

PETITION FOR CONSENT TO THE CREATION AND INCLUSION OF LAND INTO
A MUNICIPAL UTILITY DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NEW
BRAUNFELS, TEXAS:

The undersigned, CENTURY LAND HOLDINGS II, LLC, a Colorado limited liability company (herein the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, as amended, respectfully petitions the City Council of the CITY OF NEW BRAUNFELS, TEXAS (the "City"), for its written consent to the creation of a municipal utility district and would show the following:

I.

The name of the proposed District shall be PARK PLACE MUNICIPAL UTILITY DISTRICT OF GUADALUPE COUNTY (the "District").

II.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 and Article III, Section 52 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto.

III.

The District shall contain an area of 70.817 acres of land, more or less, situated in Guadalupe County, Texas and described by metes and bounds in **Exhibit A**, which is attached hereto and incorporated herein for all purposes (the "Creation Land"). All of the Creation Land is within the extraterritorial jurisdiction (as such term is defined in Local Government Code Section 42.021 et. seq., as amended) of the City. All of the Creation Land proposed to be included may properly be included in the District.

IV.

The Petitioner holds fee simple title to the majority in value of the Creation Land, as indicated in the certificate of ownership provided by the Guadalupe Appraisal District. and holds fee simple title to the majority in value of the approximately 22.681 acres of land, as indicated in the certificate of ownership provided by the Guadalupe Appraisal District and supplemented, as needed, by certified deeds recorded in the Official Public Records of Guadalupe County, Texas, and as described by metes and bounds in **Exhibit B**, which is attached hereto and incorporated herein for all purposes (the "Annexation Land", and together with the Creation Land, the "Land"). All of the Annexation Land is within the extraterritorial jurisdiction (as such term is defined in Local Government Code

Section 42.021 et. seq., as amended) of the City. All of the Annexation Land may properly be included in the District.

V.

The Petitioner represents that there are no lienholders on its portion of the majority in value of the Land and that there are no residents on its portion of the Land.

VI.

The general nature of the work to be done by the District at the present time is the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of a waterworks and sanitary sewer system for residential and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other purchase, construction, acquisition, maintenance, ownership, operation, repair, improvement, and extension of such additional facilities, including road facilities, systems, plants and enterprises as shall be consistent with all of the purposes for which the District is created.

VII.

There is, for the following reasons, a necessity for the above-described work. The Land is urban in nature, is within the growing environs of the City, and is in close proximity to populous and developed sections of Guadalupe County, Texas. There is not now available within the area, which will be developed for residential and commercial uses, an adequate waterworks system, sanitary sewer system, or drainage and storm sewer system or adequate road facilities. The health and welfare of the present and future inhabitants of the area and of the territories adjacent thereto require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, and drainage and storm sewer system and road facilities. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such waterworks system, sanitary sewer system, and drainage and storm sewer system and road facilities, to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VIII.

Petitioner, by submission of this Petition, requests the City's consent to the creation of the District and to the inclusion of the Creation Land and Annexation Land into the District.

IX.

A preliminary investigation has been made to determine the cost of the proposed District's waterworks system, sanitary sewer system, and drainage and storm sewer system projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$12,323,205.

X.

A preliminary investigation has been made to determine the cost of the proposed District's road projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$3,306,226.

XI.

The total cost of the proposed District's projects is estimated by the Petitioner to be approximately \$15,629,431.

WHEREFORE, the Petitioner prays that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the Land within the District.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED this 7TH day of MARCH, 2024.

CENTURY LAND HOLDINGS II, LLC,
a Colorado limited liability company

By: Century Land Holdings, LLC,
a Colorado limited liability company,
its sole Member

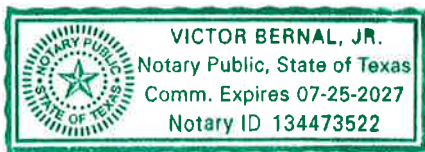
By: [Signature]

Name: Eric Runge

Title: Authorized Signatory

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 7th day of March, 2024,
by Eric Runge, as Authorized Signatory of
Century Land Holdings, LLC, a Colorado limited liability company, sole Member of
CENTURY LAND HOLDINGS II, LLC, a Colorado limited liability company, on behalf
of said limited liability companies.



[Signature]
Notary Public, State of Texas

(NOTARY SEAL)

Attachments:

Exhibit A: Description of the Creation Land

Exhibit B: Description of the Annexation Land

EXHIBIT A
(Metes and Bounds Description of the Creation Land)

See attached.

PARK PLACE MUNICIPAL UTILITY DISTRICT
METES AND BOUNDS DESCRIPTION
FOR A 70.817 ACRE TRACT OF LAND

Being a 70.817 acre tract of land out of the Sarah DeWitt Survey No. 48, Abstract No. 103, and the J.S. Johnson Survey No. 47, Abstract No. 190, Guadalupe County, Texas, being comprised of the following six tracts:

1. The residue of a 179.75 acre tract, Conveyed to O Union Wine Rd, LLC, recorded in Document No. 202199007490, Official Public Records, Guadalupe County, Texas.
2. A called 0.010 of an acre tract, Tract 1, described in Document No. 202399002383, Official Public Records, Guadalupe County, Texas.
3. A called 0.093 of an acre tract, Tract 2, described in Document No. 202399002383, Official Public Records, Guadalupe County, Texas.
4. A called 0.007 of an acre tract, Tract 3, described in Document No. 202399002383, Official Public Records, Guadalupe County, Texas.
5. A called 0.003 of an acre tract, Tract 4, described in Document No. 202399002383, Official Public Records, Guadalupe County, Texas.
6. A called 0.137 of an acre tract, Tract 5, described in Document No. 202399002383, Official Public Records, Guadalupe County, Texas.

Said 70.817 acre tract being more fully described as follows:

BEGINNING at a found 1/2" iron pin in the Northeast line of the residue of a called 128 acre tract, conveyed to Zipp Heritage Properties, recorded in Document No. 2021992179, Official Public Records, Guadalupe County, Texas, same being the Westernmost Northern corner of a called 193.397 acre tract, recorded in Document No. 202199023875, Official Public Records, Guadalupe County, Texas, and a Southwestern corner of the said 179.75 acre residue tract;

THENCE with Northeast line of said residue of a called 128 acre tract and the Southwestern line of said 179.75 acre residue tract, N 52°45'34" W, a distance of 912.10 feet to a found 1/2" iron pin with cap "HMT" for a corner in the Southeast right of way line W. Zipp Road, a 30' wide right of way dedication (no road in place at time of survey) recorded in New Braunfels Sports Complex Plat, Volume 9, Pages 618-623, Map and Plat Records, Guadalupe County, Texas, same point being the North corner of said 128 acre tract, the Westernmost corner of said 179.75 acre residue tract, and the West corner of the herein described tract;

THENCE with the said 30' R.O.W. dedication for Zipp Road and the Northwest line of said 179.75 acre residue tract, N 44°16'48" E, a distance of 1218.19 feet to a found 60D nail in the top of a wood fence post for a corner of said Southeast right of way line W. Zipp Road, and a Northwest corner of the herein described tract;

THENCE continuing with the Southeast right of way line W. Zipp Road and the Northwest line of said 179.75 acre residue tract, N 44°19'44" E, a distance of 194.70 feet to a point for the West corner of a called 0.010 of an acre tract, "Tract 1", recorded in Document No. 202399002383, Official Public Records, Guadalupe County, Texas, same point being the North corner of the 179.75 acre residue tract, and a corner of the herein described tract;

THENCE along the Northwest line of said 0.010 of an acre tract and the Southeast right of way line of W. Zipp Road, N 44°20'02" E, a distance of 15.00 feet to a set 1/2" iron pin with cap "HMT" for the North corner of said 0.010 acre tract, lying in the South right of way line of W. Zipp Road dedicated by Park Place, Unit 1B, recorded in Volume 10, Pages 88-89, Map and Plat Records, Guadalupe County, Texas, for a corner of the herein described tract;



ENGINEERING & SURVEYING

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TBPLS FIRM 10153600

THENCE across the South right of way line of W. Zipp Road and the Northeast line of said 0.010 of an acre tract, S 45°40'16" E, a distance of 30.09 feet to a found 1/2" Iron pin with cap "HMT" for a corner in the Northwest line of Lot 905, Block 9, Park Place, Unit 1B, for the East corner of said 0.010 of an acre tract, and a corner of the herein described tract;

THENCE with the Southeast line of said 0.010 of an acre tract and the Northwest line of Lot 905, S 44°18'23" W, a distance of 15.00 feet to a found 1/2" Iron pin with cap "HMT" for the South corner of said 0.010 of an acre tract, same point being the Southwest corner of Lot 905, a North corner of said 179.75 acre residue tract, and a corner of the herein described tract;

THENCE with the North line of said 179.75 acre residue tract and the Southwest line of Park Place, Unit 1B, the following five (5) calls:

1. S 45°40'16" E, a distance of 14.90 feet to a found 1/2" iron pin with cap "HMT" for a corner;
2. S 36°16'25" E, a distance of 65.50 feet to a found 1/2" iron pin with cap "HMT" for a corner;
3. S 49°31'51" E, a distance of 77.91 feet to a found 1/2" iron pin with cap "HMT" for a corner;
4. S 66°11'40" E, a distance of 56.63 feet to a found 1/2" iron pin with cap "HMT" for a corner;
5. S 78°25'16" E, a distance of 90.20 feet to a found 1/2" iron pin with cap "HMT" for a West corner of a called 0.093 of an acre tract of land, "Tract 2", recorded in Document No. 202399002383, Official Public Records, Guadalupe County, Texas, same point being a South corner of Lot 5, Block 9, Park Place, Unit 1B, and a corner of the herein described tract;

THENCE with the North line of said 0.093 of an acre tract of land and the Southwest line of Park Place, Unit 1B, the following five (5) calls:

1. S 61°01'10" E, a distance of 33.59 feet to a found 1/2" iron pin with cap "HMT" for a corner;
2. S 78°25'16" E, a distance of 79.89 feet to a found 1/2" iron pin with cap "HMT" for a corner;
3. S 74°00'15" E, a distance of 43.49 feet to a found 1/2" iron pin with cap "HMT" for a corner;
4. S 54°07'31" E, a distance of 43.34 feet to a found 1/2" iron pin with cap "HMT" for a corner;
5. S 19°12'09" W, a distance of 45.89 feet to a found 1/2" iron pin with cap "HMT" for a Southeast corner of said 0.093 of an acre tract, same point being the West corner of Lot 12, Block 9, Park Place, Unit 1B, a Northern corner of said 179.75 acre residue tract, and a corner of the herein described tract;

THENCE with the North line of said 179.75 acre residue tract and the Southwest line of Park Place, Unit 1B, the following three (3) calls:

1. S 29°09'36" E, a distance of 36.46 feet to a found 1/2" iron pin with cap "HMT" for a corner;
2. S 11°00'51" E, a distance of 68.23 feet to a found 1/2" iron pin with cap "HMT" for a corner;
3. S 09°50'20" W, a distance of 24.70 feet to a found 1/2" iron pin with cap "HMT" for the Northwest corner of Lot 15, Block 9, Park Place, Unit 1B, same point being the North corner, of a called 0.007 of an acre tract, "Tract 3", recorded in Document No. 202399002383, Official Public Records, Guadalupe County, Texas, a Northern corner of said 179.75 acre residue tract, and a corner of the herein described tract;

THENCE with the East line of said 0.007 of an acre tract and the Southwest line of Park Place, Unit 1B, the following two (2) calls:

1. S 05°53'08" E, a distance of 40.15 found 1/2" iron pin with cap "HMT" for a corner;
2. S 10°54'09" E, passing the South corner of said 0.007 of an acre tract, lying in the Southwest line of Lot 16, Block 9, at a distance of 30.82 feet, passing a point for the North corner of a called 0.003 of an acre tract of

land, "Tract 4", recorded in Document No. 202399002383, Official Public Records, Guadalupe County, Texas, at a distance of 110.28 feet, continuing with the Southwest line Park Place, Unit 1B and the East line of said 0.003 of an acre tract, a total distance of 131.90 feet to a found 1/2" iron pin with cap "HMT" for the East corner of said 0.003 of an acre tract of land, same point being the South corner of Lot 18 and the Northernmost West corner of Lot 19, Block 9, Pak Place, Unit 1B, and a corner of the herein described tract;

THENCE with the East line of said 0.003 of an acre tract and the West line of Lot 19, S 01°39'59" W, a distance of 56.88 feet to a found 1/2" iron pin with cap "HMT" for the Southwest corner of Lot 19, same point being the South corner of said 0.003 of an acre tract, a northern corner of said 179.75 acre residue tract, and a corner of the herein described tract;

THENCE with the South line of Park Place, Unit 1B, and the North line of said 179.75 acre residue tract, the following ten (10) calls:

1. S 04°11'43" W, a distance of 536.58 feet to a point for a corner;
2. S 85°54'27" E, a distance of 44.24 feet to a point for a corner, and the beginning of a curve;
3. Along the arc of a curve to the right, having a radius of 50.00 feet, an arc length of 68.38 feet, and a chord bearing and distance of N 40°55'01" E, 63.17 feet to a point for a corner, and the beginning of a reverse curve;
4. Along the arc of a curve to the left, having a radius of 15.00 feet, an arc length of 10.18 feet, and a chord bearing and distance of N 60°39'34" E, 9.98 feet to a point for a corner;
5. N 41°13'27" E, a distance of 425.05 feet to a found 1/2" iron pin with cap "HMT" for a corner;
6. S 48°46'33" E, crossing Havisham Pass, a distance of 50.00 feet to a found 1/2" iron pin with cap "HMT" for a corner;
7. N 41°13'27" E, a distance of 10.00 feet to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve, at the intersection of Havisham Pass and Hobbiton Way;
8. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, and a chord bearing and distance of N 86°13'27" E, 21.21 feet to a found 1/2" iron pin with cap "HMT" for a corner;
9. S 48°46'33" E, a distance of 40.00 feet to a found 1/2" iron pin with cap "HMT" for a corner;
10. N 41°13'27" E, crossing Hobbiton Way, a distance of 50.00 feet to a found 1/2" iron pin with cap "HMT" for a Southeast corner of Hobbiton Way, same point being the South corner of a called 0.137 of an acre tract of land, "Tract 5", recorded in Document No. 202399002383, Official Public Records, Guadalupe County, Texas, a Northern corner of said 179.75 acre residue tract, and a corner of the herein described tract;

THENCE with the Southeast right of way line of Hobbiton Way, the Northwest line of said 0.137 of an acre tract, continuing with the Southeast right of way line of Havisham Pass, the following three (3) calls:

1. N 48°46'33" W, a distance of 35.00 feet to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of curve;
2. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, and a chord bearing and distance of N 03°46'33" W, 21.21 to a found 1/2" iron pin with cap "HMT" for a corner;
3. N 41°13'27" E, a distance of 105.00 feet to a found 1/2" iron pin with cap "HMT" in the Southeast right of way line of Havisham Pass, for the North corner of said 0.137 of an acre tract, same point being the West corner of Lot 1, Block 11, Park Place, Unit 1B, and a corner of the herein described tract;

THENCE departing the Southeast right of way line of Havisham Pass, with the Southwest line of said Lot 1, Block 11, and the Northeast line of said 0.137 of an acre tract, S 48°46'33" E, a distance of 50.00 feet to a found 1/2" iron pin with cap "HMT" for the South corner of said Lot 1, Block 11, the Northeast corner of said 0.137 of an acre tract, a North corner of said 179.75 acre residue tract, and a corner of the herein described tract;

THENCE with the North line of said 179.75 acre residue tract and the Southeast line of Park Place, Unit 1B, the following four (4) calls:

1. N 41°13'27" E, passing both Clarisse Street and Danforth Streets, a distance of 460.00 feet to a found 1/2" iron pin with cap "HMT" for a corner;
2. N 48°46'33" W, a distance of 35.00 feet to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;
3. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, and a chord bearing and distance of N 03°46'33" W, 21.21 feet to a found 1/2" iron pin with cap "HMT" for a corner;
4. N 41°13'27" E, passing the East corner of said Havisham Pass, same point being a Southwestern corner of a called 36.631 acre tract of land recorded in Document No. 202199044617, Official Public Records, Guadalupe County, Texas, at 80.00 feet, continuing a total distance of 90.00 feet to a set 1/2" iron pin with cap "HMT" for a North corner of said 179.75 acre residue tract, a Southwest corner of said 36.631 acre tract, and a corner of the herein described tract, and the beginning of a curve;

THENCE with the Southwest line of said 36.631 acre tract and the North line of said 179.75 acre residue tract, the following two (2) calls:

1. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, and a chord bearing and distance of N 86°13'27" E, 21.21 feet to a set 1/2" iron pin with cap "HMT" for a corner;
2. S 48°46'33" E, a distance of 1077.97 feet to a set 1/2" iron pin with cap "HMT" in the Southwest line of said 36.631 acre tract, for a Northern corner of a called 63.449 acre tract of land recorded in Document No. 202399006736, Official Public Records, Guadalupe County, Texas, same point being an East corner of said 179.75 acre residue tract, and a corner of the herein described tract, from which a found 1/2" iron pin with cap "HMT" for the South corner of said 36.631 acre tract bears S 48°46'33" E, 15.82 feet;

THENCE departing the Southwest line of said 36.631 acre tract, continuing with the Northwest line of said 63.449 acre tract and the South line of said 179.75 acre residue tract, the following sixteen (16) calls:

1. S 32°17'28" W, a distance of 57.21 feet to a set 1/2" iron pin with cap "HMT" for a corner;
2. S 16°44'15" W, a distance of 55.26 feet to a set 1/2" iron pin with cap "HMT" for a corner;
3. S 25°45'57" W, a distance of 62.88 feet to a set 1/2" iron pin with cap "HMT" for a corner;
4. S 39°27'16" W, a distance of 62.93 feet to a set 1/2" iron pin with cap "HMT" for a corner;
5. S 38°05'04" W, a distance of 121.85 feet to a set 1/2" iron pin with cap "HMT" for a corner;
6. S 33°52'18" W, a distance of 77.15 feet to a set 1/2" iron pin with cap "HMT" for a corner;
7. S 20°32'45" W, a distance of 81.87 feet to a set 1/2" iron pin with cap "HMT" for a corner;
8. S 16°49'32" W, a distance of 37.63 feet to a set 1/2" iron pin with cap "HMT" for a corner;
9. S 09°11'08" W, a distance of 209.39 feet to a set 1/2" iron pin with cap "HMT" for a corner;
10. S 01°05'33" E, a distance of 51.79 feet to a set 1/2" iron pin with cap "HMT" for a corner;
11. S 44°19'56" W, a distance of 253.98 feet to a set 1/2" iron pin with cap "HMT" for a corner;
12. S 67°13'41" W, a distance of 168.24 feet to a set 1/2" iron pin with cap "HMT" for a corner;
13. N 69°52'50" W, a distance of 480.41 feet to a set 1/2" iron pin with cap "HMT" for a corner;
14. N 62°46'20" W, a distance of 40.31 feet to a set 1/2" iron pin with cap "HMT" for a corner;
15. N 79°13'07" W, a distance of 107.03 feet to a set 1/2" iron pin with cap "HMT" for a corner;
16. N 86°51'31" W, a distance of 87.44 feet to a set 1/2" iron pin with cap "HMT" in the Northeast line of the aforementioned 193.397 acre tract of land, recorded in Document No. 202199023875, Official Public Records, Guadalupe County, Texas, for a corner of the herein described tract;

THENCE continuing with the South lines of said 179.75 acre residue tract and the North lines of said 193.397 acre tract, the following two (2) calls:

1. N 56°38'35" W, a distance of 958.77 feet to a found 1/2" iron pin (no cap) for a corner;
2. S 45°49'44" W, a distance of 483.32 feet to the POINT OF BEGINNING, containing 70.817 acres of land in Guadalupe County, Texas.




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New Braunfels, TX 78130
(830) 625-8555
TBPE-FIRM F-10961
TBPLS FIRM 10153600

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written July 26, 2023, Revised 10/05/2023.

Reference survey of said 70.817 acre tract of land prepared this same date.

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.


Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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EXHIBIT B
(Metes and Bounds Description of the Annexation Land)

See attached.

PARK PLACE MUNICIPAL UTILITY DISTRICT
METES AND BOUNDS DESCRIPTION
FOR A 22.681 ACRE TRACT OF LAND

Being a 22.681 acre tract of land out of the Sarah DeWitt Survey No. 48, Abstract No. 103, and the J.S. Johnson Survey No. 47, Abstract No. 190, Guadalupe County, Texas, being all of Park Place, Unit 1B, recorded in Volume 10, Pages 88-89, Map and Plat Records, Guadalupe County, Texas, Less and Except a platted portion of West Zipp Road, said 22.681 acre tract of land being more particularly described as follows:

BEGINNING at a point for the West Corner of Lot 905, Block 9, Park Place, Unit 1B, recorded in Volume 10, Pages 88-89, Map and Plat Records, Guadalupe County, Texas, same point being a North corner of a called 70.817 acre tract recorded in Document No. 202399024938, Official Public Records, Guadalupe County, Texas, and a corner of the herein described tract;

THENCE continuing with the Northwest line Lot 905, Block 9, and the Southeast right of way line of West Zipp Road, and continuing with the Northwest lines of Lots 1-11 and 904, Block 5, Park Place, Unit 1B, the following five (5) calls:

1. N 44°18'23" E, a distance of 92.38 feet to a point for a corner, and the beginning of a corner;
2. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.57 feet, and a chord bearing and distance of N 89°19'03" E, 21.22 feet to a point for a corner;
3. N 44°16'24" E, crossing Clarisse St. a distance of 60.00 feet to a point for a corner, and the beginning of a corner;
4. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, and a chord bearing and distance of N 00°40'16" W, 21.21 feet to a point for a corner;
5. N 44°19'44" E, a distance of 514.48 feet to a point for a Northwest corner of Lot 904, Block 5, a Northeast corner of West Zipp Road, same point being a West corner of a called 36.631 acre tract of land recorded in Document No. 202199044617, Official Public Records, Guadalupe County, Texas, and a corner of the herein described tract;

THENCE with the Southwest line of said 36.631 acre tract and the Northeast lines of Lot 904, Block 5, continuing with the Northeast lines of Lots 12-35, Block 5, Park Place, Unit 1B, the following six (6) calls:

1. N 44°20'04" E, a distance of 8.49 feet to a point for a corner, and the beginning of a curve;
2. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.37 feet, and a chord bearing and distance of N 88°58'31" E, 21.08 feet to a point for a corner, and the beginning of a reverse curve;
3. Along the arc of a curve to the left, having a radius of 540.00 feet, an arc length of 22.57 feet, and a chord bearing and distance of S 47°34'34" E, 22.57 feet to a point for a corner;
4. S 48°46'23" E, a distance of 1027.15 feet to a point for a corner, and the beginning of a curve;
5. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, and a chord bearing and distance of S 03°46'33" E, 21.21 feet to a point for a corner;
6. S 41°13'27" W, a distance of 10.00 feet to a point in the Northwest right of way line of Havisham Pass, same line being the Southeast line of said Lot 35, Block 5, a West corner of said 36.631 acre tract, and a corner of the herein described tract;

THENCE with the North line of Havisham Pass and the West line of said 36.631 acre tract, S 48°46'33" E, a distance of 60.00 feet to a point for a Northeast corner of Havisham Pass, same point being the West corner of said 36.631 acre tract, and a North-Eastern corner of the aforementioned 70.817 acre tract, and a corner of the herein described tract;

THENCE departing the Southwest line of said 36.631 acre tract, with the North lines of said 70.817 acre tract, and the South lines of Park Place, Unit 1B, the following thirty four (34) calls:

1. S 41°13'27" W, a distance of 80.00 feet to a point for a corner, and the beginning of a curve;
2. Along the arc of a curve to the left, having a radius of 15.00 feet, an arc length of 23.56 feet, and a chord bearing and distance of S 03°46'33" E, 21.21 feet to a point for a corner;
3. S 48°46'33" E, a distance of 35.00 feet to a point for a corner;
4. S 41°13'27" W, crossing Danforth St. and Clarisse St., a distance of 460.00 feet to a point for a corner;
5. N 48°46'33" W, a distance of 50.00 feet to a point for a corner in the South line of Havisham Pass;
6. S 41°13'27" W, a distance of 105.00 feet to a point for a corner, and the beginning of a curve;
7. Along the arc of a curve to the left, having a radius of 15.00 feet, an arc length of 23.56 feet, and a chord bearing and distance of S 03°46'33" E, 21.21 feet to a point for a corner;
8. S 48°46'33" E, a distance of 35.00 feet to a point for a corner;
9. S 41°13'27" W, crossing Hobbiton Way, a distance of 50.00 feet to a point for a corner;
10. N 48°46'33" W, a distance of 40.00 feet to a point for a corner, and the beginning of a curve;
11. Along the arc of a curve to the left, having a radius of 15.00 feet, an arc length of 23.56 feet, and a chord bearing and distance of S 86°13'27" W, 21.21 feet to a point for a corner;
12. S 41°13'27" W, a distance of 10.00 feet to a point for a corner;
13. N 48°46'33" W, crossing Havisham Pass, a distance of 50.00 feet to a point for a corner;
14. S 41°13'27" W, a distance of 425.05 feet to a point for a corner, and the beginning of a curve;
15. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 10.18 feet, and a chord bearing and distance of S 60°39'37" W, 9.98 feet to a point for a corner, and the beginning of a reverse curve;
16. Along the arc of a curve to the left, having a radius of 50.00 feet, an arc length of 68.38 feet, and a chord bearing and distance of S 40°55'00" W, 63.17 feet to a point for a corner;
17. N 85°54'27" W, a distance of 44.24 feet to a point for a corner;
18. N 04°11'43" E, a distance of 536.58 feet to a point for a corner;
19. N 01°39'59" E, a distance of 56.88 feet to a point for a corner;
20. N 10°54'09" W, a distance of 131.90 feet to a point for a corner;
21. N 05°53'08" W, a distance of 40.15 feet to a point for a corner;
22. N 09°50'20" E, a distance of 24.70 feet to a point for a corner;
23. N 11°00'51" W, a distance of 68.23 feet to a point for a corner;
24. N 29°09'36" W, a distance of 36.46 feet to a point for a corner;
25. N 19°12'09" E, a distance of 45.89 feet to a point for a corner;
26. N 54°07'31" W, a distance of 43.34 feet to a point for a corner;
27. N 74°00'15" W, a distance of 43.49 feet to a point for a corner;
28. N 78°25'16" W, a distance of 79.89 feet to a point for a corner;
29. N 61°01'10" W, a distance of 33.59 feet to a point for a corner;
30. N 78°25'16" W, a distance of 90.20 feet to a point for a corner;



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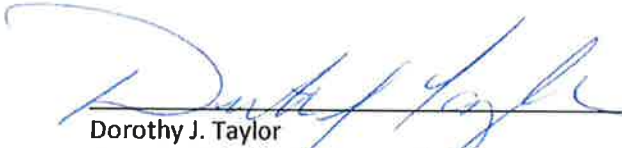
31. N 66°11'40" W, a distance of 56.63 feet to a point for a corner;
32. N 49°31'51" W, a distance of 77.91 feet to a point for a corner;
33. N 36°16'25" W, a distance of 65.50 feet to a point for a corner;
34. N 45°40'16" W, a distance of 14.90 feet to the POINT OF BEGINNING, containing 22.681 acres of land in Guadalupe County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written October 17, 2023.

Reference survey of said 22.681 acre tract of land prepared this same date.

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.


Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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