

Exhibit "A"

Property Description

A 230.08 ACRE TRACT OF LAND SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT NO. 427 AND THE CALVIN BELL SURVEY, ABSTRACT NO. 112, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 222.20 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2023063688, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), A 4.987 ACRE TRACT CONVEYED TO MARC BRIGGS AND DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021004024, O.P.R.W.C.TX., AND A CALLED 5.00 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021153608, O.P.R.W.C.TX.

[See attached map.]

LEGAL DESCRIPTION

DESCRIPTION OF A 230.08 ACRE TRACT OF LAND SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT NO. 427 AND THE CALVIN BELL SURVEY, ABSTRACT NO. 112, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 222.20 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2023063688, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), A 4.987 ACRE TRACT CONVEYED TO MARC BRIGGS AND DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021004024, O.P.R.W.C.TX., AND A CALLED 5.00 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021153608, O.P.R.W.C.TX.; SAID 230.08 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND (GRID COORDINATES N:10,192,190.57, E:3,146,632.44) ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 110 (ROCKRIDE LANE) (PUBLIC RIGHT-OF-WAY), FOR THE COMMON NORTH CORNER OF SAID 222.20 ACRE TRACT AND A CALLED 128.37 ACRE TRACT CONVEYED TO 600 WESTINGHOUSE INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2020052469, O.P.R.W.C.TX., SAME BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 66 DEGREES 03 MINUTES 12 SECONDS EAST, WITH THE COMMON LINE OF SAID 222.20 ACRE TRACT AND SAID COUNTY ROAD 110, A DISTANCE OF 903.06 FEET TO A 1/2-IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE COMMON NORTH CORNER OF SAID 220.20 ACRE TRACT AND A CALLED 1.00 ACRE TRACT CONVEYED TO JANET SUE PATTERSON, RECORDED IN DOCUMENT NO. 2010055935, O.P.R.W.C.TX.;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 30 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 234.78 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. NORTH 73 DEGREES 18 MINUTES 37 SECONDS EAST, A DISTANCE OF 71.03 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847" FOR A COMMON CORNER OF SAID 220.20 ACRE TRACT, SAID 1.00 ACRE TRACT, AND SAID 4.987 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 1.00 ACRE TRACT AND SAID 4.987 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 16 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 59.32 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING INC.",
2. NORTH 72 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 118.01 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING INC.", AND
3. NORTH 22 DEGREES 34 MINUTES 37 SECONDS WEST, A DISTANCE OF 190.38 FEET TO A CALCULATED POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 110, FOR THE NORTH COMMON CORNER OF SAID 1.00 ACRE TRACT AND SAID 4.987 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID COUNTY ROAD 110 AND SAID 4.987 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 66 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 11.05 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC.", AND
2. NORTH 73 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 233.55 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC." FOR THE COMMON NORTH CORNER OF SAID 4.987 ACRE TRACT AND SAID 5.00 ACRE TRACT;

THENCE NORTH 73 DEGREES 10 MINUTES 43 SECONDS EAST, WITH THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID COUNTY ROAD 110, A DISTANCE OF 310.99 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" FOUND;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT, AND THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 110, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 73 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 602.05 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "WILLIAMSON COUNTY",
2. NORTH 77 DEGREES 53 MINUTES 50 SECONDS EAST, A DISTANCE OF 99.94 FEET TO A 1/2-INCH IRON ROD CAPPED "WILLIAMSON COUNTY" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 423.13 FEET, A DELTA ANGLE OF 45 DEGREES 18 MINUTES 54 SECONDS, AND A CHORD THAT BEARS SOUTH 84 DEGREES 24 MINUTES 23 SECONDS EAST, A DISTANCE OF 412.19 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT AT THE INTERSECTION OF SAID COUNTY ROAD 110 AND COUNTY ROAD 105 (PUBLIC R.O.W.), ON THE COMMON LINE OF SAID 220.20 ACRE TRACT AND A CALLED 0.3367 ACRE TRACT (PARCEL 37A) CONVEYED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NO. 2020130795, O.P.R.W.C.TX.;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 0.3367 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 2,093.00 FEET, AN ARC LENGTH OF 71.64 FEET, A DELTA ANGLE OF 1 DEGREE 57 MINUTES 40 SECONDS AND A CHORD THAT BEARS SOUTH 23 DEGREES 40 MINUTES 33 SECONDS EAST, A DISTANCE OF 71.63 FEET TO A 3/8-INCH IRON ROD FOUND (BENT),
2. SOUTH 30 DEGREES 43 MINUTES 02 SECONDS EAST, A DISTANCE OF 147.97 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
3. WITH SAID CURVE TO THE RIGHT WITH A RADIUS OF 269.70 FEET, AN ARC LENGTH OF 33.92 FEET, A DELTA ANGLE OF 7 DEGREES 12 MINUTES 24 SECONDS, AND A CHORD THAT BEARS SOUTH 32 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.90 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET,
4. SOUTH 29 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 57.36 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET,
5. SOUTH 21 DEGREES 50 MINUTES 58 SECONDS EAST, A DISTANCE OF 41.65 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET, AND

6. SOUTH 21 DEGREES 50 MINUTES 32 SECONDS EAST, A DISTANCE OF 634.85 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET ON THE COMMON LINE OF SAID 220.20 ACRE TRACT SAID, 0.3367 ACRE TRACT, AND A CALLED 96.33 ACRE TRACT, CONVEYED TO JCN FAMILY PARTNERSHIP, L.P., RECORDED IN DOCUMENT NO. 2005081839, O.P.R.W.C.TX.;

THENCE WITH THE COMMON LINE OF SAID 96.33 ACRE TRACT AND SAID 220.20 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 68 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,232.06 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. SOUTH 21 DEGREES 31 MINUTES 32 SECONDS EAST, A DISTANCE OF 3,085.55 FEET TO A 5-INCH WOODEN FENCE POST FOUND ON THE NORTH LINE OF A CALLED 286.55 ACRE TRACT, CONVEYED TO NELSON HOMESTEAD FAMILY PARTNERSHIP LTD, RECORDED IN DOCUMENT NO. 9824078, O.P.R.W.C.TX., FOR A COMMON SOUTH CORNER OF SAID 220.20 ACRE TRACT AND SAID 96.33 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 286.55 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 68 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 2,765.24 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. NORTH 21 DEGREES 20 MINUTES 22 SECONDS WEST, A DISTANCE OF 1,533.43 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847" FOR A COMMON CORNER OF SAID 220.20 ACRE TRACT, SAID 286.55 ACRE TRACT, AND SAID 128.37 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 128.37 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 68 DEGREES 19 MINUTES 20 SECONDS EAST, A DISTANCE OF 1,185.69 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET, AND
2. NORTH 21 DEGREES 13 MINUTES 37 SECONDS WEST, A DISTANCE OF 2,765.71 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 230.08 ACRES OF LAND, MORE OR LESS.

BEARING BASIS:

ALL BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83/2011. ALL DISTANCES SHOWN ARE GRID DISTANCES, U.S. SURVEY FEET.



DUSTIN E. TROUSIL, RPLS # 6335

DATE: 3/26/2025

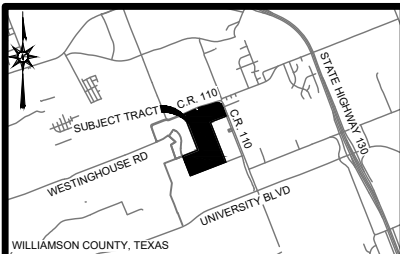
LJA SURVEYING, INC.

7500 RIALTO BLVD, BUILDING II, SUITE 100

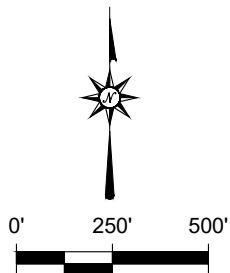
AUSTIN, TEXAS 78735

TEXAS FIRM NO. 10194382





VICINITY MAP
(NOT TO SCALE)



[A]
MARC BRIGGS AND
DEBRA KAY BRIGGS
CALLED 4.987 ACRES
DOCUMENT NO. 2021004024
O.P.R.W.C.TX

[B]
DEBRA KAY BRIGGS
CALLED 5.00 ACRES
DOCUMENT NO. 2021153608
O.P.R.W.C.TX

[C]
JANET SUE PATTERSON
CALLED 1.00 ACRES
DOCUMENT NO. 2010055935
O.P.R.W.C.TX

LEGEND

	CALCULATED POINT
	1/2" IRON ROD FOUND (AS NOTED)
	1/2" IRON ROD W/ CAP "FOREST RPLS 1847" FOUND
	5/8" IRON ROD W/ CAP "LJA SURVEY" SET
	3/8" IRON ROD FOUND (BENT)
	BOUNDARY LINE
	ADJOINER LINE
	APPROXIMATE SURVEY LINE
	SUBJECT TRACT
	POINT OF BEGINNING
	POINT OF REFERENCE
	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

P.O.B.
N: 10,192,190.57
E: 3,146,632.44

600 WESTINGHOUSE INVESTMENTS, LLC
CALLED 128.37 ACRES
DOCUMENT NO. 2020052469
O.P.R.W.C.TX.

CALVIN BELL SURVEY
ABSTRACT NO. 112

JOSEPH MOTT SURVEY
ABSTRACT NO. 427

GROSS LAND AREA:
230.08 ACRES

DEBRA KAY BRIGGS
CALLED 222.20 ACRES
DOCUMENT NO. 2023063688
O.P.R.W.C.TX.

WILLIAMSON COUNTY
CALLED 0.3367 ACRES (PARCEL 37A)
DOCUMENT NUMBER 2020130795
O.P.R.W.C.TX.

JCN FAMILY PARTNERSHIP, L.P.
CALLED 96.33 ACRES
DOCUMENT NUMBER 2005081839
O.P.R.W.C.TX.

RUIDOSA IRRIGATION
CO SURVEY
ABSTRACT NO. 714

SEE PAGE 5 FOR LINE AND CURVE TABLES

PAGE 4
OF 5

DATE:	3/26/2025
DRWN BY:	SGC
CHKD BY:	DET
PROJ NO.	A3541-2401

EXHIBIT "A"
230.08 ACRE TRACT (10,022,385 SQ. FT.)
CALVIN BELL SURVEY, ABSTRACT NO. 112 AND
JOSEPH MOTT SURVEY, ABSTRACT NO. 427
WILLIAMSON COUNTY, TEXAS

LJA Surveying, Inc.

7500 Rialto Blvd, Building II
Suite 100
Austin, Texas 78735

Phone 512.439.4700

T.B.P.L.S. Firm No. 10194382

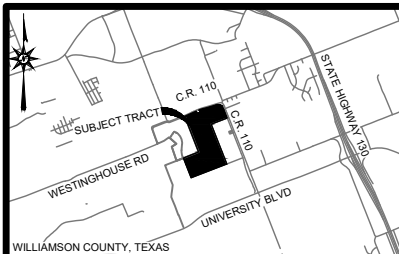


Exhibit “B”

Annexation Petition

ANNEXATION PETITION

TO THE MAYOR AND THE CITY COUNCIL OF THE
CITY OF ROUND ROCK, TEXAS:

The undersigned owners of the hereinafter described tract of land hereby petition your Honorable City Council to extend the present city limits so as to include as a part of the City of Round Rock, Texas, the following described territory, to-wit:

230.08 acres out of the Joseph Mott Survey, Abstract No. 427 and the Calvin Bell Survey,
Abstract No. 112, Williamson County, Texas

[Legal description of property]

And being more particularly described in the sketch and description attached hereto as **Exhibit "A"**.

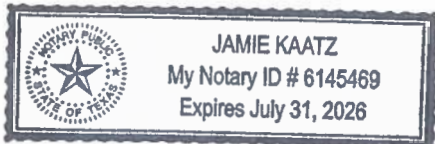
I hereby certify, under oath, that:

- (1) Debra Kay Briggs and Marc Briggs
AM/ARE THE TRUE AND ONLY OWNER(S) OF THE ABOVE-DESCRIBED
TRACT OF LAND, and
- (2) The above-described tract of land, as depicted in Exhibit "A", is contiguous and adjacent to the current city limits of the City of Round Rock, Texas.


Owner: Debra Kay Briggs

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

SUBSCRIBED AND SWORN TO ME BEFORE, a notary public, by Debra Kay Briggs this
3rd day of April, 2025, A.D.



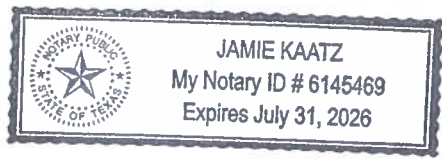
(Seal)


Notary Public, State of Texas


Owner: Marc Briggs

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

SUBSCRIBED AND SWORN TO ME BEFORE, a notary public, by Marc Briggs this
3rd day of April, 2025, A.D.



(Seal)


Notary Public, State of Texas

Exhibit “C”

Services Agreement

**MUNICIPAL SERVICES AGREEMENT BETWEEN
THE CITY OF ROUND ROCK, TEXAS**

**AND
DEBRA KAY BRIGGS AND MARC BRIGGS**

This MUNICIPAL SERVICES AGREEMENT (the “Agreement”) is entered into on the _____ day of _____, 2025, by and between the City of Round Rock, Texas, a home-rule municipality of the State of Texas (the “City”), and Debra Kay Briggs and Marc Briggs (the “Owners”).

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered this Agreement.

WHEREAS, Section 43.0671 of the Texas Local Government Code permits a municipality to annex an area if each of the owners of the land in an area request the annexation; and

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owners that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the Owners own certain parcels of land situated in Williamson County, Texas, which consist of approximately 230.08 acres of land in the City’s extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit “A,” attached hereto and incorporated herein by reference (the “Property” or the “Area”); and

WHEREAS, the Owners have filed a written request with the City for annexation of the Property pursuant to Section 43.0671, identified as the “Briggs Annexation” (the “Annexation”); and

WHEREAS, the City and Owners desire to set forth the City services to be provided for the Property on or after the effective date of the Annexation pursuant to Section 43.0672; and

WHEREAS, the Annexation and execution of this Agreement are subject to approval by the governing body of the City.

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, the City and the Owners agree as follows:

- 1. PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation.
- 2. INTENT.** It is the intent of the City that this Agreement provide the delivery of full, available municipal services to the Property as described herein, in accordance with State law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

A. Commencing on the effective date of the annexation, the City will provide the municipal services set forth below. For the purposes of this Agreement, the term “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and the developer or Owner’s participation, in accordance with applicable State law and City ordinances, rules, regulations and policies.

i. Fire and Police Services. The City will provide these services to the Area.

ii. Planning, Zoning, Building and Code Enforcement. The City will provide comprehensive planning, land development, land use, and building review, inspection services and code enforcement in accordance with all applicable laws, ordinances, rules, regulations and policies.

iii. Water and Wastewater. The Property is partially located within the Jonah Water Special Utility District (the “District”) certified service area. Property located in the District’s certified service area will be provided water service by the District upon annexation of the Property. Property located within the City’s certified service area will be provided water service by the City upon annexation of the Property. Upon execution of a Water CCN Transfer Agreement and approval by the Texas Public Utility Commission, the City will provide water for the entire Property. The City will provide wastewater for the Property. If, and when, the Property is developed, platted, or the current use(s) of the Property changes in the future, landowners shall be required to fund and construct necessary water and wastewater capital improvements to serve the annexed Property in accordance with applicable State law and the City’s ordinances, rules, regulations and policies.

iv. Solid Waste Service. Within its corporate boundaries, the City currently contracts with Republic Services (f/k/a “Central Texas Refuse”) for residential collection only. Any commercial development in the Area shall contract individually for solid waste collection services.

B. It is understood and agreed that the City is not required to provide any service that is not explicitly included in this Agreement.

4. AUTHORITY. The City and the Owners represent that they have full power authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. The Owners acknowledge that approval of the Annexation is within the sole jurisdiction of the City’s governing body. Nothing in this Agreement guarantees favorable decisions by the City’s governing body.

5. SEVERABILITY. If any part, term, or provision of this Agreement is held by the courts

to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never a part of the Agreement.

6. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of this Agreement will be interpreted in accordance with the laws of the State of Texas.
7. **GOVERNING LAW AND VENUE.** This Agreement shall be enforceable in Round Rock, Texas, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for same shall lie in Williamson County, Texas. This Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas.
8. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
9. **WAIVER.** The failure of either party to insist on the performance of any term of provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
11. **CAPTIONS.** The captions to the various clauses of this Agreement are for information purposes only and shall not alter the substance of the terms and conditions of this Agreement.
12. **AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE PROPERTY.**
This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land compromising the Property and is binding on the Owners.
13. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of the annexation of the Property.

[Signatures on the following pages.]

CITY OF ROUND ROCK, TEXAS

By: _____
Craig Morgan, Mayor

Date: _____

Attest:

By: _____
Ann Franklin, City Clerk

For City, Approved as to Form:

By: _____
Stephanie Sandre, City Attorney

OWNERS:

Debra Kay Briggs, Owner

Marc Briggs, Owner

JOSEPH MOTT SURVEY, ABSTRACT NO. 427
CALVIN BELL SURVEY, ABSTRACT NO. 112
WILLIAMSON COUNTY, TEXAS

MARCH 26, 2025
S001-A3541-2401
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LEGAL DESCRIPTION

DESCRIPTION OF A 230.08 ACRE TRACT OF LAND SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT NO. 427 AND THE CALVIN BELL SURVEY, ABSTRACT NO. 112, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 222.20 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2023063688, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), A 4.987 ACRE TRACT CONVEYED TO MARC BRIGGS AND DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021004024, O.P.R.W.C.TX., AND A CALLED 5.00 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021153608, O.P.R.W.C.TX.; SAID 230.08 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND (GRID COORDINATES N:10,192,190.57, E:3,146,632.44) ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 110 (ROCKRIDE LANE) (PUBLIC RIGHT-OF-WAY), FOR THE COMMON NORTH CORNER OF SAID 222.20 ACRE TRACT AND A CALLED 128.37 ACRE TRACT CONVEYED TO 600 WESTINGHOUSE INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2020052469, O.P.R.W.C.TX., SAME BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 66 DEGREES 03 MINUTES 12 SECONDS EAST, WITH THE COMMON LINE OF SAID 222.20 ACRE TRACT AND SAID COUNTY ROAD 110, A DISTANCE OF 903.06 FEET TO A 1/2-IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE COMMON NORTH CORNER OF SAID 220.20 ACRE TRACT AND A CALLED 1.00 ACRE TRACT CONVEYED TO JANET SUE PATTERSON, RECORDED IN DOCUMENT NO. 2010055935, O.P.R.W.C.TX.;

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2. NORTH 73 DEGREES 18 MINUTES 37 SECONDS EAST, A DISTANCE OF 71.03 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847" FOR A COMMON CORNER OF SAID 220.20 ACRE TRACT, SAID 1.00 ACRE TRACT, AND SAID 4.987 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 1.00 ACRE TRACT AND SAID 4.987 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 16 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 59.32 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING INC.",
2. NORTH 72 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 118.01 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING INC.", AND
3. NORTH 22 DEGREES 34 MINUTES 37 SECONDS WEST, A DISTANCE OF 190.38 FEET TO A CALCULATED POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 110, FOR THE NORTH COMMON CORNER OF SAID 1.00 ACRE TRACT AND SAID 4.987 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID COUNTY ROAD 110 AND SAID 4.987 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

JOSEPH MOTT SURVEY, ABSTRACT NO. 427
 CALVIN BELL SURVEY, ABSTRACT NO. 112
 WILLIAMSON COUNTY, TEXAS

MARCH 26, 2025
 S001-A3541-2401
 PAGE 2 OF 5

1. NORTH 66 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 11.05 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC.", AND
2. NORTH 73 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 233.55 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC." FOR THE COMMON NORTH CORNER OF SAID 4.987 ACRE TRACT AND SAID 5.00 ACRE TRACT;

THENCE NORTH 73 DEGREES 10 MINUTES 43 SECONDS EAST, WITH THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID COUNTY ROAD 110, A DISTANCE OF 310.99 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" FOUND;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT, AND THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 110, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 73 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 602.05 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "WILLIAMSON COUNTY",
2. NORTH 77 DEGREES 53 MINUTES 50 SECONDS EAST, A DISTANCE OF 99.94 FEET TO A 1/2-INCH IRON ROD CAPPED "WILLIAMSON COUNTY" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 423.13 FEET, A DELTA ANGLE OF 45 DEGREES 18 MINUTES 54 SECONDS, AND A CHORD THAT BEARS SOUTH 84 DEGREES 24 MINUTES 23 SECONDS EAST, A DISTANCE OF 412.19 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT AT THE INTERSECTION OF SAID COUNTY ROAD 110 AND COUNTY ROAD 105 (PUBLIC R.O.W.), ON THE COMMON LINE OF SAID 220.20 ACRE TRACT AND A CALLED 0.3367 ACRE TRACT (PARCEL 37A) CONVEYED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NO. 2020130795, O.P.R.W.C.TX.;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 0.3367 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 2,093.00 FEET, AN ARC LENGTH OF 71.64 FEET, A DELTA ANGLE OF 1 DEGREE 57 MINUTES 40 SECONDS AND A CHORD THAT BEARS SOUTH 23 DEGREES 40 MINUTES 33 SECONDS EAST, A DISTANCE OF 71.63 FEET TO A 3/8-INCH IRON ROD FOUND (BENT),
2. SOUTH 30 DEGREES 43 MINUTES 02 SECONDS EAST, A DISTANCE OF 147.97 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
3. WITH SAID CURVE TO THE RIGHT WITH A RADIUS OF 269.70 FEET, AN ARC LENGTH OF 33.92 FEET, A DELTA ANGLE OF 7 DEGREES 12 MINUTES 24 SECONDS, AND A CHORD THAT BEARS SOUTH 32 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.90 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET,
4. SOUTH 29 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 57.36 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET,
5. SOUTH 21 DEGREES 50 MINUTES 58 SECONDS EAST, A DISTANCE OF 41.65 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET, AND

JOSEPH MOTT SURVEY, ABSTRACT NO. 427
CALVIN BELL SURVEY, ABSTRACT NO. 112
WILLIAMSON COUNTY, TEXAS

MARCH 26, 2025
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6. SOUTH 21 DEGREES 50 MINUTES 32 SECONDS EAST, A DISTANCE OF 634.85 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET ON THE COMMON LINE OF SAID 220.20 ACRE TRACT SAID, 0.3367 ACRE TRACT, AND A CALLED 96.33 ACRE TRACT, CONVEYED TO JCN FAMILY PARTNERSHIP, L.P., RECORDED IN DOCUMENT NO. 2005081839, O.P.R.W.C.TX.;

THENCE WITH THE COMMON LINE OF SAID 96.33 ACRE TRACT AND SAID 220.20 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 68 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,232.06 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. SOUTH 21 DEGREES 31 MINUTES 32 SECONDS EAST, A DISTANCE OF 3,085.55 FEET TO A 5-INCH WOODEN FENCE POST FOUND ON THE NORTH LINE OF A CALLED 286.55 ACRE TRACT, CONVEYED TO NELSON HOMESTEAD FAMILY PARTNERSHIP LTD, RECORDED IN DOCUMENT NO. 9824078, O.P.R.W.C.TX., FOR A COMMON SOUTH CORNER OF SAID 220.20 ACRE TRACT AND SAID 96.33 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 286.55 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 68 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 2,765.24 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. NORTH 21 DEGREES 20 MINUTES 22 SECONDS WEST, A DISTANCE OF 1,533.43 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847" FOR A COMMON CORNER OF SAID 220.20 ACRE TRACT, SAID 286.55 ACRE TRACT, AND SAID 128.37 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 128.37 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 68 DEGREES 19 MINUTES 20 SECONDS EAST, A DISTANCE OF 1,185.69 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET, AND
2. NORTH 21 DEGREES 13 MINUTES 37 SECONDS WEST, A DISTANCE OF 2,765.71 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 230.08 ACRES OF LAND, MORE OR LESS.

BEARING BASIS:

ALL BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83/2011. ALL DISTANCES SHOWN ARE GRID DISTANCES, U.S. SURVEY FEET.



DUSTIN E. TROUSIL, RPLS # 6335

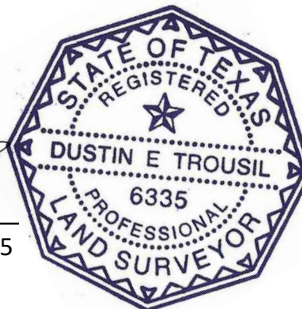
DATE: 3/26/2025

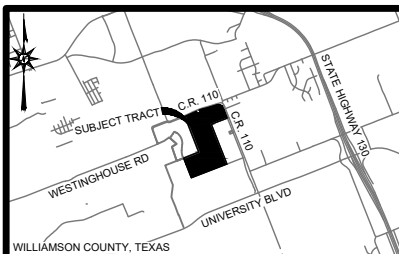
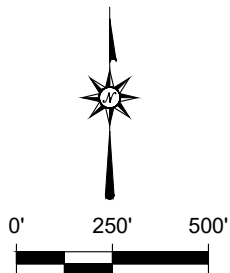
LJA SURVEYING, INC.

7500 RIALTO BLVD, BUILDING II, SUITE 100

AUSTIN, TEXAS 78735

TEXAS FIRM NO. 10194382



VICINITY MAP
(NOT TO SCALE)

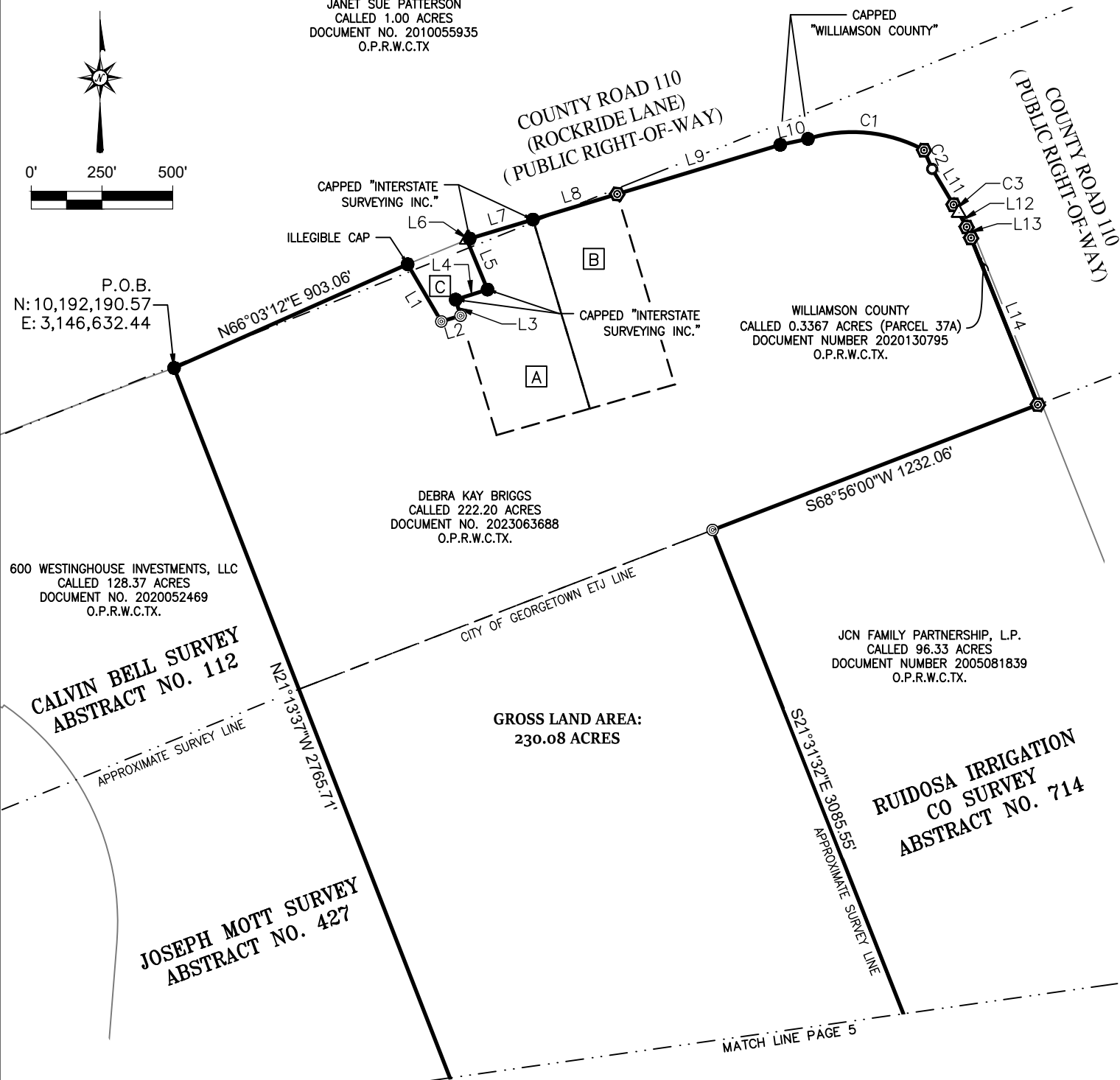
[A]
MARC BRIGGS AND
DEBRA KAY BRIGGS
CALLED 4.987 ACRES
DOCUMENT NO. 2021004024
O.P.R.W.C.TX

[B]
DEBRA KAY BRIGGS
CALLED 5.00 ACRES
DOCUMENT NO. 2021153608
O.P.R.W.C.TX

[C]
JANET SUE PATTERSON
CALLED 1.00 ACRES
DOCUMENT NO. 2010055935
O.P.R.W.C.TX

LEGEND

	CALCULATED POINT
	1/2" IRON ROD FOUND (AS NOTED)
	1/2" IRON ROD W/ CAP "FOREST RPLS 1847" FOUND
	5/8" IRON ROD W/ CAP "LJA SURVEY" SET
	3/8" IRON ROD FOUND (BENT)
	BOUNDARY LINE
	ADJOINER LINE
	APPROXIMATE SURVEY LINE
	SUBJECT TRACT
	POINT OF BEGINNING
	POINT OF REFERENCE
	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS



SEE PAGE 5 FOR LINE AND CURVE TABLES

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OF 5

DATE:	3/26/2025
DRWN BY:	SGC
CHKD BY:	DET
PROJ NO.	A3541-2401

EXHIBIT "A"
230.08 ACRE TRACT (10,022,385 SQ. FT.)
CALVIN BELL SURVEY, ABSTRACT NO. 112 AND
JOSEPH MOTT SURVEY, ABSTRACT NO. 427
WILLIAMSON COUNTY, TEXAS

LJA Surveying, Inc.

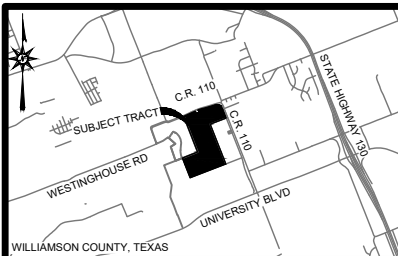
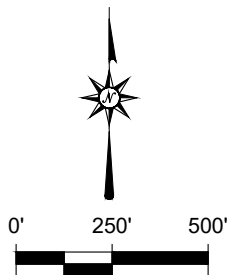
7500 Rialto Blvd, Building II
Suite 100
Austin, Texas 78735

Phone 512.439.4700

T.B.P.L.S. Firm No. 10194382



Exhibit "A"

VICINITY MAP
(NOT TO SCALE)

LEGEND

	CALCULATED POINT
	1/2" IRON ROD FOUND (AS NOTED)
	1/2" IRON ROD W/ CAP "FOREST RPLS 1847" FOUND
	5/8" IRON ROD W/ CAP "LJA SURVEY" SET
	3/8" IRON ROD FOUND (BENT)
	BOUNDARY LINE
	ADJOINER LINE
	APPROXIMATE SURVEY LINE
	SUBJECT TRACT
	POINT OF BEGINNING
	POINT OF REFERENCE
	OFFICIAL PUBLIC RECORDS
	WILLIAMSON COUNTY, TEXAS
	P.O.B.
	P.O.R.
	O.P.R.W.C.TX.

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	423.13'	535.00	45°18'54"	S84° 24' 23"E	412.19'
C2	71.64'	2,093.00	1°57'40"	S23° 40' 33"E	71.63'
C3	33.92'	269.70	7°12'24"	S32° 44' 00"E	33.90'

Line Table		
Line #	Direction	Length
L1	S30° 28' 52"E	234.78'
L2	N73° 18' 37"E	71.03'
L3	N16° 49' 27"W	59.32'
L4	N72° 22' 31"E	118.01'
L5	N22° 34' 37"W	190.38'
L6	N66° 24' 09"E	11.05'
L7	N73° 16' 57"E	233.55'
L8	N73° 10' 43"E	310.99'
L9	N73° 10' 32"E	602.05'
L10	N77° 53' 50"E	99.94'
L11	S30° 43' 02"E	147.97'
L12	S29° 07' 50"E	57.36'
L13	S21° 50' 58"E	41.65'
L14	S21° 50' 32"E	634.85'

N68°19'20"E 1185.69'

JOSEPH MOTT SURVEY
ABSTRACT NO. 427

MATCH LINE PAGE 4

DEBRA KAY BRIGGS
CALLED 222.20 ACRES
DOCUMENT NO. 2023063688
O.P.R.W.C.TX.GROSS LAND AREA:
230.08 ACRESS21°31'32"E 3085.55'
APPROXIMATE SURVEY LINERUIDOSA IRRIGATION
CO SURVEY
ABSTRACT NO. 714JCN FAMILY PARTNERSHIP, L.P.
CALLED 96.33 ACRES
DOCUMENT NUMBER 2005081839
O.P.R.W.C.TX.5' WOODEN
FENCE POST

N21°20'22"W 1533.43'

S68°46'13"W 2765.24'

NELSON HOMESTEAD FAMILY PARTNERSHIP LTD
CALLED 286.55 ACRES
DOCUMENT NUMBER 9824078
O.P.R.W.C.T.

GENERAL NOTES

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD83 (2011) EPOCH 2018
2. VERTICAL DATUM: NAVD88
3. ALL DISTANCES SHOWN ARE GRID VALUES.

DUSTIN TROUSIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6335
DATE OF SURVEY: 3/26/2025

PAGE 5
OF 5

DATE: 3/26/2025
DRWN BY: SGC
CHKD BY: DET
PROJ NO. A3541-2401

EXHIBIT "A"

230.08 ACRE TRACT (10,022,385 SQ. FT.)
CALVIN BELL SURVEY, ABSTRACT NO. 112 AND
JOSEPH MOTT SURVEY, ABSTRACT NO. 427
WILLIAMSON COUNTY, TEXAS

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