

[illegible]

WE, THE UNDERSIGNED MEMBERS OF THE BOARD OF DIRECTORS OF EAST HAYS COUNTY UTILITY DISTRICT NO. 2, DO HEREBY CERTIFY THAT THIS MAP IS A COMPLETE AND ACCURATE MAP SHOWING THE BOUNDARIES OF SAID DISTRICT.

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By: _____

COUNTY OF HAYS 8

OFFICERS WHOSE NAMES ARE SUBSCRIBED ABOVE, AND
STATEMENT SUBSCRIBED TO ABOVE, AND THAT THEY EX

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19th

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

GENERAL NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83.
2. POLITICAL BOUNDARIES SHOWN HEREON ARE EXTRACTED FROM GIS DATA AND ARE APPROXIMATE. THE CITY OF KYLE ETX, CITY OF NEDERLAND ETX AND CITY OF NEDERLAND FALL PURPOSE LIMITS LINEWORK WAS DOWNLOADED FROM THE CITY OF KYLE GIS.
<http://www.ci.kyle.tx.us/planning/information-web-maps>
3. THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2020.
4. NO TITLE COMMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY

LINE TABLE			LINE TABLE			RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 43°17'48" E	1.766.150	L21	N 43°22'33" E	471.687	L7	E (0°00' E)	
L2	N 43°30'58" E	388.078	L22	S 43°22'33" E	111.837	L8	E (0°00' E)	
L3	N 43°30'53" E	825.367	L23	S 43°22'33" E	268.573	L9	E (0°00' E)	
L4	N 42°18'27" E	358.077	L24	S 82°05'45" E	188.098	L10	E (0°00' E)	
L5	N 43°01'17" E	1.367.357	L25	S 81°16'48" E	184.932	L11	S (0°45' W)	
L6	N 47°13'07" E	73.726	L26	W 77°06'33" E	173.726	L12	S (0°45' W)	
L7	N 69°59'34" E	659.687	L27	S 70°06'33" E	173.726	L13	S (0°45' W)	
L8	N 69°59'17" E	573.455	L28	S 70°06'33" E	173.726			
L9	N 61°10'37" E	1.926.823	L29	S 68°03'38" E	27.825			
L10	S 61°10'38" E	610.317	L30	N 68°03'38" E	18.524			
L11	S 61°07'33" E	1.138.911	L31	N 72°24'27" E	173.726			
L12	S 16°18'28" E	188.727	L32	N 70°10'27" E	173.726			
L13	S 43°26'50" E	68.730	L33	N 70°10'27" E	173.726			
L14	S 43°25'34" E	611.301	L34	N 63°37'27" E	173.726			
L15	S 43°17'32" E	420.287	L35	N 63°37'27" E	173.726			
L16	S 43°17'32" E	420.287	L36	N 63°37'27" E	173.726			
L17	S 42°07'07" E	915.537	L37	S 63°37'27" E	173.726			
L18	S 42°06'07" E	678.422	L38	S 62°04'22" E	37.388			
L19	S 43°07'07" E	241.837	L39	N 68°03'38" E	65.857			
L20	S 43°26'37" E	1.520.447	L40	N 68°03'38" E	75.008			

This document was prepared under 22 TAC §93.21 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.

Obtained this the 14th day of May, 2022

STATE OF TEXAS
COUNTY OF HARRIS
JONATHAN G. NOBLES
5777
PROFESSOR
CLERK

for O N
JONATHAN G. NOBLES RPLS NO. 5777
BGE, INC.
101 WEST LOUIS MONNA BLVD., SUITE 400

LEGEND

DOC. DOCUMENT
D.R.N.C. DEED RECORDS OF HAYS COUNTY
NO. NUMBER
Q.F.R.N.C. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
PS. PAGE
R.O.R. RIGHT-OF-WAY
VOL. VOLUME
* * * * *
FOUND 5/8" IRON ROD
FOUND 5/8" IRON ROD W/ ALUMINUM CAP STAMPED
"BARNES ERECTION MONUMENT"
O SET 1/2" IRON ROD W/ CAP STAMPED "BOE INC"
d & CALCULATED POINT
{ RECORD INFORMATION, VOL. 144, PG. 27 D.R.N.C.
{ RECORD INFORMATION, VOL. 247, PG. 512 D.R.N.C.
< > RECORD INFORMATION, DOC. NO. 19038847 Q.F.R.N.C.

BGE Inc.
101 West Louis Herma Blvd, Suite 400, Austin, TX 78728
Tel: 512-875-0400 • www.bgeinc.com
TBP&S Licensed Surveying Firm No. 10106500

BOUNDARY MAP OF EAST HAYS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 2
612.087 ACRES SITUATED IN THE
Z. HINTON SURVEY NO. 4, A-219

HAYS COUNTY, TEXAS

PARTY CHIEF: R.G.	ISSUE DATE: 01/25/2021	SHEET 1 OF 1
TECHNOLOG: S.B.	REVISED DATE: 05/14/2025	
R.P.I.S.: J.K.	SCALE: 1"=300'	
FIELD BOOK NAME: 55	JOB NUMBER: 8008-00	
BASE FILE: R\PROJECTS\		

SHEET 1

[illegible]

CERTIFICATE FOR
ORDER ADDING LAND AND REDEFINING BOUNDARIES OF THE DISTRICT

THE STATE OF TEXAS §
COUNTY OF HAYS §
EAST HAYS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2 §

We, the undersigned officers of the Board of Directors (the "Board") of East Hays County Municipal Utility District No. 2 (the "District"), hereby certify as follows:

1. The Board convened in special session, open to the public, on the 7th day of July, 2025, at a designated meeting place outside the boundaries of the District, and the roll was called of the members of the Board, to-wit:

Max Dagget	-	President
Zach Crawford	-	Vice President
Horacio Rene Villarreal III	-	Secretary
Peter Terracina	-	Assistant Secretary
Patrick Sheehy	-	Assistant Secretary

All members of the Board were present thus constituting a quorum. Whereupon, among other business, the following was transacted at such meeting:

ORDER ADDING LAND AND REDEFINING BOUNDARIES OF THE DISTRICT

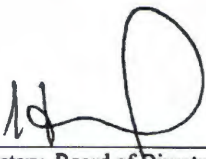
was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of said Order, prevailed and carried by the following vote:

AYES: All Present

NOES: None

2. A true, full, and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in said Board's minutes of such meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance of the time, place, and purpose of such meeting and that such Order would be introduced and considered for adoption at such meeting and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; such meeting was open to the public, as required by law, and public notice of the time, place and purpose of such meeting was given as required by V.T.C.A. Government Code Section 551, as amended and in accordance with the Governor's temporary suspension of certain provisions thereof to advance the public health goal of limiting face-to-face meetings during an ongoing public health crisis.

SIGNED AND SEALED the 7th day of July, 2025.



Secretary, Board of Directors

(SEAL)

018303.000001\4898-7052-2448.v





Vice President, Board of Directors

ORDER ADDING LAND AND REDEFINING BOUNDARIES OF THE DISTRICT

THE STATE OF TEXAS	§
COUNTY OF HAYS	§
EAST HAYS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2	§

WHEREAS, DIECIESEIS, LLC, a Texas limited liability company, CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership (collectively referred to herein as the "Petitioner") has filed with the Board of Directors (the "Board") of East Hays County Municipal Utility

District No. 2 (the "District") a Petition for Addition of Land to the District, praying that the land owned by Petitioner be added to the District, as provided by Chapters 49 and 54, Texas Water Code, as amended;

WHEREAS, the Board determined to hear and consider such Petition for Addition of Land, and agreed to add such land on the grounds hereinafter set out;

WHEREAS, the land described in such petition is within Hays County, Texas, and lies wholly within the corporate limits of the City of Kyle, Texas; and

WHEREAS, the City of Kyle, Texas, has granted their consent to the addition of such land by the District; and

WHEREAS, such petition and the evidence thereon was duly heard and fully considered by this Board; and

NOW, THEREFORE, THE BOARD OF DIRECTORS OF EAST HAYS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2 AFFIRMATIVELY FINDS AND DECLARES THAT:

1. The Petition for Addition of Land to the District, which is attached hereto as Exhibit "A," and incorporated by reference herein (the "Petition") accurately describes by metes and bounds the 22.296 acres of land proposed to be added to the District and is signed and executed in the manner provided by law for the conveyance of real estate.
2. The addition to the District of the tracts of land described in the Petition is feasible, practicable and to the advantage of the District and the land to be added, and the present and future improvements or services of the District are or will be sufficient to supply the land without injuring land already in the District.

IT IS THEREFORE, ORDERED BY THE BOARD OF DIRECTORS EAST HAYS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2 THAT:

I.

The Petition is hereby granted in all respects, and the tract of land, as described in the Petition, is hereby added to, and shall become a part of East Hays County Municipal Utility District No. 2 in all respects, as provided by law and shall become liable for all present and future debts of the District in the same manner and to the same extent as other lands and improvements in the District are liable for the District's debts.

II.

The Board of Directors finds it convenient and necessary to redefine the District's boundaries at this time; therefore, the District's boundaries shall be and the same are hereby redefined, declared, and described in Exhibit "B" attached hereto.

III.

This Order shall be filed for record and be recorded in the offices of the County Clerk of Hays County, Texas and thereafter filed for record with the Texas Commission on Environmental Quality.

IV.

The President or the Vice President and Secretary or any Assistant Secretary are authorized to do all things proper or necessary to evidence the Board's adoption of this Order and to carry out the intent hereof.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

ADOPTED this 7th day of July, 2025.

Zach Crawford
Vice President, Board of Directors

ATTEST:

[Signature]
Secretary, Board of Directors

(DISTRICT SEAL)



THE STATE OF TEXAS §
 §
COUNTY OF Hays §

This instrument was acknowledged before me on this 7th day of July, 2025, by Zach Crawford, Vice President of the Board of Directors and Horacio Rene Villarreal, Secretary, of the Board of Directors, of East Hays County Municipal Utility District No. 2, on behalf of said District and in the capacity herein stated.

Rachel McCarty
Notary Public in and for the
State of TEXAS

Rachel McCarty
Name Printed or Typed
My Commission Expires: 06/08/2027

(SEAL)

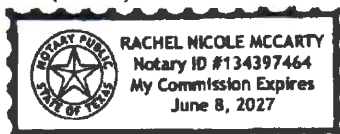


EXHIBIT "A"

PETITION FOR ADDITION OF LAND

THE STATE OF TEXAS §
 §
 COUNTY OF HAYS §

TO THE BOARD OF DIRECTORS OF EAST HAYS COUNTY MUNICIPAL UTILITY
 DISTRICT NO. 2:

CONTINENTAL HOMES OF TEXAS, a Texas limited partnership, ("Continental"), and DIECIESEIS, LLC, a Texas limited liability company ("Diecieseis") (collectively referred to herein as the "Petitioner"), hereby petitions the Board of Directors (the "Board") of EAST HAYS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2, a body politic organized and existing under the laws of the State of Texas (the "District") for inclusion within the District of the land hereinafter described, so that such land shall be added to, and become a part of, the District.

In support of this Petition, Petitioner would respectfully show unto the Board the following:

I.

Diecieseis is the owner of the 22.296-acre tract of land described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property"). Continental plans to purchase the Property in phases from Diecieseis to develop the Property and has joined in the execution of the Petition to evidence its consent.

II.

Diecieseis is the holder of title to the Property as shown by the Hays County Tax Rolls and conveyances of record. There are no lienholders on the Property. No one currently resides upon the Property, and the Property is vacant.

III.

The Property lies wholly within Hays County, Texas, and not within the boundaries of any incorporated city or town. The property lies wholly within the extraterritorial jurisdiction of the City of Kyle, Texas (the "City"). They City has consented to the addition of the land inside the boundaries of the District.

IV.

The Petitioner agrees and states that the addition of the Property to the District is to the advantage of the District, and the water, sewer, and drainage systems, and roads, and other improvements of the District are or will be sufficient to supply the Property without injuring land already in the District.

V.

This Petition shall constitute an election on the part of the Petitioners, their successors and assigns, for the aforesaid land and any improvements which are now or may hereafter be constructed thereon to become liable for all present and future debts of the District in the same manner and to the same extent as other lands and improvements in the District are liable for the District's debts.

VI.

Petitioners, their successors and assigns, hereby agree that the Property and any improvements existing or to be constructed thereon, shall be liable for their pro rata share of all voted but unissued bonds of the District which were authorized at various elections held within the District, and which may hereafter be issued and sold by the District, but only to the extent, if any, that such land, or any portion thereof, is ever sold, transferred, or assigned to an entity, or person in whose possession such land, or portion thereof, would be subject to ad valorem taxation. This Petition constitutes authorization by the Petitioners, their successors and assigns, for the Board of Directors of the District to issue and sell all of the remaining unissued bonds for the purposes and upon the terms and conditions such bonds were voted, in one or more issues or series, at a future date or dates, when in the Board's judgment such amounts are required for the authorized purposes.

VII.

This Petition shall further be considered the consent and authorization of the Petitioners, their successors and assigns, for all the taxable land described in Exhibit "A", and all improvements now existing or to be constructed thereon, to be taxed uniformly and equally on an ad valorem basis with all other taxable property within the District for: (1) the payment of principal and interest on the District's outstanding bonds; (2) the payment of principal and interest on the District's voted but unissued bonds; and (3) all other purposes for which the District may lawfully levy taxes, including taxes levied for maintenance purposes.

VIII.

For and in consideration of the addition of the Property to the District, the Petitioners agree that the covenants contained herein shall become fixed with the land, shall run with the land, and shall be binding on the Petitioners, their successors and assigns.

WHEREFORE, PREMISES CONSIDERED, the Petitioners pray that this Petition be filed with the Secretary of the Board; that, thereafter this Petition be heard by the Board and granted in all respects; that, the Property be added to and become a part of the District, as provided by law, including particularly Chapters 49 and 54, Texas Water Code, as amended; that, after it has been heard and granted, this Petition and the Board's action hereon be filed of record in the Office of the County Clerk of Hays County, Texas; and that Petitioners have such other Orders and relief to which they may show themselves entitled.

7th EXECUTED this 2nd day of May, 2025, and respectfully submitted this
day of July, 2025.

PETITIONER:

CONTINENTAL HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: CHTEX of Texas, Inc.,
a Delaware corporation,
Its General Partner

By: [Signature]
Name: Joel M. Wixson
Title: Assistant Secretary

THE STATE OF TEXAS

§
§
§

COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Joel M. Wixson, Assistant Secretary of CHTEX of Texas, Inc., a Delaware corporation, General Partner of CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership, proved and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as an act and deed of said limited partnership for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of
May, 2025.

[Signature]
Notary Public in and for the State of Texas
Commission expires: July 19, 2028

(NOTARY SEAL)



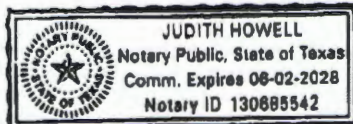
DIECIESEIS, LLC,
a Texas limited liability company

By: *Ryan Horton*
Name: Ryan Horton
Title: Manager

THE STATE OF TEXAS
COUNTY OF ~~Harris~~ Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Horton, manager of DIECIESEIS, LLC, a Texas limited liability company, proved and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s(he) executed the same as an act and deed of said limited partnership for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26 day of June, 2025.



(NOTARY SEAL)

Judith Howell
Notary Public in and for the State of Texas
Commission expires: 6/2/28

EXHIBIT "A"
The "Property"

EXHIBIT _____

DR Horton
 22.296 Acres
 Job No. 8008-00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 22.296 ACRE TRACT OF LAND OUT OF THE Z. HINTON SURVEY NUMBER 4, ABSTRACT 219, HAYS COUNTY, TEXAS; BEING A PORTION OF THE CALLED 793.3 ACRE TRACT OF LAND AS CONVEYED TO KY-TEX PROPERTIES, INC. BY INSTRUMENT RECORDED IN VOLUME 185, PAGE 391 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 793.3 ACRE TRACT AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 144, PAGE 27, DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 22.296 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BGE INC" set at the intersection of the occupied southerly right-of-way line of County Road 107 (Satterwhite Road) with the occupied westerly right-of-way line of said County Road 107, for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the occupied westerly right-of-way line of said County Road 107, generally as fenced, the following four (4) courses:

- 1) S 16°09'38" W a distance of 19.79 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 2) S 43°28'59" W a distance of 680.27 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 3) S 43°53'54" W a distance of 411.35 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point; and
- 4) S 43°13'23" W a distance of 343.57 feet to a calculated point on the east line of the City of Kyle ETJ for the southerly corner of the herein described tract;

THENCE, departing the occupied westerly right-of-way line of said County Road 107, over and across said 793.3 acre tract with the east line of the City of Kyle ETJ, the following (2) courses:

- 1) N 5°42'43" W, a distance of 680.79 feet to a calculated angle point; and
- 2) N 8°39'26" W, a distance of 1067.40 feet to a calculated point on the southerly right-of-way line of said County Road 107, for the northwest corner of the herein described tract;

THENCE, with the occupied southerly right-of-way line of said County Road 107, generally as fenced, the following two (2) courses:

- 1) S 61°37'39" E, a distance of 256.10 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point; and

Page 1 of 4

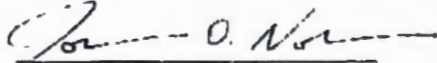
G:\TXC\Projects\DR Horton\8008-00-Ky-Tex_Survey\SV\04_Final\A\B\8008-00_22.296 Acres Hays County-TN.doc

Exhibit A – Page 1 of 4

018303.000001\4918-0607-7743.v1

- 2) S 61°03'09" E, a distance of 1139.61 feet to the **POINT OF BEGINNING** and containing 22.296 acres of land, more or less.

This description was prepared under 22 Texas Annotated Code 663.21 and reflects the results of an on the ground survey, and the assembly of instruments of record to describe the political boundary limits shown hereon 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. A sketch accompanies this description.


 Jonathan O. Nobles RPLS No. 5777
 BGE, Inc.
 101 West Louis Henna Blvd, Suite 400
 Austin, Texas 78728
 Telephone: (512) 879-0400
 TBPELS Licensed Surveying Firm No. 10106502



10/01/2020

Date

Date: October 1, 2020
 Project No.: 8008-00

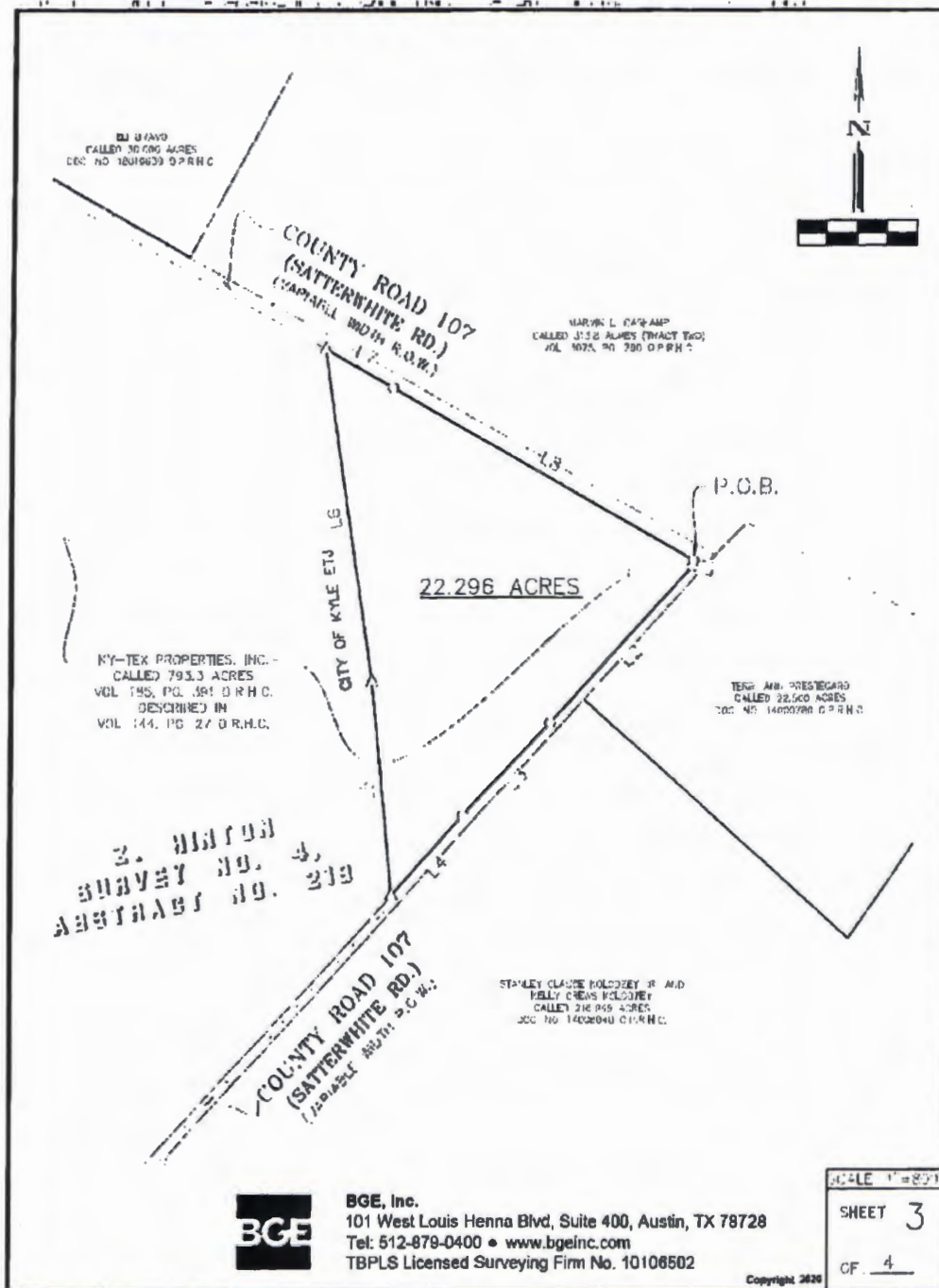


Exhibit A - Page 3 of 4

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 16°09'38" W	19.79'
L2	S 43°28'59" W	580.27'
L3	S 43°53'54" W	411.35'
L4	S 43°13'23" W	343.57'
L5	N 05°42'43" W	580.79'
L6	N 08°39'28" W	1,067.40'
L7	S 61°37'39" E	256.10'
L8	S 51°03'09" E	1,139.61'

LEGEND

DOC.	DOCUMENT
D.R.H.C.	DEED RECORDS OF HAYS COUNTY
NO.	NUMBER
O.P.R.H.C.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
○	SET 1/2" IRON ROD W/ CAP STAMPED "BGE INC"
Δ	CALCULATED POINT

GENERAL NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83.
2. POLITICAL BOUNDARIES SHOWN HEREON ARE EXTRACTED FROM GIS DATA AND ARE APPROXIMATE. THE CITY OF KYLE ETJ LIMITS LINEWORK WAS DOWNLOADED FROM THE CITY OF KYLE GIS.
<https://www.cityofkyle.com/planning/interactive-web-maps>



BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 612-878-0400 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10108502

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SCALE	SCALE
SHEET	4
OF	4

EXHIBIT "B"

EXHIBIT ____

East Hays County M.U.D. No. 2
612.087 Acres
Job No. 8008-00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 612.087 ACRE TRACT OF LAND OUT OF THE Z. HINTON SURVEY NUMBER 4, ABSTRACT 219, HAYS COUNTY, TEXAS; BEING A PORTION OF THE CALLED 793.3 ACRE TRACT OF LAND AS CONVEYED TO KY-TEX PROPERTIES, INC. BY INSTRUMENT RECORDED IN VOLUME 185, PAGE 391 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 793.3 ACRE TRACT AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 144, PAGE 27, DEED RECORDS OF HAYS COUNTY, TEXAS; AND A PORTION OF THE CALLED 201.80 ACRE TRACT OF LAND AS CONVEYED TO KY-TEX PROPERTIES, INC. BY WARRANTY DEED RECORDED IN VOLUME 263, PAGE 545 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 201.80 ACRE TRACT AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 247, PAGE 512 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 612.087 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found on the occupied easterly right-of-way line of County Road 212 (S. Turnerville Road) at the north corner of the called 147.098 acre tract as conveyed to Lance Oehler by Warranty Deed recorded in Document No. 19038847 of the Official Public Records of Hays County, Texas, at the most westerly corner of the above-described 793.3 acre tract, for the most westerly corner and POINT OF BEGINNING of the herein described tract, from which a 5/8-inch iron rod found for reference bears S 01°25'04" E a distance of 7.89 feet;

THENCE, with the occupied easterly right-of-way line of said County Road 212, generally as fenced, the following six (6) courses:

- 1) N 43°17'16" E a distance of 1,769.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 2) N 43°52'29" E a distance of 396.18 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 3) N 43°35'53" E a distance of 825.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 4) N 42°28'27" E a distance of 359.07 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 5) N 43°10'14" E a distance of 1,367.35 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point; and
- 6) N 47°13'02" E a distance of 72.75 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the intersection with the southerly right-of-way line of County Road 107 (Satterwhite Road), at the most northerly corner of said 793.3 acre tract, for the most northerly corner of the herein described tract;

Page 1 of 4

\\BGE\INC\DATA\TX\PROJECTS\DR\HORTON\8008-00 KY-TEX_SURVEYS\104_FINALS\M8\8008-00_612.087 ACRE KYLE MUD-FN.DOCX

THENCE, with the occupied southerly right-of-way line of said County Road 107, generally as fenced, the following five (5) courses:

- 1) S 60°54'37" E a distance of 924.63 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 2) S 62°04'51" E a distance of 373.43 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 3) S 61°03'39" E a distance of 1,578.83 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract; and
- 4) S 61°37'39" E a distance of 610.31 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point; and
- 5) S 61°03'09" E a distance of 1,139.61 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the intersection with the westerly right-of-way line of said County Road 107;

THENCE, with the occupied westerly right-of-way line of said County Road 107, generally as fenced, the following five (5) courses:

- 1) S 16°09'38" W a distance of 19.79 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 2) S 43°28'59" W a distance of 680.27 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 3) S 43°53'54" W a distance of 411.35 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;
- 4) S 43°13'23" W a distance of 622.61 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point; and
- 5) S 43°42'03" W a distance of 915.53 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an outside exterior corner of said right-of-way, at an interior corner of said 793.3 acre tract, for an interior corner of the herein described tract;

THENCE, with the occupied southerly right-of-way line of said County Road 107, generally as fenced, S 46°30'15" E a distance of 678.42 feet to a calculated point on the northerly City of Niederwald Extraterritorial Jurisdiction (ETJ) line and the southerly City of Kyle ETJ line for an exterior corner of the herein described tract;

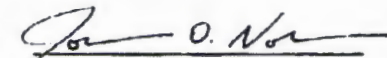
THENCE, over and across said 793.3 acre tract and said 201.80 acre tract, with the common ETJ lines of the City of Niederwald and the City of Kyle, the following twenty three (23) courses:

- 1) S 43°09'09" W, a distance of 242.87 feet to a calculated point;
- 2) S 43°16'22" W, a distance of 1,020.16 feet to a calculated point;
- 3) S 43°22'32" W, a distance of 524.48 feet to a calculated point;
- 4) S 43°22'32" W, a distance of 471.66 feet to a calculated point;
- 5) S 43°22'31" W, a distance of 111.62 feet to a calculated point;
- 6) S 43°22'32" W, a distance of 268.57 feet to a calculated point;
- 7) S 82°05'45" W, a distance of 189.66 feet to a calculated point;
- 8) S 81°16'46" W, a distance of 194.92 feet to a calculated point;
- 9) S 77°35'33" W, a distance of 172.76 feet to a calculated point;
- 10) S 73°50'33" W, a distance of 172.76 feet to a calculated point;
- 11) S 70°05'33" W, a distance of 172.76 feet to a calculated point;
- 12) S 66°20'36" W, a distance of 27.82 feet to a calculated point;
- 13) N 68°39'30" W, a distance of 18.24 feet to a calculated point;
- 14) N 72°24'27" W, a distance of 172.76 feet to a calculated point;
- 15) N 76°09'27" W, a distance of 172.76 feet to a calculated point;
- 16) N 79°54'27" W, a distance of 172.76 feet to a calculated point;
- 17) N 83°39'27" W, a distance of 172.76 feet to a calculated point;
- 18) N 87°24'27" W, a distance of 172.76 feet to a calculated point;
- 19) S 88°50'32" W, a distance of 172.76 feet to a calculated point;
- 20) S 85°05'33" W, a distance of 172.76 feet to a calculated point;
- 21) S 82°48'22" W, a distance of 37.86 feet to a calculated point;
- 22) N 66°04'00" W, a distance of 65.95 feet to a calculated point; and
- 23) N 68°39'27" W, a distance of 75.08 feet to a calculated point on a westerly line of said 201.80 acre tract and an easterly line of said Oehler 147.098 acre tract for the southwest corner of the herein described tract;

THENCE, with a westerly line of said 201.80 acre tract and an easterly line of said Oehler 147.098 acre tract, N 43°14'27" E a distance of 936.22 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the most easterly corner of said Oehler 147.098 acre tract, on the south line of said 793.3 acre tract, at the most northerly corner of said 201.80 acre tract, for an inside corner of the herein described tract, from which an 5/8-inch iron rod with aluminum cap stamped "BARNES REFERENCE MONUMENT" found for reference, bears S 78°20'07" W, a distance of 10.36 feet;

THENCE, with the southerly line of said 793.3 acre tract and the northerly line of said Oehler 147.098 acre tract, generally as fenced, N 46°56'35" W a distance of 3,514.41 feet to the **POINT OF BEGINNING** and containing 612.087 acres of land, more or less.

This description was prepared under 22 Texas Annotated Code 663.21 and reflects the results of an on the ground survey, and the assembly of instruments of record to describe the political boundary limits shown hereon 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. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777
BGE, Inc.

101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPELS Licensed Surveying Firm No. 10106500



05/14/2025

Date

Revised: May 13, 2025
Date: January 25, 2021
Project No.: 8008-00

**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.

25027557 CERTIFICATE
07/28/2025 04:29:28 PM Total Fees: \$97.00

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

