



INFORMATION FORM OF
LAKE MCQUEENEY WATER CONTROL IMPROVEMENT DISTRICT NO. 1

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

We, the undersigned, constituting a majority of the members of the Board of Directors of Lake McQueeney Water Control Improvement District No. 1 (the "District"), do hereby make, execute and affirm this Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

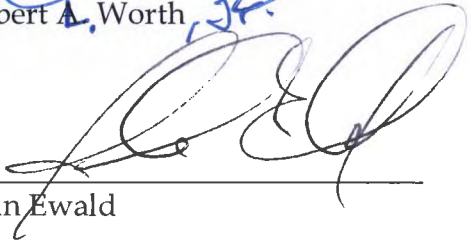
1. The name of the District is Lake McQueeney Water Control Improvement District No. 1.
2. The District consists of approximately 911.041 acres more particularly described by metes and bounds and boundary map in Exhibits "A" and "B" attached hereto and incorporated herein for all purposes.
3. The District as of this date has not levied taxes on property within the District. The District's projected rate of tax is between \$0.20 and \$0.35 on each \$100 of assessed valuation.
4. The total amount of new money bonds that have been approved by the voters and which may be (or have been) issued by the District (excluding any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$0.
5. The aggregate initial principal amount of all new money bonds of the District payable in whole or in part from taxes (excluding any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued by the District is \$0 and the principal amount of refunding bonds payable in whole or in part from taxes that have been previously issued by the District is \$0.
6. The District has not imposed any standby fees.
7. The District is performing, or will perform, the following functions: repair, preservation, maintenance and operation of the Lake McQueeney dam and related infrastructure and maintenance and operation of Lake McQueeney.

9. The form Notice to Purchasers required by § 49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "C" and incorporated herein for all purposes.

WITNESS OUR HANDS this 9th day of April, 2020.




Robert A. Worth



John Ewald



David Doughtie



Lindsey Gillum

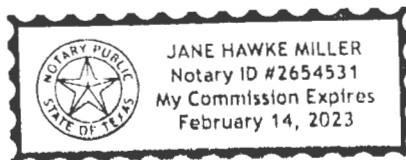


Paul A. Mueller


THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared David Doughtie, John Ewald, Lindsey Gillum, Paul A. Mueller and Robert A. Worth, Jr. known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of April, 2020.



(SEAL)



Notary Public, State of Texas

After recording, return to: Lake McQueeney Water Control Improvement District No. 1
c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600,
Houston, Texas 77027, Attn: Jane Miller.



METES AND BOUNDS DESCRIPTION
FOR
LAKE McQUEENEY W.C.I.D.

Being 911.041 acres of land, more or less, situated in the A.M. Esnaurizar Survey, Abstract 20, the Moses Baker Survey, Abstract 4, and the William Bracken Survey, Abstract 52 in Guadalupe County, Texas. Said 911.041 acres being more fully described as follows:

- BEGINNING: At the southwest corner of Lot 1 of McQueeney Camp Subdivision recorded in Volume 7, Page 665 of the Map Records of Guadalupe County, Texas, and the southeast corner of a called 0.42 acre tract described in deed to Guadalupe-Blanco River Authority (GBRA) recorded in Volume 358, Page 166 of the Official Public Records of Guadalupe County, Texas (see description in Volume 195, Page 560 of said Official Public Records), on the north right-of-way line of F.M. 725;
- THENCE: N 69°47'27" W, with the south line of said called 0.42 acre GBRA tract, a distance of 71.26 feet to the southwest corner of said 0.42 acre GBRA tract and the southeast corner of a called 3.35 acre tract described in deed to GBRA recorded in Volume 358, Page 166 of said Official Public Records (see description in Volume 92, Page 2 of said Official Public Records);
- THENCE: N 69°33'56" W, with the south line of said called 3.35 acre GBRA tract, a distance of 367.27 feet the southwest corner of said called 3.35 acre GBRA tract and the southeast corner of a tract described in deed to Bruce Woodward recorded in Volume 1303, Page 393 of said Official Public Records;
- THENCE: N 69°33'56" W, with the south line of said Woodward tract, a distance of 110.00 feet to the southwest corner of said Woodward tract and the southeast corner of a tract described in deed to Samuel Byrd recorded in Document No. 2015003445 of said Official Public Records;
- THENCE: N 69°33'56" W, with the south line of said Byrd tract, a distance of 83.59 feet to the southwest corner of said Byrd tract and the southeast corner of a tract described in deed to Travis Shaw Realty, LLC recorded in Document No. 2015005245 of said Official Public Records;

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THENCE: N 69°33'56" W, with the south line of said Travis Shaw Realty tract, a distance of 67.17 feet to the southwest corner of said Travis Shaw Realty tract and the southeast corner of a tract described in deed to Holly Epps 2008 Trust recorded in Document No. 2015008417 of said Official Public Records;

THENCE: N 69°33'56" W, with the south line of said Holly Epps 2008 Trust tract, a distance of 125.00 feet to the southwest corner of said Holly Epps 2008 Trust tract and the southeast corner of a tract described in deed to Freddie Bridges recorded in Volume 214, Page 334 of said Official Public Records;

THENCE: N 68°40'00" W, with the south line of said Bridges tract, a distance of 75.00 feet to the southwest corner of said Bridges tract and the southeast corner of a tract described in deed to Douglas and Cathy Farmer recorded in Document No. 20180020895 of said Official Public Records;

THENCE: N 68°40'00" W, with the south line of said Farmer tract, a distance of 137.13 feet to the southwest corner of said Farmer tract and the southeast corner of a tract described in deed to Velma Reinhard recorded in Volume 908, Page 109 of said Official Public Records;

THENCE: N 69°08'00" W, with the south line of said Velma Reinhard tract, a distance of 137.70 feet to the southwest corner of said Velma Reinhard tract and the southeast corner of a tract described as Tract 2 in deed to Russell and Rebecca Reinhard recorded in Volume 1642, Page 276 of said Official Public Records (R Reinhard);

THENCE: N 65°13'00" W, with the south line of said Tract 2 (R Reinhard), a distance of 28.40 feet to the southwest corner of said Tract 1 (R Reinhard) and the southeast corner of Tract 1 (R Reinhard);

THENCE: N 65°13'00" W, with the south line of said Tract 1 (R Reinhard), a distance of 99.80 feet to the southwest corner of said Tract 1 (R Reinhard) and the southeast corner of a 0.99 of an acre tract described in deed to Russel Reinhard recorded in Volume 695, Page 375 of said Official Public Records;

THENCE: N 65°13'00" W, with the south line of said 0.99 of an acre Reinhard tract, a distance of 144.80 feet to the southwest corner of said 0.99 of an acre Reinhard tract and the southeast corner of a tract described in deed to William Koehler recorded in Volume 578, Page 295 of said Official Public Records;

THENCE: N 77°00'48" W, with the south line of said Koehler tract, a distance of 154.25 feet to the southwest corner of said Koehler tract and the southeast corner of a tract described in deed to Alan and Dena Schoolcraft recorded in Volume 4185, Page 362 of said Official Public Records;

THENCE: N 64°34'03" W, with the south line of said Schoolcraft tract, a distance of 77.62 feet to the southwest corner of said Schoolcraft tract and the southeast corner of a tract described in deed to Paula Reymann recorded in Volume 3065, Page 615 of said Official Public Records;

THENCE: With the southwest lines of said Reymann tract, the following courses:

N 68°37'00" W, a distance of 20.10 feet to a point;

N 19°58'00" W, a distance of 69.90 feet to the southwest corner of said Reymann tract;

THENCE: N 46°51'00" E, with the northwest line of said Reymann tract, a distance of 445.49 feet to the south corner of Lot 1 of Lake Breeze Subdivision recorded in Volume 1, Page 70 of said Map Records (Lake Breeze), on the northwest line of said Reymann tract;

THENCE: N 30°30'00" W, departing the northwest line of said Reymann tract with the southwest lines of Lot 1 (Lake Breeze) through Lot 5 of said Lake Breeze Subdivision, a distance of 404.00 feet to the west corner of said Lot 5 (Lake Breeze);

THENCE: N 42°30'00" E, with the northwest lines of Lot 5 through Lot 14 of said Lake Breeze Subdivision, a distance of 527.00 feet to the north corner of said Lot 14 (Lake Breeze) and the northwest corner of a Boat Dock recorded in said Lake Breeze Subdivision;

THENCE: N 78°30'00" E, with the north lines of said Boat Dock (Lake Breezes) and Lot 15 through Lot 26 of said Lake Breeze Subdivision a distance of 677.00 feet to the northeast corner of said Lot 26 (Lake Breeze) and the west corner of Lot 27 of said Lake Breeze Subdivision;

THENCE: N 35°30'00" E, with the northeast lines of said Lot 27 (Lake Breeze) and Lot 28 of said Lake Breeze Subdivision, a distance of 50.00 feet to the north corner of said Lot 28 (Lake Breeze) and the southwest corner of Lot 29 of said Lake Breeze Subdivision;

- THENCE: N 02°00'30" E, with the west lines of said Lot 29 (Lake Breeze) and Lot 30 of said Lake Breeze Subdivision, a distance of 50.00 feet to the northeast corner of said Lot 30 (Lake Breeze) and the south corner of Lot 31 of said Lake Breeze Subdivision;
- THENCE: N 47°30'00" W, with the southwest lines of said Lot 31 (Lake Breeze) through Lot 38 of said Lake Breeze Subdivision, a distance of 400.00 feet to the west corner of said Lot 38 (Lake Breeze);
- THENCE: N 08°00'00" W, with the west lines of said Lot 38 (Lake Breeze) through Lot 43 of said Lake Breeze Subdivision, a distance of 515.00 feet to the north corner of said Lot 43 (Lake Breeze), on the south line of a tract described in deed to James and Linda Woodruff recorded in Document No. 2015015270 of said Official Public Records;
- THENCE: N 69°31'28" W, with the south line of said Woodruff tract, a distance of 997.86 feet to the southwest corner of said Woodruff tract;
- THENCE: With the west lines of said Woodruff tract, the following courses;
- N 20°16'54" E, a distance of 442.56 feet to a point;
- N 42°09'32" W, a distance of 218.40 feet to the northmost, west corner of said Woodruff tract;
- THENCE: S 69°35'54" E, with the north line of said Woodruff tract, a distance of 782.86 feet to the northmost, northeast corner of said Woodruff tract, on the east right-of-way line of Lakeview Trail (County Road 352), a variable width public right-of-way;
- THENCE: S 69°35'54" E, over and across said Lakeview Trail (County Road 352), a distance of 56.73 feet to a point on the east line of a tract described in deed to Moody/Lakeview LLC recorded in Document No. 201899005456 of said Official Public Records;
- THENCE: N 06°43'55" W, with the west line of said Moody/Lakeview tract, a distance of 30.07 feet to the northwest corner of said Moody/Lakeview tract and the southwest corner of Lot 1, Block 1 of Basse Subdivision recorded in Volume 7, Page 125 of said Map Records (Basse);

- THENCE: N 07°01'54" W, with the west line of said Lot 1 (Basse), a distance of 148.24 feet to the northwest corner of said Lot 1 (Basse) and the southwest corner of a tract described in deed to Patricia Ferrell recorded in Volume 2257, Page 720 of said Official Public Records;
- THENCE: N 07°26'28" W, with the west line of said Farrell tract, a distance of 30.59 feet to the northwest corner of said Farrell tract and the southwest corner of a tract described as Tract One in deed to Jack Berridge recorded in Volume 2862, Page 598 of said Official Public Records (Berridge);
- THENCE: N 67°12'01" E, with the southeast lines of Tract One and Tract Two (Berridge), a distance of 300.01 feet to the southeast corner of said Tract Two (Berridge) and the southwest corner of Tract Three (Berridge);
- THENCE: N 07°50'57" W, with the east line of said Tract Two (Berridge) and the west line of said Tract Three (Berridge), a distance of 72.59 feet to the northeast corner of said Tract Two (Berridge) and the northwest corner of said Tract Three (Berridge), on the south line of a tract described in deed to Richard Johnson and Patrick Dickson recorded in Volume 2011, Page 418 of said Official Public Records;
- THENCE: S 67°11'34" W, with the north line of said Tract Two (Berridge) and Tract One (Berridge), and the south line of said Johnson-Dickson tract, a distance of 299.89 feet to the northwest corner of said Tract One (Berridge) and the southwest corner of said Johnson-Dickson tract;
- THENCE: N 07°45'06" W, with the west line of said Johnson-Dickson tract, a distance of 77.65 feet to the northwest corner of said Johnson-Dickson tract and the southwest corner of a tract described in deed to John and Dorothy McCoppin recorded in Volume 1420, Page 92 of said Official Public Records;
- THENCE: N 12°08'57" W, with the west line of said McCoppin tract, a distance of 46.50 feet to the northwest corner of said McCoppin tract and the south corner of Lot 10 of the Paul Jubela Subdivision recorded in Volume 1, Page 68 of said Map Records (Jubela);
- THENCE: N 44°00'04" W, with the southwest lines of Lot 10 (Jubela) through Lot 1 of said Jubela Subdivision, a distance of 595.39 feet to the south corner of a called 0.179 of an acre tract described in deed to Jack Berridge recorded in Volume 3107, Page 62 of said Official Public Records, on the southwest line of said Lot 1 (Jubela);

THENCE: N 41°26'42" W, with the southwest line of said called 0.179 of an acre Berridge tract, a distance of 70.20 feet to the west corner of said called 0.179 of an acre Berridge tract and the south corner of a tract described in deed to Arthur and Linda Ensley recorded in Volume 4262, Page 394 of said Official Public Records;

THENCE: N 44°54'44" W, with the southwest line of said Ensley tract, a distance of 70.69 feet to the west corner of said Ensley tract and the south corner of a tract described in deed to Mary Geldernick recorded in Volume 1427, Page 473 of said Official Public Records;

THENCE: N 45°29'46" W, with the southwest line of said Geldernick tract, a distance of 79.34 feet to the west corner of said Geldernick tract and the south corner of a tract described in deed to Lucian and Beverly Bukowski recorded in Volume 1044, Page 826 of said Official Public Records;

THENCE: N 42°16'18" W, with the southwest line of said Bukowski tract, a distance of 79.82 feet to the west corner of said Bukowski tract and the south corner of a called 0.509 of an acre tract described in deed to Jack and Carol Berridge recorded in Volume 779, Page 422 of said Official Public Records;

THENCE: N 47°03'12" W, with the south line of said called 0.509 of an acre Berridge tract, a distance of 340.36 feet to the west corner of said called 0.509 of an acre Berridge tract and the south corner of a 5.192 acre tract described in deed to Jack Berridge recorded in Volume 2816, Page 770 of said Official Public Records;

THENCE: N 43°44'59" W, with the southwest line of said called 5.192 acre Berridge tract, a distance of 375.38 feet to a point;

THENCE: N 42°50'11" E, departing the southwest line of said called 5.192 acre Berridge tract, over and across said called 5.192 acre Berridge tract, a distance of 220.87 feet to a point on the northeast line of said called 5.192 acre Berridge tract and the southeast line of a tract described in deed to Van Beck Lake House LLC recorded in Document No. 2015010947 of said Official Public Records, from which the north corner of said Berridge tract and the west corner of said Van Beck Lake House tract bears N 43°45'00" W, a distance of 541.37 feet;

- THENCE: N 42°50'11" E, departing the northeast line of said called 5.192 acre Berridge tract, over and across said Van Beck Lake House tract, a distance of 262.29 feet to a point on the northeast line of said Van Beck Lake House tract and the southwest line of a called 4.671 acre tract described in deed to James and Kelly Daniell recorded in Volume 1048, Page 186 of said Official Public Records, from which the north corner of said Van Beck Lake House tract and the west corner of said Daniell tract bears N 43°56'12 W, a distance of 529.88 feet;
- THENCE: N 42°50'11" E, departing the northeast line of said Van Beck Lake House tract, over and across said called 4.671 acre Daniell tract, a distance of 227.24 feet to the south corner of a called 2.92 acre tract described in deed to James and Kelly Daniell recorded in Volume 1592, Page 885 of said Official Public Records, on the northeast line of said called 4.671 acre Daniell tract;
- THENCE: N 42°50'11" E, with the south line of said called 2.92 acre Daniell tract, a distance of 156.33 feet to a reentrant corner of said called 2.92 acre Daniell tract;
- THENCE: N 42°50'11" E over and across said called 2.92 acre Daniell tract, a distance of 99.95 feet to a point on the northwest line of said called 2.92 acre Daniell tract and the southwest line of a tract described in deed to Cypress Breeze Guesthouse LLC recorded in Volume 1708, Page 343 of said Official Public Records;
- THENCE: N 47°31'41" W, with the southwest line of said Cypress Breeze Guesthouse tract and the northeast line of said called 2.92 acre Daniell tract, a distance of 166.77 feet to the west corner of said Cypress Breeze Guesthouse tract;
- THENCE: N 47°12'53" E, departing the northeast line of said called 2.92 acre Daniell tract, with the northwest line of said Cypress Breeze Guesthouse tract, a distance of 200.15 feet to the north corner of said Cypress Breeze Guesthouse tract;
- THENCE: S 22°42'50" E, with the east line of said Cypress Breeze Guesthouse tract, a distance of 119.82 feet to a reentrant corner of said Cypress Breeze Guesthouse tract;
- THENCE: N 81°41'40" E, with a north line of said Cypress Breeze Guesthouse tract, a distance of 41.30 feet to the southwest corner of Lot 31, Block D of Treasure Cove Subdivision recorded in Volume 5, Page 175 of said Map Records (Treasure Cove), on the east right-of-way line of Treasure Cove, a 40-foot public right-of-way dedicated in said Treasure Cove Subdivision;

- THENCE: N 22°42'50" W, with the west lines of said Lot 31 (Treasure Cove) through Lot 33, Block D of said Treasure Cove Subdivision, and the east right-of-way line of said Treasure Cove, a distance of 164.42 feet to a northwest corner of said Lot 33 (Treasure Cove) on the west right-of-way line of said Treasure Cove;
- THENCE: S 88°53'51" W, over and across said Treasure Cove, a distance of 43.03 feet to the south corner of Lot 28, Block A of said Treasure Cove Subdivision;
- THENCE: N 43°26'22" W, with the southwest line of said Lot 28 (Treasure Cove), a distance of 149.91 feet to the northwest corner of said Lot 28 (Treasure Cove);
- THENCE: With the north lines of said Lot 28 (Treasure Cove) through Lot 24 of said Treasure Cove Subdivision, the following courses:
- N 65°14'52" E, a distance of 186.05 feet to a point;
- N 76°16'36" E, a distance of 132.96 feet to the northeast corner of said Lot 24 (Treasure Cove), on the west right-of-way line of said Treasure Cove;
- THENCE: N 89°00'54" E, over and across said Treasure Cove, a distance of 72.37 feet to the northmost, northwest corner of Lot 37 of said Treasure Cove Subdivision;
- THENCE: N 81°05'48" E, with the north line of said Lot 37 (Treasure Cove), a distance of 51.04 feet to the northmost, northeast corner of said Lot 37 (Treasure Cove), at the northwest terminus of Admiral Benbow, a variable width public right-of-way;
- THENCE: N 60°16'11" E, with the north terminus of said Admiral Benbow, distance of 72.24 feet to the northeast terminus of said Admiral Benbow and the southmost, northwest corner of Lot 7, Block E of Lakeheights Subdivision recorded in Volume I, Page 48 of said Map Records;
- THENCE: With the north line of said Lakeheights Subdivision, the following courses:
- N 27°22'00" E, a distance of 29.00 feet to a point;
- N 81°04'00" E, a distance of 314.10 to a point;
- N 80°51'00" E, a distance of 98.50 feet to a point;

N 72°17'12" E, a distance of 263.38 feet to the northeast corner of said Lakeheights Subdivision and the north corner of Lot 2, Block J of Shadylon Subdivision recorded in Volume 1, Page 14 of said Map Records (Shadylon);

THENCE: N 76°08'15" E, with the north line of said Lot 2, Block J (Shadylon) and Lot 1, Block J of said Shadylon Subdivision, a distance of 180.30 feet to the northeast corner of said Lot 1, Block J (Shadylon);

THENCE: With the southeast lines of said Lot 1, Block J (Shadylon) through Lot 8, Block J and Lot 1, Block A of said Shadylon Subdivision, the following courses:

S 24°34'43" W, a distance of 22.73 feet to a point;

S 45°30'00" W, a distance of 456.97 feet to a point;

S 00°07'20" W, a distance of 39.29 feet to a point;

N 89°52'40" W, a distance of 50.10 feet to a point;

S 00°07'20" W, a distance of 40.00 feet to the northwest corner of Lot 2, Block A of said Shadylon Subdivision, on the east line of said Lot 1, Block A (Shadylon);

THENCE: S 89°56'22" E, with the north line of said Lot 2, Block A (Shadylon) through Lot 7, Block A of said Shadylon Subdivision, a distance of 300.00 feet to the northmost, northeast corner of said Lot 7, Block A (Shadylon);

THENCE: N 80°41'18" E, with the north line of Shadylon Park (Shadylon), a distance of 324.80 feet the northwest corner of Lot 10, Block A of said Shadylon Subdivision;

THENCE: With the north lines of Block A of said Shadylon Subdivision, the following bearings and distances:

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 24.11 feet, a central angle of 95°25'02", a chord bearing and distance of N 62°47'29" E, 35.67 feet for an arc length of 40.15 feet to a point;

S 63°38'56" E, a distance of 611.28 feet to a point;

N 44°55'00" E, a distance of 160.39 feet to a point;

S 59°27'49" E, a distance of 142.65 feet to the northeast corner of said Block A (Shadylon) and the northwest corner of a called 100 by 312 foot tract described in deed to Norman and Billye Hall recorded in Volume 549, Page 782 of said Official Public Records;

THENCE: S 51°15'25" E, with the north line of said called 100 by 312 foot Hall tract, a distance of 18.98 feet to the north corner of a called 1.155 acre tract described in deed to Norman Hall recorded in Document No. 201999015922 of said Official Public Records;

THENCE: S 51°12'49" E, with the north line of said called 1.155 acre hall tract, a distance of 151.08 feet to the northeast corner of said called 1.115 acre Hall tract and the north corner of Lot 6 of the Willie Koehler Addition at Abbott Lake Subdivision recorded in Volume 1, Page 6 of said Map Records;

THENCE: S 52°07'55" E, with the northeast line of said Willie Koehler Addition at Abbott Lake Subdivision, a distance of 1148.54 feet to the north corner of Lot 69 of the Vacate and Replat Part of Willie Koehler Addition Subdivision recorded in Volume 7, Page 381 of said Map Records (Koehler Replat);

THENCE: S 51°10'02" E, with the northeast line of said Lot 69 (Koehler Replat), a distance of 75.50 feet to the east corner of said Lot 69 (Koehler Replat);

THENCE: S 51°16'24" E, continuing with the north line of said Willie Koehler Addition at Abbott Lake Subdivision, a distance of 144.97 feet to the east corner of Lot 54 of said Willie Koehler Addition at Abbott Lake Subdivision and the north corner Lot 57 of W.G. Koehler Addition of Lake Abbott Subdivision recorded in Volume 1, Page 35 of said Map Records;

THENCE: With the northeast lines of said W.G. Koehler Addition of Abbott Lake Subdivision, the following courses:

S 51°12'09" E, a distance of 126.00 feet to a point;

S 27°30'00" E, a distance of 494.00 feet to a point;

S 15°30'00" E, a distance of 86.00 feet to a point;

S 16°15'06" E, a distance of 200.00 feet to the southeast corner of said W.G. Koehler Addition of Abbott Lake Subdivision and the northeast corner of a tract described in deed to Tim Langlinais recorded in Volume 2988, Page 786 of said Official Public Records;

THENCE: With the northeast line of said Langlinais tract, the following courses:

S 19°44'03" E, a distance of 135.54 feet to a point;

Southeasterly, along a curve to the left, said curve having a radius of 108.64 feet, a central angle of 41°14'46", a chord bearing and distance of S 40°15'49" E, 76.53 feet, for an arc length of 78.21 feet to the east corner of said Langlinais tract and the northwest corner of Lot 21 of The Point At Lake McQueeney Subdivision recorded in Volume 7, Page 497 of said Map Records, on the south right-of-way line of Terminal Drive, a variable width public right-of-way;

THENCE: With the north line of said The Point At Lake McQueeney Subdivision and the south right-of-way line of said Terminal Drive, the following courses:

Southeasterly, along a tangent curve to the left, said curve having a radius of 108.64 feet, a central angle of 23°59'31", a chord bearing and distance of S 74°15'02" E, 45.16 feet, for an arc length of 45.49 feet to a point;

S 85°19'26" E, a distance of 93.64 feet to a point;

Along a non-tangent curve to the left, said curve having a radius of 308.00 feet, a central angle of 25°19'00", a chord bearing and distance of N 82°22'19" E, 134.99 feet, for an arc length of 136.09 feet to the northeast corner of said The Point At Lake McQueeney Subdivision;

THENCE: N 46°02'13" E, with the southeast right-of-way line of said Terminal Drive and the northwest line of a tract in the name of Harold Tschirart (no recording information found), a distance of 80.03 feet to the west corner of a tract described in deed to Texas PN Investments, LP;

THENCE: N 41°33'35" E, with the northwest line of said Texas PN Investments tract, a distance of 126.06 feet to the north corner of said Texas PN Investments tract and the west corner of Lot 33 of the Second Filing of Rivers End Estates recorded in Volume 1, Page 164 of said Map records;

THENCE: With the west line of said Second Filing of Rivers End Estates, the following courses:

N 38°55'00" E, a distance of 400.00 feet to a point;

N 24°39'00" E, a distance of 1440.90 feet to a point;

N 13°45'00" E, a distance of 322.78 feet to a point;

N 04°41'00" W, a distance of 502.50 feet to a point;

N 01°02'00" E, a distance of 508.50 feet to the northwest corner of Lot 1 of said Second Filing of River Estates and the southwest corner of a tract described in deed to Dwight and Joanne Vorpahl recorded in Volume 1707, Page 472 of said Official Public Records;

THENCE: N 00°59'21" E, with the west line of said Vorpahl tract, a distance of 52.37 feet to the northwest corner of said Vorpahl tract and the southwest corner of a tract described in deed to Jody and Nicole Stevenson recorded in Document No. 20189905990 of said Official Public Records;

THENCE: N 01°19'13" E, with the west line of said Stevenson tract, a distance of 56.79 feet to a tract described as Second Tract in deed to Luker Partnership recorded in Volume 2499, Page 39 of said Official Public Records (Luker);

THENCE: N 00°30'43" E, with the west line of said Second Tract (Luker), a distance of 26.84 feet to the northwest corner of said Second Tract (Luker) and the southeast corner of First Tract (Luker);

THENCE: N 51°30'00" W, with the southwest line of said First Tract (Luker), a distance of 56.50 feet to the west corner of said First Tract (Luker) and the southwest corner of a tract described in deed to Timm and Suzanne Wooten recorded in Volume 1927, Page 758 of said Official Public Records;

THENCE: N 51°30'06" W, with the southwest line of said Wooten tract, a distance of 191.85 feet to the west corner of said Wooten tract and the southwest corner of a tract described in deed to Mountview Real Estate Holdings, LLC recorded in Document No. 2017028924 of said Official Public Records;

- THENCE: N 52°47'57" W, with the southwest line of said Mountview Real Estate Holdings tract, a distance of 142.40 feet to the west corner of said Mountview Real Estate Holdings tract and the south corner of a tract described in deed to Michael and Susan Williamson recorded in Volume 1847, Page 738 of said Official Public Records;
- THENCE: N 51°14'02" W, with the southwest line of said Williamson tract, a distance of 42.87 feet to the west corner of said Williamson tract and the south terminus of Hideaway Lane, a 30-foot right-of-way described in Volume 222, Page 36 of said Official Public Records;
- THENCE: N 51°14'02" W, over and across said Hideaway Lane, a distance of 30.23 feet to the west terminus of said Hideaway Lane and the south corner of Lot 41 of Lake Field Estate Revised Subdivision recorded in Volume 2, Page 38 of said Map Records (Lake Field);
- THENCE: N 45°38'00" E, with the southeast lines of said Lot 41 (Lake Field) and Lot 42 of said Lake Field Estates Revised Subdivision, a distance of 260.00 feet to the west corner of said Lot 42 (Lake Field) and the south corner of Lot 43 of said Lake Field Estates Revised Subdivision;
- THENCE: N 51°42'00" W, with the northeast line of said Lot 42 (Lake Field) and the southwest line of said Lot 43 (Lake Field), a distance of 161.00 feet to the north corner of said Lot 42 (Lake Field) and the west corner of said Lot 43 (Lake Field), on the southeast right-of-way line of Williams Road, a 30-foot right-of-way dedicated in said Lake Field Revised Subdivision;
- THENCE: N 45°38'00" E, with the southeast right-of-way line of said Williams Road and the northwest lines of said Lot 43 (Lake Field) through Lot 45 of said Lake Field Revised Subdivision, a distance of 335.80 feet to the north corner of said Lot 45 (Lake Field), at the beginning of a curve return at the south intersection of said Williams Road and Lake Drive, a 30-foot right-of-way dedicated in said Lake Field Revised Subdivision;
- THENCE: With the east line of said Lot 45 (Lake Field) and the west right-of-way line of said Lake Drive, the following courses:
- Southeasterly, along a non-tangent curve to the right, said curve having a radius of 68.00 feet, a central angle of 45°20'33", a chord bearing and distance of S 51°05'26" E, 52.42 feet, for an arc length of 53.81 feet to a point;

S 14°40'00" E, a distance of 123.90 feet to the southeast corner of said Lot 45 (Lake Field) and the southwest corner of said Lake Drive;

THENCE: N 44°59'27" E, with the southeast terminus of said Lake Drive, a distance of 30.00 feet to the south east corner of said Lake Drive and the south corner of Lot 46 of said Lake Field Revised Subdivision;

THENCE: N 14°45'44" W, with the west lines of said Lot 45 (Lake Field) and Lot 34 through Lot 31 of said Lake Field Revised Subdivision, a distance of 358.60 feet to the northwest corner of said Lot 31 (Lake Field) and the southwest corner of Lot 30 of said Lake Field Revised Subdivision, on the east right-of-way line of said Lake Drive;

THENCE: S 72°40'00" W, over and across said Lake Drive, a distance of 30.36 feet to a point on the west right-of-way line of said Lake Drive and the east line of Lot 36 of said Lake Field Revised Subdivision;

THENCE: N 14°40'00" W, with the west right-of-way line of said Lake Drive and the east line of said Lot 36 (Lake Field), a distance of 33.65 feet to the northeast corner of said Lot 36 (Lake Field) and the southeast corner of Lot 35 of said Lake Field Revised Subdivision;

THENCE: S 45°38'00" W, departing the west right-of-way line of said Lake Drive, with the southeast line of said Lot 35 (Lake Field) and the northwest lines of said Lot 36 (Lakefield) through Lot 40 of said Lake Field Revised Subdivision, a distance of 735.36 feet to the south corner of said Lot 35 (Lake Field) and the west corner of said Lot 40 (Lake Field) on the northeast right-of-way line of Eller Drive, a 30-foot right-of-way dedicated in said Lake Field Revised Subdivision;

THENCE: N 51°42'00" W, with the northeast right-of-way line of said Eller Drive and the southwest line of said Lot 35 (Lake Field) a distance of 130.00 feet to the west corner of said Lot 35 (Lake Field) at the east intersection of said Eller Drive and Shady Lane, a 30-foot right-of-way dedicated in said Lake Field Revised Subdivision;

THENCE: N 45°39'36" E, with the northwest line of said Lot 35 (Lake Field) and the southeast right-of-way line of said Shady Lane, a distance of 825.28 feet to the north corner of said Lot 35 (Lake Field), on the west right-of-way line of said Lake Drive;

- THENCE: N 45°00'00" E, over and across said Lake Drive, a distance of 34.76 feet to the west corner of a Picnic Area recorded in said Lake Field Revised Subdivision, on the southeast right-of-way line of said Shady Lane;
- THENCE: N 45°38'00" E, with the northwest line of said Picnic Area (Lake Field) and the southeast right-of-way line of said Shady Lane, a distance of 208.40 feet to the north corner of said Picnic Area (Lake Field), on the southwest line of a tract described in deed to Shannon Dawson recorded in Volume 1799, Page 599 of said Official Public Records;
- THENCE: N 58°25'08" W, with the southwest line of said Dawson tract, a distance of 447.56 feet to a point the west corner of said Dawson tract on the southeast right-of-way line of River Path Lane (County Road 351B);
- THENCE: N 43°50'21" E, with the northwest line of said Dawson tract and the southeast right-of-way line of River Path Lane (County Road 351B), a distance of 150.61 feet to the north corner of said Dawson tract and the west corner of a tract described in deed to Edward and Sammie Rose recorded in Volume 1194, Page 791 of said Official Public Records;
- THENCE: N 45°00'00" E, with the northwest line of said Rose tract and the southeast right-of-way line of River Path Lane (County Road 351B), a distance of 100.00 feet to the north corner of said Rose tract and the west corner of a tract described in deed to Ronald and Karen Heinemeyer recorded in Volume 2341, Page 380 of said Official Public Records;
- THENCE: N 38°38'14" E, with the northwest line of said Heinemeyer tract and the southeast right-of-way line of River Path Lane (County Road 351B), a distance of 118.01 feet to the north corner of said Heinemeyer tract and the west corner of a tract described in deed to James and Sara Ledbetter recorded in Volume 2554, Page 22 of said Official Public Records;
- THENCE: N 45°00'00" E, with the northwest line of said Ledbetter tract and the southeast right-of-way line of River Path Lane (County Road 351B), a distance of 105.68 feet to the north corner of said Ledbetter tract and the west corner of a tract described in deed to K Meyer Properties, LLP recorded in Document No. 2015022345 of said Official Public Records;

- THENCE: N 45°58'27" E, with the northwest line of said K Meyer Properties tract and the southeast right-of-way line of River Path Lane (County Road 351B), a distance of 110.58 feet to the north corner of said K Meyer Properties tract and the west corner of a tract described in deed to Alexis Thompson recorded in Volume 561, Page 561 of said Official Public Records;
- THENCE: N 45°00'00" E, with the northwest line of said Thompson tract and the southeast right-of-way line of River Path Lane (County Road 351B), a distance of 80.00 feet to the north corner of said Thompson tract and the west corner of a tract described in deed to George and Sandra Stone recorded in Volume 490, Page 315 of said Official Public Records;
- THENCE: N 46°00'22" E, with the northwest line of said Stone tract and the southeast right-of-way line of River Path Lane (County Road 351B), a distance of 29.55 feet to a reentrant corner of said Stone tract and the west corner of said River Path Lane (County Road 351B);
- THENCE: N 44°43'43" W, with the southwest line of said Stone tract, the northwest terminus of said River Path Lane and the northwest line of a tract described in deed to Thomas Price recorded in Volume 918, Page 250 of said Official Public Records, a distance of 100.44 feet to the northwest corner of said Stone tract and the south corner of a tract described in deed to William and Deborah Speer recorded in Document No. 2015025953 of said Official Public Records;
- THENCE: N 44°25'19" W, with the southwest line of said Speer tract and the northwest line of said Price tract, a distance of 72.71 feet to the west corner of said Speer tract and the north corner of said Price tract, on the southeast right-of-way line of Gallagher Road (County Road 353B), a 50-foot public right-of-way;
- THENCE: N 45°00'00" E, with the northwest line of said Speer tract and the southeast right-of-way line of said Gallagher Road (County Road 353 B), a distance of 178.14 feet to the north corner of said Speer tract and the southeast corner of a tract described in deed to James and Monica Muschalik recorded in Document No. 2015001417 of said Official Public Records;
- THENCE: N 43°48'46" E, with the southmost northwest line of said Muschalik tract and the southeast right-of-way line of said Gallagher Road (County Road 353B), a distance of 42.42 feet to reentrant corner of said Muschalik tract;

THENCE: N 13°27'17" W, with the southwest line of said Muschalik tract and the northeast right-of-way line of said Gallagher Road (County Road 353B), a distance of 24.96 feet to the northmost, east corner of said Muschalik tract and the south corner of Lot 1 of R.M. Willis' Revised Subdivision recorded in Volume 2, Page 60 of said Map Records (Willis);

THENCE: N 12°30'01" W, with the southeast lines of Lot 1 through Lot 12 of said Willis' Revised Subdivision, a distance of 726.50 feet to the northwest corner of said Lot 12 (Willis) and the south corner of a tract described in deed to Jeffrey and Judy Lyman recorded in Volume 2934, Page 1009 of said Official Public Records;

THENCE: S 86°30'29" W, with the south line of said Lyman tract, a distance of 200.32 feet to the southwest corner of said Lyman tract on the east right-of-way line of Mourning Dove;

THENCE: With the west line of said Lyman tract, northwesterly, along a non-tangent curve to the left, said curve having a radius of 60.00 feet, a central angle of 44°13'25", a chord bearing and distance of N 02°52'00" W, 45.16 feet, for an arc length of 46.30 feet to the southmost, northwest corner of said Lyman tract and the westmost, south corner of a tract described in deed to Corey Lowe recorded in Document No. 2017024507 of said Official Public Records;

THENCE: With the southwest line of said Lowe tract, northwesterly, along a non-tangent curve to the left, said curve having a radius of 60.00 feet, a central angle of 43°48'08", a chord bearing and distance of N 46°48'40" W, 44.75 feet, for an arc length of 45.86 feet to the west corner of said Lowe tract and the southwest corner of Lot 39, Block 1 of Woodlake Unit 1 Subdivision recorded in Volume 4, Page 109 of said Map Records (Woodlake), on the north right-of-way line of Woodlake Drive, a 60-foot public right-of-way dedicated in said Woodlake Unit 1 Subdivision;

THENCE: With the south and southeast lines of Lot 39, Block 1 (Woodlake) through Lot 1, Block 1 of said Woodlake Unit 1 Subdivision and the north right-of-way line of said Woodlake Drive, the following courses:

N 72°07'13" W, a distance of 25.63 feet to a point;

N 72°43'51" W, a distance of 352.94 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 450.00 feet, a central angle of $11^{\circ}36'36''$, a chord bearing and distance of $N 76^{\circ}44'17'' W$, 91.03 feet, for an arc length of 91.19 feet to a point;

$N 85^{\circ}01'48'' W$, a distance of 226.25 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 300.00 feet, a central angle of $26^{\circ}22'40''$, a chord bearing and distance of $S 81^{\circ}59'58'' W$, 136.90 feet, for an arc length of 138.11 feet to a point;

$S 68^{\circ}51'02'' W$, a distance of 631.70 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 600.00 feet, a central angle of $09^{\circ}48'04''$, a chord bearing and distance of $S 63^{\circ}55'43'' W$, 102.51 feet, for an arc length of 102.64 feet to a point;

$S 59^{\circ}01'45'' W$, a distance of 1258.25 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 90.00 feet, a central angle of $67^{\circ}10'07''$, a chord bearing and distance of $S 26^{\circ}51'45'' W$, 99.57 feet, for an arc length of 105.51 feet to the southmost, southeast corner of said Lot 1, Block 1 (Woodlake);

THENCE: $S 59^{\circ}00'49'' W$, departing the northwest right-of-way line of said Woodlake Drive, with the south line of said Lot 1, Block 1 (Woodlake), a distance of 274.56 feet to the southwest corner of said Lot 1, Block 1 (Woodlake);

THENCE: $N 11^{\circ}26'58'' W$, with the east line of said Lot 1, Block 1 (Woodlake), a distance of 13.36 feet to the southeast corner of a tract described in deed to Michael Murphy and Lorrie Curtis recorded in Document No. 201899021222 of said Official Public Records;

THENCE: $S 72^{\circ}31'39'' W$, with the south line of said Murphy-Curtis tract, a distance of 103.53 feet to the southeast corner of said Murphy-Curtis tract;

THENCE: $N 18^{\circ}12'24'' W$, with a west line of said Murphy-Curtis tract, a distance of 20.03 feet to the southmost, northeast corner of said Murphy-Curtis tract;

THENCE: $N 72^{\circ}25'22'' E$, with the southmost, north line of said Murphy-Curtis tract, a distance of 31.52 feet to a point;

THENCE: N 19°06'27" W, with a west line of said Murphy-Curtis tract, a distance of 22.52 feet to a northwest corner of said Murphy-Curtis tract and the southeast corner of Lot 22 of Happy Haven Subdivision recorded in Volume 2, Page 28 of said Map Records (Happy Haven), on the north right-of-way line of a 50-foot drive dedicated in said Happy Haven Subdivision;

THENCE: With the south lines of said Lot 22 (Happy Haven) through Lot 1 of said Happy Haven Subdivision and the north right-of-way line of said 50-foot drive (Happy Haven), the following courses:

S 73°45'00" W, a distance of 925.50 feet to a point;

S 84°50'00" W, a distance of 1275.00 feet to the southwest corner of said Lot 1 (Happy Haven) and the northwest terminus of said 50-foot drive (Happy Haven), on the east line of a tract in the name of Gertrude Friesenhahn (no recording information found) and the west line of said Happy Haven Subdivision;

THENCE: S 06°38'53" E, with the west terminus of said 50-foot drive (Happy Haven), the west line of said Happy Haven Subdivision, and the east line of said Gertrude Friesenhahn tract, a distance of 61.48 feet to the southwest corner of said Happy Haven Subdivision and the northwest corner of a tract described in deed to Lawrence Friesenhahn recorded in Volume 2358, Page 707 of said Official Public Records;

THENCE: S 41°22'03" E, with the southwest line of said Lawrence Friesenhahn tract and a northeast line of said Gertrude Friesenhahn tract, a distance of 32.59 feet to the north corner of a tract described in deed to Joan Friesenhahn recorded in Volume 3035, Page 36 of said Official Public Records and the east corner of said Gertrude Friesenhahn tract, on the southwest line of said Lawrence Friesenhahn tract;

THENCE: S 45°14'05" W, departing the southwest line of said Lawrence Friesenhahn tract, with the northwest line of said Joan Friesenhahn tract and the southeast line of said Gertrude Friesenhahn tract, a distance of 212.16 feet to the east corner of said Joan Friesenhahn tract and the south corner of said Gertrude Friesenhahn tract, on the northeast line of a called 0.748 of an acre tract described in deed to Gertrude Friesenhahn et al recorded in Volume 1155, Page 884 of said Official Public Records;

THENCE: N 42°48'48" W, with the northeast line of said called 0.748 of an acre Gertrude Friesenhahn et al tract, a distance of 359.62 feet to the north corner of said called 0.748 of an acre Gertrude Friesenhahn et al tract, on the southeast line of a tract described in deed to Scott Riverbend Farm recorded in Volume 2226, Page 98 of said Official Public Records;

THENCE: S 44°45'29" W, with the southeast line of said Scott Riverbend Farm tract, a distance of 634.83 feet to a point on the southeast line of said Scott Riverbend Farm tract, from with the south corner of said Scott tract bears S 44°42'20" W, a distance of 3046.22 feet;

THENCE: N 45°17'40" W, departing the southeast line of said Scott tract, over and across said Scott Riverbend Farm tract, a distance of 1411.99 feet to a point on the northwest line of said Scott tract;

THENCE: N 43°58'36" E, with the northwest line of said Scott tract, a distance of 681.79 feet to the south corner of Lot 17 of Vista Del Rio Subdivision recorded in Volume 6, Page 417 of said Map Records (Vista Del Rio);

THENCE: With the south and west lines of Lot 17 (Vista Del Rio) through Lot 20 of said Vista Del Rio Subdivision, the following courses:

N 53°27'32" W, a distance of 262.59 feet to a point;

N 64°27'39" W, a distance of 162.01 feet to a point;

N 28°04'09" W, a distance of 95.84 feet to a point;

N 02°46'20" E, a distance of 79.84 feet to a point;

N 37°58'31" E, a distance of 40.79 feet to a point;

N 71°31'59" E, a distance of 51.18 feet to a point;

N 76°39'56" E, a distance of 150.19 feet to a point;

N 52°42'47" E, a distance of 92.75 feet to a point;

N 16°29'19" E, a distance of 7.82 feet to the northwest corner of said Lot 20 (Vista Del Rio) and the southwest corner of Lot 14A of said Vista Del Rio Subdivision;

THENCE: N 42°48'48" W, with the northeast line of said called 0.748 of an acre Gertrude Friesenhahn et al tract, a distance of 359.62 feet to the north corner of said called 0.748 of an acre Gertrude Friesenhahn et al tract, on the southeast line of a tract described in deed to W.W. Scott, Jr recorded in Volume 2226, Page 98 of said Official Public Records;

THENCE: S 44°45'29" W, with the southeast line of said Scott tract, a distance of 634.83 feet to a point on the southeast line of said Scott tract, from with the south corner of said Scott tract bears S 44°42'20" W, a distance of 3046.22 feet;

THENCE: N 45°17'40" W, departing the southeast line of said Scott tract, over and across said Scott tract, a distance of 1411.99 feet to a point on the northwest line of said Scott tract;

THENCE: N 43°58'36" E, with the northwest line of said Scott tract, a distance of 681.79 feet to the south corner of Lot 17 of Vista Del Rio Subdivision recorded in Volume 6, Page 417 of said Map Records (Vista Del Rio);

THENCE: With the south and west lines of Lot 17 (Vista Del Rio) through Lot 20 of said Vista Del Rio Subdivision, the following courses:

N 53°27'32" W, a distance of 262.59 feet to a point;

N 64°27'39" W, a distance of 162.01 feet to a point;

N 28°04'09" W, a distance of 95.84 feet to a point;

N 02°46'20" E, a distance of 79.84 feet to a point;

N 37°58'31" E, a distance of 40.79 feet to a point;

N 71°31'59" E, a distance of 51.18 feet to a point;

N 76°39'56" E, a distance of 150.19 feet to a point;

N 52°42'47" E, a distance of 92.75 feet to a point;

N 16°29'19" E, a distance of 7.82 feet to the northwest corner of said Lot 20 (Vista Del Rio) and the southwest corner of Lot 14A of said Vista Del Rio Subdivision;

THENCE: S $87^{\circ}50'47''$ E, with the south line of said Lot 14A (Vista Del Rio) and the north line of said Lot 20 (Vista Del Rio), a distance of 77.48 feet to the southeast corner of said Lot 14A (Vista Del Rio) and the northeast corner of said Lot 20 (Vista Del Rio) on the west right-of-way line of Vista Del Rio, a 26-foot private street dedicated in said Vista Del Rio Subdivision;

THENCE: S $87^{\circ}50'47''$ E, departing the west right-of-way line of said Vista Del Rio, a distance of 26.20 feet to the southwest corner of Lot 14 and the northwest corner of Lot 15 of said Vista Del Rio Subdivision, on the east right-of-way line of said Vista Del Rio;

THENCE: With the east right-of-way line of said Vista Del Rio and the west lines of Lot 14 (Vista Del Rio) through Lot 2 of said Vista Del Rio Subdivision, the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 750.00 feet, a central angle of $34^{\circ}48'00''$, a chord bearing and distance of N $08^{\circ}23'38''$ W, 448.56 feet, for an arc length of 455.53 feet to a point;

N $25^{\circ}47'38''$ W, a distance of 164.33 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 87.00 feet, a central angle of $05^{\circ}37'59''$, a chord bearing and distance of N $22^{\circ}58'40''$ W, 8.55 feet, for an arc length of 8.55 feet to a point;

N $20^{\circ}09'43''$ W, a distance of 289.42 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 87.00 feet, a central angle of $13^{\circ}27'33''$, a chord bearing and distance of N $13^{\circ}25'51''$ W, 20.39 feet, for an arc length of 20.44 feet to a point;

N $06^{\circ}42'00''$ W, a distance of 228.79 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 87.00 feet, a central angle of $17^{\circ}19'14''$, a chord bearing and distance of N $01^{\circ}57'42''$ E, 26.20 feet, for an arc length of 26.30 feet to a point;

N $10^{\circ}37'23''$ E, a distance of 29.75 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 87.00 feet, a central angle of $12^{\circ}40'13''$, a chord bearing and distance of $N 04^{\circ}17'17'' E$, 19.20 feet, for an arc length of 19.24 feet to a point;

$N 02^{\circ}02'50'' W$, a distance of 104.62 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 100.00 feet, a central angle of $52^{\circ}34'18''$, a chord bearing and distance of $N 24^{\circ}14'17'' E$, 88.57 feet, for an arc length of 91.75 feet to a point;

$N 50^{\circ}31'23'' E$, a distance of 102.95 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of $59^{\circ}22'54''$, a chord bearing and distance of $N 80^{\circ}12'33'' E$, 14.86 feet, for an arc length of 15.55 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 40.00 feet, a central angle of $168^{\circ}23'37''$, a chord bearing and distance of $N 25^{\circ}44'18'' E$, 79.59 feet, for an arc length of 117.56 feet to the north corner of said Lot 2 (Vista Del Rio) and the north terminus of said Vista Del Rio, and the south corner of Lot 35 of Lakecreek Subdivision recorded in Volume 4, Page 185 of said Map Records (Lakecreek) and the southeast terminus of Ridgeroad Drive, a 60-foot right-of-way dedicated in said Lakecreek Subdivision;

THENCE: With the west lines of Lot 35 (Lakecreek) through Lot 1 of said Lakecreek Subdivision, the following courses:

$N 16^{\circ}19'50'' W$, a distance of 33.99 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of $61^{\circ}08'35''$, a chord bearing and distance of $N 06^{\circ}03'53'' W$, 50.86 feet, for an arc length of 53.36 feet to a point;

$N 16^{\circ}29'41'' E$, a distance of 201.62 feet to a point;

$N 27^{\circ}31'08'' E$, a distance of 184.57 feet to a point;

$N 32^{\circ}35'53'' E$, a distance of 326.51 feet to a point;

$N 24^{\circ}29'22'' E$, a distance of 176.50 feet to a point;

N 28°29'22" E, a distance of 68.31 feet to a point;
N 09°01'37" E, a distance of 198.77 feet to a point;
N 27°36'57" E, a distance of 185.43 feet to a point;
N 08°26'12" E, a distance of 114.72 feet to a point;
N 19°08'08" E, a distance of 72.09 feet to a point;
N 29°50'21" E, a distance of 90.04 feet to a point;
N 19°28'41" E, a distance of 138.59 feet to a point;
N 29°03'11" E, a distance of 162.74 feet to a point;
N 30°53'28" E, a distance of 193.61 feet to a point;
N 34°35'03" E, a distance of 204.57 feet to a point;
N 23°28'37" E, a distance of 106.45 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 160°05'38", a chord bearing and distance of N 03°03'47" W, 98.49 feet, for an arc length of 139.71 feet to the west corner of said Lot 1 (Lakecreek) and the southmost, southeast corner of Lot 151 of said Lakecreek Subdivision, on the north right-of-way line of said Ridgeroad Drive;

THENCE: With the north line of said Lot 1 (Lakecreek) and the south line of said Lot 151 (Lakecreek), the following courses:

N 52°55'39" E, a distance of 50.37 feet to a point;
S 80°53'21" E, a distance of 75.60 feet to the southeast corner of said Lot 151 (Lakecreek) and the southwest corner of a tract described in deed to Terry and Rose Fellers recorded in Volume 636, Page 172 of said Official Public Records, on the north line of said Lot 1 (Lakecreek);

- THENCE: N 30°20'12" E, departing the north line of said Lot 1 (Lakecreek), with the east line of said Lot 151 (Lakecreek) and the west line of said Fellers tract, a distance of 85.00 feet to the northeast corner of said Lot 151 (Lakecreek) and a reentrant corner of said Fellers tract;
- THENCE: N 58°19'58" W, with the south line of said Fellers tract and the northeast line of said Lakecreek Subdivision, a distance of 470.59 feet to the westmost, northwest corner of said Fellers tract and the south corner of a tract described as Tract 2 in deed to Charles and Tamara Schoenfeld recorded in Document No. 201899007896 of said Official Public Records (Schoenfeld);
- THENCE: N 57°56'10" W, with the southwest line of said Tract 2 (Schoenfeld), a distance of 61.59 feet to the southwest corner of said Tract 2 (Schoenfeld), on the southeast line of a tract described in deed to Katherine Smith et al recorded in Volume 2171, Page 81 of said Official Public Records;
- THENCE: N 45°03'26" E, with the northwest line of said Tract 2 (Schoenfeld) and the southeast line of said Smith tract, a distance of 809.48 feet to the north corner of said Tract 2 (Schoenfeld), on the west right-of-way line of Guadalupe Drive, a 60-foot right-of-way dedicated in Isle of Shangri-La Subdivision recorded in Volume 2, Page 132 of said Map Records, and the south line of said Smith tract;
- THENCE: N 39°27'38" E, with the south line of said Smith tract, over and across said Guadalupe Drive, a distance of 99.34 feet to the northwest corner of Lot 1 of said Isle of Shangri-La Subdivision and the south corner of a tract described in deed to Roger and Vanessa Brown recorded in Volume 4024, Page 930 of said Official Public Records;
- THENCE: N 23°07'01" E, with the southeast line of said Smith tract and the northwest line of said Brown tract, a distance of 247.28 feet to the north corner of said Brown tract;
- THENCE: N 47°00'32" W, over and across said Smith tract, a distance of 289.84 feet to a point on the northwest line of said Smith tract and the southeast line Long Creek Subdivision Phase 2B recorded in Volume 6, Page 70 of said Map Records, from which the north corner of said Smith tract bears N43°59'00" E, a distance of 686.20 feet,
- THENCE: S 42°59'28" W, with the southeast line of said Long Creek Subdivision Phase 2B and the northwest line of said Smith tract, a distance of 627.43 feet to the southeast corner of said Long Creek Subdivision Phase 2B;

THENCE: With the northwest and west lines of said Long Creek Subdivision Phase 2B the following courses:

N 25°27'19" E, a distance of 618.56 feet to a point;

N 45°06'52" E, a distance of 65.01 feet to a point;

N 26°57'09" E, a distance of 118.60 feet to a point;

N 22°30'49" E, a distance of 53.38 feet to a point;

N 14°30'47" E, a distance of 52.72 feet to a point;

N 11°20'46" W, a distance of 76.84 feet to a point;

N 26°21'46" W, a distance of 58.05 feet to a point;

N 35°12'17" W, a distance of 116.94 feet to a point;

N 29°38'58" W, a distance of 56.72 feet to a point;

N 36°23'20" W, a distance of 57.25 feet to a point;

N 64°11'37" W, a distance of 40.93 feet to the northmost, southwest corner of said Long Creek Subdivision Phase 2B and the southeast corner of Long Creek Subdivision Phase 2A recorded in Volume 6, Page 6 of said Map Records (Long Creek 2A);

THENCE: With the south and southwest lines of said Long Creek Subdivision Phase 2A, the following courses:

S 87°45'26" W, a distance of 51.24 feet to a point;

S 60°15'20" W, a distance of 33.63 feet to a point;

S 41°14'52" W, a distance of 81.78 feet to a point;

S 71°10'56" W, a distance of 70.44 feet to a point;

N 25°15'02" W, a distance of 122.42 feet to a point;

N 59°31'42" W, a distance of 97.54 feet to the west corner of Lot 1, Block 14 of Long Creek Subdivision Phase 2A, on the southeast right-of-way line of Long Creek Boulevard, a 60-foot right-of-way dedicated in said Long Creek Subdivision Phase 2A;

THENCE: With the southeast right-of-way line of said Long Creek Boulevard and the northwest lines of Lot 1 (Long Creek 2A) through Lot 3, Block 14 of said Long Creek Subdivision Phase 2A, the following courses:

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 470.00 feet, a central angle of 02°10'03", a chord bearing and distance of N 59°58'00" E, 17.78 feet, for an arc length of 17.78 feet to a point;

N 61°03'01" E, a distance of 167.85 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 130.00 feet, a central angle of 28°00'01", a chord bearing and distance of N 47°03'05" E, 62.90 feet, for an arc length of 63.53 feet to the beginning of a curve return at the south intersection of said Long Creek Boulevard and Bandit Beach Road, a 38-foot right-of-way dedicated in said Long Creek Subdivision Phase 2A;

THENCE: With the south right-of-way line of said Bandit Beach Road and the north lines of Lot 3 (Long Creek 2A) through Greenbelt "AF" recorded in said Long Creek Subdivision Phase 2A, the following courses;

Along a non-tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 82°15'53", a chord bearing and distance of N 74°11'27" E, 32.89 feet, for an arc length of 35.89 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 338.10 feet, a central angle of 08°09'35", a chord bearing and distance of S 68°45'02" E, 48.11 feet, for an arc length of 48.15 feet to a point;

S 72°49'59" E, a distance of 139.74 feet to the northeast corner of said Greenbelt "AF" and the north corner of Marina Channel Tract A recorded in said Long Creek Subdivision Phase 2B;

THENCE: N 49°05'50" E, over and across said Bandit Beach Road, a distance of 44.70 feet to the southeast corner of Greenbelt "AG" recorded in said Long Creek Subdivision Phase 2A and the southwest corner of Marina Channel Tract B recorded in said Long Creek Subdivision Phase 2B on the north right-of-way line of said Bandit Beach Road;

THENCE: With the north right-of-way line of said Bandit Beach Road and the south lines of Greenbelt "AG" through Lot 1, Block 13 of said Long Creek Subdivision Phase 2A, the following courses:

N 72°20'28" W, a distance of 7.16 feet to a point;

N 72°49'59" W, a distance of 156.21 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 25°29'54", a chord bearing and distance of N 60°05'02" W, 132.41 feet, for an arc length of 133.51 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 152.80 feet, a central angle of 34°14'09", a chord bearing and distance of N 64°27'11" W, 89.95 feet, for an arc length of 91.30 feet to a point;

THENCE: Northwesterly, along a tangent curve to the left, said curve having a radius of 1365.60 feet, a central angle of 08°41'59", a chord bearing and distance of N 85°55'14" W, 207.15 feet, for an arc length of 207.35 feet to a point;

S 89°43'47" W, a distance of 95.65 feet to the northwest terminus of said Bandit Beach road and a reentrant corner of said Lot 1, Block 13 (Long Creek 2A);

THENCE: S 00°16'13" E, with the west terminus of said Bandit Beach Road and an east line of said Lot 1, Block 13 (Long Creek 2A), a distance of 38.00 feet to the south corner of said Lot 1, Block 13 (Long Creek 2A) and the southwest terminus of said Bandit Beach Road;

THENCE: With the southwest and west lines of said Lot 1, Block 13 (Long Creek 2A), the following courses:

N 69°32'33" W, a distance of 148.95 feet to a point;

N 02°08'06" W, a distance of 106.47 feet to a point;

N 42°07'13" E, a distance of 100.00 feet to the north corner of said Lot 1, Block 13 (Long Creek 2A) and the northwest corner of Lot 2, Block 13 of said Long Creek Subdivision Phase 2A on the south line of Lake McQueeney;

THENCE: With the north lines of said Lot 2, Block 13 (Long Creek 2A) through said Greenbelt "AG" (Long Creek 2A) and the south line of Lake McQueeney, the following courses:

N 89°50'27" E, a distance of 246.50 feet to a point;

S 83°33'33" E, a distance of 126.30 feet to a point;

S 69°57'34" E, a distance of 245.27 feet to a point;

S 68°02'33" E, a distance of 207.87 feet to a point;

S 51°47'34" E, a distance of 100.63 feet to a point;

S 51°47'42" E, a distance of 40.73 feet to the northwest corner of said Greenbelt "AG" (Long Creek 2A);

THENCE: N 57°02'50" E, over and across Lake McQueeney, a distance of 200.42 feet to the west corner of a tract described in deed to Donald Wilkerson recorded in Volume 1962, Page 62 of said Official Public Records;

THENCE: N 39°43'09" E, with a northwest line of said Wilkerson tract, a distance of 287.64 feet to a point at a reentrant corner of said Wilkerson tract, from which the northwest corner of said Wilkerson tract, at the south intersection of State Highway 46 and Canal Lane, bears N 45°10'53" W, a distance of 1199.51 feet, N 01°23'01", a distance of 263.00 feet, and N 44°51'37" E, a distance of 2879.91 feet;

THENCE: S 43°13'20" E, departing the northwest line of said Wilkerson tract, over and across said Wilkerson tract, a distance of 249.09 feet to a point on the southeast line of said Wilkerson tract and the northwest line of a 42.45 acre tract described in deed to Leverage Entrepreneurs, LLC recorded in Volume 4149, Page 24 of said Official Public Records;

- THENCE: S 43°13'20" E, departing the southeast line of said Wilkerson tract, over and across said Leverage Entrepreneurs tract, a distance of 181.54 feet to a point on the southeast line of said Leverage Entrepreneurs tract and the northwest line of a tract described in deed to David and Shelly Phillips recorded in Volume 2744, Page 229 of said Official Public Records, from which the northmost, east corner of said Leverage Entrepreneurs tract and the north corner of said Phillips tract bears N 33°4'37" E, a distance of 791.99 feet, N 44°38'30" W, a distance of 175.08 feet, and N 45°31'12" E, a distance of 1841.16 feet;
- THENCE: S 33°48'37" W, with the southeast line of said Leverage Entrepreneurs tract and the northwest line of said Phillips tract, a distance of 123.02 feet to a point;
- THENCE: S 44°28'58" E, departing the southeast line of said Leverage Entrepreneurs tract, over and across said Phillips tract, a distance of 197.54 feet to a point on the southeast line of said Phillips tract and the northwest line of a tract described in deed to Larry and Robin Kapavik recorded in Volume 4428, Page 381 of said Official Public Records;
- THENCE: N 45°33'30" E, with the southeast line of said Phillips tract and the northwest line of said Kapavik tract, a distance of 45.89 feet to a point from which the east corner of said Phillips tract and the north corner of said Kapavik tract bears N 46°29'54" E, a distance of 2517.24 feet;
- THENCE: S 42°50'26" E, departing the southeast line of said Phillips tract, over and across said Kapavik tract, a distance of 269.00 feet to a point on the southeast line of said Kapavik tract and the northwest line of a tract described in deed to Carroll and Barbara Laborde recorded in Volume 1619, Page 458 of said Official Public Records, from which the northmost, east corner of said Kapavik tract bears N 43°12'47" E, a distance of 2417.51 feet;
- THENCE: S 44°41'24" W, with the southeast line of said Kapavik tract and the northwest line of said Laborde tract and a tract described in deed to Carroll and Barbara Laborde recorded in Volume 2204, Page 916 a distance of 255.59 feet to a point;
- THENCE: S 43°19'20" E, departing the southeast line of said Kapavik tract, over and across said Laborde tract, a distance of 170.50 feet to a point on the southeast line of said Laborde tract and the northwest line of a tract described as Tract 2 in deed to Michael and Cynthia Riggs recorded in Document No. 20199909343 of said Official Public Records (Riggs), from which the northmost, east corner of said Laborde tract bears N 46°40'40" E, a distance of 2596.10 feet;

THENCE: S 00°00'00" E, departing the southeast line of said Laborde tract, over and across said Tract 2 (Riggs), a distance of 530.85 feet to a point on the southeast line of said Riggs tract and the northwest line of Lot 1 of Haas Family Subdivision recorded in Volume 7, Pages 64-65 of said Map Records (Haas), from which the east corner of said Tract 2 (Riggs) bears N 45°24'00" E, a distance of 1280.68 feet;

THENCE: S 46°24'00" W, with the southeast line of said Tract 2 (Riggs) and the northwest line of said Lot 1 (Haas), a distance of 318.44 feet to a the south corner of said Tract 2 (Riggs) and the west corner of Tract 1 (Riggs), from which the south corner of said Tract 1 (Riggs) and the northmost, west corner of said Lot 1 (Haas) bears S 46°24'01" W, a distance of 366.42 feet;

THENCE: S 44°24'08" E, over and across said Lot 1 (Haas), a distance of 236.38 feet to a point on the southeast line of said Lot 1 (Haas) and the northwest line of Lot 2 (Haas);

THENCE: S 44°24'08" E, departing the southeast line of said Lot 1 (Haas), over and across said Lot 2 (Haas), a distance of 191.61 feet to a point on the southeast line of said Lot 2 (Haas) and the northwest line of a tract described in deed to Richard M. Kendrick, III recorded in Volume 2875, Page 726 of said Official Public Records, from which the north corner of said Kendrick tract bears N 46°24'00" E, a distance of 3613.67 feet;

THENCE: S 46°24'00" W, with the southeast line of said Lot 2 (Haas) and the northeast line of said Kendrick tract, a distance of 497.64 feet to a point;

THENCE: S 02°53'21" W, departing the southeast line of said Lot 2 (Haas), over and across said Kendrick tract, a distance of 1273.95 feet to a point on the southeast line of said Kendrick tract and the northwest line of a tract described as Tract 3 in deed to Vincent and Carolyn Armendia recorded in Volume 3043, Page 305 of said Official Public Records (Armendia), from which the northmost, southeast corner of said Tract 3 (Armendia) bears S 46°24'26" W, a distance of 554.72 feet;

THENCE: S 02°53'21" W, departing the southeast line of said Kendrick tract, over and across said Tract 3 (Armendia), a distance of 142.72 feet to the north corner of Lot 28 of Las Hadas Subdivision recorded in Volume 5, Page 234 of said Map Records (Las Hadas), on the southeast line of said Tract 3 (Armendia);

THENCE: With the southeast line of said Tract 3 (Armendia) and the northwest lines of Lot 28 through Lot 25 of said Las Hadas Subdivision, the following courses:

S 47°06'00" W, a distance of 413.23 feet to a point;

S 22°57'00" W, a distance of 6.15 feet to the west corner of said Lot 25 (Las Hadas), on the north line of Lot 24 (Las Hadas);

THENCE: With the north line of said Lot 24 (Las Hadas) and the south line of said Lot 25 (Las Hadas), the following courses:

S 87°26'39" E, a distance of 113.35 feet to a point;

S 70°43'08" E, a distance of 149.26 feet to the northeast corner of said Lot 24 (Las Hadas) and the southeast corner of said Lot 25 (Las Hadas) on the west right-of-way line of Rio Azul, a 30-foot public right-of-way dedicated in said Las Hadas Subdivision;

THENCE: With the common line of said Rio Azul and Lot 24 through Lot 22 of said Las Hadas Subdivision, the following courses:

S 60°06'58" W, a distance of 6.85 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 55°08'29", a chord bearing and distance of S 87°41'13" W, 23.14 feet, for an arc length of 24.06 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 45.00 feet, a central angle of 204°06'52", a chord bearing and distance of S 13°15'06" W, 88.01 feet, for an arc length of 160.31 feet to the northeast corner of said Lot 22 and the northwest corner of Lot 21 of said Las Hadas Subdivision;

THENCE: S 50°35'53" W, with the southeast line of said Lot 22 (Las Hadas) and the northwest line of said Lot 21 (Las Hadas), a distance of 207.52 feet to the south corner of said Lot 22 (Las Hadas), the west corner of said Lot 21 (Las Hadas), the east corner of Lot 12 (Las Hadas) and the north corner of Lot 13 of said Las Hadas Subdivision;

THENCE: S 73°17'19" E, with the north line of said Lot 13 (Las Hadas) and the south line of said Lot 21 (Las Hadas), a distance of 96.89 feet to the northeast corner of Lot 13 and the northwest corner of Lot 14 of said Las Hadas Subdivision, on the south line of said Lot 21;

THENCE: S 00°40'14" W, departing the south line of said Lot 21 (Las Hadas), with the east line of said Lot 13 (Las Hadas) and the west line of said Lot 14 (Las Hadas), a distance of 226.76 feet to the southeast corner of said Lot 13 (Las Hadas) and the southwest corner of said Lot 14 (Las Hadas), on the north line of Las Hadas, a 30-foot public right-of-way dedicated in said Las Hadas Subdivision;

THENCE: With the common line of said Las Hadas and Lot 13 through Lot 2 of said Las Hadas Subdivision, the following courses:

N 89°40'58" W, a distance of 79.96 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 100.00 feet, a central angle of 34°41'13", a chord bearing and distance of S 74°49'37" W, 59.62 feet, for an arc length of 60.54 feet to a point;

S 57°29'01" W, a distance of 39.86 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 115.00 feet, a central angle of 14°08'05", a chord bearing and distance of S 50°25'02" W, 28.30 feet, for an arc length of 28.37 feet to a point;

S 43°21'00" W, a distance of 117.12 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 185.00 feet, a central angle of 16°20'58", a chord bearing and distance of S 51°31'29" W, 52.61 feet, for an arc length of 52.79 feet to a point;

S 59°41'54" W, a distance of 207.34 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 85.00 feet, a central angle of 32°05'58", a chord bearing and distance of S 75°44'58" W, 47.00 feet, for an arc length of 47.62 feet to a point;

N 88°12'03" W, a distance of 21.50 feet to a point;

S 89°06'47" W, a distance of 44.48 feet to a point;

N 55°14'24" W, a distance of 20.34 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 55.00 feet, a central angle of 35°41'52", a chord bearing and distance of N 73°05'20" W, 33.72 feet, for an arc length of 34.27 feet to a point;

S 87°16'48" W, a distance of 16.92 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 66°23'19", a chord bearing and distance of N 67°20'33" W, 27.37 feet, for an arc length of 28.97 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 45.00 feet, a central angle of 243°49'59", a chord bearing and distance of S 34°28'07" W, 76.39 feet, for an arc length of 191.51 feet to the southeast corner of said Lot 2 (Las Hadas), on the north line of a tract described in deed to Hilton and Trevor Koebig recorded in Document number 2017025056 of said Official Public Records, from which the northeast corner of said Koebig tract bears S 88°12'03" E, a distance of 586.02 feet;

THENCE: N 88°16'58" W, with the south line of said Lot 2 (Las Hadas) and the north line of said Koebig tract, a distance of 215.35 feet to a point;

THENCE: S 08°51'02" W, departing the south line of said Lot 2 (Las Hadas), over and across said Koebig tract, a distance of 640.60 feet to a point on the south line of said Koebig tract and the north line of Lot 131 of Las Brisas Subdivision recorded in Volume 5, Page 45 of said Map Records (Las Brisas);

THENCE: S 87°03'34" E, with the south line of said Koebig tract and the north line of said Lot 131 (Las Brisas), a distance of 200.13 feet to the northeast corner of said Lot 131 (Las Brisas), on the west line of Paseo Del Rio, a 60-foot public right-of-way dedicated in said Las Brisas Subdivision;

THENCE: With the common line of said Paseo Del Rio and Lot 131 through Lot 94 of said Las Brisas Subdivision, the following courses:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 115°24'29", a chord bearing and distance of S 01°44'44" E, 84.53 feet, for an arc length of 100.71 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of $44^{\circ}25'11''$, a chord bearing and distance of $S\ 21^{\circ}35'25''\ E$, 15.12 feet, for an arc length of 15.51 feet to a point;

$S\ 00^{\circ}37'05''\ W$, a distance of 861.68 feet to a point;

$S\ 03^{\circ}36'21''\ W$, a distance of 116.71 feet to a point;

$S\ 06^{\circ}35'37''\ W$, a distance of 694.88 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 150.00 feet, a central angle of $158^{\circ}43'17''$, a chord bearing and distance of $S\ 74^{\circ}24'23''\ E$, 294.84 feet, for an arc length of 415.53 feet to the northwest corner of said Lot 94 and the southwest corner of Lot 93 of said Las Brisas Subdivision;

THENCE: $S\ 65^{\circ}18'52''\ E$, departing the east right-of-way line of said Paseo Del Rio, with the north line of said Lot 94 (Las Brisas) and the south line of said Lot 93 (Las Brisas), a distance of 201.16 feet to the northeast corner of said Lot 94 (Las Brisas) and the southeast corner of said Lot 93 (Las Brisas), on the west line of a tract described as Tract One in deed to Bonnie Bartels recorded in Document No. 2017030423 of said Official Public Records (Bartels);

THENCE: $N\ 08^{\circ}34'05''\ E$, with the west line of said Tract One (Bartels) and the east line of said Las Brisas Subdivision, a distance of 100.45 feet to a point, from which the northwest corner of said Tract One (Bartels) bears $N\ 08^{\circ}34'05''\ E$, a distance of 954.87 feet;

THENCE: $S\ 89^{\circ}51'58''\ E$, departing the west line of said Las Brisas Subdivision, over and across said Tract One (Bartels), a distance of 888.34 feet to a point on the east line of said Tract One (Bartels), at the southwest corner of Tract Two (Bartels) and a northwest corner of Tract Five (Bartels), from which the northwest corner of said Tract Two (Bartels) and the northeast corner of said Tract One (Bartels) bears $N\ 02^{\circ}38'22''\ W$, a distance of 925.11 feet;

THENCE: Departing the east line of said Tract One (Bartels), with the south line of said Tract Two (Bartels) and a north line of said Tract Five (Bartels), the following courses:

$N\ 89^{\circ}50'11''\ E$, a distance of 100.03 feet to a point;

N 76°03'56" E, a distance of 126.22 feet to a point;

N 47°40'10" E, a distance of 84.87 feet to the southeast corner of said Tract Two (Bartels), from which the northeast corner of said Tract Two (Bartels) and the northwest corner of said Tract Five (Bartels) bears N 02°39'58", a distance of 842.39 feet;

THENCE: S 68°28'43" E, over and across said Tract Five (Bartels), a distance of 55.46 feet to a point on the north line of Tract Three (Bartels) and a south line of said Tract Five (Bartels);

THENCE: S 85°22'12" E, with the north line of said Tract Three (Bartels) and a south line of said Tract Five (Bartels), a distance of 228.43 feet to a point;

THENCE: N 74°17'21" E, a distance of 48.15 feet to the northeast corner of said Tract Three (Bartels);

THENCE: N 74°57'22" E, with a south line of said Tract Five (Bartels), a distance of 517.35 feet to a point;

THENCE: Departing a south line of said Tract Five (Bartels), over and across said Tract Five (Bartels), northeasterly, along a non-tangent curve to the left, said curve having a radius of 156.94 feet, a central angle of 39°49'08", a chord bearing and distance of N 47°49'09" E, 106.88 feet, for an arc length of 109.07 feet to a corner of said Tract Five (Bartels) and the northwest corner of a tract described in deed to Wayne Brantley recorded in Volume 1583, Page 298 of said Official Public Records;

THENCE: With the west and south lines of said Brantley Tract and an east and north line of said Tract Five (Bartels), the following courses:

S 23°41'24" E, a distance of 53.77 feet to a point;

S 11°30'42" E, a distance of 50.11 feet to the southwest corner of said Brantley Tract;

N 90°00'00" E, a distance of 68.61 feet to the southeast corner of said Brantley Tract and the southmost, northeast corner of said Tract Five (Bartels), on the west line of Lot 51 of the A.J. Grebey Subdivision No. 2 recorded in Volume 2, Page 148 of said Map Records (Grebey) ;

THENCE: N 00°00'00" E, with the east line of said Lot 51 (Grebe), a distance of 226.59 feet to the northwest corner of said Lot 51 (Grebe);

THENCE: S 88°53'00" E, with the north line of said Lot 51 (Grebe), a distance of 152.20 feet to the northeast corner of said Lot 51 (Grebe);

THENCE: S 06°10'00" E, with the east line of said Lot 51 (Grebe), a distance of 171.44 feet to a point on the east line of said Lot 51 (Grebe) and the west line of Lake Drive, a 20-foot private road recorded in said A.J. Grebe Subdivision No. 2;

THENCE: N 62°06'00" E, departing the east line of said Lot 51 (Grebe), over and across said Lake Drive, a distance of 27.84 feet to the northwest corner of Lot 36 (Grebe);

THENCE: N 62°06'00" E, with the northwest lines of Lot 36 through Lot 42 (Grebe), a distance of 368.30 feet to the northeast corner of said Lot 42 (Grebe), on the southwest line of Avenue C, a 20-foot private road recorded in said A.J. Grebe Subdivision No. 2;

THENCE: S 27°20'57" E, with the northeast lines of said Lot 42 and Lot 49 (Grebe) and the southwest line of said Avenue C, a distance of 140.00 feet to the southeast corner of said Lot 49 (Grebe);

THENCE: N 63°00'00" E, over and across said Avenue C, a distance of 37.36 feet to a point on the east line of said A.J. Grebe Subdivision No. 2 and the southwest line of a tract described as Segment D in Apportionment Agreement recorded in Volume 1397, Page 620 of said Official Public Records;

THENCE: N 27°00'00" W, with the southwest line of said Segment D and the northeast line of said A.J. Grebe Subdivision No. 2, a distance of 193.30 feet to the northwest corner of said Segment D;

THENCE: N 61°58'56" E, with the northwest line of said Segment D, a distance of 29.94 feet to the south corner of Segment D1 described in said Apportionment Agreement;

THENCE: N 27°13'06" W, departing the northwest line of said Segment D, with the southwest lines of said Segment D1 and Segment E described in said Apportionment Agreement, a distance of 39.75 feet to the west corner of said Segment E and the south corner of Lot 7, Block 3 of Elm Grove Camp Subdivision recorded in Volume 1, Page 1 of said Map Records (Elm Grove Camp);

THENCE: N 27°13'06" W, with the southwest lines of said Lot 7 and Lot 8, Block 3 (Elm Grove Camp), a distance of 199.99 feet to the northwest corner of said Lot 8;

THENCE: N 62°31'41" E, with the northwest lines of Lots 8, 9, and 10, Block 3 (Elm Grove Camp), a distance of 150.03 feet to the northeast corner of said Lot 10 and the northwest corner of Lot 11 (Elm Grove Camp);

THENCE: S 27°56'22" E, with the southwest lines of Lot 11 and Lot 4, Block 3 (Elm Grove Camp), a distance of 220.88 feet to the southwest corner of said Lot 4;

THENCE: N 61°50'10" E, with the southeast line of said Lot 4, a distance of 50.04 feet to the southeast corner of said Lot 4;

THENCE: N 27°00'25" W, with the northeast lines of said Lot 4 and said Lot 11, a distance of 219.84 feet to the northeast corner of said Lot 11 and the northwest corner of Lot 12, Block 3 (Elm Grove Camp);

THENCE: N 62°59'35" E, with the northwest lines of Lot 12 through Lot 14, Block 3 (Elm Grove Camp), a distance of 146.38 feet to the northeast corner of said Lot 14;

THENCE: S 27°48'27" E, with the northeast lines of said Lot 14 and Lot 1, Block 3 (Elm Grove Camp), a distance of 241.52 feet to the southeast corner of said Lot 1, on the south right-of-way line of Lake Drive, a 40-foot right-of-way dedicated in said Elm Grove Camp Subdivision;

THENCE: N 62°59'35" E, with the south line of said Lake Drive, a distance of 761.28 feet to a point on the west line of a tract described in deed to Robert Fadal recorded in Volume 324, Page 208 of said Official Public Records;

THENCE: N 01°30'00" W, with the west line of said Fadal tract, a distance of 278.58 feet to the northwest corner of said Fadal tract;

THENCE: N 60°18'00" E, with the north line of said Fadal tract, a distance of 85.00 feet to the northeast corner of said Fadal tract and the northwest corner of a tract described in deed to Hugh Fadal recorded in Document No. 201899023617 of said Official Public Records;

THENCE: N 06°06'51" E, over and across a back channel of Lake McQueeney, a distance of 57.28 feet to the southeast corner of Lot 24 and the southwest corner of Lot 23 of River Springs Subdivision recorded in Volume 4, Page 80 of said Map Records (River Springs);

THENCE: With the west lines of said Lot 23 (River Springs) and the east lines of said Lot 24 (River Springs), the following courses:

N 01°06'00" W, a distance of 230.47 feet to a point;

N 45°28'00" E, a distance of 76.26 feet to the east corner of said Lot 24 (River Springs) and the north corner of said Lot 23 (River Springs), on the south right-of-way line of River Springs Drive, a 60-foot right-of-way dedicated in said River Springs Subdivision;

THENCE: With the south right-of-way line of said River Springs Drive and the north lines of Lot 23 through Lot 6 of said River Springs Subdivision and a Park Reserve dedicated in said River Springs Subdivision, the following courses:

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 60.35 feet, a central angle of 152°15'35", a chord bearing and distance of N 59°30'33" E, 117.18 feet, for an arc length of 160.38 feet to a point;

N 45°28'00" E, a distance of 153.12 feet to a point;

S 67°22'00" E, a distance of 252.59 feet to a point;

N 27°36'00" E, a distance of 245.86 feet to a point;

S 77°36'00" E, a distance of 358.09 feet to a point;

S 60°01'00" E, a distance of 434.70 feet to a point;

S 81°50'00" E, a distance of 109.05 feet to a point;

S 70°14'00" E, a distance of 236.12 feet to a point;

N 43°24'00" E, a distance of 292.44 feet to the northernmost, northeast corner of said Park Reserve and the northwest corner of Lot 5 of said River Springs Subdivision;

THENCE: S 04°20'00" W, with an east line of said Park Reserve and the west line of said Lot 5 (River Springs), a distance of 275.00 feet to the southwest corner of said Lot 5 (River Springs);

THENCE: N 43°58'00" E, with the northwest line of said Park Reserve and the southeast line of Lot 5 (River Springs), a distance of 253.67 feet to the east corner of said Lot 5 and the southwest corner of Lot 4 of said River Springs Subdivision;

THENCE: S 76°11'00" E, with the north line of said Park Reserve and the south lines of Lot 4 through Lot 2 of said River Springs Subdivision, a distance of 266.04 feet to the south corner of said Lot 2 (River Springs) and the east corner of said Park Reserve, on the northwest line of a tract described in deed to Ernie Phrampus recorded in Volume 4210, Page 1006 of said Official Public Records;

THENCE: N 46°08'52" E, with the northwest line of said Phrampus tract and the southeast line of said Lot 2, a distance of 261.11 feet to the northeast corner of said Lot 2 and the north corner of said Phrampus tract;

THENCE: With the east and north lines of said Phrampus tract, the following courses:

S 35°38'33" W, a distance of 418.56 feet to a point;

S 57°56'58" E, a distance of 44.23 feet to a point;

S 32°55'00" E, a distance of 123.41 feet to the east corner of said Phrampus tract and the north corner of a tract described in deed to Douglass and Diane Caffrey recorded in Volume 1030, Page 536 of said Official Public Records;

THENCE: S 32°24'04" E, with the northeast line of said Caffrey tract, a distance of 78.12 feet to the east corner of said Caffrey tract and the north corner of a tract described in deed to Charles and Yolanda Anderson recorded in Volume 1144, Page 822 of said Official Public Records;

THENCE: With the northeast line of said Anderson tract, the following courses:

S 32°04'51" E, a distance of 77.41 feet to a point;

S 32°19'24" E, a distance of 78.04 feet to the east corner of said Anderson tract and the north corner of a tract described in deed to Ralph and Elaine Mueller recorded in Volume 505, Page 238 of said Official Public Records;

THENCE: With the northeast line of said Mueller tract, the following courses:

S 32°13'00" E, a distance of 24.30 feet to a point;

S 27°08'00" E, a distance of 53.80 feet to the east corner of said Mueller tract and the north corner of a tract described in deed to Spencer and Valerie Chase recorded in Document No. 2015020135 of said Official Public Records;

THENCE: S 27°08'00" E, with the northeast line of said Chase tract, a distance of 78.44 feet to the east corner of said Chase tract and the north corner of a tract described in deed to Guy and Kelly Mullen recorded in Volume 1469, Page 567 of said Official Public Records;

THENCE: S 27°13'01" E, with the northeast line of said Chase tract, a distance of 77.98 feet to the east corner of said Chase tract and the north corner of a tract described in deed to Leonard Humble recorded in Volume 1333, Page 644 of said Official Public Records;

THENCE: S 22°06'03" E, with the northeast line of said Humble tract, a distance of 70.07 feet to the east corner of said Humble tract and the north corner of a tract described in deed to Steven and Nancy Bruington recorded in Volume 2161, Page 485 of said Official Public Records;

THENCE: S 22°07'37" E, with the northeast line of said Bruington tract, a distance of 80.00 feet to the east corner of said Bruington tract and the north corner of a tract described in deed to Randy and Karen Niedorf recorded in Volume 1544, Page 829 of said Official Public Records;

THENCE: With the northeast and north lines of said Niedorf tract, the following courses:

S 22°04'11" E, a distance of 59.74 feet to a point;

S 00°43'45" W, a distance of 50.18 feet to the southeast corner of said Niedorf tract and the northeast corner of a tract described in deed to Morgan and Michele Norris recorded in Document No. 201999010796 of said Official Public Records of Bexar County, Texas;

THENCE: S 01°07'09" W, with the east line of said Norris tract, a distance of 70.17 feet to the southeast corner of said Norris tract and the northeast corner of a tract described in deed to Jacob Wray recorded in Document No. 201899007275 of said Official Public Records;

THENCE: S 00°26'01" E, with the east line of said Wray tract, a distance of 40.69 feet to the southeast corner of said Wray tract and the northeast corner of a tract described in deed to Eileen Trautmann recorded in Volume 4125, Page 813 of said Official Public Records;

THENCE: S 02°48'48" W, with the east line of said Trautmann tract, a distance of 60.00 feet to the southeast corner of said Trautmann tract and the northeast corner of a tract described in deed to Alta Stark recorded in Document No. 2017012123 of said Official Public Records;

THENCE: S 01°57'30" E, with the east line of said Stark tract, a distance of 69.95 feet to the southeast corner of said Stark tract and the northeast corner of a tract described in deed to Chris and Lacey Gosch recorded in Volume 4233, Page 880 of said Official Public Records;

THENCE: S 04°40'23" E, with the east line of said Gosch tract, a distance of 59.98 feet to the southeast corner of said Gosch tract, the northeast corner of a tract described as Tract One and the northwest corner of a tract described as Tract Two in deed to Mark and Jo Ann Machaud recorded in Volume 1873, Page 1 of said Official Public Records (Machaud);

THENCE: N 61°59'03" E, with the northwest line of said Tract Two (Machaud), a distance of 33.09 feet to the northeast corner of said Tract Two (Machaud) and a northwest corner of a tract described in deed to McQueeney Ranch, LLC recorded in Volume 3078, Page 211 of said Official Public Records, from which the eastmost, north corner of said McQueeney Ranch tract bears N 60°42'08" E, a distance of 1242.55 feet, S 24°28'36" E, a distance of 299.77 feet, and N 60°30'06" E, a distance of 429.80 feet;

THENCE: S 23°33'38" E, departing the northwest line of said McQueeney Ranch tract, over and across said McQueeney Ranch tract, a distance of 275.06 feet to a point at a reentrant corner of said McQueeney Ranch tract;

THENCE: S 64°40'12" W, with a northwest line of said McQueeney Ranch tract, a distance of 152.16 feet to a corner of said McQueeney Ranch tract and the northeast corner of a tract described in deed to Robert and Mary Worth recorded in Volume 1389, Page 278 of said Official Public Records;

THENCE: S 15°58'55" E, with the east line of said Worth tract and the west line of said McQueeney Ranch tract, a distance of 190.88 feet to the southeast corner of said Worth tract;

THENCE: S 00°32'00" E, over and across said McQueeney Ranch tract, a distance of 487.14 feet to a point on the south line of said McQueeney Ranch tract and the north line of a tract described in deed to George and Shirley Rehfeld recorded in Volume 643, Page 426 of said Official Public Records, from which the northeast corner of said Rehfeld tract bears S 89°58'31" E, a distance of 2307.36 feet;

THENCE: S 00°32'00" E, departing the south line of said McQueeney Ranch tract, over and across said Rehfeld tract, a distance of 983.39 feet to a point on the south line of said Rehfeld tract and the north line of a tract described in deed to Richard Kendrick, III recorded in Document No. 2016007493 of said Official Public Records;

THENCE: N 89°28'00" E, with the south line of said Rehfeld tract and the north line of said Kendrick tract, a distance of 47.74 feet to a point from which the northmost, northeast corner of said Kendrick tract bears N 89°26'04", a distance of 613.63 feet;

THENCE: Departing the south line of said Rehfeld tract, over and across said Kendrick tract, the following courses:

S 00°53'54" E, a distance of 475.26 feet to a point;

S 88°42'00" W, a distance of 175.58 feet to a point on the west line of said Kendrick tract;

THENCE: With the west line of said Kendrick tract, the following bearings and distances:

S 10°03'00" E, a distance of 72.68 feet to a point;

S 00°16'02" W, a distance of 3.35 feet to a southwest corner of said Kendrick tract and the northwest corner of a tract described in deed to Jarvisfive, LP recorded in Document No. 2016012369 of said Official Public Records;

THENCE: N 89°15'00" W, with the north line of said Jarvisfive tract, a distance of 30.55 feet to the northeast corner of said Jarvisfive tract, the southeast corner of a tract described in deed to Barrett Harrison recorded in Volume 1440, Page 138 of said Official Public Records and the northeast corner of a tract described in deed to Keith and Grace Cartwright recorded in Volume 2902, Page 214 of said Official Public Records;

THENCE: S 01°33'21" W, with the east line of said Cartwright tract and the west line of said Jarvisfive tract, a distance of 74.52 feet to the southeast corner of said Cartwright tract and the northeast corner of a tract described in deed to James and Nancy Davis recorded in Volume 4085, Page 984 of said Official Public Records;

THENCE: S 01°26'05" W, with the east line of said Davis tract, continuing with the west line of said Jarvisfive tract, a distance of 74.87 feet to the southeast corner of said Davis tract and the northeast corner of a tract described in deed to James and Nancy Davis recorded in Document No. 2016015969 of said Official Public Records;

THENCE: S 01°57'27" E, with the east line of said Davis tract, continuing with the west line of said Jarvisfive tract, a distance of 75.93 feet to the southeast corner of said Davis tract and the northeast corner of a tract described in deed to Antonio Flores, Jr. recorded in Volume 999, Page 203 of said Official Public Records;

THENCE: S 01°26'02" W, with the east line of said Flores tract, continuing with the west line of said Jarvisfive tract, a distance of 75.11 feet to the southeast corner of said Flores tract and the northeast corner of a tract described in deed to Glenna Japhet recorded in Volume 1116, Page 396 of said Official Public Records ;

THENCE: S 01°19'28" W, with the east line of said Japhet tract and the west line of said Jarvisfive tract, a distance of 74.58 feet to the southeast corner of said Japhet tract and the southwest corner of said Jarvisfive tract, on the north right-of-way line of Laguna Vista, a variable width public right-of-way;

THENCE: S 06°42'42" W, departing the south line of said Japhet tract, over and across said Laguna Vista, a distance of 66.13 feet to the northmost, northwest corner of a tract described in deed to Danny Heard recorded in Document No. 2015025810 of said Official Public Records, on the south right-of-way line of said Laguna Vista;

THENCE: N 88°49'00" E, with the north line of said Heard tract, a distance of 148.90 feet to the northeast corner of said Heard tract on the west bank of Laguna Encantada, a back canal of the Guadalupe River;

THENCE: S 86°32'38" E, over and across said Laguna Encantada, a distance of 83.94 feet to the northwest corner of a tract described in deed to Belinda Shuler recorded in Volume 2167, Page 447 of said Official Public Records, on the east bank of the Laguna Encantada;

THENCE: With the north line of said Shuler tract, the following bearings and distances:

N 88°52'25" E, a distance of 9.00 feet to a point;

N 87°56'00" E, a distance of 66.80 feet to a point;

N 83°29'00" E, a distance of 29.20 feet to a point;

Southeasterly, along a curve to the left, said curve having a radius of 40.00 feet, a central angle of 22°20'36", a chord bearing and distance of S 80°14'00" E, 15.50 feet, for an arc length of 15.60 feet to the northeast corner of said Shuler tract, on the east right-of-way line of Laguna Vista Drive, a variable width right-of-way;

THENCE: S 03°54'00" W, with the east line of said Shuler tract, a distance of 107.60 feet to the southeast corner of said Shuler tract and the northeast corner of a tract described in deed to Fernando and Diane Martinez recorded in Document No. 2016008735 of said Official Public Records;

THENCE: S 04°17'50" W, with the east line of said Martinez tract, a distance of 70.00 feet to the southeast corner of said Martinez tract and the northeast corner of a tract described in deed to Joel and Sue Rogers recorded in Volume 2720, Page 643 of said Official Public Records;

THENCE: S 03°54'00" W, with the east line of said Rogers tract, a distance of 70.67 feet to the southeast corner of said Rogers tract and the northeast corner of a tract described in deed to Dan and Oma Dee Heard recorded in Document No. 2016010201 of said Official Public Records;

THENCE: S 03°54'12" W, with the east line of said Heard tract, a distance of 70.01 feet to the southeast corner of said Heard tract and the northeast corner of a tract described in deed to Steven and Linda Conn recorded in Volume 2434, Page 598 of said Official Public Records;

THENCE: S 03°54'00" W, with the east line of said Conn tract, a distance of 70.10 feet to the southeast corner of said Conn tract and the northeast corner of a tract described in deed to William Christie, III recorded in Volume 1019, Page 247 of said Official Public Records;

THENCE: With the east line of said Christie tract, the following bearings and distances:

S 03°53'48" W, a distance of 70.03 feet to a point;

S 03°54'00" W, a distance of 70.00 feet to the southeast corner of said Christie tract and the northeast corner of a tract described in deed to David Mueller;

THENCE: S 05°32'00" W, with the east line of said Mueller tract, a distance of 70.00 feet to the southeast corner of said Mueller tract and the northeast corner of a tract described in deed to Ronald and Sherrie Cox recorded in Volume 2745, Page 302 of said Official Public Records;

THENCE: S 05°32'06" W, with the east line of said Cox tract, a distance of 80.08 feet to the southeast corner of said Cox tract and the northeast corner of a tract described in deed to Kyle and Judy Wilson recorded in Volume 1537, Page 629 of said Official Public Records;

THENCE: S 04°45'46" W, with the east line of said Wilson tract, a distance of 106.43 feet to the southeast corner of said Wilson tract, on the north line of a tract referred to as an unrecorded drain in Volume 1537, Page 629 of said Official Public Records;

THENCE: N 68°57'00" W, with the south line of said Wilson tract and the north line of said drain, a distance of 26.26 feet to a point;

THENCE: S 21°03'00" W, departing the south line of said Wilson tract, over and across said drain, a distance of 25.31 feet to the northeast corner of a tract described as Tract Two in deed to Susan and Edgar Mitchell recorded in Volume 1408, Page 158 of said Official Public Records (Mitchell);

THENCE: S 20°14'00" W, with the east line of said Tract Two (Mitchell), a distance of 80.00 feet to the southeast corner of said Tract Two (Mitchell) and the northeast corner of Tract One (Mitchell);

THENCE: S 20°13'42" W, with the east line of said Tract One (Mitchell), a distance of 35.01 feet to the southeast corner of said Tract One and the northeast corner of a called 0.06 of an acre tract described in deed to Susan and Edgar Mitchell recorded in Volume 1500, Page 728 of said Official Public Records;

THENCE: S 22°17'52" W, with the east line of said called 0.06 acre Mitchell tract, a distance of 19.99 feet to the southeast corner of said called 0.06 acre Mitchell tract and the northeast corner of a tract described in deed to Robert and Kathleen Wood recorded in Document No. 201899010918 of said Official Public Records;

THENCE: S 22°14'44" W, with the east line of said Wood tract, a distance of 108.04 feet to the southeast corner of said Wood tract and the northeast corner of a tract described as Tract Two in deed to Jerry and Sharon Turner recorded in Document No. 2014017515 of said Official Public Records Turner);

THENCE: S 22°19'53" W, with the east line of said Tract Two (Turner), a distance of 99.64 feet to the southeast corner of said Tract Two (Turner) and the northeast corner of Tract Three (Turner);

THENCE: S 22°19'45" W, with the east line of said Tract Three (Turner), a distance of 65.39 feet to the southeast corner of said Tract Three (Turner);

THENCE: N 73°24'11" W, with the north line of said Tract Three (Turner), a distance of 16.75 feet to the southwest corner of said Tract Three (Turner), the southeast corner of Tract One (Turner), and the northeast corner of a tract described in deed to John Ewald recorded in Document No. 2017020403 of said Official Public Records;

THENCE: With the east line of said Ewald tract, the following courses:

S 24°08'23" W, a distance of 20.12 feet to a point;

S 03°26'00" W, a distance of 115.87 feet to the southeast corner of said Ewald tract, on the north line of Lot 6 of Cypress Hill Subdivision recorded in Volume 6, Page 723 of the Map Records of Guadalupe County, Texas (Cypress Hill);

THENCE: S 78°18'49" E, with the north line of said Lot 6 (Cypress Hill), a distance of 94.09 feet to the northeast corner of said Lot 6 (Cypress Hill), on the west right-of-way line of El Charro Drive, also called Laguna Vista, a variable width right-of-way dedicated in said Cypress Hill Subdivision;

THENCE: With the east and northeast lines of Lot 6 through Lot 1 of said Cypress Hill Subdivision and the west and southwest right-of-way line of said El Charro Drive, the following courses:

S 01°20'15" W, a distance of 3.07 feet to a point;

S 06°08'24" E, a distance of 66.33 feet to a point;

S 08°49'41" E, a distance of 43.85 feet to a point;

S 12°06'57" E, a distance of 71.64 feet to a point;

S 12°33'22" E, a distance of 46.00 feet to a point;

S 17°10'44" E, a distance of 56.15 feet to a point;

S 35°50'44" E, a distance of 82.55 feet to a point;

S 51°03'42" E, a distance of 88.42 feet to a point;

S 52°19'09" E, a distance of 142.52 feet to the southeast corner of said Lot 1 (Cypress Hill), on the north line of Lake Ridge Subdivision recorded in Volume 4, Page 133 of said Map Records (Lake Ridge);

THENCE: With the south line of said Lot 1 (Cypress Hill) and the north line of said Lake Ridge Subdivision, the following courses:

N 89°50'08" W, a distance of 162.19 feet to a point;

N 89°44'05" W, a distance of 117.94 feet to a point;

S 85°15'38" W, a distance of 2.07 feet to a point;

N 77°03'51" W, a distance of 4.90 feet to a point;

S 87°45'42" W, a distance of 22.66 feet to a point;

N 89°24'38" W, a distance of 71.08 feet to a point;

N 89°34'31" W, a distance of 90.70 feet to a point;

THENCE: S 07°01'36" E, departing the south line of Lot 1 of said Cypress Hill Subdivision, over and across a boat ramp described in said Lake Ridge Subdivision, a distance of 20.85 feet to the northeast corner of Lot 1 of said Lake Ridge Subdivision;

THENCE: S 07°01'36" E, with the east line of said Lot 1 of Lake Ridge Subdivision, a distance of 98.17 feet to the east corner of said Lot 1 (Lake Ridge) on the northwest right-of-way line of Lake Ridge Drive, a 60-foot right-of-way dedicated in said Lake Ridge Subdivision;

THENCE: With the northwest right-of-way lines of said Lake Ridge Drive, and the southeast lines of Lot 1 through Lot 48 of said Lake Ridge Subdivision, the following courses:

S 23°12'56" W, a distance of 42.00 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 680.47 feet, a central angle of 10°32'25", a chord bearing and distance of S 17°56'44" W, 125.00 feet, for an arc length of 125.18 feet to a point;

S 12°40'30" W, a distance of 410.94 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 864.43 feet, a central angle of 07°40'32", a chord bearing and distance of S 16°30'46" W, 115.72 feet, for an arc length of 115.80 feet to a point;

S 20°21'02" W, a distance of 206.37 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 409.40 feet, a central angle of 15°33'04", a chord bearing and distance of S 28°07'34" W, 110.78 feet, for an arc length of 111.12 feet to a point;

S 35°54'07" W, a distance of 282.46 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 826.30 feet, a central angle of 08°37'05", a chord bearing and distance of S 31°35'35" W, 124.17 feet, for an arc length of 124.29 feet to a point;

S 27°17'01" W, a distance of 576.70 feet to a point;

S 27°17'01" W, a distance of 337.34 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 332.57 feet, a central angle of $18^{\circ}47'34''$, a chord bearing and distance of $S\ 36^{\circ}40'48''\ W$, 108.59 feet, for an arc length of 109.08 feet to a point;

$S\ 46^{\circ}04'35''\ W$, a distance of 388.15 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 417.96 feet, a central angle of $15^{\circ}15'27''$, a chord bearing and distance of $S\ 53^{\circ}42'19''\ W$, 110.97 feet, for an arc length of 111.30 feet to a point;

$S\ 61^{\circ}20'02''\ W$, a distance of 339.21 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 162.65 feet, a central angle of $29^{\circ}05'58''$, a chord bearing and distance of $S\ 75^{\circ}53'01''\ W$, 81.72 feet, for an arc length of 82.60 feet to a point;

$N\ 89^{\circ}34'00''\ W$, a distance of 46.87 feet to a point;

$N\ 75^{\circ}19'02''\ W$, a distance of 88.52 feet to a point;

$N\ 88^{\circ}24'00''\ W$, a distance of 51.88 feet to a point on the south line of said Lot 48 (Lake Ridge) for the beginning of a cul-de-sac;

THENCE: With the common lines of said Lake Ridge Drive and Lot 48, Lot 49, and a drainage easement dedicated in said Lake Ridge Subdivision, along a non-tangent curve to the left, said curve having a radius of 49.90 feet, a central angle of $284^{\circ}16'51''$, a chord bearing and distance of $S\ 01^{\circ}35'11''\ W$, 61.26 feet, for an arc length of 247.61 feet to a point on the south right-of-way line of said Lake Ridge Drive and the north line of said drainage easement (Lake Ridge);

THENCE: With the south right-of-way line of said Lake Ridge Drive and the north line of said drainage easement (Lake Ridge), the following courses:

$N\ 90^{\circ}00'00''\ E$, a distance of 45.00 feet to a point;

$S\ 72^{\circ}02'00''\ E$, a distance of 38.10 feet to a point;

$S\ 75^{\circ}38'19''\ E$, a distance of 29.50 feet to a point on the south line of said Lake Ridge Subdivision and the north line of a tract described as Tract 8 in deed to Kenneth Kurtz, II recorded in Document No. 201999008737 of said Official Public Records (Kurtz);

- THENCE: S 59°15'43" W, departing the south line of said Lake Ridge Subdivision, over and across said Tract 8 (Kurtz), a distance of 879.15 feet to the southeast corner of a tract described in deed to Carroll and Janet Fries recorded in Volume 1150, Page 881 of said Official Public Records from which the northwest corner of said Tract 8 (Kurtz) bears N 13°51'09 W, a distance of 403.61 feet;
- THENCE: S 63°13'00" W, with the southeast line of said Fries tract and the northwest line of said Tract 8 (Kurtz), a distance of 149.30 feet to the southwest corner of said Fries tract;
- THENCE: N 14°41'47" W, with the southwest line of said Fries tract and a northeast line of said Tract 8 (Kurtz), a distance of 113.35 feet to the northwest corner of said Fries tract and the southeast corner of a tract described in deed to KBG Land & Investments, LLC recorded in Document No. 2015009632 of said Official Public Records;
- THENCE: S 61°43'34" W, with the southeast line of said KBG Land & Investments tract, a distance of 240.53 feet to the southwest corner of said KBG Land & Investments tract and the southeast corner of Lot 2 of Eileen's Place Subdivision Recorded in Volume 6, Page 381 of said Map Records (Eileen's Place);
- THENCE: S 54°45'21" W, with the southeast line of said Lot 2 (Eileen's Place), a distance of 45.21 feet to the southwest corner of said Lot 2 (Eileen's Place) and the southeast corner of Lot 1 of said Eileen's Place Subdivision;
- THENCE: S 62°50'19" W, with the southeast line of said Lot 1 (Eileen's Place), a distance of 155.74 feet to the southwest corner of said Lot 1 (Eileen's Place) and the southeast corner of a tract described in deed to James and Sarah Caruth recorded in Document No. 2017023967 of said Official Public Records;
- THENCE: S 60°33'06" W, with the southeast line of said Caruth tract, a distance of 40.06 feet to the southwest corner of said Caruth tract, on the northeast line of a tract described in deed to Mark and Linda Williams recorded in Volume 666, Page 318 of said Official Public Records ;
- THENCE: With the northeast and southeast lines of said Williams tract, the following courses:
- S 20°22'00" E, a distance of 78.79 feet to a point;

S 45°45'00" W, a distance of 66.30 feet to the south corner of said Williams tract and the southeast corner of a tract described in deed to Mark Williams recorded in Volume 749, Page 1186 of said Official Public Records;

THENCE: S 61°56'31" W, with the southeast line of said Williams tract, a distance of 38.58 feet to the southwest corner of said Williams tract and the southeast corner of a tract described in deed to Texas KDB Holdings, LLC recorded in Volume 4261, Page 222 of said Official Public Records;

THENCE: S 64°00'00" W, with the southeast line of said Texas KDB Holdings tract, a distance of 100.00 feet to the southwest corner of said Texas KDB Holdings tract and the southeast corner of a tract described in deed to P 7 Properties, LLC recorded in Document No. 2017006814 of said Official Public Records;

THENCE: S 62°34'24" W, with the southeast line of said P 7 Properties tract, a distance of 104.31 feet to the southwest corner of said P 7 Properties tract and the southeast corner of a tract described in deed to Hank and Rosalind Williams recorded in Volume 4227, Page 522 of said Official Public Records;

THENCE: S 64°59'28" W, with the southeast line of said Williams tract, a distance of 51.98 feet to the southwest corner of said Williams tract and the southeast corner of a tract described in deed to Douglas and Rebecca Smock recorded in Volume 4270, Page 401 of said Official Public Records;

THENCE: S 63°37'28" W, with the southeast line of said Smock tract, a distance of 54.95 feet to the southwest corner of said Smock tract and the southeast corner of a tract described in deed to Alan Feinsilver recorded in Volume 2860, Page 316 of said Official Public Records;

THENCE: S 64°04'03" W, with the southeast line of said Feinsilver tract, a distance of 94.96 feet to the southwest corner of said Feinsilver tract and the southeast corner of a tract described in deed to Isle of View, LLC recorded in Volume 4194, Page 1 of said Official Public Records;

THENCE: S 64°22'09" W, with the southeast line of said Isle of View tract, a distance of 101.21 feet to the southwest corner of said Isle of View tract and the southeast corner of a tract described as a 0.467 acre tract in deed to James Schaefer and Shawn Dial recorded in Volume 2052, Page 339 of said Official Public Records;

THENCE: S 66°06'23" W, with the southeast line of said 0.467 acre tract, a distance of 69.61 feet to the southwest corner of said 0.467 acre tract and the southeast corner of a tract described as a 0.469 acre tract in deed to James Schaefer and Shawn Dial recorded in Volume 2052, Page 339 of said Official Public Records;

THENCE: S 66°06'23" W, with the southeast line of said 0.469 acre tract, a distance of 69.62 feet to the southwest corner of said 0.469 acre tract and the southeast corner of a tract described in deed to Lemuel and Kelly Allen recorded in Volume 4278, Page 193 of said Official Public Records;

THENCE: S 66°02'26" W, with the southeast line of said Allen tract, a distance of 50.00 feet to the southwest corner of said Allen tract and the southeast corner of a tract described in deed to Trevor and Karen Turbidy recorded in Volume 2471, Page 393 of said Official Public Records;

THENCE: With the southeast and south lines of said Turbidy tract, the following courses;

S 66°10'21" W, a distance of 110.74 feet to a point;

S 84°53'45" W, a distance of 20.00 feet to the southwest corner of said Turbidy tract, on the east right-of-way line of Isle of View, a variable width public right-of-way;

THENCE: S 70°25'32" W, over and across said Isle of View, a distance of 11.64 feet to the east corner of a tract described in deed to Darrin and Kristina Bostow recorded in Document No. 201999001639 of said Official Public Records;

THENCE: S 03°47'20" E, with the east line of said Bostow tract, a distance of 177.34 feet to the southeast corner of said Bostow tract on the north line of a called 70.75 acre tract described in deed to GBRA recorded in Volume 356, Page 166 of said Official Public Records (see description in Volume 91, Page 630 of said Official Public Records);

THENCE: N 65°40'00" E, with a north line of said called 70.75 acre GBRA tract, a distance of 635.70 feet to a northeast corner of said called 70.75 acre GBRA tract;

THENCE: S 26°10'00" E, with an east line of said called 70.75 acre GBRA tract, a distance of 200.00 feet to an east corner of said called 70.75 acre GBRA tract;

THENCE: S 63°40'00" W, with a southeast line of said called 70.75 acre GBRA tract, a distance of 791.40 feet to a reentrant corner of said called 70.75 acre GBRA tract and a north corner of a tract described as tract 6 in deed to Kenneth Kurtz II recorded in Document No. 201999008737 of said Official Public Records (Kurtz);

THENCE: S 18°03'23" W, with a southeast line of said called 70.75 acre GBRA tract and the northeast line of said Tract 6 (Kurtz), a distance of 179.59 feet to the west corner of said Tract 6 (Kurtz), on the southeast line of said called 70.75 acre GBRA tract, on the west line of the Guadalupe River;

THENCE: S 22°54'21" W, over and across the Guadalupe River, a distance of 372.59 feet to the northeast corner of said 3.35 acre GBRA tract;

THENCE: S 66°10'00" W, with a southeast line of said 3.35 acre GBRA tract, a distance of 128.72 feet to the northwest corner of said Lot 1 of McQueeney Camp Subdivision and the north corner of said 0.42 acre GBRA tract, on the north line of the Guadalupe River;

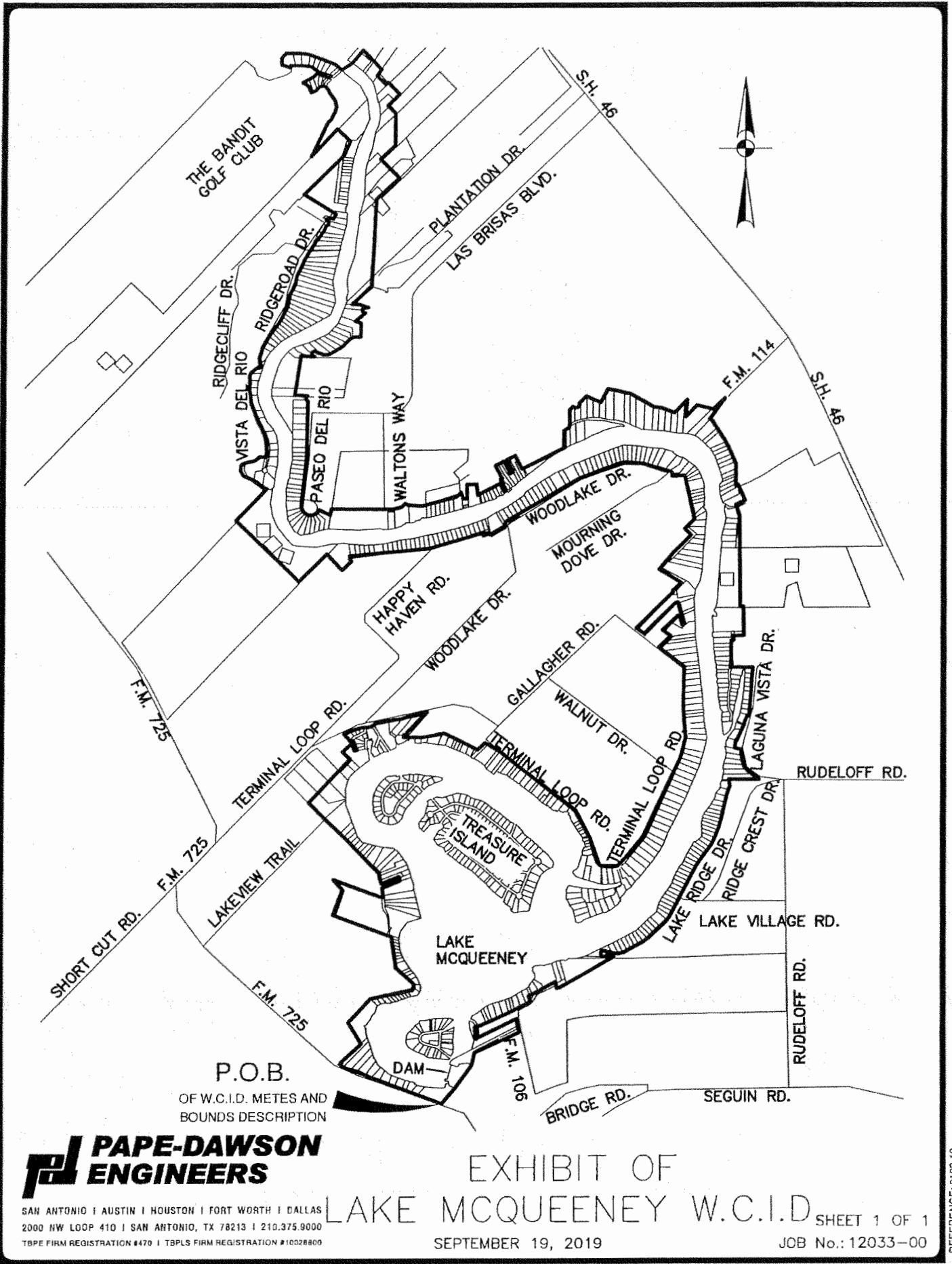
THENCE: S 45°10'13" W, departing the north line of the Guadalupe River, with the northwest lines of said Lot 1 of McQueeney Camp Subdivision and the southeast lines of said 0.42 acre GBRA tract, a distance of 132.20 feet to a point;

THENCE: S 39°55'31" W, a distance of 203.91 feet to the POINT OF BEGINNING and containing 911.041 acres in Guadalupe County, Texas.

This document was prepared under 22TAC663.21, 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.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 19, 2019
JOB NO. 12033-00
DOC. ID. N:\Survey\19\19-9100\9192-19\Word\12033-01 FN_911.041 AC.docx





P.O.B.
OF W.C.I.D. METES AND
BOUNDS DESCRIPTION

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

EXHIBIT OF
LAKE MCQUEENEY W.C.I.D.

SEPTEMBER 19, 2019

SHEET 1 OF 1
JOB No.: 12033-00

REFERENCE: S192-19

Exhibit B

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the Lake McQueeney Water Control and Improvement District No. 1 (the "District"). The District has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. The District has not yet levied a tax and the most recent projected rate of tax, as of this date, is between \$0.20 and \$0.35 on each \$100 of assessed valuation.

The District is located in whole or in part in the extraterritorial jurisdictions of the cities of New Braunfels and Seguin (the "Cities"). By law, the District may be annexed by either of the Cities without the consent of the District if the Cities comply with the requirements of Chapter 43, Texas Local Government Code, as amended, which may include voter approval. When a District is annexed, the District is dissolved.

The District is also located in part in the corporate boundaries of the City of Seguin (the "City"). The taxpayers of the district are subject to the taxes imposed by the City and by the District until the District is dissolved. By law, a District located within the corporate boundaries of a city may be dissolved by municipal ordinance without the consent of the District or the voters of the District.

The purpose of this District is to provide (i) the improvement of rivers, creeks, and streams to prevent overflows, to permit navigation or irrigation; (ii) the construction, improvement, and maintenance of pools, lakes, reservoirs, dams, canals, and waterways for irrigation, drainage, or navigation; (iii) the control, storage, preservation, and distribution of its water and floodwater and the water of its rivers and streams for irrigation, power; (iv) the reclamation, drainage, conservation, and development of its forests, water, and hydroelectric power; (v) the navigation of its coastal and inland water; (vi) the control, abatement, and change of any shortage or harmful excess of water; (vii) the protection, preservation, and restoration of the purity and sanitary condition of water within the state; and (viii) the preservation and conservation of all natural resources of the State benefitting the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District and/or another governmental entity. The legal description of the property you are acquiring is as follows:

[description of property]

SELLER:

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

(Date)

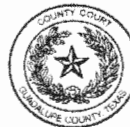
Signature of Purchaser

[ADD APPROPRIATE ACKNOWLEDGMENTS]

AFTER RECORDING, return to: _____.

202099012196

I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
05/20/2020 10:31:43 AM PAGES: 60 DARLENE
TERESA KIEL, COUNTY CLERK



Teresa Kiel