



LaSalle
Hays County, Texas

D&A Job No. 1743-001
May 5, 2021

LaSalle MUD NUMBER 3A

BEING A 258.61-ACRE TRACT OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NUMBER 221, HAYS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 765.035-ACRE TRACT, DESCRIBED TO LASALLE HOLDINGS, LTD., RECORDED IN VOLUME 2909, PAGE 684 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], ALSO BEING A PORTION OF A CALLED 171.236-ACRE TRACT DESCRIBED TO LASALLE HOLDINGS, LTD., RECORDED IN VOLUME 3030, PAGE 657 [O.P.R.H.C.T.], AND BEING A PORTION OF A CALLED 19.551-ACRE TRACT, A PORTION OF A CALLED 0.594-ACRE TRACT, AND A PORTION OF A CALLED 0.266-ACRE TRACT, ALL DESCRIBED TO TACK DEVELOPMENT, RECORDED IN DOCUMENT NUMBER 28007777 [O.P.R.H.C.T.], SAID 258.61-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the line common to said 765.035-acre tract and a called 468.288-acre tract, described to FN 158 Land LTD recorded in Volume 2702, Page 613 [O.P.R.H.C.T.] and for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE departing the line common to said 765.035-acre tract and said 468.288-acre tract, over and across said 765.035-acre tract, the following twelve (12) courses and distances:

- 1) S56°49'24"E, a distance of 1,005.46 feet to a 1/2-inch iron rod found for an angle point,
- 2) S77°47'35"E, a distance of 451.93 feet to a 1/2-inch iron rod found for a of curvature to the left,
- 3) Thence with said curve to the left, defined by an arc length of 218.37 feet, a radius of 680.00 feet, a delta angle of 18°23'57", and a chord which bears S31°21'41"W, a distance of 217.43 feet to a 1/2-inch iron rod found for an angle point,
- 4) S22°09'42"W, a distance of 448.10 feet to a 1/2-inch iron rod found for an angle point of curvature to the right,
- 5) Thence with said curve to the right, defined by an arc length of 498.75 feet, a radius of 1,170.00 feet, a delta angle of 24°25'26", and a chord which bears S34°22'25"W, a distance of 494.98 feet to a 1/2-inch iron rod found for an angle point,
- 6) S43°24'52"E, a distance of 60.00 feet to a 1/2-inch iron rod found for an angle point,
- 7) S70°05'49"E, a distance of 181.35 feet to a 1/2-inch iron rod found for an angle point,
- 8) S67°50'18"E, a distance of 672.67 feet to a 1/2-inch iron rod found for an angle point of curvature to the right,
- 9) Thence with said curve to the right, defined by an arc length of 465.85 feet, a radius of 1,253.00 feet, a delta angle of 21°18'07", and a chord which bears S57°11'14"E, a distance of 463.17 feet to a 1/2-inch iron rod found for an angle point,
- 10) S46°32'11"E, a distance of 240.10 feet to a 1/2-inch iron rod found for an angle point,
- 11) S17°12'40"E, a distance of 53.16 feet to a 1/2-inch iron rod found for an angle point, and

CONTINUED ON NEXT PAGE

- 12) S41°26'39"E, a distance of 317.48 feet to a 1/2-inch iron rod found for an angle point on the existing northwest Right-of-Way line of County Road 158 (variable width right-of-way, deed of record not found), same being on the southeast line of said 765.035-acre tract, and for the northeast corner of the tract described herein;

THENCE with the existing northwest Right-of-Way line of said County Road 158, the following five (5) courses and distances:

- 1) S42°49'33"W, a distance of 388.01 feet to a 1/2-inch iron rod found for an angle point,
- 2) S42°55'58"W, a distance of 1,818.93 feet to a 1/2-inch iron rod found for an angle point,
- 3) S43°46'05"W, a distance of 453.59 feet to a 1/2-inch iron rod found for an angle point,
- 4) S42°37'32"W, a distance of 425.59 feet to a 1/2-inch iron rod found for an angle point, and
- 5) S44°15'41"W, a distance of 47.58 feet to a point for southeast corner of the tract described herein,

THENCE N47°03'45"W, over and across said 0.266-acre tract, said 0.594-acre tract, said 171.236-acre tract, said 19.551-acre tract and said 765.035-acre tract, a distance of 3,360.55 feet to a point on the line common to said 765.035-acre tract and said 468.288-acre tract;

THENCE with the line common to said 765.035-acre tract and said 468.288-acre tract, the following three (3) courses and distances:

- 1) N43°40'30"E, a distance of 2,806.23 feet to a 1/2-inch iron rod found for an angle point,
- 2) N46°12'47"W, a distance of 240.26 feet to a 1/2-inch iron rod found for an angle point,
- 3) N42°54'35"E, a distance of 716.68 feet the **POINT OF BEGINNING** of the tract described herein and containing 258.61-acres.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances shown are surface values and may be converted to grid by using the surface adjustment factor of 0.999919006560.

Units: U.S. Survey Feet.

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



05/05/2021

John Barnard
Registered Professional Land Surveyor
Texas Registration No. 5749
Doucet & Associates
JBarnard@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

Date



REMAINDER
CALLED 765.035 AC.
LaSALLE HOLDINGS LTD.
VOL. 2909, PG., 684
O.P.R.H.C.T.

CALLLED 46.035 AC.
TACK WATERSTONE LLC
DOC. 20034623
O.P.R.H.C.T.

FN 158 LAND LTD
CALLED 468.288 AC.
VOL. 2702, PG. 613
O.P.R.H.C.T.

P.O.B.

MUD TRACT 2A

WILLIAM HEMPHILL SURVEY NO. 4
ABSTRACT NO. 221

MUD TRACT 3A
258.61 ACRES

TACK DEVELOPMENT
CALLED 19.551 AC.
DOC. NO. 18007777
O.P.R.H.C.T.

CALLLED 171.236 ACRES
LaSALLE HOLDINGS LTD.
VOL. 3030, PG. 657

TACK DEVELOPMENT
CALLED 0.594 AC.
DOC. NO. 18007777
O.P.R.H.C.T.

TACK DEVELOPMENT
CALLED 0.906 AC.
DOC. NO. 18007777
O.P.R.H.C.T.

TACK DEVELOPMENT
CALLED 0.266 AC.
DOC. NO. 18007777
O.P.R.H.C.T.

N43°40'30"E 2,806.23'
2424.10

N47°03'45"W 3,360.55'

S42°55'58"W 1,818.93'

COUNTY ROAD 158
(VARIABLE WIDTH R.O.W.)
(DEED OF RECORD NOT FOUND)

YARRINGTON ROAD
(VARIABLE WIDTH R.O.W.)
(DEED OF RECORD NOT FOUND)

220.17
161.96



GRAPHIC SCALE: 1" = 1000'



MUD TRACT NO. 3A
BOUNDARY

HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.: F-3937

Date:	05/05/2021
Scale:	1" = 1000'
Drawn by:	PD
Reviewer:	JB
Project:	1743-001
Sheet:	3 OF 4
Field Book:	NA
Party Chief:	ADM
Survey Date:	2/16/21

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S56°49'24"E	1,005.46'
L2	S77°47'35"E	451.93'
L3	S22°09'42"W	448.10'
L4	S43°24'52"E	60.00'
L5	S70°05'49"E	181.35'
L6	S67°50'18"E	672.67'
L7	S46°32'11"E	240.10'
L8	S17°12'40"E	53.16'
L9	S41°26'39"E	317.48'
L10	S42°49'33"W	388.01'
L11	S43°46'05"W	453.59'
L12	S42°37'32"W	425.59'
L13	S44°15'41"W	47.58'
L14	N46°12'47"W	240.26'
L15	N42°54'35"E	716.68'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	218.37'	680.00'	18°23'57"	S31°21'41"W	217.43'
C2	498.75'	1,170.00'	24°25'26"	S34°22'25"W	494.98'
C3	465.85'	1,253.00'	21°18'07"	S57°11'14"E	463.17'

LEGEND

—————	MUD PROPERTY LINE
- - - - -	ADJOINER PROPERTY LINE
●	1/2" IRON ROD FOUND [UNLESS NOTED]
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

CONTROL NOTE:

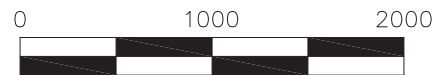
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.999919006560. UNITS: US SURVEY FEET.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

05/05/2021

JOHN BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES, INC.
JBARNARD@DOUCETENGINEERS.COM

DATE



GRAPHIC SCALE: 1" = 1000'



MUD TRACT NO. 3A
BOUNDARY

HAYS COUNTY, TEXAS



DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.: F-3937

Date: 05/05/2021

Scale: 1" = 1000'

Drawn by: PD

Reviewer: JB

Project: 1743-001

Sheet: 4 OF 4

Field Book: NA

Party Chief: ADM

Survey Date: 2/16/21



**Waterstone Tract MUD #4
Kyle, Texas**

**D&A Job No. 1743-004
February 6, 2019**

MUD TRACT #4 DESCRIPTION

BEING A 355.7-ACRE [15,494,304 SQUARE FEET] MUD TRACT OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING PART PORTION OF A CALLED 765.035-ACRE TRACT CONVEYED TO LASALLE HOLDINGS LTD, AS RECORDED IN DOCUMENT NUMBER 06011869 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.], SAID 355.7-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap marked “BYRN” found in the north right-of-way line of State Highway 21, a varying-width right-of-way, for the south corner of said 765.035-acre tract , same being the east corner of that called 305-acre tract described as “Tract 2” in Special Warranty Deed to Cedar Stump Limited Partnership, as recorded in Volume 1489, Page 800, H.C.D.R.

THENCE leaving said north right-of-way line of State Highway 21, with the southwest line of said 765.035-acre tract, same being the northeast line of said 305-acre tract N46°05’07”W, a distance of 2,948.64 feet to a 1-inch iron rod found for the north corner of said 305-acre tract;

THENCE continuing with the southwest line of said 765.035-acre tract, with the northwest line of said 305-acre tract, S43°29’59”W, a distance of 1,332.70 feet to the southwest corner of the tract described herein;

THENCE leaving said southwest line of said 765.035-acre tract and said northwest line of the 305-acre tract, crossing said 765.035-acre tract, the following nine (9) courses and distances:

- 1) N46°24’34”W, a distance of 3,056.52 feet to an angle point,
- 2) N44°18’44”E, a distance of 586.71 feet to a point of curvature of a tangent circular curve to the right,
- 3) with the arc of said curve to the right, a distance of 2,394.53 feet, said curve having a radius of 1,654.00, a central angle of 82°56’54” and a chord bearing N86°50’23”E, a distance of 2,190.83 feet to a point of tangency,
- 4) S46°24’32”E, a distance of 792.11 feet to an angle point,
- 5) N43°35’28”E, a distance of 248.47 feet to a point of curvature of a tangent circular curve to the left,
- 6) with the arc of said curve to the left, a distance of 595.11 feet, said curve having a radius of 512.00, a central angle of 66°35’45” and a chord bearing N10°17’36”E, a distance of 562.17 feet to a point of tangency,
- 7) N24°53’03”W, a distance of 156.83 feet to a point of curvature of a tangent circular curve to the right,
- 8) with the arc of said curve to the right, a distance of 793.02 feet, said curve having a radius of 632.00, a central angle of 71°53’37” and a chord bearing N10°26’48”E, a distance of 742.01 feet to a point of tangency, and
- 9) 9) N43°22’06”E, a distance of 190.43 to a point in the east line of said 765.035-acre tract, same being said west line of the 140.6-acre tract;

THENCE with said east line of the 765.035-acre tract and the west line of the 140.6-acre tract, S46°43’06”E, a distance of 1,334.98 feet to a 1/2-inch iron rod found for the southwest corner of said 140.6-acre tract, same being the northwest corner of that called 82.86-acre tract described as “Tract Two” in General Warranty Deed to Robert K. Holdings, L.L.C. as recorded in Vol. 5143, Page 808, O.P.R.H.C.T.;



THENCE continuing with said east line of the 765.035-acre tract, with the west line of the 82.86-acre tract, S46°36'29"E, a distance of 930.53 feet to an iron post found for the southwest corner of said 82.86-acre tract, same being the northwest corner of that called 82.844-acre tract described in General Warranty Deed to Stork Estates, LLC as recorded in Vol. 5390, Pg. 624, O.P.R.H.C.T.;

THENCE continuing with said east line of the 765.035-acre tract, with the west line of the 82.86-acre tract, S46°28'21"E, a distance of 321.24 feet to an iron rod found;

THENCE continuing with said east line of the 765.035-acre tract, with the west line of said 82.844-acre tract, S46°27'06"E, a distance of 1,203.82 feet to a 1/2-inch iron rod found for the southwest corner of said 82.844-acre tract, same being the northwest corner of the remainder of that called 100-acre tract described to Fred W. Hoffman, Sr., as recorded in Vol. 188, Pg. 499, O.P.R.H.C.T.;

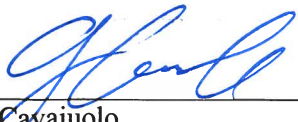
THENCE continuing with said east line of the 765.035-acre tract, same being the west line of the remainder of the 100-acre tract, S46°36'00"E, a distance of 1,031.87 feet to a 5/8-inch iron rod with cap marked "HOFFMAN" found in said north right-of-way line of State Highway 21, for the east corner of said 765.035-acre tract and the east corner of the tract described herein;

THENCE leaving said east line of the 765.035-acre tract and said west line of the remainder of the 100-acre tract, with said north right-of-way line of State Highway 21 and said south line of the 765.035-acre tract, the following three (3) courses and distances:

- 1) S48°11'06"W, a distance of 178.89 feet to a 1/2-inch iron rod with cap marked "BYRN" found for a point of curvature of a non-tangent circular curve to the left;
- 2) with the arc of said curve to the left, a distance of 830.82 feet, said curve having a radius of 5,779.51 feet, a central angle of 8°14'11" and a chord bearing S52°21'11"W, a distance of 830.10 feet to a broken TxDOT concrete monument found for a point of non-tangency, and
- 3) S48°11'24"W, a distance of 1,475.12 feet to the **POINT OF BEGINNING**, a containing 355.7 acres [15,494,304 SQUARE FEET].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010, observed using the Leica Smartnet Network.

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



 Garrett Cavaiuolo
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 Doucet & Associates
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 TBPLS Firm Registration No. 10105800

2/6/19

 Date



COUNTY ROAD 158
ASPHALT PAVEMENT
(NO RECORD INFORMATION FOUND)

765.035-ACRE
CALLED
272.071-ACRE
LoSALLE
HOLDINGS, LTD
VOL. 2909, PG. 684
O.P.R.

WILLIAM HEMPHILL SURVEY,
ABSTRACT NO. 221

LEGEND

- MUD TRACT BOUNDARY LINE
- EXISTING PROPERTY LINE
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- TXDOT CONCRETE MARKER
FOUND
- △ CALCULATED POINT
- VOL. VOLUME
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TEXAS

MUNICIPAL UTILITY
DISTRICT NO.4
355.7-ACRE
(15,494,304 SQ.F.T.)

355.7-ACRE
PORTION OF A CALLED
765.035-ACRE TRACT
LoSALLE HOLDINGS, LTD VOL.
1489, PG. 800
O.P.R.

140.6 ACRES
CYNTHIA G. MEYER
VOL. 1769, PG. 435
O.P.R.

82.86 ACRES
ROBERT K.
HOLDINGS LLC
VOL. 5143, PG. 808
O.P.R.

82.844 ACRES
STORK
EASTATES, LLC
VOL. 5390, PG. 624
O.P.R.

100 ACRES
ERNESTINE
WHITE HOFMANN
VOL. 188 PG. 499
O.P.R.

CALLED 305-ACRE
TRACT 2
CEDAR STUMP, L.P.
VOL. 1489, PG. 800
H.C.D.R.

TXDOT
CONCRETE
MARKER
(BROKEN)

TXDOT
CONCRETE
MARKER
(BROKEN)

P.O.B.

STATE HIGHWAY 21

"BYRN"

"BYRN"

"HOFFMANN"

"T"
POST



GRAPHIC SCALE: 1" = 1000'

LASALLE MUNICIPAL
UTILITY DISTRICT NO.4
BOUNDARY

HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES

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TBPLS Firm #10105800 / TBPE Firm #3937

Date:	02-06-2019
Scale:	1" = 1000'
Drawn by:	JRT
Reviewer:	GC
Project:	1743-001
Sheet:	3 OF 3
Field Book:	---
Party Chief:	JP
Survey Date:	02-13-2018



**Waterstone Tract MUD #5
Kyle, Texas**

**D&A Job No. 1743-005
February 6, 2019**

MUD TRACT #5 DESCRIPTION

BEING A 272.071-ACRE [11,851,413 SQUARE FEET] MUD TRACT OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 811.38-ACRE TRACT CONVEYED TO LASALLE HOLDINGS LTD AS RECORDED IN VOLUME 2909, PAGE 684, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.], SAID 272.071-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap found at the most southerly corner of said 811.38-acre tract, said point being the northerly common corner of the 305-acre tract conveyed to Cedar Stump LP, by Deed of Record in Volume 1489, Page 800, of said Official Public Records, and of the 199.17-acre tract conveyed to Kyle Three Partners LP, by Deed of Record in Volume 2940, Page 195, of said Official Public Records, for the most southerly corner and point of beginning hereof;

Thence, along the common line of said 199.17-acre tract, and said 811.38-acre tract, generally with barbed wire fence, the following thirteen (13) courses and distances:

- 1) N54°50'51"W, a distance of 771.35 feet to a found 1/2-inch iron rod,
- 2) S82°34'23"W, a distance of 840.87 feet to a found 1/2-inch iron rod,
- 3) N52°52'15"W, a distance of 690.88 feet to a found 1/2-inch iron rod,
- 4) N62°34'40"W, a distance of 68.98 feet to a found 1/2-inch iron rod,
- 5) N68°34'23"W, a distance of 56.45 feet to a found 1/2-inch iron rod,
- 6) N72°57'43"W, a distance of 88.21 feet to a found 1/2-inch iron rod,
- 7) N73°27'40"W, a distance of 53.90 feet to a found 1/2-inch iron rod,
- 8) N78°51'26"W, a distance of 427.41 feet to a 1/2-inch iron rod with "BYRN" cap,
- 9) N88°42'40"W, a distance of 82.89 feet to a 1/2-inch iron rod with "BYRN" cap,
- 10) N89°20'36"W, a distance of 252.54 feet to a found wood fence post,
- 11) N78°22'26"W, a distance of 289.01 feet to a found wood fence post,
- 12) N70°19'37"W, a distance of 133.26 feet to a found 1/2-inch iron rod,
- 13) N65°54'03"W, a distance of 1,059.47 feet to a 1/2-inch iron rod found on the southeasterly Right-Of-Way line of County Road 158 [undedicated right-of-way] (No record information could be located);

THENCE along the common line of said 811.38-acre tract and of the southeasterly Right-Of-Way line of County Road 158, the following two [2] courses and distances:

- 1) N42°48'24"E, a distance of 3,243.10 feet to a found 1/2-inch iron rod,
- 2) N42°52'47"E, a distance of 570.78 feet to a calculated point;

THENCE over and across said 811.38-acre tract, the following two [2] courses and distances:

- 1) S45°40'51"E, a distance of 942.00 feet to a calculated point,
- 2) S46°24'34"E, a distance of 3,289.74 feet to a calculated point on the northwesterly line of said 305-acre tract;

THENCE along the common line of said 811.38-acre tract and of said 305-acre tract, S43°29'59W, a distance of 1,830.79 feet, to the **POINT OF BEGINNING** and containing 272.071-acres of land [11,851,413 SQUARE FEET], more or less.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010, observed using the Leica Smartnet Network.





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2/6/19
Date

Garrett Cavaiuolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates
GCavaiuolo@DoucetEngineers.com
TBPLS Firm Registration No. 10105800



LEGEND

-  MUD TRACT BOUNDARY LINE
-  EXISTING PROPERTY LINE
-  1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
-  CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

CALLLED 171.236-ACRES
LaSALLE HOLDINGS LTD.
DOC. NO. 06031105
O.P.R.

REMAINING PORTION OF
CALLED 765.035-ACRES
LaSALLE HOLDINGS LTD.
DOC. NO. 06011869
O.P.R.

COUNTY ROAD 158
ASPHALT PAVEMENT
(NO RECORD INFORMATION FOUND)

355.7-ACRE
PORTION OF A CALLED
765.035-ACRE TRACT
LaSALLE HOLDINGS, LTD
VOL. 1489, PG. 800
O.P.R.

WILLIAM HEMPHILL SURVEY,
ABSTRACT NO. 221

MUNICIPAL UTILITY
DISTRICT NO.5
272.071-ACRE
(11,851,413 SQ.F.T.)

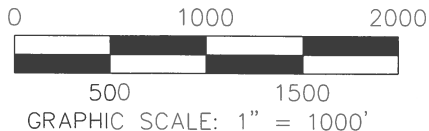
765.035-ACRE
CALLED 272.071-ACRE
LaSALLE HOLDINGS, LTD
VOL. 2909, PG. 684
O.P.R.

CALLLED 199.17-ACRES
KYLE THREE PARTNERS LP
DOC. NO. 06016726
O.P.R.

355.7-ACRE
PORTION OF A CALLED
765.035-ACRE TRACT
LaSALLE HOLDINGS, LTD
VOL. 1489, PG. 800
O.P.R.

P.O.B.

CALLLED 305-ACRE
TRACT 2
CEDAR STUMP, L.P.
VOL. 1489, PG. 800
H.C.D.R.



LASALLE MUNICIPAL
UTILITY DISTRICT NO.5
BOUNDARY

HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	02-06-2019
Scale:	1" = 1000'
Drawn by:	JRT
Reviewer:	GC
Project:	1743-001
Sheet:	3 OF 3
Field Book:	---
Party Chief:	JP
Survey Date:	02-13-2018



Waterstone
Hays County, Texas

D&A Job No. 913-004
April 18, 2023

DESCRIPTION
For a 17.53-Acre
Tract of Land

BEING A 17.53-ACRE TRACT OF LAND IN THE WILLIAM HEMPHILL SURVEY NUMBER 4, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, SAID TRACT BEING A PORTION OUT OF THE REMAINDER OF A CALLED 321.03-ACRE TRACT OF LAND DESCRIBED IN A DEED TO WATERSTONE LAND PARTNERS LTD., RECORDED IN DOCUMENT NUMBER 21067516, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the existing northwest right-of-way line of C.R. 158, a variable width right-of-way (deed of record not found), at a south angle corner of a called 303.50-acre tract described in a deed to DRP TX 3 LLC, recorded in Document Number 22030063 [O.P.R.H.C.T.], same being at the east corner of a called 171.236-acre tract, described in a deed to LaSalle Holdings, LTD., recorded in Volume 3030, Page 657 [O.P.R.H.C.T.].

THENCE, N42°49'33"E, with the existing northwest right-of-way line of the said C.R. 158, a distance of 2,085.48 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for a point of curvature, and the **POINT OF BEGINNING**, of the tract described herein;

THENCE, with the lines common to the said 303.50-acre tract and the said remainder of the 321.03-acre tract the following nine (9) courses and distances:

- 1) With a curve to the right, an arc length of 46.79 feet, a radius of 30.00 feet, a delta angle of 89°21'43", a chord bearing of S88°08'41"W, a distance of 42.19 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for a point of tangency,
- 2) N46°32'11"W, a distance of 181.26 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for a tangent point of curvature of the tract described herein,
- 3) With a curve to the right, an arc length of 684.77 feet, a radius of 1,445.00 feet, a delta angle of 27°09'07", a chord bearing of N32°57'37"W, a distance of 678.39 feet to a to a 1/2-inch iron rod with cap stamped "Doucet" set for a point of the tract described herein,
- 4) N75°49'32"E, a distance of 320.44 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for a point of curvature of the tract described herein,
- 5) N58°14'20"E, a distance of 232.32 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for a point of curvature of the tract described herein,

CONTINUED ON NEXT PAGE

- 6) N58°14'20"E, a distance of 132.96 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for a point of the tract described herein,
- 7) N61°01'43"E, a distance of 364.04 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for the northwest corner of the tract described herein,
- 8) S70°14'00"E, a distance of 209.39 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for the northeast corner of the tract described herein, and
- 9) S45°59'14"E, a distance of 290.94 feet to a 1/2-inch iron with cap stamped "Doucet" set on the northwest right-of-way line of the said County Road 158, and for the most easterly corner of the tract described herein, from which a 1/2-inch iron rod found at an eastern corner of the said 303.50-acre tract bears N42°49'33"E, a distance of 1,695.13 feet,

THENCE S42°49'33"W, with the northwest right-of-way line of the said County Road 158 and the southeast line of the said remainder of the 321.03-acre tract, a distance of 1,181.62 feet the **POINT OF BEGINNING** of the tract described herein and containing 17.53-acres more or less.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 0.999919006560.

Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I, John Barnard, Registered Professional Land Surveyor, hereby certify that this easement description and accompanying plat of even date represent an actual survey performed on the ground.

04/19/2023

John Barnard
Registered Professional Land Surveyor
Texas Registration No. 5749
Doucet & Associates
JBarnard@DoucetEngineers.com
TBPLS Firm Registration No. 10105800

Date



CALLED 46.035 AC.
TDRP TX 3 LLC
DOC. NO. 22030063
O.P.R.H.C.T.

CALLED 303.50 AC.
DRP TX 3 LLC,
A DELAWARE LIMITED
LIABILITY COMPANY
DOC. 22030063
O.P.R.H.C.T.

APPROXIMATE LIMITS OF "ZONE A - SHADED"
(SPECIAL FLOOD HAZARD AREAS SUBJECT TO
INUNDATION BY THE 1% ANNUAL CHANCE FLOOD)
AS SHOWN ON FEMA FIRM MAP
NUMBER 48209C0405F

REMAINDER OF
CALLED 321.03 AC.
WATERSTONE LAND
PARTNERS LTD
DOC. 21067516
O.P.R.H.C.T.

17.53 ACRES

CALLLED 171.236 ACRES
LaSALLE HOLDINGS LTD.
VOL. 3030, PG. 657
O.P.R.H.C.T.

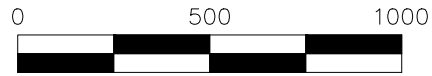
POINT OF BEGINNING

N42°49'33"E 2,085.48'

CR. 158

(VARIABLE WIDTH R.O.W.)
(DEED OF RECORD NOT FOUND)

POINT OF COMMENCEMENT



GRAPHIC SCALE: 1" = 500'



17.53 ACRE TRACT OUT OF THE
WILLIAM HEMPHILL SURVEY NO. 4,
ABSTRACT NO. 221
HAYS COUNTY, TEXAS



DOUCET

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

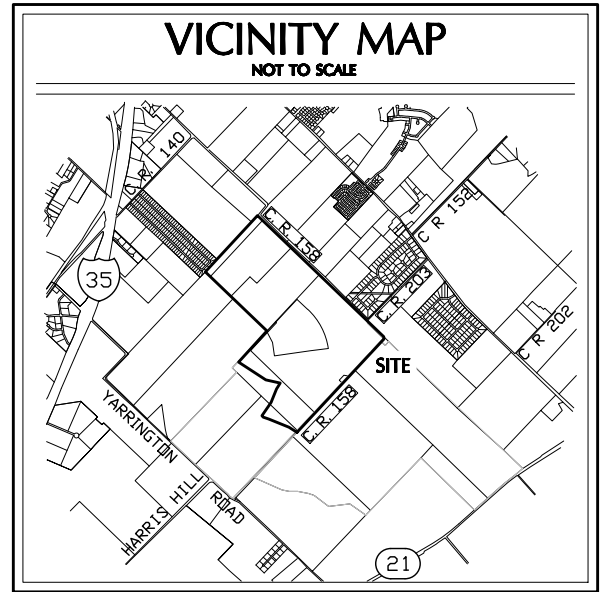
Date: 04/18/2023
Scale: 1" = 500'
Drawn by: PD
Reviewer: JB
Project: 913-004
Sheet: 3 OF 4
Field Book: NA
Party Chief: JSM
Survey Date: 05/11/21

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.79'	30.00'	89°21'43"	S88°08'41"W	42.19'
C2	684.77'	1,445.00'	27°09'07"	N32°57'37"W	678.39'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°32'11"W	181.26'
L2	N75°49'32"E	320.44'
L3	N58°14'20"E	232.32'
L4	N58°14'20"E	132.96'
L5	N61°01'43"E	364.04'
L6	S70°14'00"E	209.39'
L7	S45°59'14"E	290.94'



FLOODPLAIN NOTE:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND ZONE A AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48209C0405F EFFECTIVE 09-02-2005 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.000081. UNITS: US SURVEY FEET.

I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

04/19/2023



JOHN BARNARD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5749
 DOUCET & ASSOCIATES
 JBARNARD@DOUCETENGINEERS.COM

DATE

LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	IRON ROD FOUND [UNLESS NOTED]
	1/2" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
C.F. NO.	CLERKS FILE NUMBER
DOC. NO.	DOCUMENT NUMBER

17.53 ACRES OUT OF THE WILLIAM HEMPHILL SURVEY NO. 4, ABSTRACT NO. 221
 HAYS COUNTY, TEXAS



DOUCET

Civil Engineering // Entitlements // Geospatial
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 Austin, TX 78735, Tel: (512)-583-2600
 www.doucetengineers.com
 TBPE Firm Number: 3937
 TBPELS Firm Number: 10105800

Date:	04/18/2023
Scale:	1" = 500'
Drawn by:	PD
Reviewer:	JB
Project:	913-004
Sheet:	4 OF 4
Field Book:	NA
Party Chief:	JSM
Survey Date:	05/11/21



LaSalle
Hays County, Texas

D&A Job No. 1743-001
August 4, 2022

LaSalle Proposed Mud Tract

BEING A 73.11-ACRE TRACT OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NUMBER 221, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 66.08-ACRE TRACT DESCRIBED IN A DEED TO WATERSTONE LAND PARTNERS LTD., RECORDED IN DOCUMENT NUMBER 21070607, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.] ALSO BEING A PORTION OF A CALLED 171.236-ACRE TRACT DESCRIBED IN A DEED TO LASALLE HOLDINGS, LTD., RECORDED IN VOLUME 3030, PAGE 657 [O.P.R.H.C.T.], AND BEING A PORTION OF A CALLED 19.551-ACRE TRACT, ALL OF A CALLED 0.594-ACRE TRACT, A PORTION OF A CALLED 0.906-ACRE TRACT, ALL OF A 0.121-ACRE TRACT AND A PORTION OF A CALLED 0.266-ACRE TRACT, ALL DESCRIBED TO TACK DEVELOPMENT, RECORDED IN DOCUMENT NUMBER 18007777 [O.P.R.H.C.T.], SAID 73.11-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the existing north Right-of-Way line of Yarrington Road (variable width Right-of-Way, Deed of Record not found), for the southeast corner of a called 468.288-acre tract described to FN 158 Land, LTD., recorded in Volume 2702, Page 61 [O.P.R.H.C.T.], same being for the most southwesterly corner of said 66.08-acre tract and the tract described herein;

THENCE, N43°40'30"E, departing the existing north Right-of-Way line of said Yarrington Road, with the line common to said 468.288-acre tract and said 66.08-acre tract, a distance of 950.72 feet to a point for the northwest corner of the tract described herein;

THENCE S46°54'15"E, departing the line common to said 468.288-acre tract and said 66.08-acre tract, over and across said 66.08-acre tract, said 171.236-acre tract, said 19.551-acre tract, said 0.906-acre tract and said 0.266-acre tract, a distance of 3,360.48 feet to a point on the existing northwest right-of-way line of County Road 158 (variable width Right-of-Way, Deed of Record not found), for the northeast corner of the tract described herein;

THENCE with the existing Right-of-Way line of said County Road 158, the following five (5) courses and distances:

- 1) S44°15'41"W, a distance of 51.80 feet to a 1/2-inch iron rod found for an angle point
- 2) S47°37'10"W, a distance of 109.85 feet to a 1/2-inch iron rod found for an angle point,
- 3) S44°47'01"W, a distance of 619.79 feet to a 1/2-inch iron rod found for an angle point,
- 4) S50°40'27"W, a distance of 77.55 feet to a 1/2-inch iron rod found for an angle point, and
- 5) S73°58'56"W, a distance of 64.82 feet to a 1/2-inch iron rod found for the intersection of the existing Right-of-Way lines of said County Road 158 and said Yarrington Road;

THENCE with the existing Right-of-Way line of said Yarrington Road, the following six (6) courses and distances:

CONTINUED ON NEXT PAGE

- 1) N71°18'36"W, a distance of 70.53 feet to a 1/2-inch iron rod found for an angle point,
- 2) N52°34'14"W, a distance of 111.28 feet to a 1/2-inch iron rod found for an angle point,
- 3) N46°50'55"W, a distance of 954.17 feet to a 1/2-inch iron rod found for an angle point,
- 4) N47°04'51"W, a distance of 824.23 feet to a 1/2-inch iron rod found for an angle point,
- 5) N46°42'29"W, a distance of 278.88 feet to a 1/2-inch iron rod found for an angle point,
- 6) N46°43'10"W, a distance of 1,066.37 feet the **POINT OF BEGINNING** of the tract described herein and containing 73.11-acres.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances shown are surface values and may be converted to grid by using the surface adjustment factor of 0.999919006560.

Units: U.S. Survey Feet.

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

08/04/2022

John Barnard
Registered Professional Land Surveyor
Texas Registration No. 5749
Doucet & Associates
JBarnard@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

Date



FM 158 LAND LTD
 CALLED 468.288 AC.
 VOL. 2702, PG. 613
 O.P.R.H.C.T.

S.B. 2297

WILLIAM HEMPHILL SURVEY NO. 4
 ABSTRACT NO. 221

REMAINDER
 CALLED 765.035 AC.
 LaSALLE HOLDINGS LTD.
 VOL. 2909, PG., 684
 O.P.R.H.C.T.

TACK DEVELOPMENT
 CALLED 19.551 AC.
 DOC. NO. 18007777
 O.P.R.H.C.T.

REMAINDER OF
 CALLED 171.236 ACRES
 LaSALLE HOLDINGS LTD.
 VOL. 3030, PG. 657

COUNTY ROAD 158
 (VARIABLE WIDTH R.O.W.)
 (DEED OF RECORD NOT FOUND)

P.O.B.

PROPOSED
 MUD TRACT
 73.11 AC.

YARRINGTON ROAD
 (VARIABLE WIDTH R.O.W.)
 (DEED OF RECORD NOT FOUND)

CALLLED 66.08 AC.
 WATERSTONE LAND
 PARTNERS LTD
 DOC. 21070607
 O.P.R.H.C.T.

TACK DEVELOPMENT
 CALLED 0.906 AC.
 DOC. NO. 18007777
 O.P.R.H.C.T.

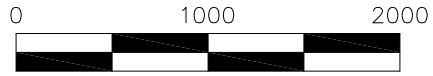
TACK DEVELOPMENT
 CALLED 0.121 AC.
 DOC. NO. 18007777
 O.P.R.H.C.T.

TACK DEVELOPMENT
 CALLED 0.266 AC.
 DOC. NO. 18007777
 O.P.R.H.C.T.

TACK DEVELOPMENT
 CALLED 0.594 AC.
 DOC. NO. 18007777
 O.P.R.H.C.T.

S46°54'15"E 3,360.48'

L1
 L2
 L3
 L4
 L5
 L6
 L7
 L8
 L9
 L10
 L11
 L12



GRAPHIC SCALE: 1" = 1000'



73.11 AC PROPOSED
 MUD TRACT
 HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 TBPELS Firm No.: 10105800
 TBPE Firm No.: F-3937

Date: 08/04/2022

Scale: 1" = 1000'

Drawn by: PD

Reviewer: PD

Project: 1743-001





Sheet: 3 OF 4

Field Book: NA

Party Chief: ADM

Survey Date: 2/16/21

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°40'30"E	950.72'
L2	S44°15'41"W	51.80'
L3	S47°37'10"W	109.85'
L4	S44°47'01"W	619.79'
L5	S50°40'27"W	77.55'
L6	S73°58'56"W	64.82'
L7	N71°18'36"W	70.53'
L8	N52°34'14"W	111.28'
L9	N46°50'55"W	954.17'
L10	N47°04'51"W	824.23'
L11	N46°42'29"W	278.88'
L12	N46°43'10"W	1,066.37'

LEGEND	
	MUD PROPERTY LINE
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.999919006560. UNITS: US SURVEY FEET.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



08/04/2022

JOHN BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES, INC.
JBARNARD@DOUCETENGINEERS.COM

73.11 AC PROPOSED
MUD TRACT

HAYS COUNTY, TEXAS



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www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.: F-3937

Date: 08/04/2022

Scale: 1" = 1000'

Drawn by: PD

Reviewer: PD

Project: 1743-001

Sheet: 4 OF 4

Field Book: NA

Party Chief: ADM

Survey Date: 2/16/21



LaSalle
Hays County, Texas

D&A Job No. 1743-001
April 5, 2021

**MUD TRACT 2B DESCRIPTION
183.5-ACRE TRACT**

BEING A 183.5-ACRE TRACT OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NUMBER 221, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 811.38-ACRE TRACT, DESCRIBED TO LASALLE HOLDINGS LTD., RECORDED IN VOLUME 2909, PAGE 684 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID 183.5-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found with cap stamped “Byrn Survey” on the existing east Right-of-Way line of County Road 158 (variable width Right-of-Way, Deed of Record not found), for the west corner of a called 1.00-acre tract described to Permian Highway Pipeline, LLC., recorded in Document Number 19030535, [O.P.R.H.C.T.], same being a northerly corner of said 811.38-acre tract and the tract described herein;

THENCE, departing the existing east Right-of-Way line of said County Road 158, with the line common to said 1.00-acre tract and said 811.38-acre tract, the following two (2) courses and distances:

- 1) S45°26'51"E, a distance of 217.75 feet to a 1/2-inch iron rod with cap stamped “Jones & Carter” found for the south corner of said 1.00-acre tract, same being an interior ell corner of said 811.38-acre tract and the tract described herein,
- 2) N43°57'39"E, a distance of 198.73 feet to a 1/2-inch iron rod found for an angle point for a called 140.6-acre tract described to Hilmer O. Bierstedt and Frances Jane Bierstedt, recorded in Volume 205, Page 109, [O.P.R.H.C.T.], for the northeast corner of said 1.00-acre tract, same being a northerly corner of said 811.38-acre tract and the tract described herein;

THENCE, S46°43'06"E, with the line common to said 811.38-acre tract and said 140.6-acre tract, a distance of 2,436.21 feet to a point;

THENCE departing the line common to said 140.6-acre tract and said 811.38-acre tract, over and across said 811.38-acre tract, the following ten (10) courses and distances:

- 1) S43°22'06"W, a distance of 190.45 feet to a point of curvature to the left,
- 2) Thence with said curve to the left, defined by an arc length of 793.08 feet, a radius of 632.05 feet, a delta angle of 71°53'37", and a chord which bears S10°26'48"W, a distance of 742.07 feet to a point,
- 3) S24°53'03"E, a distance of 156.84 feet to a point of curvature to the right,
- 4) Thence with said curve to the right, defined by an arc length of 595.16 feet, a radius of 512.04 feet, a delta angle of 66°35'46", and a chord which bears S10°17'36"W, a distance of 562.22 feet to a point,
- 5) S43°35'28"W, a distance of 248.49 feet to a point,
- 6) N46°24'32"W, a distance of 792.17 feet to a point of curvature to the left,

CONTINUED ON NEXT PAGE

- 7) Thence with said curve to the left, defined by an arc length of 2,394.73 feet, a radius of 1,654.13 feet, a delta angle of $82^{\circ}56'54''$, and a chord which bears $S86^{\circ}50'23''W$, a distance of 2,191.01 feet to a point,
- 8) $S44^{\circ}18'44''W$, a distance of 586.76 feet to a point,
- 9) $N46^{\circ}24'34''W$, a distance of 233.24 feet to a point,
- 10) $N45^{\circ}40'51''W$, a distance of 942.08 feet to a point on the existing east Right-of-Way line of said County Road 158;

THENCE with the existing east Right-of-Way line of said County Road 158, the following three (3) courses and distances:

- 1) $N42^{\circ}52'47''E$, a distance of 517.42 feet to a point,
- 2) $N42^{\circ}49'25''E$, a distance of 1,527.68 feet to a point,
- 3) $N43^{\circ}05'04''E$, a distance of 1,505.28 feet the **POINT OF BEGINNING** of the tract described herein and containing 183.5-acres.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances shown are surface values and may be converted to grid by using the surface adjustment factor of 0.999919006560.

Units: U.S. Survey Feet.

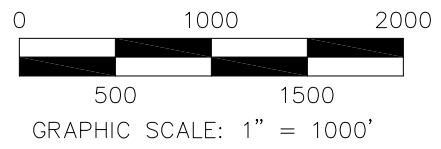
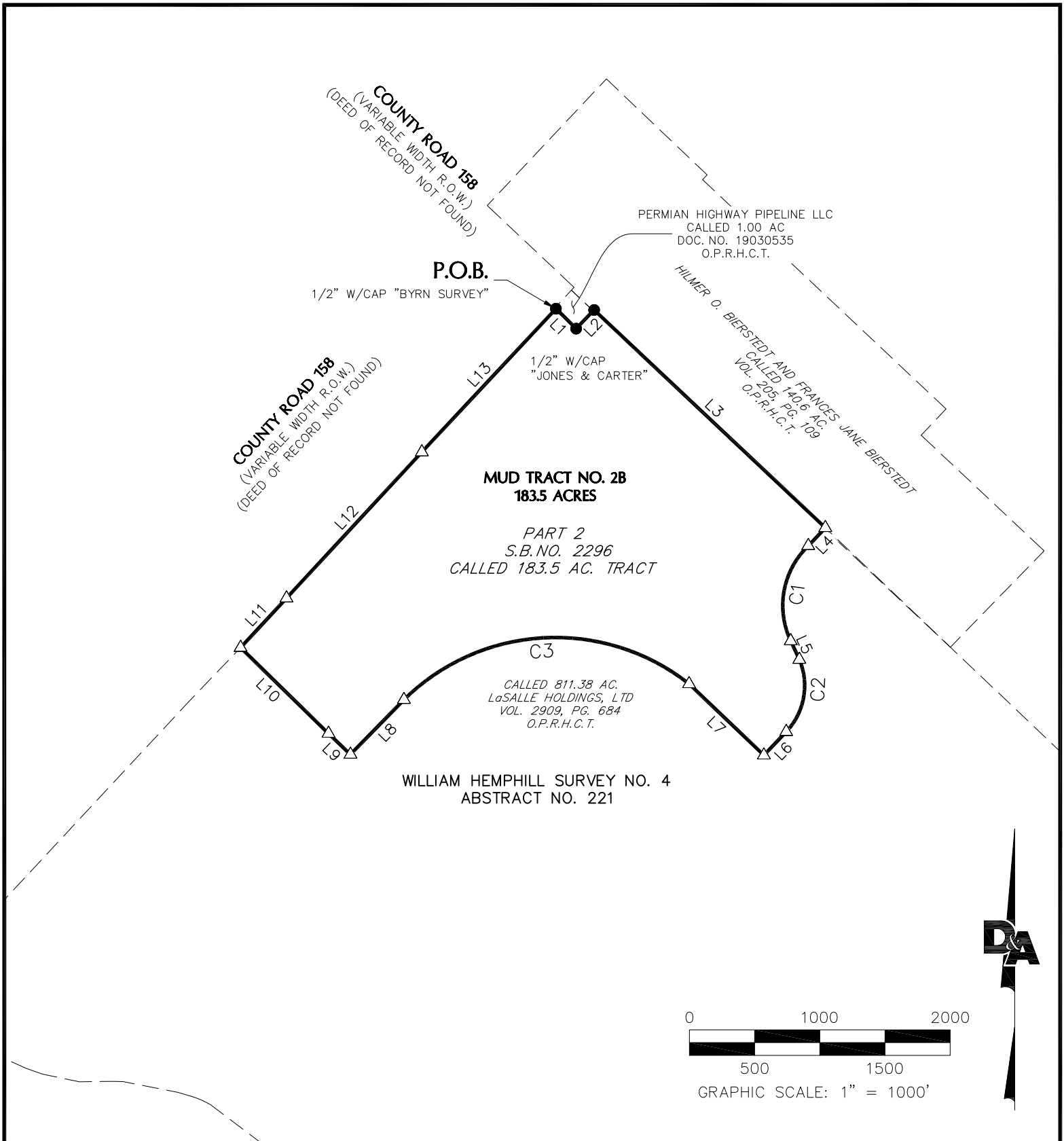
I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.



Garrett Cavaiuolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates
GCavaiuolo@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

04/05/2021
Date





MUD TRACT NO. 2B
BOUNDARY

HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.: F-3937

Date: 04/05/2021
Scale: 1" = 1000'
Drawn by: PD
Reviewer: GC
Project: 1743-001
Sheet: 3 OF 4
Field Book: NA
Party Chief: ADM
Survey Date: 2/16/21

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°26'51"E	217.75'
L2	N43°57'39"E	198.73'
L3	S46°43'06"E	2,436.21'
L4	S43°22'06"W	190.45'
L5	S24°53'03"E	156.84'
L6	S43°35'28"W	248.49'
L7	N46°24'32"W	792.17'
L8	S44°18'44"W	586.76'
L9	N46°24'34"W	233.24'
L10	N45°40'51"W	942.08'
L11	N42°52'47"E	517.42'
L12	N42°49'25"E	1,527.68'
L13	N43°05'04"E	1,505.28'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	793.08'	632.05'	71°53'37"	S10°26'48"W	742.07'
C2	595.16'	512.04'	66°35'46"	S10°17'36"W	562.22'
C3	2,394.73'	1,654.13'	82°56'54"	S86°50'23"W	2,191.01'

LEGEND

—————	MUD PROPERTY LINE
- - - - -	ADJOINER PROPERTY LINE
●	1/2" IRON ROD FOUND [UNLESS NOTED]
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

CONTROL NOTE:

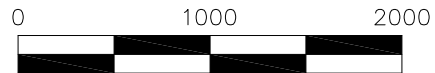
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.999919006560. UNITS: US SURVEY FEET.

I, GARRETT CAVAIUOLO, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.



04/05/2021

DATE



GRAPHIC SCALE: 1" = 1000'



GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
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MUD TRACT NO. 2B
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HAYS COUNTY, TEXAS

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Waterstone
Hays County, Texas

D&A Job No. 913-004
November 17, 2021

DESCRIPTION
For a 580.65-Acre Tract

BEING A 580.65-ACRE TRACT IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 765.035-ACRE TRACT OF LAND DESCRIBED IN A DEED TO LASALLE HOLDINGS LTD., IN VOLUME 2909, PAGE 684, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], A PORTION OF A CALLED 236.1-ACRE TRACT DESCRIBED IN A DEED TO TACK DEVELOPMENT, LTD., IN CLERKS FILE NUMBER 18007777 [O.P.R.H.C.T.], AND ALL OF A CALLED 46.035-ACRE TRACT DESCRIBED IN A DEED TO TACK WATERSTONE LLC., IN DOCUMENT NUMBER 20034623 [O.P.R.H.C.T.]; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for an angle corner at the intersection of the existing south Right-of-Way line and the existing west Right-of-Way line of County Road 158 (a variable width Right-of-Way, deed of record not found), same being for an easterly angle corner of said 765.035-acre tract and the **POINT OF BEGINNING** of the tract described herein;

THENCE, with the existing Right-of-Way line of said County Road 158, the following two (2) courses and distances:

- 1) S01°20'46"E, a distance of 57.01 feet to a 1/2-inch iron rod found at said intersection of the existing north and west Right-of-Way lines of Country Road 158, same being for an angle corner of said 765.035-acre tract and the tract described herein,
- 2) S42°49'33"W, passing a 1/2-inch iron rod, a distance of 1,695.13 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point of the tract described herein;

THENCE, departing the existing west Right-of-Way line of said County Road 158, over and across said 765.035-acre tract, the following nine (9) courses and distances:

- 1) N45°59'14"W, a distance of 290.94 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 2) N70°14'00"W, a distance of 209.39 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 3) S61°01'43"W, a distance of 364.04 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 4) S58°14'20"W, a distance of 132.96 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,

CONTINUED ON NEXT PAGE

- 5) S58°14'20"W, a distance of 232.32 to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 6) S75°49'32"W, a distance of 320.44 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for a point of curvature,
- 7) With a curve to the right, an arc length of 300.97 feet, a radius of 1,445.00 feet, a delta angle of 11°56'02" , a chord bearing of N13°25'02"W, a distance of 300.43 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 8) S46°32'11"E, a distance of 181.26 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for a point curvature, and
- 9) With a curve to the left, an arc length of 46.79 feet, a radius of 30.00 feet, a delta angle of 89°21'43" , a chord bearing of N88°08'41"E, a distance of 42.19 feet to a 1/2-inch iron rod with cap stamped "Doucet" set on the existing west Right-of-Way line of the said County Road 158;

THENCE S42°49'33"W, with the said existing west Right-of-Way line of the County Road 158, a distance of 1,075.23 feet pass a 1/2-inch iron rod found, and continuing a total distance of 1,697.48 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for the south corner of the tract described herein;

THENCE, departing the existing west Right-of-Way line of said County Road 158, over and across said 765.035-acre tract, the following twelve (12) courses and distances:

- 1) N41°26'39"W, a distance of 317.48 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 2) N17°12'40"W, a distance of 53.16 to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 3) N46°32'11"W, a distance of 240.10 to a 1/2-inch iron rod with cap stamped "Doucet" set for a point of curvature to the left,
- 4) Thence with said curve to the left, defined by an arc length of 465.85 feet, a radius of 1,253.00 feet, a delta angle of 21°18'07", and a chord which bears N57°11'14"W, a distance of 463.17 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 5) N67°50'18"W, a distance of 672.67 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 6) N70°05'49"W, a distance of 181.35 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 7) N43°24'52"W, a distance of 60.00 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for a point of curvature to the left,
- 8) Thence with said curve to the left, defined by an arc length of 498.75 feet, a radius of 1,170.00 feet, a delta angle of 24°25'26", and a chord which bears N34°22'25"E, a distance of 494.98 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,
- 9) N22°09'42"E, a distance of 448.10 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for a point of curvature to the right,
- 10) Thence with said curve to the right, defined by an arc length of 218.37 feet, a radius of 680.00 feet, a delta angle of 18°23'57", and a chord which bears N31°21'41"E, a distance of 217.43 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point,

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- 11) N77°47'35"W, a distance of 451.93 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle point, and
- 12) N56°49'24"W, a distance of 1,005.46 feet to a 1/2-inch iron rod with cap stamped "Doucet" set on the line common to said 765.035-acre tract and a called 468.288-acre tract of land described in a deed to FN 158 Land LTD., recorded in Volume 2702, Page 613, [O.P.R.H.C.T.], for a westerly corner of the tract described herein, from which a 1/2-inch iron rod found for a common angle corner of said 765.035-acre tract and said 468.288-acre tract bears S42°54'35"W, a distance of 716.68 feet

THENCE N42°54'35"E, continuing with the northwest line of the said 765.035-acre tract and southeast line of the said 468.288-acre tract, at a distance of 1,284.71 feet passing a 1/2-inch iron rod found for the south corner of said 236.1-acre tract, same being the west corner of said 46.035-acre tract, and being an angle corner of said 765.035-acre tract and continuing a total distance of 1,335.85 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for the most southeasterly corner of a called 5.000-acre Directors Lot (deed of record not found), same being an angle corner of the tract described herein;

THENCE crossing the line common to the said 236.1-acre tract with the northeast line of the said 5.000-acre director's lot, the following seven (7) courses and distances:

- 1) N45°47'13"W, a distance of 486.35 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle corner,
- 2) N46°27'16"W, a distance of 1,456.28 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle corner,
- 3) N46°22'31"W, a distance of 1261.02 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle corner,
- 4) N01°16'55"W, a distance of 11.13 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle corner,
- 5) N26°28'25"E, a distance of 425.31 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle corner,
- 6) N43°25'49"E, a distance of 238.96 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for an angle corner,
- 7) N46°34'11"W, a distance of 30.42 feet to a 1/2-inch iron rod with cap stamped "Doucet" set in the southeast line of a called 179.278-acre tract described in a deed to Meritage Homes of Texas LLC., recorded in Document Number 21036270 [O.P.R.H.C.T.], and for an angle corner of the tract described herein;

THENCE N43°23'05"E with the line common to the said 179.33-acre tract and the said 236.1-acre tract at a distance of 1,918.80 feet passing 1/2-inch iron rod found for the southeast corner of the said 179.278-acre tract, same being the southwest corner of a called 85.12-acre tract described in a deed to MCPMT Manager LLC., recorded in Volume 2199, Page 87 [O.P.R.H.C.T.], and continuing a total distance of 2,376.64 feet to a 1/2-inch iron rod with cap stamped "Doucet" set for the northeast corner of the tract described herein, from which a 1/2-inch iron rod found bears S56°49'58"W, a distance of 9.47 feet;

CONTINUED ON NEXT PAGE

THENCE with the south Right-of-Way line of said County Road 158, the following seven (7) courses and distances:

- 1) S46°15'45"E, a distance of 1,826.41 feet to a point for an angle corner,
- 2) S43°08'31"W, a distance of 20.01 feet to a 1/2-inch iron rod found for an angle corner,
- 3) S46°10'35"E, a distance of 1,513.71 feet to a 1/2-inch iron rod found for an angle corner,
- 4) S42°54'13"W, a distance of 9.18 feet to a 1/2-inch iron rod found for an angle corner,
- 5) S42°54'13"W, a distance of 2,563.92 feet to a 1/2-inch iron rod found for an angle corner,
- 6) S28°52'03"E, a distance of 180.92 feet to a 3/8-inch iron rod found for an angle corner,
- 7) S46°10'03"E, a distance of 787.78 feet to the **POINT OF BEGINNING** of the tract described herein and containing 580.65-acres more or less.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.000081. Units: U.S. Survey Feet.

I, John Barnard, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.

 11/17/2021

John Barnard
Registered Professional Land Surveyor
Texas Registration No. 5749
Doucet & Associates
JBarnard@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

Date

