



1220 McNeil Road, Suite 200 | Round Rock, Texas 78681

TBPLS Firm No. 10001800 | 512-238-7901 office

EXHIBIT "B"
METES AND BOUNDS DESCRIPTION

BEING 4.15 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, AND THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 846.46 ACRE TRACT OF LAND REFERENCED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., RECORDED IN DOCUMENT NO. 2008064005 AND DESCRIBED IN DOCUMENT NO. 2008076591 BOTH 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:

BEGINNING at a 1/2-inch rebar with cap stamped "CS LTD" found for a corner of the remainder of said 846.46 acre tract and the common North corner of a called 0.45 of one acre tract of land described as PARCEL 6C in a Special Warranty Deed to Williamson County, Texas, recorded in Document No. 2009093312 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "CS LTD" found for the East corner of said PARCEL 6C and a common corner of the remainder of said 846.46 acre tract, bears South 50°35'36" East a distance of 66.05 feet;

THENCE with the Northwest line of said PARCEL 6C and a common line of the remainder of said 846.46 acre tract, the following four (4) courses and distances:

1. **South 46°09'31" West** a distance of **49.06** feet to a 1/2-inch rebar with cap stamped "CS LTD" found;
2. **South 44°21'51" West** a distance of **53.53** feet to a Calculated Point;
3. **South 43°27'42" West** a distance of **91.32** feet to a Calculated Point; and
4. **South 41°50'37" West** a distance of **31.53** feet to a Calculated Point for the Northwest corner of said PARCEL 6C and the common North corner of a called 3.43 acre tract of land described as PARCEL 3E in said Document No. 2009093312, also being in the West line of the remainder of said 846.46 acre tract and the common existing East right-of-way line of San Gabriel Ranch Road (R.O.W. Varies);

THENCE with the West line of the remainder of said 846.46 acre tract and the common existing East right-of-way line of said San Gabriel Ranch Road, the following two (2) courses and distances:

1. **North 05°55'55" West** a distance of **81.36** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and
2. **North 05°40'37" West** a distance of **12.90** feet to a Calculated Point;

THENCE over and across the remainder of said 846.46 acre tract, the following thirty (30) courses and distances:

1. **North 48°45'06" East** at a distance of 301.58 feet passing a 1/2-inch rebar found for the South corner of LOT 1, LONGHORN SUBDIVISION, a subdivision of record in Cab. G, Slide 96 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), at a distance of 450.55 feet passing a 1/2-inch rebar with cap stamped "FOREST 1847" found for the East corner of said LOT 1, continuing over and across the remainder of said 846.46 acre tract for a total distance of **563.57** feet to a Calculated Point;
2. **North 27°30'52" East** a distance of **126.94** feet to a Calculated Point;
3. **North 17°01'38" East** a distance of **38.71** feet to a Calculated Point;
4. **North 19°47'30" East** a distance of **240.67** feet to a Calculated Point;
5. **North 16°12'52" East** a distance of **511.24** feet to a Calculated Point;
6. **North 23°33'37" East** a distance of **278.47** feet to a Calculated Point;
7. **North 32°04'09" East** a distance of **201.53** feet to a Calculated Point;
8. **North 37°46'13" East** a distance of **200.99** feet to a Calculated Point;
9. **North 49°07'55" East** a distance of **280.78** feet to a Calculated Point;
10. **North 59°25'33" East** a distance of **115.31** feet to a Calculated Point;
11. **North 65°53'47" East** a distance of **357.13** feet to a Calculated Point;
12. **North 67°10'31" East** a distance of **319.26** feet to a Calculated Point;
13. Along a curve to the **Right** having a radius of **804.94** feet, an arc length of **128.90** feet, a delta angle of **09°10'30"**, and a chord which bears **North 71°48'43" East** a distance of **128.76** feet to a Calculated Point;
14. **North 76°23'58" East** a distance of **128.64** feet to a Calculated Point;

15. **North 82°51'01" East** a distance of **496.61** feet to a Calculated Point;
16. **South 07°33'40" East** a distance of **59.75** feet to a Calculated Point;
17. **South 84°06'22" West** a distance of **186.32** feet to a Calculated Point;
18. **South 86°12'36" West** a distance of **273.35** feet to a Calculated Point;
19. **South 78°48'37" West** a distance of **105.43** feet to a Calculated Point;
20. **South 74°23'41" West** a distance of **135.91** feet to a Calculated Point;
21. **South 66°25'14" West** a distance of **718.34** feet to a Calculated Point;
22. **South 60°08'38" West** a distance of **101.76** feet to a Calculated Point;
23. **South 49°38'29" West** a distance of **212.36** feet to a Calculated Point;
24. **South 42°35'37" West** a distance of **139.61** feet to a Calculated Point;
25. **South 33°45'38" West** a distance of **324.32** feet to a Calculated Point;
26. **South 25°30'44" West** a distance of **207.76** feet to a Calculated Point;
27. **South 15°40'09" West** a distance of **314.14** feet to a Calculated Point;
28. **South 17°49'41" West** a distance of **252.33** feet to a Calculated Point;
29. **South 20°21'37" West** a distance of **398.91** feet to a Calculated Point; and

30. **South 46°14'11" West** a distance of **424.97** feet to the **POINT OF BEGINNING** and containing 4.15 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 June, 2021.

 07/02/2021

Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

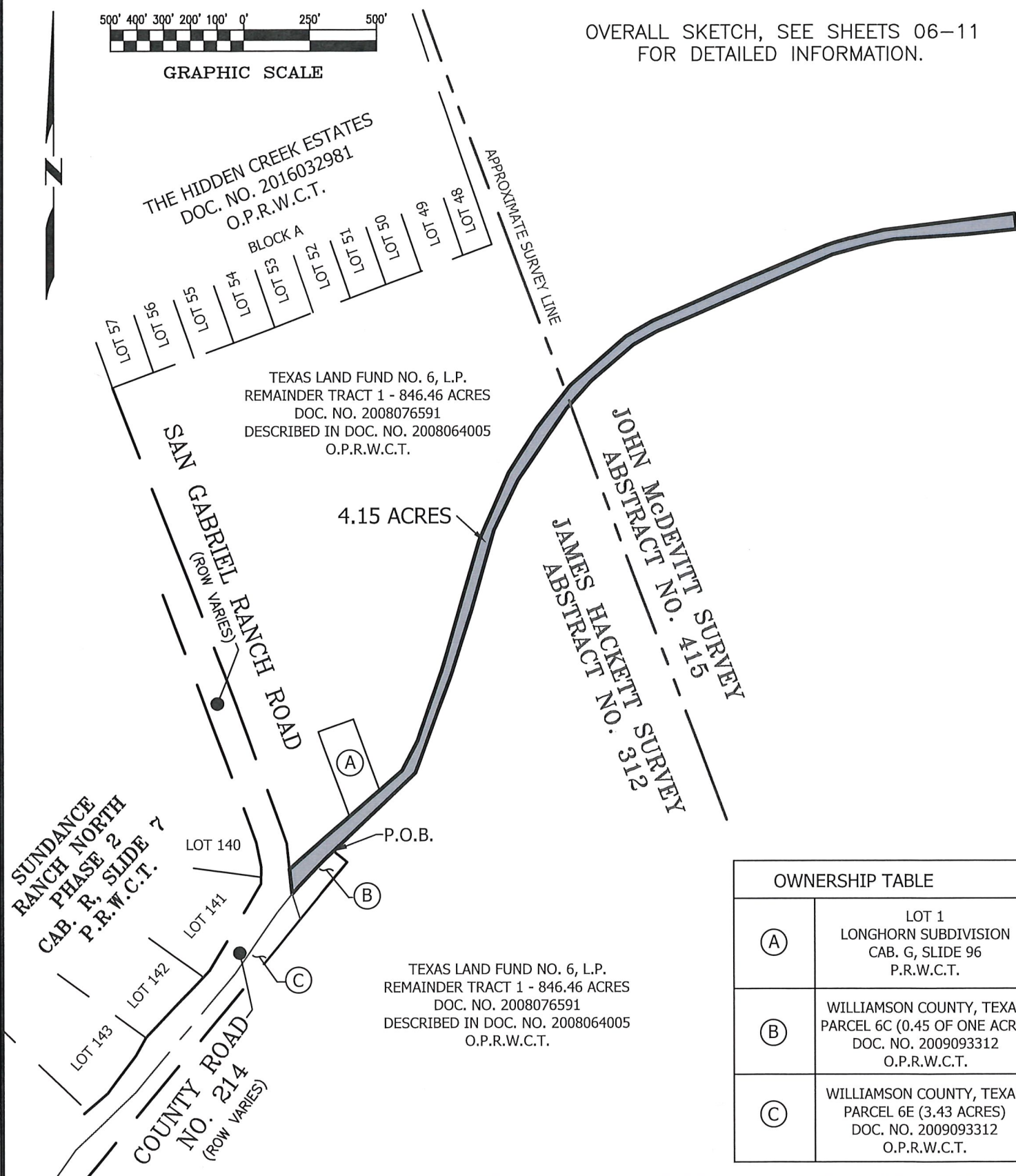


Job Number: 18-032

Attachments: CAD Drawing: L:\18032 - Northgate Ranch\CAD\DWGs\Northgate EX CR 124.dwg



OVERALL SKETCH, SEE SHEETS 06-11
FOR DETAILED INFORMATION.

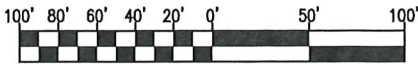


OWNERSHIP TABLE	
(A)	LOT 1 LONGHORN SUBDIVISION CAB. G, SLIDE 96 P.R.W.C.T.
(B)	WILLIAMSON COUNTY, TEXAS PARCEL 6C (0.45 OF ONE ACRE) DOC. NO. 2009093312 O.P.R.W.C.T.
(C)	WILLIAMSON COUNTY, TEXAS PARCEL 6E (3.43 ACRES) DOC. NO. 2009093312 O.P.R.W.C.T.

JOB NUMBER: 18-032		DATE: 06/30/2021	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NORTHGATE EX CR 214			
DRAWING FILE PATH: K:\18032 - NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH: K:\18032 - NORTHGATE RANCH\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 05 of 11		FIELDBOOKS N/A	SCALE: 1" = 500'

LSI LANDESIGN SERVICES, INC. 

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



GRAPHIC SCALE

JAMES HACKETT SURVEY
ABSTRACT NO. 312

SAN GABRIEL RANCH ROAD
(ROW VARIES)

LONGHORN SUBDIVISION
CAB. R. SLIDE 96
P.R.W.C.T.

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.

LOT 140
SUNDANCE RANCH NORTH
PHASE 2
CAB. R. SLIDE 7
P.R.W.C.T.

LOT 141

COUNTY ROAD NO. 214
(ROW VARIES)

WILLIAMSON COUNTY, TEXAS
PARCEL 6E (3.43 ACRES)
DOC. NO. 2009093312
O.P.R.W.C.T.

4.15 ACRES

N48°45'06"E 563.57'
301.58'

EDGE OF PAVEMENT

POB

WILLIAMSON COUNTY, TEXAS
PARCEL 6C (0.45 OF ONE ACRE)
DOC. NO. 2009093312
O.P.R.W.C.T.

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.

*SEE SHEET 07 FOR LINE/CURVE TABLES & LEGEND
*SEE SHEET 11 FOR NOTES

MATCHLINE SHEET 7
MATCHLINE SHEET 6

JOB NUMBER: 18-032		DATE: 06/30/2021	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NORTHGATE EX CR 214			
DRAWING FILE PATH:			
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METES AND BOUNDS FILE PATH:			
K:\18032 - NORTHGATE RANCH\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 06 of 11		FIELDBOOKS N/A	SCALE: 1" = 100'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
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MATCHLINE SHEET 8

MATCHLINE SHEET 7

JAMES HACKETT SURVEY
ABSTRACT NO. 312

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REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
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O.P.R.W.C.T.

Line Table		
Line #	Direction	Length
L1	S46° 09' 31"W	49.06'
L2	S44° 21' 51"W	53.53'
L3	S43° 27' 42"W	91.32'
L4	S41° 50' 37"W	31.53'
L5	N05° 55' 55"W	81.36'
L6	N05° 40' 37"W	12.90'
L7	S50° 35' 36"E	66.05'
L8	N17° 01' 38"E	38.71'
L9	S07° 33' 40"E	59.75'
L10	S78° 48' 37"W	105.43'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	804.94'	128.90'	9°10'30"	N71° 48' 43"E	128.76'

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP FOUND WITH CAP MARKED "CSLTD" (OR AS NOTED)
- ▲ 60D NAIL FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- X — WIRE FENCE

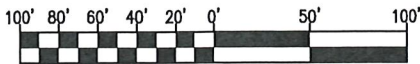
*SEE SHEET 11 FOR NOTES

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SHEET 07 of 11	FIELDBOOKS N/A
SCALE: 1" = 100'	

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MATCHLINE SHEET 9
MATCHLINE SHEET 8



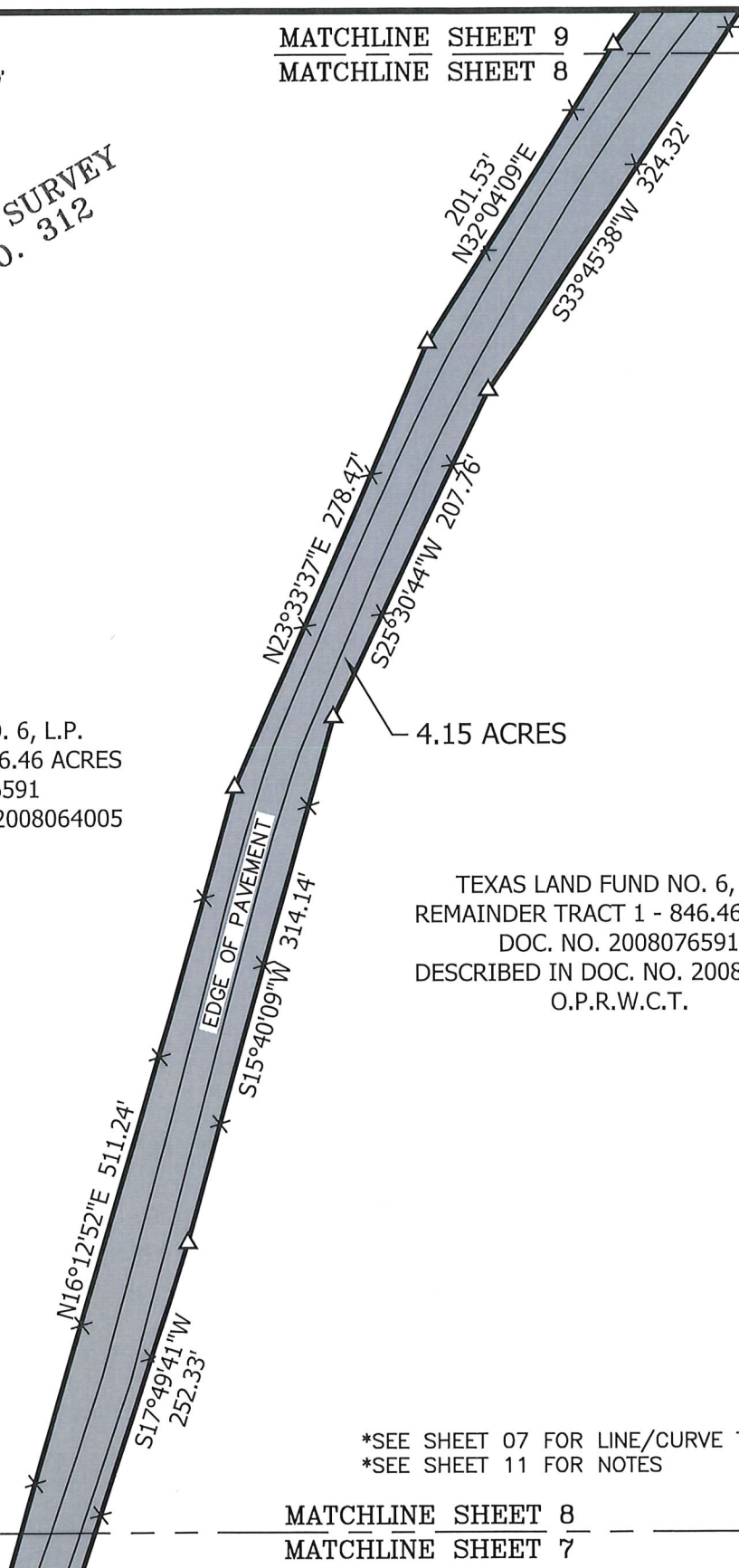
GRAPHIC SCALE

JAMES HACKETT SURVEY
ABSTRACT NO. 312

TEXAS LAND FUND NO. 6, L.P.
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DESCRIBED IN DOC. NO. 2008064005
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4.15 ACRES

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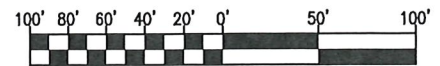
MATCHLINE SHEET 8
MATCHLINE SHEET 7

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RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 08 of 11		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

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GRAPHIC SCALE

JOHN McDEVITT SURVEY
ABSTRACT NO. 415

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JAMES HACKETT SURVEY
ABSTRACT NO. 312

APPROXIMATE SURVEY LINE

MATCHLINE SHEET 9
MATCHLINE SHEET 8

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SHEET 09 of 11		FIELDBOOKS N/A	SCALE: 1" = 100'

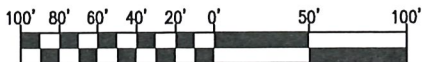
EDGE OF PAVEMENT

TEXAS LAND FUND NO. 6, L.P.
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LSI LANDESIGN SERVICES, INC. ★

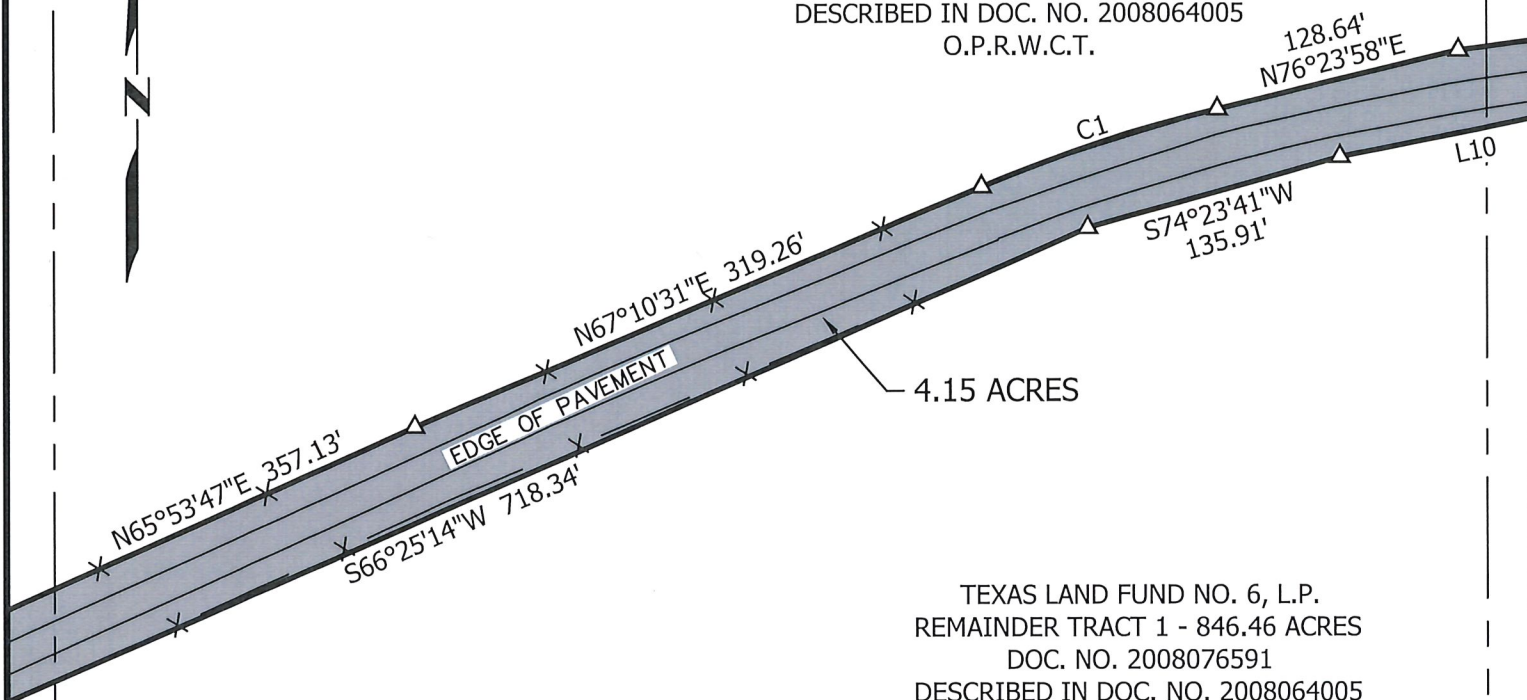
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MATCHLINE SHEET 10
MATCHLINE SHEET 9



GRAPHIC SCALE

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JOHN McDEVITT SURVEY
ABSTRACT NO. 415

MATCHLINE SHEET 10
MATCHLINE SHEET 9

MATCHLINE SHEET 11
MATCHLINE SHEET 10

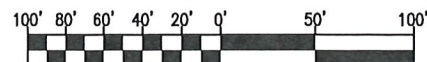
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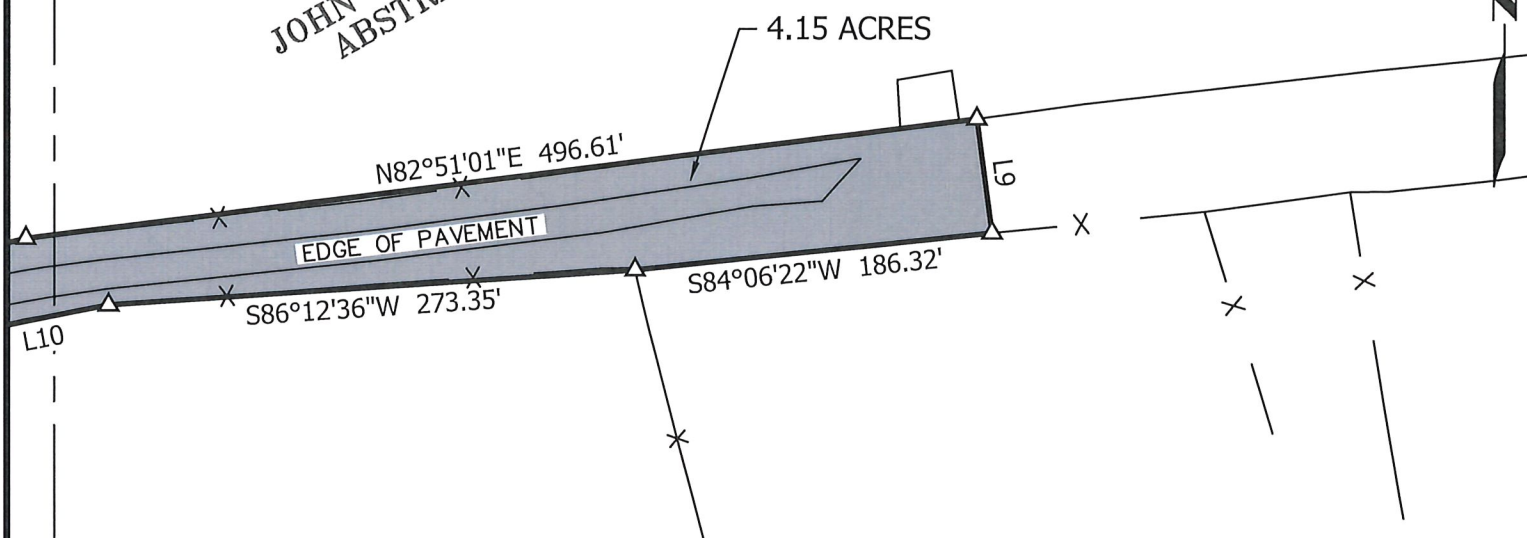
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JOHN McDEVITT SURVEY
ABSTRACT NO. 415



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O.P.R.W.C.T.



Travis S. Tabor
07/02/2021

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.

MATCHLINE SHEET 10
MATCHLINE SHEET 11

JOB NUMBER: 18-032		DATE: 06/30/2021	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NORTHGATE EX CR 214			
DRAWING FILE PATH:			
K:\18032 - NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
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RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 11 of 11		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