

petition, if granted, be filed for record and be recorded in the Official Public Records of Williamson County, Texas.

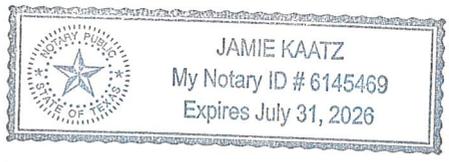
[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED on May 23, 2025.

By: Debra Kay Briggs
DEBRA KAY BRIGGS

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on May 23, 2025, by Debra Kay Briggs.



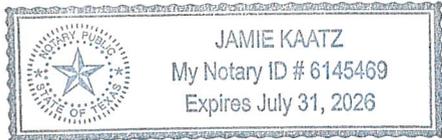
(NOTARY SEAL)

Jamie Kaatz
Notary Public, State of Texas

By: 
MARC BRIGGS

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on May 23, 2025, by Marc Briggs.



(NOTARY SEAL)


Notary Public, State of Texas

Attachments:
Exhibits A-1, A-2, and A-3: Descriptions of the Land

LEGAL DESCRIPTION

DESCRIPTION OF A 76.66 ACRE TRACT OF LAND SITUATED IN THE CALVIN BELL SURVEY, ABSTRACT NO. 112, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 222.20 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, AS HER SOLE AND SEPARATE PROPERTY, RECORDED IN DOCUMENT NO. 2023063688, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.); SAID 76.66 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 SOUTHERN RIGHT-OF-WAY (R.O.W.) LINE OF ROCKRIDE LANE (PUBLIC RIGHT-OF-WAY), FOR THE COMMON NORTHWESTERN CORNER OF SAID 222.20 ACRE TRACT, AND THE NORTHERN CORNER OF 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 NORTHWESTERN CORNER OF THIS TRACT;

THENCE NORTH 66 DEGREES 03 MINUTES 12 SECONDS EAST, ALONG THE SOUTHERN R.O.W. OF SAID ROCKRIDE LANE, ALSO BEING THE NORTHERN LINE OF SAID 222.20 ACRE TRACT, A DISTANCE OF 903.06 FEET TO A 1/2-IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE COMMON NORTHERN CORNER OF SAID 222.20 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 222.20 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 222.20 ACRE TRACT, SAID 1.00 ACRE TRACT, AND A CALLED 4.987 ACRE TRACT CONVEYED TO DEBRA BRIGGS, RECORDED IN DOCUMENT NO. 2001029503, O.P.R.W.C.TX.;

THENCE WITH THE COMMON LINE OF SAID 1.00 ACRE TRACT, SAID 222.20 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 CALCULATED POINT,
2. NORTH 72 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 118.01 FEET TO A 1/2-INCH IRON ROD FOUND,
3. NORTH 22 DEGREES 34 MINUTES 37 SECONDS WEST, A DISTANCE OF 190.38 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID ROCKRIDE LANE AND SAID 222.20 ACRE TRACT, FOR THE COMMON CORNER OF SAID 4.987 ACRE TRACT AND SAID 1.00 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 222.20 ACRE TRACT, AND THE SOUTHERN R.O.W. LINE OF SAID ROCKRIDE LANE, THE FOLLOWING SIX (6) 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 WITH CAP "INTERSTATE SURVEYING INC",
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 SURVEY INC",
3. NORTH 73 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 310.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
4. 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",
5. NORTH 77 DEGREES 53 MINUTES 50 SECONDS EAST, A DISTANCE OF 99.94 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "WILLIAMSON COUNTY" AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
6. WITH SAID CURVE TO THE RIGHT WITH A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 423.13 FEET, AND A CHORD BEARING AND DISTANCE OF 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 ROCKRIDE LANE AND COUNTY ROAD 110 (PUBLIC R.O.W.), ON THE COMMON LINE OF SAID 222.20 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 CROSSING SAID 222.20 ACRE TRACT AND WITH THE WESTERN LINE OF SAID 0.3367 ACRE TRACT, ALSO BEING IN THE EASTERN LINE OF SAID 222.20 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, AND A CHORD BEARING AND DISTANCE OF 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, AND A CHORD BEARING AND DISTANCE OF 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 FOR THE NORTHEASTERN CORNER OF 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 SOUTH 68 DEGREES 56 MINUTES 00 SECONDS WEST, WITH THE COMMON LINE OF SAID 96.33 ACRE TRACT, SAID 222.20 ACRE TRACT AND THE CITY OF GEORGETOWN EXTRA-TERRITORIAL JURISDICTION LINE, AS OBTAINED FROM CITY OF GEORGETOWN GIS WEBSITE ON JULY 1, 2024, AND CROSSING SAID 222.20 ACRE TRACT, PASSING A 1/2-INCH IRON ROD FOUND WITH CAP "FOREST RPLS 1847", FOR THE NORTHWESTERN CORNER OF SAID 96.33 ACRE TRACT, ALSO BEING AN ANGLE CORNER OF SAID 222.20 ACRE TRACT, AT A DISTANCE OF 1,232.06 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 2,798.58 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID 128.37 ACRE TRACT, THE GEORGETOWN EXTRA-TERRITORIAL JURISDICTION LINE, AND SAID 222.20 ACRE TRACT;

THENCE NORTH 21 DEGREES 13 MINUTES 37 SECONDS WEST, WITH THE WESTERN LINE OF SAID 222.20 ACRE TRACT, ALSO BEING THE EASTERN LINE OF SAID 128.37 ACRE TRACT, DEPARTING SAID CITY OF GEORGETOWN EXTRA-TERRITORIAL JURISDICTION LINE, A DISTANCE OF 1,218.45 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 76.66 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.



ROBERT GERTSON, RPLS # 6367
LJA SURVEYING, INC.
7500 RIALTO BLVD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
TEXAS FIRM NO. 10194382

DATE: 05/22/2025



