



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPLS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " A "
METES AND BOUNDS DESCRIPTION

BEING 5.95 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, THE WILLIAM H. MCCULLOUGH SURVEY, ABSTRACT NO. 465, AND THE J.H. LEE SURVEY, ABSTRACT NO. 835, ALL IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 678.09 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO RIVER OAKS LAND PARTNERS II, LLC, RECORDED IN DOCUMENT NO. 2021137550 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Calculated Point in the existing Easterly right-of-way line of County Road No. 214 (R.O.W. Varies), for the Westerly common corner of the remainder of said 678.09 acre tract and of Lot 51, Block E, ESTATES AT NORTHGATE PHASE 1 SECTION 3, a subdivision of record in Document No. 2022031088 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "FOREST RPLS 1847" found bears North 65°27'38" West a distance of 2.25 feet, also from which a 1/2-inch rebar found in the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of Lot 53, said Block E, bears along a curve to the Left having a radius of 1372.36 feet, an arc length of 31.58 feet, a delta angle of 01°19'06", and a chord which bears South 26°55'42" West a distance of 31.58 feet;

THENCE with the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of the remainder of said 678.09 acre tract, along a curve to the Right having a radius of 1372.36 feet, an arc length of 59.11 feet, a delta angle of 02°28'04", and a chord which bears North 28°49'17" East a distance of 59.10 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set, for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing with the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of the remainder of said 678.09 acre tract, the following two (2) courses and distances:

1. Along a curve to the **Right** having a radius of **1372.36** feet, an arc length of **226.75** feet, a delta angle of **09°28'00"**, and a chord which bears **North 34°47'19" East** a distance of **226.49** feet to a 60D nail found; and
2. **North 39°23'11" East** a distance of **66.81** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set, from which a 60D nail found in the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of the remainder of said 678.09 acre tract, bears North 39°23'11" East a distance of 211.52 feet;



THENCE **South 07°40'00" East** over and across the remainder of said 678.09 acre tract a distance of **178.97** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

THENCE **South 65°28'04" East** continuing over and across the remainder of said 678.09 acre tract, at a distance of 45.09 feet pass a corner of a called 57.98 acre tract of land described in a Special Warranty Deed to Tri Pointe Homes Texas, Inc., recorded in Document No. 2021138739 of said O.P.R.W.C.T. and continuing with the South line of said 57.98 acre tract for a total distance of **194.51** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

South 67°32'14" East continuing with the South line of said 57.98 acre tract a distance of **51.61** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southeast corner of said 57.98 acre tract;

THENCE over and across the remainder of said 678.09 acre tract, the following five (5) courses and distances:

1. **South 24°31'50" West** a distance of **0.59** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
2. **South 65°13'01" East** a distance of **342.73** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
3. **South 65°19'30" East** a distance of **338.85** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
4. **South 65°25'48" East** a distance of **701.53** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
5. **South 56°04'42" East** a distance of **79.59** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the South line of the remainder of said 678.09 acre tract and the common North line of a called 95.34 acre tract of land described in a General Warranty Deed to Watson Ranch, LTD, recorded in Document No. 2009017881 of said O.P.R.W.C.T.;

THENCE **South 69°14'58" West** with the South line of the remainder of said 678.09 acre tract and the common North line of a called 95.34 acre tract, a distance of **201.12** feet to a 1/2-inch rebar found for a corner of the remainder of said 678.09 acre tract and the common Northwest corner of said 95.34 acre tract;

THENCE over and across the remainder of said 678.09 acre tract, the following eight (8) courses and distances:

1. **North 63°01'21" West** a distance of **238.42** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
2. **North 63°24'29" West** a distance of **245.91** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
3. **North 64°35'43" West** a distance of **85.80** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

4. **North 65°25'48" West** a distance of **69.00** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
5. **North 65°19'30" West** a distance of **339.10** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
6. **North 65°13'00" West** a distance of **342.53** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
7. **North 66°53'13" West** a distance of **51.31** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
8. **North 65°28'04" West** a distance of **347.33** feet to the **POINT OF BEGINNING** and containing 5.95 acres of land more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

Distances and Areas shown hereon are surface values represented in U.S. Survey Feet based on site calibration, holding the following points:

1. A 1/2-inch rebar for the common corner of Lot 57, Block A, The Hidden Creek Estates and the 846.46 acre tract.
2. A 1/2-inch rebar with capped marked "FOREST 1847" on the North line of the 846.46 acre tract and the South line of a 232.61 acre tract described in Vol. 845, Pg. 441, D.R.W.C.T.
3. A 1/2-inch rebar with capped marked "FOREST 1847" on the West line of the 846.46 acre tract and the intersection of County Road no. 214 with San Gabriel Ranch Road.
4. A 1/2-inch rebar with capped marked "CS LTD" for the Northwest corner of Lot 2, Block B, Estates of Northgate, Phase 1, Section 1 and in the West row line of County Road No 214.
5. A nail found in a 30" live oak for the Southeast corner of the 846.46 acre tract and in the North line of a part of a called 8.255 acre tract described in Doc. No. 9721391, O.P.R.W.C.T.
6. A 1/2-inch rebar on the East line of the 846.46 acre tract and in the West line of a called 40.13 acre tract described in Vol. 2541, Pg. 236 of the D.R.W.C.T.

As shown on ALTA/NSPS land title survey of 846.46 acres prepared by Forest Surveying and Mapping Company, dated July 19, 2016.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in April, 2023.



05/18/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 18-032

Attachments: CAD Drawing: K:\18032 - Northgate Ranch\CAD\DWGs\NG Future Arterial.dwg

SUNDANCE RANCH NORTH
PHASE 2
CAB. R, SLIDE 7
O.R.W.C.T.

LOT 144

LOT 145

COUNTY ROAD NO. 214
(R.O.W. VARIES)

POINT OF
BEGINNING

C2
C1

LOT 53

ESTATES AT NORTHGATE
PHASE 1, SECTION 3
DOC. NO. 2022031088
O.P.R.W.C.T.

LOT 52
BLOCK E

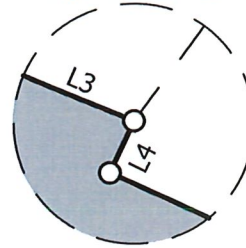
LOT 51

LOT 50



GRAPHIC SCALE

DETAIL "B"
NOT TO SCALE



TRI POINTE HOMES TEXAS, INC.
(57.98 ACRES)
DOC. NO. 2021138739
O.P.R.W.C.T.

RIVER OAKS LAND
PARTNERS II, LLC
TRACT 1
REMAINDER (678.09 ACRES)
DOC. NO. 2021137550
O.P.R.W.C.T.

*SEE DETAIL "A"

*SEE DETAIL "B"

5.95 ACRES

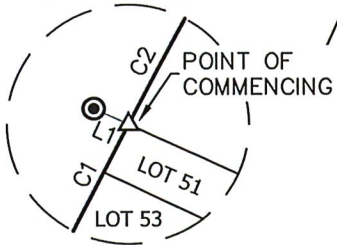
SEMINOLE PIPELINE
EASEMENT
VOL. 826, PG. 325
VOL. 833, PG. 618
D.R.W.C.T.

N65°13'00"W 342.53'

342.73'
S65°13'01"E

MATCH LINE
SHEET 5
SHEET 4

DETAIL "A"
NOT TO SCALE



JAMES HACKETT SURVEY
ABSTRACT NO. 312

WILLIAM H. McCULLOUGH SURVEY
ABSTRACT NO. 465

APPROXIMATE SURVEY LINE

*SEE SHEET 6 FOR NOTES AND LEGEND
*SEE SHEET 5 FOR LINE AND CURVE TABLES

| | | | |
|---|-----------|------------------|------------------|
| JOB NUMBER: 18-032 | | DATE: 05/18/23 | |
| PROJECT NAME: NORTHGATE RANCH | | | |
| DRAWING NAME: NG FUTURE ARTERIAL | | | |
| DRAWING FILE PATH: | | | |
| K:\18032 - NORTHGATE RANCH\CAD\DWGS | | | |
| METES AND BOUNDS FILE PATH: | | | |
| K:\18032 - NORTHGATE RANCH\DESCRIPTIONS | | | |
| RPLS: FWF | TECH: JRM | PARTY CHIEF: N/A | CHK BY: HAS |
| SHEET 04 of 06 | | FIELDBOOKS N/A | SCALE: 1" = 100' |

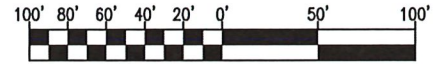
LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

MATCH LINE
SHEET 5
SHEET 4

JAMES HACKETT SURVEY
ABSTRACT NO. 312

WILLIAM H. McCULLOUGH SURVEY
ABSTRACT NO. 465



GRAPHIC SCALE

RIVER OAKS LAND
PARTNERS II, LLC
TRACT 1
REMAINDER (678.09 ACRES)
DOC. NO. 2021137550
O.P.R.W.C.T.

SEMINOLE PIPELINE
EASEMENT
VOL. 826, PG. 327
VOL. 833, PG. 618
D.R.W.C.T.

SEMINOLE PIPELINE
EASEMENT
VOL. 826, PG. 327
VOL. 833, PG. 618
D.R.W.C.T.

5.95 ACRES

LOT 49

ESTATES AT NORTHGATE
PHASE 1, SECTION 3
DOC. NO. 2022031088
O.P.R.W.C.T.

LOT 48

LOT 47
BLOCK E

LOT 46

MATCH LINE
SHEET 6
SHEET 5

CURVE TABLE

| CURVE # | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD |
|---------|----------|---------|----------|---------------|---------|
| C1 | 1372.36' | 31.58' | 1°19'06" | S26°55'42"W | 31.58' |
| C2 | 1372.36' | 59.11' | 2°28'04" | N28°49'17"E | 59.10' |
| C3 | 1372.36' | 226.75' | 9°28'00" | N34°47'19"E | 226.49' |

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | N65°27'38"W | 2.25' |
| L2 | N39°23'11"E | 66.81' |
| L3 | S67°32'14"E | 51.61' |
| L4 | S24°31'50"W | 0.59' |

LINE TABLE

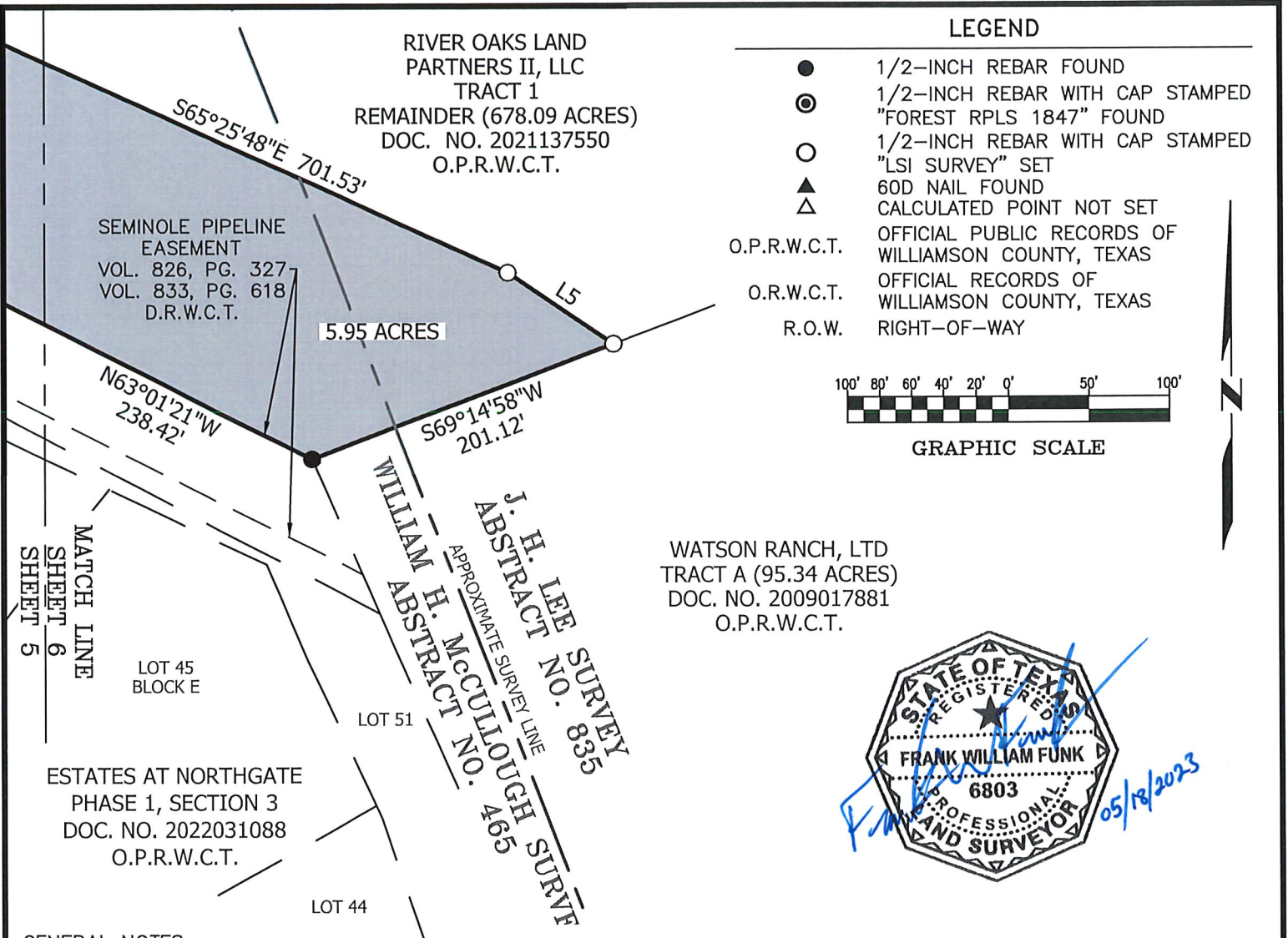
| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L5 | S56°04'42"E | 79.59' |
| L6 | N64°35'43"W | 85.80' |
| L7 | N65°25'48"W | 69.00' |
| L8 | N66°53'13"W | 51.31' |

*SEE SHEET 6 FOR NOTES AND LEGEND

| | |
|--|------------------|
| JOB NUMBER: 18-032 | DATE: 05/18/23 |
| PROJECT NAME: NORTHGATE RANCH | |
| DRAWING NAME: NG FUTURE ARTERIAL | |
| DRAWING FILE PATH: K:\18032 - NORTHGATE RANCH\CAD\DWGS | |
| METES AND BOUNDS FILE PATH: K:\18032 - NORTHGATE RANCH\DESCRIPTIONS | |
| RPLS: FWF | TECH: JRM |
| PARTY CHIEF: N/A | CHK BY: HAS |
| SHEET 05 of 06 | FIELDBOOKS N/A |
| | SCALE: 1" = 100' |

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON SITE CALIBRATION, HOLDING THE FOLLOWING POINTS:

1. A 1/2-INCH REBAR FOR THE COMMON CORNER OF LOT 57, BLOCK A, THE HIDDEN CREEK ESTATES AND THE 846.46 ACRE TRACT.
2. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE NORTH LINE OF THE 846.46 ACRE TRACT AND THE SOUTH LINE OF A 232.61 ACRE TRACT DESCRIBED IN VOL. 845, PG. 441, D.R.W.C.T.
3. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE WEST LINE OF THE 846.46 ACRE TRACT AND THE INTERSECTION OF COUNTY ROAD NO. 214 WITH SAN GABRIEL RANCH ROAD.
4. A 1/2-INCH REBAR WITH CAPPED MARKED "CS LTD" FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B, ESTATES OF NORTHGATE, PHASE 1, SECTION 1 AND IN THE WEST ROW LINE OF COUNTY ROAD NO 214.
5. A NAIL FOUND IN A 30" LIVE OAK FOR THE SOUTHEAST CORNER OF THE 846.46 ACRE TRACT AND IN THE NORTH LINE OF A PART OF A CALLED 8.255 ACRE TRACT DESCRIBED IN DOC. NO. 9721391, O.P.R.W.C.T.
6. A 1/2-INCH REBAR ON THE EAST LINE OF THE 846.46 ACRE TRACT AND IN THE WEST LINE OF A CALLED 40.13 ACRE TRACT DESCRIBED IN VOL. 2541, PG. 236 OF THE D.R.W.C.T.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF 846.46 ACRES PREPARED BY FOREST SURVEYING AND MAPPING COMPANY, DATED JULY 19, 2016.

| | | | |
|---|-----------|------------------|----------------|
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| RPLS: FWF | TECH: JRM | PARTY CHIEF: N/A | CHK BY: HAS |
| SHEET 06 of 06 | | FIELDBOOKS N/A | SCALE:1"= 100' |

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