D·A·MAWYER
LAND SURVEYING

METES AND BOUNDS DESCRIPTION
FOR A
92.787 ACRE TRACT OF LAND

Being a 92.787 acre tract of land out of the Barnette O. Kane Survey, Abstract No. 281, in Hays County, Texas, and being out of the remaining portion of a called 156.35 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Volume 4514, Page 304, of the Official Public Records of Hays County, Texas, and being a portion of the Right-of-Way of Redwood Road (also known as C.R. 232) (a variable width R.O.W.), and said 92.787 acre tract of land being more particularly described as follows:

BEGINNING at a ½" iron pin with cap stamped "Eagle Surveying" found in the Northeasterly R.O.W. line of said Redwood Road, being the most Westerly corner of a called 99.36 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Document No. 18017502, of the Official Public Records of Hays County, Texas, and being the most Southerly corner of the remaining portion of said 156.35 acre tract of land and this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, and across and through the R.O.W. of said Redwood Road, S 60° 43' 54" W, a distance of 81.79 feet to a point in the Southwesterly R.O.W. line of said Redwood Road, and being the most Southerly corner of this herein described tract of land;

THENCE with the Southwesterly R.O.W. line of said Redwood Road, N 41° 16' 01" W, a distance of 1,047.49 feet to a point in the Southwesterly line of said Redwood Road, and being the most Westerly Southwest corner of this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Redwood Road, and across and through the R.O.W. of said Redwood Road, N 44° 12' 01" E, at a distance of 80.25 feet passing the most Westerly Southwest corner of the remaining portion of said 156.35 acre tract of land, same being the most Southerly corner of Lot 1, Block "A", of La Vista Foundation Subdivision, as recorded in Volume 8, Page 277-278, of the Map and Plat Records of Hays County, Texas, same being in the Northeasterly R.O.W. line of said Redwood Road, and continuing with the common line between the remaining portion of said 156.35 acre tract of land and said Lot 1, for a total distance of 2,269.80 feet to a point for the most Easterly Northeast corner of said Lot 1, and being a Northwesterly interior corner of the remaining portion of said 156.35 acre tract of land and this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 156.35 acre tract of land and said Lot 1, N 42° 04' 11" W, a distance of 1,391.97 feet to a point for the most Northerly corner of said Lot 1, being in the Southeasterly line of a called 58.94 acre tract of land, as conveyed to Enos Gary, executor of the estate of Eloise Crawford, and recorded in Volume 990, Page 795, of the Official Public Records of Hays County, Texas, and being the most Westerly Northwest corner of the remaining portion of said 156.35 acre tract of land and this herein described tract of land;

THENCE with the common line between said 58.94 acre tract of land and the remaining portion of said 156.35 acre tract of land, N 44° 05' 24" E, a distance of 521.18 feet to a point for the most Easterly corner of said 58.94 acre tract of land, being in the Southwesterly line of Lot 17, Block 6, of the Hills of Hays Subdivision, Phase 2, as recorded in Volume 4, Page 337, of the Map and Plat Records of Hays County, Texas, and being the most Northerly corner of the remaining portion of said 156.35 acre tract of land and this herein described tract of land;

THENCE with the Southwesterly line of the said Hills of Hays Subdivision, Phase 2, same being the Northeasterly line of the remaining portion of said 156.35 acre tract of land, S 40° 59' 56" E, a distance of 591.72 feet to a point for the most Southerly corner of Lots 24 and 25, of said Hills of Hays Subdivision, Phase 2, same being the most Westerly corner of the remaining portion of a called 195.677 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Document No. 12036811, of the Official Public Records of Hays County, Texas, and being a Northerly Northeast corner of the remaining portion of said 156.35 acre tract of land and this herein described tract of land;

THENCE with the common line between the remaining portion of said 156.35 acre tract of land and the remaining portion of said 195.677 acre tract of land, S 41° 06' 18" E, a distance of 2,654.16 feet to a ¼" iron pin found in the Southwesterly line of the remaining portion of said 195.677 acre tract of land, being the most Northerly corner of the aforementioned 99.36 acre tract of land, and being the most Easterly Northeast corner of the remaining portion of said 156.35 acre tract of land and this herein described tract of land;

THENCE with the common line between the remaining portion of said 156.35 acre tract of land and said 99.36 acre tract of land, S 60° 43' 54" W, a distance of 1,870.34 feet to a point in the common line between the remaining portion of said 156.35 acre tract of land and said 99.36 acre tract of land, and being a Southeasterly corner of this herein described tract of land;

THENCE departing the common line between the remaining portion of said 156.35 acre tract of land and said 99.36 acre tract of land, and across and through the remaining portion of said 156.35 acre tract of land, the following courses:

N 41° 40' 53" W, a distance of 1,057.97 feet to a point for a Southwesterly interior corner;

S 60° 38' 29" W, a distance of 145.64 feet to a point for a Southwesterly interior corner, and being at the beginning of a curve to the right;

With said curve to the right, having an arc length of 91.50 feet, a radius of 295.00 feet, a delta angle of 17° 46' 20", a tangent length of 46.12 feet, and a chord bearing and distance of S 69° 31' 39" W, 91.14 feet to a point for a Southwesterly interior corner;

S 78° 24' 49" W, a distance of 95.17 feet to a point for a Southwesterly interior corner, and being at the beginning of a curve to the left;

With said curve to the left, having an arc length of 105.76 feet, a radius of 180.00 feet, a delta angle of 33° 39' 56", a tangent length of 54.46 feet, and a chord bearing and distance of S 61° 34' 51" W, 104.25 feet to a point for a Southwesterly interior corner;

S 44° 44' 53" W, a distance of 189.30 feet to a point for a Southwesterly interior corner;

S 41° 40' 53" E, a distance of 1,000.04 feet to a point for a Southwesterly corner;

S 60° 38' 29" W, a distance of 246.94 feet to a point for a Southwesterly corner;

THENCE continuing across and through the remaining portion of said 156.35 acre tract of land, S 41° 16' 01" E, a distance of 49.30 feet to the POINT OF BEGINNING, and containing 92.787 acres of land, more or less.

"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."

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.

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MOE307- REDWOOD- 92.787 AC- 053019