

**ORDER DECLARING RESULTS AND CANVASSING
CONFIRMATION, DIRECTORS AND MAINTENANCE TAX ELECTION**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

RIVER RANCH MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (sometimes referred to as the "Board of Directors") of River Ranch Municipal Utility District No. 1 (the "District") met in special session, open to the public, after due notice, at 3839 Bee Cave Road, Suite 201, Austin, TX 78646, a designated office outside the District, on May 11, 2026; whereupon the roll was called of the members of the Board of Directors, to-wit:

Omar Ortega	President
Blake Reed	Vice President
Tammy Weber	Secretary
Tami Schroeder	Treasurer/Assistant Secretary
Winston Krause	Assistant Secretary

All members of the Board were present, except Director Schroeder.

WHEREUPON, there came on to be considered the returns of a Confirmation, Director and Maintenance Tax Election held for River Ranch Municipal Utility 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 Reed introduced the Order set out below and moved its adoption, which motion was seconded by Director Krause, 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 4, 2026, the Board of Directors ordered that an election be held for and within River Ranch Municipal Utility District No. 1 on the 2nd day of May, 2026 upon the following propositions as set forth on the official ballot, to wit:

RIVER RANCH MUNICIPAL UTILITY DISTRICT NO. 1
CONFIRMATION, DIRECTORS AND MAINTENANCE TAX ELECTION

May 2, 2026

OFFICIAL BALLOT

RIVER RANCH MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSITION A

For	The Confirmation of the Creation of River Ranch Municipal Utility District No. 1
Against	

RIVER RANCH MUNICIPAL UTILITY DISTRICT NO. 1
DIRECTORS

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

- ☐ Blake Reed
- ☐ Omar Ortega
- ☐ Tammy Weber
- ☐ Tami Schroeder
- ☐ Winston Krause

RIVER RANCH MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSITION B

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 River Ranch Municipal Utility 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 Williamson County, Texas has submitted the returns to the President and Secretary of the Board of Directors; and

THEREFORE, THE BOARD OF DIRECTORS OF RIVER RANCH MUNICIPAL UTILITY DISTRICT NO. 1 FINDS AND DECLARES THAT:

1. The election ordered by the Board of Directors on February 4, 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 8004A 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, Chapters 49 and 54, 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 Board of Directors by the Elections Administrator of Williamson 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>
Blake Reed	1
Omar Ortega	1
Tammy Weber	1
Tami Schroeder	1
Winston Kraus	1

6. Said election whereat only duly qualified resident electors voted did result in a vote of 1 vote "For" and 0 votes "Against" Proposition B 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 RIVER RANCH MUNICIPAL UTILITY 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, Director, and Maintenance Tax Election dated February 4, 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 utility district which is governed by the provisions of House Bill No. 5674 enacted by the 89th Legislature, Regular Session of the State as codified as Chapter 8004A of the Texas Special District Local Laws Code, as amended and will operate under Chapters 49 and 54, 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:

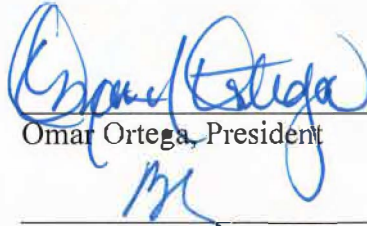
Blake Reed
Omar Ortega
Tammy Weber
Tami Schroeder
Winston Kraus

By lot, Directors Reed and Ortega shall serve until the next regular director's election in May of 2028 and Directors Weber, Schroeder and Krause shall serve until the following director's election in May of 2030.

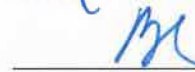
A majority of the voters of the District voting at said election voted FOR authorizing the Board of Directors to impose a maintenance tax in an amount not to exceed \$1.20 per \$100/Assessed Valuation, in accordance with Proposition B submitted at said election.

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PASSED, ADOPTED, ORDERED AND APPROVED this 11th day of May, 2026.



Omar Ortega, President



Blake Reed, Vice President



Tammy Weber, Secretary



Tami Schroeder, Treasurer/Assistant Secretary



Winston Krause, Assistant Secretary

THE STATE OF TEXAS

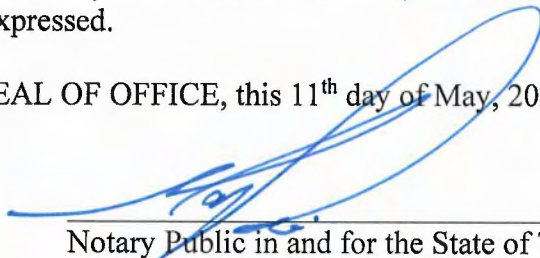
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COUNTY OF WILLIAMSON

§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Omar Ortega, Blake Reed, Winston Krause and Tammy Weber, of River Ranch Municipal Utility District No. 1 whose names are subscribed to the foregoing Order Declaring Results and Canvassing Confirmation, Director, 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 11th day of May, 2026.



Notary Public in and for the State of Texas

[Notary Seal]

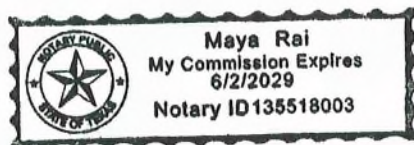


EXHIBIT "A"

BEING 128.32 ACRES OF LAND, SITUATED IN THE B. S. MUDD SURVEY, ABSTRACT NO. 438, IN WILLIAMSON COUNTY, TEXAS; SAID LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, CALLED 182.27 ACRES AS DESCRIBED IN A DEED TO ROY A. BUTLER OF RECORD IN VOLUME 818, PAGE 149, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SURVEYED ON THE GROUND IN THE MONTH OF JANUARY, 1985, UNDER THE SUPERVISION OF DON H. BIZZELL, REGISTERED PUBLIC SURVEYOR, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

This is all Beginning at and iron pin found at a fence corner on the Southwest line of State Highway No. 29, marking the Northeast corner of the above-referenced 182.27 acre tract, for the Northeast corner hereof;

THENCE, with a fence, S 4° 46' E, 1,382.21 feet to a nail set at a fence post; S 29° 29' 30" W, 738.74 feet to an iron pin found; S 26° 42' W, 112.76 feet to a fence post, crossing the South Fork of the San Gabriel River, S 30° 02' 30" W, 98.78 feet to a 12" Pecan Tree, and S 22° 33' 30" W, 789.94 feet to a nail set at a fence post at the east end of a rock wall, for the Southeast corner of the said 182.27 acre tract, for the Southeast corner hereof;

THENCE, along the southerly edge of the said rock wall, as follows; S 78° 25' W, 104.75 feet to an iron pin found; N 82° 55' W, 76.34 feet to an iron pin found; N 72° 30' W, 77.68 feet to an iron pin found; N 76° 21' W, 72.21 feet to a nail found; N 80° 00' 30" W, 195.45 feet to an iron pin found; N 84° 56' W, 71.33 feet to a nail set; N 81° 50' 30" W, 114.30 feet to an iron pin found; N 36° 10' W, 118.73 feet to a nail found; N 52° 13' W, 121.75 feet to an iron pin found; N 75° 56' W, 105.66 feet to an iron pin found; N 26° 40' 30" W, 401.27 feet to an iron pin found; N 50° 50' 30" W, 38.03 feet to an iron pin found; N 13° 09' 30" W, 99.95 feet to an iron pin found; N 27° 43' 30" W, 90.49 feet to an iron pin found; N 39° 13' 30" W, 66.85 feet to a nail set; N 52° 10' 30" W, 52.78 feet to a nail set in a stump and N 62° 36' 30" W, 79.55 feet to a nail set at a fence post for an interior corner of the said 182.27 acre tract, for an interior corner hereof;

THENCE, with a fence, S 52° 59' W, 225.58 feet to a steel post; S 63° 52' 30" W, 12.77 feet to a cedar post; S 87° 00' W, 171.93 feet to a fence post; N 77° 29' 30" W, 42.14 feet to a fence post and S 66° 49' 30" W, 164.87 feet to an iron pin found at a fence corner for the most southerly Southwest corner of the said 182.27 acre tract, for the most southerly Southwest corner hereof;

THENCE, N 17° 10' 30" W, 464.97 feet to an iron pin set for the most southerly Northwest corner of the said 182.27 acre tract, for the most southerly Northwest corner hereof;

THENCE, N 72° 30' 30" E, 127.08 feet to a fence post; N 62° 20' 30" E, 275.39 feet to a fence post; and N 19° 37' 30" E, 89.00 feet to a point on the south bank of the South Fork of the San Gabriel River, for an interior corner of the said 182.27 acre tract, for an interior corner hereof;

THENCE, upstream along the said south bank of the South Fork of the San Gabriel River, as follows; N 84° 41' W, 75.47 feet; N 77° 51' 30" W, 287.59 feet; and leaving the said south bank N 56° 06' 30" W, 51.41 feet to a point in the center of said South Fork of the San Gabriel River for the most easterly corner hereof;

THENCE, N 51° 00' E, 2,708.55 feet to an iron pin set on the said Southwest line of State Highway No. 29, being the Northeast line of the said 182.27 acre tract for the Northwest corner hereof;

THENCE, along the said Southwest line of State Highway No. 29, as follows; along a curve to the left, (Radius = 2,945.20 feet, Long Chord bears S 61° 09' 30" E, 299.80 feet) an arc distance of 299.93 feet to a

concrete monument found; S 69° 18' E, 220.98 feet to a concrete monument found; S 64° 04' 30" E, 99.88 feet to a concrete monument found and S 59° 45' 30" E, 95.18 feet to the Place of BEGINNING and continuing 128.32 acres of land.

Being the same property partitioned to Roy A. Butler by Partition Deed between Richard J. Alexander and Roy A. Butler dated January 20, 1989, recorded at Vol. 1841, Page 799, Official Records of Williamson County, Texas.

EXHIBIT "B"

BEING 160.40 ACRES OF LAND, MORE OR LESS OUT OF THE B. S. MUDD SURVEY AND THE A. W. ROWLETT SURVEY IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1630.33 ACRE TRACT DESIGNATED AS TRACT 1 AND ALL OF THAT CERTAIN 154.24 ACRE TRACT DESIGNATED AS TRACT 3 AS CONVEYED TO W. B. E. BEBEE BY DEED RECORDED IN VOLUME S39, PAGE 347 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake found at the Southwest corner of the said Bebee Tract 3, being in the Northeasterly line of the said Bebee Tract 1, being at the Southeast corner of that certain 367.44 acre tract designated as Tract 2 as conveyed to W. E. Bebee by Deed recorded in Volume 539, Page 347 of the Deed Records of Williamson County, Texas;

THENCE with the West line of the said Bebee Tract 3, as found fenced and used upon the ground, the following courses:

N 18° 25' W for a distance of 534.85 feet to an iron stake

N 18° 41' W for a distance of 775.61 feet to an iron stake

N 18° 43' W for a distance of 271.46 feet to an iron stake

N 18° 28' W for a distance of 206.27 feet to an iron stake

N 19° 49' W for a distance of 159.38 feet to an iron stake

N 18° 23' W for a distance of 519.51 feet to an iron stake

N 18° 33' W for a distance of 459.07 feet to an iron stake

N 17° 46' W for a distance 491.08 feet to an iron stake

N 15° 32' W for a distance of 491.54 feet to an iron stake for a corner hereof;

THENCE N 30° 02' E for a distance of 23.38 feet to an iron stake set in a rock fence for a corner hereof;

THENCE with a said rock fence, N 61° 52' W for a distance of 108.67 feet to an iron stake for a corner hereof;

THENCE N 30° 34' W for a distance of 37.45 feet to an iron stake and N 20° 41' W for a distance of 36.57 feet to an iron stake set at a corner of the said rock fence for a corner hereof;

THENCE continuing with the West line of the said Bebee Tract 3, the following courses:

N 20° 33' E for a distance of 151.77 feet to an iron stake

N 24° 06' E for a distance of 633.48 feet to an iron stake set on the South bank of the San Gabriel River;

THENCE crossing the said river, N31° 53' E for a distance of 90.21 feet to an iron stake set on the North bank of the said San Gabriel River;

THENCE continuing with the West line of the said Bebee Tract 3, the following courses:

N 26° 26' E for a distance of 126.96 feet to an iron stake

N 30° 15' E for a distance of 737.47 feet to an iron stake

N 04° 04' W for a distance of 1382.64 feet to an iron stake found in a fence in the South line of the State Highway #29, being at the Northwest corner of the said Bebee Tract 3, for the Northwest corner hereof;

THENCE with the said fence in the South line of State Highway 29, the following courses:

S 58° 57' E for a distance of 94.09 feet to an iron stake

S 57° 14' E for a distance of 10.27 feet to an iron stake

S 63° 56' E for a distance of 96.22 feet to an iron stake

S 50° 12' E for a distance of 62.94 feet to an iron stake at the Northeast corner of the said Bebee Tract 3, for the Northeast corner hereof;

THENCE with the East line of the said Bebee Tract 3, as found fenced and used upon the ground, the following courses:

S 17° 28' E for a distance of 101.65 feet to an iron stake

S 16° 07' E for of distance °390.89 feet to an iron stake

S 15° 35' E for a distance of 460.83 feet to an iron stake

S 16° 05' E for a distance of 400.72 feet to an iron stake

S 32° 30' E for distance of 163.59 feet to an iron stake

S 32° 17' E for a distance of 274.71 feet to an iron stake

S 00° 37' W for a distance of 200.58 feet to an iron stake

S 00° 40' W for a distance of 174.75 feet to an iron stake

S 04° 03' E for distance of 72.53 feet to an iron stake

S 17° 09' W for a distance of 53.10 feet to an iron stake

S 04° 22' W for a distance of 145.33 foot to an iron stake

S 01° 34' E for a distance of 50.91 feet to an iron stake

S 17° 13' W for a distance of 28.90 feet to an iron stake

S 03° 35' W for a distance of 474.55 feet to an iron stake

S 00° 24' E for a distance of 53.28 feet to an iron stake

S 12° 05' W for a distance of 35.97 feet to iron stake set at the end of a fence on the North bank of the San Gabriel River;

THENCE crossing the said river, S 48° 48' W for a distance of 133.64 feet to an iron stake set at a fence corner on the South bank of the said river;

THENCE continuing with the East line of the said Bebee Tract 3, as found fenced and used upon the ground, the following courses:

S 19° 25' E for a distance of 89.35 feet to an iron stake

S 18° 51' E for a distance of 320.95 feet to an iron stake

S 18° 27' E for a distance of 299.80 feet to an iron stake

S 18° 57' E for a distance of 477.07 feet to an iron stake

S 18° 46' E for a distance of 207.29 feet to an iron stake

S 18° 16' E for a distance of 655.35 feet to an iron stake

S 19° 25' E for a distance of 416.85 feet to an iron stake

S 18° 55' E for a distance of 555.42 feet to an iron stake

S 21° 08' E for a distance of 378.97 feet to an iron stake found at the Southeast corner of the said Bebee Tract 3, being in the Northeasterly line of the said Bebee Tract 1, being at a Northerly corner of that certain 1122.07 acre tract as conveyed to Springfield, Inc. by Deed recorded in Volume 554, Page 636 of the Deed Records of Williamson County, Texas;

THENCE along the Northerly line of the said 1122.07 acre Springfield, Inc. Tract, S 21° 08' E for a distance of 225.00 feet to an iron stake set at a fence corner for the Southeast corner hereof;

THENCE continuing along the Northerly line of the said 1122.07 acre Springfield, Inc. Tract, S 71° 18' W for a distance of 1205.60 feet to an iron stake set for the Southwest corner hereof;

THENCE N 18° 25' W for a distance of 222.36 feet to the PLACE OF BEGINNING and containing 160.40 acres of land, more or less.

EXHIBIT "C"

BEING 19.942 ACRES OF LAND SITUATED IN THE JOHN B. BERRY SURVEY, ABSTRACT No. 56 IN WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN PROBATE No. 336,737 IN THE PROBATE COURT No. 2, HARRIS COUNTY, TEXAS, AS SHOWN ON THE ATTACHED SKETCH, AND BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set at the most Easterly property corner of the said 19.942 acres of land, point being the most Northerly property corner of that certain 106.899 acre tract of land as conveyed to Liberty Hill Land Partnership, LTD. in document #2006079904 in the official public-records of Williamson County, Texas, point being on the Southern Right of Way of Highway 29, point being the POINT-OF-BEGINNING of the herein described tract of land;

Thence S 58° 50' 09" W following the common property line of the said 19.942 acres and the said 106.899 acres for a distance of 1009.57 feet to a fence corner for the most Southern property corner of the said 19.942 acres, point being on the Northeastern property line of that certain 216.71 acres of land as conveyed to Liberty Hill Land Partnership, LTD. in document #2006079904 in the official public records of Williamson County, Texas;

Thence N 22° 07' 14" W following the common property line of the said 19.942 acres and the said 216.71 acres for a distance of 1459.82 feet to a fence post found;

Thence N 63° 39' 49" W for a distance of 230.02 feet to a fence post found;

Thence N 81° 58' 29" W for a distance of 79.90 feet to a calculated point, point being on the Eastern property line of that certain 2.00 acre tract of land conveyed to J. L. Baker as described in volume 422 page 143 of the official public records of Williamson County, Texas, point being in the center of a creek;

Thence N 08° 01' 31" E following the common property line of the said 2.00 acres of land and the said 19.942 acres for a distance 155.85 feet to a calculated point, point being in the center of a creek, point being the most Northern property corner of the said 20.042 acre tract of land, point being on the said Southern ROW of Highway 29;

Thence S 56° 19' 05" E following the said ROW of HWY 29 for a distance of 69.42 feet to a fence post corner found;

Thence S 54° 33' 33" E for a distance of 642.00 feet to a concrete monument found;

Thence S 43° 14' 38" E for a distance of 168.90 feet to an iron rod set;

Thence S 50° 44' 46" E following a curve to the left having a radius of 1005.40 feet, a delta of 14° 43' 00" and a chord distance of 257.53 feet to an iron rod set;

Thence S 57° 33' 05" E for a distance of 944.18 feet to the point of beginning containing 19.942 acres of land more or less.

EXHIBIT "D"

BEING 740.48 ACRES, MORE OR LESS, OUT OF THE STEPHEN THORNTON SURVEY, ABSTRACT NO. 611 AND THE RICHARD WEST SURVEY, ABSTRACT NO. 643 AND THE BENJAMIN S. MUDD SURVEY, ABSTRACT NO. 438 AND THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, IN WILLIAMSON COUNTY, TEXAS, BEING COMPOSED OF THOSE THREE (3) CERTAIN TRACTS DESCRIBED IN VOLUME 523, PAGE 76, DEED RECORDS AND VOLUME 1904, PAGE 255, OFFICIAL RECORDS OF SAID COUNTY, LESS THAT CERTAIN 89.972 ACRES CONVEYED TO THE STATE OF TEXAS IN THE DEED RECORDED IN VOLUME 415, PAGE 555, DEED RECORDS OF SAID COUNTY; SAID 740.48 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FIRST TRACT: A tract out of, and a part of the Stephen Thornton Survey patented to Mathias Wilbarger by Patent No. 792, Vol. 2, Cert. 255, dated October 1st, 1850, Abst. No. 611, and described by metes and bounds as follows, to-wit:

BEGINNING at a stake in the E line of said Stephen Thornton 1280 acre survey on the S bank of the S San Gabriel where said East line of said Thornton survey crosses the San Gabriel;

THENCE S 19 E 1350 vrs to the SW corner of the Richard West League, same being a corner of said Stephen Thornton Survey;

THENCE S 71 W 801 vrs to corner;

THENCE N 19 W 1948.3 vrs to a red oak tree for the NW corner;

THENCE N 71 E vrs to the San Gabriel.

THENCE down the San Gabriel with its meanders in the center of the channel thereof, to the PLACE OF BEGINNING, containing 239 acres of land more or less.

SECOND TRACT: A tract out of, and a part of the Richard West 1 League Survey patented to Thomas B. Huling as assignee, by patent No. 241 Vol. 11, Certificate No. 273, dated Sept. 22nd, 1864, Abst. No. 643, said part of said survey herein conveyed being described by metes and bounds as follows:

BEGINNING ON the SW line of the land owned by John B. Berry;

THENCE N 71 E 1550 vrs to the SE corner of said Berry Survey;

THENCE S 19 E 555 vrs;

THENCE S 71 W 980 vrs.

THENCE S 19 E 170 vrs;

THENCE S 24 W 710 vrs to the North Fork of the South San Gabriel

THENCE up said San Gabriel to the W line of said Survey of Richard West.

THENCE N 19 W on the line of said survey, 1245 vrs to the PLACE OF BEGINNING, containing 199 acres of land, more or less.

THIRD TRACT: Containing 392.45 acres composed of 355.51 acres of land a part of the Stephen Thornton Survey 28.7 acres of land out of the Benjamin S. Mudd Survey and 8.24 acres of land out of the John B. Berry Survey situated in Williamson County, Texas, described in one body as follows: About 15 miles W of the Town of Georgetown, Texas, containing 392.45 acres, more or less, and consisting of the following surveys and parts of surveys, to-wit:

355.51 acres of land, being out of the Stephen Thornton Survey, Abstract No. 611, Certificate No. 255, Patent No. 792 Vol. 2, dated Oct. 1, 1850;

28.7 acres of land, being out of the Benjamin S. Mudd Survey Abstract No. 438, Certificate No. 457, Patent No. 550 Vol. 2, dated June 28, 1849; and

8.24 acres of land, being out of the John B. Berry Survey, Abstract No. 56, Certificate No. 928/1027, Patent No. 1070, Vol. 6, dated Aug. 11th, 1849; said 392.45 acres being described by metes and bounds as follows:

BEGINNING at a point S 19-45 E and 230 vrs. distant from the NW corner of the aforementioned Thornton Survey, an iron stake and stone mound for the most westerly NW corner hereof;

THENCE with the meanderings of a wire fence as follows: N 31-16 E 90.2 vrs; N 32-1 E 93.3 vrs; N 38-16 E 71 vrs; N 40-57 E 31.1 VRS; and N 39-52 E 21.6 vrs to a cedar fence post atop of a high bluff;

THENCE N 18-58 E 72.7 vrs crossing the S San Gabriel River at a point of the East Bank of said Stream where the N line of the aforementioned Thornton Survey intersects said East Bank;

THENCE with a wire and rock fence as follows: N 58-11 E 31.1 vrs and N 71-28 E 526 vrs to a corner;

THENCE N 10-38 E with a wire fence 851.9 vrs to a cedar fence post on the West bank of a spring branch; said point is also the SW corner of J.C. Parks tract.

THENCE with the meanderings of a wire fence on the E bank of the aforementioned branch as follows: S 84-57 E 29.5 vrs, S 5-17 E 39.2 vrs; S 63.2 E 82/4 vrs a cedar post for corner;

THENCE S 20-1 E at 510 vrs cross the S line of the aforementioned Berry Survey which is also the N line of the "Panhandle" of said Mudd Survey at 609 vrs cross the S line of the "Panhandle" of said Mudd Survey which is also the N line of the said Thornton Survey at 1598.5 vrs in all a cedar fence post in a rock fence for corner;

THENCE with the meanderings of a wire fence as follows: S 71-38 W 56.2 vrs S 5.32 W 30.4 vrs; S 24.45 W at 46.7 vrs a point in the center of the channel of the aforementioned S fork of the San Gabriel River;

THENCE with the center of said stream about as follows: N 84 W 110.3 vrs N 73.9 W 139 vrs; and S 88-15 W 91.9 vrs;

THENCE 23-17 W 24.7 vrs a cedar post atop a bluff on the S side of said River;

THENCE with the meanderings of a wire fence as follows: S 49-11 W 59 vrs; S 63-44 W 41 vrs; S 63-31 W 63.4 vrs; S 69-56 W 47.6 vrs; S 31-53 W 165.6 vrs; S 58-41 W 56.4 vrs; S 20-54 W 23.1 vrs a cedar post for corner;

THENCE 19-48 E 1170.2 vrs a cedar post on N bank of Wright Branch for corner;

THENCE with a wire fence along the North Bank of said Branch S 50-32 W 133.2 vrs to a cedar post at the NE corner of the aforementioned 7.72 acre tract conveyed to the said Asa N. Sedwick;

THENCE with a wire fence (new) along the N line of said 7.72 acre tract S 50-43 W 441.4 vrs to a cedar post in the W line of a 400.17 acre tract at the NW corner of said 7.72 acre tract and the SW corner hereof;

THENCE with the W line of a 400.17 acre tract N 19-45 W 2188.1 vrs to the PLACE OF BEGINNING.

SAVE AND EXCEPT that property out of the Richard West Survey conveyed to the State of Texas for highway purposes by deed recorded in Vol. 415, Page 555 of the Deed Records of Williamson County, Texas.

EXHIBIT "E"

BEING 395.38 ACRES OF LAND OUT OF AND PART OF THE B. S. MUDD SURVEY, ABSTRACT NO. 438, THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, AND THE STEPHEN THORNTON SURVEY, ABSTRACT NO. 611, ALL SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 395.38 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM CLARENCE J. DUEY AND WIFE, ROBERTA I. DUEY TO FLOYD CANTWELL AND WIFE, HELEN CANTWELL, OF RECORD IN VOLUME 524, PAGE 107, OF THE WILLIAMSON COUNTY DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 395.38 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin and fence corner on or near the common line between the above said B. S. Mudd Survey and the Stephen Thornton Survey, said fence corner being the southwest corner of the above said Floyd Cantwell tract, and being the southwest corner of the 395.38 acre tract herein described;

THENCE with the fence along the west line of this survey, N 22 deg. 04' W 3503.3 feet to a point at the center of the South San Gabriel River;

THENCE down said River S 72 deg. 15' E 135.0 feet to a point for an interior corner of this survey;

THENCE leaving said River and with the fence along the west line of said Cantwell tract the following six (6) courses:

1. N 00 deg. 47' E 845.0 feet to a bend in said fence;
2. N 13 deg. 12' E 54.3 feet to a bend in said fence;
3. N 03 deg. 48' W 447.4 feet to a bend in said fence;
4. N 35 deg. 39' W 436.8 feet to a bend in said fence;
5. N 19 deg. 04' W 1222.0 feet to a bend in said fence;
6. N 20 deg. 42' W 136.8 feet to a steel pin and fence corner in the south line of State Highway No. 29 for the northwest corner of this survey;

THENCE with the south line of said Highway No. 29, S 66 deg. 29' E 58.3 feet to a concrete right-of-way marker for a bend in said right-of-way;

THENCE continue with said right-of-way line S 70 deg. 46' E 200.56 feet to a concrete right-of-way marker for a bend in said right-of-way;

THENCE continue with said right-of-way S 66 deg. 29' E 600.0 feet to a concrete right-of-way marker at the beginning of a curve to the right whose elements are, central angle of 4 deg. 28', radius of 11,525.38 feet; and whose long chord bears S 64 deg. 12' E 898.3 feet to a concrete right-of-way marker at the east end of said curve;

THENCE continue with said right-of-way line S 62 deg. 01' E 1072.6 feet to a concrete right-of-way marker at the beginning of a curve to the left whose elements are, central angle of 2 deg. 50', radius of 12000.16

feet, and whose long chord bears S 63 deg. 27' E 593.4 feet to a concrete right-of-way marker at the east end of said curve;

THENCE continue with said right-of-way line S 64 deg. 51' E 1200.6 feet to a steel pin and fence corner in the south line of said Highway No. 29 for the most northerly northeast corner of this survey;

THENCE leaving said Highway No. 29 and with the fence along the east and south sides of the above said Cantwell tract, the following fourteen (14) courses:

1. S 14 deg. 04' W 158.6 feet to a bend in said fence;
2. S 11 deg. 01' W 187.5 feet to a bend in said fence;
3. S 05 deg. 19' W 122.4 feet to an interior corner of this survey;
4. N 86 deg. 30' E 38.2 feet to a bend in said fence;
5. S 87 deg. 58' E 121.4 feet to a bend in said fence;
6. S 50 deg. 55' E 466.9 feet to a bend in said fence;
7. S 82 deg. 14' E 543.3 feet to a fence corner for the most easterly northeast corner of this survey;
8. S 09 deg. 07' W 2219.6 feet to a steel pin and fence corner for the southeast corner of this survey;
9. S 69 deg. 34' W 1565.5 feet to a bend in said fence;
10. S 19 deg. 33' W 41.2 feet to a bend in said fence;
11. S 08 deg. 28' crossing the above mentioned South San Gabriel River 174.8 feet to a bend in said fence;
12. S 37 deg. 36' W 325.0 feet to a bend in said fence;
13. N 68 deg. 11' W 441.4 feet to a bend in said fence;
14. S 67 deg. 57' W 840.8 feet to the place of beginning, containing 395.38 acres of land.

EXHIBIT "F"

532.411 ACRES, MORE OR LESS, OF LAND IN WILLIAMSON COUNTY, TEXAS, PART OF THE A.W. ROWLETT SURVEY, ABSTRACT NO. 539, THE THOMAS F. GRAY SURVEY, ABSTRACT NO. 250, AND THE B.S. MUDD SURVEY, ABSTRACT NO. 438, AND BEING THE SAME WAYMON GILBERT AND WIFE, MARGRET M. GILBERT 125.661 ACRE TRACT RECORDED IN VOLUME 1976, PAGE 330, THE WAYMON GILBERT AND WIFE, MARGARET M. GILBERT 200.987 ACRE TRACT RECORDED IN VOLUME 1976, PAGE 347, AND THE WAYMON GILBERT AND WIFE, MARGARET M. GILBERT 205.785 ACRE TRACT RECORDED IN VOLUME 2245, PAGE 451, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

The Bearings and distances shown in parenthesis herein are Record Calls.

BEGINNING at a #60 spike found in an existing gravel road found in the south line of the Roy A. Butler 182.27 acre tract recorded in Volume 1841, Page 799 being the northwest corner of the Biff Kuykendall 105.40 acre tract recorded in Volume 519, Page 252, and the northeast corner of the 200.987 acre tract, for the northeast corner of this.

THENCE with the east line of the 200.987 acre tract and the west line of the Kuykendall tract as fenced and as follows:

S. 19 deg. 24' 56" E., 13.89 feet (S. 19 deg. 24' 56" E., 13.89 feet - 1976/347) to a metal fence post found,

S. 23 deg. 09' 03" W., 166.65 feet (S 23 deg. 09' 03" W., 166.65 feet - 1976/347) to a metal fence post found,

S. 13 deg. 54' 28" E., 245.76 feet (S. 13 deg. 54' 28" E., 245.76 feet - 1976/347) to a metal fence post found,

S. 00 deg. 28' 53" E., 278.63 feet (S. 00 deg. 28' 53" E., 278.63 feet - 1976/347) to a metal fence post found,

S. 05 deg. 37' 34" W., 410.17 feet (S. 05 deg. 37' 34" W., 410.17 feet - 1976/347) to a metal fence post found,

S. 04 deg. 05' 40" E., 267.24 feet (S. 04 deg. 05' 40" E., 267.24 feet - 1976/347) to a metal fence post found,

S 41 deg. 16' 30" E., 433.13 feet (S. 41 deg. 16' 30" E., 433.13 feet - 1976/347) to a #60 spike found in a 42" live oak,

S. 36 deg. 47' 47" E., 133.99 feet (S. 36 deg. 47' 47" E., 133.99 feet - 1976/347) to a metal fence post found, and

S. 34 deg. 56' 22" E., 1892.73 feet (S. 34 deg. 56' 22" E., 1892.73 feet-1976/347) to a metal fence post found in the north line of the 205.785 acre tract being the southwest corner of the Kuykendall tract and the southeast corner of the 200.987 acre tract, for an ell corner of this.

THENCE with the south line of the Kuykendall tract and the north line of the 205.785 acre tract as follows:

N. 71 deg. 46' 31" E., 325.10 feet (N. 71 deg. 42' 35" E., 326.11 feet - 2245/451) leaving the existing fence line to a 3/8" iron rod found,

N. 34 deg. 13' 22" E., 65.70 feet to a #60 spike found in a 18" live oak, and then continuing with the existing fence line,

N. 54 deg. 18' 49" E., 428.13 feet (N. 53 deg. 29' 35" E., 412.50 feet - 2245/451) to a #60 spike in a 4" cedar, and

N. 72 deg. 58' 58" E., 391.31 feet (N. 72 deg. 53' 35" E., 408.33 feet - 2245/451) to a metal fence post found in the west line of the Butler Broadcasting Co. Ltd. 160.40 acre tract recorded in Document

No. 9757115 being the southeast corner of the Kuykendall tract and the northeast corner of the 205.785 acre tract, for a corner of this.

THENCE with the east line of the 205.785 acre tract and the west line of the Butler Broadcasting Co. Ltd. as fenced and as follows:

S. 20 deg. 38' 14" E., 160.30 feet (S. 20 deg. 38' E., 159.28 feet - 2245/451) to a ½" iron rod found,

S. 19 deg. 19' 05" E., 497.37 feet (S. 19 deg. 24' 32" E., 478.21 feet - 2245/451) to a metal fence post found,

S. 19 deg. 16' 05" E., 1288.40 feet (S. 19 deg. 28' 14" E., 775.57 feet - 2245/451 and S. 19 deg. 15' 02" E., 534.80 feet - 2245/451) to a metal fence post round, and

S. 20 deg. 53' 46" E., 221.81 feet passing a metal fence post found and continuing an additional 2.00 feet for a total distance of 224.81 feet (S. 20 deg. 59' 02" E., 221.99 feet - 2245/451) to the intersection of the extension of the existing fence line running north and south with an existing fence line running east and west in the north line of Tract 2, Durham Park Section Five recorded in Cabinet C, Slide 134, Plat Records being the southwest corner of the Butler Broadcasting Co. Ltd. tract and the southeast corner of the 205.785 acre tract, for the southeast corner of this.

THENCE S. 70 deg. 36' 13" W., 4193.13 feet (S. 70 deg. 31' 25" W., 4193.95 feet - 2245/451) with an existing fence to a metal fence post found in the north line of Durham Park, Section Four recorded in Cabinet C, Slide 97, Plat Record being a corner of the 205.785 acre tract, for a corner of this.

THENCE N. 19 deg. 44' 38" W., 221.04 feet (N. 19 deg. 32' 04" W., 221.35 feet - 2245/451) with an existing fence to a metal fence post found in the north line of Durham Park, Section Four being an ell corner of the 205.785 acre tract, for an ell corner of this.

THENCE S. 70 deg. 43' 59" W., 317.58 feet (S. 70 deg. 33' 47" W., 317.52 feet - 2245/451) with an existing fence to a metal fence post found in the north line of Durham Park, Section Four being the southeast corner of the Don L. Tew 127.135 acre tract recorded in Volume 2245, Page 466, a corner of the 205.785 acre tract, for a corner of this.

THENCE N. 04 deg. 36' 48" E., 61.04 feet (N. 05 deg. 21' 35" E., 61.65 feet - 2245/451) with an existing fence to a metal fence post found being a corner of the Tew tract and an ell corner of the 205.785 acre tract, for an ell corner of this.

THENCE S. 70 deg. 56' 10" W., 727.27 feet (S. 70 deg. 33' 51" W., 717.86 feet - 2245/451) with an existing fence to a ½" iron rod found being an ell corner of the Tew tract and the southwest corner of the 205.785 acre tract, for the southwest corner of this.

THENCE N. 13 deg. 30' 24" W., 1255.22 feet (N. 13 deg. 42' 25" W., 1252.85 feet - 2245/451) to a #60 spike found in the top of a fence post being a corner of the Tew tract, the northwest corner of the 205.785 acre tract, and the southwest corner of the 125.661 acre tract, for a corner of this.

THENCE with the west line of the 125.661 acre tract as fenced and as follows:

N. 56 deg. 51' 08" W., 494.86 feet (N. 56 deg. 51' 08" W., 494.86 feet - 1976/330) to a metal fence post found and

N. 50 deg. 46' 03" W., 1093.93 feet (N. 50 deg. 46' 03" W., 1093.93 feet - 1976/330) to a ½" iron rod found being the southeast corner of the Chitaru Inque 236.57 acre tract recorded in Volume 1939, Page 546, the northeast corner of the Tew tract, and a corner of the 205.785 acre tract, for a corner of this.

THENCE with the west line of the 125.661 acre tract and the east line of the Inque tract as fenced and as follows:

N. 15 deg. 48' 06" W., 656.34 feet (N. 15 deg. 48' 06" W., 656.34 feet - 1976/330) to a ½" iron rod found,

N. 00 deg. 55' 01" W., 66.48 feet (N. 00 deg. 55' 01" W., 66.48 feet - 1976/330) to a ½" iron rod found, and

N. 22 deg. 14' 53" W., 57.32 feet (N. 22 deg. 14' 53" W., 57.32 feet - 1976/330) crossing Dog Branch to a metal fence post found being the southwest corner of the George A. Mason 272.50 acre tract recorded in Volume 2192, Page 134 and the northwest corner of the 125.661 acre tract, for the most westerly corner of this.

THENCE with the south line of the Mason 272.50 acre tract, the west and north lines of the 125.661 acre tract, and the creek bed of Dog Branch

N. 49 deg. 25' 44" E., 150.70 feet (N. 49 deg. 25' 44" E., 150.70 feet - 1976/330),

N. 73 deg. 38' 44" E., 346.40 feet (N. 73 deg. 38' 44" E., 346.40 feet - 1976/330),

N. 39 deg. 18' 44" E., 195.00 feet (N. 39 deg. 18' 44" E., 195.00 feet - 1976/330),

N. 49 deg. 35' 44" E., 213.50 feet (N. 49 deg. 35' 44" E., 213.50 feet - 1976/330),

N. 13 deg. 07' 44" E., 140.80 feet (N. 13 deg. 07' 44" E., 140.80 feet - 1976/330),

N. 07 deg. 07' 44" E., 702.60 feet (N. 07 deg. 07' 44" E., 702.60 feet - 1976/330), and

N. 07 deg. 45' 16" W., 194.50 feet (N. 07 deg. 45' 16" W., 194.50 feet - 1976/330) to a corner of the 125.661 acre tract, for a corner of this.

THENCE N. 08 deg. 21' 56" W., 151.30 feet (N. 08 deg. 21' 56" W., 151.30 feet - 1976/330) crossing Dog Branch to the top of a bluff on the north side of Dog Branch being a corner of the Mason 272.50 acre tract and a corner of the 125.661 acre tract, for a corner of this.

THENCE with the top of bluff on the north side of Dog Branch as follows along the record locations:

N. 30 deg. 30' 16" E., 38.85 feet (N. 30 deg. 30' 16" E., 38.85 feet - 1976/330),

N. 43 deg. 34' 13" E., 87.59 feet (N. 43 deg. 34' 13" E., 87.59 feet - 1976/330),

N. 69 deg. 00' 20" E., 118.03 feet (N. 69 deg. 00' 20" E., 118.03 feet - 1976/330),

N. 87 deg. 41' 22" E., 124.65 feet (N. 87 deg. 41' 22" E., 124.65 feet - 1976/330), and

S. 81 deg. 36' 08" E., 107.60 feet (S. 11 deg. 36' 08" E., 107.60 feet - 1976/330) to a fence post found in the west line of the 200.987 acre tract being the northeast corner of the 125.661 acre tract and the southeast corner of the Mason 272.50 acre tract, for an ell corner of this.

THENCE N. 18 deg. 51' 38" W., 650.22 feet (N. 18 deg. 51' 38" W. - 1976/347) to a #60 spike found in the top of an existing fence post being a corner of the Mason 272.50 acre tract and the northwest corner of the 200.987 acre tract, for the northwest corner of this.

THENCE N. 70 deg. 53' 30" E., 2533.40 feet (N. 70 deg. 53' 30" E., 2533.40 feet - Base Bearing - 1976/347) with the south line of the Mason 272.50 acre tract, the south line of the George A. Mason 225.50 acre tract recorded in Volume 2192, Page 134, the south line of the Butler tract, and the north line of the 200.987 acre tract to the place of beginning containing 532.411 acres of land.

The bearings of this Legal Description are based on the north line of the Waymon Gilbert and wife, Margaret M. Gilbert 200.987 acre tract recorded in Volume 1976, Page 347, Deed Records of Williamson County, Texas.

EXHIBIT "G"

BEING 46.12 ACRES OF LAND SITUATED IN THE B. S. MUDD SURVEY, THE S. THORNTON SURVEY, AND THE A. W. ROWLETT SURVEY, ALL IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO RICHARD HARDIN BY DEED RECORDED IN VOLUME 520, PAGE 506, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SUBSEQUENTLY CONVEYED TO SPRINGFIELD, INC. BY DEED RECORDED IN VOLUME 554, PAGE 636, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 46.12 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake found under a fence corner in the South line of the B. S. Mudd Survey, being the Southeast corner of that certain tract of land as conveyed to Robert D. Alexander by deed recorded in Volume 405, Page 180 of the Deed Records of Williamson County, Texas, being the Southwest corner of that certain tract of land as conveyed to Floyd Cantwell, et ux., by deed recorded in Volume 524, Page 107 of the Deed Records of Williamson County, Texas, being a northwesterly corner of that certain tract of land as conveyed to Richard Hardin by deed recorded in Volume 520, Page 506, of the Deed Records of Williamson County, Texas, for the most northwesterly corner hereof;

THENCE with the Northerly line of the said Hardin tract, being a Southerly line of the said Cantwell tract, as found fenced and used upon the ground the following courses:

N 70° 38' E for a distance of 416.64 feet to an iron stake found;

N 70° 21' E for a distance of 304.44 feet to an iron stake found;

N 69° 10' E for distance of 118.66 feet to an iron stake found for a corner of the said Hardin tract, being also a corner of the said Cantwell tract;

THENCE with a Northerly line of the said Hardin tract, being in conflict with the said Cantwell tract the following courses:

N 17° 45' E for a distance of 113.90 feet;

N 54° 45' E for a distance of 211.10 feet;

N 67° 45' E for a distance of 55.60 feet;

S 88° 59' E crossing the San Gabriel River for a distance of 390.80 feet to a point on the Easterly bank of said river;

S 21° 15' E with the Easterly bank of the said river for a distance of 54.20 feet to a point in the Easterly line of the said Hardin tract, being the Westerly line of that tract of land as conveyed to Roy Butler, et al. by deed recorded in Volume 523, Page 76, of the Deed Records of Williamson County, Texas;

THENCE with a common line of the said Butler and Hardin tracts, being the Easterly bank of the said river the following courses:

S 52° 15' E for a distance of 300.0 feet;

S 36° 45' E for a distance of 111.10 feet for a common corner of the said Butler and Hardin tracts;

THENCE crossing the said river, S 43° 45' W for a distance of 111.10 feet to a point on the West bank of said river, being a common corner of the said Butler and Hardin tracts;

THENCE with a common line of the said Butler and Hardin tracts, being the Westerly bank of the said river the following courses:

N 54° 15' W for a distance of 111.10 feet;

N 59° 15' W for a distance of 125.00 feet;

N 41° 41' W for a distance of 136.20 feet to an iron stake under fence, being a common corner of the said Butler and Hardin tracts;

THENCE with a Southeasterly line of the said Hardin tract, being a Northwesterly line of the said Butler tract, S 39° 32' W for a distance of 326.40 feet to an iron stake found and S 32° 59' W for a distance of 529.90 feet to an iron stake under fence corner in the East line of the A. W. Rowlett Survey, and the West line of the S. Thornton Survey, being a common corner of the said Butler and Hardin tracts;

THENCE with the East line of the said Rowlett Survey and the West line of the said Thornton Survey, being the East line of the said Hardin tract and the West line of the said Butler tract, as found fenced and used on the ground, the following courses:

S 19° 15' E for a distance of 614.45 feet to an iron stake found for angle point;

S 19° 23' E for a distance of 595.71 feet to an iron stake found for angle point;

S 19° 18' E for a distance of 396.37 feet to an iron stake found under corner of fence, being a corner of said Hardin tract for corner hereof;

THENCE with the Southerly line of the said Hardin tract as found fenced and used on the ground the following courses:

S 71° 28' W for a distance of 500.48 feet to an iron stake found for angle point;

S 71° 34' W for a distance of 231.63 feet to an iron stake found for the most Southwesterly corner of the herein described tract of land;

THENCE N 19° 12' W for a distance of 1992.50 feet to an iron stake found under fence corner, being a corner of the said Hardin tract for angle point hereof;

THENCE N 21° 56' W for a distance of 225.00 feet to an iron stake and POINT OF BEGINNING of this survey, containing 46.12 acres of land, more or less.

EXHIBIT "H"

SIX HUNDRED FORTY (640) ACRES OF LAND, MORE OR LESS, PATENTED BY THE STATE OF TEXAS TO MATTHIAS WILBARGER, ASSIGNEE TO PETER DEWITT BY PATENT NO. 482, VOLUME 6, DATED THE 30TH DAY OF SEPTEMBER, A.D. 1850, ON THE WATERS OF THE SOUTH SAN GABRIEL, ABOUT 17 MILES ABOVE GEORGETOWN, BY VIRTUE OF CONDITIONAL CERTIFICATE NO. 377, ISSUED BY THE BOARD OF LAND COMMISSIONERS OF JASPER COUNTY ON THE 11TH DAY OF JANUARY, 1840, UPON WHICH UNCONDITIONAL CERTIFICATE NO. 51, WAS ISSUED BY THE BOARD OF LEON COUNTY ON THE 9TH DAY OF JUNE, 1849, AND TRANSFERRED TO THE SAID WILBARGER, ON THE SAME DAY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on the Southwest corner of the Stephen Thornton's Survey at a stone mound from which a post oak bears N 71 degrees E 18 vrs.;

THENCE S 71 degrees W with the North line of William Hamilton's Survey of one-third (1/3rd) of a league, 1128 vrs. to a stone mound;

THENCE N 19 degrees W 3,200 vrs. to a stone mound in prairie;

THENCE N 71 degrees E 1128 vrs. to a stone mound in prairie on the West line of Stephen Thornton's Survey;

THENCE S 19 degrees E with the West line of Thornton's Survey, 3200 vrs. to the BEGINNING.

Being the same property conveyed to Roy A. Butler by Warranty Deed from MTrust Corp., N.A., Trustee of the Fannie Montgomery Hunt Trust, dated February 7, 1989, recorded at Vol. 1757, Page 927, Official Records of Williamson County, Texas.

EXHIBIT "I"

BEING 0.877 ACRES, MORE OR LESS, IN THE RICHARD WEST SURVEY, ABSTRACT NO. 643, IN WILLIAMSON COUNTY, TEXAS. EXAMINATION OF AREA DEEDS INDICATES THAT THIS PROPERTY LIES WITHIN THE BOUNDARIES OF A 93.02 ACRE TRACT AS DESCRIBED IN A DEED TO M. R. MARCOM, OF RECORD IN VOL. 1119, PG. 783, D/R, BUT LIES OUTSIDE OLD FENCES WHICH EXIST ON THE GROUND ENCLOSING THE BULK OF THE MARCOM PROPERTY. THIS PROPERTY IS ENCLOSED WITHIN FENCES USED AND MAINTAINED BY ROY A. BUTLER AS A PART OF THE FIRST TRACT CALLED 239 ACRES AND THE SECOND TRACT CALLED 199 ACRES IN A DEED TO ROY A. BUTLER, ET AL., OF RECORD IN VOL. 523, PG. 76, D/R. EXAMINATION OF THE SAID ROY BUTLER DEED AND DEEDS OF PRIOR OWNERS OF THE MARCOM TRACT INDICATE A PROBABLE VACANCY EXISTING BETWEEN THE BOUNDARIES OF THE BUTLER TRACT AS DESCRIBED IN HIS DEED AND BETWEEN THE BOUNDARIES OF THE MARCOM PROPERTY AS DESCRIBED IN OLDER DESCRIPTIONS FOR THE MARCOM PROPERTY WHICH ARE FOUND IN A DEED TO F. M. VAUGHAN IN VOL. 537, PG. 81, AND IN A DEED TO L. T. MCFARLAND IN VOL. 162, PG. 436, D/R. THE CONCLUSION THAT THERE IS A PROBABLE VACANCY IN THE AREA THAT INCLUDES THE APPROXIMATE NORTH ONE HALF OF THIS TRACT IS BASED UPON RECONSTRUCTING THE BOUNDARIES FROM THE NORTHWEST CORNER OF THE PRIOR DEEDS FOR THE PARENT TRACTS OF THE PORTION OF THE PROPERTY NOW OWNED BY MARCOM. IT IS NOTED THAT THERE ARE EXISTING APPROXIMATIONS, DISCREPANCIES AND ANOMALIES BETWEEN THE RECORD DESCRIPTIONS FOUND IN THE DEEDS TO MCFARLAND AND VAUGHAN WHICH INCREASE THE DIFFICULTY IN CONCLUSIVELY PLACING THE BOUNDARIES OF THOSE TRACTS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northwest corner of the 93.02 acre tract conveyed to M. R. Marcom as described in Vol. 1119, Pg. 783. This point being in the approximate center of the channel of the San Gabriel River, on or near the East line of the S. Thornton Survey and the West line of the R. West Survey. Also being the Southwest corner of the Second Tract conveyed to Butler as referenced above. According to record data the Northeast corner of the First Tract is located at the intersection of the East line of the Thornton Survey and the South bank of the river;

THENCE with the North line described for the 93.02 acre tract by a survey made by Don Bizzell as recorded in the Marcom deed, downstream with the approximate centerline of the channel of the San Gabriel River, S 89 deg. 08 min. 30 sec. E 310 feet, more or less to the intersection of two fence lines extended (per survey of fences existing in 1971 made by W. F. Forest, R.P.S. No. 101);

THENCE S 57 deg. 38 min. W, join and follow an old fence line, continuing in all 163.6 feet to a bend in the fence;

THENCE continuing along or near the old fence existing on the West side of a ravine, as Surveyed by W. F. Forest in 1971, S 27 deg. 50 min. W 54.5 feet, S 03 deg. 34 min. W 196.9 feet, and S 06 deg. 40 min. E 77.4 feet;

THENCE S 18 deg. 23 min. 40 sec. E 52.35 feet, more or less, to intersect the West line of the said 93.02 acre tract;

THENCE with the West line of the M. R. Marcom tract. as surveyed by Don Bizzell, N 19 deg. W about 490.19 feet, more or less to the POINT OF BEGINNING.

$$294.85 + 1.38 = 296.23$$

EXHIBIT "J"

294.85 ACRES OF LAND, OF WHICH 129.66 ACRES MORE OR LESS BEING A PORTION OF A 169 ACRE TRACT OUT OF THE RICHARD WEST LEAGUE, ABSTRACT #643, AS DESCRIBED IN A DEED FROM TAYLOR SMITH TO JOHN CONNER AS RECORDED IN VOL. 4, PAGE 168, WILLIAMSON COUNTY DEED RECORDS, AND 12.29 ACRES MORE OR LESS BEING A PORTION OF A 50 ACRE TRACT MORE OR LESS OUT OF THE EDMUND S. BROOKS SURVEY ABSTRACT #81, AS DESCRIBED IN A DEED FROM TAYLOR SMITH TO JOHN F. CONNER AS RECORDED IN VOL. 4, PAGE 55, WILLIAMSON COUNTY DEED RECORDS, SAID TRACTS BEING DESCRIBED AS A 219 ACRE TRACT IN A DEED FROM J. H. VAUGHAN AND WIFE, JOANNA VAUGHAN TO WADE D. BARRINGTON AS RECORDED IN VOLUME 182, PAGE 413, WILLIAMS COUNTY DEED RECORDS, AND 152.90 ACRES MORE OR LESS BEING A PORTION OF A 190 ACRE TRACT OUT OF THE STEPHEN THORNTON SURVEY, ABSTRACT #611, AS DESCRIBED IN A DEED FROM LOUISA WALKER, A FEME SOLE, TO J. G. POTTS AS RECORDED IN VOLUME 76, PAGE 227, WILLIAMSON COUNTY DEED RECORDS, SAID 190 ACRES MORE OR LESS BEING ALSO DESCRIBED IN A DEED FROM A. P. KAUFFMAN AND WIFE, LILLIE KAUFFMAN, TO W. D. BARRINGTON AS RECORDED IN VOL. 197, PAGE 405, WILLIAMSON COUNTY DEED RECORDS, ALL IN WILLIAMSON COUNTY, TEXAS, AS SURVEYED FOR A. L. MCROBERTS, O. R. OLIVER AND W. D. BARRINGTON BY THE METCALFE ENGINEERING COMPANY, 1710 EVA STREET, AUSTIN, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake at corner of fence for the northwest corner of a 190 acre tract, a portion of the Stephen Thornton Survey, Abstract #611, in Williamson County, Texas, as described in a deed from Louisa Walker, a feme sole, to J. G. Potts as recorded in Vol. 76, Page 227, Williamson County Deed Records, said 190 acres more or less being also described in a deed from A. P. Kauffman and wife, Lillie Kauffman, to W. D. Barrington as recorded in Vol. 197, Page 405, Williamson County Deed Records, said beginning iron stake at corner of fence being also the northeast corner of a 350 acre tract, a portion of the Stephen Thornton Survey, Abstract #611, in Williamson County, Texas, as described in a deed from Louisa Walker, a feme sole, to G. W. Wheeler as recorded in Vol. 76, Page 67, Williamson County Deed Records, said iron stake at corner of fence being also the southwest corner of a 169 acre tract out of the Richard West League, Abstract #643, in Williamson County, Texas, as described in a deed from Taylor Smith to John Conner as recorded in Vol. 4, Page 168, Williamson County Deed Records, and being also the most westerly southwest corner of a 219 acre tract out of the Richard West League, Abstract #643, and the Edmund S. Brooks Survey, Abstract #81, in Williamson County, Texas, as described in a deed from J. H. Vaughan and wife, Joanna Vaughan, to Wade D. Barrington as recorded in Vol. 182, Page 413, Williamson County Deed Records, said iron stake at corner of fence being also the most westerly southwest corner of the Richard West League, Abstract #643, and an ell corner of the Stephen Thornton Survey, Abstract #611, in Williamson County, Texas, as fenced and used upon the ground;

THENCE with the west line of the said W. D. Barrington 190 acre tract more or less and the east line of the said G. W. Wheeler 350 acre tract, as fenced and used upon the ground, courses numbered 1-7 inclusive, as follows:

- (1) S 17 deg. 53' E 185.20 feet to an iron stake;
- (2) S 18 deg. 57' E 635.05 feet to an iron stake;
- (3) S 19 deg. 41' E 284.66 feet to an iron stake;
- (4) S 19 deg. 50' E 312.47 feet to an iron stake near corner of fence;

- (5) S 19 deg. 21' E 86.02 feet to an iron stake near corner of fence;
- (6) S 19 deg. 17' E 740.42 feet to an iron stake near corner of fence;
- (7) S 19 deg. 09' E 679.41 feet to an iron stake in the north right-of-way line of R. M. Highway #1869, said iron stake being at the northwest corner of an 0.016 acre tract, designated as First Tract, a portion of the said 190 acre tract, as described in a deed from W. D. Barrington and wife, Emma M. Barrington to State of Texas as recorded in Vol. 420, Page 212, Williamson County Deed Records, and from which iron stake a concrete highway marker bears S 71 deg. 41' W 189.62 feet;
- (8) THENCE with the north line of R. M. Highway #1869 N 71 deg. 41' E 78.00 feet to an iron stake at the intersection of the center line of the Old County Road and being also a northwest line of a 33.88 acre tract, a portion of the said 190 acre tract, as described in a deed from W. D. Barrington and wife, Emma Barrington, to J.C. Keeler as recorded in Vol. 197, Page 406, Williamson County Deed Records;

THENCE with the center line of the said old County Road and being also a northwest line and a north line of the said J. C. Keeler 33.88 acre tract, courses numbered 9-11 inclusive, as follows:

- (9) N 60 deg. 24' E 993.22 feet to an iron stake;
- (10) N 89 deg. 20' E 411.87 feet to an iron stake;
- (11) N 83 deg. 20' E 188.50 feet to an iron stake at the intersection of a west line of R. M. Highway #1869 and in the west line of a 0.240 acre tract, designated as Second Tract, a portion of the said 190 acre tract, as described in a deed from W. D. Barrington and wife, Emma M. Barrington, to State of Texas as recorded in Vol. 420, Page 212. Williamson County Deed Records;
- (12) THENCE with a west right-of-way line of R. M. Highway #1869 and the west line of the said 0.240 acre tract designated as Second Tract N 11 deg. 41' E 32.24 feet to a concrete highway marker;
- (13) THENCE N 71. deg. 41' E 230.7 feet to a concrete highway marker at the northeast corner of the said 0.240 acre tract designated as Second Tract;
- (14) THENCE with a northeast line of the said 0.240 acre tract designated as Second Tract, S 48 deg. 13' E 26.57 feet to an iron stake at the intersection of the center line of said old County Road and being also a northwest line of the said J.C. Keeler 33.88 acre tract;
- (15) THENCE with the center line of said old County Road, being also a northwest line of the said J. C. Keeler 33.88 acre tract, N 48 deg. 21' E 435.29 feet to an iron stake;
- (16) THENCE N 17 deg. 53' W at 1.8.9 feet passing an iron stake near corner of fence for the southwest corner of a 1.53 acre tract, designated as Tract No. One, a portion of the said W. D. Barrington 190 acre tract, as described in a deed from W. D. Barrington and wife, Emma V. Barrington, to Carl N. Nix and wife, Marguerite O. Nix, as recorded in Vol. 479, Page 232, Williamson County Deed Records; in all 1349.89 feet to an iron stake at the northwest corner of the said Carl N. Nix 1.53 acre tract;
- (17) THENCE with the north line of the said Carl N. Nix 1.53 acre tract N 72 deg. 07' E 49.03 feet to an iron stake in the east line of the said W. D. Barrington 190 acre tract, being also an east line of the

Stephen Thornton Survey, Abstract #611, and the west line of the Edmund S. Brooks Survey, Abstract #81, in Williamson County, Texas, and being also the most southerly west line of a 219 acre tract as described in a deed from J. H. Vaughan and wife, Joanna Vaughan, to Wade D. Barrington as recorded in Volume 182, Page 413, Williamson County Deed Records, said iron stake being also in the west line of a 66.56 acre tract, designated as Tract No. Two, and being a portion of the Edward S. Brooks Survey, Abstract #81, and the Richard West League, Abstract No. 643, in Williamson County, Texas, and being a portion of the said Wade D. Barrington 216 acre tract, as described in a deed from W. D. Barrington and wife, Emma V. Barrington to Carl N. Nix and wife, Marguerite O. Nix as recorded in Vol. 479, Page 232, Williamson County Deed Records, and from which iron stake the most southerly southwest corner of a 50 acre tract, a portion of the Edmund S. Brooks Survey, Abstract #81, as described in a deed from Taylor Smith to John F. Conner as recorded in Vol. 4, Page 55, Williamson County Deed Records, being also the most southerly southwest corner of the said W. D. Barrington 219 acre tract and the southwest corner of the said Carl N. Nix 66.56 acre tract, bears S 18 deg. 20' E 50.0 feet;

- (18) THENCE with the east line of the said W. D. Barrington 190 acre tract, being also the east line of the Stephen Thornton Survey and the most southerly west line of the said W. D. Barrington 219 acre tract and the west line of the Edmund S. Brooks Survey and the west line of the Carl N. Nix 66.56 acre tract as fenced and used upon the ground, N 18 deg. 20' W 445.40 feet to an iron stake at corner of fence for a corner of the said Carl N. Nix 66.56 acre tract;

THENCE with a northwest line of the said Carl N. Nix 66.56 acre tract as fenced and used upon the ground, courses numbered 19-22 inclusive, as follows:

- (19) N 33 deg. 29' E 978.67 feet to an iron stake at corner of field fence;
- (20) N 24 deg. 32' E 441.56 feet to an iron stake;
- (21) N 49 deg. 01' E at about 60 feet more or less crossing the north line of the Edmund S. Brooks Survey and a south line of the Richard West League, in all 85.67 feet to an iron stake;
- (22) N 24 deg. 47' E at 271.54 feet passing an iron stake at corner of field fence, at 371.54 feet passing an iron stake on the south bank of the South San Gabriel River, at 411.79 feet passing the most northerly corner of the said Carl N. Nix 66.56 acre tract, in all 426.68 feet to a car axle in the bed of the center of the channel of the South San Gabriel River;

THENCE up the center of the channel of the South San Gabriel River, courses numbered 23-32 inclusive, as follows:

- (23) S 79 deg. 09' W 350.78 feet to a point;
- (24) N 83 deg. 11' W 222.61 feet to a point;
- (25) N 52 deg. 11' W 123.44 feet to a point;
- (26) N 43 deg. 53' W 150.06 feet to a point;
- (27) N 29 deg. 29' W 235.08 feet to a point;
- (28) N 17 deg. 08' W 232.50 feet to a point;

- (29) N 13 deg. 32' W 130.83 feet to a point;
- (30) N 11 deg. 21' W 123.88 feet to a point;
- (31) N 36 deg. 53' feet E 64.44 feet to an iron stake;
- (32) N 29 deg. 30' W 269.75 feet to an iron stake for the northeast corner of the said John Conner 169 acre tract and the northeast corner of the said W. D. Barrington 219 acre tract;

THENCE with the north line of the said W. D. Barrington 219 acre tract, being the average of an old fence and the remains of an old rock fence, courses numbered 33-36 inclusive, as follows:

- (33) S 69 deg. 03' W at 57.6 feet passing an iron stake on the west high bank of the South San Gabriel River, in all 167.06 feet to an iron stake at the southwest corner of a railroad tie fence post;
- (34) S 71 deg. 36' W 1657.00 feet to a nail in the east face of a 16" Cedar;
- (35) S 70 deg. 54' W 739.86 feet to an iron stake at corner of field fence;
- (36) S 70 deg. 44' W 564.32 feet to an iron stake near corner of fence for the northwest corner of the said W. D. Barrington 219 acre tract, being also the northwest corner of the said John Conner 169 acre tract, in the west line of the Richard West League and in an east line of the Stephen Thornton Survey, as fenced and used upon the ground;

THENCE with the west line of the said 169 acre tract and the west line of the said W. D. Barrington 219 acre tract and being also the west line of the said Richard West League and an east line of the Stephen Thornton Survey as fenced and used upon the ground, courses numbered 37-39 inclusive, as follows:

- (37) S 17 deg. 10' E 537.11 feet to an iron stake at corner of fence;
- (38) S. 19 deg. 11' E 537.55 feet to a post;
- (39) S 18 deg. 02' E 648.94 feet to the place of BEGINNING, containing 294.85 acres of land.

AND

A 1.38-ACRE PORTION OF LAND CALLED TRACT TWO IN IN THE DEED RECORDED IN VOLUME 605, PAGE 426, DEED RECORDS, WILLIAMSON COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning it an iron pin found at the N E corner of the 33.88 acre tract and at the S E corner of a 1.53 acre tract described in a deed to Carl Nix of record in Vol. 479, Page 232, Deed Records. Said point is in the centerline of an abandoned County Road and on the East line of the Stephen Thornton Survey as fenced and used upon the ground;.

THENCE S 17° 55' E 232.6 feet to an iron pipe in the North R O W of RM 1869;

THENCE with the R O W S 71° 41' W 427 feet to a concrete R O W marker at a widening of the R O W;

THENCE. N 48° 19' W 42.63 feet to an iron pipe found in the R O W and on the centerline of an abandoned road;

THENCE with the centerline of the abandoned road N 48° 11' E at 435.7 feet pass an iron pipe at the S E corner of a tract described in a deed to Horace Cromer of record in Vol. 554, Page 440, in all 490.65 feet to the POINT OF BEGINNING, containing in all 1.38 acres.

EXHIBIT "K"

BEING 0.91 OF AN ACRE OF LAND, OUT OF THE E. S. BROOKS SURVEY, ABSTRACT NUMBER 81 & THE STEPHEN THORNTON SURVEY, ABSTRACT NUMBER 611, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN CURRY 2.97 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 1720, PAGE 726, DEED RECORDS, WILLIAMSON COUNTY, SAID 0.91 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the northerly right-of-way line of F M 1869, at the southeast corner of the Lindley 8.06 acre tract described by instrument recorded in Volume 615, Page 916, Deed Records, Williamson County, at the southwest corner of said Curry tract, for the southwest corner hereof;

THENCE along the common line of said Lindley and said Curry tracts, North 49 degrees 15 minutes 49 seconds West, 42.74 feet to a 60D nail found, for the northwest corner hereof and North 47 degrees 17 minutes 32 seconds East, 345.00 feet to an iron rod set, for the northeast corner hereof;

THENCE South 42 degrees 32 minutes 52 second East, through said Curry tract, 189.35 feet to an iron rod set in the northerly right-of-way line of F M 1869, in the southerly line of said Curry tract, for the southeast corner hereof;

THENCE South 70 degrees 41 minutes 00 seconds West, along said right-of-way line and the southerly line of said Curry tract, 370.00 feet to the POINT OF BEGINNING and containing 0.91 of an acre of land, more or less.

EXHIBIT "L"

BEING 49.994 ACRES OF LAND SITUATED IN THE STEPHEN THORNTON SURVEY, ABSTRACT NO. 611 IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN DOCUMENT NO. 2009069788 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 10 ACRE TRACT RECORDED IN DOCUMENT NO. 2001093539, BEING ALSO ON THE NORTH RIGHT-OF-WAY OF RR 1869, FROM WHICH A CONCRETE HIGHWAY MONUMENT FOUND BEARS S 69° 36' 49" W 137.73 FEET, SAID IRON ROD ALSO BEING THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH SAID RIGHT-OF-WAY OF RR 1869 S 69 DEG 29 MIN 36 SEC W 439.84 FEET TO AN IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT N 21 DEG 22 MIN 48 SEC W 2989.51 FEET TO AN IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 68 DEG 30 MIN 57 SEC E 303.96 FEET TO THE DISTURBED REMNANTS OF A FALLEN TREE, FROM WHICH A GAME FENCE ANGLE CORNER POST BEARS N 68 DEG 10 MIN 52 SEC E 11.28 FEET;

THENCE N 76 DEG 32 MIN 58 SEC E 581.44 FEET TO AN OLD FENCE POST SAWN OFF AT GROUND LEVEL, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 21 DEG 22 MIN 40 SEC E 1929.48 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID 10 ACRE TRACT, FOR THE EASTMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 68 DEG 34 MIN 43 SEC W 439.77 FEET TO AN IRON ROD FOUND, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 21 DEG 22 MIN 07 SEC E 986.75 FEET TO THE POINT OF BEGINNING, CONTAINING 49.994 ACRES OF LAND, MORE OR LESS.

EXHIBIT "M"

BEING 227.039 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, PART OF THE STEPHEN THORNTON SURVEY, ABSTRACT NO. 611, AND BEING THE SAME TRACT DESCRIBED AS 207.129 ACRES IN A DEED TO RICHARD E. HARRIS RECORDED IN VOLUME 1147, PAGE 759, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THE SAME TRACT DESCRIBED AS A 20.00 ACRES IN A DEED TO SUSAN R. HARRIS RECORDED IN VOLUME 1146, PAGE 799, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the north right of way line of F. M. 1869 being the southwest corner of the Joseph T. DeFrancisco 50.0 acre tract recorded in Volume 737, Page 269 and the southeast corner of the 207.129 acre tract, for the southeast corner of this.

THENCE with the north right of way line of F. M. 1869 as follows:

S. 71 deg. 43' 05" W., 138.03 feet (S. 71 deg. 32' 47" W., 137.94 feet) to a concrete highway monument found, being the beginning of a curve to the left, with said curve 543.85 feet, Long Chord S. 64 deg. 51' 37" W., 542.62 feet, Radius 2331.83 feet (543.85 feet, Long Chord S. 64 deg. 50' 20" W., 542.62 feet, Radius 2331.83 feet) to a concrete highway monument found,

S. 58 deg. 12' 17" W., 459.83 feet passing a ½" iron rod found and an additional 595.47 feet for a total distance of 1055.30 feet (S. 58 deg. 11' W., 1055.41 feet) to a concrete highway monument found, being the beginning of a curve to the left, with said curve 482.52 feet Long Chord S. 53 deg. 29' 00" W., 481.96 feet, Radius 2904.79 feet (482.80 feet, Long Chord S. 53 deg. 26' 20" W., 482.26 feet, Radius 2904.79 feet) to a concrete highway monument found,

S. 48 deg. 34' 07" W., 383.78 feet (S. 48 deg. 37' 20" W., 383.67 feet) to a concrete highway monument found, being the beginning of a curve to the right, with said curve 418.14 feet Long Chord S. 57 deg. 33' 02" W., 416.57 feet, Radius 1392.39 feet (Long Chord S. 57 deg. 27' 10" W., 417.07 feet, Radius 1392.39 feet) to a 3" metal fence post found being the southeast corner of the Roy A. Butler 599.49 acre tract recorded in Volume 1757, Page 927 and the southwest corner of the Harris 207.129 acre tract, for the southwest corner of this.

THENCE with east line of the Butler 599.49 acre tract as follows:

N. 18 deg. 09' 40" W., 3469.74 feet (N. 18 deg. 09' 40" W., 3469.81 feet - Base Bearing) to a #60 spike found and N. 16 deg. 29' 26" W., 249.26 feet (N. 16 deg. 37' W., 248.30 feet) to a 3" metal fence post found being the southwest corner of the Roy A. Butler 740.10 acre tract recorded in Volume 1904, Page 255 and the northwest corner of the Harris 207.129 acre tract, for the southwest corner of this.

THENCE with the south line of the Butler 740.10 acre tract as follows:

N. 50 deg. 54' 33" E., 1552.19 feet passing a 3" metal fence post found and continuing an additional 26.71 feet for a total distance of 1578.90 feet (N. 50 deg. 48' 10" E., 1580.33 feet) to a #60 spike found in a dead oak,

S. 19 deg. 14' 58" E., 54.04 feet passing a 3" metal fence post found and continuing an additional 549.01 feet for a total distance of 603.05 feet (S. 19 deg. 16' 10" E., 605.17 feet) to a 3" metal fence post found,

N. 69 deg. 26' 12" E., 567.68 feet (N. 69 deg. 23' 40" E., 559.47 feet) to a 3" metal fence post found,

N. 72 deg. 45' 39" E., 253.55 feet (N. 72 deg. 51' 40" E., 251.19 feet) to a 3" metal fence post found, and

N. 70 deg. 39' 14" E., 541.06 feet (N. 70 deg. 32' 55" E) to a ½" iron rod found being the northwest corner of the DeFrancisco tract and the northeast corner of the Harris 207.129 acre tract, for the northeast corner of this.

THENCE S. 19 deg. 19' 34" E., 2990.31 feet (S. 19 deg. 20' 36" E., 2989.57 feet) to the place of beginning containing 227.039 acres of land, according to my Survey and my Calculations.

The bearings of this Legal Description are based on the west line of the tract described as 207.129 acres in a Deed to Richard E. Harris recorded in Volume 1147, Page 759, Official Records of Williamson County, Texas.

EXHIBIT "N"

BEING 98.03 ACRES OF LAND SITUATED IN THE A. LEFEBRE SURVEY, ABSTRACT NO. 398, IN WILLIAMSON COUNTY, TEXAS; PART OF 108 ACRES WHICH IS DESCRIBED IN A DEED TO GABRIEL PINA & SUSIE C. PINA (INCLUDING ALL OF THE 52 ACRES TRACT 2, AND PART OF THE 56 ACRES TRACT 1), OF RECORD IN VOL. 910, PG. 461, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

This tract was surveyed on the ground in June of 2015 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey, is the State Plane Coordinate System, Texas Central Zone Western Data VRS Network.

BEGINNING at an iron pin which was found in the North line of Ranch Road 1869, at the Southeast corner of Tract One of Gabriel and Susie Pina. This corner exists at the Southwest corner of the property of the Liberty Hill Land Partnership, Ltd. (640 ac. Doc. 20060799904);

THENCE with the North line of Ranch Road 1869, S 78° 58' 14" W 947.01 feet to an iron pin which was set for the lower Southeast corner of a 10.00 acre tract;

THENCE with the East boundary of the said 10.00 acres, setting iron pins at bends in the fence as follows; N 21° 16' 10" W 624.17 feet; N 14° 58' 25" E 172.11 feet; and N 18° 07' 04" E 128.77 feet; departing the fence and continuing with the East boundary of the 10.00 acres; setting iron pins as follows; N 13° 40' 06" E 266.82 feet; and N 21° 22' 44" W 591.79 feet to the Northeast corner of the 10.00 acres;

THENCE with the North boundary of the 10.00 acres, S 68° 37' 1.6" W 732.69 feet to an iron pin which was set in the West boundary of the Pina 56 acre Tract 1 at the Northwest corner of the 10 acres;

THENCE along or near the existing fence, with the West line of Pina and the East boundary of the property of Travis and Carol Shelton (10.10 ac. Doc. 2012923335);

N 21° 04' 27" W 368.41 feet to a nail which was set in top of a fence post in the East boundary of the property of Darvin and Shiela Willhoite (10.10 ac. Doc. 2012058065); continuing with the common boundary of Pina and Willhoite;

N 21° 04' 27" W 210.94 feet to an iron pin found on the East side of the fence at the common West corner of the two Pina tracts; and

N 21° 02' 50" W passing the property corners in the East line of the property of Chad M. Gilley (Ex. A, 20.193 ac. Doc. 2012008374), continuing with the common line between Pina and William Allen Jackson (20.30 ac, Doc. 2014082867), continuing in all 1534.18 feet to an iron pin which was set in the South boundary of Lot 10, Block P, of Durham Park Sec. 3 (Cabinet C, Slide 95, Plat Records). This corner exists North of the fence corner;

THENCE with the South boundary of said Lot 10 and the North boundary of the Pina Tract 2, N 68° 34' 55" E 1371.81 feet to an iron pin which was found at the remains of a fence corner post;

THENCE with the East line of the property of Gabriel and Susie Pina, and the West boundary of the property of the Liberty Hill Land Partnership, Ltd. (640 ac. Doc. 20060799904);

S 20° 43' 35" E 1048.87 feet to a mag spike set in the East base of a 16 inch Elm that exists in the fence line; S 20° 34' 08" E 734.09 feet to an iron pin which was found at the common East corner of the two Pina tracts (2' Westerly from an 8' tall game fence);

S 20° 34' 08" E 552.91 feet to 20 iron pin which was found (2' Westerly from an 8' tall game fence); and

S 20° 28' 34" E 1621.49 feet to the POINT OF BEGINNING.

EXHIBIT "O"

BEING A PORTION OF LOT 3, BLOCK D, OF DURHAM PARK SECTION FOUR, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDES 97-99, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, CONSISTING OF AN APPROXIMATE 5.02 ACRE TRACT OF LAND, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO NAUMANN DEVELOPMENT CORPORATION, BEING LOT 3B, BLOCK D, CALLED 5.01 ACRES, AS RECORDED IN VOLUME 902, PAGE 21 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SURVEYED ON THE GROUND IN THE MONTH OF DECEMBER, 1989, UNDER THE SUPERVISION OF DON H. BIZZELL, REGISTERED PUBLIC SURVEYOR, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the Southeast corner of the above referenced Lot 3B, being also the Southeast corner of Lot 3, Block D, Durham Park Section Four, for the Southeast corner hereof;

THENCE, along the North line of North San Gabriel Loop and the South line of the said Lot 3, S 70° 30' W, 240.57 feet to an iron pin set at the beginning of a curve to the right, and along said curve, having a radius of 950.00 feet, a cord bearing and distance of S 76° 54' W, 66.12 feet, for an arc distance of 66.13 feet to an iron pin found at the Southwest corner of said Lot 3B and the Southeast corner of a 5.00 acre tract described in a Contract of Sale & Purchase between the Veterans Land Board at Texas and Claud Carol Pinson of record in Volume 641, Page 176 of the Deed Records of Williamson County, Texas, for the Southwest corner hereof;

THENCE, along the West line of the said Lot 3B, N 12° 56' W, 767.91 feet to an iron pin found at the Northwest corner of said Lot 3B and the Northeast corner of the said Pinson 5.00 acre tract, for the Northwest corner hereof;

THENCE, along the North line of said Lot 3B, being also a North line of Durham Park Section Four, N 70° 34' E. 261.11 feet, to the Northeast corner of said Lot 3B, for the Northeast corner hereof;

THENCE, along the East line of said Lot 3B, being also the East line of the previously mentioned Lot 3, S 16° 20' E, 771.11 feet to the Place of BEGINNING and containing 5.02 acres of land. Being the same property conveyed to Roy Butler by Warranty Deed from Raymond O. Horn and wife, Susie Horn, and Richard D. Horn and wife, Jeffra L. Horn, dated April 13, 1990.

EXHIBIT "P"

TRACTS 1 AND 2, DURHAM PARK SUBDIVISION SECTION NO. 5, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET C, SLIDE 134, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING a tract of land containing 49.49 acres, more or less, comprised of two (2) tracts known as 26.68 acre Tract 1, but found to contain 26.52 acres by re-calculation 22.95 acre Tract 2, but found to contain 22.97 acres by re-calculation, of Section No. 5 of the Durham Park Subdivision of record in Cabinet C-134 of the Map Records of Williamson County, Texas. Said 49.49 acres being now described hereof by metes and bounds, to-wit:

BEGINNING at an iron rod found for the northeasterly corner of said Tract No. 2, the northwesterly corner of Tract No. 3 of said Subdivision and the northeasterly corner hereof;

THENCE S 19° 16' E along the common boundary of tracts 2 and 3 of said subdivision, at 767.57 pass an iron rod in the northwesterly boundary of a 50 foot roadway easement, at 792.57 feet in all, an iron rod for the common corner of Tracts 2, 3, 4 and 5 of said subdivision and the southeasterly corner hereof;

THENCE S 70° 30' W along the centerline of said 50 foot roadway easement, at 1265.30 feet pass an iron rod for the common corner of Tracts 1, 2, 5, and 6 of said subdivision, at 2738.94 feet in all, a point for the common corner of Tracts 1 and 6 for the southwesterly corner hereof;

THENCE N 19° 30' W at 25.0 feet an iron rod in the northwesterly boundary of said 50 foot roadway, also being the southeasterly corner of Lot 3 Block 'D' of the Durham Park Subdivision, of record in Cabinet C-98 of said Map Records, and being a westerly corner hereof;

THENCE N 16° 20' W along the common boundary of said Lot 3 Block 'D' and this tract hereof, at 768.74 feet an iron rod found for the northeasterly corner of said Lot 3 Block 'D' and the northwesterly corner of Tract No. 1 and this tract hereof;

THENCE N 70° 30' E along the northwesterly boundary of said subdivision at 1440.0 feet pass an iron rod for the northwesterly corner of Tract No. 2 and the northeasterly corner of Tract No. 1, at 2700.0 feet in all, the place of beginning, along with and subject to said roadway easement as shown per plat;

Being the same property conveyed to Roy A. Butler by Warranty Deed with Vendor's Lien from Naumann Development Corporation, dated August 24, 1984, recorded at Vol. 1075, Page 738, Official Records of Williamson County, Texas.

EXHIBIT "Q"

BEING 3.56 ACRES OF LAND OUT OF THE STEPHEN THORNTON SURVEY ABST. #611 IN WILLIAMSON COUNTY, TEXAS, AND A PART OF A 33.88 ACRE TRACT DESCRIBED IN A DEED TO NEAL C. FOUST, SR., OF RECORD IN VOL. 417, PAGE 186, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SURVEYED ON THE GROUND BY W. F. FOREST IN JANUARY OF 1975, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found in the North R O W of RM 1869, N 60 deg. 27' E 79.3 feet from the original NW corner of the 33.88 acre tract, the SW corner of the Horace Cromer tract described in a deed of record in Vol. 554, Page 440, Deed Records, bears S 71 deg. 41' W 77.95 feet, said point is in the centerline of an old County Road which is now closed;

THENCE with the centerline of the abandoned road and following a fence line N 60 deg. 27' E 993.0 feet to an iron pipe, N 89 deg. 08' E 411.22 feet to an iron pipe and N 83 deg. 20' E 188.55 feet to an iron pipe in the North R O W of RM 1869;

THENCE S 11 deg. 41' W 38.04 feet to a concrete R O W marker where the R O W widens;

THENCE with the North R O W S 71 deg. 41' W at 200 feet pass a R O W marker, in all 1532.4 feet to the POINT OF BEGINNING, containing in all 3.56 acres of land.

Being the same property retained by Roy A. Butler in Warranty Deed to Horace E. Cromer dated July 24, 1975, recorded at Vol. 617, Page 524, Official Records of Williamson County, Texas.

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

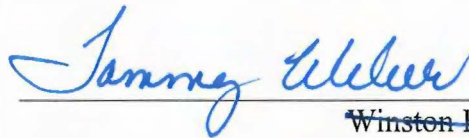
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RIVER RANCH MUNICIPAL UTILITY DISTRICT NO. 1

§

I, the undersigned, Secretary of the Board of Directors of River Ranch Municipal Utility District No. 1 , certify that the attached and foregoing is a true and correct copy of the Order Declaring Results and Canvassing Confirmation, Directors 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 11th day of May,
2026.



~~Winston Krause~~, Secretary

[DISTRICT SEAL]

