

River Bridge Ranch  
W.M. Burnett Jr. Survey, Abstract No. 56,  
W.A. Matthews Survey, Abstract No. 305,  
B&G Fulcher Survey, Abstract No. 813, and  
B&G Fulcher Survey, Abstract No. 21  
Hays and Guadalupe County, Texas

April 18, 2023  
LJAS-A208-0452  
328.85 Acres  
Page 1 of 3

**LEGAL DESCRIPTION  
TRACT TWO – RIVER BRIDGE RANCH**

**DESCRIPTION OF A 328.85 ACRE TRACT, MORE OR LESS, SITUATED IN THE W.M. BURNETT JR. SURVEY, ABSTRACT NO. 56, THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 563.797 ACRE TRACT, DESCRIBED IN VOLUME 4212, PAGE 826, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.TX.) AND VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 328.85 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** AT A 1/2-INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF STAPLES ROAD (80' RIGHT-OF-WAY) AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF SAID 563.797 ACRE TRACT, THE SOUTHWESTERN CORNER OF A CALLED 53.897 ACRE TRACT DESCRIBED AS F.M. 110 PUBLIC RIGHT-OF-WAY (UNIMPROVED) IN DEED TO HAYS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., AND THE SOUTHEAST CORNER OF A CALLED 16.509 ACRE TRACT DESCRIBED AS PART 1 IN DEED TO HAYS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 18001659, O.P.R.H.C.TX.;

**THENCE** SOUTH 44 DEGREES 53 MINUTES 16 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT, AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, A DISTANCE OF 410.34 FEET TO A CALCULATED POINT FOR THE **POINT OF BEGINNING** (GRID COORDINATES= NORTHING: 13,853,467.04, EASTING: 2,315,239.80 U.S. SURVEY FEET) OF THE HEREIN DESCRIBED TRACT,

SAME BEING A SOUTHEASTERLY CORNER OF SAD 53.897 ACRE TRACT, FROM WHICH A TXDOT TYPE II MONUMENT FOUND BEARS NORTH 69 DEGREES 31 MINUTES 35 SECONDS EAST, 0.48 FEET;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) NORTH 00 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 169.63 FEET TO A TXDOT TYPE II MONUMENT FOUND,
- 2) NORTH 45 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 222.18 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1,734.64 FEET, A RADIUS OF 4,632.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 27 MINUTES 24 SECONDS, AND A CHORD THAT BEARS NORTH 47 DEGREES 11 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,724.52 FEET TO A TXDOT TYPE II MONUMENT FOUND,
- 4) NORTH 57 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 870.57 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,

- 5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 918.56 FEET, A RADIUS OF 10,990.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 47 MINUTES 20 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 918.30 FEET TO A CALCULATED POINT AT THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A TXDOT TYPE II MONUMENT FOUND BEARS SOUTH 32 DEGREES 22 MINUTES 20 SECONDS EAST, A DISTANCE OF 0.45 FEET,
- 6) WITH SAID CURVE TO THE LEFT, AT AN ARC LENGTH OF 2,838.08 PASSING A 1/2-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT ROW" AND CONTINUING FOR A TOTAL ARC LENGTH OF 2,861.78 FEET, A RADIUS OF 5,110.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 05 MINUTES 15 SECONDS, AND A CHORD THAT BEARS NORTH 49 DEGREES 58 MINUTES 20 SECONDS EAST, A DISTANCE OF 2,824.52 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7) WITH SAID CURVE TO THE RIGHT, AT AN ARC LENGTH OF 427.72 FEET PASSING A 1/2-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT ROW" AND CONTINUING FOR A TOTAL ARC LENGTH OF 2,393.19 FEET, A RADIUS OF 10,990.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 28 MINUTES 36 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE OF 2,388.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND
- 8) NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 751.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.15 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
- 2) SOUTH 22 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 549.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
- 3) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
- 4) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
- 5) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
- 6) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
- 7) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND

- 8) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 285.59 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWEST LINE OF A CALLED 219.526 ACRE TRACT, DESCRIBED IN VOLUME 4048, PAGE 295, O.P.R.G.C.TX., FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** SOUTH 49 DEGREES 06 MINUTES 58 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, THE NORTHWEST LINE OF SAID 219.526 ACRE TRACT, THE NORTHWEST LINE OF A CALLED 10.98 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018-99026621, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.99 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202099034464, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 11.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199018384, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.93 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199015198, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.95 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20219908584, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 14.08 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199000942, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 8.85 ACRE TRACT DESCRIBED IN VOLUME 734, PAGE 22, O.P.R.G.C.TX., AND THE NORTHWEST LINE OF A CALLED 50.062 ACRE TRACT DESCRIBED IN VOLUME 3141, PAGE 280, O.P.R.G.C.TX., AT A DISTANCE OF 2,513.67 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND FOR A COMMON CORNER OF SAID 219.526 ACRE TRACT AND SAID 10.98 ACRE TRACT, CONTINUING AT A DISTANCE OF 3,017.57 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "MATKIN HOOVER ENG & SURVEY" FOUND FOR A COMMON CORNER OF SAID 10.98 ACRE TRACT AND SAID 10.99 ACRE TRACT, CONTINUING A DISTANCE OF 5,742.70 FEET PASSING A 3/8-INCH IRON ROD FOUND FOR A COMMON CORNER OF SAID 14.08 ACRE TRACT AND SAID 8.85 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 8,772.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FOR THE WEST CORNER OF SAID 50.062 ACRE TRACT AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** WITH THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 41 DEGREES 23 MINUTES 10 SECONDS WEST, AT A DISTANCE OF 981.52 FEET PASSING A TXDOT TYPE I MONUMENT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,143.87 FEET TO A TXDOT CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 352.90 FEET, A RADIUS OF 5,771.07 FEET, A CENTRAL ANGLE OF 03 DEGREES 30 MINUTES 13 SECONDS, AND A CHORD THAT BEARS NORTH 43 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 352.84 FEET TO A TXDOT CONCRETE MONUMENT FOUND, AND

River Bridge Ranch  
W.M. Burnett Jr. Survey, Abstract No. 56,  
W.A. Matthews Survey, Abstract No. 305,  
B&G Fulcher Survey, Abstract No. 813, and  
B&G Fulcher Survey, Abstract No. 21  
Hays and Guadalupe County, Texas

April 18, 2023  
LJAS-A208-0452  
328.85 Acres  
Page 4 of 3

- 3) NORTH 44 DEGREES 53 MINUTES 16 SECONDS WEST, A DISTANCE OF 52.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 328.85 ACRES OF LAND, MORE OR LESS.

Bearing Basis: All bearings based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204), NAD83. All distances were adjusted to surface using a combined scale factor of 1.00007410049.



*Matt Overall*

Matt Overall  
Registered Professional Land Surveyor No. 6864  
LJA Surveying, Inc.  
7500 Rialto Blvd, Building II, Suite 100  
Austin, Texas 78735  
TBPLS No. 10194382

Date: 04/18/2023