

EXHIBIT “A”
TO
ANNEXATION PETITION

- Survey Plat and Field Note Description for 220.08 acres
- Survey Plat and Field Note Description for 5.00 acres
- Survey Plat and Field Note Description for 4.998 acres

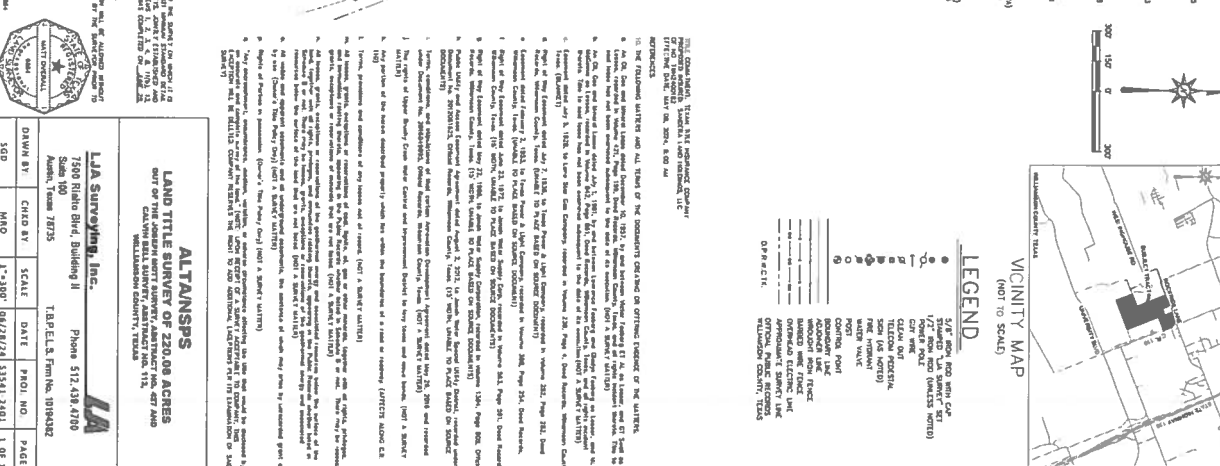


EXHIBIT A
LEGAL DESCRIPTION

DESCRIPTION OF A 220.08 ACRE TRACT OF LAND SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT NO. 427, AND THE CALVIN BELL SURVEY, ABSTRACT NO. 112, WILLIAMSON COUNTY, TEXAS, AND BEING ALL 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.), LESS AND EXCEPT A CALLED 0.3367 ACRE TRACT (PARCEL 37A) RECORDED IN DOCUMENT NO. 2020130795, AND A CALLED 1.62 ACRE TRACT (PARCEL 37) RECORDED IN DOCUMENT NO. 2020038996, BOTH CONVEYED TO WILLIAMSON COUNTY, O.P.R.W.C.TX.; SAID 220.08 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 ROCKRIDE LANE (PUBLIC RIGHT-OF-WAY), FOR THE COMMON NORTH CORNER OF A CALLED 128.37 ACRE TRACT AND SAID 222.20 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, ALONG THE SOUTH R.O.W. OF SAID ROCKRIDE LANE, A DISTANCE OF 903.06 FEET TO A 1/2-IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE COMMON NORTH CORNER OF SAID 220.08 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 220.08 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 220.08 ACRE TRACT, SAID 1.00 ACRE TRACT, AND A CALLED 5.00 ACRE TRACT CONVEYED TO DEBRA BRIGGS, RECORDED IN DOCUMENT NO. 2001029503, O.P.R.W.C.TX.;

THENCE SOUTH 16 DEGREES 47 MINUTES 42 SECONDS EAST, WITH THE COMMON LINE OF SAID 220.08 ACRE TRACT AND SAID 5.00 ACRE TRACT, A DISTANCE OF 440.86 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEY INC";

THENCE NORTH 74 DEGREES 07 MINUTES 04 SECONDS EAST, WITH THE COMMON LINE OF SAID 220.08 ACRE TRACT, SAID 5.00 ACRE TRACT, AND A CALLED 5.00 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021153608, O.P.R.W.C.TX., PASSING A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING INC", AT A DISTANCE OF 342.82 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 653.87 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING INC" FOR A COMMON CORNER OF SAID 220.08 ACRE TRACT AND SAID 5.00 ACRE TRACT (DOCUMENT NO. 2021153608);

THENCE NORTH 16 DEGREES 45 MINUTES 13 SECONDS WEST, WITH THE COMMON LINE OF SAID 220.08 ACRE TRACT AND SAID 5.00 ACRE TRACT (DOCUMENT NO. 2021153608), A DISTANCE OF 702.85 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET ON THE SOUTH R.O.W. LINE OF ROCKRIDE LANE;

THENCE WITH THE COMMON LINE OF SAID 220.08 ACRE TRACT, AND THE SOUTH R.O.W. LINE OF SAID ROCKRIDE LANE, 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 FOUND CAPPED "WILLIAMSON COUNTY" AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
3. 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 220.08 ACRE TRACT AND A SAID 0.3367 ACRE TRACT (PARCEL 37A) ;

THENCE WITH THE COMMON LINE OF SAID 220.08 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, 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 ON THE COMMON LINE OF SAID 220.08 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 220.08 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 TO A 5-INCH WOODEN FENCE POST 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 220.08 ACRE TRACT AND SAID 96.33 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 220.08 ACRE TRACT AND SAID 286.55 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

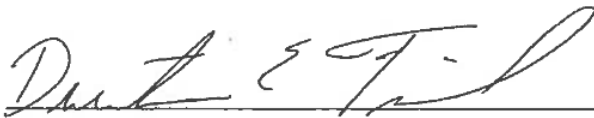
1. SOUTH 68 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 2,765.24 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. NORTH 21 DEGREES 20 MINUTES 22 SECONDS WEST, A DISTANCE OF 1,533.43 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847" FOR A COMMON CORNER OF SAID 220.08 ACRE TRACT, SAID 286.55 ACRE TRACT, AND SAID 128.37 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 220.08 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 "LIA 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 220.08 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: 01/23/2025

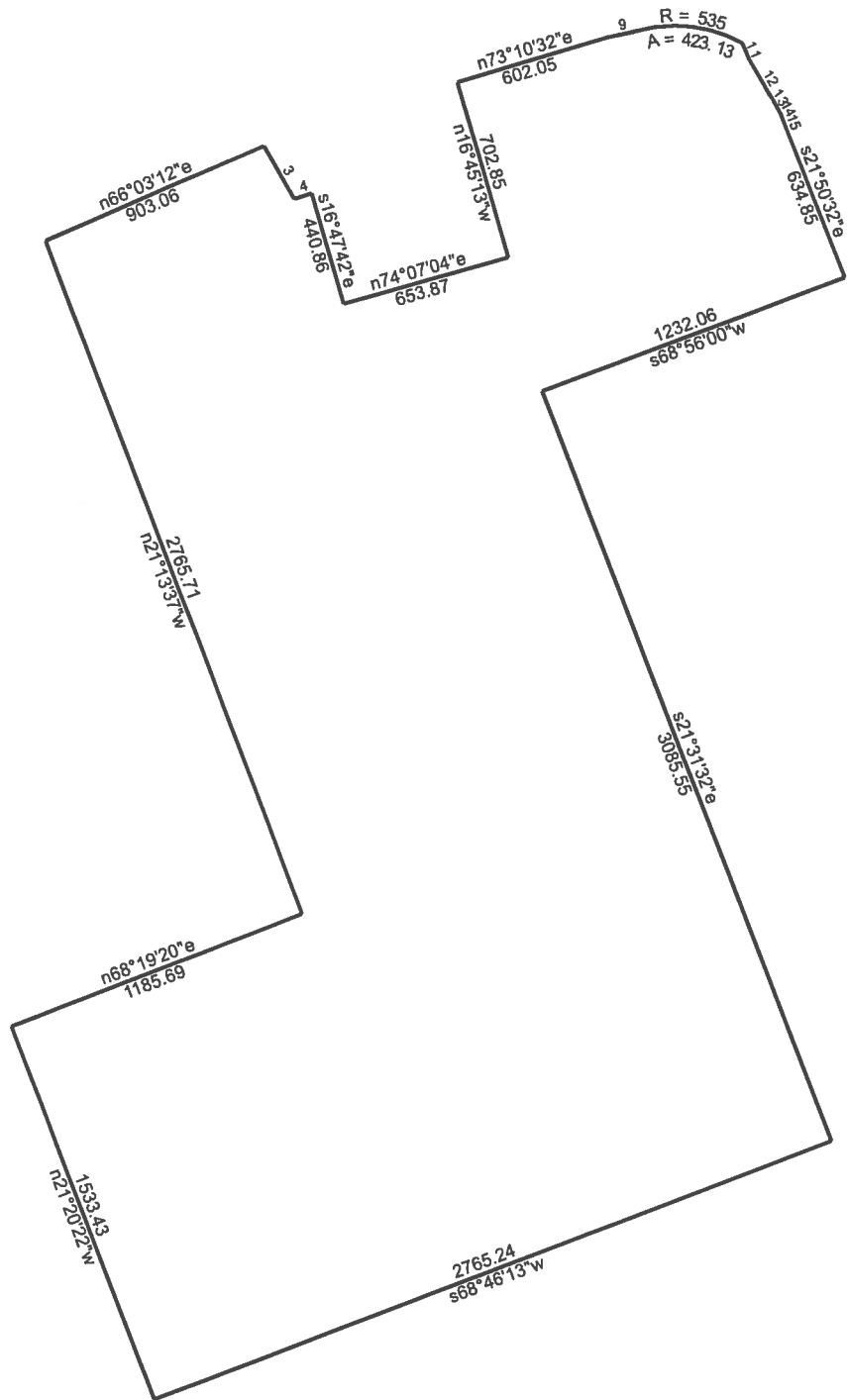
LIA SURVEYING, INC.

7500 RIALTO BLVD, BUILDING II, SUITE 100

AUSTIN, TEXAS 78735

TEXAS FIRM NO. 10194382





6/24/2024

Scale: 1 inch= 700 feet

File: Legal.ndp

Tract 1: 220.0840 Acres, Closure: n32.3905e 0.02 ft. (1/991535), Perimeter=17687 ft.

01 e-426.94 n-6.19
02 n66.0312e 903.06
03 s30.2852e 234.78
04 n73.1837e 71.03
05 s16.4742e 440.86
06 n74.0704e 653.87
07 n16.4513w 702.85
08 n73.1032e 602.05
09 n77.5350e 99.94

15 s21.5058e 41.65
16 s21.5032e 634.85
17 s68.5600w 1232.06
18 s21.3132e 3085.55
19 s68.4613w 2765.24
20 n21.2022w 1533.43
21 n68.1920e 1185.69
22 n21.1337w 2765.71

10 Rt, r=535.00, arc=423.13, chord=s84.2423e 412.19
11 Rt, r=2093.00, arc=71.64, chord=s23.4033e 71.64
12 s30.4302e 147.97
13 Rt, r=269.70, arc=33.92, chord=s32.4400e 33.90
14 s29.0750e 57.36

LEGAL DESCRIPTION

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

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" FOUND (GRID COORDINATES N:10,192,805.07, E:3,148,198.60) ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 110 (PUBLIC RIGHT OF WAY), FOR A COMMON CORNER OF SAID 5.00 ACRE TRACT AND A CALLED 222.20 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, AS HER SOLE AND SEPARATE PROPERTY, RECORDED IN DOCUMENT NO. 2023063688, O.P.R.W.C.TX., SAME BEING THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "WILLIAMSON COUNTY" BEARS NORTH 73 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 602.05 FEET;

THENCE WITH THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 222.20 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

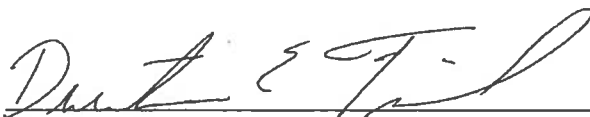
1. SOUTH 16 DEGREES 45 MINUTES 13 SECONDS EAST, A DISTANCE OF 702.85 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC." FOR THE SOUTHEAST CORNER OF THIS TRACT, AND
2. SOUTH 74 DEGREES 07 MINUTES 04 SECONDS WEST, A DISTANCE OF 311.05 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC." FOR THE COMMON SOUTH CORNER OF SAID 5.00 ACRE TRACT AND A CALLED 4.987 ACRE TRACT CONVEYED TO MARC BRIGGS AND DEBRA BRIGGS, RECORDED IN DOCUMENT NO. 202100424, O.P.R.W.C.TX.;

THENCE NORTH 16 DEGREES 45 MINUTES 06 SECONDS WEST, WITH THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 4.987 ACRE TRACT, A DISTANCE OF 697.75 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC." ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 110, FOR THE COMMON NORTH CORNER OF SAID 5.00 ACRE TRACT AND SAID 4.987 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 THE **POINT OF BEGINNING** AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

BEARING BASIS:

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



DUSTIN E. TROUSIL, RPLS # 6335

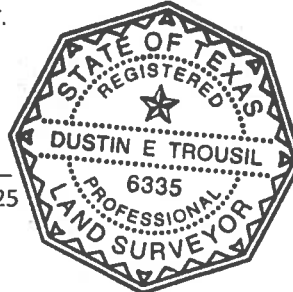
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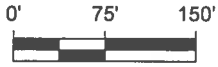
LIA SURVEYING, INC.

7500 RIALTO BLVD, BUILDING II, SUITE 100

AUSTIN, TEXAS 78735

TEXAS FIRM NO. 10194382





LEGEND

- 5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEY" FOUND
- 1/2" IRON ROD FOUND WITH CAP
"INTERSTATE SURVEYING, INC" FOUND (UNLESS NOTED)
- OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY TEXAS
- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE

COUNTY ROAD 110
(PUBLIC RIGHT-OF-WAY)

APPROXIMATE SURVEY LINE

1/2"
"WILLIAMSON
COUNTY"

N73°10'32"E 602.05'

N73°10'43"E 310.99'

P.O.B.
N: 10,192,805.07
E: 3,148,198.60

GROSS LAND AREA:
5.00 ACRES

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

MARC BRIGGS AND DEBRA BRIGGS
CALLED 4.987 ACRES
DOCUMENT NO. 202100424
O.P.R.W.C.TX.

CALVIN BELL SURVEY
ABSTRACT NO. 112

N19°45'13"E 697.75'

S19°45'13"E 702.85'

S74°07'04"W 311.05'

DEBRA KAY BRIGGS, AS HER SOLE AND SEPARATE PROPERTY
CALLED 222.20 ACRES
DOCUMENT NUMBER 2023063688
O.P.R.W.C.TX.

GENERAL NOTES

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



Dustin E. Trousil
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6335
DATE OF SURVEY: 1/23/2025

PAGE 2
OF 2

DATE:	1/23/2025
DRWN BY:	SGC
CHKD BY:	DET
PROJ NO.	LJAS3541-2401

EXHIBIT "A"
5.00 ACRES (217,797 SQ. FT.)
CALVIN BELL SURVEY, ABSTRACT NO. 112
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

LEGAL DESCRIPTION

DESCRIPTION OF A 4.998 ACRE TRACT OF LAND, SITUATED IN THE CALVIN BELL SURVEY, ABSTRACT NO. 112, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 4.987 ACRE TRACT CONVEYED TO MARC BRIGGS AND DEBRA BRIGGS, RECORDED IN DOCUMENT NO. 202100424, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 4.998 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "INTERSTATE SURVEYING, INC." (GRID COORDINATES N:10,192,715.07, E:3,147,900.91) ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 110 (PUBLIC RIGHT OF WAY), FOR THE COMMON NORTH CORNER OF SAID 4.987 ACRE TRACT AND A CALLED 5.00 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021153608, O.P.R.W.C.TX., SAME BEING THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "WILLIAMSON COUNTY" BEARS NORTH 73 DEGREES 10 MINUTES 36 SECONDS EAST, A DISTANCE OF 913.04 FEET;

THENCE SOUTH 16 DEGREES 45 MINUTES 06 SECONDS EAST, WITH THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 4.987 ACRE TRACT, A DISTANCE OF 697.75 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC." ON A NORTHERLY LINE OF A CALLED 222.20 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, AS HER SOLE AND SEPARATE PROPERTY, RECORDED IN DOCUMENT NO. 2023063688, O.P.R.W.C.TX., FOR THE COMMON SOUTH CORNER OF SAID 5.00 ACRE TRACT AND SAID 4.987 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 222.20 ACRE TRACT, AND SAID 4.987 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 74 DEGREES 07 MINUTES 04 SECONDS WEST, A DISTANCE OF 342.82 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC." FOR THE SOUTHWEST CORNER OF THIS TRACT, AND
2. NORTH 16 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 440.86 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "FOREST RPLS 1847" FOR A COMMON CORNER OF SAID 4.987 ACRE TRACT, 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 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 WITH CAP STAMPED "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 WITH CAP STAMPED "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 NORTHWEST CORNER OF THIS TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND BEARS SOUTH 67 DEGREES 34 MINUTES 56 SECONDS WEST, A DISTANCE OF 226.46 FEET;

CALVIN BELL SURVEY,
ABSTRACT NO. 112
WILLIAMSON COUNTY, TEXAS

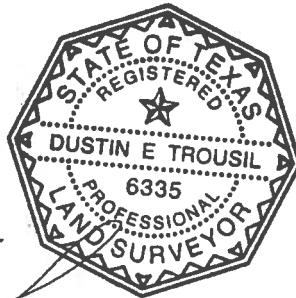
JANUARY 23, 2025
A111-2401
PAGE 2 OF 3

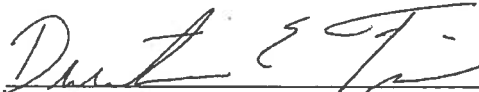
THENCE WITH THE COMMON LINE OF SAID 4.987 ACRE TRACT AND SAID COUNTY ROAD 110, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 66 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 11.05 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "INTERSTATE SURVEYING, INC.", AND
2. NORTH 73 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 233.55 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.998 ACRES OF LAND, MORE OR LESS.

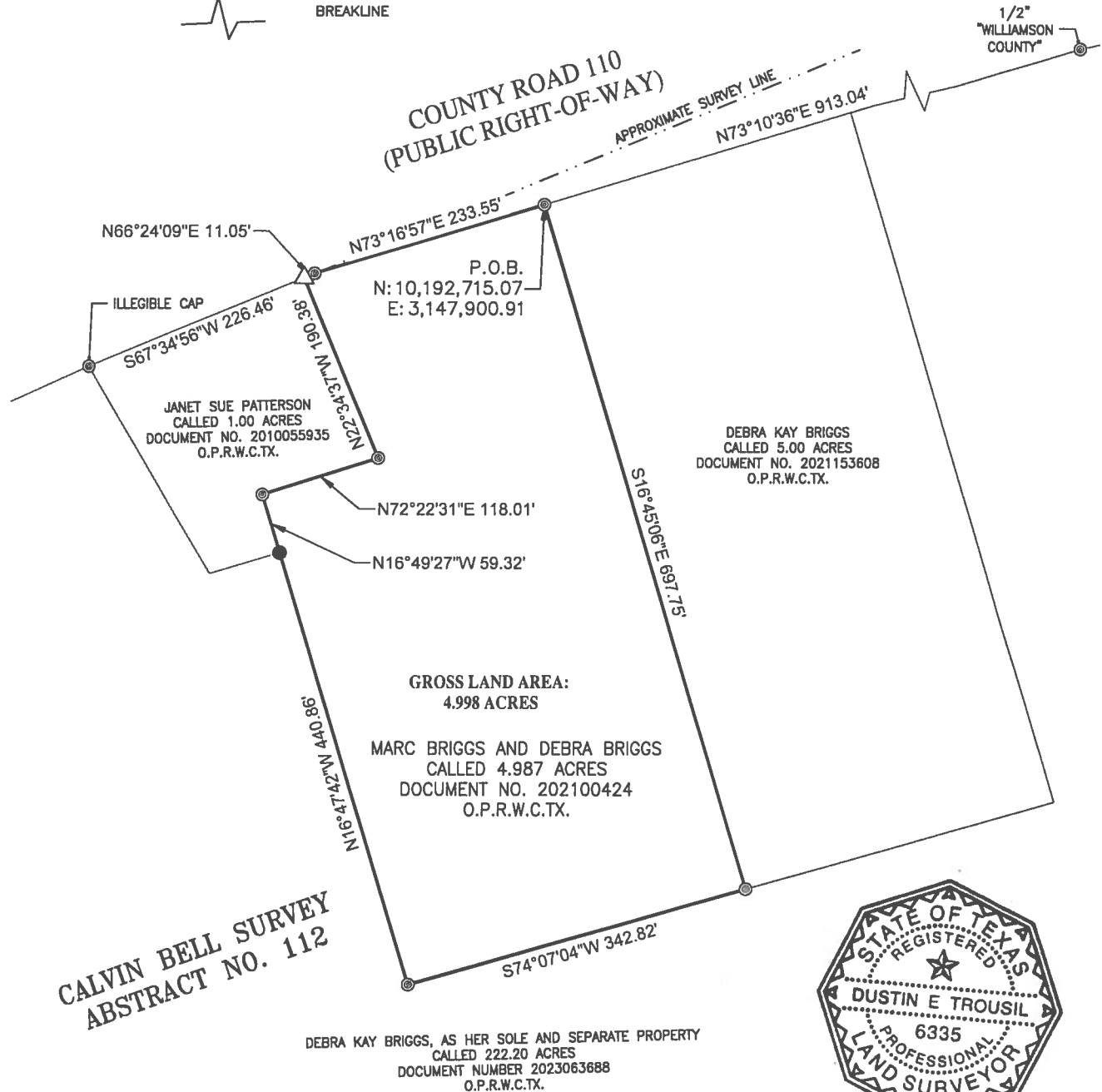
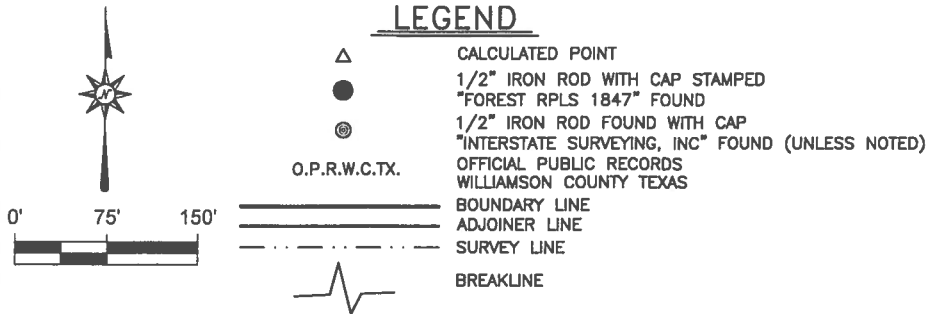
BEARING BASIS:

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




DUSTIN E. TROUSIL, RPLS # 6335 DATE: 01/23/2025
LJA SURVEYING, INC.
7500 RIALTO BLVD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
TEXAS FIRM NO. 10194382

LEGEND



CALVIN BELL SURVEY
ABSTRACT NO. 112

DEBRA KAY BRIGGS, AS HER SOLE AND SEPARATE PROPERTY
CALLED 222.20 ACRES
DOCUMENT NUMBER 2023063688
O.P.R.W.C.T.X.



DUSTIN E. TROUSIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6335
DATE OF SURVEY: 1/23/2025

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.

PAGE 3
OF 3

DATE:	1/23/2025
DRWN BY:	SGC
CHKD BY:	DET
PROJ NO.	LJAS3541-2401

EXHIBIT "A"
4.998 ACRES (435,525 SQ. FT.)
CALVIN BELL SURVEY, ABSTRACT NO. 112
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