



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

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 0.1132 OF ONE ACRE (4,932 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JOHN BERRY SURVEY, ABSTRACT NO. 51 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 210.5140 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN A DEED WITHOUT WARRANTY TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NO. 2011066293 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 1/2-inch rebar found in the North line of said 210.5140 acre tract and the common South line of a called 10.1802 acre tract described in a Cash Warranty Deed to The Chamberlin Family Trust, recorded in Document No. 2001075483 of said O.P.R.W.C.T., from which a 1/2-inch rebar found in the South line of Lot 1, DRY BERRY SUBDIVISION, a subdivision of record in Cabinet K, Slide 263 of said O.P.R.W.C.T., for the Northeast corner of said 10.1802 acre tract and a common corner of said 210.5140 acre tract, bears North 52°04'15" East a distance of 218.13 feet, and then North 23°06'55" West a distance of 638.49 feet;

THENCE South 34°52'18" East, over and across said 210.5140 acre tract, a distance of 505.01 feet to a Calculated Point for the **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing over and across said 210.5140 acre tract, the following thirty-seven (37) courses and distances:

1. **North 59°42'34" East**, a distance of **23.50** feet to a Calculated Point;
2. **South 32°04'57" East**, a distance of **10.22** feet to a Calculated Point;
3. **South 83°38'04" East**, a distance of **20.64** feet to a Calculated Point;
4. **South 80°50'22" East**, a distance of **6.37** feet to a Calculated Point;
5. **South 71°26'26" East**, a distance of **13.39** feet to a Calculated Point;

6. **South 67°19'02" East**, a distance of **21.07** feet to a Calculated Point;
7. **South 56°44'13" East**, a distance of **19.96** feet to a Calculated Point;
8. **South 59°31'51" East**, a distance of **22.29** feet to a Calculated Point;
9. **South 60°43'45" East**, a distance of **19.56** feet to a Calculated Point;
10. **South 51°18'56" East**, a distance of **26.63** feet to a Calculated Point;
11. **South 29°16'31" East**, a distance of **18.02** feet to a Calculated Point;
12. **South 15°52'50" East**, a distance of **20.80** feet to a Calculated Point;
13. **South 04°43'55" East**, a distance of **13.15** feet to a Calculated Point;
14. **South 14°34'19" West**, a distance of **16.32** feet to a Calculated Point;
15. **North 75°25'41" West**, a distance of **20.00** feet to a Calculated Point;
16. **North 14°34'19" East**, a distance of **12.92** feet to a Calculated Point;
17. **North 04°43'55" West**, a distance of **7.80** feet to a Calculated Point;
18. **North 15°52'50" West**, a distance of **16.50** feet to a Calculated Point;
19. **North 29°16'31" West**, a distance of **11.77** feet to a Calculated Point;
20. **North 51°18'56" West**, a distance of **21.08** feet to a Calculated Point;
21. **North 60°43'45" West**, a distance of **18.12** feet to a Calculated Point;
22. **North 59°31'51" West**, a distance of **22.98** feet to a Calculated Point;
23. **North 56°44'13" West**, a distance of **18.60** feet to a Calculated Point;
24. **North 67°19'02" West**, a distance of **18.50** feet to a Calculated Point;
25. **North 71°26'26" West**, a distance of **11.03** feet to a Calculated Point;
26. **North 80°50'22" West**, a distance of **4.24** feet to a Calculated Point;
27. **North 83°38'04" West**, a distance of **15.35** feet to a Calculated Point;
28. **South 04°37'48" West**, a distance of **3.44** feet to a Calculated Point;

29. **South 05°23'47" West**, a distance of **5.02** feet to a Calculated Point;
30. **South 33°22'11" East**, a distance of **6.44** feet to a Calculated Point;
31. **South 56°37'49" West**, a distance of **20.00** feet to a Calculated Point;
32. **North 33°22'11" West**, a distance of **13.48** feet to a Calculated Point;
33. **North 05°23'47" East**, a distance of **11.93** feet to a Calculated Point;
34. **North 04°20'23" East**, a distance of **5.68** feet to a Calculated Point; and
35. **North 32°44'51" West**, a distance of **15.73** feet to the **POINT OF BEGINNING** and containing 0.1132 of one acre (4,932 Square Feet) 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 a grid-to-surface combined adjustment factor of 1.00012.

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.

 03/07/2025
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

Job Number: 24-021

Attachments: "K:\2024\24021 - HLF Berry Springs Park\CAD\DWGs\HLF Berry Springs Park PEC Esmt_2 1.00012 SF.dwg"

Authorized Signature

Date

Notary:

State of Texas

County of Williamson

The foregoing document was acknowledged before me _____ day of _____, 2025

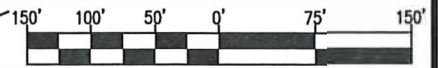
Your Name Here, Notary Public

My Commission Expires _____



DRY BERRY SUBDIVISION
CAB. K, SLIDE 263
O.P.R.W.C.T.

LOT 1



GRAPHIC SCALE



THE CHAMBERLIN FAMILY
TRUST
(10.1802 ACRES)
DOC NO. 2001075483
O.P.R.W.C.T.

N23°06'55"W
838.49'

JOHN BERRY SURVEY
ABSTRACT NO. 51

N52°04'15"E
218.13'

P.O.C.

S34°52'18"E 505.01'

WILLIAMSON COUNTY
TRACT II
(210.5140 ACRES)
DOC NO. 2011066293
O.P.R.W.C.T.

LEGEND

- 1/2-INCH REBAR FOUND
- △ CALCULATED POINT NOT SET
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING



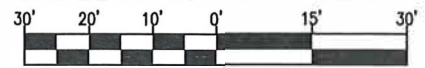
03/07/2025

P.O.B. ELECTRIC EASEMENT
0.1132 OF ONE ACRE
(4,932 SQUARE FEET)

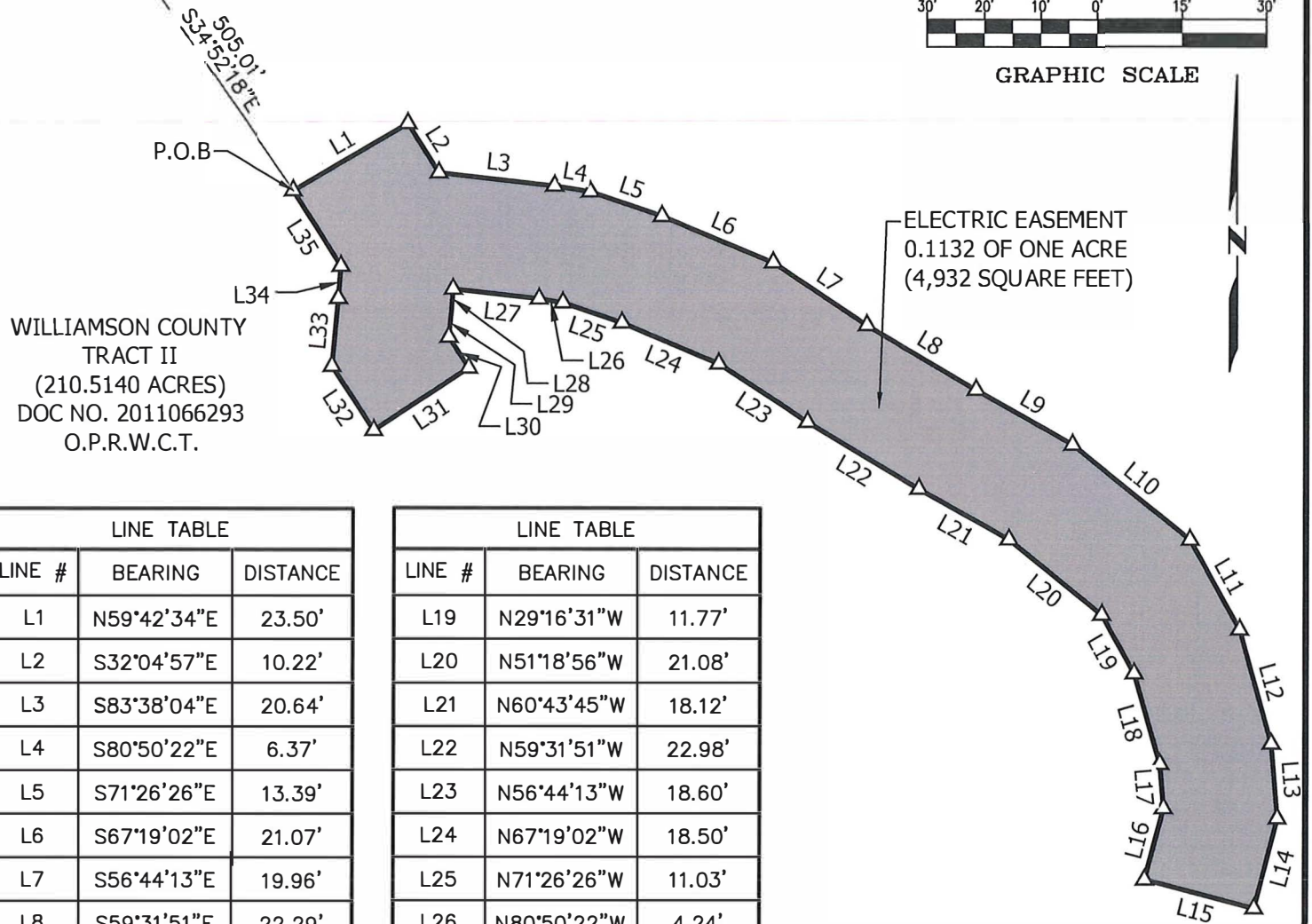
JOB NUMBER: 24-021		DATE: 03/07/2025	
PROJECT NAME: HLF BERRY SPRINGS PARK			
DRAWING NAME: HLF BERRY SPRINGS PARK PEC ESMT_2 1.00012			
DRAWING FILE PATH: "K:\2024\24021 - HLF BERRY SPRINGS PARK\CAD\DWGS\			
METES AND BOUNDS FILE PATH: "K:\2024\24021 - HLF BERRY SPRINGS PARK\DESCRIPTIONS			
RPLS: FWF	TECH: LTI	PARTY CHIEF: N/A	CHK BY: FWF
SHEET 04 of 05		FIELDBOOKS N/A	SCALE: 1"=150'

LSI LANDESIGN SERVICES, INC.

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



GRAPHIC SCALE



WILLIAMSON COUNTY
TRACT II
(210.5140 ACRES)
DOC NO. 2011066293
O.P.R.W.C.T.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N59°42'34"E	23.50'
L2	S32°04'57"E	10.22'
L3	S83°38'04"E	20.64'
L4	S80°50'22"E	6.37'
L5	S71°26'26"E	13.39'
L6	S67°19'02"E	21.07'
L7	S56°44'13"E	19.96'
L8	S59°31'51"E	22.29'
L9	S60°43'45"E	19.56'
L10	S51°18'56"E	26.63'
L11	S29°16'31"E	18.02'
L12	S15°52'50"E	20.80'
L13	S04°43'55"E	13.15'
L14	S14°34'19"W	16.32'
L15	N75°25'41"W	20.00'
L16	N14°34'19"E	12.92'
L17	N04°43'55"W	7.80'
L18	N15°52'50"W	16.50'

LINE TABLE

LINE #	BEARING	DISTANCE
L19	N29°16'31"W	11.77'
L20	N51°18'56"W	21.08'
L21	N60°43'45"W	18.12'
L22	N59°31'51"W	22.98'
L23	N56°44'13"W	18.60'
L24	N67°19'02"W	18.50'
L25	N71°26'26"W	11.03'
L26	N80°50'22"W	4.24'
L27	N83°38'04"W	15.35'
L28	S04°37'48"W	3.44'
L29	S05°23'47"W	5.02'
L30	S33°22'11"E	6.44'
L31	S56°37'49"W	20.00'
L32	N33°22'11"W	13.48'
L33	N05°23'47"E	11.93'
L34	N04°20'23"E	5.68'
L35	N32°44'51"W	15.73'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS 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 A ***GRID-TO-SURFACE*** COMBINED ADJUSTMENT FACTOR OF 1.00012000

JOB NUMBER: 24-021	DATE: 03/07/2025
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METES AND BOUNDS FILE PATH: "K:\2024\24021 - HLF BERRY SPRINGS PARK\DESCRIPTIONS	
RPLS: FWF	TECH: LTI
PARTY CHIEF: N/A	CHK BY: FWF
SHEET 05 of 05	FIELDBOOKS N/A
	SCALE: 1"=30'

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