



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

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 0.1847 OF ONE ACRE (8,047 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 45°06'13" East, over and across said 210.5140 acre tract, a distance of 84.58 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 forty-seven (47) courses and distances:

1. **South 88°44'17" East**, a distance of **36.18** feet to a Calculated Point;
2. **South 85°37'36" East**, a distance of **34.01** feet to a Calculated Point;
3. **South 88°38'54" East**, a distance of **26.92** feet to a Calculated Point;
4. **North 89°59'16" East**, a distance of **23.36** feet to a Calculated Point;
5. **South 87°12'09" East**, a distance of **26.87** feet to a Calculated Point;

6. **North 88°54'47" East**, a distance of **23.03** feet to a Calculated Point;
7. **North 81°15'51" East**, a distance of **22.51** feet to a Calculated Point;
8. **North 85°50'12" East**, a distance of **19.21** feet to a Calculated Point;
9. **North 78°25'35" East**, a distance of **7.71** feet to a Calculated Point;
10. **North 82°52'33" East**, a distance of **8.51** feet to a Calculated Point;
11. **North 80°22'08" East**, a distance of **10.86** feet to a Calculated Point;
12. **North 81°17'42" East**, a distance of **7.35** feet to a Calculated Point;
13. **North 73°43'03" East**, a distance of **6.76** feet to a Calculated Point;
14. **North 69°25'51" East**, a distance of **8.28** feet to a Calculated Point;
15. **North 63°40'01" East**, a distance of **17.93** feet to a Calculated Point;
16. **North 80°45'09" East**, a distance of **18.85** feet to a Calculated Point;
17. **South 08°05'22" East**, a distance of **23.29** feet to a Calculated Point;
18. **South 80°11'53" West**, a distance of **26.92** feet to a Calculated Point;
19. **South 63°40'01" West**, a distance of **3.86** feet to a Calculated Point;
20. **South 69°25'51" West**, a distance of **10.03** feet to a Calculated Point;
21. **South 73°43'03" West**, a distance of **8.83** feet to a Calculated Point;
22. **South 81°17'42" West**, a distance of **8.52** feet to a Calculated Point;
23. **South 80°22'08" West**, a distance of **8.98** feet to a Calculated Point;
24. **South 06°04'15" East**, a distance of **21.41** feet to a Calculated Point;
25. **South 04°17'57" East**, a distance of **13.75** feet to a Calculated Point;
26. **South 01°22'22" East**, a distance of **21.36** feet to a Calculated Point;
27. **South 88°37'38" West**, a distance of **20.00** feet to a Calculated Point;
28. **North 01°22'22" West**, a distance of **20.85** feet to a Calculated Point;

29. **North 04°17'57" West**, a distance of **12.93** feet to a Calculated Point;
30. **North 06°04'15" West**, a distance of **20.07** feet to a Calculated Point;
31. **South 85°50'12" West**, a distance of **18.21** feet to a Calculated Point;
32. **South 81°15'51" West**, a distance of **23.05** feet to a Calculated Point;
33. **South 88°54'47" West**, a distance of **25.04** feet to a Calculated Point;
34. **North 87°12'09" West**, a distance of **27.06** feet to a Calculated Point;
35. **South 89°59'16" West**, a distance of **23.11** feet to a Calculated Point;
36. **North 88°38'54" West**, a distance of **27.69** feet to a Calculated Point;
37. **North 85°37'36" West**, a distance of **34.00** feet to a Calculated Point;
38. **North 88°44'17" West**, a distance of **26.30** feet to a Calculated Point;
39. **South 41°10'51" West**, a distance of **10.91** feet to a Calculated Point;
40. **South 26°58'57" West**, a distance of **15.38** feet to a Calculated Point;
41. **South 24°09'28" West**, a distance of **5.97** feet to a Calculated Point;
42. **South 08°28'32" West**, a distance of **5.55** feet to a Calculated Point;
43. **North 81°31'28" West**, a distance of **20.00** feet to a Calculated Point;
44. **North 08°28'32" East**, a distance of **8.30** feet to a Calculated Point;
45. **North 24°09'28" East**, a distance of **9.22** feet to a Calculated Point;
46. **North 26°58'57" East**, a distance of **18.37** feet to a Calculated Point; and

47. **North 41°10'51" East**, a distance of **22.74** feet to the **POINT OF BEGINNING** and containing 0.1847 of one acre (8,047 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\_1 1.00012 SF.dwg"

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

Notary:

State of Texas

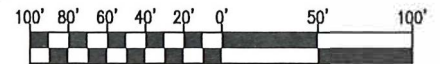
County of Williamson

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.



GRAPHIC SCALE

LOT 1

JOHN BERRY SURVEY  
ABSTRACT NO. 51

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

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

N23°09'55"W 638.49'

218.13'  
N52°04'15"E

P.O.C

L1

P.O.B

ELECTRIC EASEMENT  
0.1847 OF ONE ACRE  
(8,047 SQUARE FEET)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S45°06'13"E	79.42'

JOB NUMBER: 24-021 | DATE: 03/07/2025  
PROJECT NAME: HLF BERRY SPRINGS PARK  
DRAWING NAME: HLF BERRY SPRINGS PARK PEC ESMT\_1 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 05 of 07 | 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



P.O.C.

THE CHAMBERLIN FAMILY TRUST

(10.1802 ACRES)

DOC NO. 2001075483

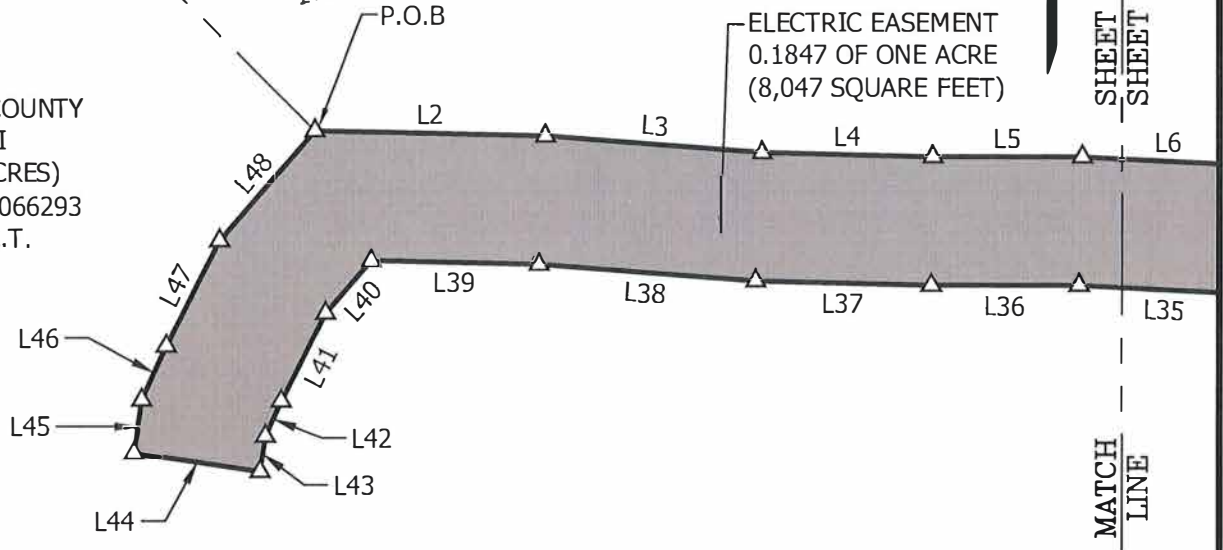
O.P.R.W.C.T.



GRAPHIC SCALE

# JOHN BERRY SURVEY ABSTRACT NO. 51

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

SHEET 6  
SHEET 7MATCH  
LINE

## 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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S45°06'13"E	79.42'
L2	S88°44'17"E	36.18'
L3	S85°37'36"E	34.01'
L4	S88°38'54"E	26.92'
L5	N89°59'16"E	23.36'
L6	S87°12'09"E	26.87'
L35	N87°12'09"W	27.06'
L36	S89°59'16"W	23.11'
L37	N88°38'54"W	27.69'
L38	N85°37'36"W	34.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L39	N88°44'17"W	26.30'
L40	S41°10'51"W	10.91'
L41	S26°58'57"W	15.38'
L42	S24°09'28"W	5.97'
L43	S08°28'32"W	5.55'
L44	N81°31'28"W	20.00'
L45	N08°28'32"E	8.30'
L46	N24°09'28"E	9.22'
L47	N26°58'57"E	18.37'
L48	N41°10'51"E	22.74'

## 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

PROJECT NAME: HLF BERRY SPRINGS PARK

DRAWING NAME: HLF BERRY SPRINGS PARK PEC ESMT\_1 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 06 of 07

FIELDBOOKS N/A

SCALE: 1"=30'

# LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642

TBPELS FIRM NO. 10001800

512-238-7901

MENT  
ACRE  
FEET)

SHEET 6  
SHEET 7

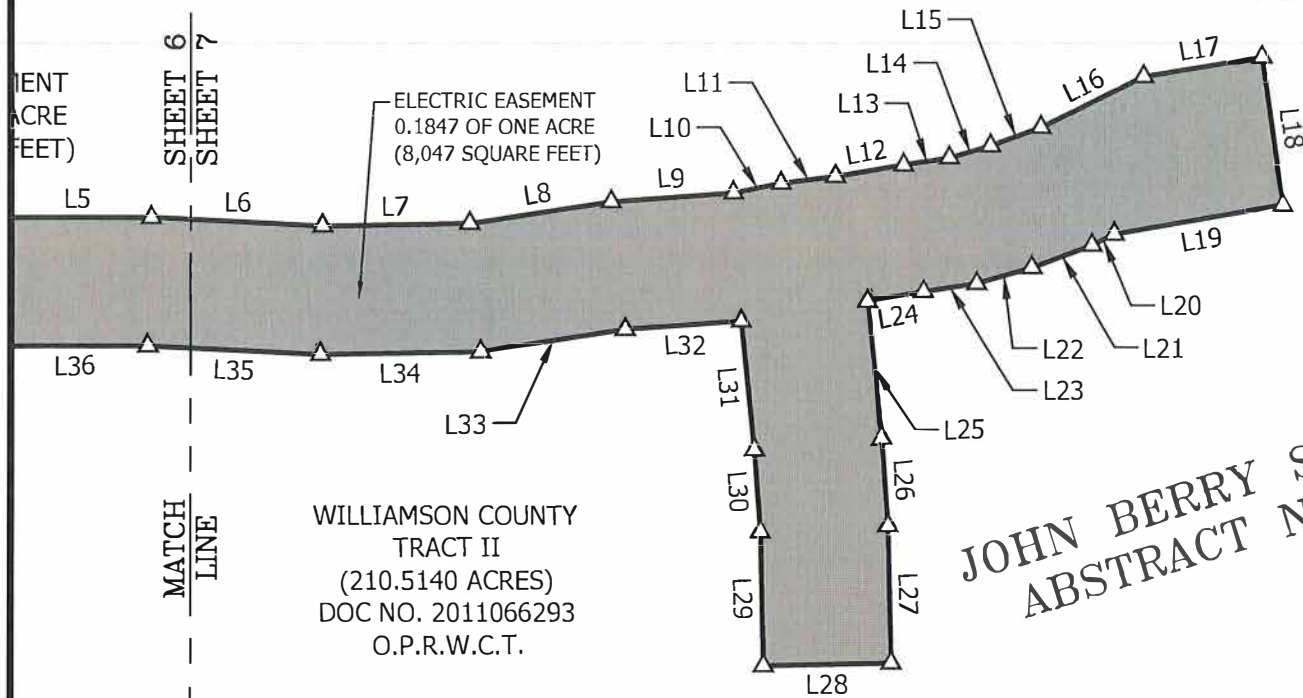
MATCH  
LINE

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

ELECTRIC EASEMENT  
0.1847 OF ONE ACRE  
(8,047 SQUARE FEET)



GRAPHIC SCALE



JOHN BERRY SURVEY  
ABSTRACT NO. 51

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N89°59'16"E	23.36'
L6	S87°12'09"E	26.87'
L7	N88°54'47"E	23.03'
L8	N81°15'51"E	22.51'
L9	N85°50'12"E	19.21'
L10	N78°25'35"E	7.71'
L11	N82°52'33"E	8.51'
L12	N80°22'08"E	10.86'
L13	N81°17'42"E	7.35'
L14	N73°43'03"E	6.76'
L15	N69°25'51"E	8.28'
L16	N63°40'01"E	17.93'

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	N80°45'09"E	18.85'
L18	S08°05'22"E	23.29'
L19	S80°11'53"W	26.92'
L20	S63°40'01"W	3.86'
L21	S69°25'51"W	10.03'
L22	S73°43'03"W	8.83'
L23	S81°17'42"W	8.52'
L24	S80°22'08"W	8.98'
L25	S06°04'15"E	21.41'
L26	S04°17'57"E	13.75'
L27	S01°22'22"E	21.36'
L28	S88°37'38"W	20.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L29	N01°22'22"W	20.85'
L30	N04°17'57"W	12.93'
L31	N06°04'15"W	20.07'
L32	S85°50'12"W	18.21'
L33	S81°15'51"W	23.05'
L34	S88°54'47"W	25.04'
L35	N87°12'09"W	27.06'
L36	S89°59'16"W	23.11'

JOB NUMBER: 24-021		DATE: 03/07/2025	
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RPLS: FWF	TECH: LTI	PARTY CHIEF: N/A	CHK BY: FWF
SHEET 07 of 07		FIELDBOOKS N/A	SCALE:1"=30'

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