

**ORDER DECLARING RESULTS AND CANVASSING
CONFIRMATION AND DIRECTORS ELECTION, UTILITY BOND ELECTION,
UTILITY REFUNDING BOND ELECTION, ROAD BOND ELECTION, ROAD
REFUNDING BOND ELECTION, PARK AND RECREATIONAL FACILITY BOND
ELECTION, PARK AND RECREATIONAL FACILITY REFUNDING BOND
ELECTION, AND MAINTENANCE TAX ELECTION**

THE STATE OF TEXAS §

COUNTY OF HAYS §

LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Temporary Board of Directors (sometimes referred to as the "Board" or "Board of Directors") of La Cima Municipal Management District No. 1 (the "District") met in special session, open to the public, after due notice, at 807 Las Cimas Pkwy, Las Cimas Building II, Suite 350 Austin, Texas, 78746, a designated office of the District outside the boundaries of the District, on May 13, 2026; whereupon the roll was called of the members of the Temporary Board, to-wit:

Kevin Pogue	President
Doug Botts	Vice President
James Schellhase	Secretary
John Gurasich	Assistant Secretary
Adam Van Ackeren	Assistant Secretary

All members of the Board were present except Director Shellhase, thus, constituting a quorum.

WHEREUPON, there came on to be considered the returns of a Confirmation and Directors Election, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, Park and Recreational Facility Bond Election, Park and Recreational Facility Refunding Bond Election, and Maintenance Tax Election held for La Cima Municipal Management District No. 1 on the 2nd day of May, 2026. After consideration of the returns and an investigation into the conduct of the election, Director Van Ackeren introduced the Order set out below and moved its adoption, which motion was seconded by Director Botts, and after full discussion and the question being put to the Board of Directors, said motion was carried by the following vote:

"Aye" 4; "No" 0.

The Order thus adopted as follows:

WHEREAS, on February 2, 2026, the Temporary Board of Directors ordered that an election be held for and within La Cima Municipal Management District No. 1 on the 2nd day of May, 2026

upon the following propositions as set forth on the official ballot, to wit:

LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1

**CONFIRMATION AND DIRECTORS ELECTION, UTILITY BOND ELECTION, UTILITY
REFUNDING BOND ELECTION, ROAD BOND ELECTION, ROAD REFUNDING
BOND ELECTION, PARK AND RECREATIONAL FACILITY BOND ELECTION,
PARK AND RECREATIONAL FACILITY REFUNDING BOND ELECTION AND
MAINTENANCE TAX ELECTION**

May 2, 2026

OFFICIAL BALLOT

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION A**

For	The Confirmation of the Creation of La Cima Municipal Management District No. 1
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
Directors**

Vote for none, one, two, three, four, or five directors.

- ☐ Kevin Pogue
- ☐ Doug Botts
- ☐ Adam Van Ackeren
- ☐ John Gurasich
- ☐ James Schellhase

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION B**

For	THIS IS A TAX INCREASE – The Issuance of \$95,000,000 Utility Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Utility Bonds by La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION C**

For	THIS IS A TAX INCREASE – The Issuance of \$118,750,000 Utility Refunding Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Utility Refunding Bonds by La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION D**

For	THIS IS A TAX INCREASE – The Issuance of \$43,000,000 Road Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Road Bonds by La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION E**

For	THIS IS A TAX INCREASE – The Issuance of \$53,750,000 Road Refunding Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Road Refunding Bonds by La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION F**

For	THIS IS A TAX INCREASE – The Issuance of \$60,000,000 Parks and Recreational Facilities Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Parks and Recreational Facilities Bonds by La Cima Municipal Management District No. 1
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION G**

For	THIS IS A TAX INCREASE – The Issuance of \$75,000,000 Parks and Recreational Facilities Refunding Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Parks and Recreational Facilities Refunding Bonds by La Cima Municipal Management District No. 1
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION H**

For	THIS IS A TAX INCREASE – The Imposition and Levy of a Maintenance Tax in an Amount Not to Exceed \$1.20 per \$100/Assessed Valuation by La Cima Municipal Management District No. 1
Against	

WHEREAS, notice of said election has been given to the qualified voters of said District as required by law;

WHEREAS, the Elections Administrator of Hays County, Texas has submitted the returns to the President and Secretary of the Temporary Board of Directors; and

THEREFORE, THE TEMPORARY BOARD OF DIRECTORS OF LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1 FINDS AND DECLARES THAT:

1. The election ordered by the Temporary Board of Directors on February 2, 2026, was duly and regularly called, notice thereof given and said election was conducted on May 2, 2026, all in accordance with the laws of the United States and the State of Texas, including particularly the following: Chapter 4012 of the Texas Special District Local Laws Code (the "District Act"), the Texas Election Code, Article XVI, Section 59, and Article III, Section 52 of the Texas Constitution, Chapter 375, Texas Local Government Code, Chapter 49, Texas Water Code, together with all amendments and additions thereto, and other requirements of law.

2. All duly qualified resident electors who represented themselves at the polls voted at said election.

3. The returns of said election were regularly made to the Temporary Board of Directors by the Elections Administrator of Hays County, Texas, as provided by the Texas Election Code, as amended.

4. Said election whereat only qualified electors voted resulted in a vote of 1 vote "For" and 0 votes "Against" Proposition A, the Confirmation of the Creation of the District.

5. Said election resulted in the following persons being elected as permanent directors by the following votes:

<u>Directors</u>	<u>Votes</u>
Kevin Pogue	<u>1</u>
Doug Botts	<u>1</u>
James Schellhase	<u>1</u>
John Gurasich	<u>1</u>
Adam Van Ackeren	<u>1</u>

6. Said election whereat only qualified electors voted resulted in a vote of 1 votes "For" and 0 votes "Against" Proposition B, the authorization to issue \$95,000,000 utility bonds, and authorize the levy of an annual ad valorem tax sufficient to pay the principal of and interest on such utility bonds.

7. Said election whereat only qualified electors voted resulted in a vote of 1 votes "For" and 0 votes "Against" Proposition C, the authorization to issue \$118,750,000 utility refunding bonds and authorize the levy of an annual ad valorem tax sufficient to pay the principal of and interest on such utility refunding bonds.

8. Said election whereat only qualified electors voted resulted in a vote of 1 votes "For" and 0 votes "Against" Proposition D, the authorization to issue \$43,000,000 road bonds and authorize the levy of an annual ad valorem tax sufficient to pay the principal of and interest on such road bonds.

9. Said election whereat only qualified electors voted resulted in a vote of 1 votes "For" and 0 votes "Against" Proposition E, the authorization to issue \$53,750,000 road refunding bonds and authorize the levy of an annual ad valorem tax sufficient to pay the principal of and interest on such road refunding bonds.

10. Said election whereat only qualified electors voted resulted in a vote of 1 votes "For" and 0 votes "Against" Proposition F, the authorization to issue \$60,000,000 park and recreational facilities bonds and authorize the levy of an annual ad valorem tax sufficient to pay the principal of and interest on such park and recreational facilities bonds.

11. Said election whereat only qualified electors voted resulted in a vote of 1 votes "For" and 0 votes "Against" Proposition G, the authorization to issue \$75,000,000 park and recreational facilities refunding bonds and authorize the levy of an annual ad valorem tax sufficient to pay the principal of and interest on such park and recreational facilities refunding bonds.

12. Said election whereat only duly qualified resident electors voted did result in a vote of 1 votes "For" and 0 votes "Against" Proposition H the imposition of a maintenance tax in an amount not to exceed \$1.20 per \$100/Assessed Valuation.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1 THAT:

I.

Said election was duly called, notice thereof given in accordance with law, and conducted in the manner required by law and as provided in the Order Calling Confirmation and Directors Election, Approving Engineer's Report, and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, Park and Recreational Facility Bond Election, Park and Recreational Facility Refunding Bond Election, and Maintenance Tax Election dated February 2, 2026. Due returns of said election have been made by the election officials. The results of said election whereat only duly qualified resident electors were allowed to vote is hereby declared to be as follows:

A majority of the voters of the District voting at said election voted FOR the confirmation of the creation of the District as a municipal management district which is governed by the provisions of Senate Bill No. 3037 enacted by the 89th Legislature, Regular Session of the State as codified as Chapter 4012 of the Texas Special District Local Laws Code, as amended, and will operate under Chapter 375, Texas Local Government Code, Chapter 49, Texas Water Code, together with all amendments and additions thereto, and Article XVI, Section 59 of the Texas Constitution and Article III, Section 52, Texas Constitution with boundaries as reflected in the metes and bounds attached hereto as **EXHIBIT "A"**, in accordance with Proposition A submitted at said election and therefore, the District is officially confirmed at this time.

The following persons are hereby declared to be duly elected permanent Directors:

Kevin Pogue
 Doug Botts
 James Schellhase
 John Gurasich
 Adam Van Ackeren

By lot, Directors Pogue and Botts shall serve until the next regular director's election in May of 2028 and Directors Schellhase, Gurasich, and Van Ackeren shall serve until the following director's election in May of 2030.

A majority of the voters of the District voting at said election voted FOR authorizing the District to issue \$95,000,000 utility bonds and levy ad valorem taxes adequate to provide for the payment of the principal of and interest on the bonds, in accordance with Proposition B submitted at said election.

A majority of the voters of the District voting at said election voted FOR authorizing the District to issue \$118,750,000 utility refunding bonds and levy ad valorem taxes adequate to provide for the payment of the principal of and interest on the refunding bonds, in accordance with Proposition C submitted at said election.

More than two-thirds of the voters of the District voting at said election voted FOR

authorizing the District to issue \$43,000,000 road bonds and levy ad valorem taxes adequate to provide for the payment of the principal of and interest on the bonds, in accordance with Proposition D submitted at said election.

More than two-thirds of the voters of the District voting at said election voted FOR authorizing the District to issue \$53,750,000 road refunding bonds and levy ad valorem taxes adequate to provide for the payment of the principal of and interest on the refunding bonds, in accordance with Proposition E submitted at said election.

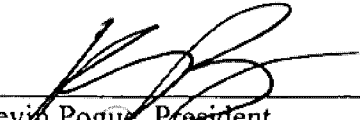
A majority of the voters of the District voting at said election voted FOR authorizing the District to issue \$60,000,000 parks and recreational facilities bonds and levy ad valorem taxes adequate to provide for the payment of the principal of and interest on the bonds, in accordance with Proposition F submitted at said election.

A majority of the voters of the District voting at said election voted FOR authorizing the District to issue \$75,000,000 parks and recreational facilities refunding bonds and levy ad valorem taxes adequate to provide for the payment of the principal of and interest on the refunding bonds, in accordance with Proposition G submitted at said election.

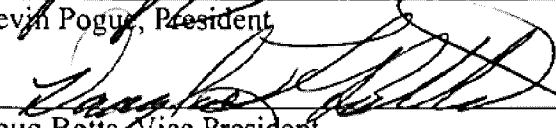
A majority of the voters of the District voting at said election voted FOR authorizing the Board of Directors to impose a maintenance tax in an amount not to exceed \$1.20 per \$100/Assessed Valuation, in accordance with Proposition H submitted at said election.

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PASSED, ADOPTED, ORDERED AND APPROVED this 13th day of May 2026.



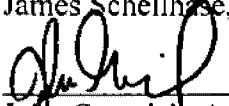
Kevin Pogue, President



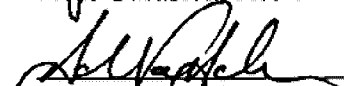
Doug Botts, Vice President

Absent

James Schellhase, Secretary



John Gurasich, Assistant Secretary



Adam Van Ackeren, Assistant Secretary

THE STATE OF TEXAS

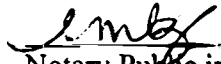
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COUNTY OF HAYS

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BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Kevin Pogue, President, Doug Botts, Vice President, John Gurasich, Assistant Secretary, and Adam Van Ackeren, Assistant Secretary, of La Cima Municipal Management District No. 1 whose names are subscribed to the foregoing Order Declaring Results and Canvassing Confirmation and Directors Election, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, Park and Recreational Facility Bond Election, Park and Recreational Facility Refunding Bond Election, and Maintenance Tax Election and acknowledged to me that they, each individually and for himself/herself, executed the same for the purposes and in the capacities therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this 13th day of May 2026.


 Notary Public in and for the State of Texas

[Notary Seal]

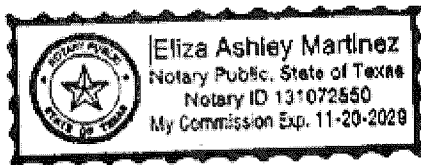


Exhibit "A"

Job No. 005956-01-121

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FIELD NOTES DESCRIPTION: TRACT 8

DESCRIPTION OF A 99.121 ACRE TRACT OF LAND (4,317,725 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND WILLIAM TM SMITHSON SURVEY, SECTION NO. 3, ABSTRACT NO. 419, HAYS COUNTY, TEXAS; BEING ALL OF A REMAINDER OF A CALLED 182.269 ACRE TRACT DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO. 19018423, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.) AND BEING ALL OF A CALLED 2.749 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO. 24030101, O.P.R.H.C.TX.; SAID 99.121 ACRES (4,317,725 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CENTERPOINT ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF A REMAINDER OF A CALLED 1388.17 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 3772, PAGE 231, O.P.R.H.C.TX., SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF A REMAINDER OF A CALLED 23.554 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN DOCUMENT NO. 24030098, O.P.R.H.C.TX., AND BEING THE NORTHWEST CORNER OF SAID 2.749 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID REMAINDER OF A CALLED 1388.17 ACRE TRACT, THE HEREIN, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. N 30°06'14" W, A DISTANCE OF 256.43 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 325.25 FEET, AND A CHORD WHICH BEARS N 11°28'07" W, A DISTANCE OF 319.54 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
3. N 07°10'00" E, A DISTANCE OF 546.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 175.06 FEET, AND A CHORD WHICH BEARS N 17°11'49" E, A DISTANCE OF 174.17 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
5. N 82°53'32" W, A DISTANCE OF 711.11 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 507.40 FEET, AN ARC DISTANCE OF 203.29 FEET, AND A CHORD WHICH BEARS S 75°33'51" W, A DISTANCE OF 201.93 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
7. S 64°00'07" W, A DISTANCE OF 97.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 138.67 FEET, AND A CHORD WHICH BEARS S 56°03'25" W, A DISTANCE OF 138.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
9. S 48°06'43" W, A DISTANCE OF 62.28 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,

10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 425.10 FEET, AN ARC DISTANCE OF 207.16 FEET, AND A CHORD WHICH BEARS S 64°23'29" W, A DISTANCE OF 205.12 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND

11. S 75°59'55" W, A DISTANCE OF 270.70 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE EAST CORNER OF A CALLED 700.2 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM WEST, LP OF RECORD IN DOCUMENT NO. 17043115, O.P.R.H.C.TX., SAME BEING THE WESTERLY SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, THE HEREIN, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. N 20°00'22" W, A DISTANCE OF 139.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
2. N 30°22'30" W, A DISTANCE OF 239.03 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
3. N 42°56'51" W, A DISTANCE OF 269.82 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
4. N 33°41'43" W, A DISTANCE OF 181.75 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
5. N 24°21'38" W, A DISTANCE OF 161.66 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, AND
6. N 04°00'37" W, A DISTANCE OF 128.68 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND ON THE SOUTHEAST LINE OF TRACT 39, FOX RIDGE PHASE 1, RECORDED IN VOLUME 1, PAGE 373, PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.), FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID FOX RIDGE PHASE 1, FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 44°02'01" E, A DISTANCE OF 30.18 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 39, SAME BEING THE SOUTHWEST CORNER OF TRACT 29, OF SAID FOX RIDGE PHASE 1,
2. N 44°08'24" E, A DISTANCE OF 873.03 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 29, SAME BEING THE SOUTHWEST CORNER OF TRACT 28 OF SAID FOX RIDGE PHASE 1,
3. N 44°11'00" E, A DISTANCE OF 634.82 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 28, THE SOUTHWEST CORNER OF TRACT 17, OF SAID FOX RIDGE PHASE 1, THE NORTHWEST CORNER OF THE LA CIMA PHASE 3, SECTION A FINAL PLAT, RECORDED IN DOCUMENT NO. 22048284, O.P.R.H.C.TX., AND THE NORTH CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID LA CIMA PHASE 3, SECTION A FINAL PLAT, FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. S 09° 40' 21" E, A DISTANCE OF 87.44 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,

2. S 09° 05' 59" E, A DISTANCE OF 240.26 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
3. S 02° 09' 42" W, A DISTANCE OF 262.43 FEET TO A COTTON SPINDLE FOUND,
4. S 12° 49' 55" W, A DISTANCE OF 218.25 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
5. S 17° 06' 18" W, A DISTANCE OF 204.67 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
6. N 81° 12' 34" E, A DISTANCE OF 731.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
7. N 45° 48' 27" E, A DISTANCE OF 110.20 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
8. N 68° 16' 19" E, A DISTANCE OF 112.10 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
9. S 41° 02' 29" E, A DISTANCE OF 16.57 FEET TO A CALCULATED POINT,
10. S 70° 42' 41" E, A DISTANCE OF 87.20 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
11. S 44° 40' 52" E, PASSING AT A DISTANCE OF 57.50 FEET A COTTON SPINDLE FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 119.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
12. S 36° 16' 52" E, A DISTANCE OF 118.92 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
13. S 33° 45' 34" E, A DISTANCE OF 53.48 FEET TO A MAGNAIL FOUND,
14. S 33° 36' 10" E, PASSING AT A DISTANCE OF 67.77 FEET A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "TEXAS ALLPOINTS SURVEYING CO." FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 252.81 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
15. S 56° 21' 32" W, A DISTANCE OF 13.73 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
16. S 33° 37' 12" E, PASSING AT A DISTANCE OF 53.94 FEET A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 178.52 FEET TO A FENCE POST FOUND,
17. S 81° 01' 51" E, A DISTANCE OF 87.97 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL PARK LOOP, A 70 FOOT WIDE RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID LA CIMA PHASE 3, SECTION A FINAL PLAT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP, FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 34° 49' 53" E, A DISTANCE OF 70.09 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,

2. N 55°10'07" E, A DISTANCE OF 180.47 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, FOR THE WEST CORNER OF LOT 1, LA CIMA AMENITY CENTER FINAL PLAT, RECORDED IN DOCUMENT NO. 21027901, O.P.R.H.C.TX.;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID LOT 1, FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 44°34'32" E, A DISTANCE OF 555.85 FEET TO A CALCULATED POINT, FOR THE SOUTH CORNER OF SAID LOT 1,
2. N 69°30'14" E, A DISTANCE OF 560.86 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
3. N 50°27'07" E, A DISTANCE OF 94.37 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SOUTHWEST RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP, FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 40°06'37" E, A DISTANCE OF 218.12 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 885.00 FEET, AN ARC DISTANCE OF 134.11 FEET, AND A CHORD WHICH BEARS S 44°27'06" E, A DISTANCE OF 133.98 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
3. S 50°51'40" E, A DISTANCE OF 27.03 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 29.58 FEET, AND A CHORD WHICH BEARS S 06°24'37" E, A DISTANCE OF 26.96 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID CENTERPOINT ROAD, FOR NORTHWEST CORNER OF A CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE EAST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE S 41°00'43" W, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID 19.021 ACRE TRACT, A DISTANCE OF 317.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, FOR THE EAST CORNER OF SAID 2.749 ACRE TRACT;

THENCE DEPARTING THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID 19.021 ACRE TRACT, WITH THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID 2.749 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. S 41°00'43" W, A DISTANCE OF 12.81 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 220.75 FEET, AND A CHORD WHICH BEARS S 45°19'44" W, A DISTANCE OF 220.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
3. S 49°38'44" W, A DISTANCE OF 291.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,

4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 48.70 FEET, AND A CHORD WHICH BEARS S 56°37'17" W, A DISTANCE OF 48.58 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
5. S 63°35'50" W, A DISTANCE OF 89.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
6. S 47°20'47" W, A DISTANCE OF 39.71 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
7. S 36°50'32" W, A DISTANCE OF 94.80 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 44.69 FEET, AND A CHORD WHICH BEARS S 43°14'38" W, A DISTANCE OF 44.60 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
9. S 49°38'44" W, A DISTANCE OF 245.10 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
10. S 55°03'11" W, A DISTANCE OF 276.59 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
11. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,467.50 FEET, AN ARC LENGTH OF 81.39 FEET, AND A CHORD WHICH BEARS S 62°02'59" W, A DISTANCE OF 81.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
12. S 63°38'19" W, A DISTANCE OF 398.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST CORNER OF SAID 2.749 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.544 ACRE;

THENCE N 30°06'14" W, DEPARTING THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID 2.749 ACRE TRACT, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 2.749 ACRE TRACT, A DISTANCE OF 125.16 FEET TO THE **POINT OF BEGINNING**, CONTAINING 99.121 ACRES OF LAND.

FIELD NOTES DESCRIPTION: TRACT 9

DESCRIPTION OF A 139.964 ACRE TRACT OF LAND (6,096,828 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF A REMAINDER OF A CALLED 248.225 ACRE TRACT DESCRIBED IN A DEED TO LCSM PH. 4, LLC, RECORDED IN DOCUMENT NO. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 139.964 ACRES (6,096,828 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE NORTH LINE OF A CALLED 537.30 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO. 20031138, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF A CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED

IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE DEPARTING THE NORTH LINE OF SAID 537.30 ACRE TRACT, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 19.021 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N 01°00'33" W, A DISTANCE OF 237.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,715.52 FEET, AN ARC LENGTH OF 575.20 FEET, AND A CHORD WHICH BEARS N 06°03'52" E, A DISTANCE OF 574.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
3. N 12°07'57" E, A DISTANCE OF 503.70 FEET TO A CALCULATED POINT,
4. N 48°43'02" E, A DISTANCE OF 16.00 FEET TO A CALCULATED POINT,
5. N 12°07'57" E, A DISTANCE OF 14.00 FEET TO A CALCULATED POINT,
6. N 24°27'08" W, A DISTANCE OF 16.00 FEET TO A CALCULATED POINT,
7. N 12°07'57" E, A DISTANCE OF 959.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTH CORNER OF A CALLED 3.923 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030100, O.P.R.H.C.TX., SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE DEPARTING THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 19.021 ACRE TRACT, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 3.923 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,232.89 FEET, AN ARC LENGTH OF 412.42 FEET, AND A CHORD WHICH BEARS N 02°47'11" E, A DISTANCE OF 410.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
2. N 06°47'54" W, A DISTANCE 140.74 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 1,073.58 FEET, AND A CHORD WHICH BEARS N 25°04'22" E, A DISTANCE OF 1,019.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 19.47 FEET, AND A CHORD WHICH BEARS S 76°34'48" E, A DISTANCE OF 17.40 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE SOUTH RIGHT-OF-WAY OF CENTRAL PARK LOOP, A 70 FOOT WIDE RIGHT-OF-WAY;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. S 30° 06' 14" E, A DISTANCE OF 33.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.01 FEET, AN ARC LENGTH OF 525.80 FEET, AND A CHORD WHICH BEARS S 59°38'21" E, A DISTANCE OF 502.82 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
3. S 88° 59' 05" E, A DISTANCE OF 97.97 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 465.06 FEET, AN ARC LENGTH OF 142.66 FEET, AND A CHORD WHICH BEARS S 80° 20' 06" E, A DISTANCE OF 142.10 FEET TO A 3/4-INCH IRON ROD FOUND,
5. S 71° 32' 48" E, A DISTANCE OF 174.79 FEET TO A 3/4-INCH IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 577.47 FEET, AND A CHORD WHICH BEARS N 70° 25' 22" E, A DISTANCE OF 535.99 FEET TO A 3/4-INCH IRON ROD FOUND,
7. N 32° 23' 32" E, A DISTANCE OF 225.69 FEET TO A 3/4-INCH IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, AN ARC LENGTH OF 292.64 FEET, AND A CHORD WHICH BEARS N 44° 59' 56" E, A DISTANCE OF 290.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, FINAL PLAT OF LA CIMA PHASE 4 SUBDIVISION, DOCUMENT NO. 22050345, PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.);

THENCE WITH THE COMMON LINE OF THE SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID LOT 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 32° 23' 40" E, A DISTANCE OF 73.72 FEET TO A CALCULATED POINT,
2. S 88° 17' 51" E, PASSING AT A DISTANCE OF 497.36 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 864.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
3. S 74° 07' 47" E, A DISTANCE OF 179.27 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
4. S 44° 27' 37" E, A DISTANCE OF 246.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF A CALLED 51.567 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF SAN MARCOS, TEXAS, RECORDED IN DOCUMENT NO. 17014570, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN;

THENCE S 45° 32' 23" W, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT, SAID 51.567 ACRE TRACT, OF A CALLED 110.002 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 16007530, O.P.R.H.C.TX., AND OF A CALLED 33.000 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF SAN MARCOS, TEXAS, RECORDED IN DOCUMENT NO. 16039264, O.P.R.H.C.TX., PASSING AT A DISTANCE OF 2,325.62 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, CONTINUING FOR A PASSING DISTANCE OF 2,736.01 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 4,202.75 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 33.000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 44° 57' 33" W, A DISTANCE OF 408.78 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
2. S 45° 43' 43" W, PASSING AT A DISTANCE OF 599.42 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 606.75 FEET TO A 3 1/2-INCH METAL FENCE POST FOUND ON THE NORTH LINE OF SAID 537.30 ACRE TRACT;

THENCE N 71° 59' 03" W, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 537.30 ACRE TRACT, A DISTANCE OF 36.66 FEET TO THE **POINT OF BEGINNING**, CONTAINING 139.964 ACRES OF LAND.

FIELD NOTES DESCRIPTION: TRACT 10B

DESCRIPTION OF A 102.713 ACRE TRACT OF LAND , SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, AND WILLIAM TM SMITHSON SURVEY, SECTION NO. 3, ABSTRACT NO. 419; BEING ALL OF A REMAINDER OF A CALLED 649.592 ACRE TRACT, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 4877, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), BEING ALL OF A REMAINDER OF A CALLED 1,388.17 ACRE TRACT, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 3772, PAGE 231, O.P.R.H.C.TX., AND BEING ALL OF A REMAINDER OF A CALLED 23.554 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE LAZY OAKS RANCH, LP, RECORDED IN DOCUMENT NO. 24030098, O.P.R.H.C.TX.; SAID 102.713 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND ON THE NORTH LINE OF A CALLED 537.30 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO. 20031138, O.P.R.H.C.TX., FOR THE SOUTHWEST CORNER OF A CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 649.592 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 649.592 ACRE TRACT AND SAID 537.30 ACRE TRACT, THE FOLLOWING THIRTY-EIGHT (38) COURSES AND DISTANCES:

1. N 71° 11' 41" W, A DISTANCE OF 130.32 FEET TO A 3-INCH CEDAR FENCE POST FOUND;
2. N 67° 36' 06" W, A DISTANCE OF 118.60 FEET TO A 6-INCH CEDAR FENCE POST FOUND;
3. N 54° 34' 19" W, A DISTANCE OF 303.34 FEET TO A 6-INCH CEDAR FENCE POST FOUND;
4. N 80° 29' 48" W, A DISTANCE OF 176.12 FEET TO A 15-INCH CEDAR TREE FOUND;
5. N 83° 47' 14" W, A DISTANCE OF 27.80 FEET TO A 15-INCH CEDAR TREE FOUND;
6. S 87° 25' 24" W, A DISTANCE OF 15.09 FEET TO A 13.5 AND 6.5 INCH MULTI STEM CEDAR TREE FOUND;

7. N 88° 07' 11" W, A DISTANCE OF 93.60 FEET TO A 10-INCH CEDAR TREE FOUND;
8. N 75° 25' 02" W, A DISTANCE OF 30.74 FEET TO A 4-INCH CEDAR TREE FOUND;
9. N 68° 16' 25" W, A DISTANCE OF 127.26 FEET TO A 11-INCH CEDAR TREE FOUND;
10. N 56° 33' 15" W, A DISTANCE OF 166.27 FEET TO A 20.5-INCH CEDAR TREE FOUND;
11. N 28° 58' 05" W, A DISTANCE OF 37.59 FEET TO AN 18-INCH CEDAR TREE FOUND;
12. N 24° 31' 09" W, A DISTANCE OF 65.59 FEET TO A 15-INCH CEDAR TREE FOUND;
13. N 16° 22' 40" W, A DISTANCE OF 29.39 FEET TO A 15-INCH CEDAR TREE FOUND;
14. N 09° 43' 04" W, A DISTANCE OF 122.17 FEET TO A 17-INCH CEDAR TREE FOUND;
15. N 06° 55' 01" E, A DISTANCE OF 63.47 FEET TO A 19-INCH LIVE OAK TREE FOUND;
16. N 43° 44' 42" E, A DISTANCE OF 28.09 FEET TO A 15-INCH CEDAR TREE FOUND;
17. N 39° 32' 13" E, A DISTANCE OF 181.61 FEET TO A 16-INCH CEDAR TREE FOUND;
18. N 46° 12' 38" E, A DISTANCE OF 70.85 FEET TO A 14.5-INCH CEDAR TREE FOUND;
19. N 49° 34' 23" E, A DISTANCE OF 102.35 FEET TO AN 18-INCH CEDAR TREE FOUND;
20. N 58° 03' 44" E, A DISTANCE OF 108.22 FEET TO A 14-INCH CEDAR TREE FOUND;
21. N 55° 38' 04" E, A DISTANCE OF 52.46 FEET TO AN 18.5-INCH CEDAR TREE FOUND;
22. N 50° 35' 41" E, A DISTANCE OF 72.32 FEET TO A 13-INCH CEDAR TREE FOUND;
23. N 59° 37' 48" E, A DISTANCE OF 189.52 FEET TO A 12-INCH CEDAR TREE STUMP FOUND;
24. N 63° 11' 12" E, A DISTANCE OF 316.35 FEET TO A 13-INCH LIVE OAK TREE FOUND;
25. N 50° 14' 49" E, A DISTANCE OF 186.90 FEET TO A 11-INCH CEDAR TREE FOUND;
26. N 44° 38' 23" E, A DISTANCE OF 176.78 FEET TO AN 8-INCH CEDAR TREE FOUND;
27. N 47° 29' 01" E, A DISTANCE OF 10.37 FEET TO A 14-INCH CEDAR TREE FOUND;
28. N 37° 54' 08" E, A DISTANCE OF 11.69 FEET TO A 9-INCH CEDAR TREE FOUND;
29. N 24° 29' 39" E, A DISTANCE OF 235.92 FEET TO A 12-INCH CEDAR TREE FOUND;
30. N 11° 36' 42" E, A DISTANCE OF 256.84 FEET TO A 6-INCH CEDAR TREE FOUND;
31. N 08° 53' 36" E, A DISTANCE OF 104.21 FEET TO A 14-INCH CEDAR TREE FOUND;
32. N 00° 17' 30" W, A DISTANCE OF 40.92 FEET TO A 14-INCH CEDAR TREE FOUND;
33. N 12° 03' 50" W, A DISTANCE OF 74.36 FEET TO A 11.5-INCH LIVE OAK TREE FOUND;
34. N 05° 13' 13" W, A DISTANCE OF 82.92 FEET TO AN 8-INCH CEDAR ELM TREE FOUND;
35. N 15° 38' 18" W, A DISTANCE OF 45.01 FEET TO A 12-INCH CEDAR TREE FOUND;

36. N 23° 47' 18" W, A DISTANCE OF 231.28 FEET TO A 16-INCH CEDAR TREE FOUND;

37. N 33° 42' 21" W, A DISTANCE OF 137.34 FEET TO A 13.5, 9, 5, AND 4 INCH MULTI STEM CEDAR TREE FOUND;

38. N 50° 31' 28" W, A DISTANCE OF 60.13 FEET TO A 3.5-INCH METAL POST FOUND, FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 649.592 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND SAID 537.30 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. N 24° 51' 25" W, A DISTANCE OF 44.02 FEET TO A 19-INCH CEDAR TREE FOUND;

2. N 38° 57' 37" W, A DISTANCE OF 187.98 FEET TO AN 8-INCH CEDAR TREE FOUND;

3. N 49° 34' 28" E, A DISTANCE OF 21.71 FEET TO A 13-INCH LIVE OAK TREE FOUND;

4. N 14° 17' 01" W, A DISTANCE OF 74.85 FEET TO A 21.5-INCH CEDAR TREE FOUND;

5. N 27° 30' 24" W, A DISTANCE OF 45.61 FEET TO A 6-INCH CEDAR TREE FOUND;

6. N 39° 00' 47" W, A DISTANCE OF 73.59 FEET TO A 17.5-INCH LIVE OAK TREE FOUND;

7. N 43° 53' 07" W, A DISTANCE OF 75.18 FEET TO A 19.5-INCH CEDAR TREE FOUND;

8. N 51° 13' 25" W, A DISTANCE OF 176.88 FEET TO A 20.5, 12.5, 8.5, AND 7 INCH MULTI STEM CEDAR TREE FOUND;

9. N 45° 11' 20" W, A DISTANCE OF 336.19 FEET TO AN 8-INCH LIVE OAK TREE FOUND;

10. N 47° 02' 31" W, A DISTANCE OF 69.20 FEET TO A 17.5-INCH LIVE OAK TREE FOUND;

11. N 68° 03' 54" W, A DISTANCE OF 31.53 FEET TO A 13-INCH LIVE OAK TREE FOUND;

12. N 80° 02' 32" W, A DISTANCE OF 34.70 FEET TO A 14.5-INCH CEDAR ELM TREE FOUND;

THENCE, N 03° 41' 37" E A DISTANCE OF 1,310.48 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A REMAINDER OF A CALLED 182.269 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM PH 3, LLC, RECORDED IN DOCUMENT NO. 19018423, O.P.R.H.C.TX.;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. N 75°59'55" E, A DISTANCE OF 270.70 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.10 FEET, AN ARC DISTANCE OF 207.16 FEET, AND A CHORD WHICH BEARS N 64°23'29" E A DISTANCE OF 205.12 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;

3. N 48°06'43" E A DISTANCE OF 62.28 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

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4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 138.67 FEET, AND A CHORD WHICH BEARS N 56°03'25" E A DISTANCE OF 138.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;

5. N 64°00'07" E, A DISTANCE OF 97.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 507.40 FEET, AN ARC DISTANCE OF 203.29 FEET, AND A CHORD WHICH BEARS N 75°33'51" E, A DISTANCE OF 201.93 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;

7. S 82°53'32" E, A DISTANCE OF 711.11 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 175.06 FEET, AND A CHORD WHICH BEARS S 17°11'49" W, A DISTANCE OF 174.17 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;

9. S 07°10'00" W, A DISTANCE OF 546.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

10. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 325.25 FEET, AND A CHORD WHICH BEARS S 11°28'07" E, A DISTANCE OF 319.54 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;

11. S 30°06'14" E, A DISTANCE OF 256.43 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A CALLED 2.749 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO. 2403011. O.P.R.H.C.TX.;

THENCE S 30°06'14" E, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 2.749 ACRE TRACT, A DISTANCE OF 125.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET ON THE NORTH LINE OF SAID 19.021 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 2.749 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 19.021 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. S 63°38'19" W, A DISTANCE OF 75.13 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, AN ARC DISTANCE OF 18.07 FEET, AND A CHORD WHICH BEARS N 73°13'58" W, A DISTANCE OF 16.41 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;

3. S 64°54'57" W, A DISTANCE OF 70.27 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, AN ARC DISTANCE OF 19.63 FEET, AND A CHORD WHICH BEARS S 16°46'02" W, A DISTANCE OF 17.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;

5. S 63°38'19" W, A DISTANCE OF 74.55 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 941.19 FEET, AN ARC DISTANCE OF 309.54 FEET, AND A CHORD WHICH BEARS S 55°12'39" W, A DISTANCE OF 308.14 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

7. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 935.00 FEET, AN ARC DISTANCE OF 881.84 FEET, AND A CHORD WHICH BEARS S 18°44'20" W, A DISTANCE OF 849.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET ON THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID REMAINDER OF A CALLED 649.592 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID REMAINDER OF A CALLED 649.592 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S 08°16'49" E, A DISTANCE OF 256.32 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,965.00 FEET, AN ARC LENGTH OF 700.07 FEET, AND A CHORD WHICH BEARS S 01°55'34" W, A DISTANCE OF 696.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET;

3. S 12°07'57" W, A DISTANCE OF 1093.57 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

4. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,850.00 FEET, AN ARC LENGTH OF 604.79 FEET, AND A CHORD WHICH BEARS S 06°03'12" W, A DISTANCE OF 603.65 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET;

5. S 00°32'35" E, A DISTANCE OF 192.91 FEET TO THE POINT OF BEGINNING, CONTAINING 120.713 ACRES OF LAND.

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS §

That I, Daniel Cogburn, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of survey made on the ground during April 2024, under my direction and supervision.

WITNESS MY HAND AND SEAL at Hays County, Texas, on this 2nd day of February 2026 A.D.



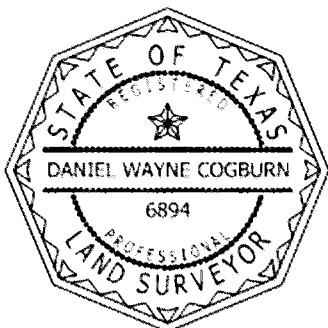
Bowman Consulting Group, Ltd.

Austin, Texas 78746

Daniel Cogburn

Registered Professional Land Surveyor

No. 6894 – State of Texas



STATE OF TEXAS §
COUNTY OF HAYS §
LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

I, the undersigned, Secretary of the Board of Directors of La Cima Municipal Management District No. 1, certify that the attached and foregoing is a true and correct copy of the Order Declaring Results and Canvassing Confirmation and Directors Election, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, Park and Recreational Facility Bond Election, Park and Recreational Facility Refunding Bond Election, and Maintenance Tax Election and an excerpt of the Minutes of the Meeting of the Board of Directors showing adoption and passage thereof; and the original of said order and minute entry is on file in the District's office.

WITNESS MY HAND AND OFFICIAL SEAL OF THE DISTRICT this 13th day of May 2026.


Adam Van Ackeren, Assistant Secretary

[DISTRICT SEAL]



**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.

26018042 ORDER
05/19/2026 08:36:34 AM Total Fees: \$113.00

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

