

METES AND BOUNDS DESCRIPTION
FOR THE POLITICAL BOUNDARY SURVEY OF
MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT
CONTAINING 1814 ACRES OF LAND

Being a Political Boundary Description for a total area of 1814 acres of land in Guadalupe, Texas. Said boundary being more particularly described as follows:

BEGINNING at a 1/2" Iron pin found with a plastic cap stamped (Tri County), in the West Right-of-Way of F.M . Highway No. 466 (Capote Road), for Northeast corner a tract of land called 130 acres, conveyed to Carleton Starcke, recorded in Volume 776 Page 760, for the Northeast corner and Point of Beginning of this herein described 1814-acre tract of land.

THENCE along the West Right-of-Way line of said F.M Highway 466, the following two calls:

- 1.) With the East line of said 130 acre tract, South 18°14'11" East, a distance of 853.21 feet to a 1/2" Iron Pin Found at the Southeast corner of the said 130-acre tract of land and the Northeast corner of a tract called 129.216 acres, conveyed to McQueeney Point Partners, Recorded in Document No. 2015002160, for a corner of this tract;
- 2.) With the East line of said 129.216 acre tract, South 18°18'31" East, a distance of 860.59 feet to a point for the Southeast corner of said 129.216 acre tract;

THENCE departing FM 466, with the South line of said 129.216 acre tract, South 75°13'36" West, a distance of 2302.22 feet to a point for the Northeast corner of a called 5.44 acre tract conveyed to McQueeney Point Partners, recorded in Document No. 202199036792 of the Official Public Records of Guadalupe County, Texas;

THENCE with the East line of said 5.44 acre tract, South 05°38'09" East, a distance of 682.47 feet to a point in the North line of Buerger Lane for the Southeast corner of said 5.44 acre tract;

THENCE with the North and West right of way lines of Buerger Lane, along the following tracts a-v:

- a. Said 5.44 acre tract,
- b. A called 2.88 acre tract, recorded in Volume 2061, Page 497 of the Guadalupe County Deed Records;
- c. Lot 1, Bender Subdivision Phase 2, recorded in Volume 4, Page 445 of the Guadalupe County Map Records;
- d. Lot 2, Bender Subdivision Phase 2, recorded in Volume 4, Page 445 of the Guadalupe County Map Records;
- e. Lot 1, Bender Subdivision, Phase 2 , recorded in Volume 6, Page 546 of the Guadalupe County Map Records;
- f. Lot 2B, Bender Subdivision, Phase II, recorded in Volume 7, Page 724 of the Guadalupe County Map Records;
- g. Lot 2A, Bender Subdivision, Phase II, recorded in Volume 7, Page 724 of the Guadalupe County Map Records;

- h. A called 0.38 of an acre tract, conveyed to Alvarado & Arthur Malone, recorded in Document NO. 20219902158 of the Official Public Records of Guadalupe County, Texas;
- i. A called 0.698 of an acre tract, conveyed to Rusty and Madelyn Uresti, recorded in Document No. 202299000059 of the Official Public Records of Guadalupe County, Texas;
- j. A parcel identified as 0.2830 of an acre, Guadalupe Parcel ID No. 59376;
- k. A called 0.41 of an acre tract, conveyed to Robert & Nora Nelson, recorded in Document No. 2015006530 of the Official Public Records of Guadalupe County, Texas;
- l. A called 0.448 of an acre tract, conveyed to Patricia McNulty, recorded in Volume 2341, Page 852 of the Guadalupe County Deed Records;
- m. A called 0.446 of an acre tract, conveyed to Darrell & Eilen Thedford, recorded in Volume 2306, Page 651 of the Guadalupe County Deed Records;
- n. A called 0.34 of an acre tract, conveyed to Carol and Sean Ramsey, recorded in Document No. 2018990197343 of the Official Public Records of Guadalupe County, Texas;
- o. A called 0.35 of an acre tract, conveyed to Ryan and Laura Wooley, recorded in Document No. 202199026784 of the Official Public Records of Guadalupe County, Texas;
- p. A called 0.738 of an acre tract, conveyed to Ryan and Laura Wooley, recorded in Document No. 2017024088 of the Official Public Records of Guadalupe County, Texas;
- q. A parcel identified as 0.78 of an acre, Guadalupe County Parcel No. 153941;
- r. A parcel identified as 0.786 of an acre, Guadalupe County Parcel No. 59449;
- s. A called 0.804 of an acre tract, conveyed to Matthew and Denise Skies, recorded in Document No. 202099027895 of the Official Public Records of Guadalupe County, Texas;
- t. A called 0.819 of an acre tract, conveyed to Jonathan Levy, et al, recorded in Volume 3133, Page 340 of the Guadalupe County Deed Records;
- u. A called 2.51 ac re tract, recorded in Volume 426, Page 623 of the Guadalupe County Deed Records;
- v. A called 0.832 of an acre tract conveyed to Jack N Walker, Jr., et vir, recorded in Volume 1598, Page 814, Guadalupe County Deed Records;

the following 8 calls:

- 1.) South 76°15'25" West, a distance of 187.23 feet to a point;
- 2.) South 30°20'16" West, a distance of 275.86 feet to a point;
- 3.) South 28°16'39" West, a distance of 463.14 feet to a point;
- 4.) South 30°30'34" West, a distance of 220.13 feet to a point;
- 5.) South 08°02'32" West, a distance of 194.84 feet to a point;
- 6.) South 06°22'23" West, a distance of 1187.83 feet to a point;
- 7.) South 00°55'00" East, a distance of 98.85 feet to a point;
- 8.) South 11°27'55" East, a distance of 100.17 feet to a point in the East line of said 0.832 of an acre trat at the Southwest corner of Buerger Lane;

THENCE with the end of the public portion Buerger Lane, South 71°47'31" East, a distance of 37.95 feet to a point on the Eastern side of Buerger Lane, for a Western Entrance of the Nolte Island Park and Recreation Area, GBRA Property;

THENCE with the East line of the extension of Buerger Lane, South $09^{\circ}56'44''$ East, a distance of 598.22 feet to a point;

THENCE with a North and West line of said Nolte Park property, the following 9 calls:

- 1.) South $72^{\circ}06'33''$ East, a distance of 1034.83 feet to a point;
- 2.) North $09^{\circ}45'54''$ East, a distance of 1493.49 feet to a point;
- 3.) North $48^{\circ}26'51''$ East, a distance of 197.07 feet to a point;
- 4.) North $58^{\circ}55'54''$ East, a distance of 256.71 feet to a point;
- 5.) North $44^{\circ}00'24''$ East, a distance of 167.10 feet to a point;
- 6.) North $37^{\circ}23'06''$ East, a distance of 452.83 feet to a point;
- 7.) North $55^{\circ}24'04''$ East, a distance of 564.84 feet to a point;
- 8.) With the West line of Nolte Island Road, North $20^{\circ}36'32''$ West, a distance of 424.51 feet to a point;
- 9.) Continuing with the West line of Nolte Island Road, North $51^{\circ}40'23''$ East, a distance of 1008.90 feet to a point in the Southwest line of FM 466 (Capote Road);

THENCE with the Nolte Park property and the Southwest line of FM 466 (Capote Road), crossing Nolte Island Road, South $26^{\circ}15'41''$ East, a distance of 30.68 feet to a point;

THENCE with the East line of Nolte Island Road, the following 6 calls:

- 1.) South $51^{\circ}40'23''$ West, a distance of 951.79 feet to a point;
- 2.) Along a non-tangent curve to the left, said curve having a radius of 39.90 feet, a central angle of $71^{\circ}16'32.52''$, a chord bearing and distance of South $15^{\circ}31'56''$ West, 46.49 feet, for an arc distance of 49.63 feet to a point;
- 3.) South $20^{\circ}28'56''$ East, a distance of 417.75 feet to a point;
- 4.) Along a non-tangent curve to the right, said curve having a radius of 133.82 feet, a central angle of $35^{\circ}18'46.44''$, a chord bearing and distance of South $04^{\circ}40'54''$ West, 81.18 feet, for an arc distance of 82.48 feet to a point;
- 5.) South $26^{\circ}07'09''$ West, a distance of 212.04 feet to a point;
- 6.) Along a non-tangent curve to the left, said curve having a radius of 110.72 feet, a central angle of $32^{\circ}16'06.96''$, a chord bearing and distance of South $05^{\circ}56'50''$ West, 61.53 feet, for an arc distance of 62.36 feet to a point at the intersection of Nolte Island Road and the bridge in the channel at the Guadalupe River;

THENCE South $71^{\circ}44'31''$ East, a distance of 174.00 feet to a point in the West line of the Guadalupe River for the East line of the Nolte Island Park and Recreation Area;

THENCE with the West line of the Guadalupe River and the East line of said Nolte Island Park and Recreation Area, the following 27 calls:

- 1.) South $47^{\circ}07'15''$ East, a distance of 24.16 feet to a point;
- 2.) South $05^{\circ}09'38''$ East, a distance of 928.02 feet to a point;
- 3.) South $10^{\circ}58'32''$ East, a distance of 212.57 feet to a point;
- 4.) South $00^{\circ}00'00''$ East, a distance of 89.80 feet to a point;
- 5.) South $24^{\circ}15'14''$ West, a distance of 126.23 feet to a point;



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- 6.) South 05°41'54" West, a distance of 764.25 feet to a point;
- 7.) South 12°58'01" East, a distance of 315.63 feet to a point;
- 8.) South 48°17'12" East, a distance of 452.36 feet to a point;
- 9.) South 72°34'36" East, a distance of 249.20 feet to a point;
- 10.) South 33°24'55" East, a distance of 277.88 feet to a point;
- 11.) South 17°58'09" East, a distance of 590.33 feet to a point;
- 12.) South 27°05'13" East, a distance of 105.55 feet to a point;
- 13.) South 02°24'01" West, a distance of 211.39 feet to a point;
- 14.) South 05°19'33" West, a distance of 149.88 feet to a point;
- 15.) South 38°33'01" West, a distance of 103.50 feet to a point;
- 16.) South 73°50'08" West, a distance of 181.71 feet to a point;
- 17.) North 89°45'55" West, a distance of 308.59 feet to a point;
- 18.) North 82°15'26" West, a distance of 291.01 feet to a point;
- 19.) North 78°44'42" West, a distance of 259.19 feet to a point;
- 20.) South 89°25'06" West, a distance of 249.16 feet to a point;
- 21.) North 77°18'38" West, a distance of 195.75 feet to a point;
- 22.) South 62°15'49" West, a distance of 304.36 feet to a point;
- 23.) South 89°25'38" West, a distance of 126.48 feet to a point;
- 24.) South 54°46'55" West, a distance of 26.32 feet to a point;
- 25.) North 67°21'43" West, a distance of 305.58 feet to a point;
- 26.) North 68°06'06" West, a distance of 278.07 feet to a point;
- 27.) North 55°20'41" West, a distance of 229.09 feet to a point on the Northern bank of the Guadalupe River and the South line of said Nolte Island Park and Recreation Area;

THENCE crossing the Guadalupe River, South 42°11'00" West, a distance of 52.15 feet to a point on the South bank of the Guadalupe River in the Northeast line of a called 199.31 acre tract, conveyed to Bar T River Ranch, LLC in Volume 4100, Page 341 of the Guadalupe County Deed Records at it's intersection with Cottonwood creek;

THENCE with the West bank of Cottonwood creek and the East line of said 199.31 acre tract, the following 35 calls:

- 1.) South 20°22'35" West, a distance of 58.16 feet to a point;
- 2.) South 12°45'27" East, a distance of 136.64 feet to a point;
- 3.) South 38°27'13" East, a distance of 109.17 feet to a point;
- 4.) South 71°23'03" East, a distance of 252.07 feet to a point;
- 5.) South 38°52'04" East, a distance of 216.38 feet to a point;
- 6.) South 13°08'02" West, a distance of 77.46 feet to a point;
- 7.) South 47°07'17" West, a distance of 96.08 feet to a point;
- 8.) South 62°26'11" West, a distance of 516.24 feet to a point;
- 9.) South 10°47'03" West, a distance of 53.75 feet to a point;
- 10.) South 41°45'37" East, a distance of 94.39 feet to a point;
- 11.) South 63°13'16" East, a distance of 301.38 feet to a point;
- 12.) South 32°00'20" East, a distance of 189.78 feet to a point;
- 13.) South 03°56'43" East, a distance of 292.38 feet to a point;



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- 14.) South 35°11'59" West, a distance of 200.18 feet to a point;
- 15.) South 63°00'34" West, a distance of 242.14 feet to a point;
- 16.) South 48°10'03" West, a distance of 73.75 feet to a point;
- 17.) South 08°49'38" West, a distance of 489.07 feet to a point;
- 18.) South 36°20'51" West, a distance of 352.75 feet to a point;
- 19.) South 66°36'08" West, a distance of 395.13 feet to a point;
- 20.) South 76°58'32" West, a distance of 47.10 feet to a point;
- 21.) North 82°43'19" West, a distance of 72.92 feet to a point;
- 22.) North 47°15'53" East, a distance of 152.68 feet to a point;
- 23.) North 52°31'26" West, a distance of 295.30 feet to a point;
- 24.) North 81°52'12" West, a distance of 55.24 feet to a point;
- 25.) North 61°01'56" West, a distance of 125.01 feet to a point;
- 26.) South 02°10'29" West, a distance of 154.40 feet to a point;
- 27.) South 28°10'43" East, a distance of 62.04 feet to a point;
- 28.) South 03°10'48" East, a distance of 105.62 feet to a point;
- 29.) South 53°45'54" West, a distance of 317.18 feet to a point;
- 30.) North 58°19'28" West, a distance of 107.86 feet to a point;
- 31.) South 52°18'21" West, a distance of 54.30 feet to a point;
- 32.) South 06°53'33" East, a distance of 179.01 feet to a point;
- 33.) South 32°28'16" West, a distance of 50.93 feet to a point;
- 34.) South 71°08'49" West, a distance of 84.61 feet to a point;
- 35.) North 43°17'35" West, at a distance of 41.5 feet passing the common corner of said 199.31 acre tract and a called 78.8 acre tract also conveyed to Bar T River Ranch LLC. In Volume 4100, Page 341 of the Guadalupe County Deed Records, and continuing in all a total distance of 105.70 feet to a point;

THENCE continuing with the South line of said 78.8 acre tract, the following 4 calls:

- 1.) North 15°56'43" West, a distance of 184.04 feet to a point;
- 2.) North 71°33'54" West, a distance of 191.45 feet to a point;
- 3.) South 89°16'46" West, a distance of 231.79 feet to a point;
- 4.) South 18°09'16" East, a distance of 475.18 feet to a point in the North line of FM 477 for a Southeast corner of said 78.8 acre tract;

THENCE with the North line of FM 477 and a South line of said 78.8 acre tract, North 88°05'22" West, a distance of 376.17 feet to a point for a Southwest corner of said 78.8 acre tract;

THENCE departing FM 477 with a West line of said 78.8 acre tract, North 03°33'13" West, a distance of 826.71 feet to a point;

THENCE with a South line of said 78.8 acre tract, North 89°04'41" West, a distance of 1347.69 feet to a point for a Southwest corner of said 78.8 acre tract at the centerline of Konde Branch;

THENCE with the West line of said Bar T Ranch property and the Konde Branch of the creek the following calls:



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- 1.) North 25°41'05" West, a distance of 142.52 feet to a point;
- 2.) North 03°38'12" West, a distance of 451.71 feet to a point;
- 3.) North 00°24'13" East, a distance of 271.25 feet to a point;
- 4.) North 70°59'39" East, a distance of 312.12 feet to a point where the Konde Branch and Cottonwood Creek meet;

THENCE with Cottonwood Creek the following 5 calls:

- 1.) North 79°15'14" West, a distance of 370.10 feet to a point;
- 2.) North 16°14'52" West, a distance of 355.99 feet to a point;
- 3.) North 85°01'49" West, a distance of 631.23 feet to a point;
- 4.) South 73°32'24" West, a distance of 179.21 feet to a point;
- 5.) South 44°07'07" West, a distance of 179.55 feet to a point at Cottonwood Creek;

THENCE departing Cottonwood Creek with the West line of said Bar T River Ranch property, North 17°39'06" East, a distance of 375.10 feet to a point in the South line of Loch Lane;

THENCE crossing Loch Lane, North 38°55'45" West, a distance of 58.67 feet to a point in the North line of Loch Lane and the South line of a called 53.3830 acre tract, conveyed to Bright Star, recorded in Document No. 2015015993 of the Official Public Records of Guadalupe County, Texas;

THENCE with the South line of said 53.3830 acre tract and the North line of said Loch Lane, the following 2 calls:

- 1.) South 81°39'57" West, a distance of 267.19 feet to a point;
- 2.) South 84°13'54" West, a distance of 604.52 feet to a point for the Southwest corner of said 53.3830 acre tract;

THENCE with a West line of said Bright Star property, North 29°31'31" West, passing the end of Mud Track Lane, and continuing a distance of 1192.12 feet to a point for an inner ell corner of said Bright Star property;

THENCE with a South line of said Bright Star property, South 85°20'14" West, a distance of 588.83 feet to a point in the East line of State Highway 123 for a Southwest corner of said Bright Star property;

THENCE with the East line of State Highway 123 and the West line of said Bright Star property, the following 2 calls:

- 1.) North 09°25'32" East, a distance of 568.65 feet to a point;
- 2.) North 08°22'30" East, a distance of 1056.43 feet to a point in the East line of State Highway 123 for a Northwest corner a called 186.57 acre tract, conveyed to Bright Star, recorded in Volume 4056, Page 1044 of the Guadalupe County Deed Records;

THENCE departing State Highway 123, with the North line of said Bright Star property, North 74°00'01" East, a distance of 4558.08 feet to a point at the extension of Meadow Lake Drive for the Southwest corner of Lot 40 of Forshage Subdivision, recorded in Volume 2, Page 34 of the Guadalupe County Map Records;

THENCE with the East line of Meadow Lake Drive, and the West line of Lots 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26 and 25, North 22°10'06" East, a distance of 920.40 feet to a point for the Southwest corner of a called 0.552 of an acre tract, conveyed to Richard Mergele, recorded in Document No. 202199016163, No Description See Volume 1703, Page 43 of the Guadalupe County Deed Records;

THENCE with the West line of said 0.552 of an acre tract, North 17°51'29" West, a distance of 98.82 feet to a point for the Northwest corner of said 0.552 of an acre tract and the Southwest corner of a called 0.250 of an acre tract, conveyed to Michael and Ashley Ramirez, recorded in Document No. 201999017476 of the Official Public Records of Guadalupe County, Texas, for a Southeast corner of the Meadow Lake Homeowners area, labeled Undeveloped area on said Forshage subdivision plat;

THENCE with the undeveloped area, South 69°13'10" West, a distance of 138.63 feet to a point in the East line of Meadow Lake Drive;

THENCE parallel with the East line of Meadow Lake Drive, North 20°21'58" West, a distance of 381.49 feet to a point;

THENCE with the East line labeled parking area on the Forsage subdivision plat, known locally as Meadow Park Lane, North 70°03'24" East, a distance of 240.76 feet to a point;

THENCE crossing the road known locally as Meadow Park Lane, North 41°20'31" West, a distance of 30.03 feet to a point for the Southwest corner of Lot 24, Forshage subdivision, owned by the Meadow Lake Homeowners Association;

THENCE with the East line of said Lot 24, North 28°10'44" East, a distance of 200.29 feet to a point for the Northeast corner of Lot 24 on the South bank of the Guadalupe River;

THENCE along the South bank of the Guadalupe River, with the Northeast line of said Lot 24, North 55°28'04" West, a distance of 50.31 feet to a point for the Northwest corner of Lot 24 and the Northeast corner of Lot 23;

THENCE with the common line of Lot 23 and 24 of Forshage subdivision, South 28°10'44" West, a distance of 205.85 feet to a point for the Southeast corner of Lot 23 and Southwest corner of Lot 24, lying in the North line of the aforementioned parking area;

THENCE with the North line of said parking area and Meadow Lake Drive and Lots 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7 and 6, North 62°04'38" West, a distance of 928.64 feet to a point of intersection in Meadow Lake Drive for the common corner of Lots 5 and 6, Forshage subdivision;

THENCE along a non-tangent curve to the left, with the South line of the following tracts:

- a. Lot 5, Forshage Subdivision, recorded in Volume 2, Page 34, Guadalupe County Map Records;
- b. Lot 4, Forshage Subd.
- c. Lot 3, Forshage Subd.



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- d. Lot 2, Forshage Subd.
- e. Lot 1, Forshage Subd.
- f. A called 0.847 of an acre tract, conveyed to Mason and Stacy Jones, recorded in Document No. 202099019372 of the Official Public Records of Guadalupe County, Texas;
- g. A called 0.683 of an acre tract, conveyed to Brian Burk, recorded in Document No. 2016013170 of the Official Public Records of Guadalupe County, Texas;
- h. A called 4.122 acre tract, conveyed to Country Living Holdings, recorded in Document No. 202099000391 of the Official Public Records of Guadalupe County, Texas;

said curve having a radius of 590.37 feet, a central angle of $44^{\circ}50'45.60''$, a chord bearing and distance of North $83^{\circ}20'21''$ West, 450.38 feet, for an arc distance of 462.09 feet to a point in the North line of Meadow Lake Drive and the South line of said 4.122 acre tract;

THENCE continuing the North line of Meadow Lake Drive and said 4.122 acre tract, along a non-tangent curve to the left, said curve having a radius of 308.02 feet, a central angle of $11^{\circ}49'33.24''$, a chord bearing and distance of South $67^{\circ}44'08''$ West, 63.46 feet, for an arc distance of 63.58 feet to a point for the Southwest corner of said 4.122 acre tract and the Southeast corner of a called 0.734 of an acre tract, conveyed to Brian and Karen Burk, recorded in Document No. 2016013171 of the Official Public Records of Guadalupe County, Texas;

THENCE with the North line of Meadow Lake Drive and the South line of said 0.734 of an acre tract; the following 2 calls:

- 1.) Along a non-tangent curve to the left, said curve having a radius of 371.85 feet, a central angle of $13^{\circ}51'30.60''$, a chord bearing and distance of South $52^{\circ}58'08''$ West, 89.72 feet, for an arc distance of 89.94 feet to a point;
- 2.) South $49^{\circ}02'00''$ West, a distance of 92.10 feet to a point to the Southwest corner of said 0.734 of an acre tract;

THENCE with the North line of Meadow Lake Road and the South line of the following tracts of land;

- a. A called 0.34 of an acre tract conveyed to Jane Freedman, recorded in Volume 898, Page 648 of the Guadalupe County Deed Records;
- b. A called 0.42 of an acre tract conveyed to Ronnie and Suzanne Siedel, recorded in Volume 2741, Page 793 of the Guadalupe County Deed Records;
- c. Lots 83 and 84 of the Sam Forshage Subdivision #5, recorded in Volume 2, Page 100 of the Guadalupe County Map Records, and 0.11 of an acre tract conveyed to Mark Elley, recorded in Volume 458, Page 445 of the Guadalupe County Deed Records, South $48^{\circ}58'01''$ West, a distance of 265.62 feet to a point for the Southwest corner of said Elley property;

THENCE departing the North line of Meadow Lake Road, with the West line of said Elley property, North $34^{\circ}07'05''$ West, a distance of 290.49 feet to a point for the Northwest corner of said Elley property at Sand Branch, a tributary of the Guadalupe River, in the South line of a called 80.50 acre tract conveyed to Terry L. Warren, recorded in Volume 1699, Page 488 of the Guadalupe County Deed Records;

THENCE with the Sand Branch and the South line of said 80.50 acre tract, the following 2 calls:



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- 1.) South 52°56'08" West, a distance of 258.22 feet to a point;
- 2.) South 58°29'06" West, a distance of 128.80 feet to a point as the Sand Branch dissipates;

THENCE continuing with the South and West lines of said 80.50 acre tract, the following 12 calls;

- 1.) South 31°12'01" West, a distance of 60.15 feet to a point;
- 2.) South 83°18'16" West, a distance of 17.93 feet to a point;
- 3.) South 83°18'14" West, a distance of 15.96 feet to a point;
- 4.) North 59°29'06" West, a distance of 262.48 feet to a point;
- 5.) North 22°11'30" East, a distance of 72.40 feet to a point;
- 6.) North 13°23'56" East, a distance of 81.48 feet to a point;
- 7.) North 38°33'29" East, a distance of 56.38 feet to a point;
- 8.) North 12°55'26" East, a distance of 113.65 feet to a point;
- 9.) North 13°04'41" West, a distance of 207.92 feet to a point;
- 10.) North 84°49'33" West, a distance of 163.49 feet to a point;
- 11.) South 57°22'53" West, a distance of 677.37 feet to a point;
- 12.) South 89°37'52" West, a distance of 770.44 feet to a point in the West line of State Highway 123 for a Southwest corner of said 80.50 acre tract;

THENCE with the East line of State Highway 123 and the West line of said 80.50 acre tract, the following 2 calls:

- 1.) North 26°35'46" East, a distance of 2081.80 feet to a point;
- 2.) North 30°03'59" East, a distance of 18.51 feet to a point in the West line of said 80.50 acre tract;

THENCE crossing State Highway 123, North 59°56'01" West, a distance of 245.70 feet to a point for the Southeast corner of a called 18.39 acre tract conveyed to Isabel Flores, recorded in Volume 1986, Page 940 of the Guadalupe County Deed Records;

THENCE with the South line of said 18.39 acre tract, the following 4 calls:

- 1.) North 69°22'09" West, a distance of 413.79 feet to a point;
- 2.) North 20°13'02" East, a distance of 116.45 feet to a point;
- 3.) North 66°10'59" West, a distance of 219.56 feet to a point;
- 4.) South 20°13'02" West, a distance of 349.29 feet to a point in the North line of Tor Drive for a Southeast corner of said 18.39 acre tract;

THENCE with the North line of Tor Drive, North 69°17'00" West, a distance of 412.59 feet to a point for a Southwest corner of 18.39 acre tract;

THENCE departing Tor Drive with the West line of said 18.39 acre tract, the following 2 calls:

- 1.) North 31°39'30" East, a distance of 648.10 feet to a point;
- 2.) North 58°57'30" East, a distance of 399.00 feet to a point of intersection with the Cul-De-Sac of Wampum Way, dedicated in Tor Properties II Subdivision, recorded in Volume 5, Page 262A of the Guadalupe County Map Records;



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THENCE with the Cul-De-Sac of Wampum Way, along a non-tangent curve to the left, said curve having a radius of 49.71 feet, a central angle of $171^{\circ}13'26.76''$, a chord bearing and distance of North $15^{\circ}25'50''$ East, 99.13 feet, for an arc distance of 148.55 feet to a point in the West line of Lot 21 of said Tor Properties II Subdivision;

THENCE with the North line of Wampum Way and the South line of Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46, the following 8 calls:

- 1.) North $75^{\circ}05'54''$ West, a distance of 8.41 feet to a point;
- 2.) North $25^{\circ}30'12''$ West, a distance of 810.44 feet to a point;
- 3.) Along a non-tangent curve to the right, said curve having a radius of 944.47 feet, a central angle of $22^{\circ}47'09.96''$, a chord bearing and distance of North $16^{\circ}21'39''$ West, 373.14 feet, for an arc distance of 375.61 feet to a point in Wampum Way and the South line of Lot 21;
- 4.) North $06^{\circ}29'04''$ West, a distance of 677.75 feet to a point;
- 5.) Along a non-tangent curve to the right, said curve having a radius of 674.34 feet, a central angle of $35^{\circ}53'17.52''$, a chord bearing and distance of North $14^{\circ}00'42''$ East, 415.51 feet, for an arc distance of 422.38 feet to a point;
- 6.) North $30^{\circ}48'49''$ East, a distance of 144.05 feet to a point;
- 7.) Along a non-tangent curve to the left, said curve having a radius of 342.81 feet, a central angle of $51^{\circ}32'53.88''$, a chord bearing and distance of North $00^{\circ}35'46''$ East, 298.12 feet, for an arc distance of 308.42 feet to a point;
- 8.) North $26^{\circ}01'29''$ West, a distance of 28.66 feet to a point for the Northwest corner of Lot 46;

THENCE departing Wampum Way with the common line of Lots 46 and 47A, of said Tor Properties II Subdivision, South $80^{\circ}39'11''$ East, a distance of 188.15 feet to a point for the Southeast corner of Lot 47A and the Southwest corner of Lot 47;

THENCE with the common line of Lots 47A and 47, the following 2 calls:

- 1.) North $09^{\circ}08'28''$ East, a distance of 47.13 feet to a point;
- 2.) South $87^{\circ}22'38''$ East, a distance of 7.87 feet to a point in the Cul-De-Sac of Navajo Trail;

THENCE with the Cul-De-Sac of Navajo Trail, along a non-tangent curve to the left, said curve having a radius of 50.06 feet, a central angle of $141^{\circ}20'33.72''$, a chord bearing and distance of North $17^{\circ}14'12''$ East, 94.48 feet, for an arc distance of 123.50 feet to a point in the West line of Lot 48;

THENCE with the East line of Wampum Way and the West line of Lots 48 and 49, North $00^{\circ}32'11''$ West, a distance of 156.31 feet to a point for the Northwest corner of Lot 49 and the Southwest corner of Lot 50A, Tor Properties II;

THENCE with the East line of Wampum Way and Lot 50A, the following 3 calls:

- 1.) North $03^{\circ}24'11''$ West, a distance of 33.25 feet to a point;
- 2.) along a non-tangent curve to the left, said curve having a radius of 284.93 feet, a central angle of $32^{\circ}11'12.48''$, a chord bearing and distance of North $18^{\circ}21'23''$ West, 157.97 feet, for an arc distance of 160.06 feet to a point;

- 3.) North $37^{\circ}53'09''$ West, a distance of 20.67 feet to a at the flare corner intersection of Navajo Trail and Signal Hill Road;

THENCE with the flare corner intersection and West line of Lot 50A, North $03^{\circ}06'11''$ East, a distance of 41.36 feet to a point in the East line of Signal Hill Road;

THENCE with the East line of Signal Hill Road and the East line of Lot 50A, the following 2 calls:

- 1.) North $43^{\circ}16'34''$ East, a distance of 64.89 feet to a point;
- 2.) North $40^{\circ}12'59''$ East, a distance of 157.36 feet to a point to the Northwest corner of Lot 50A and the Southwest corner of Lot 54B;

THENCE with the West line of Lots 54B, 55, 56, 57, 58, 59, 60, 61, 62, 63, 258, 257 and 256, the following 8 calls:

- 1.) North $36^{\circ}40'27''$ East, a distance of 99.92 feet to a point;
- 2.) North $32^{\circ}48'10''$ East, a distance of 181.24 feet to a point;
- 3.) North $28^{\circ}11'00''$ East, a distance of 68.91 feet to a point;
- 4.) North $25^{\circ}00'25''$ East, a distance of 194.40 feet to a point;
- 5.) along a non-tangent curve to the left, said curve having a radius of 2468.46 feet, a central angle of $5^{\circ}43'39.36''$, a chord bearing and distance of North $19^{\circ}41'07''$ East, 246.66 feet, for an arc distance of 246.76 feet to a point;
- 6.) North $13^{\circ}13'29''$ East, a distance of 185.92 feet to a point;
- 7.) North $10^{\circ}38'04''$ East, a distance of 271.60 feet to a point;
- 8.) North $07^{\circ}55'45''$ East, a distance of 45.91 feet to a point for the Northwest corner of Lot 256 at the flare corner intersection of Signal Hill Road and Deer Slayer Drive;

THENCE with the flare corner in the Northwest line of Lot 256, North $53^{\circ}29'40''$ East, a distance of 44.97 feet to a point in the South line of Deer Slayer Drive and the North line of Lot 256;

THENCE with the South and East line of Deer Slayer Drive and the North and West lines of Lots 256, 254, 253, 255, 175, 174, 173, 172, 259, 171, 170, 169B, 168,167 and 166 the following 14 calls:

- 1.) South $89^{\circ}14'10''$ East, a distance of 85.12 feet to a point;
- 2.) Along a non-tangent curve to the left, said curve having a radius of 582.46 feet, a central angle of $23^{\circ}20'58.92''$, a chord bearing and distance of North $77^{\circ}53'01''$ East, 235.73 feet, for an arc distance of 237.37 feet to a point;
- 3.) Along a non-tangent curve to the left, said curve having a radius of 245.68 feet, a central angle of $42^{\circ}21'10.80''$, a chord bearing and distance of North $50^{\circ}23'12''$ East, 177.50 feet, for an arc distance of 181.61 feet to a point;
- 4.) North $14^{\circ}52'09''$ East, a distance of 78.62 feet to a point;
- 5.) North $06^{\circ}10'50''$ East, a distance of 315.57 feet to a point;
- 6.) Along a non-tangent curve to the left, said curve having a radius of 443.44 feet, a central angle of $30^{\circ}40'39.36''$, a chord bearing and distance of North $10^{\circ}36'52''$ West, 234.60 feet, for an arc distance of 237.43 feet to a point;
- 7.) North $27^{\circ}28'51''$ West, a distance of 432.12 feet to a point;
- 8.) North $35^{\circ}21'04''$ West, a distance of 267.21 feet to a point;



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- 9.) North 40°21'55" West, a distance of 24.41 feet to a point;
- 10.) North 44°03'38" West, a distance of 31.84 feet to a point;
- 11.) Along a non-tangent curve to the left, said curve having a radius of 329.64 feet, a central angle of 27°34'12.36", a chord bearing and distance of North 65°06'27" West, 157.09 feet, for an arc distance of 158.62 feet to a point;
- 12.) North 79°33'45" West, a distance of 98.30 feet to a point;
- 13.) Along a non-tangent curve to the left, said curve having a radius of 838.58 feet, a central angle of 14°19'47.64", a chord bearing and distance of North 89°45'37" West, 209.19 feet, for an arc distance of 209.73 feet to a point;
- 14.) South 79°56'32" West, a distance of 206.00 feet to a point for the flare corner intersection of Deer Slayer Drive and Antelope Lane, for the Northwest corner of Lot 166 and the Southwest corner of Lot 165;

THENCE with the flare corner and the Southwest line of Lot 165, North 59°16'29" West, a distance of 43.40 feet to a point in the East line of Antelope Lane and the West line of Lot 165;

THENCE with the East line of Antelope Lane and the West line of Lots 165 and 164, North 26°42'39" West, a distance of 218.13 feet to a point in the West line of Lot 164;

THENCE with the double Cul-De-Sac intersection of Antelope Lane, along the front of Lots 164, 163, 162, 161, 160, 159, 158, 157, 156R and 155 the following 5 calls:

- 1.) North 47°18'13" East, a distance of 69.04 feet to a point;
- 2.) Along a non-tangent curve to the left, said curve having a radius of 69.95 feet, a central angle of 309°12'34.20", a chord bearing and distance of North 42°41'49" West, 60.00 feet, for an arc distance of 377.52 feet to a point;
- 3.) South 47°18'11" West, a distance of 78.56 feet to a point;
- 4.) Along a non-tangent curve to the left, said curve having a radius of 59.92 feet, a central angle of 291°12'37.44", a chord bearing and distance of South 05°21'30" East, 67.70 feet, for an arc distance of 304.55 feet to a point;
- 5.) South 25°12'42" East, a distance of 188.99 feet to a point in the East line of Lot 155 for the flare corner intersection of Antelope Lane and Deer Slayer Drive;

THENCE with the East line of Lot 155 and the flare corner, South 17°43'55" West, a distance of 37.63 feet to a point in the North line of Deer Slayer Drive;

THENCE with the West line of Deer Slayer Drive and the East line of Lots 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134 and 260, the following 13 calls:

- 1.) South 71°55'18" West, a distance of 24.75 feet to a point;
- 2.) South 66°34'52" West, a distance of 24.75 feet to a point;
- 3.) Along a non-tangent curve to the left, said curve having a radius of 257.97 feet, a central angle of 69°30'47.16", a chord bearing and distance of South 29°37'30" West, 294.13 feet, for an arc distance of 312.98 feet to a point;
- 4.) South 04°08'11" East, a distance of 28.48 feet to a point;
- 5.) South 08°03'10" East, a distance of 113.18 feet to a point;



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- 6.) South $06^{\circ}56'02''$ East, a distance of 53.34 feet to a point;
- 7.) South $05^{\circ}58'13''$ East, a distance of 1059.39 feet to a point;
- 8.) Along a non-tangent curve to the right, said curve having a radius of 723.90 feet, a central angle of $29^{\circ}31'08.04''$, a chord bearing and distance of South $12^{\circ}38'46''$ West, 368.84 feet, for an arc distance of 372.95 feet to a point;
- 9.) South $32^{\circ}16'48''$ West, a distance of 216.87 feet to a point;
- 10.) South $34^{\circ}12'13''$ West, a distance of 353.58 feet to a point;
- 11.) South $36^{\circ}25'51''$ West, a distance of 84.19 feet to a point;
- 12.) South $46^{\circ}47'30''$ West, a distance of 87.29 feet to a point;
- 13.) Along a non-tangent curve to the right, said curve having a radius of 755.67 feet, a central angle of $21^{\circ}41'41.28''$, a chord bearing and distance of South $61^{\circ}10'39''$ West, 284.43 feet, for an arc distance of 286.13 feet to a point for the Southernmost corner of Lot 260 for the end of Deer Slayer Drive, lying in the East line of a tract conveyed to the Guadalupe Pecan Ranch, as the following three tracts,
 - a. A called 5.81 acre tract, recorded in Volume 643, Pg. 408, Guadalupe County Deed Records;
 - b. A called 118.53 acre tract, recorded in Volume 639, Page 844, Guadalupe County Deed Records;
 - c. A called 50.67 acre tract, recorded in Volume 639, Page 840 of the Guadalupe County Deed Records;

THENCE with the end of Deer Slayer Drive and the East line of the Guadalupe Pecan Ranch property, South $18^{\circ}19'33''$ East, a distance of 60.00 feet to a point for the Southwest corner of the end of Deer Slayer Road;

THENCE with the East line of Deer Slayer Drive and a West line of the Guadalupe Pecan Ranch property, North $69^{\circ}10'22''$ East, a distance of 83.79 feet to a point for a common corner of the Guadalupe Pecan Ranch property and a called 1.00 acre tract conveyed to Guadalupe Pecan Ranch, recorded in Vol. 639, Pg. 844 of the Guadalupe County Deed Records;

THENCE continuing with the East line of Deer Slayer Drive along a non-tangent curve to the left, said curve having a radius of 820.21 feet, a central angle of $21^{\circ}45'21.96''$, a chord bearing and distance of North $55^{\circ}04'58''$ East, 309.58 feet, for an arc distance of 311.44 feet to a point for the flare corner intersection of Deer Slayer Drive and Navajo Trail;

THENCE with the flare corner and the East line of said 1.00 acre tract, South $89^{\circ}44'11''$ East, a distance of 30.73 feet to a point in the Northeast line of said 1.00 acre tract and the Southwest line of Navajo Trail;

THENCE with the South line of Navajo Trail and the Northeast line of said 1.00 acre tract and said Guadalupe Pecan Ranch property, South $44^{\circ}37'29''$ East, a distance of 517.09 feet to a point for the flare corner intersection of Navajo Trail and Signal Hill Road;

THENCE with the flare corner, South $00^{\circ}54'23''$ West, a distance of 39.36 feet to a point in the Northwest line of Signal Hill Road, lying in the Southeast line of said Guadalupe Pecan Ranch property;



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THENCE with the Northwest line of Signal Hill Road and the Southeast line of said Guadalupe Pecan Ranch property, the following 5 calls:

- 1.) South $45^{\circ}52'27''$ West, a distance of 123.12 feet to a point;
- 2.) Along a non-tangent curve to the left, said curve having a radius of 2127.25 feet, a central angle of $9^{\circ}10'02.64''$, a chord bearing and distance of South $41^{\circ}23'42''$ West, 340.00 feet, for an arc distance of 340.36 feet to a point;
- 3.) South $38^{\circ}55'21''$ West, a distance of 217.84 feet to a point;
- 4.) South $40^{\circ}28'10''$ West, a distance of 2684.28 feet to a point;
- 5.) South $44^{\circ}10'52''$ West, a distance of 450.44 feet to a point for the flare corner intersection of Signal Hill Road and Tor Drive;

THENCE with the flare corner intersection, South $82^{\circ}21'31''$ West, a distance of 102.05 feet to a point in the North line of Tor Drive;

THENCE with the North line of Tor Drive and the South line of said Guadalupe Pecan Ranch property, the following 5 calls:

- 1.) North $71^{\circ}46'03''$ West, a distance of 105.55 feet to a point;
- 2.) North $88^{\circ}24'01''$ West, a distance of 344.44 feet to a point;
- 3.) South $87^{\circ}03'56''$ West, a distance of 947.58 feet to a point;
- 4.) South $83^{\circ}08'11''$ West, a distance of 92.52 feet to a point;
- 5.) North $88^{\circ}37'31''$ West, a distance of 31.90 feet to a point for the Southwest corner of said Guadalupe Pecan Ranch property;

THENCE departing Tor Drive with a West line of said Guadalupe Pecan Ranch property, the following 2 calls:

- 1.) North $00^{\circ}56'21''$ West, a distance of 378.59 feet to a point;
- 2.) North $17^{\circ}03'25''$ West, a distance of 150.69 feet to a point in the South line of Pecan Orchard Drive;

THENCE with the South line of Pecan Orchard Drive and a North line of said Guadalupe Pecan Ranch property, North $72^{\circ}34'13''$ East, a distance of 316.90 feet to a point at the end of Pecan Orchard Drive;

THENCE crossing Pecan Orchard Drive, North $16^{\circ}54'53''$ West, a distance of 60.00 feet to a point for the Northeast corner of Pecan Orchard Drive and the Southwest corner of a 4.43 acre tract conveyed to Sara Fitzgerald, recorded in Document No. 201899027373 of the Official Public Records of Guadalupe County, Texas;

THENCE with the North line of Pecan Orchard Drive and the South line of said 4.43 acre tract, South $72^{\circ}36'09''$ West, a distance of 538.72 feet to a point in the East line of the Stockdale Highway;

THENCE with the East line of the Stockdale Highway and the West line of said 4.43 acre tract and a 0.523 of an acre tract, also conveyed to Sara Fitzgerald, North $20^{\circ}04'35''$ West, a distance of 203.06 feet to a point for the Northwest corner of the Fitzgerald property;



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THENCE with the North line of the Fitzgerald property, North $74^{\circ}57'15''$ East, a distance of 259.82 feet to a point in the West line of said 4.43 acre tract;

THENCE with the West line of said 4.43 acre tract, North $11^{\circ}00'38''$ West, a distance of 114.33 feet to a point for the Southeast corner of a called 1.14 acre tract conveyed to Libor Helesic, recorded in Volume 1214, Page 869 of the Guadalupe County Deed Records;

THENCE with the South line of said 1.14 acre tract, South $69^{\circ}33'03''$ West, a distance of 239.73 feet to a point in the East line of the Stockdale Highway for the Southwest corner of said 1.14 acre tract;

THENCE with the East line of the Stockdale Highway and the West line of said 1.14 acre tract, North $01^{\circ}07'09''$ West, a distance of 195.26 feet to a point at the Guadalupe River;

THENCE with the East line of the Stockdale Highway crossing the Guadalupe River, North $01^{\circ}07'10''$ West, a distance of 194.44 feet to a point on the North bank of the Guadalupe River in the South line of Riverview Park/Max Starcke Disc Golf Course, owned by the City of Seguin;

THENCE with the South line of the park and the North bank of the river, the following 7 calls:

- 1.) North $48^{\circ}23'00''$ East, a distance of 1531.71 feet to a point;
- 2.) North $49^{\circ}54'44''$ East, a distance of 626.79 feet to a point;
- 3.) North $40^{\circ}52'55''$ East, a distance of 485.65 feet to a point;
- 4.) North $33^{\circ}19'07''$ East, a distance of 468.92 feet to a point;
- 5.) North $28^{\circ}42'53''$ East, a distance of 336.50 feet to a point;
- 6.) North $50^{\circ}16'26''$ East, a distance of 252.96 feet to a point;
- 7.) North $75^{\circ}21'48''$ East, a distance of 130.76 feet to a point for the Easternmost corner of the park property, lying in the West line of Lot 50, Glen Cove subdivision, recorded in Volume 3, Page 9 of the Guadalupe County Deed Records;

THENCE with the common line of the park property and said Lot 50, North $56^{\circ}50'23''$ West, a distance of 111.11 feet to a point for the Westernmost corner of Lot 50 and the Southernmost corner of Lot 51 of said Glen Cove Subdivision;

THENCE with the common line of Lot 50 and 51, North $34^{\circ}23'51''$ East, a distance of 122.54 feet to a point in the Cul-De-Sac of Hampton Drive;

THENCE with the elbow corner of Hampton Drive along a non-tangent curve to the left, said curve having a radius of 55.07 feet, a central angle of $134^{\circ}46'32.16''$, a chord bearing and distance of North $60^{\circ}51'25''$ East, 101.68 feet, for an arc distance of 129.55 feet to a point in the North line of Lot 49;

THENCE with the South line of Hampton Drive and the South line of Lots 49, 48, 47, 46, 45 and 44, the following 8 calls:

- 1.) South $83^{\circ}46'33''$ East, a distance of 22.34 feet to a point;
- 2.) North $83^{\circ}53'33''$ East, a distance of 39.43 feet to a point;
- 3.) North $73^{\circ}51'31''$ East, a distance of 122.19 feet to a point;



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- 4.) North $71^{\circ}07'32''$ East, a distance of 96.15 feet to a point;
- 5.) North $78^{\circ}07'21''$ East, a distance of 85.23 feet to a point;
- 6.) North $86^{\circ}38'05''$ East, a distance of 62.82 feet to a point;
- 7.) South $86^{\circ}38'25''$ East, a distance of 54.18 feet to a point;
- 8.) South $77^{\circ}25'41''$ East, a distance of 106.01 feet to a point at the first knuckle in Hampton Drive;

THENCE around the first knuckle and the front of Lots 44, 43, 42, 41 and 40 along a non-tangent curve to the left, said curve having a radius of 54.99 feet, a central angle of $254^{\circ}08'29.40''$, a chord bearing and distance of South $71^{\circ}33'54''$ East, 87.76 feet, for an arc distance of 243.92 feet to a point in the North line of Lot 40 and the South line of Hampton Drive;

THENCE with the South line of Hampton Drive and the North line of Lots 40 and 39, the following 4 calls;

- 1.) South $71^{\circ}33'53''$ East, a distance of 57.44 feet to a point;
- 2.) South $87^{\circ}14'18''$ East, a distance of 64.42 feet to a point;
- 3.) North $79^{\circ}35'11''$ East, a distance of 46.88 feet to a point
- 4.) North $71^{\circ}16'05''$ East, a distance of 23.47 feet to a point in the North line of Lot 39 for the second knuckle in Hampton Drive;

THENCE with the front of Lots 39, 38, 37, 36, 35 and 34 with the second knuckle Cul-De-Sac, the following 3 calls:

- 1.) South $27^{\circ}16'57''$ East, a distance of 46.71 feet to a point;
- 2.) Along a non-tangent curve to the left, said curve having a radius of 54.98 feet, a central angle of $305^{\circ}54'31.68''$, a chord bearing and distance of North $63^{\circ}07'35''$ East, 50.00 feet, for an arc distance of 293.56 feet to a point
- 3.) North $27^{\circ}16'59''$ West, a distance of 47.18 feet to a point in the South line of Hampton Drive and the North line of Lot 34;

THENCE with the South line of Hampton Drive and the North line of Lots 34 and 33, the following 3 calls:

- 1.) Along a non-tangent curve to the left, said curve having a radius of 246.76 feet, a central angle of $35^{\circ}28'57.72''$, a chord bearing and distance of North $38^{\circ}36'14''$ East, 150.39 feet, for an arc distance of 152.82 feet to a point;
- 2.) North $17^{\circ}54'35''$ East, a distance of 22.30 feet to a point;
- 3.) North $14^{\circ}32'47''$ East, a distance of 25.36 feet to a point in the third knuckle of Hampton Drive in the West line of Lot 33;

THENCE with the third knuckle of Hampton Drive and the West line of Lots 33, 32 and 31, the following 4 calls:

- 1.) South $66^{\circ}45'15''$ East, a distance of 22.84 feet to a point;
- 2.) Along a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of $176^{\circ}48'42.84''$, a chord bearing and distance of North $21^{\circ}56'22''$ East, 99.97 feet, for an arc distance of 154.31 feet to a point;
- 3.) North $65^{\circ}50'25''$ West, a distance of 35.93 feet to a point;



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- 4.) along a non-tangent curve to the left, said curve having a radius of 532.92 feet, a central angle of $40^{\circ}16'35.04''$, a chord bearing and distance of North $05^{\circ}08'53''$ West, 366.95 feet, for an arc distance of 374.62 feet to a point in the East line of Hampton Drive and the West line of Lot 31;

THENCE with the East line of Hampton Drive and the West line of Lots 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16 and 15, the following 6 calls:

- 1.) North $25^{\circ}51'28''$ West, a distance of 59.46 feet to a point;
- 2.) North $22^{\circ}48'53''$ West, a distance of 94.54 feet to a point;
- 3.) along a non-tangent curve to the right, said curve having a radius of 1059.64 feet, a central angle of $18^{\circ}57'43.92''$, a chord bearing and distance of North $10^{\circ}46'37''$ West, 349.09 feet, for an arc distance of 350.69 feet to a point;
- 4.) North $00^{\circ}56'29''$ West, a distance of 670.64 feet to a point;
- 5.) Along a non-tangent curve to the left, said curve having a radius of 112.13 feet, a central angle of $34^{\circ}55'23.52''$, a chord bearing and distance of North $18^{\circ}16'26''$ West, 67.29 feet, for an arc distance of 68.35 feet to a point;
- 6.) North $40^{\circ}16'07''$ West, a distance of 15.67 feet to a point in the West line of Lot 15 at the fourth knuckle in Hampton Drive;

THENCE with the fourth knuckle and the front of Lots 15, 14, 13, 12 and 11, the following 3 calls:

- 1.) North $31^{\circ}55'27''$ East, a distance of 55.30 feet to a point;
- 2.) Along a non-tangent curve to the left, said curve having a radius of 55.00 feet, a central angle of $305^{\circ}55'41.16''$, a chord bearing and distance of North $58^{\circ}14'49''$ West, 50.00 feet, for an arc distance of 293.67 feet to a point;
- 3.) South $31^{\circ}55'30''$ West, a distance of 54.71 feet to a point for the Southernmost corner of Lot 11;

THENCE with the North line of Hampton Drive and the South line of Lot 11, along a non-tangent curve to the left, said curve having a radius of 122.50 feet, a central angle of $22^{\circ}39'55.08''$, a chord bearing and distance of North $83^{\circ}27'46''$ West, 48.14 feet, for an arc distance of 48.46 feet to a point for the Southwest corner of Lot 11, Glen Cove Subdivision;

THENCE with the West line of Lot 11 and the East line of Lot 10, North $09^{\circ}09'57''$ West, a distance of 229.29 feet to a point for the Northwest corner of Lot 11 and the Northeast corner of Lot 10;

THENCE North line of Lot 11, the following 9 calls:

- 1.) North $74^{\circ}49'03''$ East, a distance of 58.19 feet to a point;
- 2.) Along a non-tangent curve to the left, said curve having a radius of 60.49 feet, a central angle of $64^{\circ}43'17.40''$, a chord bearing and distance of North $56^{\circ}14'51''$ East, 64.76 feet, for an arc distance of 68.33 feet to a point;
- 3.) North $25^{\circ}05'25''$ East, a distance of 34.39 feet to a point;
- 4.) Along a non-tangent curve to the right, said curve having a radius of 14.70 feet, a central angle of $74^{\circ}36'49.68''$, a chord bearing and distance of North $74^{\circ}44'39''$ East, 17.82 feet, for an arc distance of 19.14 feet to a point;
- 5.) South $58^{\circ}21'33''$ East, a distance of 32.75 feet to a point;
- 6.) South $49^{\circ}28'23''$ East, a distance of 30.47 feet to a point;



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- 7.) Along a non-tangent curve to the left, said curve having a radius of 18.34 feet, a central angle of $89^{\circ}37'36.84''$, a chord bearing and distance of North $85^{\circ}11'22''$ East, 25.85 feet, for an arc distance of 28.69 feet to a point;
- 8.) Along a non-tangent curve to the right, said curve having a radius of 11.34 feet, a central angle of $51^{\circ}40'45.48''$, a chord bearing and distance of North $78^{\circ}51'38''$ East, 9.89 feet, for an arc distance of 10.23 feet to a point;
- 9.) North $15^{\circ}51'51''$ East, a distance of 12.45 feet to a point in the South line of a called 1.766 acre tract, conveyed to Lee Booth, recorded in Document No. 202099017755 of the Official Public Records of Guadalupe County, Texas;

THENCE with the West line of said 1.766 acre tract, the following 3 calls:

- 1.) North $47^{\circ}59'49''$ West, a distance of 274.23 feet to a point;
- 2.) North $25^{\circ}24'17''$ West, a distance of 17.86 feet to a point;
- 3.) North $01^{\circ}18'28''$ West, a distance of 292.49 feet to a point for the Northwest corner of Lot 2, River Creek Place a subdivision recorded in Volume 6, Page 555 of the Map Records of Guadalupe County, Texas;

THENCE with the North line of said Lot 2, the following 6 calls:

- 1.) South $55^{\circ}34'54''$ East, a distance of 77.87 feet to a point;
- 2.) South $79^{\circ}15'40''$ East, a distance of 110.38 feet to a point;
- 3.) North $32^{\circ}59'18''$ East, a distance of 77.13 feet to a point;
- 4.) North $88^{\circ}58'59''$ East, a distance of 15.47 feet to a point;
- 5.) North $01^{\circ}03'31''$ West, a distance of 66.92 feet to a point for a Northwest corner of Lot 2;
- 6.) North $88^{\circ}56'29''$ East, a distance of 243.63 feet to a point;

THENCE with a West line of said Lot 2, South $22^{\circ}09'22''$ West, a distance of 42.15 feet to a point for a Southeast corner of said Lot 2 and a North line of a called 2.293 acre tract, conveyed to Campbell Jones, recorded in Volume 3198, Page 949 of the Guadalupe County Deed Records;

THENCE with the North line of said 2.293 acre tract the following 7 calls:

- 1.) South $37^{\circ}13'57''$ East, a distance of 42.80 feet to a point;
- 2.) North $62^{\circ}58'36''$ East, a distance of 68.82 feet to a point;
- 3.) North $41^{\circ}11'39''$ East, a distance of 115.75 feet to a point;
- 4.) North $15^{\circ}45'59''$ West, a distance of 24.46 feet to a point;
- 5.) North $82^{\circ}02'51''$ East, a distance of 142.76 feet to a point;
- 6.) South $40^{\circ}54'08''$ East, a distance of 64.21 feet to a point
- 7.) South $36^{\circ}14'33''$ East, a distance of 40.72 feet to a point for the Northeast corner of said 2.293 acre tract and the Northwest corner of a called 0.20 of an acre tract, conveyed to Heath Anders, recorded in Document No. 202099013700 of the Official Public Records of Guadalupe County, Texas;

THENCE with the North line of the following 3 properties;

- a. said 0.020 of an acre tract;

- b. A called 0.755 of an acre tract, conveyed to Russell & Dacia Rinn, recorded in Volume 2272, Page 729 of the Guadalupe County Deed Records,
- c. A called 2.186 acre tract conveyed to the Rinn Family, recorded in Volume, 2272, Page 729 of the Guadalupe County Deed Records;
North 52°56'39" East, a distance of 242.92 feet to a point in said 2.186 acre tract;

THENCE with the North line of said 2.186 acre tract, the following 3 calls:

- 1.) North 01°27'48" West, a distance of 146.79 feet to a point;
- 2.) North 89°15'09" East, a distance of 185.95 feet to a point;
- 3.) South 01°19'31" East, a distance of 23.24 feet to a point in the East line of said 2.186 acre tract, lying in the West line of a called 3.410 acre tract, conveyed to Guadalupe Blanco River Authority (GBRA) recorded in Volume 1852, Page 297 and Volume 653, Page 32 of the Guadalupe County Deed Records;

THENCE with the North line of said GBRA property, the following 6 calls:

- 1.) North 84°22'03" East, a distance of 247.06 feet to a point;
- 2.) South 13°01'16" East, a distance of 187.32 feet to a point;
- 3.) North 89°26'14" East, a distance of 94.93 feet to a point;
- 4.) South 16°09'09" East, a distance of 168.02 feet to a point;
- 5.) North 88°35'55" East, a distance of 134.74 feet to a point;
- 6.) South 00°01'51" West, a distance of 71.31 feet to a point in the East line of said GBRA property and the North line of Nolan Street;

THENCE with the North line of Nolan Street and the South line of said GBRA property, North 77°26'40" West, a distance of 303.37 feet to a point for the Northwest corner of the West end of Nolan Street;

THENCE with the West end of Nolan Street, South 00°32'14" West, a distance of 51.13 feet to a point for the Southwest corner of the West end of Nolan Street for the Northwest corner of Lot 1, Enclave at River Bend Subdivision, recorded in Volume 8, Page 15 of the Guadalupe County Deed Records;

THENCE with the South line of Nolan Street and the North line of Lots 1, 2 and 3, South 77°28'02" East, a distance of 327.25 feet to a point;

THENCE with the South line of Nolan Street and the North line of said Lot 3, South 73°45'53" East, a distance of 141.93 feet to a point at the center of a creek for the Northeast corner of Lot 3 and the Northwest corner of a called 1.45 acre tract, conveyed to Zunker Holding, LLC., recorded in Document No. 2016025420 of the Official Public Records of Guadalupe County, Texas;

THENCE with the South line of Nolan Street and the North line the 3 following tracts:

- a. said 1.45 acre tract,
- b. a called 0.8802 of an acre tract, conveyed to Messersmith, recorded in Document No. 2017027136 of the Official Public Records of Guadalupe County, Texas;



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c. a called 1.70 acre tract, conveyed to Walter Nolan Lange, recorded in Document No. 2017012717 of the Guadalupe County Deed Records;

the following 2 calls:

- 1.) South 45°08'23" East, a distance of 155.32 feet to a point;
- 2.) South 41°15'58" East, a distance of 215.66 feet to a point for the Northwest corner of a tract called 2.21 acre tract, conveyed to Kerry and Mary Koehler, recorded in Volume 2498, Page 107 of the Guadalupe County Deed Records;

THENCE with the North line of Nolan Street and the North line of said Koehler property the following 2 calls:

- 1.) South 41°11'09" East, a distance of 46.46 feet to a point;
- 2.) North 00°31'43" West, a distance of 18.76 feet to a point;

THENCE departing Nolan Street and continuing on with the North and East line of said Koehler property, the following 4 calls:

- 1.) South 69°47'40" East, a distance of 301.85 feet to a point;
- 2.) South 00°34'49" East, a distance of 144.00 feet to a point;
- 3.) North 89°25'12" East, a distance of 143.68 feet to a point;
- 4.) South 00°31'18" East, a distance of 34.36 feet to a point for the Southwest corner of said Koehler property, lying in the North line of a called 1.4710 acre tract, conveyed to James and Judy Battani, recorded in Volume 2879, Page 451 of the Guadalupe County Deed Records;

THENCE with the North line of said Battani property, North 51°38'07" East, a distance of 42.38 feet to a point for a Southwest corner of a called 3.981 acre tract, conveyed to the Bergfeld Land Title Trust, recorded in Document No. 202199042505 of the Official Public Records of Guadalupe County, Texas;

THENCE with a West and North line of said Bergfeld Land Title Trust property, the following 2 calls:

- 1.) North 00°31'18" West, a distance of 160.55 feet to a point;
- 2.) North 89°37'15" East, a distance of 102.78 feet to a point in the West line of South King Street;

THENCE with the West line of South King Street and the East line of said Bergfeld Land Title Trust property the following 5 calls:

- 1.) South 22°54'55" East, a distance of 113.86 feet to a point;
- 2.) South 18°01'35" East, a distance of 117.27 feet to a point;
- 3.) South 12°35'01" East, a distance of 293.81 feet to a point;
- 4.) South 16°32'49" East, a distance of 95.79 feet to a point;
- 5.) South 28°25'44" East, a distance of 73.93 feet to a point at the intersection of South King Street and Gloria Road;

THENCE with the West line of Gloria Road and the East line of said Bergfeld Land Title Trust, South 08°24'24" West, a distance of 147.55 feet to a point for the Northeast corner of Lot 1, Block 1, River Oaks Terrace, a subdivision recorded in Volume 2, Page 74 of the Guadalupe County Deed Records;



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THENCE with the North line of said Lot 1, South $88^{\circ}01'41''$ West, a distance of 257.49 feet to a point for the Northwest corner of said Lot 1;

THENCE with the West line of said Lot 1, 2 and 3, Block 1 River Oaks Terrace, South $02^{\circ}06'28''$ East, a distance of 285.80 feet to a point for the Southwest corner of Lot 3, Block 1 River Oaks Terrace, lying in the North line of Lot 4A, Block 1 River Oaks Terrace Subdivision Establishing Lot 4A, recorded in Volume 9, Page 171 of the Guadalupe County Map Records;

THENCE with the North line of said Lot 4A, North $88^{\circ}01'39''$ East, a distance of 204.47 feet to a point for the Northeast corner of Lot 4A, lying in the West line of Gloria Road;

THENCE with the West line of Gloria Road and the East line of Lots 4A, 5A, 6, 7, 8 and 9 the following 3 calls:

- 1.) South $08^{\circ}24'20''$ West, a distance of 172.01 feet to a point;
- 2.) South $08^{\circ}24'20''$ West, a distance of 86.01 feet to a point;
- 3.) South $08^{\circ}24'20''$ West, a distance of 177.03 feet to a point at the intersection of Gloria Road and Unity Road for the Southeast corner of Lot 9, Block 1, River Oaks Terrace;

THENCE crossing Unity Road with the West line of Gloria Road, South $08^{\circ}24'21''$ West, a distance of 30.31 feet to a point for the Northeast corner of Lot 1, Block 4 and the Southwest corner of the intersection of Gloria Road and Unity Road;

THENCE continuing with the West line Gloria Road, and the East line of Lots 1-7, Block 4, River Oaks Terrace, recorded in Volume 2, Page 74 of the Guadalupe County Deed Records, South $08^{\circ}24'21''$ West, a distance of 609.95 feet to a point for the Southeast corner of Lot 7, Block 4 and the Northeast corner of Lot 8;

THENCE with the West line of Gloria Road and the East line of Lots 8 and 9, the following 2 calls:

- 1.) South $19^{\circ}06'01''$ East, a distance of 89.92 feet to a point;
- 2.) South $31^{\circ}03'26''$ East, a distance of 109.01 feet to a point for the Southwest corner of said Lot 9 and the Northeast corner of a 25' strip described in Severn Place Subdivision, recorded in Volume 6, Page 315 of the Guadalupe County Map Records;

THENCE continuing with the West line of Gloria Road and the East line of said 25' strip and the East line of Lot 1 and 2 of Severn Place Subdivision, the following 2 calls:

- 1.) South $18^{\circ}54'02''$ East, a distance of 23.87 feet to a point;
- 2.) South $09^{\circ}00'18''$ West, a distance of 298.48 feet to a point for the Southeast corner of said Lot 2;

THENCE with the East line of a called 1.1410 acre tract, conveyed to Ann and Morris Winkle, recorded in Document No. 2017004013 of the Official Public Records of Guadalupe County, Texas and a called 0.253 of an acre tract, conveyed to Tuscumbia Oaks, LP., recorded in Volume 2025, Page 127 of the Guadalupe Deed Records; South $06^{\circ}27'34''$ West, a distance of 246.21 feet to a point for the Northeast corner of a called 48.925 acre tract, conveyed to Beau King, recorded in Volume 2324, Page 41 of the Guadalupe County Deed Records;

