

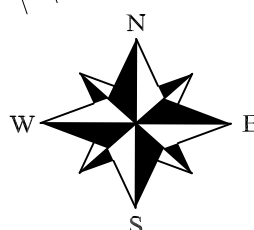
CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD LENGTH	TANGENT
C1	67°31'30"	470.00'	553.91'		N55°14'15"W	522.41'	314.19'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S68°14'14"W	47.25'
L2	N21°28'30"W	54.42'
L3	N13°50'24"W	240.90'
L4	N76°09'36"E	74.99'
L5	N13°50'24"W	53.00'
L6	S76°09'36"W	6.85'
L7	N13°50'24"W	125.00'
L8	N76°09'36"E	14.42'
L9	N13°50'24"W	175.00'
L10	N76°09'36"E	58.00'
L11	N75°25'11"E	61.17'
L12	N78°27'41"E	83.81'
L13	N84°09'18"E	65.62'
L14	N89°56'30"E	65.62'
L15	S84°16'18"E	65.62'
L16	N79°36'32"E	201.75'
L17	S87°09'45"E	97.70'
L18	S66°10'35"E	228.00'
L19	S65°52'59"E	260.77'
L20	S66°06'15"E	259.43'
L21	S65°51'27"E	89.35'
L22	S59°20'27"E	170.97'
L23	S36°42'26"E	187.03'
L24	S28°07'30"W	6.04'
L25	S43°29'30"E	28.30'
L26	S67°08'01"W	16.56'

55.772 AC. PORTION OF SAULS RANCH EAST
DOC. NO. 2023066851



SCALE: 1"=300'

SURVEYOR'S CERTIFICATE:
THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGEND

○ CALCULATED POINT

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 23241_GR-ANNEX2-MB
BEARING BASIS: DOCUMENT NO. 2023066851 (PLAT)

G&S SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FORM NO. 10032000

55.772 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF SAULS RANCH EAST, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2023066851, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLOTTING SCALE: 1" = 300'
DRAWN BY: PMC
REVIEWED BY: TJC
PROJECT NO: 24228
FILE: L\23241_GR-ANNEX2-EX
DATE: OCTOBER 29, 2024

EXHIBIT

SHEET 1



MILESTONE COMMUNITY BUILDERS
55.772 ACRES
SAULS RANCH EAST

DESCRIPTION OF 55.772 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF SAULS RANCH EAST, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2023066851, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 55.772 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point, for the most easterly corner of said Sauls Ranch East, and the herein described tract;

THENCE with the southerly lines of said Sauls Ranch East, the following seven (7) courses:

1. S69°41'51"W, a distance of 772.44 feet to a calculated point;
2. S68°05'40"W, a distance of 350.55 feet to a calculated point;
3. S68°14'14"W, a distance of 47.25 feet to a calculated point;
4. N21°28'30"W, a distance of 54.42 feet to a calculated point of curvature of a curve to the left;
5. Along said curve to the left having a radius of 470.00 feet, an arc length of 553.91 feet, and a chord which bears N55°14'15"W, a distance of 522.41 feet to a calculated point at the end of said curve;
6. N21°32'56"W, a distance of 656.52 feet to a calculated point;
7. S76°13'09"W, a distance of 866.19 feet to a calculated point, for the southwesterly corner of the herein described tract;

THENCE over and across said Sauls Ranch East, the following fourteen (14) courses:

1. N13°50'24"W, a distance of 240.90 feet to a calculated point;
2. N76°09'36"E, a distance of 74.99 feet to a calculated point;
3. N13°50'24"W, a distance of 53.00 feet to a calculated point;
4. S76°09'36"W, a distance of 6.85 feet to a calculated point;
5. N13°50'24"W, a distance of 125.00 feet to a calculated point;
6. N76°09'36"E, a distance of 14.42 feet to a calculated point;
7. N13°50'24"W, a distance of 175.00 feet to a calculated point;
8. N76°09'36"E, a distance of 58.00 feet to a calculated point;
9. N75°25'11"E, a distance of 61.17 feet to a calculated point;
10. N78°27'41"E, a distance of 83.81 feet to a calculated point;

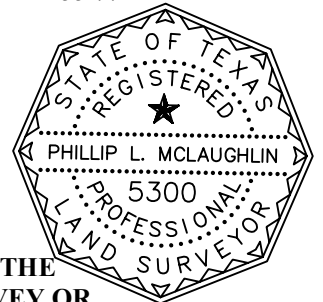


- 11. N84°09'18"E, a distance of 65.62 feet to a calculated point;
- 12. N89°56'30"E, a distance of 65.62 feet to a calculated point;
- 13. S84°16'18"E, a distance of 65.62 feet to a calculated point;
- 14. N02°17'26"E, a distance of 431.13 feet to a calculated point in the northerly line of said Sauls Ranch East, for the northwesterly corner of the herein described tract;

THENCE with the northerly lines of said Sauls Ranch East, the following fourteen (14) courses:

- 1. N79°36'32"E, a distance of 201.75 feet to a calculated point;
- 2. S87°09'45"E, a distance of 97.70 feet to a calculated point;
- 3. S66°10'35"E, a distance of 228.00 feet to a calculated point;
- 4. S65°52'59"E, a distance of 260.77 feet to a calculated point;
- 5. S66°06'15"E, a distance of 259.43 feet to a calculated point;
- 6. S65°51'27"E, a distance of 89.35 feet to a calculated point;
- 7. S59°20'27"E, a distance of 170.97 feet to a calculated point;
- 8. S59°20'53"E, a distance of 418.69 feet to a calculated point;
- 9. S53°18'26"E, a distance of 362.03 feet to a calculated point;
- 10. S36°42'26"E, a distance of 187.03 feet to a calculated point;
- 11. S28°07'30"W, a distance of 6.04 feet to a calculated point;
- 12. S43°29'30"E, a distance of 28.30 feet to a calculated point;
- 13. S67°08'01"W, a distance of 16.56 feet to a calculated point;
- 14. S37°05'03"E, a distance of 503.90 feet to the **POINT OF BEGINNING**, having an area of 55.772 ACRES of land, more or less.

Phillip L. McLaughlin
 Phillip L. McLaughlin 10-29-2024
 Registered Professional Land Surveyor
 State of Texas No. 5300



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 G&R SURVEYING PROJECT NO. 24228 ATTACHMENTS: 23241_GR-ANNEX2-EX