

STATE OF TEXAS  
COUNTY OF HAYS

§  
§  
§

---

**PETITION REQUESTING CONSENT OF CITY OF DRIPPING SPRINGS TO  
DRIFTWOOD CONSERVATION DISTRICT ANNEXING CERTAIN  
PROPERTY INTO THE DISTRICT**

---

To the City of Dripping Springs:

The undersigned Petitioners (the “Petitioners”), being the persons who hold title to land which represents a majority in value of the land, as indicated by the tax rolls of Hays County, Texas, hereinafter described by metes & bounds, and acting pursuant, among other provisions, to the provisions of Chapters 49 and 54 of the Texas Water Code, hereby petition the City of Dripping Springs (the “City”) to consent to the annexation of certain property into the Driftwood Conservation District as described herein:

**I. Requested Action**

Petitioners request that the City consent to the annexation of the approximately 6.288 acres of land within the extraterritorial jurisdiction of the City of Dripping Springs, Texas into Driftwood Conservation District.

Driftwood Conservation District (the “District”) is a district duly created by the Texas Legislature, HB 4301, Acts of the 85<sup>th</sup> Legislature, Regular Session, 2017 and codified a Subtitle F, Title 6, Special District Local Laws Code and the District operates under the authority of Chapters 49 and 54 of the Texas Water Code as well as Chapter 375 of the Texas Local Government Code and amended by SB 2183 in the 87<sup>th</sup> Legislative Session and HB 5672 in the 89<sup>th</sup> Legislative Session.

**II. Description of Land to be Included**

The District contains an area of approximately 828.23 acres of land, situated wholly within Hays County, Texas. The property to be included is a total of approximately 12.169 acres. Approximately 6.288 acres are generally described by metes and bounds in **Exhibit A**, (the “Property”) and approximately 5.881 acres are generally described by metes and bounds in **Exhibit B**. All the property to be annexed is shown on the maps attached as **Exhibit B** and Affidavits of Ownership shown on **Exhibit C**. The Property is at least partially within the extraterritorial jurisdiction of the City of Dripping Springs, Texas. Petitioners formally request the City’s consent to the annexation of the property into the District pursuant to Section 54.016 of the Texas Water Code and Section 42.042 of the Texas Local Government Code.

#### **IV. Ownership of Land to be Included**

The Petitioners hold fee simple title to Property within the proposed District, and are the owners of more than fifty percent (50%) in value of the land therein as shown on the tax rolls of Hays County, Texas.

The Petitioners certify and agree that:

- (1) there are no persons residing on the Property, other than certain of the Petitioners, to be included in the District.

WHEREFORE, Petitioners request that this Petition for Consent be properly considered and granted.

***SIGNATURE PAGES FOLLOW***

Executed as of the 4<sup>th</sup> day of February, 2026.

L INVESTMENTS LP

By: [Signature]

Name: Kevin Lange

Title: Manager

THE STATE OF Texas §

COUNTY OF Williamson §

This instrument was acknowledged before me on the 4<sup>th</sup> day of February, 2026, by Kevin Lange, Manager of L Investments LP, a Texas Partnership, on behalf of said Company.

[Signature]

Notary Public, State of Texas

My commission expires: 2.14.28

(SEAL)



Executed as of the 4<sup>th</sup> day of February, 2026.

JPD DRIFTWOOD HOLDINGS LLC

By: Nancy Hayes

Name: Nancy Hayes

Title: President

THE STATE OF Texas §

COUNTY OF Williamson §

This instrument was acknowledged before me on the 4<sup>th</sup> day of February, 2026, by Nancy Hayes, President of JPD Driftwood Holdings, a Texas LLC, on behalf of said Company.

[Signature]

Notary Public, State of Texas

My commission expires: 2-14-2028

(SEAL)



**EXHIBIT A**

LEGAL DESCRIPTION

BEING a 6.288 acre tract of land situated in the Freelove Woody Survey, Abstract No. 20, Hays County, Texas, being all of Lot 6, Block A of the Final Plat of Downstream Subdivision as shown on a plat in Volume 15, Pages 347-348 of the Plat Public Records of Hays County, Texas, and being all of Lot 6, Downstream Subdivision as described in that General Warranty Deed to PALS DL VENTURES, LLC in Document No. 23031050 of the Official Public Records of Hays County, Texas; said 6.288 acre tract of land being more particularly described as follows, with bearing based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING:** at a 1/2-inch iron rod with cap stamped found on the southern line of Lot 1 – 8.0259 acres as shown on a Plat of Driftwood 967, Phase Two Minor Plat in Document No. 19003292 of the Plat Records of Hays County, Texas and being the same tract of land as described in Exhibit "A" of a No Warranty Deed to Driftwood Golf Club Development, Inc. in Document No. 21036047 of the Official Public Records of Hays County, Texas, for the northeastern corner of said Lot 6, the northwestern corner of Lot 5 of the said Final Plat Downstream Subdivision, for the northeastern corner of this herein described tract;

**THENCE:** South 00°48'14" East a distance of 626.23 feet along the eastern line of said Lot 6, the western line of said Lot 5 to a 1/2-inch iron rod with cap stamped "Harris Grant" found on the northeastern right of way line of Farm to Market Road 967 (80' R.O.W.), for the southeastern corner of said Lot 6, the southwestern corner of said Lot 5, for the southeastern corner of this herein described tract;

**THENCE:** North 49°38'18" West a distance of 332.98 feet along the southwestern line of said Lot 6, the northeastern line of said Farm to Market Road 967 to a 5/8-inch iron rod with cap stamped "Quiddity Eng" set for a corner of said Lot 6, a corner of said Farm to Market Road 967, for a corner of this herein described tract;

**THENCE:** Continuing along the southwestern line of said Lot 6, the northeastern line of said Farm to Market Road 967 with a curve to the left having a Delta angle of 30°01'49", a Radius of 1949.86 feet, an Arc length of 1021.97 feet to a 1/2-inch iron rod with cap stamped "Harris Grant" found for the westernmost corner of said Lot 6, a corner of Lot 1 of the said Driftwood 967, Phase Two Minor plat for the westernmost corner of this herein described tract, from which a 5/8-inch iron rod with cap stamped "Hayes RPLS 5703" found bears North 31°21'31" East a distance of 3.19 feet;

**THENCE:** South 88°55'10" East a distance of 1158.26 feet along the northern line of said Lot 6, the southern line of Lot 1 of the said Driftwood 967, Phase Two Minor plat to the to the **POINT OF BEGINNING** and **CONTAINING** 6.288 acres of land.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83. All distances shown are grid Units: U.S. Survey Feet.



---

Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
[rhackett@quiddity.com](mailto:rhackett@quiddity.com)

06-24-2025

---

Date:



**EXHIBIT B**

LEGAL DESCRIPTION

BEING a 5.881 acre tract of land situated in the Freelove Woody Survey, Abstract No. 20, Hays County, Texas, being all of Lot 5, Block A of the Final Plat of Downstream Subdivision as shown on a plat in Volume 15, Pages 347-348 of the Plat Public Records of Hays County, Texas, said Lot 5 being the same tract of land as described in that General Warranty Deed to L Investments, LP in Document No. 25032239 of the Official Public Records of Hays County, Texas; said 5.881 acre tract of land being more particularly described as follows, with bearing based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING:** at a 1/2-inch iron rod with cap stamped "Harris Grant" found on the southern line of Lot 1 – 6.6576 acres as shown on a Plat of Driftwood GRC Minor Plat in Document No. 22000531 of the Plat Records of Hays County, Texas and being the same tract of land as described in Exhibit "A" of a No Warranty Deed to Driftwood Golf Club Development, Inc. in Document No. 21036047 of the Official Public Records of Hays County, Texas, for the northeastern corner of said Lot 5, the northwestern corner of Lot 4 of the said Final Plat of Downstream Subdivision, said Lot 4 being the same tract of land as described in a Warranty Deed to Michael O'Brien in Document No. 18013177 of the Official Public Records of Hays County, Texas, for the northeastern corner of this herein described tract, from which a 1/2-inch iron rod found for the northeastern corner of said Lot 4 bears South 88°57'47" East a distance of 532.95 feet;

**THENCE:** South 01°09'28" West a distance of 471.46 feet along the western line of said Lot 4, an eastern line of said Lot 5 to a 1/2-inch iron rod with cap stamped "Harris Grant" found for the southwestern corner of said Lot 4, a corner of said Lot 5, for a corner of this herein described tract;

**THENCE:** South 89°11'15" East a distance of 115.12 feet along a southern line of said Lot 4, a line of said Lot 5 to a 1/2-inch iron rod with cap stamped "Harris Grant" found for a corner of said Lot 5, the northwestern corner of Lot 3 of the said Final Plat of Downstream Subdivision, said Lot 3 being the same tract of land as described in a Warranty Deed with Vendor's Lien to Scott Yarbrough in Document No. 23020951 of the Official Public Records of Hays County, Texas, for a corner of this herein described tract, from which a 1/2-inch iron rod with cap stamped "Harris Grant" found for the southeastern corner of said Lot 4, the northeastern corner of said Lot 3 bears South 89°11'15" East a distance of 425.43 feet;

**THENCE:** South 00°21'38" West a distance of 475.53 feet along an eastern line of said Lot 5, the western line of said Lot 3 to a 1/2-inch iron rod with cap stamped "Harris Grant" found on the northeastern line of Farm to Market Road No. 967 (80' R.O.W.) for the southeastern corner of said Lot 5, the southwestern corner of said Lot 3, for the southeastern corner of this herein described tract, from which a 1/2-inch iron rod found for the southeastern corner of said Lot 3 bears South 49°38'18" East a distance of 558.15 feet;

**THENCE:** North 49°38'18" West a distance of 506.24 feet along the northeastern line of said Farm to Market Road No. 967, the southwestern line of said Lot 5 to a 1/2-inch iron rod found for the southwestern corner of said Lot 5, the southeastern corner of Lot 6C of the Replat of Downstream Subdivision Lot 6 as shown on a plat in Document No. 25028217 of the Plat Records of Hays County, Texas, said Lot 6C being the same tract of land as described in

a General Warranty Deed to JPD Driftwood Holdings, LLC in Document No. 25032242 of the Official Public Records of Hays County, Texas, for the southwestern corner of this herein described tract;

**THENCE:** North 00°48'14" West a distance of 626.23 feet along the western line of said Lot 5, the eastern line of said Lot 6C to a 1/2-inch iron rod found on the southern line of Lot 1 of the said Driftwood GRC Minor Plat, for the northwestern corner of said Lot 5, the northeastern corner of said Lot 6C, for the northwestern corner of this herein described tract;

**THENCE:** South 88°55'10" East a distance of 291.99 feet along the southern line of Lot 1 of the said Driftwood GRC Minor Plat, the northern line of said Lot 5 to the **POINT OF BEGINNING** and **CONTAINING** 5.881 acres of land.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83. All distances shown are grid Units: U.S. Survey Feet.



Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
[rhackett@quiddity.com](mailto:rhackett@quiddity.com)

01-15-2026

Date:



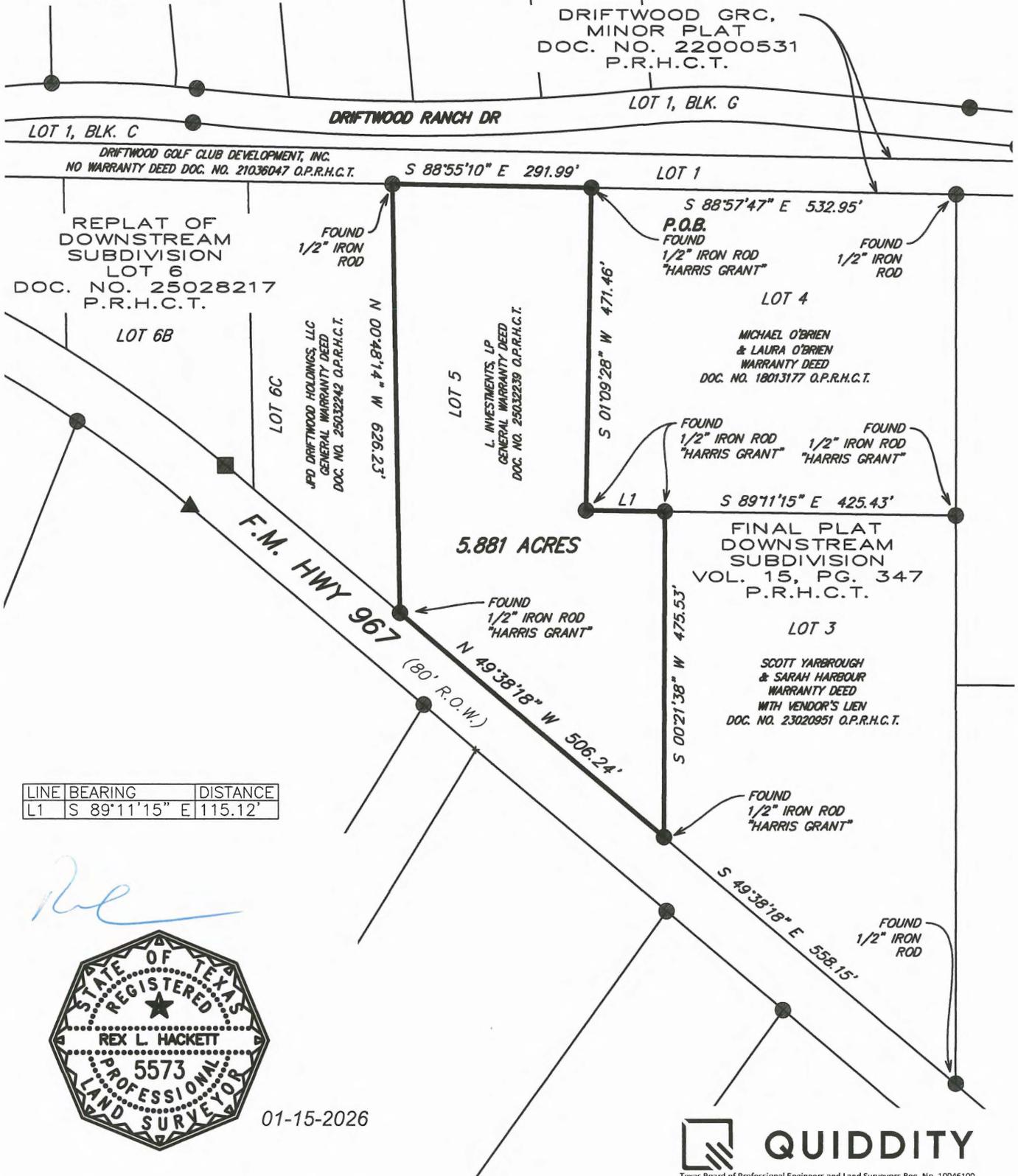
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 200'



DRIFTWOOD GOLF & RANCH CLUB, PHASE THREE  
DOC. NO. 22009566  
P.R.H.C.T.

DRIFTWOOD GRC, MINOR PLAT  
DOC. NO. 22000531  
P.R.H.C.T.



LINE	BEARING	DISTANCE
L1	S 89°11'15" E	115.12'

*RLH*



01-15-2026



**QUIDDITY**

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
912 S. Capital of Texas Highway, Suite 300 Austin, TX 78746 • 512.441.9493

**EXHIBIT C**

**Hays  
Central  
Appraisal  
District**



512-268-2522 ■ Lex Word Building ■ 21001 IH 35 ■ Kyle, Texas 78640 ■ info@hayscad.com

**AFFIDAVIT OF OWNERSHIP**

I, Melisa Dickerson, Director of Operations of the Hays Central Appraisal District of Hays County, Texas, do hereby certify that as of January 1, 2026, ownership of the following described real property:

**FIELD NOTE DESCRIPTION – 2026 RE-PLAT OF THE BELOW DESCRIBED DOWNSTREAM SUBDIVISION LOT 6 TO ESTABLISH LOTS 6A-6B-6C PER PLAT DOCUMENT NUMBER 25028217 DATED AUGUST 1, 2025**

BEING a 6.288 acre tract of land situated in the Freelove Woody Survey, Abstract No. 20, Hays County, Texas, being all of Lot 6, Block A of the Final Plat of Downstream Subdivision as shown on a plat in Volume 15, Pages 347-348 of the Plat Public Records of Hays County, Texas, and being all of Lot 6, Downstream Subdivision as described in that General Warranty Deed to PALS DL VENTURES, LLC in Document No. 23031050 of the Official Public Records of Hays County, Texas; said 6.288 acre tract of land being more particularly described as follows, with bearing based on the Texas Coordinate System of 1983, South Central Zone:

R133638 DOWNSTREAM SUBDIVISION, Lot 6A, ACRES 1.563, \*REPLAT OF LOT 6\* owner L INVESTMENTS LP  
R212881 DOWNSTREAM SUBDIVISION, Lot 6B, ACRES 2.132, \*REPLAT OF LOT 6\* owner JPD DRIFTWOOD HOLDINGS LLC  
R212882 DOWNSTREAM SUBDIVISION, Lot 6C, ACRES 2.593, \*REPLAT OF LOT 6\* owner JPD DRIFTWOOD HOLDINGS LLC

The Hays Central Appraisal District relies on facially valid deeds in the public record when establishing ownership appraisal rolls and records. This affidavit only confirms the information as it is listed in the appraisal records as of January 1, 2026.

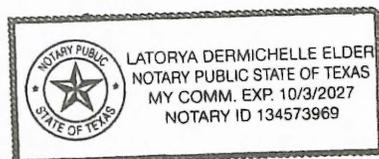
A handwritten signature in black ink, appearing to read "Melisa Dickerson".

Melisa Dickerson, Director of Operations

THE STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on the 2<sup>nd</sup> day of January, 2026, by Melisa Dickerson, Director of Operations of the Hays Central Appraisal District.



A handwritten signature in black ink, appearing to read "L Elder".

Notary Public in and for the State of Texas

**Hays  
Central  
Appraisal  
District**



---

512-268-2522 ■ Lex Word Building ■ 21001 IH 35 ■ Kyle, Texas 78640 ■ info@hayscad.com

---

**AFFIDAVIT OF OWNERSHIP**

I, Laura Raven, Chief Appraiser of the Hays Central Appraisal District of Hays County, Texas, do hereby certify that as of January 22, 2026, ownership of the following described real property:

Lot 5, 5.883 acres, of the Downstream Subdivision as shown on the plat recorded in Volume 15, Page 347, Plat Records of Hays County, Texas, being out of the Freeloove Woody Survey, Abstract No. 20, also known by Property ID R133637

was as follows:

L Investments LP, a Texas Limited Partnership

Handwritten signature of Laura Raven in blue ink.

Laura Raven, Chief Appraiser

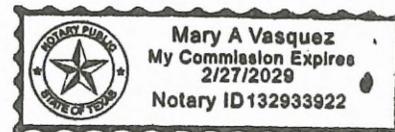
THE STATE OF TEXAS           §

COUNTY OF HAYS               §

This instrument was acknowledged before me on the 22nd day of January 2026, by Laura Raven, Chief Appraiser of the Hays Central Appraisal District.

Handwritten signature of Mary A Vasquez in blue ink.

Notary Public in and for the State of Texas



DRIFTWOOD RANCH DR

184092

212882

133637

5.88 acres  
Consisting of account  
133637

RR 967

