

City of Seguin, Texas, Resolution No. _____

**A RESOLUTION CONSENTING TO THE CREATION OF LAKE PLACID
WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1,
CONTAINING LAND WITHIN THE CITY LIMITS AND THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF SEGUIN, TEXAS**

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WHEREAS, the aging of the Lake Placid dam currently presents potential safety concerns and the dewatering of the lake; and

WHEREAS, any failure of the Lake Placid dam and dewatering of the lake will likely have a materially adverse effect on local property values, local businesses whose livelihood is related to the lake or lake recreation, and the ability of residents, tourists, and visitors to enjoy and use the lake; and

WHEREAS, certain real property contiguous to Lake Placid is located within the city limits and extraterritorial jurisdiction of the City of Seguin (the "City"); and

WHEREAS, the decrease in property values may adversely affect tax collections by the local governments, including the City, local school districts, and Guadalupe County; and

WHEREAS, the owners of real property and frontage along Lake Placid desire to create a conservation and reclamation district to facilitate the repair or replacement of the dam and to provide financing for future maintenance and operation costs; and

WHEREAS, affected property owners desire that the City consent to the creation of a water control and improvement district to be named "Lake Placid Water Control and Improvement District No. 1," a proposed conservation and reclamation district of the State of Texas that would be created and would operate pursuant to Chapters 49 and 51 of the Texas Water Code (the "District"); and

WHEREAS, the general nature of the work proposed to be done by the District at the present time is to investigate, acquire, construct, own, maintain, and operate necessary improvements, works, and facilities, and all other properties, land, tenements, materials, easements, rights-of-way, and everything considered necessary, incident, or helpful to accomplish by any practicable means any one or more of the purposes of a water control and improvement district; and

WHEREAS, the territory proposed to be included in the District generally consists of all waterfront real property on Lake Placid and is described in **Exhibit A** attached hereto; and

WHEREAS, the City Council of the City of Seguin desires to adopt this Resolution in order to evidence the City's desire to facilitate the repair of the Lake Placid dam, and specifically to grant written consent to the creation of, and inclusion of real property within, the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, THAT:

Section 1. The City of Seguin, Texas hereby consents to the creation of Lake Placid Water Control and Improvement District No. 1, and the inclusion of real property located within the City's corporate or extraterritorial boundaries within the District. No further action will be required on the part of the City to evidence its consent to the creation of the District and inclusion of land into the District

Section 2. This Resolution shall become effective from and after the date of its passage.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

Mayor of the City of Seguin

ATTEST:

City Secretary

EXHIBIT A

METES AND BOUNDS DESCRIPTION
FOR THE POLITICAL BOUNDARY OF THE
711 ACRE LAKE PLACID WATER CONTROL
AND IMPROVEMENT DISTRICT

Being a Political Boundary Description for a gross area of 712 acres of land in Guadalupe County, Texas, LESS, SAVE and EXCEPT the following tract:

A called 1.00 acre Tract One, described in Volume 2445, Page 907, Official Public Records, Guadalupe County, Texas, that falls within the herein described political boundary without frontage on Lake Placid.

For a net area of 711 acres, including all of Lake Placid, a portion of Lake McQueeney, a portion of the Guadalupe River, and portions of the right-of-way of Union Pacific Railroad, Old State Highway No. 3 (also known as Bridge Road, not in use), F.M. Highway 78, Interstate Highway 10, Morrison Falls Road (not in use), and U.S. Highway 90 (also known as West Kingsbury Street) lying within these metes and bounds, said Political Boundary being more particularly described as follows:

BEGINNING at a 1/2" iron pin (w/ cap "B&A RPLS 2633") (N=13764436.81', E=2273252.51') found in the Northeast right-of-way line of F.M. Highway 725 for the West corner of Lot 1, McQueeney Camp, recorded in Volume 7, Page 665, Map and Plat Records, Guadalupe County, Texas, same being the South corner of a called 0.42 of an acre tract owned by the Guadalupe-Blanco River Authority (GBRA), described in Volume 195, Page 560, Deed Records, Guadalupe County, Texas;

THENCE with the Northeast right-of-way line of F.M. Highway 725 and the Southwest line of said 0.42 of an acre tract, N 70°34' W a distance of 442 feet to a point for the West corner of said 0.42 acre tract;

THENCE departing the right-of-way of F.M. Highway 725, with the Northwest line of said 0.42 acre tract, N 43°45' E a distance of 187 feet to a point at or near the approximate water's edge of Lake McQueeney for the North corner of said 0.42 of an acre tract;

THENCE crossing Lake McQueeney, N 47°19' E a distance of 539 feet to a point at or near the approximate water's edge of Lake McQueeney for the West corner of property owned by GBRA (no recording information found);

THENCE with the boundary of said GBRA property, partially with the approximate water's edge, the following 10 calls:

1. N 13°15' E a distance of 43 feet to a point for a corner;
2. N 39°06' E a distance of 30 feet to a point for a corner;
3. N 57°20' E a distance of 66 feet to a point for a corner;
4. N 62°12' E a distance of 304 feet to a point for a corner;
5. N 15°07' E a distance of 151 feet to a point for a corner;
6. N 63°25' E a distance of 91 feet to a point for a corner;
7. N 02°17' W a distance of 120 feet to a point in the Southeast right-of-way line of Isle of View Drive for a corner;

8. With the Southeast right-of-way line of Isle of View Drive, N 62°44' E a distance of 627 feet to a point at the intersection of the Southeast right-of-way line of Isle of View Drive and the Southwest right-of-way line of Hot Shot Lane for the North corner of said GBRA property;
9. With the Southwest right-of-way line of Hot Shot Lane, S 11°25' E a distance of 292 feet to a point for the East corner of said GBRA property;
10. Departing the right-of-way of Hot Shot Lane, S 62°12' W a distance of 760 feet to a point in the Southwest right-of-way line of Bamboo Bluff Drive for the North corner of a called 0.385 acre Exhibit "D", described in Document No. 2017005857, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Southwest line of Bamboo Bluff Drive, the Northeast line of said Exhibit "D" and three other tracts, and the Northeast line of Lots 8-20, Laechelin-Riverside Addition, recorded in Volume 1, Page 128-129, Map and Plat Records, Guadalupe County, Texas, S 40°11' E a distance of 666 feet to a point for an angle point of Lot 8, Laechelin-Riverside Addition, also being an angle point of Tract 3, recorded in Document No. 2017005857, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of Lots 1-7, Laechelin-Riverside Addition, said Tract 3, and the Southwest line of Bamboo Bluff Drive, S 24°27' E a distance of 362 feet to a point in the Northwest right-of-way line of a Union Pacific Railroad right-of-way for the East corner of said Lot 1 and said Tract 3;

THENCE with the common line of said Lot 1, said Tract 3 and said Union Pacific railroad right-of-way, S 67°23' W a distance of 161 feet to a point at or near the approximate water's edge of Lake Placid for the South corner of Lot 1 and Tract 3;

THENCE crossing said Union Pacific Railroad right-of-way, with the approximate water's edge of Lake Placid, S 23°45' E a distance of 125 feet to a point in the Southeast right-of-way line of said Union Pacific Railroad right-of-way for the West corner of a called 3.15 acre tract, described in Volume 961, Page 120, Official Public Records, Guadalupe County, Texas,

THENCE with the boundary of said 3.15 acre tract, the following 3 calls:

1. With the Southwest right-of-way line of Union Pacific Railroad, N 67°23' E a distance of 524 feet to a point in the Southwest right-of-way line of Hot Shot Lane for the North corner of said 3.15 acre tract;
2. Departing the Union Pacific Railroad right-of-way, with the Southwest right-of-way line of Hot Shot Lane, S 36°39' E a distance of 181 feet to a point at the intersection of the Southwest right-of-way line of Hot Shot Lane and the Northwest right-of-way line of Old State Highway No. 3 (also known as Bridge Road) for the East corner of said 3.15 acres;
3. With the Northwest right-of-way line of Old State Highway No. 3 (Bridge Road), S 49°01' W a distance of 543 feet to a point at or near the approximate water's edge of Lake Placid for the South corner of said 3.15 acre tract;

THENCE crossing the right-of-way of Old State Highway No. 3 (Bridge Road), with the approximate water's edge of Lake Placid, S 15°50' E a distance of 89 feet to a point in the Southeast right-of-way line of Old State Highway No. 3 (Bridge Road) for the West corner of a called 1.04 acre tract, recorded in Volume 1573, Page 627, Official Public Records, Guadalupe County, Texas (no description), and described in Volume 240, Page 573, Deed Records, Guadalupe County, Texas;

THENCE with the common line of the Southeast right-of-way line of Old State Highway No. 3 (Bridge Road), the Northwest line of said 1.04 acre tract, and the Northwest line of a called 5.146 acre tract (Guadalupe Appraisal District Only), N 49°07' E a distance of 524 feet to a point at the intersection of the Southeast right-of-way line of Old State Highway No. 3 (Bridge Road) and the Southwest right-of-way line of Hot Shot Lane for the North corner of said 5.146 acre tract;

THENCE with the common line of said 5.146 acre tract and the Southwest right-of-way line of Hot Shot Lane, S 35°46' E a distance of 555 feet to a point in the Northwest right-of-way line of F.M. Highway 78 for the East corner of said 5.146 acre tract;

THENCE with the common line of said 5.146 acre tract and the Northwest right-of-way line of F.M. Highway 78, S 48°52' W a distance of 500 feet to a point at or near the approximate water's edge of Lake Placid for the South corner of said 5.146 acre tract;

THENCE crossing the right-of-way of F.M. Highway 78, with the approximate water's edge of Lake Placid, S 38°57' E a distance of 117 feet to a point in the Southeast right-of-way line of F.M. Highway 78 for the West corner of a called 2.18 acre tract, described in Volume 930, Page 618, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of said 2.18 acre tract and the Southeast right-of-way line of F.M. Highway 78, N 48°52' E a distance of 526 feet to a point for the North corner of said 2.18 acre tract;

THENCE with the Northeast boundary line of said 2.18 acre tract and a called 2.721 acre tract, described in Volume 602, Page 431, Deed Records, Guadalupe County, Texas, S 30°30' E a distance of 487 feet to a point in the Northwest line of a called 0.503 of an acre tract, described in Volume 1632, Page 1, Official Public Records, Guadalupe County, Texas;

THENCE with the Northwest line of said 0.503 of an acre tract, N 54°23' E a distance of 28 feet to a point for the North corner of said 0.503 of an acre tract;

THENCE with the Northeast line of said 0.503 of an acre tract and a called 2.784 acre tract, described in Volume 2078, Page 621, Official Public Records, Guadalupe County, Texas, S 57°41' E a distance of 124 feet to a point for a corner of said 2.784 acres;

THENCE with the Northeast line of said 2.784 acres, the following 2 calls:

1. S 24°09' E a distance of 153 feet to a point for a corner;
2. S 17°16' E a distance of 99 feet to a point for the North corner of a called 0.538 of an acre tract, described in Volume 2420, Page 266, Official Public Records, Guadalupe County, Texas;

THENCE with the Northeast line of said 0.538 of an acre tract, S 24°14' E a distance of 82 feet to a point in the Northwest line of a called 2.151 acre tract, described in Document No. 201899024878, Official Public Records, Guadalupe County, Texas for the East corner of said 0.538 of an acre tract;

THENCE with the Northwest line of said 2.151 acres, N 58°26' E a distance of 178 feet to a point in the Southwest right-of-way line of a Union Pacific Railroad right-of-way for the North corner of said 2.151 acres;

THENCE with the common line of said 2.151 acres and said Union Pacific Railroad right-of-way, S 16°08' E a distance of 326 feet to a point at the intersection of the Southwest right-of-way line of Union Pacific Railroad and the Northwest right-of-way line of Cypress Ridge Road for the Southeast corner of said 2.151 acres;

THENCE with the South line of said 2.151 acres, same being the North line of Cypress Ridge Road, S 89°22' W a distance of 50 feet to a point for the Northeast corner of Lot 1, Zipp-Koepsel Subdivision, recorded in Volume 2, Page 96, Map and Plat Records, Guadalupe County, Texas;

THENCE with the common line of the West right-of-way line of Cypress Ridge Road and the East line of Lots 1-19, Zipp-Koepsel Subdivision, S 15°47' E a distance of 982 feet to a point for the Southeast corner of Lot 19, Zipp-Koepsel Subdivision;

THENCE continuing with the West right-of-way line of Cypress Ridge Road, with the East line of Lots 20-24, Zipp-Koepsel Subdivision, S 07°26' E a distance of 252 feet to a point for the Northeast corner of Lot 25, Zipp-Koepsel Subdivision, also being a called 0.250 of an acre tract, described in Volume 1327, Page 572, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the West right-of-way line of Cypress Ridge Road, with the East line of said 0.250 of an acre Lot 25 and various other tracts, S 01°10' E a distance of 401 feet to a point for the Northeast corner of a called 0.64 of an acre tract, described in Volume 1298, Page 637, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of Cypress Ridge Road and the Southeast line of said 0.64 of an acre tract, the following 2 calls:

1. S 17°01' W a distance of 51 feet to a point for a corner;
2. S 32°54' W a distance of 117 feet to a point for the South corner of said 0.64 of an acre tract, same being the East corner of a called 0.68 of an acre tract, described in Volume 1274, Page 165, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Southeast line of said 0.68 of an acre tract, a called 3.71 acre tract, described in Volume 1245, Page 268, Official Public Records, Guadalupe County, Texas, and the Northwest right-of-way line of Cypress Ridge Road, S 40°19' W a distance of 462 feet to a point for a corner;

THENCE with the common line of the Southeast line of said 3.71 acres and the Northwest line of Cypress Ridge Road, the following 2 calls:

1. S 47°40' W a distance of 87 feet to a point for a corner;
2. S 56°07' W a distance of 296 feet to a point for the South corner of said 3.71 acres, same being the East corner of a called 0.766 of an acre tract, described in Volume 1917, Page 527, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of Cypress Ridge Road and the Southeast line of said 0.766 of an acre tract and a called 0.46 of an acre tract, described in Volume 1771, Page 11, Official Public Records, Guadalupe County, Texas, S 55°02' W a distance of 202 feet to a point in the Northeast line of a called 29.09 acre tract, described in Volume 886, Page 842, Official Public Records, Guadalupe County, Texas, for the South corner of said 0.46 of an acre tract;

THENCE departing the right-of-way of Cypress Ridge Road, crossing said 29.09 acre tract, S 45°30' W a distance of 452 feet to a point for the Northwest corner of River Drive, same being the Northeast corner of a called 0.331 of an acre tract, described in Document No. 2016024048, Official Public Records, Guadalupe County, Texas, also being known as Lot 39, Riverside Subdivision, recorded in Volume 1, Pages 80-81, Map and Plat Records, Guadalupe County, Texas;

THENCE with the Northwest right-of-way line of River Drive and the Southeast line of said Riverside Subdivision, S 18°00' W a distance of 677 feet to a point for a corner of Lots 25-27, save and except the South portion of Lot 25, Riverside Subdivision, recorded in Volume 1217, Page 419, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the West right-of-way line of River Drive and the East line of said Lots 25-27, save and except the South portion of Lot 25, and one other tract, S 06°27' E a distance of 422 feet to a point for the North corner of Lots 19-22, Riverside Subdivision, recorded in Volume 265, Page 533, Deed Records, Guadalupe County, Texas;

THENCE with the common line of the Southwest right-of-way line of River Drive and the Northeast line of said Lots 19-22, Riverside Subdivision, the following 2 calls:

1. S 13°37' E a distance of 122 feet to a point for a corner;
2. S 29°21' E a distance of 112 feet to a point for the East corner of said Lots 19-22, same being the North corner of a called 8.38 acre tract (Guadalupe Appraisal District Only), described in Volume 610, Page 639, Deed Records, Guadalupe County, Texas;

THENCE with the Northeast line of said 8.38 acres, partially with the Southwest right-of-way line of River Drive, the following 2 calls:

1. S 45°19' E a distance of 517 feet to a point for a corner;
2. S 58°17' E a distance of 677 feet to a point for the East corner of said 8.38 acres;

THENCE over and across a called 144.929 acre tract (Guadalupe Appraisal District Only), described in Volume 298, Page 395, Deed Records, Guadalupe County, Texas, the following 3 calls:

1. S 60°56' E a distance of 705 feet to a point for a corner;
2. S 76°46' E a distance of 774 feet to a point for a corner;
3. S 08°18' W a distance of 192 feet to a point for the North corner of Lee Street, same being the Northeast corner of Lot 1, Block 2, Subdivision of I.C. Lawson 17.6 Acres, recorded in Volume 2, Page 62, Map and Plat Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of Lee Street and the Southeast line of said Subdivision of I.C. Lawson 17.6 Acres, S 09°06' W a distance of 326 feet to a point for an angle point of Lot 6, Block 2, Subdivision of I.C. Lawson 17.6 Acres;

THENCE with the common line of the Southwest line of Lee Street, the Northeast line of said Subdivision of I.C. Lawson 17.6 Acres and the Northeast line of Amended Plat, Part of I.C. Lawson Subdivision No. 2, recorded in Volume 6, Page 124, Map and Plat Records, Guadalupe County, Texas, S 29°16' E a distance of 837 feet to a point for the North corner of Lot 15, Block 3, Subdivision of I.C. Lawson 17.6 acres;

THENCE with the common line of the Southwest right-of-way line of Lee Street and the Northeast line of said Lot 15, S 47°32' E a distance of 40 feet to a point for the East corner of said Lot 15;

THENCE with the common line of the Southwest right-of-way line of Lee Street and the Northeast line of two tracts, S 59°46' E a distance of 218 feet to a point in the West line of a called 5.261 acre tract, described in Volume 1544, Page 932, Official Public Records, Guadalupe County, Texas for the Northeast corner of Lot 17, Subdivision of I.C. Lawson 17.6 acres;

THENCE with the boundary of said 5.261 acres, the following 2 calls:

1. N 00°25' W a distance of 273 feet to a point for the Northwest corner of said 5.261 acres;
2. N 89°11' E a distance of 219 feet to a point in the West line of a called 5.537 acre Tract One, described in Volume 1934, Page 973, Official Public Records, Guadalupe County, Texas for the Northeast corner of said 5.261 acres;

THENCE with the West line of said 5.537 acre Tract One, N 00°37' W a distance of 1022 feet to a point in the South right-of-way line of F.M. Highway 464 for the Northwest corner of said 5.537 acre Tract One;

THENCE with the common line of the South right-of-way line of F.M. Highway 464 and the North line of said 5.537 acre Tract One and a called 5.545 acre Tract Two, described in Volume 1934, Page 973, Official Public Records, Guadalupe County, Texas, S 81°49' E a distance of 219 feet to a point for the Northeast corner of said 5.545 acre Tract Two, same being the Northwest corner of a called 26.51 acre tract, described in Volume 2091, Page 877, Official Public Records, Guadalupe County, Texas;

THENCE departing the right-of-way of F.M. Highway 464, with the common line of said 5.545 acre Tract Two and said 26.51 acres, S 00°42' E a distance of 1558 feet to a point for a corner;

THENCE over and across said 26.51 acres and a called 30.10 acre tract, described in Volume 2358, Page 800, Official Public Records, Guadalupe County, Texas, S 57°37' E a distance of 989 feet to a point in the common line of the Southeast line of said 30.10 acres and the Northwest line of Interstate Highway 10 for a corner;

THENCE with the common line of the Southeast line of said 30.10 acres and the Northwest line of Interstate Highway 10, S 55°23' W a distance of 436 feet to a point at or near the approximate water's edge of Lake Placid for the South corner of said 30.10 acres;

THENCE crossing the right-of-way of Interstate Highway 10, with the approximate water's edge of Lake Placid, S 71°40' E a distance of 455 feet to a point in the Southeast right-of-way line of Interstate Highway

10 for the West corner of a called 1.24 acre tract, described in Volume 3066, Page 49, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest line of said 1.24 acre tract and the Southeast line of Interstate Highway 10, N 55°06' E a distance of 391 feet to a point for the North corner of said 1.24 acre tract in the West right-of-way line of Morrison Falls Road (not in use);

THENCE with the common line of the East line of said 1.24 acre tract and the West right-of-way line of Morrison Falls Road, S 06°09' W a distance of 296 feet to a point at or near the approximate water's edge of Lake Placid for the Southeast corner of said 1.24 acre tract;

THENCE crossing the right-of-way of Morrison Falls Road, with the approximate water's edge of Lake Placid, S 85°39' E a distance of 25 feet to a point in the East right-of-way line of Morrison Falls Road for the Southwest corner of a called 1.343 acre tract, described in Volume 751, Page 261, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the West line of said 1.343 acre tract and the East right-of-way line of Morrison Falls Road, N 06°09' E a distance of 317 feet to a point in the Southeast right-of-way line of Interstate Highway 10 for the Northwest corner of said 1.343 acre tract;

THENCE with the common line of the Northwest line of said 1.343 acre tract, a called 2.194 acre tract (Guadalupe Appraisal District Only), a called 1.243 acre tract, described in Volume 706, Page 577, Official Public Records, Guadalupe County, Texas, a called 1.903 acre, Tract 2 and a called 0.036 of an acre Tract 1, described in Document No. 2017009762, Official Public Records, Guadalupe County, Texas, and the Southeast right-of-way line of Interstate Highway 10, N 58°20' E a distance of 768 feet to a point for the North corner of said 0.036 of an acre Tract 1;

THENCE departing the right-of-way of Interstate Highway 10, with the East line of said 0.036 of an acre Tract 1 and said 1.903 acre Tract 2, S 01°49' E a distance of 365 feet to a point for the Northwest corner of Lot 22, Pecan Grove, recorded in Volume 4, Page 125, Map and Plat Records, Guadalupe County, Texas;

THENCE with the North line of said Lot 22, S 89°50' E a distance of 59 feet to a point for the Northeast corner of said Lot 22, same being the Westernmost North corner of Blumberg Park;

THENCE with the common line of the East line of said Lot 22 and the West right-of-way line of Blumberg Park, S 02°34' E a distance of 51 feet to a point for the Northwest corner of a called 0.77 of an acre tract, described in Document No. 2017005528, Official Public Records, Guadalupe County, Texas, same being the Westernmost South corner of Blumberg Park;

THENCE with common line of the South right-of-way line of Blumberg Park and the North line of various tracts, N 89°42' E a distance of 1035 feet to a point in the West line of Lot 1 and the remainder of Lot 2, Wilson E. Schuessler and James T. Schuessler Subdivision, as recorded in Volume 701, Page 199, Official Public Records, Guadalupe County, Texas, and shown on plat recorded in Volume 1, Page 63, Map and Plat Records, Guadalupe County, Texas, for the Northeast corner of a called 0.27 of an acre tract, described in Document No. 2015014098, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the West line of said Lot 1 and remainder of Lot 2, and the East right-of-way line of Blumberg Park, N 00°19' W a distance of 68 feet to a point for the North corner of said Lot 1 and remainder of Lot 2;

THENCE with the common line of the Southwest right-of-way line of Blumberg Park, the Northeast line of said Lot 1 and remainder of Lot 2 and various other tracts, and the Northeast line of said Wilson E. Schuessler and James T. Schuessler Subdivision, S 69°12' E a distance of 443 feet to a point in the West line of a called 0.62 of an acre tract, also being Lot 7 and the East 10 feet of Lot 6, Wilson E. Schuessler and James T. Schuessler Subdivision, described in Volume 1386, Page 826, Official Public Records, Guadalupe County, Texas, for the Easternmost South corner of Blumberg Park;

THENCE with the common line of the East right-of-way line of Blumberg Park and the West line of said 0.62 of an acre tract, N 02°06' W a distance of 30 feet to a point in the Southwest line of the Edward W. Behrendt property (Guadalupe County Property ID No. 52796, no deed of record found);

THENCE with the boundary of the Edward W. Behrendt property, the following 4 calls:

1. With the Northeast right-of-way line of Blumberg Park, N 69°08' W a distance of 439 feet to a point for the Southwest corner of the Edward W. Behrendt property;
2. With the East right-of-way line of Blumberg Park, N 02°50' W a distance of 524 feet to a point for a corner;
3. Departing the right-of-way of Blumberg Park, S 65°16' E a distance of 650 feet to a point for a corner;
4. S 39°40' E a distance of 154 feet to a point for a corner in the Westerly line of the remainder of a called 29.3 acre tract, described in Volume 229, Page 349, Deed Records, Guadalupe County, Texas;

THENCE over and across said remainder of 29.3 acres, S 60°41' E a distance of 705 feet to a point for the Westernmost North corner of a called 2.11 acre, Tract One, described in Volume 4162, Page 789, Official Public Records, Guadalupe County, Texas;

THENCE with the boundary of said 2.11 acre, Tract One, S 28°14' E a distance of 137 feet to a point for a corner;

THENCE with the Northwest line of said 2.11 acre, Tract One and the remainder of a called 17.692 acre Tract 5, described in Volume 1683, Page 74, Official Public Records, Guadalupe County, Texas, N 59°09' E a distance of 408 feet to a point for a corner of said 17.692 acre Tract 5;

THENCE with the boundary of said 17.692 acre Tract 5, the following 4 calls:

1. N 05°01' E a distance of 149 feet to a point for a corner;
2. N 49°24' E a distance of 1014 feet to a point for the North corner of said 17.692 acre Tract 5;
3. S 10°32' W a distance of 1228 feet to a point for a corner;
4. S 86°57' W a distance of 95 feet to a point for the North corner of a called 3.90 acre tract, described in Volume 1218, Page 896, Official Public Records, Guadalupe County, Texas;

THENCE with the Easterly line of said 3.90 acre tract, the following 2 calls:

1. S 04°27' E a distance of 279 feet to a point for a corner;
2. S 33°01' W a distance of 79 feet to a point for a corner;

THENCE with the Southeast line of said 3.90 acre tract and a tract called 3 acres more or less, described in Volume 2814, Page 594, Official Public Records, Guadalupe County, Texas, S 53°25' W a distance of 331 feet to a point in the Northeast line of a called 1.2255 acre First Tract, described in Volume 4088, Page 765, Official Public Records, Guadalupe County, Texas;

THENCE with the Northeast line of said 1.2255 acre First Tract, S 36°54' E a distance of 37 feet to a point in the Northwest line of a called 1.345 acre Tract 2, described in Document No. 2016024052, Official Public Records, Guadalupe County, Texas, for the East corner of said 1.2255 acre First Tract;

THENCE with the Northwest line of said 1.345 acre Tract 2, N 51°37' E a distance of 378 feet to a point for the North corner of said 1.345 acre Tract 2;

THENCE with the East line of said 1.345 acre Tract 2 and a called 1.294 acre Tract 1, described in Document No. 2016024052, Official Public Records, Guadalupe County, Texas, S 04°42' E a distance of 222 feet to a point in the Northwest line of U.S. Highway 90 (also known as West Kingsbury Street) for the Southeast corner of said 1.294 acre Tract 1;

THENCE with the common line of the Southeast line of said 1.294 acre Tract 1 and the Northwest line of U.S. Highway 90, S 56°12' W a distance of 678 feet to a point at or near the approximate water's edge of Lake Placid for the South corner of said 1.294 acre Tract 1;

THENCE with the approximate water's edge of Lake Placid, crossing the right-of-way of U.S. Highway 90, S 17°58' E a distance of 129 feet to a point in the Southeast right-of-way line of U.S. Highway 90 for the West corner of Lot 1, Placid's View, recorded in Volume 5, Pages 156A-156B, Map and Plat Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest line of said Lot 1 and the Southeast right-of-way line of U.S. Highway 90, N 56°22' E a distance of 567 feet to a point for the North corner of said Lot 1 at the intersection of the Southeast right-of-way line of U.S. Highway 90 and the Southwest right-of-way line of Turtle Lane;

THENCE with the common line of the Northeast line of Lot 1, Placid's View, and the Southwest right-of-way line of Turtle Lane, S 08°52' E a distance of 116 feet to a 1/2" iron pin found (N= 13753788.63', E= 2283514.06') for the East corner of said Lot 1, same being the North corner of Lot 2, Placid's View;

THENCE with the common line of the Southwest right-of-way line of Turtle Lane and the Northeast line of Lots 2-4, Placid's View, S 08°52' E a distance of 347 feet to a 1/2" iron pin found (N= 13753445.95', E= 2283567.52') for the East corner of said Lot 4, same being the North corner of Lot 5, Placid's View Phase II, recorded in Volume 5, Page 173-B, Map and Plat Records, Guadalupe County, Texas;

THENCE with the common line of the Southwest right-of-way line of Turtle Lane and the Northeast line of said Lot 5, Placid's View Phase II, and Lot 6, Placid's View Phase III, recorded in Volume 5, Page 174-A,

Map and Plat Records, Guadalupe County, Texas, S 08°52' E a distance of 231 feet to a point for the East corner of said Lot 6;

THENCE with the common line of the South line of said Lot 6 and the North right-of-way line of Turtle Lane, S 88°13' W a distance of 47 feet to a point for the Northeast corner of a called 0.67 of an acre tract, described in Volume 3063, Page 559, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Westerly right-of-way line of Turtle Lane and the Easterly lines of various tracts, the following 19 calls:

1. With the East line of said 0.67 of an acre tract and various other tracts, S 02°40' E a distance of 390 feet to a point for the Southeast corner of a called 0.48 of an acre tract, described in Volume 1155, Page 45, Official Public Records, Guadalupe County, Texas, same being the Northeast corner of a called 0.71 of an acre tract, described in Volume 4180, Page 976, Official Public Records, Guadalupe County, Texas;
2. With the Southeast line of said 0.71 of an acre tract and various other tracts, S 09°39' W a distance of 397 feet to a point for a corner of a called 0.342 of an acre tract, described in Document No. 20189909015, Official Public Records, Guadalupe County, Texas;
3. With the East line of said 0.342 of an acre tract, S 04°42' E a distance of 72 feet to a point for the Southeast corner of said 0.342 of an acre tract, same being the Northeast corner of a called 0.652 of an acre tract, described in Document no. 2016024807, Official Public Records, Guadalupe County, Texas;
4. With the Northeast line of said 0.652 of an acre tract and various other tracts, S 11°43' E a distance of 1144 feet to a point for the Southeast corner of a called 0.536 of an acre tract, described in Volume 2169, Page 1, Official Public Records, Guadalupe County, Texas, same being the Northeast corner of a called 0.576 of an acre tract, described in Volume 2234, Page 684, Official Public Records, Guadalupe County, Texas;
5. With the Northeast line of said 0.576 of an acre tract and a called 0.581 of an acre tract, described in Volume 2757, Page 758, Official Public Records, Guadalupe County, Texas, S 08°33' E a distance of 180 feet to a point for the Southeast corner of said 0.581 of an acre tract, same being the Northeast corner of a called 0.599 of an acre tract, described in Volume 4135, Page 85, Official Public Records, Guadalupe County, Texas;
6. With the Northeast line of said 0.599 of an acre tract and three other tracts, S 16°44' E a distance of 265 feet to a point for a corner of a called 0.84 of an acre tract, described in Volume 1145, Page 691, Official Public Records, Guadalupe County, Texas;
7. With the Southeast line of said 0.84 of an acre tract, S 10°50' W a distance of 45 feet to a point for the Southeast corner of said 0.84 of an acre tract;
8. With the Southeast line of two tracts, S 30°44' W a distance of 175 feet to a point for the East corner of a called 0.707 of an acre tract, described in Document No. 2015009365, Official Public Records, Guadalupe County, Texas;
9. With the Southeast line of said 0.707 of an acre tract, S 43°19' W a distance of 22 feet to a point for a corner;
10. With the Southeast line of said 0.707 of an acre tract and two other tracts, S 65°33' W a distance of 416 feet to a point for a corner of a called 0.232 of an acre tract, described in Volume 442, Page 538, Deed Records, Guadalupe County, Texas;
11. With the Southeast line of said 0.232 of an acre tract, S 48°55' W a distance of 24 feet to a point for the South corner of said 0.232 of an acre tract;

12. With the Southeast line of four tracts, S 31°57' W a distance of 449 feet to a point for the East corner of a called 0.480 of an acre tract, described in Volume 4023, Page 856, Official Public Records, Guadalupe County, Texas;
13. With the Southeast line of said 0.480 of an acre tract and various other tracts, S 23°48' W a distance of 462 feet to a point for the Southeast corner of a called 0.319 of an acre tract, described in Document No. 2017007416, Official Public Records, Guadalupe County, Texas;
14. With the Southeast line of two tracts, S 13°46' W a distance of 134 feet to a point for the Southeast corner of a called 0.308 of an acre tract, described in Volume 2790, Page 673, Official Public Records, Guadalupe County, Texas, same being the Northeast corner of a called 0.321 of an acre tract, described in Volume 1156, Page 106, Official Public Records, Guadalupe County, Texas;
15. With the East line of said 0.321 of an acre tract and two other tracts, S 02°57' E a distance of 214 feet to a point for the Northeast corner of a called 0.615 of an acre tract, described in Document No. 201999012806, Official Public Records, Guadalupe County, Texas;
16. With the Northeast line of said 0.615 of an acre tract and a called 0.418 of an acre tract, described in Volume 2528, Page 134, Official Public Records, Guadalupe County, Texas, S 12°52' E a distance of 206 feet to a point for the East corner of said 0.418 of an acre tract;
17. With the Northeast line of various tracts, S 26°22' E a distance of 552 feet to a point for the East corner of a called 0.26 of an acre tract, described in Document No. 2015003600, Official Public Records, Guadalupe County, Texas;
18. With the Northeast line of two tracts, S 48°50' E a distance of 159 feet to a point for the East corner of a called 0.526 of an acre tract, described in Volume 2314, Page 186, Official Public Records, Guadalupe County, Texas;
19. With the Northeast line of three tracts, S 59°43' E a distance of 111 feet to a point for a corner of a called 0.500 of an acre tract (Guadalupe Appraisal District Only);

THENCE with the common line of the Southeast right-of-way line of Turtle Lane and the Northwest line of said 0.500 of an acre tract and various other tracts, the following 4 calls:

1. With the Northwest line of said 0.500 of an acre tract and various other tracts, N 58°38' E a distance of 308 feet to a point for the North corner of a called 0.549 of an acre tract, described in Volume 1597, Page 959, Official Public Records, Guadalupe County, Texas;
2. With the Northwest line of four tracts, N 62°46' E a distance of 270 feet to a point for the North corner of a called 0.395 of an acre tract, described in Volume 1204, Page 958, Official Public Records, Guadalupe County, Texas;
3. With the Northwest line of two tracts, N 65°54' E a distance of 163 feet to a point for the North corner of a called 0.37 of an acre tract, described in Document No. 201899026428, Official Public Records, Guadalupe County, Texas, same being the West corner of a called 0.623 of an acre tract, described in Document No. 2017020159, Official Public Records, Guadalupe County, Texas;
4. With the Northwest line of said 0.623 of an acre tract, N 12°01' E a distance of 70 feet to a point for the North corner of said 0.623 of an acre tract, same being the Southwest corner of a called 0.45 of an acre tract, described in Document No. 201999019059, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Turtle Lane and the Southwest line of said 0.45 of an acre tract and various other tracts, the following 2 calls:

1. N 27°36' W a distance of 476 feet to a point for the South corner of a called 0.469 of an acre tract, described in Document No. 2015004547, Official Public Records, Guadalupe County, Texas;
2. With the Southwest line of said 0.469 of an acre tract, a called 0.50 of an acre tract, described in Volume 2185, Page 630, Official Public Records, Guadalupe County, Texas, and a called 0.617 of an acre tract, described in Volume 2995, Page 647, Official Public Records, Guadalupe County, Texas, N 37°49' W a distance of 319 feet to a point in the South line of Lot 3, Doyal Subdivision, recorded in Volume 8, Pages 511-512, Map and Plat Records, Guadalupe County, Texas, for the West corner of said 0.617 of an acre tract;

THENCE with the common line of the North right-of-way line of Turtle Lane and the South line of Lots 1-3, Doyal Subdivision, S 89°12' W a distance of 196 feet to a point for the Southwest corner of said Lot 1;

THENCE departing the right-of-way of Turtle Lane, with the West line of said Lot 1 and a called 1.12 acre Tract 3, described in Volume 2323, Page 863, Official Public Records, Guadalupe County, Texas, N 00°41' W a distance of 508 feet to a point for the Northwest corner of said 1.12 acre tract;

THENCE with the North line of said 1.12 acre tract, N 89°27' E a distance of 50 feet to a point for the Southwest corner of a called 0.513 of an acre tract, described in Volume 2333, Page 320, Official Public Records, Guadalupe County, Texas;

THENCE with the West line of said 0.513 of an acre tract, N 00°36' W a distance of 71 feet to a point for a corner;

THENCE with the West line of said 0.513 of an acre tract and a called 1.87 acre tract, described in Volume 2669, Page 132, Official Public Records, Guadalupe County, Texas, N 10°01' W a distance of 86 feet to a point for an interior corner of said 1.87 acre tract;

THENCE with the Southwest line of said 1.87 acre tract, the following 2 calls:

1. N 81°09' W a distance of 80 feet to a point for a corner;
2. N 58°28' W a distance of 145 feet to a point in the Southeast right-of-way line of Turtle Lane for the West corner of said 1.87 acre tract;

THENCE with the common line of the Southeast right-of-way line of Turtle Lane and the Northwest line of said 1.87 acre tract, the following 3 calls:

1. N 34°46' E a distance of 102 feet to a point for a corner;
2. N 48°51' E a distance of 88 feet to a point for a corner;
3. N 64°21' E a distance of 210 feet to a point for the North corner of said 1.87 acre tract;

THENCE departing the right-of-way of Turtle Lane, with the boundary of said 1.87 acre tract, S 37°45' E a distance of 88 feet to a point for the West corner of Lot 2, Block 1, Pecan Cove Unit 1, recorded in Volume 3, Pages 26-27, and corrected in Volume 3, Pages 37-38, Map and Plat Records, Guadalupe County, Texas;

THENCE with the Northwest line of said Lot 2, N 57°57' E a distance of 195 feet to a point in the Southwest right-of-way line of Lakeside Drive for the North corner of said Lot 2;

THENCE with the common line of the Southwest right-of-way line of Lakeside Drive and the Northeast line of Lots 2-14, Block 1, Pecan Cove Unit 1, S 32°03' E a distance of 1014 feet to a point for a corner of Lot 14;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 14-17, Block 1, Pecan Cove Unit 1, S 32°20' E a distance of 187 feet to a point for a corner of Lot 17;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 17-23, Block 1, Pecan Cove Unit 1, S 41°28' E a distance of 497 feet to a point for a corner of Lot 23;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 23-24, Block 1, Pecan Cove Unit 1, S 55°23' E a distance of 71 feet to a point for a corner of Lot 24;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 24-25, Block 1, Pecan Cove Unit 1, S 69°22' E a distance of 66 feet to a point for a corner of Lot 25;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 25-27, Block 1, Pecan Cove Unit 1, S 73°13' E a distance of 135 feet to a point for a corner of Lot 27;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 27-30, Block 1, Pecan Cove Unit 1, S 69°32' E a distance of 276 feet to a point for a corner of Lot 30;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 30-33, Block 1, Pecan Cove Unit 1, S 77°41' E a distance of 212 feet to a point for a corner of Lot 33;

THENCE with the common line of the South right-of-way line of Lakeside Drive and the North line of Lots 33-35, Block 1, Pecan Cove Unit 1, S 89°52' E a distance of 118 feet to a point for a corner of Lot 35;

THENCE with the common line of the South right-of-way line of Lakeside Drive and the North line of Lot 35, Block 1, Pecan Cove Unit 1, S 83°32' E a distance of 63 feet to a point for the Northeast corner of said Lot 35;

THENCE with the common line of the West right-of-way line of Lakeside Drive and the East line of Lot 35, Block 1, Pecan Cove Unit 1, S 12°58' W a distance of 14 feet to a point for the North corner of Lot 36, Block 1, Pecan Cove Unit 1;

THENCE with a cul-de-sac of Lakeside Drive, common with the boundary of Lots 36 and 37, Block 1, Pecan Cove Unit 1, with the arc of a curve to the left, having a radius of 50.00 feet, an arc length of 157 feet, and a chord bearing S 83°32' E a distance of 100 feet to a point for a corner of Lot 37;

THENCE with the West line of said Lot 37 and Lot 38A, Plat and Replat of a Portion of Pecan Cove Unit 1, recorded in Volume 7, Page 479, Map and Plat Records, Guadalupe County, Texas, common with the East line of Lakeside Drive, N 06°28' E a distance of 50 feet to a point for an interior corner of Lot 38A;

THENCE with the common line of the North right-of-way line of Lakeside Drive and the South line of said Lot 38A, N 83°07' W a distance of 162 feet to a point for the West corner of said Lot 38A;

THENCE with the common line of the Southeast right-of-way line of Lakeside Drive and the Northwest line of said Lot 38A, N 17°47' E a distance of 187 feet to a point for the North corner of said Lot 38A;

THENCE departing the right-of-way of Lakeside Drive, with the North line of said Lot 38A, S 84°26' E a distance of 212 feet to a point in the West line of a called 21.510 acre tract (Guadalupe Appraisal District Only) owned by GBRA for the Northeast corner of said Lot 38A;

THENCE with the boundary of said GBRA property, the following 4 calls:

1. N 00°05' E a distance of 290 feet to a point for a corner;
2. N 39°26' E a distance of 52 feet to a point for a corner;
3. N 23°09' W a distance of 164 feet to a point for a corner;
4. S 88°18' W a distance of 15 feet to a point for a corner in the Southeast right-of-way line of Lakeside Drive;

THENCE with the common line of the Southeast right-of-way line of Lakeside Drive and the Northwest line of said GBRA property, the following 2 calls:

1. N 46°46' E a distance of 51 feet to a point for a corner;
2. N 63°20' E a distance of 41 feet to a point for a corner;

THENCE departing the right-of-way of Lakeside Drive, with the boundary of said GBRA property, the following 7 calls:

1. S 36°07' E a distance of 140 feet to a point for a corner;
2. N 40°02' E a distance of 205 feet to a point for a corner;
3. N 73°20' E a distance of 156 feet to a point for a corner;
4. S 72°30' E a distance of 498 feet to a point for a corner;
5. S 01°11' E a distance of 783 feet to a point for a corner;
6. N 86°32' E a distance of 50 feet to a point for a corner;
7. S 01°11' E a distance of 335 feet to a point at or near the approximate water's edge of the Guadalupe River for a corner;

THENCE crossing the Guadalupe River, S 79°24' E a distance of 862 feet to a point for a corner of property owned by GBRA (no recording information found);

THENCE with the boundary of said GBRA property, the following 4 calls:

1. S 15°09' E a distance of 133 feet to a point for a corner;
2. S 80°16' W a distance of 943 feet to a point for a corner;
3. S 88°04' W a distance of 254 feet to a point for a corner;

4. N 86°44' W a distance of 546 feet to a point for a corner in the Northeast line of a called 3.911 acre tract, described in Volume 2470, Page 657, Official Public Records, Guadalupe County, Texas, also being Lots 48-53, Placid Heights Subdivision, Section 1 (an unrecorded subdivision);

THENCE with the boundary of said 3.911 acre tract, the following 10 calls:

1. S 18°08' E a distance of 100 feet to a point for a corner;
2. S 14°03' E a distance of 114 feet to a point for a corner;
3. S 16°52' E a distance of 416 feet to a point for a corner;
4. S 73°05' W a distance of 237 feet to a point in the East right-of-way line of Kiowa Trail for the South corner of said 3.911 acre tract;
5. With the East right-of-way line of Kiowa Trail, N 00°05' E a distance of 268 feet to a point for a corner;
6. With the Northeast right-of-way line of Cherokee Bend, N 13°51' W a distance of 68 feet to a point for a corner;
7. Continuing with the Northeast right-of-way line of Cherokee Bend, N 26°52' W a distance of 67 feet to a point for a corner;
8. Continuing with the Northeast right-of-way line of Cherokee Bend, N 49°47' W a distance of 100 feet to a point for a corner;
9. Continuing with the Northeast right-of-way line of Cherokee Bend, N 57°50' W a distance of 57 feet to a point for a corner;
10. Continuing with the Northeast right-of-way line of Cherokee Bend, N 68°11' W a distance of 80 feet to a point for the West corner of said 3.911-acre tract, same being the West corner of Lot 48, Placid Heights Subdivision, Section 1;

THENCE with the common line of the Northeast right-of-way line of Cherokee Bend and the Southwest line of Lots 46-47, Placid Heights Subdivision, Section 1 (an unrecorded subdivision), N 62°58' W a distance of 152 feet to a point for the Southwest corner of said Lot 46, recorded in Document No. 201899024333, Official Public Records, Guadalupe County, Texas, same being the South corner of a called 0.417 of an acre tract, also being known as Lot 45, Placid Heights Subdivision, Section 1, described in Document No. 2017026946, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Cherokee Bend and the Southwest line said 0.417 of an acre tract, N 67°07' W a distance of 78 feet to a point for the Southeast corner of Lot 44, recorded in Volume 3106, Page 625, Official Public Records, Guadalupe County, Texas, same being the Southwest corner of said 0.417 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of Cherokee Bend and the Southwest line said Lot 44, N 80°29' W a distance of 86 feet to a point for the Southeast corner of Lot 43, recorded in Document No. 2017025230, Official Public Records, Guadalupe County, Texas, same being the Southwest corner of said Lot 44;

THENCE with the common line of the Northwest right-of-way line of Cherokee Bend and the Southeast line of said Lot 43, S 87°05' W a distance of 92 feet to a point for the Southeast corner of a called 0.484 of an acre tract, also being known as Lot 42, Placid Heights Subdivision, Section 1, described in Volume 4217, Page 327, Official Public Records, Guadalupe County, Texas, same being the Southwest corner of Lot 43;

THENCE with the common line of the Northwest right-of-way line of Cherokee Bend and the Southeast line of said 0.484 of an acre tract, S 74°04' W a distance of 101 feet to a point for the Southeast corner of a called 0.449 of an acre tract, also being known as Lot 41, Placid Heights Subdivision, Section 1, described in Document No. 201899013251, Official Public Records, Guadalupe County, Texas, same being the Southwest corner of said 0.484 of an acre tract;

THENCE with the common line of the Northwest right-of-way line of Cherokee Bend and the Southeast line of said 0.449 of an acre tract, S 58°24' W a distance of 95 feet to a point at the intersection of the Northwest right-of-way line of Cherokee Bend and the Northeast right-of-way line of Seminole Circle for the Southeast corner of a called 0.5487 of an acre tract, also being known as Lot 40, Placid Heights Subdivision, Section 1, described in Document No. 2017007454, Official Public Records, Guadalupe County, Texas, same being the Southwest corner of said 0.449 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of Seminole Circle and the Southwest line of said 0.5487 of an acre tract, N 73°17' W a distance of 21 feet to a point for a corner;

THENCE with the common line of the Northeast right-of-way line of Seminole Circle and the Southwest line of said 0.5487 of an acre tract and a called 0.50 of an acre tract, also being known as Lot 39, Placid Heights Subdivision, Section 1, described in Volume 3012, Page 1034, Official Public Records, Guadalupe County, Texas, N 48°44' W a distance of 199 feet to a point for a corner of said 0.50 of an acre tract at the beginning of a cul-de-sac of Seminole Circle;

THENCE with said cul-de-sac, with the arc of a non-tangent curve to the left, having a radius of 60.00 feet, an arc length of 325 feet, and a chord bearing S 47°48' W a distance of 50 feet to a point for a corner of Lots 35 and 36, Placid Heights Subdivision, Section 1, recorded in Document No. 2017007743, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Southwest right-of-way line of Seminole Circle and the Northeast line of said Lot 35, S 48°44' E a distance of 39 feet to a point for the East corner of Lot 35;

THENCE departing the right-of-way of Seminole Circle, with the Southeast line of said Lot 35, S 78°17' W a distance of 207 feet to a point in the Northeast line of a called 58.6 acre First Tract, described in Volume 719, Page 848, Official Public Records, Guadalupe County, Texas, for the South corner of Lot 35;

THENCE over and across said 58.6 acre tract and a called 102.046 acre tract, described in Volume 1788, Page 734, Official Public Records, Guadalupe County, Texas, S 70°09' W a distance of 2343 feet to a point in the common line of said 102.046 acre tract and the remainder of a called 445 acres, described in Volume 1243, Page 962, Official Public Records, Guadalupe County, Texas;

THENCE over and across said remainder of 445 acres, the following 4 calls:

1. S 74°09' W a distance of 236 feet to a point for a corner;
2. N 89°17' W a distance of 461 feet to a point for a corner;
3. N 50°06' W a distance of 137 feet to a point for a corner;
4. N 11°41' W a distance of 166 feet to a point in the common line of said remainder of 445 acres and a called 71.45 acre tract, described in Volume 650, Page 646, Deed Records, Guadalupe County, Texas;

THENCE over and across said 71.45 acres, the following 9 calls:

1. N 27°07' W a distance of 236 feet to a point for a corner;
2. N 81°12' W a distance of 341 feet to a point for a corner;
3. S 67°28' W a distance of 178 feet to a point for a corner;
4. S 84°41' W a distance of 268 feet to a point for a corner;
5. N 79°23' W a distance of 202 feet to a point for a corner;
6. N 65°07' W a distance of 192 feet to a point for a corner;
7. N 49°55' W a distance of 309 feet to a point for a corner;
8. N 26°13' W a distance of 218 feet to a point for a corner;
9. N 08°57' W a distance of 240 feet to a point for an interior corner of said 71.45 acres;

THENCE with an interior line of said 71.45 acres, N 23°00' W a distance of 221 feet to a point for a corner in the Southerly line of a called 5.900 acre tract (Guadalupe Appraisal District Only) owned by GBRA;

THENCE with the boundary of said GBRA property, the following 9 calls:

1. S 80°18' W a distance of 62 feet to a point for a corner;
2. N 57°34' W a distance of 138 feet to a point for a corner;
3. N 26°34' W a distance of 35 feet to a point for a corner;
4. N 00°58' W a distance of 58 feet to a point for a corner;
5. N 34°33' E a distance of 77 feet to a point for a corner;
6. N 63°58' E a distance of 947 feet to a point for a corner;
7. S 01°55' W a distance of 261 feet to a point for a corner;
8. S 25°59' W a distance of 84 feet to a point for a corner;
9. S 47°10' W a distance of 154 feet to a point for a corner;

THENCE departing the boundary of said GBRA property, S 41°49' W a distance of 184 feet to a point for the North corner of the remainder of a called 5.9 acre tract, described in Volume 1232, Page 870, Official Public Records, Guadalupe County, Texas;

THENCE with the boundary of said remainder of 5.9 acres, the following 6 calls:

1. S 12°15' E a distance of 384 feet to a point for a corner;
2. S 50°15' E a distance of 212 feet to a point for a corner;
3. S 85°30' E a distance of 147 feet to a point for a corner;
4. S 15°00' E a distance of 33 feet to a point for a corner;
5. N 72°30' E a distance of 229 feet to a point for a corner;
6. N 01°27' E a distance of 275 feet to a point for the West corner of a called 0.625 of an acre Tract 2, described in Volume 497, Page 250, Deed Records, Guadalupe County, Texas;

THENCE with the boundary of said 0.625 of an acre Tract 2, the following 2 calls:

1. N 72°20' E a distance of 252 feet to a point for a corner;
2. S 82°43' E a distance of 58 feet to a point for a corner in the Northwest line of a called Part of Lot 175, Lake Placid Estates, as shown on plat recorded in Volume 1, Page 54, Map and Plat Records, Guadalupe County, Texas, and described in Document No. 201999020597;

THENCE with the Northwest line of said part of Lot 175, N 17°04' E a distance of 364 feet to a point in the South right-of-way line of Lakewood Drive for the Northwest corner of said part of Lot 175;

THENCE with the common line of the South right-of-way line of Lakewood Drive and the North line of said part of Lot 175, S 87°49' E a distance of 119 feet to a point for a corner;

THENCE with the common line of the Southwest right-of-way line of Lakewood Drive and the Northeast line of said part of Lot 175 and 4 other tracts, S 65°49' E a distance of 544 feet to a point for the North corner of a Lot 164, Lake Placid Estates;

THENCE continuing with the Southwest right-of-way line of Lakewood Drive, common with the Northeast line of said Lot 164, S 49°14' E a distance of 101 feet to a point for the West corner of said Lot 164;

THENCE continuing with the Southwest right-of-way line of Lakewood Drive, common with the Northeast line of 2 tracts, S 41°13' E a distance of 225 feet to a point in the Northwest line of a called 0.516 of an acre tract, described in Document No. 2017002626, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Southeast line of Lakewood Drive and the Northwest line of said 0.516 of an acre tract, N 50°13' E a distance of 139 feet to a point at the intersection of the Southeast right-of-way line of Lakewood Drive and the Southwest right-of-way line of Lake Placid Drive for the North corner of said 0.516 of an acre tract;

THENCE with the common line of the Southwest line of Lake Placid Drive and the Northeast line of said 0.516 of an acre tract and 2 other tracts, S 26°18' E a distance of 293 feet to a point for a corner of a called 0.758 of an acre tract, described in Document No. 2016003481, Official Public Records, Guadalupe County, Texas, also being Lots 211-213, Lake Placid Estates Subdivision of 6 Acres and Boat Landing, recorded in Volume 1, Page 64, Map and Plat Records, Guadalupe County, Texas;

THENCE continuing with the Southwest line of Lake Placid Drive, common with the Northeast line of said 0.758 of an acre tract and a tract called Lots 208-210, Lake Placid Estates Subdivision of 6 Acres and Boat Landing, S 30°05' E a distance of 151 feet to a point for the North corner of a called 0.057 of an acre tract, described in Volume 1763, Page 193, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of a cul-de-sac of Lake Placid Drive and the North line of said 0.057 of an acre tract, S 83°34' E a distance of 36 feet to a point for the Northeast corner of said 0.057 of an acre tract, same being the West corner of another called 0.057 of an acre tract, described in Volume 1583, Page 767, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the cul-de-sac of Lake Placid Drive, with the Northwest line of said second 0.057 of an acre tract, N 23°11' E a distance of 45 feet to a point in the Southwest line of Tract II, called Part of Lot 207, Lake Placid Estates Subdivision of 6 Acres and Boat Landing, described in Volume 801, Page 354, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Lake Placid Drive and the Southwest line of said Part of Lot 207, N 43°54' W a distance of 83 feet to a point for the West corner of said Part of Lot 207;

THENCE with the Easterly right-of-way line of Lake Placid Drive and the Westerly line of Lake Placid Estates, the following 26 calls:

1. N 26°40' W a distance of 601 feet to a point for the South corner of a called 0.588 of an acre tract, described in Volume 2224, Page 1, Official Public Records, Guadalupe County, Texas, also being Lots 116B & 117A, Lake Placid Estates;
2. With the Easterly line of said 0.588 of an acre tract, N 20°42' W a distance of 101 feet to a point for a corner;
3. Continuing with the Easterly line of said 0.588 of an acre tract, N 13°42' W a distance of 54 feet to a point for the West corner of said 0.588 of an acre tract;
4. N 09°18' W a distance of 314 feet to a point for the Northwest corner of Lot 113B, Lake Placid Estates;
5. N 04°18' W a distance of 409 feet to a point for the Southwest corner of Lot 109A, Lake Placid Estates;
6. N 00°41' E a distance of 50 feet to a point for the Northwest corner of said Lot 109A, same being the Southwest corner of Lot 108B, Lake Placid Estates;
7. N 07°44' E a distance of 50 feet to a point for the Northwest corner of Lot 108B, Lake Placid Estates;
8. N 13°05' E a distance of 251 feet to a point for the West corner of Lot 105B, Lake Placid Estates;
9. N 18°10' E a distance of 102 feet to a point for the North corner of Lot 105A, Lake Placid Estates, same being the West corner of Lot 104B, Lake Placid Estates;
10. N 22°04' E a distance of 671 feet to a point for the West corner of Lot 98A, Lake Placid Estates;
11. N 14°15' E a distance of 50 feet to a point for the North corner of said Lot 98A;
12. N 09°02' E a distance of 249 feet to a point for the West corner of the called North One Half of Lot 95 and All of Lot 94, Lake Placid Estates, recorded in Volume 1802, Page 437, Official Public Records, Guadalupe County, Texas;
13. With the Northwest line of said North One Half of Lot 95 and All of Lot 94, N 14°37' E a distance of 59 feet to a point for a corner;
14. Continuing with the Northwest line of said North One Half of Lot 95 and All of Lot 94, N 24°14' E a distance of 84 feet to a point for the North corner of said North One Half of Lot 95 and All of Lot 94, same being the West corner of a called 0.785 of an acre tract, described in Volume 1611, Page 954, Official Public Records, Guadalupe County, Texas, and also being a part of Wirtz Landing, as shown on plat of Lake Placid Estates;
15. With the Northwest line of said 0.785 of an acre tract, N 33°08' E a distance of 209 feet to a point for the North corner of said 0.785 of an acre tract, same being the West corner of a called 0.538 of an acre tract, described in Document No. 2017010558, Official Public Records, Guadalupe County, Texas, and also being a portion of Lake Placid Estates;
16. With the Northwest line of said 0.538 of an acre tract, N 22°27' E a distance of 49 feet to a point for a corner;
17. Continuing with the Northwest line of said 0.538 of an acre tract, N 13°08' E a distance of 40 feet to a point for the Northwest corner of said 0.538 of an acre tract;
18. N 07°10' E a distance of 417 feet to a point for the Northwest corner of Lot 19, Lake Placid Estates;
19. N 02°17' E a distance of 406 feet to a point for the Southwest corner of a called 0.479 of an acre tract, described in Document No. 201999014888, Official Public Records, Guadalupe County, Texas, also being a portion of Lot 14, Lake Placid Estates;

20. N 08°27' W a distance of 199 feet to a point for the South corner of Lot 12A, Vacate and Replat Part of Lake Placid Estates, recorded in Volume 7, Page 694, Map and Plat Records, Guadalupe County, Texas
21. With the West line of Lots 11A and 12A, Vacate and Replat Part of Lake Placid Estates, N 05°24' W a distance of 199 feet to a point for the Northwest corner of said Lot 11A;
22. N 01°08' W a distance of 103 feet to a point for the South corner of a called 0.732 of an acre tract, described in Volume 1814, Page 154, Official Public Records, Guadalupe County, Texas, also being Lot 9 and part of Lot 8, Lake Placid Estates;
23. N 15°29' W a distance of 456 feet to a point for the South corner of a called 0.472 of an acre tract, described in Document No. 201999003063, Official Public Records, Guadalupe County, Texas, also being part of Lots 4 and 5, Lake Placid Estates;
24. N 21°01' W a distance of 93 feet to a point for the West corner of said 0.472 of an acre tract, same being the South corner of a called 0.489 of an acre tract, described in Volume 1100, Page 982, Official Public Records, Guadalupe County, Texas, also being a portion of Lots 3 and 4, Lake Placid Estates;
25. With the West line of said 0.489 of an acre tract, N 06°16' W a distance of 50 feet to a point for a corner;
26. With the West line of said 0.489 of an acre tract and two other tracts, N 14°53' W a distance of 237 feet to a point at the intersection of the Easterly right-of-way line of Lake Placid Drive and the Southeast right-of-way line of U.S. Highway 90 (also known as West Kingsbury Street) for the West corner of Lot 1, Lake Placid Estates;

THENCE with the common line of the Southeast right-of-way line of U.S. Highway 90 and the Northwest line of said Lot 1, N 56°22' E a distance of 229 feet to a point at or near the approximate water's edge of Lake Placid for the North corner of said Lot 1;

THENCE crossing the right-of-way of U.S. Highway 90, with the approximate water's edge of Lake Placid, N 12°15' W a distance of 127 feet to a point in the Northwest right-of-way line of U.S. Highway 90 for the East corner of a called 12.31 acre tract, described in Document No. 2015025519, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of U.S. Highway 90 and the Southeast line of said 12.31 acre tract, the following 6 calls:

1. S 55°55' W a distance of 439 feet to a point for a corner;
2. N 20°48' W a distance of 149 feet to a point for a corner;
3. S 69°22' W a distance of 290 feet to a point for a corner;
4. S 20°23' E a distance of 105 feet to a point for a corner;
5. S 55°46' W a distance of 926 feet to a point for a corner;
6. S 29°33' W a distance of 217 feet to a 1/2" iron pin found (N= 13752542.11', E= 2281232.40') for the South corner of said 12.31 acre tract at the intersection of the Northwest right-of-way line of U.S. Highway 90 and the Northeast right-of-way line of Reiley Road;

THENCE with the common line of the Northeast right-of-way line of Reiley Road and the Southwest line of said 12.31 acre tract, N 32°24' W a distance of 331 feet to a point for the West corner of said 12.31 acre tract;

THENCE with the Northwest line of said 12.31 acre tract and a called 0.953 of an acre tract, described in Volume 2132, Page 747, Official Public Records, Guadalupe County, Texas, N 52°15' E a distance of 1524 feet to a point for the South corner of a called 0.921 of an acre Tract Two, described in Volume 766, Page 1443, Official Public Records, Guadalupe County, Texas;

THENCE with the Southwest line of said 0.921 of an acre Tract Two and a called 0.864 of an acre Tract One, described in Volume 766, Page 1443, Official Public Records, Guadalupe County, Texas, N 36°26' W a distance of 240 feet to a point in the Southeast line of a called 0.718 of an acre Tract 1, described in Document No. 2016000004, Official Public Records, Guadalupe County, Texas;

THENCE with the Southeast line of said Tract 1 and a called 20 Foot Strip known as Tract 2, described in Document No. 2016000004, Official Public Records, Guadalupe County, Texas, S 51°56' W a distance of 1530 feet to a point in the Northeast right-of-way line of Reiley Road for the South corner of said Tract 2;

THENCE with the Northeast right-of-way line of Reiley Road, common with the Southwest line of Tract 2, N 40°05' W a distance of 21 feet to a point for the West corner of said Tract 2;

THENCE with the Northwest line of said Tract 2, N 51°49' E a distance of 1425 feet to a point for the South corner of a called 1.173 acre tract, described in Volume 4229, Page 266, Official Public Records, Guadalupe County, Texas;

THENCE with the Southwest line of said 1.173 acre tract, N 39°22' W a distance of 107 feet to a point in the Southeast line of a called 0.999 of an acre tract, also being known as Parts of Tracts 2 and 3, El-Rey Court, described in Volume 2940, Page 438, Official Public Records, Guadalupe County, Texas, and as shown on plat recorded in Volume 1, Pages 111-112, Map and Plat Records, Guadalupe County, Texas;

THENCE with the boundary of said 0.999 of an acre tract, the following 3 calls:

1. S 46°50' W a distance of 115 feet to a point for the South corner of said 0.999 of an acre tract;
2. N 42°19' W a distance of 120 feet to a point in the Southeast right-of-way line of El Rhea Court for the West corner of said 0.999 of an acre tract;
3. With the Southeast right-of-way line of El Rhea Court, N 48°35' E a distance of 28 feet to a point for the South corner of a called 0.72 of an acre (Guadalupe Appraisal District Only) tract, being a portion of the park as shown on the aforementioned plat of El-Rey Court;

THENCE with common line of the Northeast right-of-way line of El Rhea Court and the Southwest line of said 0.72 of an acre tract, N 46°20' W a distance of 102 feet to a point for the West corner of said 0.72 of an acre tract;

THENCE with the common line of the Northwest right-of-way line of El Rhea Court and the Southeast line of 3 tracts, S 48°35' W a distance of 197 feet to a point for the South corner of a called 0.82 of an acre tract, described in Volume 2996, Page 634, Official Public Records, Guadalupe County, Texas;

THENCE departing the right-of-way of El Rhea Court, with the Southwest line of said 0.82 of an acre tract, N 47°06' W a distance of 234 feet to a point in the Southeast line of a called 1.20 acre tract, described in Document No. 2015000577, Official Public Records, Guadalupe County, Texas, also being known as part of Lot 18, "O.K." Addition, recorded in Volume 1, Page 72, Map and Plat Records, Guadalupe County, Texas;

THENCE with the Southeast line of said 1.20 acre tract, S 48°33' W a distance of 297 feet to a point in the Northeast right-of-way line of Loop Drive for the South corner of said 1.20 acre tract;

THENCE with the common line of the Northeast right-of-way line of Loop Drive and the Southwest line of said 1.20 acre tract and Lot 28, Vacate & Replat Part of the OK Addition, recorded in Volume 7, Page 429, Map and Plat Records, Guadalupe County, Texas, N 45°31' W a distance of 179 feet to a point for the West corner of said Lot 28, same being the South corner of a called 1.44 acre tract (Guadalupe Appraisal District Only), shown as a park on the aforementioned plat of the "O.K." Addition;

THENCE continuing with the Northeast right-of-way line of Loop Drive, common with the Southwest line of said 1.44 acre park, N 62°42' W a distance of 31 feet to a point for the West corner of said 1.44 acre park, same being the South corner of a called 2.019 acre tract, described in Document No. 2015014280, Official Public Records, Guadalupe County, Texas, also being Lot 15 and a portion of Lot 16, "O.K." Addition;

THENCE continuing with the Northeast right-of-way line of Loop Drive, common with the Southwest line of the "O.K." Addition, the following 2 calls:

1. N 78°23' W a distance of 723 feet to a point for the Southeast corner of a tract called to be the West 80 feet of Lot 9, "O.K." Addition;
2. N 80°36' W a distance of 376 feet to a point for an angle point of Lot 5, "O.K." Addition;

THENCE with the common line of the Northwest right-of-way line of Loop Drive and the Southeast line of said Lot 5, S 27°57' W a distance of 119 feet to a point at the intersection of the Northwest right-of-way line of Loop Drive and the Northeast right-of-way line of Reiley Road for the South corner of said Lot 5;

THENCE with the common line of the Northeast right-of-way line of Reiley Road and the Southwest line of said Lot 5 and one other tract, N 65°30' W a distance of 158 feet to a point for the South corner of a called 1.48 acre tract, described in Document No. 2017010841, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northerly right-of-way line of Reiley Road and the Southwest line of said 1.48 acre tract, the following 2 calls:

1. N 64°53' W a distance of 243 feet to a point for a flare corner;
2. N 32°03' W a distance of 48 feet to a point for a flare corner at the intersection of the Northeast right-of-way line of Reiley Road and the Southeast right-of-way line of Morrison Falls Road (not in use);

THENCE with the common line of the Southeast right-of-way line of Morrison Falls Road and the Northwest line of said 1.48 acre tract, N 06°51' E a distance of 174 feet to a point at or near the approximate water's edge of Lake Placid for the Northwest corner of said 1.48 acre tract;

THENCE with the approximate water's edge of Lake Placid, N 81°28' W a distance of 61 feet to a point in the Northwest right-of-way line of Morrison Falls Road for the Northeast corner of a called 0.55 of an acre tract, described in Volume 1250, Page 47, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Westerly right-of-way line of Morrison Falls Road and the Southeast line of said 0.55 of an acre tract, the following 2 calls:

1. S 07°34' E a distance of 90 feet to a point for a corner;
2. S 21°56' W a distance of 61 feet to a point for a flare corner at the intersection of the Westerly right-of-way line of Morrison Falls Road and the Northerly right-of-way line of Reiley Road;

THENCE with the common line of the Northerly right-of-way line of Reiley Road and the Southeast line of said 0.55 of an acre tract, S 51°46' W a distance of 73 feet to a point for a flare corner;

THENCE with the common line of the Northeast right-of-way line of Reiley Road and the Southwest line of said 0.55 of an acre tract and various other tracts, N 67°13' W a distance of 556 feet to a point at the intersection of the Northeast right-of-way line of Reiley Road and the Southeast right-of-way line of Interstate Highway 10 for the West corner of a called 0.268 of an acre tract, described in Document No. 2017002658, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Southeast right-of-way line of Interstate Highway 10 and the Northwest line of said 0.268 of an acre tract, N 28°27' E a distance of 123 feet to a point at or near the approximate water's edge of Lake Placid for the North corner of said called 0.268 of an acre tract;

THENCE crossing the right-of-way of Interstate Highway 10, with the approximate water's edge of Lake Placid, N 66°39' W a distance of 463 feet to a point in the Northwest right-of-way line of Interstate Highway 10 for the East corner of a called 0.161 of an acre tract, described in Volume 3120, Page 710, Official Public Records, Guadalupe County, Texas, also being Lot 2, Malinda Zipp Subdivision, recorded in Volume 181, Page 152, Deed Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of Interstate Highway 10 and the Southeast line of said 0.161 of an acre tract, S 43°33' W a distance of 141 feet to a point at the intersection of the Northwest right-of-way line of Interstate Highway 10 and the Northeast right-of-way line of Reiley Road for the South corner of said 0.161 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of Reiley Road and the Southwest line of said 0.161 of an acre tract and various other tracts, N 55°44' W a distance of 726 feet to a point for the South corner of a called 0.135 of an acre tract, described in Document No. 201899023607, Official Public Records, Guadalupe County, Texas, also being Lot 16, Malinda Zipp Subdivision;

THENCE continuing with the Northeast right-of-way line of Reiley Road, common with the Southwest line of said 0.135 of an acre tract and a called 0.244 of an acre tract, described in Document No. 201999019320, Official Public Records, Guadalupe County, Texas, also being Lot 17, 18 and a portion of Lot 19, Malinda Zipp Subdivision, N 52°02' W a distance of 108 feet to a point for a corner of said 0.244 of an acre tract;

THENCE continuing with the Northeast right-of-way line of Reiley Road, common with the Southwest line of said 0.244 of an acre tract and various other tracts, N 54°30' W a distance of 596 feet to a point for the South corner of a called 0.260 of an acre tract, described in Volume 2903, Page 91, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the Northeast right-of-way line of Reiley Road, common with the Southwest line of said 0.260 of an acre tract and a called 0.34 of an acre tract, described in Volume 2210, Page 144, Official Public Records, Guadalupe County, Texas, N 55°24' W a distance of 199 feet to a point for the South corner of a called 0.34 of an acre tract, described in Document No. 2016005699, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the Northeast right-of-way line of Reiley Road, common with the Southwest line of said 0.34 of an acre tract and various other tracts, N 42°12' W a distance of 812 feet to a point for the West corner of a called 0.29 of an acre tract, described in Volume 2507, Page 257, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the Northeast right-of-way line of Reiley Road, N 40°45' W a distance of 253 feet to a point for a corner in an interior line of the remainder of a called 92 acre tract, described in Volume 2507, Page 234, Official Public Records, Guadalupe County, Texas;

THENCE over and across said remainder of 92 acres, N 37°59' W a distance of 848 feet to a point in the Northeast right-of-way line of Erskine Ferry Road for the South corner of a called 0.655 of an acre tract, described in Volume 896, Page 361, Official Public Records, Guadalupe County, Texas, also being Lot 1 and the South 3 feet of Lot 2, Erskine Ferry Subdivision, recorded in Volume 1, Page 62, Map and Plat Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Erskine Ferry Road and the Southwest line of said Erskine Ferry Subdivision, the following 2 calls:

1. N 52°36' W a distance of 548 feet to a point for a corner of Lot 10, Erskine Ferry Subdivision;
2. N 46°13' W a distance of 393 feet to a point in the Southeast line of a called 0.339 of an acre tract, described in Document No. 201899018711, Official Public Records, Guadalupe County, Texas, also being a portion of Lots 17 and 18, Erskine Ferry Subdivision, for the North corner of Erskine Ferry Road

THENCE with the common line of the Northwest right-of-way line of Erskine Ferry Road and the Southeast line of said 0.339 of an acre tract, S 35°52' W a distance of 40 feet to a point for the South corner of said 0.339 of an acre tract;

THENCE with the Southwest line of said 0.339 of an acre tract, N 42°56' W a distance of 122 feet to a point in an interior line of a called 103.699 acre Tract 1, described in Volume 975, Page 843, Official Public Records, Guadalupe County, Texas, for the West corner of said 0.339 of an acre tract;

THENCE over and across said 103.699 acre Tract 1, the following 8 calls:

1. N 79°16' W a distance of 141 feet to a point for a corner;
2. N 65°57' W a distance of 270 feet to a point for a corner;
3. N 49°50' W a distance of 245 feet to a point for a corner;
4. N 27°14' W a distance of 445 feet to a point for a corner;
5. N 16°30' W a distance of 249 feet to a point for a corner;
6. N 11°22' W a distance of 477 feet to a point for a corner;
7. N 11°29' E a distance of 267 feet to a point for a corner;
8. N 17°31' E a distance of 227 feet to a point for a corner;

THENCE over and across said 103.699 acre Tract 1 and a tract called 30 acres more or less, described in Volume 2686, Page 822, Official Public Records, Guadalupe County, Texas, N 21°48' E a distance of 976 feet to a point for the West corner of a called 0.976 of an acre tract, described in Document No. 2017012174, Official Public Records, Guadalupe County, Texas;

THENCE with the Northwest line of said 0.976 of an acre tract and a called 0.65 of an acre tract (Guadalupe Appraisal District Only), described in Volume 3015, Page 829, Official Public Records, Guadalupe County, Texas, N 51°36' E a distance of 185 feet to a point for a corner;

THENCE with the boundary of said 0.65 of an acre tract, the following 3 calls:

1. S 36°45' E a distance of 28 feet to a point for a corner;
2. N 52°17' E a distance of 30 feet to a point for a corner;
3. N 37°17' W a distance of 28 feet to a point for a corner;

THENCE with the Northwest line of said 0.65 of an acre tract and various other tracts, N 51°36' E a distance of 463 feet to a point for the North corner of a called 1.25 acre tract, described in Volume 1162, Page 294, Official Public Records, Guadalupe County, Texas;

THENCE over and across a called 32.38 acre Tract 1, described in Volume 1721, Page 399, Official Public Records, Guadalupe County, Texas, N 81°14' E a distance of 523 feet to a point for the South corner of a called 0.33 of an acre tract, described in Document No. 201999005378, Official Public Records, Guadalupe County, Texas;

THENCE with the boundary of said 0.33 of an acre tract, N 59°02' W a distance of 36 feet to a point for a corner;

THENCE continuing with the boundary of said 0.33 of an acre tract and a called 0.36 of an acre tract, described in Volume 2729, Page 189, Official Public Records, Guadalupe County, Texas N 03°01' E a distance of 61 feet to a point for a corner of said 0.36 of an acre tract;

THENCE continuing with the boundary of said 0.36 of an acre tract, N 25°24' E a distance of 35 feet to a point for a corner;

THENCE with the Northwest line of said 0.36 of an acre tract and a separate 0.36 of an acre tract also described in Volume 2729, Page 189, Official Public Records, Guadalupe County, Texas, N 00°46' W a distance of 110 feet to a point for the Northwest corner of the second 0.36 of an acre tract;

THENCE with the Southwest line of three tracts, N 20°36' W a distance of 141 feet to a point in the Southeast line of a called 0.535 of an acre tract, described in Document No. 2018003383, Official Public Records, Guadalupe County, Texas, for the West corner of a called 0.416 of an acre tract, described in Volume 2625, Page 209, Official Public Records, Guadalupe County, Texas;

THENCE with the boundary of said 0.535 of an acre tract, the following 2 calls:

1. S 75°58' W a distance of 142 feet to a point for a corner;

2. N 53°08' W a distance of 29 feet to a point in the Southeast right-of-way line of Riverview Road for a corner of said 0.535 acre tract;

THENCE with the common line of the Southeast right-of-way line of Riverview Road and the Northwest line of various tracts, N 10°19' E a distance of 309 feet to a point for the South corner of a called 0.465 of an acre tract, described in Document No. 201899005631, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Riverview Road and the Southwest line of said 0.465 of an acre tract, N 06°35' W a distance of 49 feet to a point for a corner;

THENCE with the common line of the Northeast right-of-way line of Riverview Road and the Southwest line of said 0.465 of an acre tract and two other tracts, N 20°09' W a distance of 165 feet to a point for the South corner of a called 0.59 of an acre tract, described in Document No. 2015018641, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Riverview Road and the Southwest line of said 0.59 of an acre tract, N 29°48' W a distance of 42 feet to a point for a corner;

THENCE continuing with the Northeast right-of-way line of Riverview Road, common with the Southwest line of said 0.59 of an acre tract and the Southwest line of the Koepsel Subdivision No. 1, recorded in Volume 241, Page 22, Deed Records, Guadalupe County, Texas, N 39°32' W a distance of 1054 feet to a point for the West corner of a called 0.67 of an acre tract, described in Volume 850, Page 973, Official Public Records, Guadalupe County, Texas, also being part of Lot 11, Koepsel Subdivision No. 1;

THENCE departing the right-of-way of Riverview Road, with the Northwest line of said 0.67 of an acre tract, N 60°57' E a distance of 226 feet to a point in the Southwest line of a called 1.60 acre Tract No. 2, described in Document No. 2016013633, Official Public Records, Guadalupe County, Texas;

THENCE with the boundary of said 1.60 acre Tract No. 2, the following 3 calls:

1. N 56°37' W a distance of 177 feet to a point for a corner;
2. N 38°46' W a distance of 184 feet to a point in the Southeast right-of-way line of F.M. Highway 78 for the West corner of said 1.60 acre Tract No. 2;
3. With the Southeast right-of-way line of F.M. Highway 78, N 49°24' E a distance of 219 feet to a point at or near the approximate water's edge of Lake Placid for the North corner of said 1.60 acre Tract No. 2;

THENCE crossing the right-of-way of F.M. Highway 78, with the approximate water's edge of Lake Placid, N 49°37' W a distance of 151 feet to a point in the Northwest right-of-way line of F.M. Highway 78 for the East corner of a called 3.74 acre Tract No. 1, described in Document No. 2016013633, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of F.M. Highway 78 and said 3.74 acre Tract No. 1, S 48°50' W a distance of 227 feet to a point for a corner;

THENCE departing the right-of-way of F.M. Highway 78, with the boundary of said 3.74 acre Tract No. 1, the following 5 calls:

1. N 24°43' W a distance of 119 feet to a point for a corner;
2. S 43°29' W a distance of 179 feet to a point for a corner;
3. N 38°41' W a distance of 209 feet to a point in the Northeast right-of-way line of F.M. Highway 725 for a corner;
4. With the Northeast right-of-way line of F.M. Highway 725, N 21°10' W a distance of 117 feet to a point for a corner;
5. Continuing with the Northeast right-of-way line of F.M. Highway 725, N 32°15' W a distance of 119 feet to a point at the intersection of the Northeast right-of-way line of F.M. Highway 725 and the Southeast right-of-way line of Old State Highway No. 3 for the West corner of said 3.74 acre Tract No. 1;

THENCE with the common line of the Northwest line of said 3.74 acre Tract No. 1 and the Southeast right-of-way line of Old State Highway No. 3, N 50°57' E a distance of 256 feet to a point at or near the approximate water's edge of Lake Placid for the North corner of said 3.74 acre Tract No. 1;

THENCE crossing the right-of-way of Old State Highway No. 3, with the approximate water's edge of Lake Placid, N 76°36' W a distance of 38 feet to a point in the Northwest right-of-way line of Old State Highway No. 3 for the East corner of a called 0.55 of an acre tract (Guadalupe Appraisal District Only), described in Document No. 2017001876, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of Old State Highway No. 3 and the Southeast line of said 0.55 of an acre tract, S 50°56' W a distance of 229 feet to a point at the intersection of the Northwest right-of-way line of Old State Highway No. 3 and the Northeast right-of-way line of F.M. Highway 725 for the South corner of said 0.55 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of F.M. Highway 725 and the Southwest line of said 0.55 of an acre tract, N 30°17' W a distance of 267 feet to a point for the West corner of said 0.55 of an acre tract, same being the South corner of a called 1.10 acre tract, described in Volume 2200, Page 606, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the Northeast right-of-way line of F.M. Highway 725, common with the Southwest line of said 1.10 of an acre tract, N 21°46' W a distance of 277 feet to a point at the intersection of the Northeast right-of-way line of F.M. Highway 725 and the Southeast right-of-way line of a Union Pacific Railroad right-of-way for the West corner of said 1.10 acre tract;

THENCE with the common line of the Southeast line of said Union Pacific Railroad right-of-way and the Northwest line of said 1.10 acre tract, N 67°23' E a distance of 219 feet to a point at or near the approximate water's edge of Lake Placid for the North corner of said 1.10 acre tract;

THENCE crossing said Union Pacific Railroad right-of-way, with the approximate water's edge of Lake Placid, N 15°54' W a distance of 126 feet to a point in the Northwest line of said Union Pacific Railroad right-of-way for the East corner of a called 0.65 of an acre tract, described in Volume 1407, Page 204, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest line of said Union Pacific Railroad right-of-way and the Southeast line of said 0.65 of an acre tract, S 67°23' W a distance of 267 feet to a point at the intersection

of the Northeast right-of-way line of F.M. Highway 725 and the Northwest line of said Union Pacific Railroad right-of-way for the South corner of said 0.65 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of F.M. Highway 725 and the Southwest line of said 0.65 of an acre tract, N 45°37' W a distance of 88 feet to a 1/2" iron pin (w/ cap "B&A RPLS 2633") found (N= 13764264.59', E= 2273714.08') for the South corner of Lot 4, McQueeney Camp, recorded in Volume 7, Page 665, Map and Plat Records, Guadalupe County, Texas, same being the West corner of said 0.65 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of F.M. Highway 725 and the Southwest line of McQueeney Camp, the following 3 calls:

1. With the arc of a curve to the left, having a radius of 348.37 feet, an arc length of 61 feet, and a chord bearing N 64°27' W a distance of 61 feet to a Texas Department of Transportation (TXDOT) brass disk found (N= 13764290.98', E=2273658.87') for a corner of said Lot 4;
2. N 69°30' W a distance of 227 feet to a TXDOT brass disk found (N=13764370.66', E=2273445.82') for a corner of Lot 2, McQueeney Camp;
3. N 71°07' W a distance of 204 feet to the to the POINT OF BEGINNING of a Political Boundary containing 711 acres in Guadalupe County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Douglas B. Cottle
Registered Professional Land Surveyor No.6149



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