle of 16°19'00", a radius of 375.00 feet, a chord distance of 106.43 feet (chord bears N03°54'57"E), for an arc distance of 106.79 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the northwest corner of the herein described tract, same being the point of curvature of a non-tangent curve to the left;

THENCE, leaving the easterly line of said Lot 1, Block "F" (Thurman Roberts Way), with the northerly line of the 19.302 acre tract, for the following ten (10) courses:

1) With the said non-tangent curve to the left having a central angle of 84°22'00", a radius of 15.00 feet, a chord distance of 20.14 feet (chord bears S30°06'34"E), for an arc distance of 22.09 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the point of tangency;

2) S72°17'33"E, 10.71 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the point of curvature of a curve to the left;

3) With a curve to the left having a central angle of

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22°56'38", a radius of 275.00 feet, a chord distance of 109.39 feet  
(chord bears S83°45'53"E), for an arc distance of 110.12 feet to a  
1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
found for the point of tangency;

4) N84°45'49"E, 211.28 feet to a 1/2" iron rod, with cap  
marked "Capital Surveying Company, Inc.", found for the point of  
curvature of a curve to the right;

5) With a curve to the right having a central angle of  
18°03'27", a radius of 725.00 feet, a chord distance of 227.55 feet  
(chord bears S86°12'28"E), for an arc distance of 288.49 feet to a  
1/2" iron rod, with cap marked "Capital Surveying Company, Inc.",  
found for the point of tangency;

6) S77°10'44"E, 128.00 feet to a 1/2" iron rod, with cap  
marked "Capital Surveying Company, Inc.", found for an angle point;

7) S90°00'00"E (east), 229.51 feet to a 1/2" iron rod, with  
cap marked "Capital Surveying Company, Inc.", found for an angle  
point;

8) N84°09'44"E, 129.83 feet to a 1/2" iron rod, with cap  
marked "Capital Surveying Company, Inc.", found for corner;

9) N85°31'04"E, 20.00 feet to a 1/2" iron rod, with cap  
marked "Capital Surveying Company, Inc.", found for corner;

10) N63°47'30"E, 116.76 feet to a 1/2" iron rod, with cap  
marked "Capital Surveying Company, Inc.", found on the westerly  
line of "Lot 1-B, Block "A", "Final Plat" of the Driftwood Solage  
Subdivision, Block A, Lots 1-B, being a Replat of Block A, Lot 1 of  
the Driftwood Solage Subdivision and 17.3859 acres out of the  
Freelove Woody Survey No. 23, Abstract No. 664, within the

extraterritorial jurisdiction of the City of Dripping Springs, Hays County, Texas" (Lot 1-B), a subdivision recorded in Document No. 19037665 of the Official Public Records of Hays County, Texas, from which a 1/2" iron rod, with plastic cap marked "Capital Surveying Co. Inc.", found on the westerly line of said Lot 1-B, bears N14°38'40"W, 253.31 feet;

THENCE, with the easterly line of the said 19.302 acre tract and westerly line of said Lot 1-B, for the following six (6) courses:

1) S14°38'40"E, 119.66 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for an angle point;

2) S22°46'05"E, 42.55 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the point of curvature of a curve to the right;

3) With a curve to the right having a central angle of 23°43'44", a radius of 375.00 feet, a chord distance of 154.20 feet (chord bears S10°54'13"E), for an arc distance of 155.30 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the point of tangency;

4) S00°57'39"W, 317.81 feet to 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the point of curvature of a curve to the right;

5) With a curve to the right having a central angle of 01°48'34", a radius of 975.00 feet, a chord distance of 30.79 feet (chord bears S01°51'55"W), for an arc distance of 30.79 feet to a 1/2" iron rod, with cap marked "Capital Surveying Company, Inc.", found for the point of tangency;

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1       6) S02°46'13"W, 20.69 feet to a 1/2" iron rod, with cap  
2 marked "Capital Surveying Company, Inc.", found for the common  
3 southeast corner of the said 19.302 acre tract and southwest corner  
4 of aforesaid Lot 1-B;

5       THENCE, leaving the westerly line of said Lot 1-B, with the  
6 southerly line of the said 19.302 acre tract, for the following four  
7 (4) courses:

8       1) S69°45'58"W, 146.21 feet to a 1/2" iron rod, with cap  
9 marked "Capital Surveying Company, Inc.", found for an angle point;

10       2) S84°10'39"W, 154.10 feet to a 1/2" iron rod, with cap  
11 marked "Capital Surveying Company, Inc.", found for an angle point;

12       3) N64°35'30"W, 97.62 feet to a 1/2" iron rod, with cap  
13 marked "Capital Surveying Company, Inc.", found for an angle point;

14       4) N89°59'25"W, 885.66 feet to the POINT OF BEGINNING,  
15 CONTAINING within these metes and bounds 19.3018 acres of land  
16 area.

17 The Bearings shown hereon are grid bearings base on the Texas State  
18 Plane Coordinate System, South Central Zone, NAD83 (HARN), derived  
19 by GPS observation.

20                               4.7233 acres

21       FIELDNOTE DESCRIPTION of a tract or parcel of land containing  
22 4.7233 acres situated in the Fannie A. D. Darden Survey, Abstract  
23 No. 664, Hays County, Texas, being a portion of that 130 acre tract,  
24 described as Tract 1, conveyed to Masa Scott Roberts by deed  
25 recorded in Volume 966, Page 677 of the Deed Records of Hays County,  
26 Texas and as further described in Volume 168, Page 156 of the said  
27 Deed Records; the herein described 4.7233 acre tract is more



particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the common northeast corner of Lot 13, Block "A" and northwest corner of Lot 2, Block "F" (Thurman Roberts Way, right-of-way varies), Driftwood Subdivision, Phase One, Section One, a subdivision recorded in Book 18, Page 236 of the Plat Records of Hays County, Texas, same being on the southwest corner of Lot 3, Block "F" (Thurman Roberts Way, right-of-way varies) and a southeast corner of Lot 14, Block "B", Driftwood Subdivision, Phase One, Section Two, a subdivision recorded in Document No. 19026363 of the said Plat Records;

THENCE, N23°22'29"E, leaving the northerly line of said Lot 13, Block "A" and Lot 2, Block "F", along the common westerly right-of-way line of Thurman Roberts Way, (Lot 3, Block "F") and the easterly line of Lot 14, Block "B", a distance of 50.32 feet to a 1/2 inch iron rod, with a plastic cap marked "Capital Surveying Company, Inc.", found for the southeast corner and POINT OF BEGINNING of the herein described tract;

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

THENCE, continuing across the said 130 acre tract, with the northeast line of said Lot 14, Block "B", for the following six (6) courses:

3) N08°21'50"W, 33.32 feet to a 1/2 inch iron rod, with

1 plastic cap marked "Capital Surveying Company, Inc.", found for  
2 corner;

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

5 5) N14°01'53"W, 58.45 feet to a 1/2 inch iron rod, with  
6 plastic cap marked "Capital Surveying Company, Inc.", found for  
7 corner;

8 6) N18°18'45"W, 80.14 feet a 1/2 inch iron rod, with plastic  
9 cap marked "Capital Surveying Company, Inc.", found for corner;

10 7) N42°20'24"W, 48.60 feet to a 1/2 inch iron rod, with  
11 plastic cap marked "Capital Surveying Company, Inc.", found for  
12 corner;

13 8) N55°47'45"W, 42.50 feet a 1/2 inch iron rod, with plastic  
14 cap marked "Capital Surveying Company, Inc.", found on the easterly  
15 right-of-way line of aforesaid Thurman Roberts Way (Lot 3, Block  
16 "F");

17 THENCE, leaving the northerly line of said Lot 14, Block "B",  
18 and continuing across the said 130 acre tract, with the interior  
19 right-of-way line of Thurman Roberts Way (Lot 3, Block "F"), for the  
20 following ten (10) courses

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

24 2) With the said curve to the left, having a central angle of  
25 55°00'58", a radius of 121.50 feet, a long chord of 112.24 feet  
26 (chord bears N01°48'57"W), for an arc distance of 116.67 feet to a  
27 1/2 inch iron rod, with a plastic cap marked "Capital Surveying

Company, Inc.", found for the point of tangency;

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

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

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

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

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

1 to the left;

2 8) With the said curve to the left, having a central angle of  
3 47°15'27", a radius of 148.00 feet, a long chord of 118.64 feet  
4 (chord bears S06°07'04"E), for an arc distance of 122.07 feet to a  
5 1/2 inch iron rod, with a plastic cap marked "Capital Surveying  
6 Company, Inc.", found for the point of reverse curvature of a curve  
7 to the right;

8 9) With the said curve to the right, having a central angle  
9 of 53°07'17", a radius of 78.50 feet, a long chord of 70.20 feet  
10 (chord bears S03°11'09"E), for an arc distance of 72.78 feet to a 1/2  
11 inch iron rod, with a plastic cap marked "Capital Surveying  
12 Company, Inc.", found for the point of tangency;

13 10) S23°22'28"W, a distance of 369.44 feet to the POINT OF  
14 BEGINNING, CONTAINING within these metes and bounds 4.7233 acres of  
15 land area.

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

18 1.435 acres

19 FIELDNOTE DESCRIPTION, to accompany sketch of same date, of a  
20 tract or parcel of land containing 1.435 acres situated in the  
21 Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas,  
22 being a portion of that 100 acre tract, described as Tract II,  
23 conveyed to Masa Scott Roberts by deed recorded in Volume 966, Page  
24 156 of the Deed Records of Hays County, Texas and that 200 acre  
25 tract, described as Tract 4 conveyed to Masa Scott Roberts by deed  
26 recorded in Volume 966, Page 677 of the said Deed Records, the said  
27 1.435 acre tract is more particularly described by metes and bounds

1 as follows:

2 BEGINNING at a 1/2" iron rod, with plastic cap marked  
3 "Capital Surveying Co., Inc.", found on the curving, easterly line  
4 of Lot 2, Block "F", (Thurman Roberts Way - variable width  
5 right-of-way), as dedicated in Driftwood Subdivision, Phase One,  
6 Section One, a subdivision recorded in Book 18, Pages 236 through  
7 240 of the Plat Records of Hays County, Texas, same being the  
8 southwest corner of Lot 1, Block "A" of said Driftwood Subdivision,  
9 Phase One, Section One, from which a 1/2" iron rod, with a cap  
10 marked "Capital Surveying Co., Inc.", found for the southeast  
11 corner of Lot 6, Block "C", of said Driftwood Subdivision, Phase  
12 One, Section One, bears N84°17'13"W, 50.00 feet;

13 THENCE, S84°39'08"E, leaving easterly line of said Lot 2,  
14 Block "F", across the said 100 acre tract and the 200 acre tract,  
15 with the southerly line of said Lot 1, Block "A", Driftwood  
16 Subdivision, Phase One, Section One, for a distance of 146.87 feet  
17 to a 1/2" iron rod, with a cap marked "Capital Surveying Co., Inc.",  
18 found for the northwest corner of Lot 1, Block "A", Driftwood  
19 Solage, a subdivision recorded in Book 18, Page 257 of the said Plat  
20 Records, for the northeast corner of the herein described tract,  
21 from which a 1/2" iron rod, with a cap marked "Capital Surveying  
22 Co., Inc.", found for the southeast corner of aforesaid Lot 1, Block  
23 "A", Driftwood Subdivision, Phase One, Section One, bears  
24 S84°39'08"E, 113.68 feet;

25 THENCE, leaving the southerly line of said Lot 1, Block "A",  
26 Driftwood Subdivision, Phase One, Section One, and crossing through  
27 the said 200 acre tract, with the westerly line of said Lot 1, Block

"A", Driftwood Solage, subdivision, for the following four (4)  
courses:

11) S05°20'52"W, 82.17 feet to a 1/2" iron rod, with a cap  
marked "Capital Surveying Co., Inc.", found for corner;

12) S14°09'20"E, 149.71 feet to a 1/2" iron rod, with a cap  
marked "Capital Surveying Co., Inc.", found for corner;

13) S14°30'16"W, 131.29 feet to a 1/2" iron rod, with a cap  
marked "Capital Surveying Co., Inc.", found for corner;

14) N85°21'33"W, 228.91 feet to a 1/2" iron rod, with a cap  
marked "Capital Surveying Co., Inc.", found for the point of  
curvature of a non-tangent curve to the left on the easterly line of  
the Lot 1, Block "F", (Thurman Roberts Way - variable width  
right-of-way), for the southwest corner of the herein described  
tract, from which a 1/2" iron rod, with a cap marked "Capital  
Surveying Co., Inc.", found on the easterly line of aforesaid Lot 1,  
Block "F", for most westerly, southwest corner of aforesaid Lot 1,  
Block "A", Driftwood Solage, subdivision, bears S23°06'09"W, a  
chord distance of 52.71 feet;

THENCE, leaving the westerly line of Lot 1, Block "A",  
Driftwood Solage, subdivision, continuing across the said 200 acre  
tract and the 100 acre tract, with the easterly line of aforesaid  
Lot 1 and Lot 2, Block "F", Driftwood Subdivision, Phase One,  
Section One (Thurman Roberts Way), for the following five (5)  
courses:

1) With a non-tangent curve to the left having a central  
angle of 03°13'29", a radius of 1275.00 feet, a chord distance of  
71.75 feet (chord bears N20°18'20"E), for an arc distance of 71.76

1 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying  
2 Company", found for the point of compound curvature of a curve to  
3 the left;

4 2) With the said curve to the left having a central angle of  
5 38°48'54", a radius of 140.00 feet, a chord distance of 93.04 feet  
6 (chord bears N37°33'25"E), for an arc distance of 94.84 feet to a  
7 1/2" iron rod, with plastic cap marked "Capital Surveying Company",  
8 found for the point of tangency;

9 3) N18°08'59"E, 10.00 feet to a 1/2" iron rod, with a cap  
10 marked "Capital Surveying Co., Inc.", found for the point of  
11 curvature of a curve to the left;

12 4) With the said curve to the left having a central angle of  
13 50°39'22", a radius of 118.00 feet, a chord distance of 100.96 feet  
14 (chord bears N07°10'42"W), for an arc distance of 104.32 feet to a  
15 1/2" iron rod, with plastic cap marked "Capital Surveying Company",  
16 found for the common northeast corner of aforesaid Lot 1, Block "F"  
17 and the southeast corner of Lot 2, Block "F", for the point of  
18 compound curvature of a non-tangent curve to the left;

19 5) With the said non-tangent curve to the left having a  
20 central angle of 04°28'18", a radius of 1275.00 feet, a chord  
21 distance of 99.48 feet (chord bears N07°56'17"E), for an arc  
22 distance of 99.51 feet to the POINT OF BEGINNING, CONTAINING within  
23 these metes and bounds 1.435 acres of land area.

24 The Bearings shown hereon are grid bearings base on the Texas State  
25 Plane Coordinate System, South Central Zone, NAD83 (Grid), derived  
26 by GPS observation.

27 5.336 acres

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1        FIELDNOTE DESCRIPTION of a tract or parcel of land containing  
2 5.336 acres situated in the Freelove Woody Survey No. 23, Abstract  
3 No. 20, Hays County, Texas, being all of that 5.2 acre tract  
4 conveyed to Christella Alberado by deed recorded in Volume 302,  
5 Page 484 of the Deed Records of Hays County, Texas, the said 5.336  
6 acre tract is more particularly described by metes and bounds as  
7 follows:

8        COMMENCING at a 5/8" iron rod, without cap, found for the  
9 northeast corner of that 5.04 acre tract conveyed to Educated  
10 Roofing Systems, Inc., by deed recorded in Document No. 17027808 of  
11 the Official Public Records of Hays County, Texas, same being an ell  
12 corner on the westerly line of that 65.3766 acre tract, described as  
13 Tract 1, conveyed to Driftwood DLC Investor I, LP, by deed recorded  
14 in Document No. 20031232 of the said Official Public Records, from  
15 which, a 1/2" iron rod, without cap, found on the northerly line of  
16 the aforesaid 5.04 acre tract, being an ell corner on the westerly  
17 line of the 65.3766 acre tract and the southeast corner of that 7.56  
18 acre tract conveyed to HD Ventures, LP by deed recorded in Volume  
19 2625, Page 278 of the said Official Public Records, bears  
20 S86°24'25"W, 91.89 feet;

21        THENCE, N86°13'55"E, leaving the easterly line of the  
22 aforesaid 5.04 acre tract, across the said 65.3766 acre tract, for a  
23 distance of 49.97 feet to a 1/2" iron rod, without cap, found for  
24 the northwest corner and POINT OF BEGINNING of the herein described  
25 tract;

26        THENCE, along the interior lines of the aforesaid 65.3766  
27 acre tract, with the perimeter of the said 5.2 acre tract, for the



following six (6) courses:

1) N86°22'32"E, for a distance of 314.54 feet to a 1/2" iron rod, without cap, found for an angle point;

2) N87°39'46"E, for a distance of 436.49 feet to a 1/2" iron rod, without cap, found for the northeast corner of the aforesaid said 5.2 acre tract;

3) S05°36'14"W, for a distance of 310.15 feet to a 60d nail found in a fence corner post for the southeast corner of the aforesaid 5.2 acre tract;

4) S86°53'23"W, for a distance of 377.12 feet to a 1/2" iron rod, without cap, found for an angle point;

5) S87°09'18"W, for a distance of 372.19 feet to a 1/2" iron rod, without cap, found for the southwest corner of the aforesaid 5.2 acre tract;

THENCE, N05°15'47"E, for a distance of 311.23 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 5.336 acres of land area.

The bearings shown in this survey are grid bearings based on the Texas State Plane Coordinate System, NAD 83 (HARN) Datum, South Central Zone, derived by Global Positioning Systems surveys

8.629 acres

FIELDNOTE DESCRIPTION of a tract or parcel of land containing 8.629 acres situated in the Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas, being all of that certain 8.612 acre tract, lying east of State Highway FM 150, conveyed to Driftwood Golf Club Development, Inc. by deed recorded in Document No. 21064920 of the Official Public Records of Hays County, Texas;

1 the herein described 8.629 acre tract is more particularly  
2 described by metes and bounds as follows:

3 BEGINNING at a 1/2" iron rod, with plastic cap marked  
4 "Surveyor No, 1847", found for the northwest corner of the said  
5 8.612 acre tract, being the southwest corner of that 10.21 acre  
6 tract as conveyed to Family of Companies, LLC by deed recorded in  
7 Document No. 19031308 of the said Official Public Records, and a  
8 point on the east right-of-way line of State Highway FM 150 (80'  
9 right-of-way), same being the northwest corner of the herein  
10 described tract;

11 THENCE, N89°24'45"E, leaving the east right-of-way line of  
12 said FM 150, with the common north line of the said 8.612 acre tract  
13 and the south line of the said 10.21 acre tract, passing at 429.69  
14 feet the calculated southwest corner of that certain 0.72 acre  
15 tract conveyed to Family of Companies, LLC by deed recorded in  
16 Document No. 19042097 of the said Official Public Records, and  
17 continuing with the common north line of the said 8.612 acre tract  
18 and south the line of the said 0.72 acre tract, for a total distance  
19 of 888.67 feet to a 1/2" iron rod, with plastic cap marked "Capital  
20 Surveying Company, Inc.", set for the common east corner of the  
21 aforesaid 8.612 acre tract and 0.72 acre tract, being on the  
22 westerly line of that certain 65.3766 acre (Tract I) conveyed to  
23 Driftwood DLC Investors I, LP by deed recorded in Document  
24 No. 20031232 of the said Official Public Records, and a point on  
25 that certain boundary line agreement recorded in Volume 3171, Page  
26 230 of the said Official Public Records, for the northeast corner of  
27 the herein described tract;

1       THENCE, S06°16'50"E, leaving the south line of the said 0.72  
2 acre tract, with the common line between the said 8.612 acre tract  
3 and the said 65.3766 acre tract, same being along the said boundary  
4 line agreement, for a distance of 408.45 feet to a 1/2" iron rod,  
5 with plastic cap marked "Capital Surveying Company, Inc.", set for  
6 the southeast corner of the herein described tract;

7       THENCE, S88°21'30"W, continuing with said common line between  
8 the said 8.612 acre tract and the said 65.3766 acre tract, passing  
9 at 55.66 feet a calculated point for a northeast corner of the  
10 remainder portion of that certain 47.5 acre tract (described as  
11 Tract III) conveyed to Masa Scott Roberts by deed recorded in Volume  
12 966, Page 677 of the Deed Records of Hays County, Texas, and  
13 continuing with the common south line of the said 8.612 acre tract  
14 and north line of the said remainder of 47.5 acre tract, same being  
15 along the said boundary line agreement, at a distance of 907.34 feet  
16 past a PK nail found in a fence corner post and continuing for a  
17 total distance of 907.67 feet to a calculated point on the east  
18 right-of-way line of aforesaid FM 150 for the southwest corner of  
19 the herein described tract;

20       THENCE, leaving the north line of the said remainder of the  
21 47.5 acre tract, with the common west line of the said 8.612 acre  
22 tract and the east right-of-way line of FM 150, for the following  
23 two (2) courses:

24       1) N07°53'09"W, 73.93 feet to a TxDOT Type 1 concrete  
25 monument found for the point of curvature of a non-tangent curve to  
26 the right;

27       2) With said non-tangent curve to the right having central

1 angle of 10°44'28", a radius of 1869.86 feet, a chord distance of  
2 350.02 feet (chord bears N02°35'39"W), for an arc distance of 350.54  
3 to the POINT OF BEGINNING, CONTAINING within these metes and bounds  
4 8.629 acres of land area.

5 Bearing Basis is the Texas State Plane Coordinate System, NAD 83  
6 (HARN), South Central Zone, as derived by Global Positioning  
7 Systems surveys.

8 SECTION 2. (a) The legislature validates and confirms all  
9 governmental acts, elections, and proceedings of the Driftwood  
10 Conservation District that were taken before the effective date of  
11 this Act.

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

14 (1) is involved in litigation if the litigation  
15 ultimately results in the matter being held invalid by a final court  
16 judgment; or

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

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

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

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

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

9           SECTION 4. This Act takes effect immediately if it receives  
10 a vote of two-thirds of all the members elected to each house, as  
11 provided by Section 39, Article III, Texas Constitution. If this  
12 Act does not receive the vote necessary for immediate effect, this  
13 Act takes effect September 1, 2025.