



## Filing Receipt

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**Control Number - 53454**  
**ItemNumber - 2**

THE STATE OF TEXAS   §  
COUNTIES OF HAYS AND CALDWELL                                     §

The Board of Directors of Maxwell Special Utility District convened in a **regular** meeting on the 30th day of January 2020, at 216 Main Street, Maxwell, Texas 78656-0158, a location within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to wit:


Robert Karasch	President
Doris Steubing	Vice President
Mabel Vaughn	Secretary
Nadine Hodges	Treasurer
Liralen Canion	Assistant Secretary/Treasurer
Sarah DeShay	Director
Valentin Yanez, Jr.	Director
Doug Spillman	Director
Carol Peters	Director

## ORDER CANVASSING ELECTION RETURNS FOR MAXWELL SPECIAL UTILITY DISTRICT CONFIRMATION AND DIRECTORS ELECTION

AYES: ALL PRESENT  
NOES:

SIGNED AND SEALED this 3rd day of June 2021.

June 2021:

  
\_\_\_\_\_  
President, Board of Directors  
Maxwell Special Utility District

## **ORDER CANVASSING ELECTION RETURNS FOR MAXWELL SPECIAL UTILITY DISTRICT CONFIRMATION AND DIRECTORS ELECTION**

**WHEREAS**, The Texas Legislature created Maxwell Special Utility District (the “**District**”), located in Hays and Caldwell Counties, Texas, pursuant to S.B. 1422, an Act of May 25, 2019, 86<sup>th</sup> Leg., R.S., ch. 559, 2019 Tex. Gen. Laws (codified at Ch. 7222, Special District Local Laws Code) (the “**Enabling Statute**”), with the purposes, powers, and boundaries described therein; and

**WHEREAS**, the metes and bounds description of the boundaries of the District, attached hereto as Exhibit “A”, as included in the Enabling Statute, reflect approximately the same boundaries described in the attached property description; and

**WHEREAS**, in conformance with Section 7222.0151 of the Enabling Statute, the temporary directors, who collectively constitute the District’s temporary Board of Directors, have met, organized, and qualified to serve as directors of the District by taking the oath and making the bond required by law; and

**WHEREAS**, under subsection 7222.0152(a) of the Enabling Statute, the Board must, before September 1, 2022, call and hold an election to confirm the creation of the District and to elect nine initial directors, in accordance with Chapters 49 and 65 of the Texas Water Code; and

**WHEREAS**, the Board of Directors of the District ordered a Confirmation and Directors Election to be held in the District on January 23, 2020 (the “**Election Order**”); and

**WHEREAS**, the Board of Directors has investigated all matters pertaining to the election, including the calling of the election, giving of notice, appointment of officers, holding of the election, and making returns of the election; and

**WHEREAS**, the election officers who held the election have duly made the returns of the results thereof, and the returns have been duly delivered to this Board of Directors.

**NOW THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF MAXWELL SPECIAL UTILITY DISTRICT:**

**Section 1.** The Board of Directors finds the preceding recitals to be true and accurate legislative findings of fact.

**Section 2.** The Board of Directors officially finds and determines that said election was duly ordered, that proper notice of said election was duly given, that proper election officers were duly appointed prior to said election, that said election was duly held, that due returns of the result of said election have been made and delivered to the Board of Directors of the District and duly filed with the Secretary of the Board of Directors, and that the Board of Directors has duly canvassed said returns, all in accordance with the law and the Election Order.

**Section 3.** The Board of Directors officially finds and determines that the following votes were cast by resident, qualified electors of the District who voted at the election, with regard to the proposition on the Ballot:

PROPOSITION A  
SHALL THE CREATION OF MAXWELL SPECIAL UTILITY DISTRICT BE CONFIRMED

Votes for District: 24

Votes against District: 8

**Section 4.** The Board of Directors officially finds and determines that the following votes were cast for the Director positions by the resident, qualified electors of the District who voted at said election:

Doug Spillman	25
Valentin R., Yanez, Jr.	25
Sarah DeShay	23
Liralen Canion	22
Robert Karasch	21
Brian Freeman	20
Mabel Vaughn	18
Nadine Hodges	18
Doris L. Steubing	17
Carol Peters	16

**Section 5.** The Board of Directors officially finds, determines, and declares the result of the Confirmation Election described in Proposition A to be that the highest number of votes was cast in favor of confirmation of the District and that the District with the boundaries described by meets and bounds in Exhibit "A" hereto, which is hereby incorporated herein for all purposes, is duly confirmed by the qualified electors of the District.

**Section 6.** The Board of Directors officially finds, determines, and declares that the Directors Election has resulted in the election of the following nine permanent directors for the District: Doug Spillman, Valentine R. Yanez, Jr., Sarah DeShay, Liralen Canion, Robert Karasch, Brian Freeman, Mabel Vaughn, Nadine Hodges, and Doris L. Steubing. Pursuant to

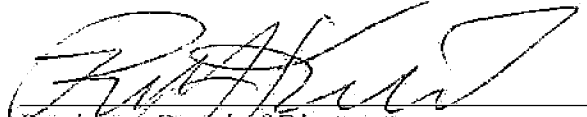
Section 49.102 of the Texas Water Code, the directors who were elected have agreed that they shall designate their respective initial terms of office as follows:

	<b>Term and Year of Elections</b>	<b>November 2020-2023</b>	<b>November 2021-2024</b>	<b>November 2022-2025</b>	<b>November 2023-2026</b>
<b>Director up for Election</b>	Staggered election every year	<u><b>Directors</b></u>  Spillman  Freeman  Vaughn	<u><b>Directors</b></u>  Canion  Karasch  Yanez	<u><b>Directors</b></u>  Hodges  Steubing  DeShay	<u><b>Directors</b></u>  Spillman  Freeman  Vaughn

**Section 7.** The Board of Directors hereby authorizes the officers of the District to report the results of the Election to the appropriate authorities in accordance with Chapter 67 of the Texas Election Code and Chapter 49 of the Texas Water Code. A certified copy of this order shall be promptly filed with the Texas Commission on Environmental Quality and in the Official Records of Real Property of Hays and Caldwell Counties, Texas.

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PASSED AND APPROVED this 30th day of January 2020.

  
\_\_\_\_\_  
President, Board of Directors

ATTEST:

  
\_\_\_\_\_  
Secretary, Board of Directors



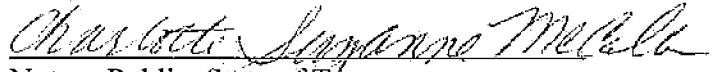
[SIGNATURE PAGE TO ORDER CANVASSING ELECTION RETURNS]

STATE OF TEXAS

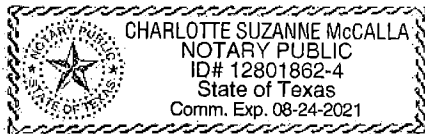
§  
§  
§

COUNTY OF CALDWELL

This instrument was acknowledged before me on this 30th day of January 2020, by ROBERT KARASCH, President of the Board of Directors of Maxwell Special Utility District and MABEL VAUGHN, Secretary of the Board of Directors of Maxwell Special Utility District, on behalf of Maxwell Special Utility District.

  
Notary Public, State of Texas

[SEAL]



AFTER RECORDING RETURN TO:

Suzanne McCalla  
McGinnis, Lochridge & Kilgore, L.L.P.  
600 Congress Avenue, Suite 2100  
Austin, Texas 78701

## **EXHIBIT A**

### **Metes and Bounds Description of the District**

Boundary Description

**Maxwell Special Utility District**

BEING that certain tract or parcel of land, lying and being situated in Hays and Caldwell Counties, Texas, and being more particularly described by metes and bounds as follows:

**Maxwell Tract**

BEGINNING at a point at the northeast intersection of the right-of-way of U.S. Highway 80 and Old Bastrop Road more or less;

THENCE N 53°40' 53" W, 2,878 feet, more or less, along the north right-of-way line of State Highway 80 to a point for corner;

THENCE along the north right-of-way line of State Highway 80 being approximately described by 7 courses as follows:

N 41°48' 34" W, 553 feet, more or less, to a point for corner;

N 51°05' 53" W, 76 feet, more or less, to a point for corner;

N 17°47' 55" W, 126 feet, more or less, to a point for corner;

N 25°53' 13" W, 83 feet, more or less, to a point for corner;

N 43°48' 26" W, 151 feet, more or less, to a point for corner;

N 49°25' 27" W, 146 feet, more or less, to a point for corner;

N 57°08' 49" W, 584 feet, more or less, to State Highway 21 to a point for corner;

THENCE along the east right-of-way line of State Highway 21 being approximately described by 3 courses as follows:

S 79°08' 28" E, 251 feet, more or less, to a point for corner

S 87°11' 22" E, 362 feet, more or less, to a point for corner;

N 82°52' 53" E, 474 feet, more or less, to a point for corner;

THENCE S 28°58' 28" E, 326 feet, more or less, to a point for corner;

THENCE S 43°49'23" E, 690 feet, more or less, to a point for corner;

THENCE N 40°38' 34" E, 383 feet, more or less, to a point for corner;

THENCE N 49°13' 35" W, 604 feet, more or less, to a point for corner;

THENCE N 25°47' 32" W, 189 feet, more or less, to a point for corner;

THENCE along the east right-of-way line of State Highway 21 being approximately described by 4 courses as follows:

N 68°42' 35" E, 339 feet, more or less, to a point for corner;

N 61°31' 34" E, 375 feet, more or less, to a point for corner;

N 54°18' 00" E, 634 feet, more or less, to a point for corner;

N 51°11' 13" E, 272 feet, more or less, to a point for corner;

THENCE S 76°22' 02" E, 1,087 feet, more or less, to a point for corner;

THENCE N 08°56' 06" E, 339 feet, more or less, to a point for corner;

THENCE N 78°01' 53" W, 821 feet, more or less, to a point for corner;

THENCE N 50°29' 40" E, 475 feet, more or less, along the east right-of-way line of State Highway 21 to a point for corner;

THENCE S 62°19' 59" E, 203 feet, more or less, along the south right-of-way line of Old Bastrop Highway to a point for corner;

THENCE S 80°01' 53" E, 473 feet, more or less, along the south right-of-way line of Old Bastrop Highway and through the right-of-way line of Old Bastrop Highway to a point for corner;

THENCE S 02°38' 54" W, 1,878 feet, more or less, to a Perdarnales Electric Company Easement to a point for corner;

THENCE S 87°39' 23" E, 10,771 feet, more or less, along a Perdarnales Electric Company Easement to a point for corner;

THENCE N 48°02' 27" E, 2,475 feet, more or less, to the Union Pacific Rail Road Tracks to a point for corner;

THENCE S 88°36' 57" E, 977 feet, more or less, along the south right-of-way line of the Union Pacific Rail Road to a point for corner;

THENCE N 01°10' 57" W, 2,282 feet, more or less, across the right-of-way line of the Union Pacific Rail Road and continuing across the right-of-way line of Mill Road to a point for corner;

THENCE N 48°51' 20" W, 302 feet, more or less, to a point for corner;

THENCE N 47°11' 57" E, 4,464 feet, more or less, across the right-of-way line of Caldwell County Road 238 to a point for corner;

THENCE N 41°34' 49" W, 7,616 feet, more or less, along the north right-of-way line of Caldwell County Road 238 and across State Highway 21 to a point for corner;

THENCE S 49°41' 59" W, 1,729 feet, more or less, along the west right-of-way line of State Highway 21 to a point for corner;

THENCE S 00°09' 58" W, 720 feet, more or less, across the right-of-way line of State Highway 21 to a point for corner;

THENCE S 48°42' 54" W, 4,057 feet, more or less, to a point for corner;

THENCE N 67°45' 40" W, 552 feet, more or less, to State Highway 21 to a point for corner;

THENCE N 49°47' 40" E, 1,408 feet, more or less, along the east right-of-way line of State Highway 21 to a point for corner

THENCE N 45°39' 19" W, 3,219 feet, more or less, across the right-of-way line of State Highway 21 to a point for corner;

THENCE S 44°38'39" W, 3,319 feet, more or less, to a point for corner;

THENCE S 46°26' 21" E, 945 feet, more or less, to a point for corner;

THENCE N 50°14' 08" E, 255 feet, more or less, to a point for corner;

THENCE S 47°00' 42" E, 1,830 feet, more or less, to State Highway 21 to a point for corner;

THENCE S 48°53' 57" W, 6,245 feet, more or less, along the west right-of-way line of State Highway 21 to a point for corner;

THENCE N 44°03' 24" W, 2,970 feet, more or less, to the Blanco River to a point for corner;

THENCE N 06°22' 47" E, 7,618 feet, more or less, across the Blanco River to a point for corner;

THENCE N 87°01' 32" W, 3,242 feet, more or less, across the right-of-way line of Interstate Highway 35 to a point for corner;

THENCE N 47°41' 00" W, 2,046 feet, more or less, to Post Road to a point for corner;

THENCE along the east right-of-way line of Post Road being approximately described by 7 courses as follows:

N 42°17' 42" E, 577 feet, more or less, to a point for corner;

N 50°03' 03" E, 440 feet, more or less, to a point for corner;

N 54°21' 06" E, 579 feet, more or less, to a point for corner;

N 52°24' 25" E, 292 feet, more or less, to a point for corner;

N 30°40' 10" E, 238 feet, more or less, to a point for corner;

N 00°13' 52" E, 433 feet, more or less, to a point for corner;

N 03°04' 09" W, 81 feet, more or less, to a point for corner;

THENCE N 81°28' 27" W, 89 feet, more or less, across the right-of-way line of Post Road to a point for corner;

THENCE N 46°59' 52" W, 7,078 feet, more or less, to a point for corner;

THENCE N 43°02' 18" E, 3,556 feet, more or less, to a point for corner;

THENCE S 43°23' 47" E, 802 feet, more or less, to a point for corner;

THENCE N 44°22' 04" E, 2,816 feet, more or less, to the Blanco River to a point for corner;

THENCE along the meanders of the centerline of the Blanco River, as described approximately by the following 16 courses:

S 29°52' 47" W, 105 feet, more or less, to a point for corner;

S 18°49' 49" W, 96 feet, more or less, to a point for corner;

S 17°21' 48" W, 96 feet, more or less, to a point for corner;

S 07°41' 02" W, 52 feet, more or less, to a point for corner;

S 12°50' 10" E, 59 feet, more or less, to a point for corner;

S 23°47' 39" E, 37 feet, more or less, to a point for corner;

S 00°59' 43" W, 58 feet, more or less, to a point for corner;

S 32°29' 10" W, 61 feet, more or less, to a point for corner;

S 17°51' 37" W, 73 feet, more or less, to a point for corner;

S 00°44' 40" E, 91 feet, more or less, to a point for corner;

S 22°13' 45" E, 90 feet, more or less, to a point for corner;

S 28°35' 40" E, 180 feet, more or less, to a point for corner;

S 60°28, 31" E, 122 feet, more or less, to a point for corner;

S 38°40' 34" E, 60 feet, more or less, to a point for corner;

S 19°39' 48" E, 17 feet, more or less, to a point for corner;

S 19°52' 24" E, 46 feet, more or less, to a point for corner;

THENCE S 43°00' 17" W, 2,620 feet, more or less, to a point for corner;

THENCE S 53°24' 44" E, 2,241 feet, more or less, to a point for corner;

THENCE S 10°16' 02" E, 255 feet, more or less, to a point for corner;

THENCE S 27°37' 36" E, 317 feet, more or less, to a point for corner;

THENCE N 46°21' 23" E, 523 feet, more or less, to Blanco River Ranch Road to a point for corner;

THENCE S 42°45' 14" E, 892 feet, more or less, along the south right-of-way of Blanco River Ranch Road to Post Road to a point for corner;

THENCE N 25°25' 35" E, 129 feet, more or less, across the right-of-way line of Blanco River Ranch Road and along the west right-of-way line of Post Road to a point for corner;

THENCE along the west right-of-way line of Post Road being approximately described by 6 courses as follows:

N 25°43' 43" E, 573 feet, more or less, to a point for corner;

N 43°46' 16" E, 442 feet, more or less, to a point for corner;

N 43°14' 34" E, 1,170 feet, more or less, to a point for corner;

N 63°27' 16" E, 233 feet, more or less, to a point for corner;

N 76°11' 46" E, 205 feet, more or less, to a point for corner;

N 85°16' 34" E, 435 feet, more or less, to the Blanco River to a point for corner;

THENCE N 71°40' 07" E, 51 feet, more or less, across the Blanco River to a point for corner;

THENCE N 30°48' 03" E, 1,665 feet, more or less, along the west right-of-way line of Post Road and across the right-of-way line of Stage Coach Road to a point for corner;

THENCE S 46°39' 06" E, 1,683 feet, more or less, across the right-of-way line of Post Road to a point for corner;

THENCE S 31°19' 25" W, 732 feet, more or less, to a point for corner;

THENCE S 46°01' 49" E, 1,042 feet, more or less, to Interstate Highway 35 to a point for corner;

THENCE S 24°17' 34" W, 2,273 feet, more or less, along the west right-of-way line of Interstate Highway 35 to a point for corner;

THENCE S 46°03' 52" E, 2,026 feet, more or less, across the right-of-way line of Interstate Highway 35 to a point for corner;

THENCE N 26°54' 47" E, 2,360 feet, more or less, to a point for corner;

THENCE S 73°31' 04" E, 1,064 feet, more or less, to a point for corner;

THENCE N 45°00' 37" E, 2,158 feet, more or less, to a point for corner;

THENCE N 45°35' 39" W, 2,510 feet, more or less, to a point for corner;

THENCE N 41°45' 59" E, 2,268 feet, more or less, across and along the east right-of-way line of Hays County Road 159 to a point for corner;

THENCE S 46°01' 44" E, 7,115 feet, more or less, across the right-of-way line of Hays County Road 158 to a point for corner;

THENCE N 42°37' 26" E, 2,107 feet, more or less, to a point for corner;

THENCE S 47°08' 52" E, 4,202 feet, more or less, to a point for corner;

THENCE N 43°49' 16" E, 3,444 feet, more or less, to a point for corner;

THENCE S 46°49' 12" E, 1,816 feet, more or less, to a point for corner;

THENCE S 50°39' 06" W, 905 feet, more or less, to a point for corner;

THENCE S 41°41' 04" E, 12,181 feet, more or less, across both the right-of-way lines of State Highway 21 and Caldwell County Road 228 to a point for corner;

THENCE N 47°54' 37" E, 5,280 feet, more or less, across the right-of-way line of Misty Lane to a point for corner;

THENCE S 42°21' 10" E, 9,611 feet, more or less, to Misty Lane to a point for corner;

THENCE N 48°45' 14" E, 11,819 feet, more or less, along the west right-of-way line of Misty Lane to the Boggy Creek to a point for corner;

THENCE along the meanders of the centerline of Boggy Creek, as described approximately by the following 17 courses:

S 38°26' 58" E, 169 feet, more or less, to a point for corner;

S 26°14' 21" E, 267 feet, more or less, to a point for corner;

S 08°28' 56" W, 156 feet, more or less, to a point for corner;

S 21°01' 35" E, 91 feet, more or less, to a point for corner;

S 61°41' 18" E, 97 feet, more or less, to a point for corner;

S 39°47' 40" E, 103 feet, more or less, to a point for corner;

S 00°00' 40" W, 171 feet, more or less, to a point for corner;

S 58°48' 14" E, 146 feet, more or less, to a point for corner;

S 46°57' 50" E, 135 feet, more or less, to a point for corner;

S 51°47' 25" E, 255 feet, more or less, to a point for corner;

S 65°02' 42" E, 156 feet, more or less, to a point for corner;

S 71°55' 43" E, 159 feet, more or less, to a point for corner;

S 44°59' 20" E, 111 feet, more or less, to a point for corner;

S 16°48' 37" E, 147 feet, more or less, to a point for corner;

S 10°56' 35" E, 207 feet, more or less, to a point for corner;

S 19°10' 05" E, 160 feet, more or less, to a point for corner;

S 36°15' 34" E, 167 feet, more or less, to a point for corner;

THENCE N 48°21' 17" E, 312 feet, more or less, along the east right-of-way line of Jolly Road to a point for corner;

THENCE S 42°07' 31" E, 4,878 feet, more or less, to Payne Lane to a point for corner;

THENCE N 80°43' 04" E, 2,180 feet, more or less, along the south right-of-way line of Payne Lane to Caldwell County Road 2720 to a point for corner;

THENCE S 30°53' 08" E, 388 feet, more or less, along the west right-of-way line of Caldwell County Road 2720 to a point for corner;

THENCE S 58°39' 41" W, 2,698 feet, more or less, to a point for corner;

THENCE S 31°07' 16" E, 3,101 feet, more or less, across and along the west right-of-way line of Clark Loop to the Union Pacific Rail Road to a point for corner;

THENCE S 82°39' 49" W, 2,597 feet, more or less, along the south right-of-way line of the Union Pacific Rail Road to a point for corner;

THENCE S 29°56' 30" E, 1,611 feet, more or less, to a point for corner;

THENCE S 58°41' 13" W, 132 feet, more or less, to a point for corner;

THENCE S 31°18' 47" E, 1,155 feet, more or less, to a point for corner;

THENCE N 58°41' 13" E, 2,510 feet, more or less, to a point for corner;

THENCE S 31°18' 47" E, 650 feet, more or less, to a point for corner;

THENCE N 58°41' 13" E, 330 feet, more or less, to a point for corner;

THENCE S 31°18' 47" E, 825 feet, more or less, to a point for corner;

THENCE N 58°41' 13" E, 792 feet, more or less, to a point for corner;

THENCE S 31°18' 47" E, 660 feet, more or less, to a point for corner;

THENCE N 58°41' 13" E, 891 feet, more or less, to a point for corner;

THENCE S 31°05' 05" E, 1,255 feet, more or less, to Caldwell County Road 108 to a point for corner;

THENCE S 59°00' 59" W, 3,037 feet, more or less, along the north right-of-way line of Caldwell County Road 108 to a point for corner;

THENCE S 32°18' 14" E, 2,627 feet, more or less, to a point for corner;

THENCE N 58°43' 40" E, 990 feet, more or less, to a point for corner;

THENCE S 32°17' 29" E, 1,535 feet, more or less, to Boggy Creek Road to a point for corner;

THENCE S 58°51' 49" W, 1,785 feet, more or less, along the north right-of-way line of Boggy Creek Road to a point for corner;

THENCE S 33°26' 21" E, 1,583 feet, more or less, across the right-of-way line of Boggy Creek Road to a point for corner;

THENCE N 58°19' 06" E, 2,244 feet, more or less, to a point for corner;

THENCE N 89°17' 44" E, 330 feet, more or less, to a point for corner;

THENCE S 08°30' 15" W, 1,773 feet, more or less, to Old Fentress Road to a point for corner;

THENCE S 58°52' 23" W, 1,067 feet, more or less, along the north right-of-way line of Old Fentress Road to a point for corner;

THENCE S 32°08' 56" E, 1,945 feet, more or less, across the right-of-way line of Old Fentress Road to a point for corner;

THENCE N 58°28' 21" E, 1,188 feet, more or less, to a point for corner;

THENCE S 37°38' 25" E, 885 feet, more or less, to FM 20 to a point for corner;

THENCE along the north right-of-way line of FM 20 being approximately described by 7 courses as follows:

S 07°28' 01" W, 347 feet, more or less, to a point for corner;

S 15°30' 56" W, 196 feet, more or less, to a point for corner;

S 27°46' 48" W, 153 feet, more or less, to a point for corner;

S 29°18' 49" W, 112 feet, more or less, to a point for corner;

S 38°31' 33" W, 134 feet, more or less, to a point for corner;

S 44°41' 55" W, 295 feet, more or less, to a point for corner;

S 55°42' 48" W, 427 feet, more or less, to a point for corner;

THENCE S 33°04' 09" E, 1,027 feet, more or less, across the right-of-way line of FM 20 to a point for corner;

THENCE S 49°38' 34" W, 6,345 feet, more or less, to a point for corner;

THENCE S 33°23' 45" E, 2,019 feet, more or less, to a point for corner;

THENCE S 39°39' 29" E, 3,146 feet, more or less, to a point for corner;

THENCE S 48°01' 21" W, 706 feet, more or less, to a point for corner;

THENCE S 37°31' 31" E, 679 feet, more or less, to a point for corner;

THENCE S 49°15' 07" W, 1,207 feet, more or less, to Plum Creek to a point for corner;

THENCE along the meanders of the centerline of Plum Creek, as described approximately by the following 107 courses:

S 22°16' 41" E, 283 feet, more or less, to a point for corner;

S 01°03' 05" E, 177 feet, more or less, to a point for corner;

S 33°41' 58" W, 118 feet, more or less, to a point for corner;

S 47°03' 18" W, 130 feet, more or less, to a point for corner;

S 36°52' 46" W, 131 feet, more or less, to a point for corner;

S 02°36' 43" W, 72 feet, more or less, to a point for corner;

S 17°05' 36" E, 45 feet, more or less, to a point for corner;

S 69°17' 42" E, 158 feet, more or less, to a point for corner;

N 82°29' 08" E, 351 feet, more or less, to a point for corner;

S 73°13' 41" E, 284 feet, more or less, to a point for corner;  
S 39°40' 34" E, 200 feet, more or less, to a point for corner;  
S 22°22' 14" E, 121 feet, more or less, to a point for corner;  
S 49°45' 15" E, 56 feet, more or less, to a point for corner;  
N 88°22' 22" E, 115 feet, more or less, to a point for corner;  
N 50°12' 14" E, 103 feet, more or less, to a point for corner;  
N 35°32' 50" E, 85 feet, more or less, to a point for corner;  
N 04°23' 21" W, 43 feet, more or less, to a point for corner;  
N 19°58' 25" W, 38 feet, more or less, to a point for corner;  
N 32°00' 53" E, 93 feet, more or less, to a point for corner;  
N 66°02' 49" E, 129 feet, more or less, to a point for corner;  
S 81°51' 38" E, 70 feet, more or less, to a point for corner;  
S 44°59' 26" E, 74 feet, more or less, to a point for corner;  
S 09°13' 14" W, 123 feet, more or less, to a point for corner;  
S 06°43' 09" W, 168 feet, more or less, to a point for corner;  
S 13°10' 55" W, 158 feet, more or less, to a point for corner;  
S 16°57' 24" E, 202 feet, more or less, to a point for corner;  
S 07°30' 19" W, 126 feet, more or less, to a point for corner;  
S 46°59' 04" W 67 feet, more or less, to a point for corner;  
S 18°02' 37" W, 148 feet, more or less, to a point for corner;  
S 31°46' 40" E, 274 feet, more or less, to a point for corner;  
S 38°18' 13" E, 339 feet, more or less, to a point for corner;  
S 65°23' 27" E, 300 feet, more or less, to a point for corner;  
S 75°45' 12" E, 227 feet, more or less, to a point for corner;

S 66°36' 19" E, 132 feet, more or less, to a point for corner;  
S 44°59' 26" E, 88 feet, more or less, to a point for corner;  
S 48°21' 25" E, 119 feet, more or less, to a point for corner;  
S 19°38' 40" E, 98 feet, more or less, to a point for corner;  
S 06°56' 37" E, 136 feet, more or less, to a point for corner;  
S 59°01' 37" E, 115 feet, more or less, to a point for corner;  
N 68°54' 16" E, 200 feet, more or less, to a point for corner;  
N 62°36' 07" E, 200 feet, more or less, to a point for corner;  
N 74°03' 50" E, 96 feet, more or less, to a point for corner;  
S 57°15' 19" E, 55 feet, more or less, to a point for corner;  
S 11°18' 02" E, 84 feet, more or less, to a point for corner;  
S 07°15' 45" W, 182 feet, more or less, to a point for corner;  
S 14°01' 37" E, 122 feet, more or less, to a point for corner;  
S 31°35' 53" E, 100 feet, more or less, to a point for corner;  
S 42°24' 25" W, 102 feet, more or less, to a point for corner;  
S 21°27' 26" W, 99 feet, more or less, to a point for corner;  
S 42°42' 00" E, 116 feet, more or less, to a point for corner;  
S 66°43' 04" E, 332 feet, more or less, to a point for corner;  
S 81°14' 40" E, 259 feet, more or less, to a point for corner;  
S 70°39' 21" E, 198 feet, more or less, to a point for corner;  
S 44°59' 26" E, 60 feet, more or less, to a point for corner;  
S 17°05' 36" E, 45 feet, more or less, to a point for corner;  
S 10°52' 34" E, 87 feet, more or less, to a point for corner;  
S 43°00' 57" E, 67 feet, more or less, to a point for corner;  
S 66°26' 18" E, 140 feet, more or less, to a point for corner;

S 64°52' 33" E, 116 feet, more or less, to a point for corner;  
S 59°01' 37" E, 191 feet, more or less, to a point for corner;  
S 72°53' 16" E, 134 feet, more or less, to a point for corner;  
N 80°41' 58" E, 203 feet, more or less, to a point for corner;  
N 44°14' 44" E, 174 feet, more or less, to a point for corner;  
N 88°19' 29" E, 112 feet, more or less, to a point for corner;  
S 60°47' 35" E, 128 feet, more or less, to a point for corner;  
S 80°07' 29" E, 77 feet, more or less, to a point for corner;  
N 84°48' 54" E, 72 feet, more or less, to a point for corner;  
S 39°05' 04" E, 203 feet, more or less, to a point for corner;  
S 60°33' 47" E, 147 feet, more or less, to a point for corner;  
S 51°03' 47" E, 110 feet, more or less, to a point for corner;  
S 59°20' 24" E, 103 feet, more or less, to a point for corner;  
S 28°30' 49" E, 172 feet, more or less, to a point for corner;  
S 15°22' 01" E, 136 feet, more or less, to a point for corner;  
S 39°30' 48" E, 170 feet, more or less, to a point for corner;  
S 89°59' 26" E, 46 feet, more or less, to a point for corner;  
N 59°32' 38" E, 129 feet, more or less, to a point for corner;  
S 58°07' 29" E, 143 feet, more or less, to a point for corner;  
S 06°52' 59" E, 301 feet, more or less, to a point for corner;  
S 04°20' 30" W, 217 feet, more or less, to a point for corner;  
S 04°45' 16" E, 237 feet, more or less, to a point for corner;  
S 36°58' 25" E, 332 feet, more or less, to a point for corner;  
S 32°11' 11" E, 314 feet, more or less, to a point for corner;

S 31°22' 51" E, 227 feet, more or less, to a point for corner;  
S 37°54' 27" E, 395 feet, more or less, to a point for corner;  
S 10°31' 48" E, 144 feet, more or less, to a point for corner;  
S 12°26' 27" E, 259 feet, more or less, to a point for corner;  
S 36°07' 58" E, 362 feet, more or less, to a point for corner;  
S 42°36' 17" E, 335 feet, more or less, to a point for corner;  
S 61°53' 04" E, 327 feet, more or less, to a point for corner;  
S 12°08' 24" E, 483 feet, more or less, to a point for corner;  
S 25°03' 55" E, 395 feet, more or less, to a point for corner;  
S 40°15' 46" E, 310 feet, more or less, to a point for corner;  
S 25°27' 15" E, 458 feet, more or less, to a point for corner;  
S 21°51' 12" E, 573 feet, more or less, to a point for corner;  
S 03°45' 18" E, 250 feet, more or less, to a point for corner;  
S 08°37' 41" E, 262 feet, more or less, to a point for corner;  
S 10°32' 34" E, 340 feet, more or less, to a point for corner;  
S 11°09' 07" W, 221 feet, more or less, to a point for corner;  
S 35°13' 36" W, 205 feet, more or less, to a point for corner;  
S 64°51' 51" W, 178 feet, more or less, to a point for corner;  
S 79°42' 15" W, 73 feet, more or less, to a point for corner;  
S 39°17' 55" W, 47 feet, more or less, to a point for corner;  
S 05°51' 54" W, 129 feet, more or less, to a point for corner;  
S 44°17' 01" E, 188 feet, more or less, to a point for corner;  
S 63°50' 39" E, 201 feet, more or less, to a point for corner;  
S 25°47' 13" E, 219 feet, more or less, to a point for corner;  
S 22°26' 01" E, 237 feet, more or less, to a point for a corner;

THENCE S 48°21' 52" W, 5,715 feet, more or less, across the right-of-way line of West Fork Road to a point for corner;

THENCE S 41°42' 57" E, 2,009 feet, more or less, to a point for corner;

THENCE S 51°05' 33" W, 774 feet, more or less, to a point for corner;

THENCE N 39°23' 03" W, 388 feet, more or less, to a point for corner;

THENCE S 48°10' 28" W, 3303 feet, more or less, to a point for corner;

THENCE S 41°49' 32" E, 792 feet, more or less, to a point for corner;

THENCE S 48°38' 31" W, 4,576 feet, more or less, across the right-of-way line of Bugtussle Lane to a point for corner;

THENCE S 41°17' 14" E, 462 feet, more or less, to a point for corner;

THENCE S 48°42' 46" W, 1,320 feet, more or less, to a point for corner;

THENCE N 41°17' 14" W, 462 feet, more or less, to a point for corner;

THENCE S 48°42' 46" W, 904 feet, more or less, to a point for corner;

THENCE N 40°40' 29" W, 971 feet, more or less, to Seals Creek to a point of curvature for corner;

THENCE along the meanders of the centerline of Seals Creek, as described approximately by the following 6 courses:

502 feet, more or less, along a circular curve having the following parameters:

Radius = 236 feet, more or less

Chord Bearing = S 14°42' 28" W

Chord Distance = 413 feet, more or less

to a point of tangency for corner;

S 47°05' 50" W, 150 feet, more or less, to a point of curvature for corner;

207 feet, more or less, along a circular curve having the following parameters:

Radius = 176 feet, more or less

Chord Bearing = S 12°12' 32" W

Chord Distance = 196 feet, more or less

to a point of tangency for corner;

S 34°59' 09" E, 210 feet, more or less, to a point of curvature for corner;

694 feet, more or less, along a circular curve having the following parameters;  
Radius = 500 feet, more or less  
Chord Bearing = S 05°23' 40" W  
Chord Distance = 640 feet, more or less  
to a point of tangency for corner;

S 45°09' 02" W, 235 feet, more or less, to a point for corner;

THENCE N 44°50' 58" W, 3,112 feet, more or less, to a point for corner;

THENCE N 48°28' 08" E, 198 feet, more or less, to a point for corner;

THENCE N 41°45' 21" W, 2,197 feet, more or less, to Callihan Road to a point for corner;

THENCE S 49°05' 26" W, 498 feet, more or less, along the south right-of-way line of Callihan Road to a point for corner;

THENCE N 42°03' 45" W, 3,375 feet, more or less, across the right-of-way line of Callihan Road to a point for corner;

THENCE S 48°36' 43" W, 541 feet, more or less, to a point for corner;

THENCE N 40°41' 32" W, 1,749 feet, more or less, to a point for corner;

THENCE S 47°54' 45" W, 3,300 feet, more or less, to a point for corner;

THENCE N 42°05' 15" W, 792 feet, more or less, to a point for corner;

THENCE S 47°54' 45" W, .264 feet, more or less, to a point for corner;

THENCE N 42°11' 57" W, 1,917 feet, more or less, across the right-of-way line of FM 20 to a point for corner;

THENCE N 48°48' 42" E, 6,918 feet, more or less, along the north right-of-way line of FM 20 to a point for corner;

THENCE N 42°24' 07" W, 1,269 feet, more or less, to a point for corner;

THENCE N 48°27' 36" E, 312 feet, more or less, to a point for corner;

THENCE N 41°32' 48" W, 3,832 feet, more or less, to Caldwell County Road 111 to a point for corner;

THENCE N 48°56' 26" E, 3,104 feet, more or less, along the south right-of-way line of Caldwell County Road 111 to a point for corner;

THENCE N 41°38' 18" W, 7,517 feet, more or less, across both right-of-way lines of Caldwell County roads 111 and 110 to a point for corner;

THENCE S 48°37' 37" W, 2,165 feet, more or less, along the north right-of-way line of Caldwell County Road 110 to a point for corner;

THENCE N 42°46' 26" W, 8,039 feet, more or less, to a point for corner;

THENCE N 45°10' 41" E, 264 feet, more or less, to a point for corner;

THENCE N 40°43' 30" W, 7,111 feet, more or less, across the right-of-way line of Caldwell County Road 107 to a point for corner;

THENCE N 43°47' 37" E, 1,803 feet, more or less, to a point for corner;

THENCE N 68°08' 43" W, 15,787 feet, more or less, across the right-of-way line of S.H. 142 to Quail Run Road to a point for corner;

THENCE S 48°35' 56" W, 582 feet, more or less, along the north right-of-way line of Quail Run Road to a point for corner;

THENCE N 40°58' 25" W, 1,138 feet, more or less, to a point for corner;

THENCE N 68°08' 43" W, 1,267 feet, more or less, to a point for corner;

THENCE S 47°06' 10" W, 1,222 feet, more or less, to a point for corner;

THENCE N 40°08' 53" W, 1,225 feet, more or less, to a point for corner;

THENCE N 49°51' 07" E, 493 feet, more or less, to a point for corner;

THENCE N 40°16' 59" W, 204 feet, more or less, to a point for corner;

THENCE N 68°08' 43" W, 573 feet, more or less, to a point for corner;

THENCE N 67°19' 58" W, 2,657 feet, more or less, across the right-of-way line of FM 1984 to a point for corner;

THENCE N 67°04' 32" W, 4,684 feet, more or less, to a point for corner;

THENCE S 26°37' 20" W, 3,772 feet, more or less, to the San Marcos River to a point for corner;

THENCE along the meanders of the centerline of San Marcos River, as described approximately by the following 27 courses:

N 62°19' 05" W, 283 feet, more or less, to a point for corner;

N 82°14' 26" W, 278 feet, more or less, to a point for corner;

S 76°33' 40" W, 296 feet, more or less, to a point for corner;

N 81°34' 46" W, 171 feet, more or less, to a point for corner;

N 65°42' 42" W, 213 feet, more or less, to a point for corner;  
S 70°43' 24" W, 133 feet, more or less, to a point for corner;  
S 18°13' 17" W, 501 feet, more or less, to a point for corner;  
S 03°27' 00" E, 521 feet, more or less, to a point for corner;  
S 08°22' 20" E, 215 feet, more or less, to a point for corner;  
S 07°07' 49" E, 354 feet, more or less, to a point for corner;  
S 20°22' 55" W, 177 feet, more or less, to a point for corner;  
S 23°52'41" W, 188 feet, more or less, to a point for corner;  
S 54°10'58" W, 278 feet, more or less, to a point for corner;  
S 49°42' 25" W, 271 feet, more or less, to a point for corner;  
S 84°05' 54" W, 366 feet, more or less, to a point for corner;  
N 80°-54-59 W, 317 feet, more or less, to a point for corner;  
N 81°36' 48" W, 387 feet, more or less, to a point for corner;  
N 70°07' 43" W, 313 feet, more or less, to a point for corner;  
N 71°09' 36" W, 272 feet, more or less, to a point for corner;  
N 78°58' 02" W, 262 feet, more or less, to a point for corner;  
S 88°15' 56" W, 207 feet, more or less, to a point for corner;  
S 75°58' 26" W, 129 feet, more or less, to a point for corner;  
S 50°43' 53" W, 89 feet, more or less, to a point for corner;  
S 73°57' 43" W, 54 feet, more or less, to a point for corner;  
N 69°35' 58" W, 59 feet, more or less, to a point for corner;  
N 67°56' 55" W, 113 feet, more or less, to a point for corner;  
N 89°37' 52" W, 86 feet, more or less, to a point for corner;

THENCE S 72°58' 13" W, 80 feet, more or less, to a point for corner;

THENCE S 62°14' 19" W, 225 feet, more or less, to a point for corner;

THENCE S 66°49' 12" W, 74 feet, more or less, to a point for corner;

THENCE N 88°56' 23" W, 52 feet, more or less, to a point for corner;

THENCE N 58°17' 57" W, 63 feet, more or less, to a point for corner;

THENCE along the east right-of-way line of Old Bastrop Road being approximately described by 7 courses as follows:

N 46°13' 12" W, 66 feet, more or less, to a point for corner;

N 20°20' 23" W, 84 feet, more or less, to a point for corner;

N 01°17' 20" E, 86 feet, more or less, to a point for corner;

N 08°41' 52" E, 103 feet, more or less, to a point for corner;

N 19°28' 04" E, 286 feet, more or less, to a point for corner;

N 16°32'59" E, 1,923 feet, more or less, to a point for corner;

N 07°28' 27" E, 2,491 feet, more or less, along the Old Bastrop Road to the point of beginning and containing 42,825 acres or 67 square miles of land, more or less.