

AMENDED DISTRICT INFORMATION FORM

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

SEPTEMBER 11, 2025

STATE OF TEXAS
COUNTY OF HAYS

§
§

Pursuant to V.T.C.A., Water Code §49.455, the Board of Directors of the above-named district now files this Amended District Information Form:

- | | | |
|-----|--|---|
| (1) | NAME OF DISTRICT: | HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 |
| (2) | LEGAL DESCRIPTION OF DISTRICT BOUNDARIES: | SEE ATTACHED EXHIBIT "B" |
| (3) | MOST RECENT RATE OF TAXES ON DISTRICT PROPERTY LOCATED IN THE DISTRICT: | \$0.90 PER \$100 VALUATION |
| (4) | TOTAL AMOUNT OF BONDS WHICH HAVE BEEN APPROVED BY VOTERS AND WHICH MAY BE ISSUED BY THE DISTRICT: | \$301,000,000 |
| (5) | AGGREGATE INITIAL PRINCIPAL AMOUNT OF ALL OF THE DISTRICT BONDS PAYABLE IN WHOLE OR IN PART FROM TAXES WHICH HAVE BEEN ISSUED: | \$ 40,240,000 |
| (6) | MONTHLY STANDBY FEE: | \$-0- |
| (7) | DATE OF DISTRICT CREATION: | AN ORDER UPON HEARING AND GRANTING PETITION REQUESTING THE CREATION OF HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 AND APPOINTING TEMPORARY DIRECTORS WAS ADOPTED BY THE HAYS COUNTY COMMISSIONERS COURT ON JANUARY 11, 2000, WHICH CREATED THE DISTRICT. THE DISTRICT WAS CONFIRMED AT AN ELECTION HELD WITHIN THE BOUNDARIES OF THE DISTRICT ON MAY 6, 2000. |

(8) FUNCTIONS

THE FUNCTIONS PERFORMED OR TO BE PERFORMED BY THE DISTRICT INCLUDE BUT NOT LIMITED TO: CONSTRUCTION, MAINTENANCE AND OPERATION OF IMPROVEMENTS NECESSARY OR CONVENIENT TO PROVIDE FRESH WATER SUPPLY AND DISTRIBUTION AND A SANITARY SEWER SYSTEM, A DRAINAGE AND STORM SEWER SYSTEM AND ROADS TO SERVE THE DISTRICT.


(9) FORM OF NOTICE TO PURCHASERS:

SEE ATTACHED EXHIBIT "A"

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

We, the undersigned, being the duly chosen members of Hays County Development District No. 1 each for himself, affirm and declare that the above is true and correct to the best of our knowledge and belief.

WITNESS OUR HANDS THIS 11th day of September, 2025.



BILLY FOULDS, PRESIDENT



TREY NOVOSAD, VICE PRESIDENT



GEORGE BAKER, SECRETARY



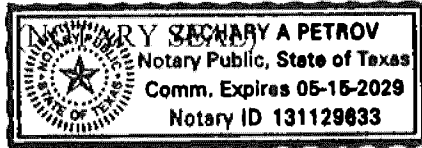
KASEY STUDDARD, ASSISTANT SECRETARY

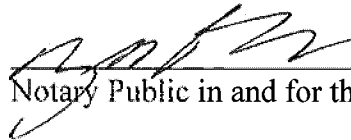
Absent

JOHN BOLT HARRIS, ASSISTANT SECRETARY

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was affirmed and acknowledged before me on the 11th day of September, 2025, by Billy Foulds, Trey Novosad, George Baker, & Kasey Studdard members of the Board of Directors of Hays County Development District No. 1, in the capacity herein stated.





Notary Public in and for the State of Texas

After recording return to:
Hays County Development District No. 1
c/o Johnson Petrov LLP
America Tower
2929 Allen Parkway, Suite 3150
Houston, Texas 77019
Attention: Monica Alvarado
Tel.: (713) 489-8977

EXHIBIT "A"

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

THE STATE OF TEXAS §
 COUNTY OF HAYS §
 HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 §

The real property that you are about to purchase is located in the **HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 (the "District")** and may be subject to district taxes or assessments. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is **\$0.90** on each \$100 of assessed valuation, comprised of \$0.46 per \$100 assessed valuation for a water, sewer and drainage debt service purposes and \$0.31 per \$100 assessed valuation for operation and maintenance purposes, and \$0.13 per \$100 assessed valuation for road debt service. The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, approved by the voters are:

\$123,000,000 for water, sewer, and drainage facilities
\$55,000,000 for road facilities
\$123,000,000 for economic development

The aggregate initial principal of all such bonds issues are:

\$ 31,300,000 for water, sewer, and drainage facilities
 \$ 9,415,000 for road facilities
 \$ 0.00 for economic development

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. An unpaid standby fee is the personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Dripping Springs, Texas. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of the District is to provide water, sewer, drainage, or flood control facilities, roads, streets, and services. The cost of district facilities is not included in the purchase price of your property.

THE PURCHASER IS ADVISED THAT THE INFORMATION SHOWN IN THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The legal description of the property which you are acquiring is as follows:

Date

Signature of Seller(s)

THE PURCHASER IS ADVISED THAT THE INFORMATION SHOWN IN THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

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

Date

Signature of Purchaser(s)

Issued by: Hays County Development District No. 1

Designated Agent: Johnson Petrov LLP Telephone: (713) 489-8977

Date issued: September 11, 2025

EXHIBIT "B"

196.483 ACRES
 FN 15-011
 15 JUN 2015

CMA ENGINEERING, INC.
 SURVEY FIRM NO. 10093008
 2007-059

196.483 ACRES

FIELD NOTE DESCRIPTION OF 196.483 ACRES OF LAND, MORE OR LESS, OUT OF THE S. E. HANMAN LEAGUE, HAYS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 196.68 ACRE TRACT OR PARCEL OF LAND CONVEYED TO CARTER OS RANCHO, LLC, BY WARRANTY DEED RECORDED IN VOLUME 5786, PAGE 796, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 196.483 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the east line of County Road 720 (301. Galzer Road), a public roadway of irregular width, for the northwest corner of that certain 83.22 acre tract, an undivided 1/2 interest of which was conveyed to John Coleman Houston III by Distribution Deed recorded in Volume 4224, Page 673, Official Public Records of Hays County, Texas, same being the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the east line of said County Road and west line of the herein described tract, N 04°23'32" E, a distance of 40.24 feet to a capped 1/2 inch iron rod [CMA 5911] set for the southwest corner of that certain 10.00 acre tract called Tract 1 conveyed to Arroyo Mesa Ranch Co. Ltd. by Special Warranty Deed recorded in Document No. 9326422, Official Public Records of Hays County, Texas, same being a northwest corner of the herein described tract, from which a 5/8 inch iron rod found for an angle point in the east line of said County Road bears N 00°24'33" E, a distance of 464.38 feet;

THENCE leaving the east right-of-way line of said county road, with the south line of said 18.00 acre tract and north line of the herein described tract, also being the common line of those two original tracts conveyed simultaneous and separately by Dean McCall to W. R. Hutto (201.44 acres) and Clay Cotton (201.43 acres), as described in Volume 213, Page 3054, Deed Records, Hays County, Texas, N 85°38'31" E, at approximately 423 +/- feet passing the east line of said Tract 1 and west line of that certain 105.125 acre tract conveyed to Arroyo Mesa Ranch Co. Ltd. called Tract 2 in said Special Warranty Deed, in all a total distance of 1,388.50 feet to a capped 1/2 inch iron rod [CMA 5912] set for the southeast corner of said 105.125 acre tract and said 201.43 acre tract, being also a re-entrant corner of said 201.44 acre tract and the herein described tract;

THENCE with the east line of said 105.125 acre tract, west line of the herein described tract, and the common line between said 201.44 acre and 201.43 acre tracts, N 27°18'04" E, at approximately 2,530 +/- feet passing the fenced north line of said Tract 2 and south line of that certain 49.36 acre tract conveyed to Arroyo Mesa Ranch Co. Ltd. called Tract 3 in said Special Warranty Deed, at 3,545.30 feet passing the fenced north line of said Tract 3 and south line of that certain 36.872 acre tract conveyed to Marianne Simmons by Special Warranty Deed recorded in Volume 1334, Page 252, Official Public Records of Hays County, Texas, from which a 1/2 inch iron rod found bears S 72°25'28" E, a distance of 0.37 feet, in all a total distance of 3,823.06 feet to a capped 1/2 inch iron rod [CMA 5913] set for an angle point in west line of said 36.872 acre tract and west line of the herein described tract, from which a 2" Live Oak bears N 35°21'04" E, a distance of 4.46 feet, and a 2" Live Oak bears N 01°17'28" W, a distance of 4.93 feet, both trees being referenced in original descriptions of said 201.44 acre tract and said 201.43 acre tract;

THENCE continuing with the east line of said 36.872 acre tract, west line of the herein described tract, and common line of said 201.44 acre and 201.43 acre tracts, N 15°18'04" E, at 120.00 feet passing a capped 1/2 inch iron rod [CMA 5914] set on the north bank of Onion Creek, in all a total distance of 123.40 feet to a calculated point in the centerline of Onion Creek for a re-entrant corner of the herein described tract;

THENCE upstream along the centerline of Onion Creek, north line of said 36.872 acre tract and west line of the herein described tract, N 87°11'58" W, a distance of 115.51 feet to a capped 1/2 inch iron rod [CMA 5915] set in the south line of County Road 190 (Creek Road), a public roadway of irregular width, for an angle point in the west line of the herein described tract;

196.683 ACRES
 FN 15-031
 15 JUN 2005

CMA ENGINEERING, INC.
 SURVEY FIRM NO. 00193988
 1693-055

THENCE with the south line of said County Road, N 89°30'37" E, a distance of 207.15 feet to a nail found in the centerline of said County Road, for an angle point in the north line of the herein described tract;

THENCE continuing with the centerline of said county road, the following two (2) courses:

- 1) S 84°55'07" E, a distance of 15.26 feet to a nail set; and
- 2) S 77°09'50" E, a distance of 460.52 feet to a 1/2 inch iron found for the northwest corner of the remainder of that certain 205.68 acre tract conveyed to H. C. Carter, Jr. by deed recorded in Volume 252, Page 956, Deed Records of Hays County, Texas, and further described as that certain Seven and Asept 10/100 acre tract called Tract M, recorded in Volume 3793, Page 790, Official Public Records of Hays County, Texas, for an angle point in the north line of the herein described tract, from which a 1/2 inch iron rod found in the centerline of said County Road and southwest corner of Cypress Fork Ranch, a subdivision recorded in Volume 6, Page 167-168, Plat Records of Hays County, Texas, bears S 72°04'08" E, a distance of 68.97 feet;

THENCE with the common line of said 10.00 acre tract and herein described tract, the following six (6) courses:

- 1) S 28°23'26" W, a distance of 500.38 feet to a 1/2 inch iron rod found for the southwest corner of said 10.00 acre tract and re-entrant corner of the herein described tract;
- 2) S 79°34'54" E, a distance of 825.60 feet to a capped 1/2 inch iron rod (CMA 9911) set for the southeast corner of said 10.00 acre tract and re-entrant corner of the herein described tract;
- 3) N 14°03'31" E, a distance of 340.53 feet to an "X" found in concrete for an angle point in the east line of said 10.00 acre tract and angle point in the north line of the herein described tract;
- 4) N 38°48'38" E, a distance of 86.64 feet to a capped 1/2 inch iron rod (CMA 9911) set for an angle point in the east line of said 10.00 acre tract and angle point in the north line of the herein described tract;
- 5) N 64°09'28" E, a distance of 59.58 feet to a capped 1/2 inch iron rod (CMA 9911) set for an angle point in the east line of said 10.00 acre tract and angle point in the north line of the herein described tract; and
- 6) N 17°53'33" E, a distance of 300.28 feet to a 1/2 inch iron rod found in the centerline of said County Road for the northeast corner of said 10.00 acre tract and angle point in the north line of the herein described tract;

THENCE with the centerline of said County Road, S 88°10'07" E, a distance of 49.34 feet to a nail found for the northwest corner of that certain 3.50 acre tract conveyed to Michael Van Pfullman by Deed recorded in Volume 4776, Page 578, Official Public Records of Hays County, Texas, and northeast corner of the herein described tract, from which a 1/2 inch iron rod found in the centerline of said County Road, for an angle point in the south line of said Cypress Fork Ranch subdivision bears S 84°50'29" E, a distance of 36.31 feet;

THENCE with the west line of said 3.50 acre tract and east line of the herein described tract, S 27°33'20" W, at 27.31 feet passing a nail found in the top of a fence post at 85.41 feet passing a cotton gin spindle, at 115.91 feet passing a nail found in the top of a fence post, in all a total distance of 158.63 feet to a calculated point in the centerline of Onion Creek and north line of that certain 453.709 acre tract conveyed to Limestone Drilling Springs, LLC, by Special Warranty Deed recorded in Volume 4438, Page 870, Official Public Records of Hays County, Texas, for the southwest corner of said 3.50 acre tract and angle point in the north line of the herein described tract;

THENCE upstream with the centerline of Onion Creek and north line of said 453.709 acre tract, N 64°15'52" W, a distance of 74.26 feet to a calculated point for a northwest corner of said 453.709 acre tract and angle point in the east line of the herein described tract;

196.483 ACRES
 FN 15-001
 15 JUN 2015

CMA ENGINEERING, INC.
 SURVEY FIRM NO. 10038088
 1637-555

THENCE leaving the centerline of Onion Creek, along the west line of said 453.703 acre tract the following seven (7) courses:

- 1) S 00°39'00" W, a distance of 150.80 feet to a 20" Cedar Rim found for an original corner,
- 2) S 48°44'52" E, a distance of 77.39 feet to a 24" Live Oak found for an original corner,
- 3) S 57°10'42" E, a distance of 531.56 feet to a capped 1/2 inch iron rod (CMA 5911) set for an angle point,
- 4) S 03°40'00" E, a distance of 673.40 feet to a 1/2 iron rod found for an angle point,
- 5) S 05°54'19" W, a distance of 279.59 feet to a 1/2 iron rod found for an angle point,
- 6) S 00°46'47" W, a distance of 467.24 feet to a capped 1/2 inch iron rod (CMA 5911) set for an angle point, and
- 7) S 01°31'13" E, a distance of 2,202.20 feet to a 3/8 inch iron rod found for an angle point in the west line of said 453.703 acre tract, northeast corner of that corner 105.54 acre tract, an undivided 1/2 interest of which was conveyed to John Coleman Horton III by Distribution Deed recorded in Volume 4224, Page 673, Official Public Records of Tarrant County, Texas, and southeast corner of the herein described tract, from which a 1/2 inch iron rod found for the southwest corner of said 453.703 acre tract bears S 04°42'11" E, a distance of 256.37 feet;

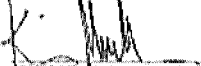
THENCE with the north line of said 105.54 acre tract and south line of the herein described tract the following five (5) courses:

- 1) N 89°45'12" W, a distance of 109.08 feet to a 1/2 iron rod found for an angle point,
- 2) N 87°52'40" W, a distance of 300.00 feet to a 1/2 iron rod found for an angle point,
- 3) S 80°31'34" W, a distance of 743.19 feet to a capped 1/2 inch iron rod (CMA 5911) set for an angle point,
- 4) S 82°47'54" W, a distance of 779.99 feet to a 1/2 iron rod found for an angle point, and
- 5) S 80°02'00" W, a distance of 736.32 feet to a nail found for the northwest corner of said 105.54 acre tract, northwest corner of said 89.22 acre tract, and angle point of the herein described tract;

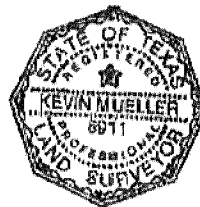
THENCE with the north line of said 89.22 acre tract and south line of the herein described tract, S 49°38'52" W, a distance of 2,109.55 feet to the POINT OF BEGINNING, and containing 196.483 acres of land, more or less.

I, Kevin Mueller, do hereby certify that this description and associated sketch was prepared from a survey performed under my supervision during May of 2015, and is true and correct to the best of my knowledge.

DATE OF SURVEY: MAY 2015


 KEVIN MUELLER, RP.LS. No. 5811
 CMA ENGINEERING, INC.
 286 MEDIE STONE DRIVE
 AUSTIN, TX 78727 PHONE (512) 483-1000

20 JUN 2015



561.490 Acres
Dripping Springs

DESCRIPTION OF A 561.490 ACRE TRACT OF LAND OUT OF THE P. A. SMITH SURVEY ABSTRACT NO. 415, HAYS COUNTY, TEXAS, BEING PART OF THAT CERTAIN 538.03 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO M. K. HAGE, JR. OF RECORD IN VOLUME 756, PAGE 369 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 22.61 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO M. K. HAGE, JR. OF RECORD IN VOLUME 744, PAGE 308 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY TEXAS, AND BEING PART OF THAT CERTAIN 25.885 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO M. K. HAGE, JR. OF RECORD IN VOLUME 1152, PAGE 839 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 561.490 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron pin for the southeast corner of Lot 4 of the Beulah Marie Needham Estate, a subdivision of record in Book 7, Page 102 of the Plat Records of Hays County, Texas, being also on ell corner in the north line of said 538.03 acre tract and being the northeast corner of the herein described tract;

THENCE S 00°29'19" E, over and across said 538.03 acre tract with the east line of the herein described tract, for a distance of 978.22 feet to a 3/4-inch iron pipe found for an ell corner in the east line of said 538.03 acre tract and being the northwest corner of that certain tract 4.0 acre tract of land as described in a deed of record in Volume 439, Page 564 of the Real Property Records of Hays County, Texas;

THENCE S 01°39'49" E, at distance of 133.10 feet passing the northeast corner of said 22.61 acre Hage Tract and continuing for a total distance of 382.95 feet to a 5/8-inch iron pin found at the northwest corner of that certain 1.28 acre tract of land described in Volume 293, Page 174 of the Real Property Records of Hays County, Texas;

THENCE, S 80°11'44" E, continuing along the east line of the said 22.61 acre Hage Tract, for a distance of 1407.56 feet to a 5/8-inch iron pin found at the northwest corner of that certain tract of land as described in a quitclaim deed to M.K. Hage, of record in Volume 882, Page 772 of the Official Records of Williamson County, Texas;

THENCE, S 00°11'42" E, continuing along the east line of said 0.32 acre tract, for a distance of 126.19 feet to a point for the southeast corner of said 0.32 acre tract, being also the most easterly southeast corner of the herein described tract, being in the northerly line of Phillips Cemetery and being in the east line of said 25.885 acre Hage Tract;

THENCE, along the east line of said 25.856 acre Hage Tract, being along the north and west lines of Phillips Cemetery for the following five (5) courses;

1. S 81°20'53" W for a distance of 298.05 feet to a chain link fence post,
2. S 81°04'50" W for a distance of 209.95 feet to a 3/8-inch iron pin found,
3. S 06°34'25" E for a distance of 426.96 feet to a 3/8-inch iron pin found,
4. N 81°03'37" E for a distance of 209.74 feet to a chain link fence post, and
5. S 05°50'59" E for a distance of 212.11 feet to a chain link fence post at the southeast corner of the said 25.856 acre Hage Tract, being at the southwest corner of Phillips Cemetery, being in the north line of that certain 538.2 acre tract of land described in Volume 391, Page 583 of the Real Property Records of Hays County, Texas, for the southeast corner hereof;

THENCE, along the south line of the said 25.856 acre Hage Tract, being along the north line of said 538.2 acre tract with the meanders of a wire fence for the following four (4) courses:

1. S 89°48'00" W for a distance of 594.44 feet to a point,
2. S 89°48'00" W for a distance of 594.44 feet to a point,
3. S 89°44'46" W for a distance of 460.67 feet to a point, and
4. S 89°44'23" W for a distance of 168.62 feet to a 3/8-inch iron pin found at the southwest corner of the said 25.856 acre Hage Tract and being at the most southerly southeast corner of the said 538.03 acre Hage Tract;

THENCE, along the south line of the said 538.03 acre Hage Tract, being the north line of the said 538.2 acre tract for the following three (3) courses:

1. S 89°45'27" W for a distance of 1358.36 feet to a 5/8-inch iron pin found,
2. S 89°47'19" W for a distance of 2500.06 feet to a 5/8-inch iron pin found, and
3. S 89°33'15" W for a distance of 1482.47 feet to a 5/8-inch iron pin found at the southwest corner of the said 538.03 acre Hage Tract, being at the southeast corner of that certain 274.70 acre tract of land described in Volume 156, page 262 of the Real Property Records of Hays County, Texas, for the southwest corner hereof;

THENCE, along the west line of the said 538.03 acre Hage Tract, being the east line of the said 274.70 acre tract, N 01°21'36" E for a distance of 2018.93 feet to a 5/8-inch iron pin found at the northeast corner of the said 274.70 acre tract, being at the southeast corner of that certain 105.54 acre tract of land described in Volume 247, Page 581 of the Real Property Records of Hays County, Texas;

THENCE, continuing along the west line of the said 538.03 acre Hage Tract, being the east line of the said 105.54 acre tract for the following three (3) courses:

1. N 01°31'32" E for a distance of 1048.37 feet to a 1/8-inch iron pin found,
2. N 00°52'05" W for a distance of 229.49 feet to a 1/8-inch iron pin found, and
3. N 00°44'52" W for a distance of 226.64 feet to a 1/8-inch iron pin found at the northwest corner of the said 538.03 acre Hage Tract, being at the southwest corner of that certain 386 acre tract of land described in Volume 184, Page 597 of the Real Property Records of Hays County, Texas, for the northwest corner hereof.

THENCE, along the North line of said 538.03 acre Hage Tract, being the South line of the said 386 acre tract for the following four (4) courses:

1. S 78°05'25" E for a distance of 670.81 feet to a 1/8-inch iron pin found in a tree,
2. N 88°37'13" E for a distance of 1628.60 feet to a 5/8-inch iron pin found,
3. N 84°55'00" E for a distance of 1508.00 feet to a 5/8-inch iron pin found, and
4. S 89°59'57" E for a distance of 640.96 feet to a 1/8-inch iron pin set;

THENCE, continuing along the north line of said 538.03 acre Hage Tract, N 89°01'03" E at approximately 100 feet passing the approximate centerline of Archer's north Fork of Onion Creek and continuing for a total distance of 971.30 feet to a 5/8-inch iron pin found in the south line of Lot 4 of said Bendah Marie Needham Estate Subdivision;

THENCE, continuing along the north line of said 538.03 acre Hage Tract, being the south line of said Lot 4 for the following three (3) courses;

1. N 09°19'15" E for a distance of 110.30 feet to a 5/8-inch iron pin found,
2. N 89°09'12" E for a distance of 339.69 feet to a 1/8-inch iron pin found, and
3. N 89°02'29" E for a distance of 1306.46 feet to the POINT OF BEGINNING and containing 561.490 acres of land.

THIS DESCRIPTION WAS PREPARED FROM RECORD AND BASED ON THE PLAT OF 568.777 ACRES FOR THE M. K. HAGE JR. TRACT, PREPARED BY ROY D. SMITH DATED JULY 1993.

C:\00C\901910\04\Legal\dlr.cvyf

**HOLT CARSON INCORPORATED
PROFESSIONAL LAND SURVEYORS**

1904 PORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

September 13, 2013

FIELD NOTE DESCRIPTION OF 11.802 ACRES OF LAND OUT OF THE P.A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (595.818 ACRE) TRACT OF LAND AS CONVEYED TO DEVELOPMENT SOLUTIONS CAT, LLC, BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a $\frac{1}{2}$ " iron rod with a plastic cap imprinted "RDS" found in the curving West right-of-way line of Ranch Road No. 12 at the Northeast corner of the certain (595.818 acre) tract of land, as conveyed to Development Solutions Cat, LLC by deed recorded in Volume 4682, Page 342 of the Official Public Records of Hays County, Texas, same being the Southeast corner of Lot 1, County Homes Subdivision, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Page 63 of the Plat Records of Hays County, Texas, from which a concrete highway monument found 40 feet right of record station 66+53.6 bears, N 14 deg. 02'13" E 354.91 ft. (shown bearing and distance);

THENCE with the West right-of-way line of Ranch Road No. 12 and the East line of said (595.818 acre) Development Solutions Cat, LLC tract, the following two (2) courses:

- 1.) along a curve to the left with radius of 2009.63 ft. for an arc length of 410.51 ft. and which closed bears, S 06 deg. 57'16" W 410.17 ft. to a concrete highway monument found as a point of tangency 40 feet right of record station 73+09.4;
- 2.) S 02 deg. 58'04" W 880.43 ft. to a $\frac{1}{2}$ " iron pipe found for an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Northeast corner of that certain (4.00 acre) tract of land as conveyed to F. Gayle Needham by deed recorded in Volume 1633, Page 259 of the Official Public Records of Hays County, Texas and an angle corner of the herein described tract;

THENCE leaving the West right-of-way line of Ranch Road No. 12 with the common line of said (595.818 acre) Development Solutions Cat, LLC tract and said (4.00 acre) Needham tract, N 85 deg. 59'35" W 592.04 ft. to a $\frac{1}{2}$ " iron rod found for an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Northwest corner of said (4.00 acre) Needham tract and an angle corner of the herein described tract;

THENCE with an East line of said (595.818 acre) Development Solutions Cat, LLC tract, which deviates from the West line of said (4.00 acre) Needham tract, S 02 deg. 38'55" E at a distance of 304.42 ft. passing a $\frac{1}{2}$ " iron pipe found at the Southwest corner of said (4.00 acre) Needham tract, same being the Southwest corner of that certain (1.00 acre) tract of land as conveyed to Margaret Falcone, et al. by deed recorded in Volume 4552, Page 535 of the Official Public Records of Hays County, Texas, continuing along said bearing for a total distance of 382.95 ft. to a $\frac{1}{2}$ " iron rod found at the Southwest corner of said (1.00 acre) Falcone tract, same being the Northwest corner of that certain (3.28 acre) tract of land as conveyed to Fanell Spillar Family Partnership, Ltd. by deed recorded in Volume 4518, Page 577 of the Official Public Records of Hays County, Texas and further described by notes and bounds by deed recorded in Volume 141, Page 132 of the Deed Records of Hays County, Texas;

11.802 Acres
Page 2 of 3

THENCE continuing with an East line of said (595.818 acre) Development Solutions Cat, LLC tract, which deviates from the West line of said (1.23 acre) Purcell Spillar Family Partnership tract, S 91 deg. 08' 18" E 89.46 ft. to a 3" iron rod with a plastic cap imprinted "RDS" found at the Northwest corner of that certain (1.488 acre) tract of land identified as "Tract A" as conveyed to Calterra Partners, LLC by deed recorded in Volume 1027, Page 145 of the Official Public Records of Hays County, Texas, same being and an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract and the Northwest corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the North line of said (1.488 acre) Calterra Partners, LLC tract, same being a Northerly line of said (595.818 acre) Development Solutions Cat, LLC tract, S 85 deg. 19' 11" E at a distance of 4.7 ft. passing a 6" treated wood fence corner post at the Southwest corner of said (1.28 acre) Purcell Spillar Family Partnership tract, extending along said bearing for a total distance of 539.77 ft. to a 6" treated wood fence corner post found in the curving West right-of-way line of Ranch Road No. 12 at the Northeast corner of said (1.488 acre) Calterra Partners, LLC tract, same being an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, also being the Southeast corner of said (1.28 acre) Purcell Spillar Family Partnership tract and the Northeast corner of the herein described tract, from which a concrete highway monument found 40 feet right of record station 84+27.8 bears, N 04 deg. 25' 00" E 307.35 ft. (closed bearing and distance),

THENCE with the West right-of-way line of Ranch Road No. 12 and the East line of said (1.488 acre) Calterra Partners, LLC tract, same being an East line of said (595.818 acre) Development Solutions Cat, LLC tract, the following five courses:

- 1.) along a curve to the right with a radius of 5633.79 ft. for an arc length of 356.14 ft. and which closed bears, S 07 deg. 48' 10" W 356.08 ft. to a concrete highway monument found at a point of tangency 40 feet right of record station 96+96.2;
- 2.) S 09 deg. 29' 31" W 201.07 ft. to a concrete highway monument found at a point of curvature 40 feet right of record station 92+59.2;
- 3.) along a curve to the right with a radius of 914.93 ft. for an arc length of 289.01 ft. and which closed bears, S 18 deg. 41' 06" W 287.81 ft. to a 3" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of tangency 40 feet right of record station 95+98.9;
- 4.) S 27 deg. 38' 32" W 214.34 ft. to a concrete highway monument found at a point of curvature 40 feet right of record station 98+12.1;
- 5.) along a curve to the left with a radius of 994.15 ft. at an arc length of 295.56 ft. passing a 5/8" iron rod found at the Southeast corner of said (1.488 acre) Calterra Partners, LLC tract, same being the Northeast corner of that certain (0.316 acre) tract of land as conveyed to Calterra Partners, LLC by deed recorded in Volume 3023, Page 156 of the Official Public Records of Hays County, Texas, continuing for a total arc length of 372.34 ft. and which closed bears, S 16 deg. 58' 37" W 378.41 ft. to a 3" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at the Southeast corner of said (0.316 acre) Calterra Partners, LLC tract, same being an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, also being the Northeast corner of the Old Phillips Cemetery tract and the Southeast corner of the herein described tract.

THENCE leaving the West right-of-way line of Ranch Road No. 12 with the South line of said (0.316 acre) Calterra Partners, LLC tract, same being a Southerly line of said (595.818 acre) Development Solutions Cat, LLC tract and the North line of the Old Phillips Cemetery, S 80 deg. 16' 03" W 131.34 ft. to a 3" iron rod found at the Southwest corner of said (0.316 acre) Calterra Partners, LLC tract, same being an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract and the Southwest corner of the herein described tract;

11.802 Acres
Page 3 of 3

THENCE leaving the North line of the Old Phillips Cemetery and crossing through the interior of said (595.818 acre) Development Solutions, Inc., LLC tract, N 01 deg. 05' 54" W at a distance of 126.36 ft. passing a 1/2" iron rod found at the Northwest corner of said (9.315 acre) Calitura Factors, LLC tract, same being the Southwest corner of said (11.488 acre) Calitura Factors, LLC tract, continuing along said bearing for a total distance of 1434.48 ft. to the PLACE OF BEGINNING and containing 11.802 acres of land.

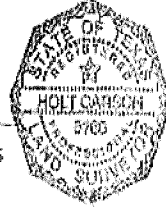
SURVEYED: April 24th, 2013



Hafe Carson

Registered Professional Land Surveyor No. 5166

reference map no. B 877002



**HOLT CARSON INCORPORATED
PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

September 13, 2013

FIELD NOTE DESCRIPTION OF 10.512 ACRES OF LAND OUT OF THE P.A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (555.818 ACRE) TRACT OF LAND AS CONVEYED TO DEVELOPMENT SOLUTIONS CAT, L.L.C. BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron rod with a plastic cap imprinted "RDS" found in the curving West right-of-way line of Ranch Road No. 12 at the Northeast corner of that certain (595.818 acre) tract of land, as conveyed to Development Solutions Cat, L.L.C. by deed recorded in Volume 4682, Page 342 of the Official Public Records of Hays County, Texas, same being the Southeast corner of Lot 3, County Homes Subdivision, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Page 68 of the Plat Records of Hays County, Texas and the Northeast corner and **PLACE OF BEGINNING** of the herein described tract, from which a concrete highway monument found 49 feet right of record station 66+63.6 bears, N 34 deg. 02'13" E 104.91 ft. (chord bearing and distance);

THENCE with the West right-of-way line of Ranch Road No. 12 and the East line of said (595.818 acre) Development Solutions Cat, L.L.C. tract, the following two (2) courses:

- 1.) along a curve to the left with radius of 2904.65 ft. for an arc length of 436.51 ft. and which chord bears, S 06 deg. 57'16" W 410.17 ft., to a concrete highway monument found at a point of tangency 49 feet right of record station 73+69.4;
- 2.) S 02 deg. 55'04" W 880.43 ft. to a 3/4" iron pipe found for an angle corner of said (595.818 acre) Development Solutions Cat, L.L.C. tract, same being the Northeast corner of that certain (4.00 acre) tract of land as conveyed to F. Gayle Needham by deed recorded in Volume 1633, Page 259 of the Official Public Records of Hays County, Texas and the Southeast corner of the herein described tract;

THENCE leaving the West right-of-way line of Ranch Road No. 12 with the common line of said (595.818 acre) Development Solutions Cat, L.L.C. tract and said (4.00 acre) Needham tract, N 85 deg. 59'35" W 592.04 ft. to a 3/8" iron rod found for an angle corner of said (595.818 acre) Development Solutions Cat, L.L.C. tract, same being the Northwest corner of said (4.00 acre) Needham tract and the Southwest corner of the herein described tract;

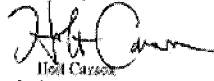
THENCE crossing through the interior of said (555.818 acre) Development Solutions Cat, L.L.C. tract, N 51 deg. 17'58" W 978.42 ft. to a 5/8" iron rod found at the Southeast corner of said Lot 4, same being an angle corner of said (595.818 acre) Development Solutions Cat, L.L.C. tract and a point in the West line of the herein described tract;

THENCE N 00 deg. 48'18" W 256.68 ft. to a 3/4" iron rod with a plastic cap imprinted "RDS" found at an angle corner of said (595.818 acre) Development Solutions Cat, L.L.C. tract, same being the Southwest corner of Lot 2, County Homes Subdivision and the Northwest corner of the herein described tract;

18.532 Acres
Page 2 of 2

THENCE with a North line of said (595.818 acre) Development Sublot 5a, LLC tract and the South Line of County Homes Subdivision N 89 deg. 10' 26" E at a distance of 247.69 ft. passing a 1/2" iron rod with a plastic cap imprinted "RDS" found at the common South corner of Lot 2 and Lot 3, County Homes Subdivision, continuing along said bearing for a total distance of 718.93 ft. to the PLACE OF BEGINNING and containing 18.532 acres of land.

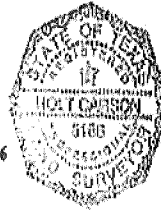
SURVEYED: April 24th, 2013



Holt Carson

Registered Professional Land Surveyor No. 5166

reference map no. C 877003



**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

25036794 AMENDMENT
10/02/2025 10:39:24 AM Total Fees: \$93.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

