

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Paul Kuo	Property Owner	Freeman Educational Foundation HK Baugh Ranch, LLC
Company	HK Real Estate Development	Company	
Applicant's Mailing Address	24607 Fairway Springs San Antonio, TX 78260	Owner's Mailing Address	See Attached List
Applicant's Phone #	210-363-4672	Owner's Phone #	See Attached List
Applicant's Email	pkuo@hkreddevelopment.com	Owner's Email	See Attached List

PROPERTY INFORMATION

Subject Property Address(es): Intersection of Old Bastrop Rd & Staples Rd

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: Approximately 1,142 acres Tax ID #: R 70337, 70338, 70350, 70351, 16583, 13040
10915, 10957, 20294, 20295, 20304, 151626, 130384

Existing Preferred Scenario Designation: Low Intensity

Existing Zoning: Outside City Limits Existing Land Use(s): Outside City Limits

DESCRIPTION OF REQUEST

Proposed Preferred Scenario Designation: Medium Intensity

Proposed Zoning: Single Family/Multi-family/Commercial Proposed Land Use(s): Single Family/Multi-family/Commercial

Reason for the Change: development of mix uses (single-family residential, multi-family residential and commercial within the City of San Marcos)

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,057 plus \$100 per acre

Technology Fee \$13

MAXIMUM COST \$3,513

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

Preferred Scenario Map Amendment

Property Owner List

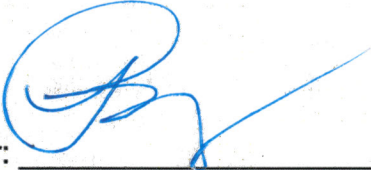
Freeman Educational Foundation
Frost National Bank Trust
Robert Wynn, Frost Bank Trustee
PO Box 2950
San Antonio, TX 78299-2950

HK Bauch Ranch LLC
Paul Kuo, Manager
24607 Fairway Springs
San Antonio, TX 78260
Phone: 210-363-4672
Email: pkuo@hkdevelopment.com

PROPERTY OWNER AUTHORIZATION

I, PAUL KUO (owner name) on behalf of
HK BAUGH RANCH, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Intersection of Old Bastrop Rd & Staples Rd (address).

I hereby authorize _____ (agent name) on behalf of
_____ (agent company) to file this application for
_____ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 7.28.2020

Printed Name, Title: Paul Kuo, Manager

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

PROPERTY OWNER AUTHORIZATION

I, Freeman Educational Foundation (owner name) on behalf of
_____ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Intersection of Old Bastrop Rd & Staples Rd (address).

I hereby authorize Paul Kuo (agent name) on behalf of
HK Real Estate Development (agent company) to file this application for
Preferred Scenario Map Amendment (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: SEE ATTACHED AGENT LETTER Date: _____

Printed Name, Title: _____

Signature of Agent:  Date: 2.18.2020

Printed Name, Title: HK REAL ESTATE DEVELOPMENT, MANAGER

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: _____

Print Name: _____

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

I, FROST BANK TRUSTEE (owner) acknowledge that I am the rightful owner of the property located at 467 ACRES S OLD BASTROP HWY, SAN MARCOS, TX 78666 (address).

I hereby authorize PAUL KUO (agent name) to file this application for _____ (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: _____

Date: 8/8/19

Printed Name: _____

Signature of Agent: _____

Date: _____

Printed Name: _____

PAUL KUO

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

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- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$88 plus an \$12 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$88 plus a \$12 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: _____

Print Name: _____



METES AND BOUNDS DESCRIPTION
FOR A
211.284 ACRE TRACT OF LAND

Being a 211.284 acre tract of land out of the William West Survey No. 2, Abstract No. 488, the S.A. & M.G. RR Company Survey No. 10, Abstract No. 819, the J. W. Wilson Survey, Abstract No. 481, the W. Burnett Survey No. 59, Abstract No. 56, and the 627 acre Survey patented to James P. Hector, Assignee of the S.A. & M.G. RR Company by patent No. 534, Volume 7, recorded in Hays County, Texas, being situated in Hays County, Texas, being out of the remaining portion of a called 525.22 acre tract of land, as conveyed to Frost National Bank, Independent Executor and Trustee under the Will of Joseph Freeman, and recorded in Volume 359, Page 870, of the Official Public Records of Hays County, Texas, and said 211.284 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southwesterly Right-of-Way (R.O.W.) line of Staples Road (F.M. 621) (a variable width R.O.W.), being the most Northerly corner of a called 11.44 acre tract of land, as conveyed to Andra Sue Moore, and recorded in Volume 1340, Page 622, of the Official Public Records of Guadalupe County, Texas, and being the most Easterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE departing the Southwesterly R.O.W.) line of said Staples Road, with the Northwesternly line of said 11.44 acre tract of land, and with the Southeasterly line of the remaining portion of said 525.22 acre tract of land, S 49° 02' 03" W, a distance of 999.16 feet to a ½" iron pin found for the most Westerly corner of said 11.44 acre tract of land, being the most Northerly corner of a called 2.06 acre tract of land, as conveyed to Adam Harwood, and recorded in Document No. 2016000615, of the Official Public Records of Guadalupe County, Texas, and being a Southeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Northwesternly line of said 2.06 acre tract of land, and with the Southeasterly line of the remaining portion of said 525.22 acre tract of land, S 49° 09' 46" W, a distance of 199.96 feet to a ½" iron pin found for the most Westerly corner of said 2.06 acre tract of land, being the most Northerly corner of a called 10.02 acre tract of land, as conveyed to C Reynolds Enterprises LLC, and recorded in Document No. 2016001445, of the Official Public Records of Guadalupe County, Texas, and being a Southeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Northwestern line of said 10.02 acre tract of land, and with the Southeasterly line of the remaining portion of said 525.22 acre tract of land, the following courses:

S 48° 28' 09" W, a distance of 522.49 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southeasterly corner;

S 37° 05' 42" E, a distance of 13.82 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southeasterly corner;

THENCE continuing with the common line between said 10.02 acre tract of land and the remaining portion of said 525.22 acre tract of land, S 48° 47' 46" W, a distance of 262.67 feet to a ½" iron pin with cap stamped "BYRN" found for the most Westerly corner of said 10.02 acre tract of land, being the most Northerly corner of a called 10.02 acre tract of land, as conveyed to Chad L. Reynolds, and recorded in Volume 2276, Page 653, of the Official Public Records of Guadalupe County, Texas, and being a Southeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the common line between said Chad L. Reynolds 10.02 acre tract of land and the remaining portion of said 525.22 acre tract of land, S 48° 45' 39" W, a distance of 784.11 feet to a ½" iron pin with cap stamped "BYRN" found for the most Westerly corner of said Chad L. Reynolds 10.02 acre tract of land, being the most Northerly corner of Lot 315, Rancho Vista Subdivision, as recorded in Volume 4, Page 317-318, of the Map and Plat Records of Guadalupe County, Texas, and being a Southeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Southeasterly lines of the remaining portion of said 525.22 acre tract of land, and with the Northwestern lines of Lots 316 through 338, of said Rancho Vista Subdivision, the following courses:

S 49° 15' 03" W, a distance of 419.22 feet to a 5/8" iron pin found for a Southeasterly corner;

S 49° 12' 50" W, a distance of 366.69 feet to a ½" iron pin found for a Southeasterly corner;

S 48° 45' 58" W, a distance of 471.92 feet to a ½" iron pin found for a Southeasterly corner;

S 48° 46' 23" W, a distance of 849.89 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southeasterly corner;

S 48° 50' 49" W, a distance of 336.48 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southeasterly corner, being the most Westerly corner of said Lot 338, and being the most Northerly corner of Lot 339, of said Rancho Vista Subdivision;

S 48° 31' 56" W, a distance of 276.14 feet to a ½" square pipe found for a Southeasterly corner;

THENCE with the Northwesterly line of said Lot 339, the Northwesterly line of a R.O.W. Dedication, as shown on said Rancho Vista Subdivision plat, and with the Southeasterly line of the remaining portion of said 525.22 acre tract of land, S 49° 41' 38" W, a distance of 303.56 feet to a ½" iron pin with cap stamped "BYRN" found in the Northeasterly R.O.W. line of Redwood Road (C.R. 245) (a variable width R.O.W.), and being the most Southerly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Redwood Road, and with the Southwesterly line of the remaining portion of said 525.22 acre tract of land, N 78° 37' 03" W, a distance of 63.40 feet to a ½" iron pin with cap stamped "BYRN" found disturbed in the Northeasterly R.O.W. line of said Redwood Road, being at the beginning of a curve to the right, and being a Southwesterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE continuing with the Northeasterly R.O.W. line of said Redwood Road, same being the Southwesterly line of the remaining portion of said 525.22 acre tract of land, and with said curve to the right, having an arc length of 293.10 feet, a radius of 450.05 feet, a delta angle of 37° 18' 54", a tangent length of 151.96 feet, and a chord bearing and distance of N 60° 11' 19" W, 287.95 feet to a ½" iron pin with cap stamped "BYRN" found in the Northeasterly R.O.W. line of said Redwood Road, and being a Southwesterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE continuing with the Northeasterly R.O.W. line of said Redwood Road, and with the Southwesterly line of the remaining portion of said 525.22 acre tract of land, N 41° 31' 44" W, a distance of 2,066.82 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northeasterly R.O.W. line of said Redwood Road, being the most Southerly Southwest corner of a called 45.42 acre tract of land, as conveyed to Hays County, Texas, and recorded in Document No. 16011632, of the Official Public Records of Hays County, Texas, and being a Westerly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, and with the common line between said 45.42 acre tract of land and the remaining portion of said 525.22 acre tract of land, the following courses:

N 48° 29' 12" E, a distance of 5.01 feet to a TXDOT Type-II monument found for a Westerly corner;

N 40° 28' 52" W, a distance of 75.45 feet to a TXDOT Type-II monument found for the most Westerly corner;

N 22° 46' 12" E a distance of 91.57 feet to a TXDOT Type-II monument found for a Westerly corner;

N 68° 41' 16" E, a distance of 168.05 feet to a TXDOT Type-II monument found for a Northwesterly corner, and being at the beginning of a curve to the left;

With said curve to the left, having an arc length of 471.47 feet, a radius of 2,901.10 feet, a delta angle of $09^{\circ} 18' 41''$, a tangent length of 236.26 feet, and a chord bearing and distance of $N 62^{\circ} 57' 18'' E$, 470.95 feet to a TXDOT Type-II monument found for a Northwesternly corner;

$N 63^{\circ} 51' 06'' E$, a distance of 558.32 feet to a TXDOT Type-II monument found for a Northwesternly corner;

$N 68^{\circ} 29' 09'' E$, a distance of 573.85 feet to a TXDOT Type-II monument found for a Northwesternly corner;

$N 68^{\circ} 28' 37'' E$, a distance of 1,000.08 feet to a TXDOT Type-II monument found for a Northwesternly corner;

$N 68^{\circ} 28' 34'' E$, a distance of 1,000.00 feet to a TXDOT Type-II monument found for a Northerly corner;

$N 70^{\circ} 55' 04'' E$, a distance of 1,283.59 feet to a TXDOT Type-II monument found for a Northeasterly corner, and being at the beginning of a curve to the left;

With said curve to the left, having an arc length of 910.31 feet, a radius of 2,020.22 feet, a delta angle of $25^{\circ} 49' 03''$, a tangent length of 463.02 feet, and a chord bearing and distance of $N 57^{\circ} 59' 32'' E$, 902.63 feet to a TXDOT Type-II monument found for a Northeasterly corner;

$N 49^{\circ} 17' 35'' E$, a distance of 54.92 feet to a TXDOT Type-II monument found for a Northeasterly corner;

$S 86^{\circ} 36' 55'' E$, a distance of 148.40 feet to a TXDOT Type-II monument found for a Northeasterly corner;

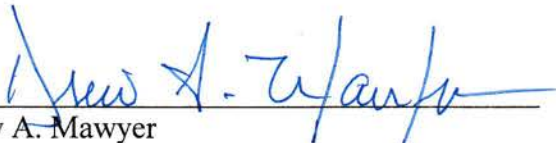
$S 46^{\circ} 14' 23'' E$, a distance of 76.41 feet to a TXDOT Type-II monument found for a Northeasterly corner;

THENCE continuing with the common line between said 45.42 acre tract of land and the remaining portion of said 525.22 acre tract of land, $N 43^{\circ} 46' 51'' E$, a distance of 10.60 feet to a TXDOT Type-II monument found in the Southwesterly R.O.W. line of aforementioned Staples Road, being the most Easterly corner of said 45.42 acre tract of land, and being a Northeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Southwesterly R.O.W. line of said Staples Road, and with the Northeasterly line of the remaining portion of said 525.22 acre tract of land, S 42° 43' 07" E, a distance of 510.85 feet to the POINT OF BEGINNING, and containing 211.284 acres of land, more or less.

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

Exhibit prepared this the 22nd day of April, 2019.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Texas, 78132
LJA047- SE TRACT- ALTA- SURFACE- REV 042319





METES AND BOUNDS DESCRIPTION
FOR A
267.339 ACRE TRACT OF LAND

Being a 267.339 acre tract of land out of the William West Survey No. 2, Abstract No. 488, the S.A. & M.G. RR Company Survey No. 10, Abstract No. 819, the J. W. Wilson Survey, Abstract No. 481, the J. McGuire Survey No. 60, Abstract No. 320, and the W. Burnett Survey No. 59, Abstract No. 56, situated in Hays County, Texas, being out of the remaining portion of a called 525.22 acre tract of land, as conveyed to Frost National Bank, Independent Executor and Trustee under the Will of Joseph Freeman, and recorded in Volume 359, Page 870, of the Official Public Records of Hays County, Texas, and said 267.339 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Northerly end of a cutback line between the Northeasterly Right-of-Way (R.O.W.) line of Redwood Road (C.R. 245) (a variable width R.O.W.) and the Southeasterly R.O.W. line of Old Bastrop Highway (C.R. 266) (a variable width R.O.W.), and being a Westerly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE departing the cutback line between said Redwood Road and said Old Bastrop Highway, with the Southeasterly R.O.W. line of said Old Bastrop Highway, and with the Northwesterly line of the remaining portion of said 525.22 acre tract of land, the following courses:

N 60° 22' 45" E, a distance of 119.61 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Westerly corner;

N 55° 21' 03" E, a distance of 211.73 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Westerly corner;

N 60° 56' 17" E, a distance of 4,745.71 feet to a ½" iron pin with cap stamped "GBRA" found for a Northerly corner;

N 51° 17' 48" E, a distance of 216.74 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Northerly corner;

THENCE continuing with the Southeasterly R.O.W. line of said Old Bastrop Highway, same being the Northwesterly line of the remaining portion of said 525.22 acre tract of land, N 46° 54' 31" E, a distance of 279.53 feet to a ½" iron pin with cap stamped "GBRA" found at the Southwesterly end of a cutback line between the Southeasterly R.O.W. line of said Old Bastrop Highway and the Southwesterly R.O.W. line of Staples Road (S.H. 621) (a variable width R.O.W.), and being a Northerly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with said cutback line between the Southeasterly R.O.W. line of said Old Bastrop Highway and the Southwesterly R.O.W. line of said Staples Road, same being a Northerly line of the remaining portion of said 525.22 acre tract of land, N 78° 45' 22" E, a distance of 37.58 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set at the Northeasterly end of the cutback line of the Southeasterly R.O.W. line of said Old Bastrop Highway and the Southwesterly R.O.W. line of said Staples Road, being at the beginning of a curve to the right, and being the most Northerly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE departing said cutback line between the Southeasterly R.O.W. line of said Old Bastrop Highway and the Southwesterly R.O.W. line of said Staples Road, with the Northeasterly line of the remaining portion of said 525.22 acre tract of land, and with said curve to the right, having an arc length of 415.02 feet, a radius of 915.03 feet, a delta angle of 25° 59' 14", a tangent length of 211.14 feet, and a chord bearing and distance of S 61° 25' 39" E, 411.47 feet to a TXDOT Type-II Monument found in the Southwesterly R.O.W. line of said Staples Road, and being a Northeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE continuing with the Southwesterly R.O.W. line of said Staples Road, and with the Northeasterly line of the remaining portion of said 525.22 acre tract of land, S 48° 29' 19" E, a distance of 1,233.84 feet to a point in the Southwesterly R.O.W. line of said Staples Road, being at the beginning of a curve to the right, and being a Northeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE continuing with the Southwesterly R.O.W. line of said Staples Road, same being the Northeasterly line of the remaining portion of said 525.22 acre tract of land, and with said curve to the right, having an arc length of 203.64 feet, a radius of 3,158.44 feet, a delta angle of 03° 41' 39", a tangent length of 101.86 feet, and a chord bearing and distance of S 45° 29' 21" E, 203.61 feet to a TXDOT Type-II Monument found in the Southwesterly R.O.W. line of said Staples Road, being the most Northerly Northeast corner of a called 45.42 acre tract of land, as conveyed to Hays County, Texas, and recorded in Document No. 16011632, of the Official Public Records of Hays County, Texas, and being a Northeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Staples Road, and with the common line between the remaining portion of said 525.22 acre tract of land and said 45.42 acre tract of land, the following courses:

S 45° 00' 00" W, a distance of 10.06 feet to TXDOT Type-II Monument found a for a Northeasterly corner;

S 44° 47' 05" E, a distance of 208.82 feet to a TXDOT Type-II Monument found for a Northeasterly corner;

S 03° 21' 11" W, a distance of 206.23 feet to a TXDOT Type-II Monument found for an Easterly corner;

S 45° 44' 23" W, a distance of 343.30 feet to a TXDOT Type-II Monument found for an Easterly corner, and being at the beginning of a curve to the right;

With said curve to the right, having an arc length of 953.52 feet, a radius of 3,472.38 feet, a delta angle of 15° 44' 00", a tangent length of 479.78 feet, and a chord bearing and distance of S 53° 39' 58" W, 950.53 feet to a TXDOT Type-II Monument found for a Southeasterly corner, and being at the beginning of a compound curve to the right;

With said curve to the right, having an arc length of 678.74 feet, a radius of 7,972.76 feet, a delta angle of 04° 52' 40", a tangent length of 339.58 feet, and a chord bearing and distance of S 63° 57' 00" W, 678.53 feet to a TXDOT Type-II Monument found for a Southeasterly corner;

S 68° 38' 48" W, a distance of 942.72 feet to a TXDOT Type-II Monument found for a Southerly corner;

S 68° 39' 13" W, a distance of 1,000.11 feet to a TXDOT Type-II Monument found for a Southerly corner;

S 68° 39' 45" W, a distance of 999.59 feet to a TXDOT Type-II Monument found for a Southerly corner;

S 75° 28' 12" W, a distance of 338.60 feet to a TXDOT Type-II Monument found for a Southwesterly corner, and being at the beginning of a curve to the left;

With said curve to the left, having an arc length of 473.20 feet, a radius of 2,899.10 feet, a delta angle of 09° 21' 07", a tangent length of 237.12 feet, and a chord bearing and distance of S 75° 40' 15" W, 472.67 feet to a TXDOT Type-II Monument found for a Southwesterly corner;

S 68° 41' 14" W, a distance of 177.17 feet to a TXDOT Type-II Monument found for the most Southerly Southwest corner;

N 75° 28' 15" W, a distance of 183.29 feet to a TXDOT Type-II Monument found for a Southwesterly corner;

N 42° 39' 20" W, a distance of 51.41 feet to a TXDOT Type-II Monument found for a Southwesterly corner;

THENCE continuing with the common line between the remaining portion of said 525.22 acre tract of land and said 45.42 acre tract of land, S 51° 50' 35" W, a distance of 6.35 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northeasterly R.O.W. line of aforementioned Redwood Road, being the most Westerly corner of said 45.42 acre tract of land, and being a Southwesterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Redwood Road, and with the Southwesterly line of the remaining portion of said 525.22 acre tract of land, the following courses:

N 41° 05' 52" W, a distance of 1,110.31 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southwesterly corner;

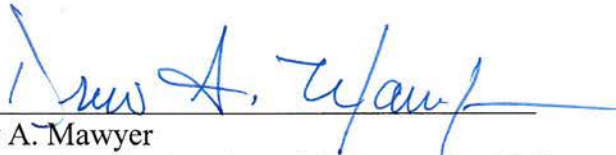
N 35° 42' 28" W, a distance of 106.36 feet to a ½" iron pin with cap stamped "BYRN" found for a Westerly corner;

N 41° 06' 11" W, a distance of 122.47 feet to a ½" iron pin with cap stamped "BYRN" for the most Westerly corner;

THENCE with aforementioned cutback line between the Northeasterly R.O.W. line of said Redwood Road and the Southeasterly R.O.W. line of said Old Bastrop Highway, N 09° 46' 08" E, a distance of 43.42 feet to the POINT OF BEGINNING, and containing 267.339 acres of land, more or less.

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

Exhibit prepared this the 22nd day of April, 2019.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Texas, 78132
LJA047- NW TRACT- ALTA- SURFACE- REV 042319





METES AND BOUNDS DESCRIPTION
FOR A
656.553 ACRE TRACT OF LAND

Being a 656.553 acre tract of land situated in San Marcos, Hays County, Texas, and being a portion of the remaining portion of a called 532.212 acre tract of land out of the William Burnett, Jr., W. A. Matthews, and John McGuire original surveys, of Hays County, Texas, and a portion of the remaining portion of a called 164.883 acre tract of land out of the W. A. Matthews and the John McGuire original surveys, of Hays County, Texas, and being a portion of the remaining portion of a called 697.095 acre of land out of a called 715 acre tract of land, as conveyed to B & B Family Partnership, Ltd., a Texas limited partnership, recorded in Document No. 9915749, of the Official Public Records of Hays County, Texas, and said 656.553 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap stamped "Chaparral" found at the intersection of the Northeasterly Right-of-Way line of Staples Road (F.M. 621) (a variable width R.O.W.), and the Southeasterly R.O.W. line of County Road 266 (C.R. 266) (Old Bastrop Road) (a variable width R.O.W.), being the most Westerly corner of the remaining portion of said 532.212 acre tract of land and being the most Westerly corner of this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Staples Road, with the Southeasterly line of said C.R. 266, with the Northwesterly lines of the remaining portion of said 532.212 acre tract of land, and the Northwesterly lines of the herein described tract of land, the following courses:

N 44° 38' 30" E, a distance of 2,951.73 feet to a ½" iron pin found for a corner;

N 44° 14' 33" E, a distance of 1,178.84 feet to a ½" iron pin found for a corner;

N 44° 54' 36" E, a distance of 212.21 feet to a 5/8" iron pin found for a corner;

N 44° 37' 46" E, a distance of 63.65 feet to a ½" iron pin found for a corner;

N 48° 36' 16" E, a distance of 142.37 feet to a ½" iron pin found for a corner;

N 53° 11' 20" E, a distance of 59.88 feet to a ½" iron pin found for a corner;

N 58° 27' 40" E, a distance of 63.52 feet to a ½" iron pin found for a corner;

N 61° 08' 26" E, a distance of 57.83 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 65° 03' 57" E, a distance of 61.94 feet to a ½" iron pin found for a corner;

N 66° 03' 18" E, a distance of 120.20 feet to a ½" iron pin found for a corner;

N 67° 00' 43" E, a distance of 95.91 feet to a ½" iron pin found for a corner;

N 70° 45' 25" E, a distance of 139.04 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 73° 45' 23" E, a distance of 42.93 feet to a 5/8" iron pin found for a corner;

N 70° 54' 41" E, a distance of 56.15 feet to a ½" iron pin found for a corner;

N 75° 46' 03" E, a distance of 105.72 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 83° 35' 42" E, a distance of 58.93 feet to a ½" iron pin found for a corner;

N 84° 12' 12" E, a distance of 162.81 feet to a ½" iron pin found for a corner;

N 78° 43' 41" E, a distance of 17.62 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 67° 35' 05" E, a distance of 70.30 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 54° 18' 30" E, a distance of 64.17 feet to a ½" iron pin found for a corner;

N 42° 32' 41" E, a distance of 51.24 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 38° 22' 06" E, a distance of 248.17 feet to a ½" iron pin found for a corner;

N 28° 58' 26" E, a distance of 226.99 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 16° 09' 21" E, a distance of 245.58 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 04° 13' 37" E, a distance of 161.72 feet to a 5/8" iron pin found for a corner;

N 06° 09' 34" E, a distance of 271.80 feet to a 5/8" iron pin found for a corner;

N 13° 46' 59" E, a distance of 99.74 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

THENCE continuing with the Southeasterly line of said C.R. 266, same being a Northwesterly line of the remaining portion of said 532.212 acre tract of land, N 27° 42' 27" E, a distance of 24.06 feet to a ½" iron pin found in the Southeasterly R.O.W. line of said C.R. 266, being the most Northerly Northwest corner of the remaining portion of said 532.212 acre tract of land, being the most Westerly corner of aforementioned remaining portion of 164.883 acre tract of land, and being a Northwesterly corner of this herein described tract of land;

THENCE continuing with the Southeasterly R.O.W. line of said C.R. 266, departing the Northwesterly line of said 532.212 acre tract of land, and with the Northwesterly lines of said 164.883 acre tract of land, the following courses:

N 33° 11' 16" E, a distance of 24.49 feet to a ½" iron pin found for a corner;

N 36° 58' 08" E, a distance of 49.25 feet to a ½" iron pin found for a corner;

N 39° 27' 01" E, a distance of 231.47 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 45° 07' 21" E, a distance of 140.02 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 47° 16' 51" E, a distance of 73.34 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 49° 10' 55" E, a distance of 113.64 feet to a 5/8" iron pin found for a corner;

N 38° 39' 02" E, a distance of 45.61 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 29° 55' 03" E, a distance of 23.47 feet to a ½" iron pin disturbed found for a corner;

N 19° 56' 16" E, a distance of 23.65 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 01° 21' 35" W, a distance of 24.87 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

THENCE continuing with the Easterly R.O.W. line of said C.R. 266, and with the Northwesternly line of the remaining portion of said 164.883 acre tract of land, N 19° 06' 42" W, a distance of 28.43 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Easterly R.O.W. line of said C.R. 266, being on the bank of the San Marcos River, and being a Northwesternly corner of the remaining portion of said 164.883 acre tract of land and this herein described tract of land;

THENCE departing the Easterly R.O.W. line of said C.R. 266, with the Northerly lines of the remaining portion of said 164.883 acre tract of land, and with the meanders of the bank of the San Marcos River, the following courses:

N 69° 54' 35" E, a distance of 50.89 feet to a point for a Northerly corner;
N 46° 26' 22" E, a distance of 39.24 feet to a point for a Northerly corner;
N 54° 37' 10" E, a distance of 51.31 feet to a point for a Northerly corner;
N 46° 19' 19" E, a distance of 69.37 feet to a point for a Northerly corner;
N 74° 41' 43" E, a distance of 124.91 feet to a point for a Northerly corner;
S 77° 48' 42" E, a distance of 117.39 feet to a point for a Northerly corner;
S 80° 23' 37" E, a distance of 66.48 feet to a point for a Northerly corner;
S 75° 33' 34" E, a distance of 119.31 feet to a point for a Northerly corner;
S 70° 04' 18" E, a distance of 111.83 feet to a point for a Northerly corner;
S 77° 41' 35" E, a distance of 155.47 feet to a point for a Northerly corner;
S 73° 39' 22" E, a distance of 118.03 feet to a point for a Northerly corner;
S 60° 20' 04" E, a distance of 127.60 feet to a point for a Northerly corner;
S 67° 58' 17" E, a distance of 215.17 feet to a point for a Northerly corner;
S 76° 17' 36" E, a distance of 220.64 feet to a point for a Northerly corner;
N 87° 56' 30" E, a distance of 161.49 feet to a point for a Northerly corner;
S 88° 19' 19" E, a distance of 111.62 feet to a point for a Northerly corner;
S 81° 13' 00" E, a distance of 161.91 feet to a point for a Northerly corner;
S 83° 00' 24" E, a distance of 240.70 feet to a point for a Northerly corner;
N 75° 42' 02" E, a distance of 173.39 feet to a point for a Northerly corner;
N 57° 05' 30" E, a distance of 238.54 feet to a point for a Northerly corner;
N 48° 50' 14" E, a distance of 75.57 feet to a point for a Northerly corner;

N 51° 07' 55" E, a distance of 206.02 feet to a point for a Northerly corner;
N 34° 06' 51" E, a distance of 127.66 feet to a point for a Northerly corner;
N 33° 45' 58" E, a distance of 215.10 feet to a point for a Northerly corner;
N 19° 17' 04" E, a distance of 157.09 feet to a point for a Northerly corner;
N 05° 47' 48" E, a distance of 114.60 feet to a point for a Northerly corner;
N 04° 19' 55" E, a distance of 281.43 feet to a point for a Northerly corner;
N 06° 40' 04" W, a distance of 198.12 feet to a point for a Northerly corner;
N 21° 52' 49" E, a distance of 126.91 feet to a point for a Northerly corner;
N 08° 06' 50" E, a distance of 186.78 feet to a point for a Northerly corner;
N 26° 27' 02" E, a distance of 162.82 feet to a point for a Northerly corner;
N 20° 31' 20" E, a distance of 71.21 feet to a point for a Northerly corner;
N 46° 14' 39" E, a distance of 169.39 feet to a point for a Northerly corner;
N 47° 45' 16" E, a distance of 100.12 feet to a point for a Northerly corner;
N 24° 04' 05" E, a distance of 69.50 feet to a point for a Northerly corner;
N 60° 19' 35" E, a distance of 202.70 feet to a point for a Northerly corner;
N 62° 16' 27" E, a distance of 180.38 feet to a point for a Northerly corner;
S 75° 56' 47" E, a distance of 158.63 feet to a point for a Northerly corner;
S 56° 42' 08" E, a distance of 165.24 feet to a point for a Northerly corner;
S 68° 46' 22" E, a distance of 114.63 feet to a point for a Northerly corner;
S 62° 15' 52" E, a distance of 218.23 feet to a point for a Northerly corner;
S 68° 26' 03" E, a distance of 166.65 feet to a point for a Northerly corner;
S 54° 12' 32" E, a distance of 190.19 feet to a point for a Northerly corner;
S 64° 17' 11" E, a distance of 141.38 feet to a point for a Northerly corner;
S 48° 21' 46" E, a distance of 173.13 feet to a point for a Northerly corner;
S 43° 29' 58" E, a distance of 90.50 feet to a point for a Northerly corner;
N 89° 32' 31" E, a distance of 49.03 feet to a point for a Northerly corner;
N 71° 16' 55" E, a distance of 148.34 feet to a point for a Northerly corner;
S 70° 44' 03" E, a distance of 38.71 feet to a point for a Northerly corner;
N 83° 48' 02" E, a distance of 90.69 feet to a point for a Northerly corner;

THENCE continuing with the Northerly line of the remaining portion of said 164.883 acre tract of land, and with the bank of said San Marcos River, N 86° 42' 51" E, a distance of 117.19 feet to a point for the most Northerly Northwest corner of a called 12.270 acre tract of land, as conveyed to Hays County, and recorded in Document No. 18001659, of the Official Public Records of Hays County, Texas, being on the bank of said San Marcos River, in the Northerly line of the remaining portion of said 164.883 acre tract of land, and being the most Northeasterly corner of this herein described tract of land;

THENCE departing the bank of said San Marcos River, with the Westerly line of said 12.270 acre tract of land, and with the Southeasterly line of the remaining portion of said 164.883 acre tract of land, S 19° 14' 41" W, at a distance of 65.07 feet a ½" iron pin with cap stamped "TXDOT" found for witness, and continuing for a total distance of 1,073.24 feet to a TXDOT Type II concrete monument found in the Westerly line of said 12.270 acre tract of land, and being a Southeasterly corner of the remaining portion of said 164.883 acre tract of land and this herein described tract of land;

THENCE continuing with the Westerly line of said 12.270 acre tract of land, and with the Southeasterly line of the remaining portion of said 164.883 acre tract of land, S 32° 39' 13" W, a distance of 633.50 feet to a TXDOT Type II concrete monument found at the beginning of a curve to the right, being in the Westerly line of said 12.270 acre tract of land, and being a Southeasterly corner of the remaining portion of said 164.883 acre tract of land and this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 164.883 acre tract of land and said 12.270 acre tract of land, and with said curve to the right, having an arc length of 858.90 feet, a radius of 4,948.00 feet, a delta angle of 09° 56' 45", a tangent length of 430.53 feet, and a chord bearing and distance of S 44° 11' 56" W, 857.82 feet, at a distance of 633.05 feet passing the common line between the remaining portion of said 164.883 acre tract of land and aforementioned remaining portion of said 532.212 acre tract of land, to a TXDOT Type II concrete monument found in the Southeasterly line of the remaining portion of said 532.212 acre tract of land, being in the Northwesterly line of the remaining portion of a called 563.797 acre tract of land, as conveyed to The Mayan at San Marcos, LLC, and recorded in Volume 4892, Page 330, of the Official Public Records of Hays County, Texas, and being a Southeasterly corner of this herein described tract of land;

THENCE with the common line between the remaining portion of said 532.212 acre tract of land and the remaining portion of said 563.797 acre tract of land, S 49° 10' 21" W, a distance of 7,111.92 feet to a TXDOT Type II concrete monument found at the beginning of a curve to the right, being in the Northwesterly line of the remaining portion of said 563.797 acre tract of land, being the most Northeasterly corner of a called 16.509 acre tract of land, as conveyed to Hays County, and recorded in Document No. 18001659, of the Official Public Records of Hays County, Texas, and being a Southeasterly corner of the remaining portion of said 532.212 acre tract of land and this herein described tract of land;

THENCE with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and with said curve to the right, having an arc length of 301.33 feet, a radius of 11,052.00 feet, a delta angle of $01^{\circ} 33' 44''$, a tangent length of 150.67 feet and a chord bearing and distance of $S 67^{\circ} 19' 07'' W$, 301.32 feet to a TXDOT Type II concrete monument found at the beginning of a curve to the left, being in the common line between the remaining portion of said 532.212 acre tract of land and said 46.509 acre tract of land, and being a Southeasterly corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and with said curve to the left, having an arc length of 2,017.64, a radius of 5,048.00 feet, a delta angle of $22^{\circ} 54' 02''$, a tangent length of 1,022.47 feet, and a chord bearing and distance of $S 56^{\circ} 38' 16'' W$, 2,004.23 feet to a TXDOT Type II concrete monument found in the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and being a Southerly Southeast corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, $S 45^{\circ} 09' 42'' W$, a distance of 221.11 feet to a TXDOT Type II concrete monument found in the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and being the most Southerly Southeast corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, $N 89^{\circ} 49' 28'' W$, a distance of 169.80 feet to a TXDOT Type II concrete monument found in the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and being a Southerly corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, $N 44^{\circ} 48' 35'' W$, a distance of 208.62 feet to a TXDOT Type II concrete monument found in the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and being a Southerly interior corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, $S 45^{\circ} 20' 25'' W$, a distance of 9.89 feet to a TXDOT Type II concrete monument found in the Northeasterly R.O.W. line of aforementioned Staples Road (S.H. 621), being the most Westerly corner of said 16.509 acre tract of land, and being a Southerly Southwest corner of this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Staples Road, and with the Southwesterly line of the remaining portion of said 532.212 acre tract of land, $N 44^{\circ} 56' 21'' W$, a distance of 208.74 feet to a $5/8''$ iron pin found at the beginning of a curve to the left, being in the Northeasterly R.O.W. line of said Staples Road, and being a Southwesterly corner of the remaining portion of said 532.212 acre tract of land and this herein described tract of land;

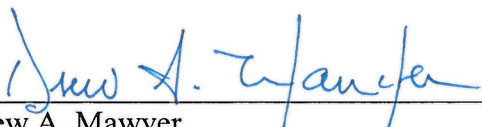
THENCE continuing with the Northeasterly R.O.W. line of said Staples Road and the Southwesterly line of the remaining portion of said 532.212 acre tract of land, and with said curve to the left, having an arc length of 211.77 feet, a radius of 2,904.79 feet, a delta angle of $04^{\circ} 10' 38''$, a tangent length of 105.93 feet, and a chord bearing and distance of N $47^{\circ} 07' 44''$ W, 211.72 feet to a TXDOT Type II concrete monument found in the Northeasterly R.O.W. line of said Staples Road, and being a Southwesterly corner of the remaining portion of said 532.212 acre tract of land and this herein described tract of land;

THENCE continuing with the Northeasterly R.O.W. line of said Staples Road and the Southwesterly line of the remaining portion of said 532.212 acre tract of land, N $48^{\circ} 54' 14''$ W, a distance of 1,023.32 feet to a 5/8" iron pin found at the beginning of a curve to the left, being in the Northeasterly R.O.W. line of said Staples Road, and being a Southwesterly corner of the remaining portion of said 532.212 acre tract of land and this herein described tract of land;

THENCE continuing with the Northeasterly R.O.W. line of said Staples Road and the Southwesterly line of the remaining portion of said 532.212 acre tract of land, and with said curve to the left, having an arc length of 448.45 feet, a radius of 994.93 feet, a delta angle of $25^{\circ} 49' 30''$, a tangent length of 228.10 feet, and a chord bearing and distance of N $47^{\circ} 07' 44''$ W, 444.66 feet, to the POINT OF BEGINNING, and containing 656.553 acres of land, more or less.

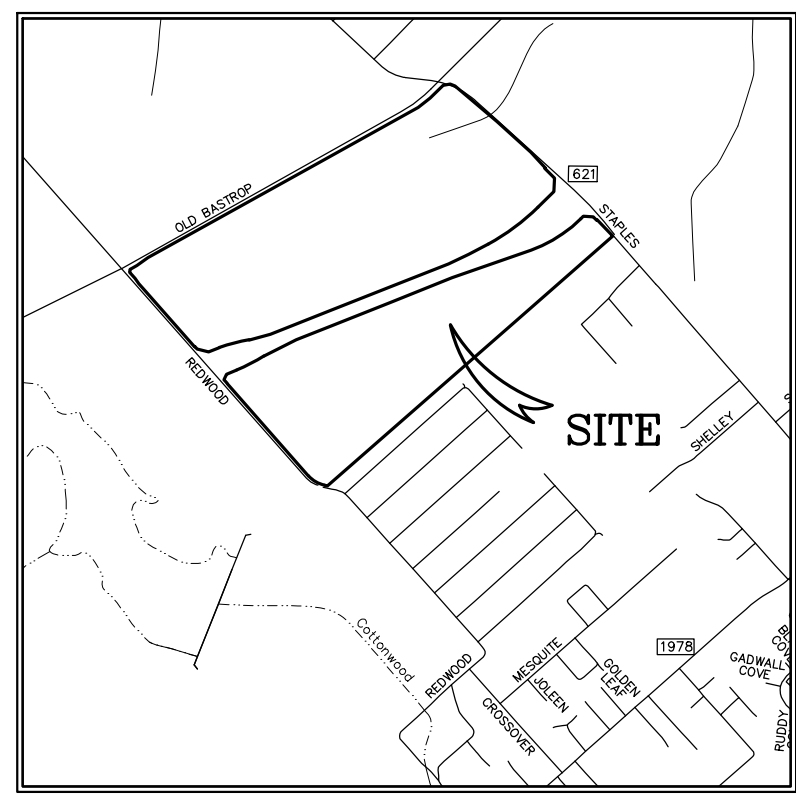
Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.

Surveyed on the ground in September, 2018.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Texas, 78132
LJA037- BAUGH RANCH- OVERALL M&B- 092618



ALTA/NSPS LAND TITLE SURVEY



LEGEND:

- (IPS) SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- (IPS) FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ GAS VALVE
- ⊕ SANITARY SEWER MANHOLE
- SON
- MPROCT = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- OPRPHCT = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- () = RECORD INFORMATION
- BARBED WIRE FENCE
- ICV = IRRIGATION CONTROL VALVE
- 15" METAL DRAIN PIPE
- 15" METAL DRAIN PIPE REFLECTOR SIGN
- BUR CABLE SIGN
- IRFC GBRN
- FO = FIBER OPTICS
- OVERHEAD ELECTRIC
- ⊕ POWER POLE
- ⊕ MANHOLE
- DRMCT = DEED RECORDS OF HAYS COUNTY, TEXAS
- OPRPHCT = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

BEING THE REMAINING PORTION (TRACTS 1 AND 2) OF A CALLED 525.22 ACRE TRACT OF LAND SITUATED IN THE S.A. & M.G. RAILROAD SURVEY NO. 10, THE WM. WEST SURVEY NO. 2, THE JESSE W. WILSON SURVEY, AND THE 627 ACRE SURVEY PATENTED TO JAMES P. HECTOR, ASSIGNEE OF THE S.A. & M.G. RAILROAD COMPANY BY PATENT NO. 534, VOLUME 7, DATED MARCH 24, 1880, IN HAYS COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THE SAME LANDS CONVEYED BY HAROLD M. FREEMAN TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN, BY DEED DATED OCTOBER 14, 1979, AND RECORDED IN VOLUME 359, PAGE 870, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS

FIELD NOTE DESCRIPTION (TRACT 1):

BEING A 267.339 ACRE TRACT OF LAND OUT OF THE WILLIAM WEST SURVEY NO. 2, ABSTRACT NO. 488, THE S.A. & M.G. RR COMPANY SURVEY NO. 10, ABSTRACT NO. 819, THE J. W. WILSON SURVEY, ABSTRACT NO. 481, THE J. M. MOORE SURVEY NO. 80, ABSTRACT NO. 332, AND THE W. BURNETT SURVEY NO. 59, ABSTRACT NO. 56, SITUATED IN HAYS COUNTY, TEXAS, BEING OUT OF THE REMAINING PORTION OF A CALLED 525.22 ACRE TRACT OF LAND, AS CONVEYED TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN, AND RECORDED IN VOLUME 359, PAGE 870, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING A SOUTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

BEGINNING AT THE NORTHERLY END OF A CUTBACK LINE BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF REDWOOD ROAD (C.R. 245) (A VARIABLE WIDTH R.O.W.) AND THE SOUTHWESTERLY R.O.W. LINE OF OLD BASTROP HIGHWAY (C.R. 266) (A VARIABLE WIDTH R.O.W.), AND BEING A WESTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE CUTBACK LINE BETWEEN SAID REDWOOD ROAD AND SAID OLD BASTROP HIGHWAY, WITH THE SOUTHWESTERLY R.O.W. LINE OF SAID 525.22 ACRE TRACT OF LAND, AND WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

N 60° 22' 45" E, A DISTANCE OF 119.61 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A WESTERLY CORNER;

N 55° 21' 03" E, A DISTANCE OF 211.73 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A WESTERLY CORNER;

N 60° 56' 17" E, A DISTANCE OF 4,745.71 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "GBRA" FOUND FOR A NORTHERLY CORNER;

N 51° 17' 48" E, A DISTANCE OF 216.74 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A NORTHERLY CORNER;

THENCE CONTINUING WITH THE SOUTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP HIGHWAY, SAME BEING THE NORTHERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 48° 54' 31" E, A DISTANCE OF 279.53 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "GBRA" FOUND AT THE SOUTHWESTERLY END OF A CUTBACK LINE BETWEEN THE SOUTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP HIGHWAY AND THE SOUTHWESTERLY R.O.W. LINE OF STAPLES ROAD, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING SAID CUTBACK LINE BETWEEN THE SOUTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP HIGHWAY AND THE SOUTHWESTERLY R.O.W. LINE OF STAPLES ROAD, SAME BEING THE NORTHERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 78° 45' 22" E, A DISTANCE OF 37.58 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET AT THE NORTHEASTERLY END OF THE CUTBACK LINE OF THE SOUTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP HIGHWAY AND THE SOUTHWESTERLY R.O.W. LINE OF STAPLES ROAD, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING SAID CUTBACK LINE BETWEEN THE SOUTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP HIGHWAY AND THE SOUTHWESTERLY R.O.W. LINE OF STAPLES ROAD, SAME BEING THE NORTHERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 78° 45' 22" E, A DISTANCE OF 37.58 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET AT THE NORTHEASTERLY END OF THE CUTBACK LINE OF THE SOUTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP HIGHWAY AND THE SOUTHWESTERLY R.O.W. LINE OF STAPLES ROAD, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, AND WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 48° 29' 19" E, A DISTANCE OF 1,233.84 FEET TO A POINT IN THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, AND WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 48° 29' 19" E, A DISTANCE OF 1,233.84 FEET TO A POINT IN THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, AND WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 48° 29' 19" E, A DISTANCE OF 1,233.84 FEET TO A POINT IN THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, AND WITH THE COMMON LINE BETWEEN THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND AND SAID 45.42 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

S 45° 00' 00" W, A DISTANCE OF 10.06 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A NORTHEASTERLY CORNER;

S 44° 47' 05" E, A DISTANCE OF 208.82 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A NORTHEASTERLY CORNER;

S 03° 21' 11" W, A DISTANCE OF 206.23 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR AN EASTERLY CORNER;

S 45° 44' 23" W, A DISTANCE OF 343.30 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR AN EASTERLY CORNER, AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 953.52 FEET, A RADIUS OF 3,472.38 FEET, A DELTA ANGLE OF 04° 52' 44" E, A TANGENT LENGTH OF 479.78 FEET, AND A CHORD BEARING AND DISTANCE OF S 63° 39' 58" W, 850.53 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER, AND BEING AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 678.74 FEET, A RADIUS OF 2,872.78 FEET, A DELTA ANGLE OF 04° 52' 44" E, A TANGENT LENGTH OF 339.58 FEET, AND A CHORD BEARING AND DISTANCE OF S 63° 57' 00" W, 678.83 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHERLY CORNER;

S 68° 38' 48" W, A DISTANCE OF 942.72 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHERLY CORNER;

S 68° 39' 13" W, A DISTANCE OF 1,000.11 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHERLY CORNER;

S 68° 39' 45" W, A DISTANCE OF 999.59 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHERLY CORNER;

S 75° 28' 12" W, A DISTANCE OF 338.60 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHERLY CORNER, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

S 75° 47' 15" W, 472.67 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

S 68° 41' 14" W, A DISTANCE OF 177.17 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER;

S 75° 28' 15" W, A DISTANCE OF 183.29 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER;

N 42° 39' 20" W, A DISTANCE OF 51.41 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER;

THENCE CONTINUING WITH THE COMMON LINE BETWEEN THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND AND SAID 45.42 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

N 41° 05' 52" W, A DISTANCE OF 1,110.31 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHWESTERLY CORNER;

N 35° 42' 28" W, A DISTANCE OF 106.36 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR A WESTERLY CORNER;

N 41° 06' 11" W, A DISTANCE OF 122.47 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR A WESTERLY CORNER;

THENCE WITH AFFOREMENTED CUTBACK LINE BETWEEN THE NORTHEASTERLY R.O.W. LINE OF SAID REDWOOD ROAD AND THE SOUTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP HIGHWAY, N 09° 08' 18" E, A DISTANCE OF 45.42 FEET TO THE POINT OF BEGINNING, AND CONTAINING 267.339 ACRES OF LAND, MORE OR LESS.

THENCE WITH THE NORTHEASTERLY R.O.W. LINE OF SAID REDWOOD ROAD, AND WITH THE SOUTHWESTERLY R.O.W. LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

N 41° 05' 52" W, A DISTANCE OF 1,110.31 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHWESTERLY CORNER;

N 35° 42' 28" W, A DISTANCE OF 106.36 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR A WESTERLY CORNER;

N 41° 06' 11" W, A DISTANCE OF 122.47 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR A WESTERLY CORNER;

THENCE WITH AFFOREMENTED CUTBACK LINE BETWEEN THE NORTHEASTERLY R.O.W. LINE OF SAID REDWOOD ROAD AND THE SOUTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP HIGHWAY, N 09° 08' 18" E, A DISTANCE OF 45.42 FEET TO THE POINT OF BEGINNING, AND CONTAINING 267.339 ACRES OF LAND, MORE OR LESS.

THENCE WITH THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, AND WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 42° 43' 07" E, A DISTANCE OF 510.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 211.284 ACRES OF LAND, MORE OR LESS.

THENCE CONTINUING WITH THE COMMON LINE BETWEEN SAID 45.42 ACRE TRACT OF LAND AND THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 43° 46' 51" E, A DISTANCE OF 10.60 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER OF SAID 45.42 ACRE TRACT OF LAND, AND BEING THE MOST EASTERLY CORNER OF SAID 45.42 ACRE TRACT OF LAND, AND BEING A NORTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

FIELD NOTE DESCRIPTION (TRACT 2):

BEING A 211.284 ACRE TRACT OF LAND OUT OF THE WILLIAM WEST SURVEY NO. 2, ABSTRACT NO. 488, THE S.A. & M.G. RR COMPANY SURVEY NO. 10, ABSTRACT NO. 819, THE J. W. WILSON SURVEY, ABSTRACT NO. 481, THE J. M. MOORE SURVEY NO. 80, ABSTRACT NO. 332, AND THE W. BURNETT SURVEY NO. 59, ABSTRACT NO. 56, SITUATED IN HAYS COUNTY, TEXAS, BEING OUT OF THE REMAINING PORTION OF A CALLED 525.22 ACRE TRACT OF LAND, AS CONVEYED TO FROST NATIONAL BANK, INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF JOSEPH FREEMAN, AND RECORDED IN VOLUME 359, PAGE 870, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING A SOUTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

BEGINNING AT A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET IN THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (P.M. 821) (A VARIABLE WIDTH R.O.W.), BEING THE MOST NORTHERLY CORNER OF A CALLED 11.44 ACRE TRACT OF LAND, AS CONVEYED TO ANDREA SUE MOORE, AND RECORDED IN VOLUME 1340, PAGE 622, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING THE MOST EASTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, S 49° 02' 03" W, A DISTANCE OF 999.16 FEET TO A 1/2" IRON PIN FOUND FOR THE MOST WESTERLY CORNER OF SAID 525.22 ACRE TRACT OF LAND, BEING THE MOST NORTHERLY CORNER OF A CALLED 2.06 ACRE TRACT OF LAND, AS CONVEYED TO ADAM HAWKINS, AND RECORDED IN DOCUMENT NO. 201600015, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING A SOUTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND WITH THE SOUTHWESTERLY LINE OF SAID 525.22 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

S 48° 28' 09" W, A DISTANCE OF 522.49 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHEASTERLY CORNER;

S 37° 05' 42" E, A DISTANCE OF 13.82 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHEASTERLY CORNER;

THENCE CONTINUING WITH THE COMMON LINE BETWEEN SAID 10.02 ACRE TRACT OF LAND AND THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, S 48° 47' 46" W, A DISTANCE OF 282.67 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR THE MOST WESTERLY CORNER OF SAID 10.02 ACRE TRACT OF LAND, BEING THE MOST NORTHERLY CORNER OF A CALLED 10.02 ACRE TRACT OF LAND, AS CONVEYED TO CHAD L. REYNOLDS, AND RECORDED IN DOCUMENT NO. 2276, PAGE 653, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING A SOUTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE BETWEEN SAID CHAD L. REYNOLDS 10.02 ACRE TRACT OF LAND AND THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, S 48° 45' 39" W, A DISTANCE OF 784.11 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR THE MOST WESTERLY CORNER OF SAID CHAD L. REYNOLDS 10.02 ACRE TRACT OF LAND, BEING THE MOST NORTHERLY CORNER OF LOT 315, RANCHO VISTA SUBDIVISION, AS RECORDED IN VOLUME 4, PAGE 317-318, OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING A SOUTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE SOUTHWESTERLY LINES OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND WITH THE NORTHEASTERLY LINES OF LOTS 316 THROUGH 338, OF SAID RANCHO VISTA SUBDIVISION, THE FOLLOWING COURSES:

S 49° 15' 03" W, A DISTANCE OF 419.22 FEET TO A 5/8" IRON PIN FOUND FOR A SOUTHEASTERLY CORNER;

S 48° 12' 50" W, A DISTANCE OF 368.69 FEET TO A 1/2" IRON PIN FOUND FOR A SOUTHEASTERLY CORNER;

S 48° 45' 58" W, A DISTANCE OF 471.92 FEET TO A 1/2" IRON PIN FOUND FOR A SOUTHEASTERLY CORNER;

S 48° 46' 23" W, A DISTANCE OF 849.89 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHEASTERLY CORNER;

S 48° 50' 45" W, A DISTANCE OF 338.60 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR A SOUTHEASTERLY CORNER, BEING THE MOST WESTERLY CORNER OF SAID LOT 338, AND BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

S 48° 31' 56" W, A DISTANCE OF 276.14 FEET TO A 1/2" SQUARE PILE FOUND FOR A SOUTHEASTERLY CORNER;

THENCE WITH THE NORTHEASTERLY LINE OF SAID LOT 338, THE NORTHEASTERLY LINE OF A R.O.W. DEDICATION, AS SHOWN ON SAID RANCHO VISTA SUBDIVISION, PLAT, AND WITH THE SOUTHWESTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, S 49° 41' 38" W, A DISTANCE OF 303.56 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND IN THE NORTHEASTERLY R.O.W. LINE OF REDWOOD ROAD, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING A SOUTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTHEASTERLY R.O.W. LINE OF SAID REDWOOD ROAD, AND WITH THE SOUTHWESTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 283.10 FEET, A RADIUS OF 450.05 FEET, A DELTA ANGLE OF 37° 18' 54" E, A TANGENT LENGTH OF 51.96 FEET, AND A CHORD BEARING AND DISTANCE OF N 60° 11' 19" W, 287.95 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND IN THE NORTHEASTERLY R.O.W. LINE OF SAID REDWOOD ROAD, AND BEING A SOUTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE NORTHEASTERLY R.O.W. LINE OF SAID REDWOOD ROAD, SAME BEING THE SOUTHWESTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 479.78 FEET, A RADIUS OF 1,601.10 FEET, A DELTA ANGLE OF 04° 52' 44" E, A TANGENT LENGTH OF 339.58 FEET, AND A CHORD BEARING AND DISTANCE OF S 63° 57' 00" W, 678.83 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER, AND BEING AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 953.52 FEET, A RADIUS OF 3,472.38 FEET, A DELTA ANGLE OF 04° 52' 44" E, A TANGENT LENGTH OF 479.78 FEET, AND A CHORD BEARING AND DISTANCE OF S 63° 39' 58" W, 850.53 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER, AND BEING AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 678.74 FEET, A RADIUS OF 2,872.78 FEET, A DELTA ANGLE OF 04° 52' 44" E, A TANGENT LENGTH OF 339.58 FEET, AND A CHORD BEARING AND DISTANCE OF S 63° 57' 00" W, 678.83 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHERLY CORNER;

S 68° 38' 48" W, A DISTANCE OF 942.72 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHERLY CORNER;

S 68° 39' 13" W, A DISTANCE OF 1,000.11 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHERLY CORNER;

S 68° 39' 45" W, A DISTANCE OF 999.59 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHERLY CORNER;

S 75° 28' 12" W, A DISTANCE OF 338.60 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHERLY CORNER, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

S 75° 47' 15" W, 472.67 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

S 68° 41' 14" W, A DISTANCE OF 177.17 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER;

S 75° 28' 15" W, A DISTANCE OF 183.29 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER;

N 42° 39' 20" W, A DISTANCE OF 51.41 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER;

THENCE CONTINUING WITH THE COMMON LINE BETWEEN THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND AND SAID 45.42 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

N 41° 05' 52" W, A DISTANCE OF 1,110.31 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHWESTERLY CORNER;

N 35° 42' 28" W, A DISTANCE OF 106.36 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR A WESTERLY CORNER;

N 41° 06' 11" W, A DISTANCE OF 122.47 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR A WESTERLY CORNER;

THENCE WITH AFFOREMENTED CUTBACK LINE BETWEEN THE NORTHEASTERLY R.O.W. LINE OF SAID REDWOOD ROAD AND THE SOUTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP HIGHWAY, N 09° 08' 18" E, A DISTANCE OF 45.42 FEET TO THE POINT OF BEGINNING, AND CONTAINING 267.339 ACRES OF LAND, MORE OR LESS.

THENCE WITH THE NORTHEASTERLY R.O.W. LINE OF SAID REDWOOD ROAD, AND WITH THE SOUTHWESTERLY R.O.W. LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

N 41° 05' 52" W, A DISTANCE OF 1,110.31 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHWESTERLY CORNER;

N 35° 42' 28" W, A DISTANCE OF 106.36 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR A WESTERLY CORNER;

N 41° 06' 11" W, A DISTANCE OF 122.47 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BYRN" FOUND FOR A WESTERLY CORNER;

THENCE WITH AFFOREMENTED CUTBACK LINE BETWEEN THE NORTHEASTERLY R.O.W. LINE OF SAID REDWOOD ROAD AND THE SOUTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP HIGHWAY, N 09° 08' 18" E, A DISTANCE OF 45.42 FEET TO THE POINT OF BEGINNING, AND CONTAINING 267.339 ACRES OF LAND, MORE OR LESS.

THENCE WITH THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, AND WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 42° 43' 07" E, A DISTANCE OF 510.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 211.284 ACRES OF LAND, MORE OR LESS.

THENCE CONTINUING WITH THE COMMON LINE BETWEEN SAID 45.42 ACRE TRACT OF LAND AND THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 43° 46' 51" E, A DISTANCE OF 10.60 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER OF SAID 45.42 ACRE TRACT OF LAND, AND BEING THE MOST EASTERLY CORNER OF SAID 45.42 ACRE TRACT OF LAND, AND BEING A NORTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, AND WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 42° 43' 07" E, A DISTANCE OF 510.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 211.284 ACRES OF LAND, MORE OR LESS.

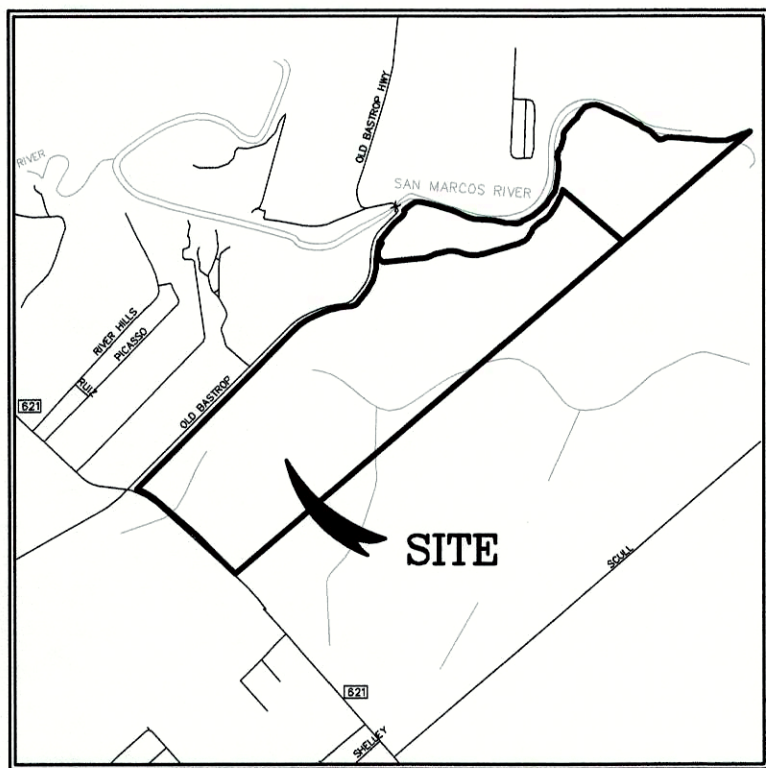
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THENCE WITH THE SOUTHWESTERLY R.O.W. LINE OF SAID STAPLES ROAD, AND WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 42° 43' 07" E, A DISTANCE OF 510.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 211.284 ACRES OF LAND, MORE OR LESS.

THENCE CONTINUING WITH THE COMMON LINE BETWEEN SAID 45.42 ACRE TRACT OF LAND AND THE REMAINING PORTION OF SAID 525.22 ACRE TRACT OF LAND, N 43° 46' 51" E, A DISTANCE OF 10.60 FEET TO A TPOD TYPE-II MONUMENT FOUND FOR A SOUTHWESTERLY CORNER OF SAID 45.42 ACRE TRACT OF LAND, AND BEING THE MOST EASTERLY CORNER OF SAID 45.42 ACRE TR

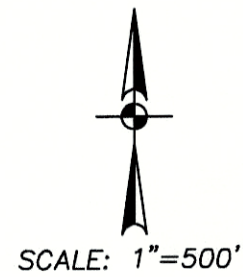
ALTA/NSPS LAND TITLE SURVEY

BEING 656.553 ACRES OF LAND (TRACT 1) AND 8.674 ACRES OF LAND (TRACT 2) OUT OF AND PART OF THE REMAINING PORTIONS OF TWO TRACTS OF LAND DESCRIBED AS 532.212 ACRES OF LAND AND A REMAINDER INTEREST IN 164.883 ACRES OF LAND, OUT OF A CALLED 715 ACRE TRACT OF LAND KNOWN AS BAUGH RANCH, IN HAYS COUNTY, TEXAS, BEING OUT OF THE WILLIAM BURNETT, JR., W. A. MATTHEWS, AND THE JOHN MCGUIRE SURVEYS, BEING THAT SAME LAND AS CONVEYED TO B & B FAMILY PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN DOCUMENT NO. 9915749, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



LOCATION MAP
N.T.S.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	212.21'	N44°54'36"E	L48	127.60'	S60°20'04"E	L1	212.10'	N48°46'59"E
L2	63.65'	N44°37'46"E	L49	215.17'	S67°58'17"E	L2	62.81'	N47°19'35"E
L3	142.37'	N48°36'16"E	L50	220.84'	S76°17'36"E	L3	142.92'	N50°25'54"E
L4	59.88'	N53°11'20"E	L51	161.49'	N67°56'30"E	L4	60.37'	N55°30'26"E
L5	63.52'	N58°27'40"E	L52	111.62'	S88°19'19"E	L5	63.37'	N60°17'05"E
L6	57.83'	N61°08'26"E	L53	161.91'	S81°13'00"E	L6	58.18'	N63°20'50"E
L7	61.94'	N65°03'57"E	L54	240.70'	S83°00'24"E	L7	62.33'	N67°16'21"E
L8	120.20'	N68°03'18"E	L55	173.39'	N75°42'02"E	L8	119.80'	N68°19'23"E
L9	95.91'	N67°00'43"E	L56	238.54'	N57°05'30"E	L9	84.97'	N69°28'08"E
L10	138.04'	N70°45'25"E	L57	75.57'	N48°50'14"E	L10	138.40'	N71°42'37"E
L11	42.93'	N73°48'23"E	L58	206.02'	N51°07'55"E	L11	42.73'	N74°42'35"E
L12	56.15'	N70°54'41"E	L59	127.66'	N34°06'51"E	L12	56.10'	N76°54'18"E
L13	105.72'	N75°48'03"E	L60	215.10'	N33°45'58"E	L13	105.99'	N77°30'48"E
L14	58.93'	N83°35'42"E	L61	157.09'	N19°17'04"E	L14	59.08'	N85°20'27"E
L15	162.81'	N84°12'12"E	L62	114.80'	N06°47'48"E	L15	162.53'	N86°28'55"E
L16	70.30'	N87°35'05"E	L63	281.43'	N04°19'55"E	L16	70.41'	N89°42'09"E
L17	64.17'	N54°18'30"E	L64	188.12'	N08°40'04"W	L17	64.27'	N86°25'34"E
L18	51.24'	N42°32'41"E	L65	128.91'	N21°52'49"E	L18	51.21'	N44°38'01"E
L19	248.17'	N38°22'06"E	L66	186.78'	N08°05'50"E	L19	248.05'	N40°27'28"E
L20	228.99'	N28°58'28"E	L67	162.82'	N26°27'02"E	L20	228.34'	N30°09'38"E
L21	245.58'	N16°09'21"E	L68	71.21'	N20°31'20"E	L21	244.84'	N17°20'31"E
L22	161.72'	N04°13'37"E	L69	169.39'	N46°14'39"E	L22	161.28'	N05°24'47"E
L23	271.80'	N06°09'34"E	L70	100.12'	N47°45'16"E	L23	273.30'	N08°10'28"E
L24	99.74'	N13°46'58"E	L71	68.50'	N24°04'05"E	L24	100.77'	N20°25'33"E
L25	24.06'	N27°42'27"E	L72	202.70'	N60°19'35"E	L25	24.29'	N34°21'01"E
L26	24.49'	N33°11'16"E	L73	180.38'	N62°16'27"E	L26	24.29'	N34°21'01"E
L27	48.25'	N36°38'08"E	L74	158.63'	S75°56'47"E	L27	48.61'	N39°25'17"E
L28	231.47'	N39°27'01"E	L75	165.24'	S56°42'08"E	L28	231.92'	N40°28'39"E
L29	140.02'	N45°07'21"E	L76	114.63'	S68°46'22"E	L29	140.28'	N46°08'59"E
L30	73.34'	N47°16'51"E	L77	218.23'	S62°15'52"E	L30	73.48'	N48°18'29"E
L31	113.64'	N49°10'55"E	L78	166.65'	S68°26'04"E	L31	113.88'	N50°12'33"E
L32	45.61'	N36°39'02"E	L79	190.19'	S54°12'32"E	L32	45.20'	N48°16'56"E
L33	23.47'	N29°55'03"E	L80	141.38'	S64°17'11"E	L33	23.27'	N37°34'57"E
L34	23.65'	N19°56'18"E	L81	173.13'	S48°21'46"E	L34	23.65'	N19°56'18"E
L35	24.87'	N01°21'35"W	L82	90.50'	S43°29'58"E	L35	24.87'	N01°21'35"W
L36	28.43'	N19°08'42"W	L83	49.03'	N89°32'31"E	L36	28.43'	N19°08'42"W
L37	50.89'	N69°54'35"E	L84	148.34'	N71°16'55"E			
L38	39.24'	N46°28'22"E	L85	36.71'	S70°44'03"E			
L39	51.31'	N54°37'10"E	L86	90.69'	N83°48'02"E			
L40	69.37'	N46°19'18"E	L87	117.19'	N86°42'51"E			
L41	124.91'	N74°41'43"E	L88	1073.12'	S19°14'42"W			
L42	117.38'	S77°48'42"E	L89	633.47'	S32°39'30"W			
L43	66.48'	S80°23'37"E	L90	221.01'	S45°01'07"W			
L44	119.31'	S75°33'34"E	L91	169.71'	N89°48'53"E			
L45	111.83'	S70°04'18"E	L92	208.62'	N44°48'35"W			
L46	155.47'	S77°41'35"E	L93	8.89'	S45°20'25"W			
L47	118.03'	S73°39'22"E	L94	208.74'	N44°56'21"W			



LEGEND:

- = (P.S. SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "TAM 8348 PROP. COR." UNLESS OTHERWISE NOTED)
- = (P.S. FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED)
- ⊥ = LIGHT POLE
- △ = TELEPHONE PEDESTAL
- ⊕ = FIRE HYDRANT
- ⊗ = WATER METER
- ⊙ = GAS VALVE
- ⊕ = SANITARY SEWER MANHOLE
- = SIGN
- = REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
- = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- () = RECORD INFORMATION
- = CHAINLINK FENCE
- = BARBED WIRE FENCE
- ICV = IRRIGATION CONTROL VALVE
- ⊠ = TxDOT MONUMENT TYPE 2
- FO = FIBER OPTICS
- = OVERHEAD ELECTRIC
- MH = MANHOLE
- ⊕ = POWER POLE
- ⊕ = FLAG POLE
- = HIGH BANK (UNLESS NOTED)

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L88	1073.12'	S19°14'42"W			
L89	633.47'	S32°39'30"W			
L90	221.01'	S45°01'07"W			
L91	169.71'	N89°48'53"E			
L92	208.62'	N44°48'35"W			
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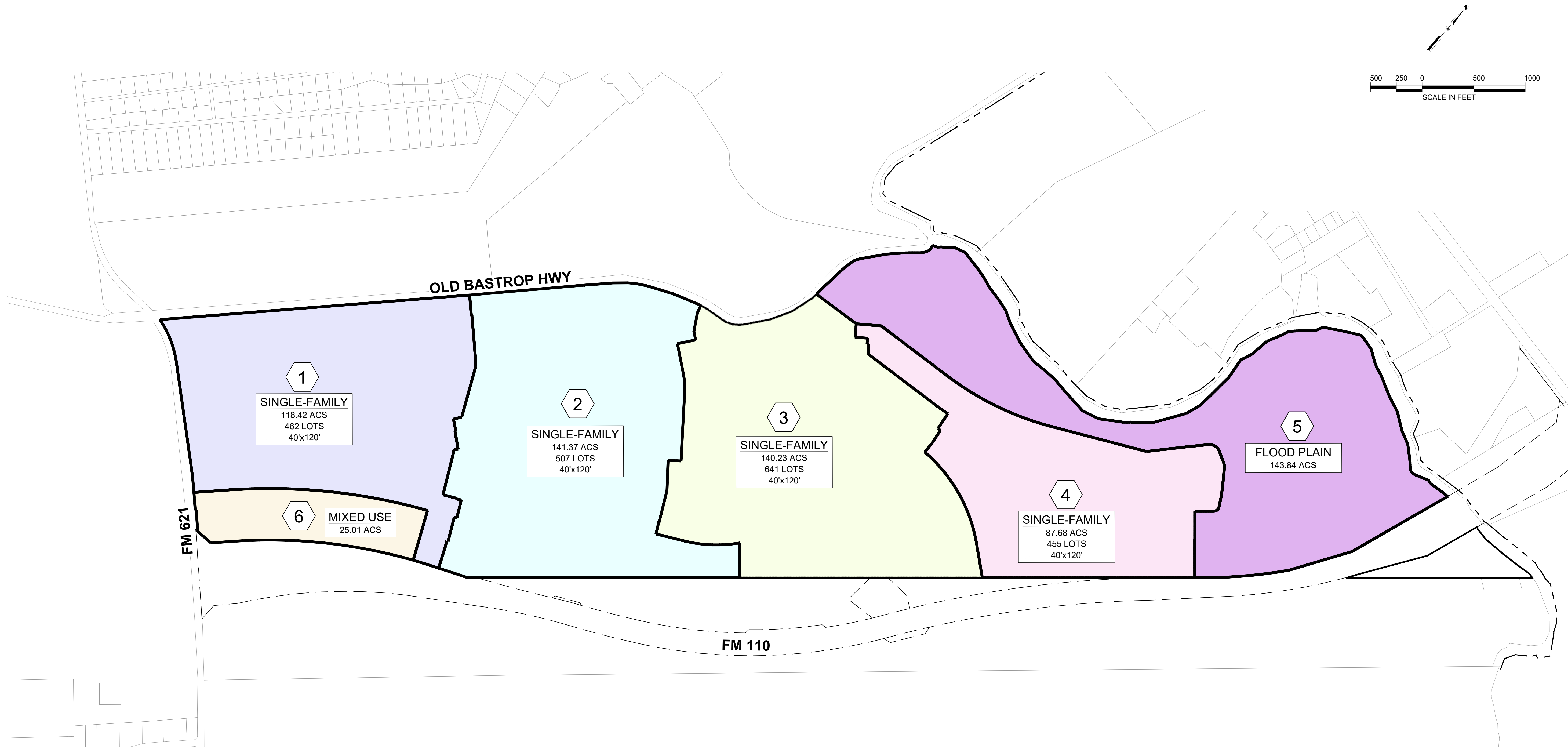
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PHASING PLAN		
PHASE	LOT COUNT	FINAL PLAT SUBMISSION
1	462	ANTICIPATED 2023
2	507	ANTICIPATED 2027
3	641	ANTICIPATED 2031
4	455	ANTICIPATED 2035
5	1	ANTICIPATED 2035
6	4	ANTICIPATED 2027
TOTAL	2070	

LEGEND

1 PHASE #

LJA Engineering, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

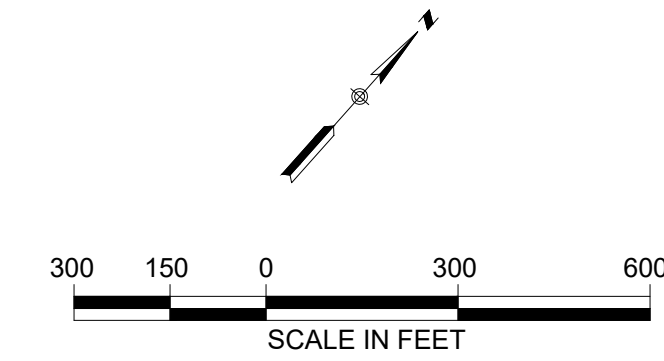
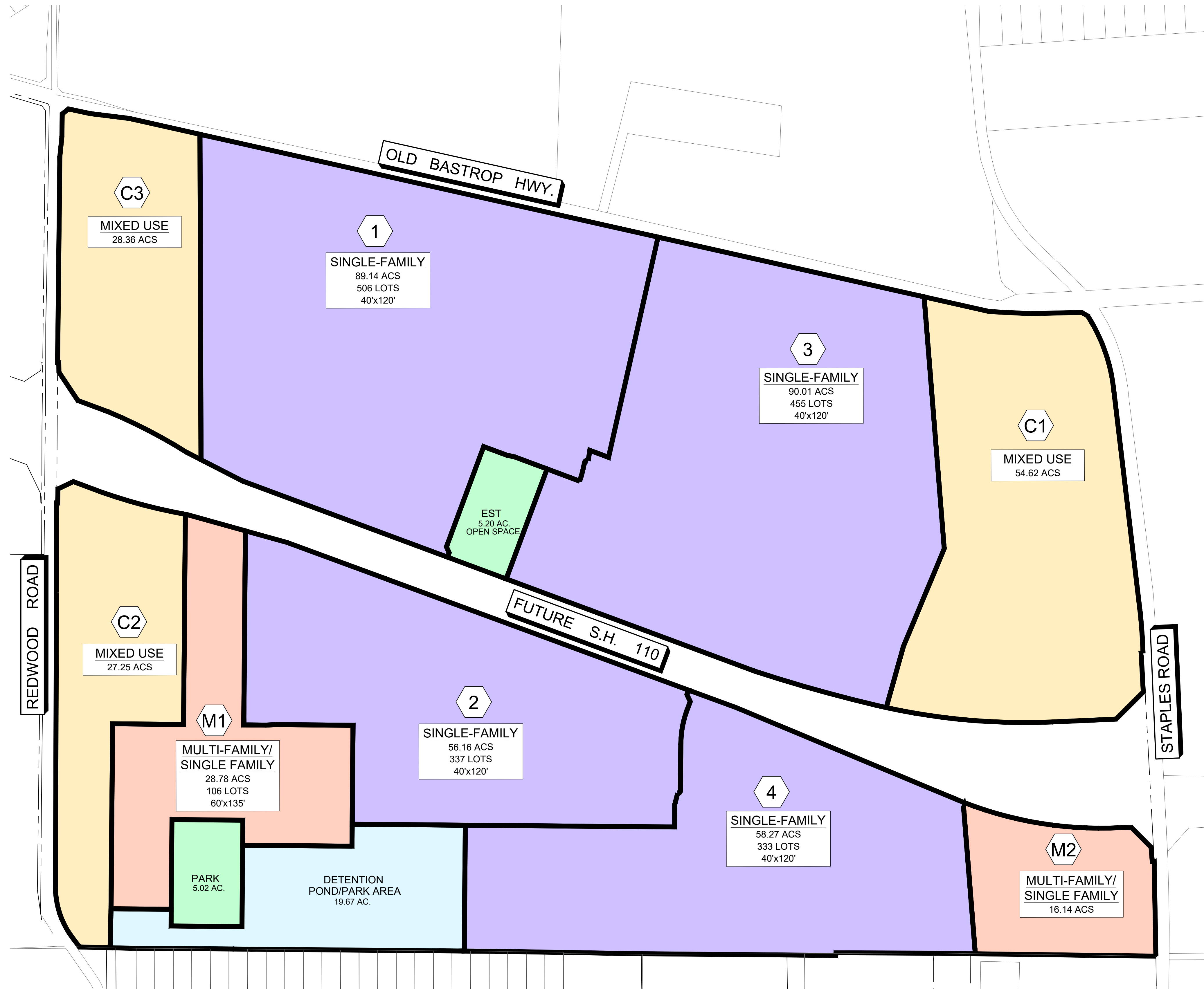
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

RIVER BEND RANCH SUBDIVISION

HK REAL ESTATE DEVELOPMENT, LLC

EXHIBIT C

MASTER CONCEPT PLAN



LEGEND

- PHASE #
- SINGLE-FAMILY RESIDENTIAL
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- DETENTION POND
- PARK SPACE/ EST

PHASING PLAN		
PHASE	LOT COUNT	FINAL PLAT SUBMISSION
PHASE 1	506	ANTICIPATED 2023
PHASE 2	337	ANTICIPATED 2024
PHASE 3	455	ANTICIPATED 2025
PHASE 4	333	ANTICIPATED 2026
PHASE C1	6	ANTICIPATED 2026
PHASE C2	1	ANTICIPATED 2029
PHASE C3	3	ANTICIPATED 2026
PHASE M1	106	ANTICIPATED 2025
PHASE M2	1	ANTICIPATED 2024