D★A★MAWYER
LAND SURVEYING

METES AND BOUNDS DESCRIPTION
FOR A
102.434 ACRE TRACT OF LAND
"ANNEXATION"

Being an 102.434 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 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 said 102.434 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 Right-of-Way (R.O.W.) line of Redwood Road (also known as C.R. 232) (a variable width R.O.W.), being the most Westerly corner of said remainder of 99.36 acre tract of land, the most Southerly corner 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 the most Westerly corner of this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, with the Southeast line of the remaining portion of said 156.35 acre tract of land, and with the Northwest line of the remaining portion of said 99.36 acre tract of land, N 60° 43' 54" E, a distance of 2,732.09 feet to a point for the most Easterly corner of the remaining portion of said 156.35 acre tract of land, being in the Southwest line 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 the most Northerly corner of the remaining portion of said 99.36 acre tract of land and this herein described tract of land;

THENCE with the Northeasterly line of the remaining portion of said 99.36 acre tract of land, the Southwest line of the remaining portion of said 195.677 acre tract of land, and the Southwest line of a called 125.0 acre tract of land, as conveyed to James S. Lane and Billye Jo Sherrill Lane, recorded in Volume 878, Page 325, of the Official Public Records of Hays County, Texas, S 41° 15' 44" E, at a distance of 85.37 feet passing the most Southerly corner of the remaining portion of said 195.677 acre tract of land, same being the most Westerly corner of said 125.0 acre tract of land, and continuing for a total distance of 1,615.62 feet to a point in the Southwesterly line of said 125.0 acre tract of land, being the most Northerly corner of a called 99.56 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 the most Easterly

corner of the remaining portion of said 99.36 acre tract of land and this herein described tract of land;

THENCE departing the Southwesterly line of said 125.0 acre tract of land, and with the common line between the remaining portion of said 99.36 acre tract of land and said 99.56 acre tract of land, S 60° 21' 36" W, a distance of 2,714.98 feet to a point in the Northeasterly R.O.W. line of said Redwood Road, being the most Westerly corner of said 99.56 acre tract of land, being the most Southerly corner of the remaining portion of said 99.36 acre tract of land, and being a Southerly corner of this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, and across and through said Redwood Road, S 60° 21' 36" W, a distance of 81.81 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° 43' 20" W, a distance of 1,637.01 feet to a point in the Southwesterly R.O.W. line of said Redwood Road, and being the most Westerly corner of this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Redwood Road, and across and through said Redwood Road, N 60° 43' 54" E, a distance of 81.93 feet to the POINT OF BEGINNING, and containing 102.434 acres of land, more or less.

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

"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."

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MOE307- REDWOOD- SOUTH- ANNEX- 032619